

**HAMILTON COUNTY COMMISSION  
AGENDA PREPARATION SESSION  
JANUARY 13, 2016**

<b>STATE OF TENNESSEE</b>	)	Agenda Preparation Session
<b>COUNTY OF HAMILTON</b>	)	January 13, 2016

**BE IT REMEMBERED**, that on this 13<sup>th</sup> day of January, 2016, an Agenda Preparation Session of the Hamilton County Board of Commissioners was begun and held at the Courthouse, in the City of Chattanooga, in the County Commission Room, when the following proceedings were held, to wit:--

3:17

Present and presiding was the Honorable Chester Bankston, Chairman. Deputy Clerk Brooke Weaver called the roll of the County Commission and the following, constituting a quorum, answered to their names: Commissioner Beck, Commissioner Boyd, Commissioner Fairbanks, Commissioner Fields, Commissioner Graham, Commissioner Haynes, Commissioner Mackey, Commissioner Smedley, and Chairman Bankston. Total present - 9. Total absent – 0.

Also in attendance were County Mayor Jim Coppinger, members of his administrative staff, County Attorney Rheubin Taylor, and County Auditor Bill McGriff.

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### **4:04 COMMITTEE ASSIGNMENTS**

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

- The Criminal Court Clerk's report for November 2015 would be submitted for the record.
- An Order of Designation to the Planning Commission would be submitted as a matter of record.
- The report on Debt Obligation would be submitted for the record.
- Resolution No. 116-17 was the usual County Clerk item regarding notaries, etc. This required no committee assignment.
- Resolution Nos. 116-18, 116-19A, and 116-19B were assigned to the Zoning Committee, chaired by Commissioner Haynes.
- Resolutions Nos. 116-34 through 116-42 were assigned to the Finance Committee, chaired by Commissioner Boyd.
- Resolutions Nos. 116-20 through 116-33 were heard by a Committee of the Whole.

Commissioner Haynes, Chairman of the Zoning Committee, announced that the Zoning Committee would be meeting in the Conference Room immediately following the Agenda Session.

Chairman Bankston stated that Resolutions Nos. 116-20 through 116-33 would now be heard by the Committee of the Whole.

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4:44

**COMMITTEE OF THE WHOLE – RESOLUTION NO. 116-20**

This Resolution reappoints Patricia Moore as an associate member to the Hamilton County Board of Zoning Appeals for a term ending January 20, 2021.

There were no questions from Commissioners.

5:05

**COMMITTEE OF THE WHOLE – RESOLUTION NO. 116-21**

Commissioner Haynes spoke regarding this item, which appropriates \$29,500.00 to Dallas Bay Volunteer Fire Department from general fund discretionary monies and discretionary bond fund monies as allotted to District 3. It was noted that the fire department expanded their medical coverage area, and the funds will assist with the purchase of a medical service truck. Commissioner Haynes reported that last year's discretionary bond monies and this year's unused travel fund monies will be used.

There were no questions from Commissioners.

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6:14      **COMMITTEE OF THE WHOLE – RESOLUTION NO. 116-22**

Chairman Bankston spoke regarding this item, which approves the expenditure of up to \$4,000 to purchase lab equipment for Harrison Elementary School from last year's discretionary bond funds as allotted to District 9.

There were no questions from Commissioners.

6:42      **COMMITTEE OF THE WHOLE – RESOLUTION NO. 116-23**

Chairman Bankston spoke regarding this item, which appropriates \$750.00 to Junior Achievement of Chattanooga, Inc. from general fund discretionary monies, as allotted to District 9. It was noted that the funds will assist the non-profit with their Spirit of Achievement Awards Luncheon.

There were no questions from Commissioners.

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7:12 **COMMITTEE OF THE WHOLE – RESOLUTION NO. 116-24**

Commissioner Mackey spoke regarding this item, which appropriates \$3,500.00 to Psi Lambda Educational Foundation, Inc. from general fund discretionary monies, as allotted to District 4. It was noted that funds will assist the non-profit with youth development and educational opportunities.

There were no questions from Commissioners.

