

**HAMILTON COUNTY COMMISSION
AGENDA PREPARATION SESSION
APRIL 29, 2015**

0:28

PRESENTATION – CIRCUIT COURT CLERK OFFICE

Newly elected Circuit Court Clerk Larry Henry reported the progress his office has made by detailing the various ways the Circuit Court Clerk’s office has reduced operating expenses. He expressed gratitude to his staff and thanked each of them for working together to achieve a common vision.

At this time Clerk Henry and his staff were personally congratulated and shook hands with members of the Commission.

20:55

COMMITTEE ASSIGNMENTS

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

- The Trustee’s Excess Fee Report and Monthly Report for March 2015 would be submitted for the record.
- The Quarterly Investment Report for the quarter ending March 31, 2015 would be submitted for the record.
- The Criminal Court Clerk’s Reports for January and February 2015 and a revised report for December 2014.
- Resolution No. 515-1 was the usual County Clerk item regarding notaries, etc. This required no committee assignment.
- Resolution Nos. 515-2 through 515-5, 515-21, and 515-28 were heard by a Committee of the Whole.
- Resolution Nos. 515-6 through 515-17, 515-19, 515-20, and 515-22 through 515-27 were assigned to the Finance Committee, chaired by Commissioner Graham.

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- Resolution No. 515-18 was assigned to the Roads Committee, chaired by Commissioner Haynes.

Chairman Fields stated that Resolution Nos. 515-2 through 515-5, 515-21, and 515-28 would now be heard by the Committee of the Whole.

21:07

COMMITTEE OF THE WHOLE – RESOLUTION NO. 515-2

Mayor Coppinger spoke regarding this item, which appoints Bart McKinney as Director of the Information Technology Services Department. He reported the current director Brian Turner is retiring April 30th and thanked him for his 39 years of service. Mr. McKinney has been a Hamilton County employee for 29 years and his appointment is effective May 6, 2015. It was noted that Mr. McKinney would not be require to attend next week's meeting.

There were no questions from Commissioners.

22:47

COMMITTEE OF THE WHOLE – RESOLUTION NO. 515-3

Mayor Coppinger spoke regarding this item, which appoints David Queen and reappoints David J. DiStefano and Stephanie Lee Hall to the Chattanooga-Hamilton County Hospital Authority Financial Review Committee with terms expiring May 6, 2018.

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Commissioner Haynes stated he personally knows Mr. Queen and spoke very highly of him.

There were no questions from Commissioners.

24:26

COMMITTEE OF THE WHOLE – RESOLUTION NO. 515-4

Mayor Coppinger spoke regarding this item, which appoints Michael Kirk and reappoints Gary Haskew to the Hamilton County Citizens Advisory Board for Recreation with terms expiring April 17, 2017.

Commissioner Haynes spoke highly of Mr. Kirk and expressed his support for the appointment.

There were no questions from Commissioners.

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24:26

COMMITTEE OF THE WHOLE – RESOLUTION NO. 515-5

Mayor Coppinger spoke regarding this item, which reappoints George Wright and Don Welch to the Hamilton County Beer Board with terms expiring May 2, 2018 and May 18, 2019. He thanked them for their service and looks forward to their continued service.

There were no questions from Commissioners.

28:03

COMMITTEE OF THE WHOLE – RESOLUTION NO. 515-21

Todd Leamon, Administrator of Public Works and County Engineer spoke regarding this item, which accepts the bid of xxxxxxxxx for construction of the new Ganns Middle Valley Elementary School amounting to \$ xxxxxxxx. Mr. Leamon reported bids for the demolition and construction of Ganns Middle Valley will be opened on Thursday, April 30th at 2:00 pm.

Mayor Coppinger noted that this item is a time sensitive matter and the construction of the 140,000 square foot elementary school is scheduled to be completed for the 2016 – 2017 school year.

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Gary Waters, Assistant Superintendent of Auxiliary Services for the Department of Education, emphasized the time sensitivity of the project and stated the school board granted authority to sign the contract pending approval from the commission.

Mayor Coppinger reported that Attorney Taylor will notify the Commission once bids are opened and acceptance is confirmed. The Resolution with the appropriate information will also be posted on the county website for public viewing.

In response to Commissioner Graham's question, Mr. Waters responded that the budget goal for the project is \$25 million dollars. In closing, Mr. Waters was asked to attend next week's meeting.

