



**HAMILTON COUNTY COMMISSION  
AGENDA PREPARATION SESSION  
OCTOBER 25, 2011**

0:27

**COMMITTEE ASSIGNMENTS**

Chairman Henry indicated the upcoming agenda items would be considered as follows:

- Resolution No. 1111-1 was the usual County Clerk item regarding notaries, etc. This required no committee assignment.
- An Order of Designation to the Transportation Planning Organization would be submitted as a matter of record.
- An Order of Appointment to the Hixson Utility District Board of Commissioners would be submitted for the record
- Resolution No. 1111-3 is a board appointment requiring no committee assignment.
- Resolutions No. 1111-4 through 1111-11 and 811-22 were assigned to the Finance Committee chaired by Commissioner Skillern. Resolutions No. 1111-12 through 1111-15 were assigned to a Committee of the Whole.

1:53

**COMMITTEE OF THE WHOLE - RESOLUTION NO. 1111-12**

Mayor Coppinger spoke regarding this resolution, which would allow the County Mayor to enter into and execute an "Offer to Purchase" 1.70 acres (subject to survey) of the Centre South Riverport/Industrial Park to be sold to LJT/Steel Warehouse. He stated that LJT Tennessee desired to purchase the property for their fifth expansion, with a purchase price of \$102,000.

2:56

Michael Donnelly, Vice President of Engineering and Facilities of LJT indicated the company would be using the acreage to build a new warehouse to accommodate

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the addition of 50,000 square feet of manufacturing space. Mayor Coppinger congratulated Mr. Donnelly for LJT's great accomplishments and success. He further mentioned that LJT currently maintains 230 employees and that the expansion will create new jobs for Hamilton County. Mayor Coppinger gladly reported that LJT is not asking for a PILOT agreement. Mr. Donnelly reiterated that this would be LJT's fifth expansion.

4:03

Commissioner Skillern and Commissioner Graham gladly gave their approval for Resolution 1111-12. They also congratulated Mr. Donnelly for his contributions to Hamilton County.

3:51

**COMMITTEE OF THE WHOLE - RESOLUTION NO. 1111-13**

Public Works Administrator Dan Wade spoke regarding this Resolution. He explained that the Resolution will authorize the County Mayor to execute a temporary access agreement with the City of Chattanooga where the proposed Homeless Health Care Clinic is to be located. The agreement will authorize environmental testing to be conducted on the proposed property.

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Commissioner Fields questioned if the proposed property is located near the former Farmers Market property. Mr. Wade replied that it is at 11<sup>th</sup> Street and Peebles Street, near the former Farmers Market Property.

Commissioner Fields asked if a Resolution regarding the Homeless Health Care Clinic had been adopted in the past. Mr. Wade confirmed that Resolution No. 1110-6 was adopted November 3, 2010 at no cost to the County. The Resolution accepted a grant in the amount of \$2,702,776 from The Department of Health and Human Services for the construction of a Homeless Health Care Center. Mr. Wade stressed that property needed to be environmentally tested before construction of the facility begins.

Commissioner Fields questioned if the proposed Homeless Health Care Clinic would have the same recurring costs each year as the current clinic. Health Services Administrator Becky Barnes reported that Hamilton County does receive a yearly grant from the Federal Government for the Homeless Health Clinic. She confirmed that Hamilton County does contribute a portion of their funds, which was recently reduced. She indicated it was anticipated this building would be greener space and would save monies in utility costs as a result.

8:45

Mayor Coppinger addressed concerns from Commissioner Fields regarding the construction of the proposed Clinic. Mayor Coppinger reported that the resolution

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before the Commission today was only requesting authorization for environmental services to be conducted on the proposed property. He reminded the Commission that Resolution 1110-6 was previously adopted, which accepted a grant in the amount of \$2,702,776 from The Department of Health and Human Services for the construction of a Homeless Health Care Center. If the land is deemed environmentally safe then the issue of construction expenditures' would be brought back before the Commission. He stressed that Resolution 1111-13 was only to test the soil on the land.