**COMMITTEE OF THE WHOLE – RESOLUTION NO. 116-25**

Commissioner Mackey spoke regarding this item, which appropriates \$2,000.00 to Ancient Egyptian Arabic Order Nobles Mystic Shrine, Inc. Hyksos Temple #123 from general fund discretionary monies, as allotted to District 4. It was noted that the funds will assist non-profit with youth development and educational opportunities.

There were no questions from Commissioners.

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8:13 **COMMITTEE OF THE WHOLE – RESOLUTION NO. 116-26**

Development Director Dan Saieed spoke regarding this item, which authorizes the County Mayor to apply for a \$200,528.00 Clean Energy Grant sponsored by the Tennessee Department of Environment and Conservation (TDEC). The funds will assist with the purchase of a lighting system upgrade in the Courts Building that is estimated to cost \$417,426.00, which includes a county match of \$216,898.00 in bond funds. It was noted that the deadline to apply for the grant is January 29, 2016, and if approved the County savings is estimated to be \$63,621.00 in annual energy costs; the system will pay for itself in 3.7 years. Mr. Saieed added that the current T12 fluorescent lightbulbs will be upgraded to T8 fluorescent bulbs that will last seven years longer and are programmable to be turned off if not in use.

9:49 In response to Commissioner Haynes questions, Mr. Saieed explained that the upgrades will be for both internal and external lights.

In response to Commissioner Graham's question, Mr. Saieed stated that Campbell and Associates prepared the estimates and suggested the T8 fluorescent bulbs over the T5 bulbs. He added that he would report back with more information from the engineering firm regarding the choice of T8 over T5 bulbs.

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11:07

**COMMITTEE OF THE WHOLE – RESOLUTION NO. 116-27**

Charles Wood, Vice President of Economic Development for Chattanooga Area Chamber of Commerce, spoke regarding this item, which makes certain findings relating to the Yanfeng US Automotive Interior Systems I LLC Project, to delegate certain authority to the Industrial Development Board of the City of Chattanooga, and to authorize the County Mayor to enter into and execute an agreement for payments in lieu of ad valorem taxes (PILOT). The PILOT agreement is for personal property tax and does not affect real estate taxes on the plant site. Yanfeng will be located near Volkswagen (VW) in the former Tennessee Enterprises Building in Bonnyshire Industrial Park on Bonnyshire Drive. The manufacturer will supply interior components including floor consoles, instrument panels and trunk trim for future VW models.

Mr. Wood stated that this project would be a \$48 million investment for equipment for the facility, and create 325 jobs with average wages of \$50,000 per year before benefits. He added that the County will see about \$600,000 in general fund revenues over the course of the PILOT, and generate about \$1.2 million in new school taxes over the course of the PILOT.

Mr. Wood stated that Tom Zhu, Project Manager of Yanfeng Chattanooga Facility was not able to attend today's meeting, but he will be present at next week's meeting.

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14:49            In response to Commissioner Fields question, County Attorney Rheubin Taylor added that his office has been actively involved in this project, and they are satisfied with the terms of the PILOT.

15:23            In response to Commissioner Smedley's questions, Mr. Woods explained that the project will create 325 jobs over the course of three years. Attorney Taylor confirmed that his office is satisfied with the claw-back provisions if requirements for the PILOT are not met.

In response to Commissioner Fairbanks question, the \$1.2 million in new school taxes will be paid out over a 14-year period. He added that there will be an immediate pay in to the schools and the general fund as soon as the project comes up on the Assessor's tax roll.

16:48            In response to Commissioner Haynes question, Mr. Woods noted that the Assessor's time frame typically coincides with the calendar year.

Mayor Coppinger acknowledged the hard work that Mr. Woods and Mark Smith with Miller & Martin put into this project. It was noted that the project was developed over a three-year period.



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Mr. Woods thanked Mayor Coppinger for his participation in making the project possible.

19:15

In response to Commissioner Graham's question, Mr. Woods noted that he would report back to the Commission with the amount of current tax revenue being received on the property. He added that the estimated tax revenue for schools in the first year would be approximately \$200,000, that's in addition to what they receive now.

21:04

**COMMITTEE OF THE WHOLE – RESOLUTION NO. 116-28**

Todd Leamon, Administrator of Public Works and County Engineer, spoke regarding this item, which establishes the minimum bid amount for certain parcels of property acquired by Hamilton County through delinquent tax sales, authorizes the offer of said parcels for sale at that minimum bid amount, and authorizes certain said parcels to be offered for sale for an amount less than the total amount of taxes, penalty, cost, and interest accumulated against the property. He noted this is same process the County goes through every year with back tax properties. He added that there are 146 parcels in the current sale.

