

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

STATE OF TENNESSEE)	Agenda Preparation Session
COUNTY OF HAMILTON)	July 29, 2015

0:01

BE IT REMEMBERED, that on this 29th day of July, 2015, 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:--

Present and presiding was the Honorable Jim Fields, Chairman, County Clerk Bill Knowles called the roll of the County Commission and the following, constituting a quorum, answered to their names: Commissioner Bankston, Commissioner Beck, Commissioner Boyd, Commissioner Graham, Commissioner Haynes, Commissioner Mackey, Commissioner Smedley, and Chairman Fields. Commissioner Fairbanks was absent. Total present – 8. Total absent -1.

Chairman Fields indicated that Commissioner Fairbanks was on vacation and would not be attending today's meeting.

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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COMMITTEE ASSIGNMENTS

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

- The Juvenile Court Clerk's Report for May 2015 would be submitted for the record.
- The Trustee's Excess Fee and Monthly Report for June 2015 will be submitted for the record.
- A Quarterly Investment Report for quarter ending June 2015 will be submitted for the record.
- Resolution No. 815-1 was the usual County Clerk item regarding notaries, etc. This required no committee assignment.
- Resolution No. 815-2 was not used.
- Resolution No. 815-25 through 815-29 was assigned to the Zoning Committee, chaired by Commissioner Haynes.
- Resolution Nos. 815-6 through 815-8, 815-17, 815-20, 815-21, 815-23, and 815-24, 815-30, 815-31 were assigned to the Finance Committee, chaired by Commissioner Graham.
- Resolution Nos. 815-3 through 815-5, 815-9 through 815-16, 815-18, 815-19, 815-22, 815-32, and 815-33 were heard by a Committee of the Whole.

Chairman Fields stated that Resolution Nos. Resolution Nos. 815-3 through 815-5, 815-9 through 815-16, 815-18, 815-19, 815-22, 815-32, and 815-33 would now be heard by the Committee of the Whole.

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1:13 **COMMITTEE OF THE WHOLE – RESOLUTION NO. 815-3**

This resolution reappoints Greg Walton and Jonathan Mason, and appoints Margaret Chastain, Jerry Jeansonne, Vince Butler, Al Cantrell, Richard Phillips, Bill McCord, and Mike Steele to the Citizens Advisory Board for Recreation for a two year term beginning August 5, 2015 and ending August 5, 2017.

There were no questions from Commissioners.

1:53 **COMMITTEE OF THE WHOLE – RESOLUTION NO. 815-4**

This resolution reappoints Brenda Erwin and Manuel Rico, and appoints Bill Reesor to the Hamilton County Employee Appeals Board for a two year term beginning August 5, 2015 and ending August 5, 2017.

There were no questions from Commissioners.

2:24 **COMMITTEE OF THE WHOLE – RESOLUTION NO. 815-5**

Mayor Coppinger spoke regarding this item, which reappoints Danny Mayfield to the Hamilton County Industrial Development Board for a six year term ending August 1,

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2021. Mayor Coppinger spoke highly of Mr. Mayfield and recommended his reappointment.

There were no questions from Commissioners.

3:09 **COMMITTEE OF THE WHOLE – RESOLUTION NO. 815-9**

Commissioner Haynes spoke regarding this item, which approves the expenditure of district three commissioner discretionary bond funds in the amount of ten thousand dollars to help cover the additional costs for the construction of phase two of the Green House Complex at Hixson High School. In closing he noted that this expenditure will be coming out of last year's bond fund monies.

There were no questions from Commissioners.

3:57 **COMMITTEE OF THE WHOLE – RESOLUTION NO. 815-10**

Commissioner Beck spoke regarding this item, which approves making an appropriation to the Mary Walker Historical and Educational Foundation, Inc., in the amount of six thousand dollars from general fund discretionary monies, as allotted to district five. The funding will assist the nonprofit organization with an African American Inventions exhibit.

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There were no questions from Commissioners.

4:55 **COMMITTEE OF THE WHOLE – RESOLUTION NO. 815-11**

Commissioner Beck spoke regarding this item, which approves making an appropriation to A Night to Remember, Inc. in the amount of five thousand dollars from general fund discretionary monies, as allotted to district five, to assist the nonprofit organization with their scholarship fund.

There were no questions from Commissioners.

5:32 **COMMITTEE OF THE WHOLE – RESOLUTION NO. 815-12**

Chairman Fields spoke regarding this item, which approves the expenditure of up to ten thousand dollars in discretionary bond funds, as allotted to district two, to assist in a renovation project for the Signal Mountain Public Library.

In response to Commissioner Graham's question, Chairman Fields noted that the Signal Mountain Library requires one to acquire a membership if ~~they are~~ not a resident of Signal Mountain.

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6:49 **COMMITTEE OF THE WHOLE – RESOLUTION NO. 815-13**

Chairman Fields spoke regarding this item, which approves making an appropriation to Signal Mountain Middle / High School Sports Booster Club in the amount of ten thousand dollars from discretionary bond funds, as allotted to district two, to assist with funding the construction of an indoor batting facility for Signal Mountain Middle / High School.

There were no questions from Commissioners.

7:34 **COMMITTEE OF THE WHOLE – RESOLUTION NO. 815-14**

Commissioner Bankston spoke regarding this item, which approves making an appropriation to the Highway 58 Volunteer Fire Department in the amount of twenty thousand dollars from general fund discretionary monies, as allotted to district nine, to assist with replacing the training center's roof.

There were no questions from Commissioners.