COMMITTEE OF THE WHOLE – RESOLUTION NO. 515-28

Attorney Taylor spoke regarding this item, which authorizes the County Mayor to enter into and execute an agreement for Payments in Lieu of Ad Valorem Taxes (PILOT) relating to the Heritage-MaClellan Apartments, LLC project. The Heritage Landing Development Company has proposed renovating the Maclellan Building, 721 Broad St., for use as apartments. With 90 total units, 41 would be one-bedroom apartments, eight would have two bedrooms and 40 would be studios, of which 20 would be designated as affordable housing.

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Attorney Taylor noted that a revised PILOT agreement was distributed and he spoke in detail about the changes made to the original agreement.

At this time lengthy discussion took place regarding Resolution No. 515-28.

Kim White, president and CEO of the River City Company, gave an overview of the project and reported that the first floor of the Maclellan building is currently occupied with retail space and BB&T Bank, but the 12 floors above are empty and have been for the past 10 years. The building was built in 1924 and is on the historic register and should be maintained as such, which she said this developer is willing to do. The PILOT agreement states during years 2016 to 2034, the Company shall continue to pay the school portion of the property taxes which will increase once the project is completed. Currently the school system receives \$12,000 a year in property tax revenue, once the development occurs the school system will receive \$54,000.

Commission Assistant Patricia Moore distributed a copy of a correspondence from Robert Nobes, Governmental and Public Affairs Director for the Greater Chattanooga Association of Realtors. At the request of Commissioner Beck the Clerk's office read the Association's position relating to PILOT Programs into the record.

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Mrs. White and Heritage Land and Development President Will Yandell answered numerous questions from members of the Commission. Restoration complexities including existing elevator accommodations, PILOT transferability, ADA standards, historical tax credits, and sales tax revenue were topics of interest.

Before next's week meeting, Commissioner Boyd requested the developer provide a copy of the project's performance statement detailing the need for a PILOT agreement.

In response to Commissioner Graham's concerns, Attorney Taylor clarified that it was not improper for Commissioner Graham to serve on the River City Board and the County Commission and there was no conflict of interest in his voting on PILOT agreements.

In an attempt to clarify the transferability of the project's PILOT agreement, Attorney Taylor stated the consent requirements were covered in section 15 of the agreement.

At this time conversations regarding sales tax revenue continued between Mayor Copping, the Commission and Finance Director, Albert Kiser.

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There were no further questions from the Commission and Chairman Fields recommended that Mrs. White attend next week's meeting.

Commissioner Graham, Chairman of the Finance Committee announced that the Finance Committee would be meeting in the Commission Room immediately after the Agenda Session.

Commissioner Haynes, Chairman of the Roads, Waste, Energy, Transportation and Zoning Committee, announced the committee would meet in the conference room following today's meeting.

1:33:26

ANNOUNCEMENTS

Chairman Fields asked for announcements from members of the Commission.

Commissioner Bankston announced that the Audit Committee would be meeting immediately after the Agenda Session.

Mayor Coppinger announced that the 66th annual Armed Forces Day parade Friday, May 1st at 10:30 am.

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1:34:15

Clerk Knowles requested that he be permitted to enter into the record a memo received from County Attorney Taylor, along with a copy of the recent United States District Court order relating to the lawsuit brought by Thomas Coleman and Brandon James. Chairman Fields ordered that the documents be entered into the record.

1:34:26

DELEGATIONS

Chairman Fields asked for delegations on matters other than zoning.

1:34:30

Sandy Hughes, President of the Hamilton County Education Association urged the Commission to invest in education. She provided a copy of her remarks including a copy of her W-2 form for the 2014 tax year. Commissioners Beck and Mackey thanked Mrs. Hughes for her service.

Attorney Taylor requested that Commissioners and the Mayor meet with him following today's Agenda Session for a brief legal meeting.

1:43:37

Paula Wilson, residing at 2541 Waterhaven Drive Chattanooga, TN 37406 spoke regarding the school system and the need for additional funding. She suggested that an impact tax be charged to out-of-county residents who work in Hamilton County. She provided a copy of her calculations to the Commission.

Time Code
Position

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1:48:16 Helen Burns Sharp, residing at 129 Walnut Street, spoke regarding PILOT programs. She asked the Commission to review criteria for PILOT agreements to determine if there is a factual need for tax abatements. She also expressed concerns regarding the transferability of PILOT programs.

Being no further business, Chairman Fields declared the meeting adjourned until Wednesday, May 6th at 9:30 AM.

Respectfully submitted:



William F. (Bill) Knowles, County Clerk

Approved:

05-20-15
Date

W.F.K.
Clerk's Initials