9:40 County Engineer Todd Leamon added that Resolution 111-27 was passed on January 19, 2011. Resolution 111-27 approved the design contract with Artech Design Group for the design of the new Homeless Health Clinic in the amount of \$163,992.

Chairman Henry asked Clerk Knowles if he would provide the Commission with copies of Resolution 111-27 and 1110-6 prior to the next meeting. Knowles asked Deputy Clerk Michael Clark to immediately retrieve the documents from the Clerk's data minute system. The captions were read and then the complete documents were printed, and distributed to each Commissioner during the meeting.

13:30 Commissioner Boyd expressed he was pleased to see that environmental testing was going to be conducted on the proposed property before construction began.

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Commissioner Beck announced he was very impressed with Clerk Knowles' good organization and effectiveness of pulling copies of Resolutions for the Commission during the Agenda Session.

Commissioner Graham raised the issue of the cost of the study and who would be paying for it. Mr. Leamon reported Hamilton County is paying an estimated \$6,000 for the geotechnical study. Commissioner Graham wanted assurance that the contaminated soil on the proposed property was safe for the well being of Hamilton County employees. Mr. Leamon reported to Commissioner Graham that he is working closely with The Tennessee Department of Environment & Conservation (TDEC) to ensure that long term stay is safe for patients and employees.

Mayor Coppinger clarified to Commissioner Graham that the initial request for the consent order included a statement stating there would not be any overnight stays. Therefore, TDEC's consent order did not grant overnight stay. Mayor Coppinger assured the Commission that the safety of the employees is a priority; employees will not be placed in a hazardous environment. He further clarified some of the issues that were raised. He reported that the soil study cost is being funded with grant money that was approved on November 3, 2010, Resolution No. 1110-6. He confirms that there has been a decrease in the amount that Hamilton County contributes to Homeless Health Care Clinic which is reflected in the budget.

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Mayor Coppinger reported that if the soil study deems the proposed property safe then Hamilton County will be leasing the property for 40 to 50 years instead of purchasing the property. Leasing the property insures Hamilton County from any future soil expenses that may arise.

22:05 Commissioner Graham questioned the total cost to County taxpayers of the new facility. Ms. Barnes reported that the new facility will be funded by a federal grant. Commissioner Graham requested Ms. Barnes to generate an itemized report pertaining to the recurring costs for the new Homeless Health Care Clinic before the Regular Meeting on November 2, 2011. She anticipated that because the building was very energy efficient, a savings may result to the County.

24:07 Commissioner Skillern agreed that the soil study on the proposed property is a priority.

Commissioner Skillern agreed to support the Resolution but urged the County Engineer to perform ample bore tests to assure that there was no bad soil. He feels it's the best approach to take to avoid unexpected future costs and to insure safety.

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27:02 Commissioner Bankston commented that he was appointed by former Hamilton County Mayor Claude Ramsey to pick an architect for the design of the Homeless Health Clinic (Resolution 111-27). He also mentioned that it was previously decided that the Homeless Health Clinic was not going to be a place for long term residence or overnight stays.

Mr. Leamon stated that the current consent order does approve every day normal work; however, it does not consent overnight stay. Mayor Coppinger reiterated that the Homeless Health Clinic is being built on the proposed property, not a Homeless Shelter.

29:17 Ms. Barnes noted that all large cities have homeless citizens. She expressed that it is cost effective to be proactive in treating the homeless citizens of Hamilton County before more serious health complications arise.

31:21 **COMMITTEE OF THE WHOLE - RESOLUTION NO. 1111-14**

Attorney Taylor spoke regarding this Resolution. He notified the Commission that the actual date on the Resolution had been updated to require Tennessee Wildlife Resource Agency (TWRA) to report to the Commission no later than May of each year, due to the advertising of the hunt occurring in advance.

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Chairman Henry requested clarity on the date. Attorney Taylor indicated the 1<sup>st</sup> of May would be ideal, considering TWRA always has the hunt scheduled by May of each year.

Commissioner Graham asked Attorney Taylor if this Resolution gave the Commission authority over the hunt. Attorney Taylor indicated that Resolution 1111-14 is only requesting notification from TWRA. Hamilton County and the City of Chattanooga own the property. Therefore if the TWRA cannot justify the hunt Hamilton County does have the authority to cancel.