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In response to Commissioner Smedley's questions, Mr. Leamon explained that he would report back to the Commission with more accurate details regarding the properties being reassessed and put back on the tax rolls.

22:08 **COMMITTEE OF THE WHOLE – RESOLUTION NO. 116-29**

This Resolution authorizes the County Mayor to enter into an agreement with Moreland Altobelli Associates, Inc. for construction and special inspection testing necessary for construction of the Nolan Elementary School addition for an amount not to exceed \$48,191.50 of previously budgeted funds.

23:40 In response to Commissioner Beck's question, Mr. Leamon noted the Commission approved the construction contract for Nolan Elementary School in December 2015 (Resolution No. 1215-14). He reported there are no additional school construction projects in the works. Nolan Elementary and Wolftever Elementary were the last two schools on the list (Resolution No. 314-28A).

25:32 In response to Commissioner Boyd's question, Mr. Leamon explained that the engineering firms are solicited from a list of approved Geotechnical firms (Resolution No. 615-12), and then selected internally for completion of the project. Commissioner Boyd noted that the process was a very efficient design.

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27:05

**COMMITTEE OF THE WHOLE – RESOLUTION NO. 116-30**

Todd Leamon, Administrator of Public Works and County Engineer spoke regarding this item, which authorizes the County Mayor to submit an application to the Tennessee Department of Transportation (TDOT) and to the Tennessee Department of Environment and Conservation (TDEC) for an amount not to exceed \$1,250,000.00, which includes a required matching contribution not to exceed \$125,000.00 to fund replacement of seven outdated heavy equipment trucks for the Hamilton County Highway Department. He added that this will allow the County to submit two separate grants in which TDOT Congestion Mitigation and Air Quality Improvement (CMAQ) Grant will provide 80% of the total cost, TDEC Clean Energy Tennessee Grant will provide 10% of the total cost, and the County will provide 10% of the total cost.

In response to Commissioner Haynes question, Mr. Leamon explained that the CMAQ Grant is more likely to be approved because of the air quality emissions testing in the area.

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**30:00 COMMITTEE OF THE WHOLE – RESOLUTION NO. 116-31**

Todd Leamon spoke regarding this item, which allows the Hamilton County Building Commissioner (by and through the Director of Building Inspection) to collect a \$100.00 fee associated with a new application for the Board of Zoning Appeals public hearing. He added that this Resolution will raise the fee from \$50.00 to \$100.00 which will cover all of the costs associated with most cases. It was noted that the \$100 fee is more consistent with other application fees.

There were no questions from Commissioners.

**31:24 COMMITTEE OF THE WHOLE – RESOLUTION NO. 116-32**

Todd Leamon spoke regarding this item, which authorizes the County Mayor to enter into an agreement with GeoServices, LLC for construction and special inspection testing necessary for construction of the Wolftever Creek Elementary School addition for an amount not to exceed \$51,869.50 of previously budgeted funds.

There were no questions from Commissioners.

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32:11 **COMMITTEE OF THE WHOLE – RESOLUTION NO. 116-33**

Sheriff Jim Hammond spoke regarding this item, which accepts the bid of Ford of Murfreesboro for model year contract unit pricing for police pursuit utility vehicles for Hamilton County. He noted that this will allow the Sheriff's Department to add vehicles to their fleet to replace vehicles they are retiring.

Sheriff Hammond introduced Captain Lynn Triplett to answer any questions.

33:12 In response to Commissioner Graham's question, Captain Triplett explained that the police pursuit vehicle to be added to the fleet is the Ford Police Interceptor 2. He noted that this vehicle is the trend for police departments nationwide. Commissioner Graham expressed his concerns of replacing the Sheriff's Office fleet with SUVs including fuel costs and safety. It was noted the Police Interceptor 2 costs \$26,251.00 per vehicle, about \$3,000 more than what is currently in the fleet. Captain Triplett added that the Sheriff's Office is constantly trying to find the best vehicle option for officers for the price, and there are currently eight vehicles of this type being utilized by the department.