33:46 **COMMITTEE OF THE WHOLE - RESOLUTION NO. 1111-15**

35:00 Attorney Taylor spoke regarding this Resolution. He noted that the previous Resolution No. 911-28 approved the redistricting, subject to the Hamilton County Election Commission's re-configuration and submission to the body for final approval of the appropriate voting precincts within Hamilton County. Due to the upcoming March, 2012 primary elections the effective date is January 1, 2012.

IT Services Director Brian Turner provided updated maps of the new District 3 precinct.

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36:33            Upon questioning by Commissioner Graham, Attorney Taylor reported that the normal effective date for redistricting lines is in August. Commissioner Graham expressed concern changing the effective date for District 3. Attorney Taylor assured him that the law permits changing the effective date when there is an election after a redistricting.

37:40            Commissioner Skillern stated that some voting precincts cost \$2000 every election. He reminded the Commission of their initial concerns which were to eliminate some of the voting precincts for cost savings. He stated that the Election Commission recommended this redistricting plan to fulfill the Commission's desire for cost savings. Two of precincts being eliminated are in his district.

Commissioner Fields commented that the two maps provided by Mr. Turner were not representative of the total redistricting plan. Attorney Taylor informed the Commission of his intent to deliver a comprehensive map to the Commission today. Commissioner Fields suggested that if the resolution only pertains to District 3, the resolution should be changed to reflect this.

41:06    **ANNOUNCEMENTS**

Chairman Henry asked for announcements from members of the Commission.

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41:11 Commissioner Mackey reported that Chattanooga has appeared on the Top 100 dangerous cities in the nation. He voiced a strong desire for further control on crime, specifying a County partnership with the City of Chattanooga to stop violence.

43:00 Chairman Henry revealed that Hamilton County's homicide rate had already surpassed last year numbers, as of October 2011.

43:24 Commissioner Graham suggested having Sheriff Jim Hammond address the Commission regarding this matter. He noted that the County and City of Chattanooga had an excellent working relationship when working on these issues.

44:18 Commissioner Bankston reminded the Commission that the Sheriff's authority included the City of Chattanooga as it was also a part of Hamilton County.

44:48 Commissioner Beck shared his belief that crime, and the prevention of murder needs to be a priority for Hamilton County.

Mayor Coppinger encouraged the Commissioners to meet with the Sheriff. He reported he has witnessed the Sheriff's Department taking daily action to fight crime.

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47:56 Attorney Taylor announced that he had spoken with Mr. Turner, and a comprehensive map for Hamilton County is not available from the Election Commission or the Geographic Information Systems (GIS) department. The maps provided today are specific to District 3 due to the Primary Election.

Mayor Coppinger reminded the Commission that the Volkswagen tour is at 11:30 AM today and invited each to attend.

51:42 Finance Administrator Louis Wright announced that bond bids opened this morning received an interest rate of 2.88%. This rate saved Hamilton County over 2 million dollars (9.3% overall savings). Mr. Wright was enthusiastic with the rate.

53:02 Commissioner Skillern congratulated Hamilton County on interest savings over the years. He explained that interest savings allows new school to be built.

Commissioner Skillern asked a Resolution be prepared to encourage State and Federal Task Forces to come to Hamilton County to eliminate violence.

**DELEGATIONS**

Chairman Henry asked for delegations on matters other than zoning.

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55:08 Paul Smith, Chairman of Hamilton County Democratic Party, spoke regarding the redistricting lines. He noted that he had previously served on the Hamilton County Quarterly Court as well as the Constitutional Convention. He alleged that the lines for redistricting have not been readily available for Hamilton County citizens to access. He asked the Commission expedite their discussion and vote at the Regular Meeting on November 2, 2011.

Being no further business, Chairman Henry declared the meeting adjourned.

Respectfully submitted:



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William F. (Bill) Knowles, County Clerk

Approved:

11-16-11  
Date

W.F.K.  
Clerk's Initials