Sheriff Hammond explained the level of difficulty officers face when trying to fit gear and equipment in their current vehicles. It is not feasible to run back and forth to

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the station to pick up additional gear, especially given the large size of the Sheriff's Department patrol area.

40:54 Commissioner Fairbanks spoke about the overwhelming positive feedback he has received from officers currently driving the new SUV vehicles.

In response to Commissioner Field's question, Captain Triplett explained that the price of the vehicle does not include outfitting it with necessary equipment, such as lights, cameras and radio. It was noted that it would cost approximately \$8,000 to \$10,000 to outfit the vehicles with the necessary equipment.

42:37 In response to Commissioner Haynes' question, Captain Triplett reported that the SUV vehicles do not have a Wi-Fi feature included. Commissioner Haynes reported that he has also received positive feedback about the vehicles.

In response to Commissioner Graham's questions about the availability of the Chevy Impala, Captain Triplett noted that the dealerships who work with the Sheriff's Office no longer offer the option to order the Chevy Impala.

45:05 Commissioner Boyd, Chairman of the Finance Committee, announced the Finance Committee will meet in the Commission Room after the Agenda Session.

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**ANNOUNCEMENTS**

Chairman Bankston asked for announcements from members of the Commission.

45:24            Several Commissioners sent their condolences to Tennessee Senate Speaker Pro Tempore Bo Watson and his family for the passing of his father, Foy Walton Watson, Jr, who passed away last weekend.

Commissioner Haynes spoke about the Tennessee Consolidated Retirement System (TCRS) meeting that took place yesterday at the West Annex as a follow up to Sheriff's Office proposed Bridge Plan. He thanked Mayor Coppinger, Sheriff Hammond, and Captain Triplett for their work on the Bridge Plan.

46:09            Commissioner Mackey thanked Mayor Coppinger for his presentation at the Bridge Plan meeting yesterday.

Commissioner Graham also spoke about the Bridge Plan meeting and thanked Mayor Coppinger for his presentation. He noted they would be meeting again this evening to discuss the plan further. He added that he still has concerns about how the Bridge Plan will be funded.

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48:10                Commissioner Fields spoke about the washout at Robert's Mill Road on Christmas Day, and thanked Mayor Coppinger and Todd Leamon for fixing the road quickly and without an amendment to the budget.

49:00                Commissioner Fairbanks also thanked Mayor Coppinger and Todd Leamon for their quick work on the washout of a road in Sale Creek.

49:41                Commissioner Smedley thanked Mayor Coppinger for the Bridge Plan meeting. She also thanked Todd Leamon for his staff's work on the Ooltewah-Ringgold Road and Standifer Gap Road roundabout.

Mayor Coppinger praised Todd Leamon and all of the Highway Department for their hard work. He also spoke about Human Services Administrator Don Allen's upcoming retirement and announced that there would be a reception in the Rotunda immediately following next week's meeting. He thanked Mr. Allen for his 37 years of service. Mayor Coppinger also thanked Sheriff Hammond, Captain Triplett, Administrator of Human Resources Alecia Poe, and members of Finance for the information they provided at the Bridge Plan meeting.



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53:57

Mayor Coppinger announced that on January 19<sup>th</sup> at 9:00 am, a workshop for Commissioners regarding Hamilton County's health insurance contract will take place at the McDaniel Building. The county's current health insurance contract with Cigna will expire July 1<sup>st</sup>, 2016, Blue Cross Blue Shield (BCBS) and Cigna have submitted bids for consideration.

54:30

Chairman Bankston thanked county staff for their hard work and due diligence before presenting items to the commission. He also invited members of the Commission and audience to attend the 26<sup>th</sup> Tennessee Sandhill Crane Festival in Birchwood at the Hiwassee Refuge and at the Birchwood Community Center on January 16<sup>th</sup> and 17<sup>th</sup>.

**DELEGATIONS**

Chairman Bankston asked for delegations on matters other than zoning. There were none.

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Being no further business, Chairman Bankston declared the meeting adjourned until Wednesday, January 20<sup>th</sup> at 9:30 AM.

Respectfully submitted:



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William F. (Bill) Knowles, County Clerk

Approved:

02-03-16  
Date

W.F.K.  
Clerk's Initials