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8:09

COMMITTEE OF THE WHOLE – RESOLUTION NO. 815-15

Commissioner Bankston spoke regarding this item, which approves making an appropriation to the Girls Incorporated of Chattanooga, in the amount of one thousand dollars from general fund discretionary monies, as allotted to district nine, to assist with summer camp scholarships.

There were no questions from Commissioners.

8:35

COMMITTEE OF THE WHOLE – RESOLUTION NO. 815-16

Commissioner Bankston spoke regarding this item, which approves making an appropriation to the Veteran's Memorial Park of Collegedale, in the amount of ten thousand dollars from general fund discretionary monies, as allotted to district nine, to assist with the park's TA-4J Skyhawk project.

There were no questions from Commissioners.

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9:09

COMMITTEE OF THE WHOLE – RESOLUTION NO. 815-18

Don Allen, Administrator of General Services, spoke regarding this item, which waives the purchasing rules and authorizes the County Mayor to transfer a surplus vehicle to the Erlanger Medical Center. The vehicle is no longer viable as a 24-hour emergency response vehicle and has already been replaced by a newer vehicle. The vehicle will be donated to Erlanger's Emergency Medical Service (EMS) Fellowship program and used as a standby response vehicle for the physician assigned to the Emergency Department. This program is the first in Tennessee and one of the few EMS Fellowship programs in the nation. In closing Mr. Allen noted that Hamilton County EMS was proud to serve as teaching faculty for this new program.

There were no questions from Commissioners

10:37

COMMITTEE OF THE WHOLE – RESOLUTION NO. 815-19

Attorney Taylor spoke regarding this item, which makes certain findings relating to the Simpson Organization (TSO) Chattanooga Development, LP project, to delegate certain authority to the Health, Educational, and Housing Facility Board of the City of Chattanooga, Tennessee, and to authorize the County Mayor to enter into and execute an agreement for payments in lieu of ad valorem taxes (PILOT). Attorney Taylor

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acknowledged that Kim White, CEO and President of River City Company, Attorney Ronald Feldman, Partner of Husch Blackwell Law Firm, and A. Boyd Simpson, Founder and President of the Simpson Organization were present and willing to make a presentation.

12:07 Mrs. White approached the podium and gave a detailed presentation of the proposed PILOT project located at the 700 block of Market Street next to the SunTrust Bank building. The project is a twenty eight million dollar investment and property taxes will increase from \$7,600 to \$182,000. The 10-story mixed use facility will consist of 20,000 square feet of ground floor commercial retail space, 25,000 square feet of second floor office space, and one hundred twenty-five upper floor residential rental units (consisting of one hundred five, one bedroom units and twenty, two bedroom units). The new building will be attached to the SunTrust building. The majority of parking will be housed in the SunTrust Bank building; however, the new building will include seventy of the necessary parking spots.

16:25 Mr. Simpson reported the project will begin October 2015 and will take an estimated fifteen to sixteen months to complete. The project will create 125 - 175 construction jobs during the duration of the project. There will be seven floors of apartments ranging from 625 – 1100 square feet. The building will be Silver LEED (Leadership in Energy & Environmental Design) certified. It was noted that the project

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could continue without the PILOT. However, if the PILOT is not approved the affordable housing component and the density of the building will not be financially possible.

25:28

Commissioner Graham publicly acknowledged that he is a current member of the River City Board. He confirmed that the commercial part of the building will not receive tax abatement and will pay one hundred percent of their tax bill. He thanked Mrs. White and Mr. Simpson for their presentation and stated he would be supporting the project.

28:52

Commissioner Boyd thanked Mr. Simpson for seeking LEED Silver certification and asked that Mr. Simpson report back to the commission regarding minorities being set aside in the construction contract, and addressed the evident return-on-investment.

Commissioner Smedley also thanked Mr. Simpson for the wonderful presentation and the efforts that were made to distribute details about the project to the commission in advance.

34:22

COMMITTEE OF THE WHOLE – RESOLUTION NO. 815-22

Mayor Coppinger spoke regarding this item, which accepts the proposal of Public Financial Management, Inc. (PFM) for professional services in the amount of one hundred fifty thousand dollars regarding the county's review of current and future

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correctional operations and assets and authorizes the County Mayor to execute all contracts necessary to implement this resolution.

He noted that the Silverdale Correctional facility is operated by Corrections Corporation of America (CCA) and under the supervision of the County Mayor. The contract with CCA has been in place since 1984 and is set to expire April 30, 2016. PFM will perform a comprehensive review of the Silverdale Correction facility and the downtown county jail to assess current and future correctional operations and assets. The comprehensive review will consist of four tasks. The first task will be the develop the framework for analyzing alternatives, second will be to develop the appropriate procurement process, third will be to conduct the procurement process, and fourth negotiate, evaluate, and select.

Lauren Lowe, Director for Public Financial Management, Inc., responded to questions from several commissioners. She reiterated the four tasks involved in the comprehensive review process. Tasks one and two will take 60 – 90 days and tasks three and four are contingent on tasks one and two being complete. A timeline for tasks three and four will be determined once tasks one and two are complete.

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Commissioner Graham pointed out that hiring PFM today will save the county a substantial amount of money in the future. PFM has extensive experience related to assessing current and future correctional operations and assets.

Commissioner Beck spoke about the county jail and Silverdale being at full capacity and the inability to house additional inmates. He encouraged the expansion of Silverdale to include additional beds. Mayor Coppinger noted that 600 beds will be included in the proposed expansion, along with 26 juvenile beds.

COMMITTEE OF THE WHOLE – RESOLUTION NO. 815-32

50:48 Todd Leamon, Administrator of Public Works, spoke regarding this item, which authorizes the County Mayor to enter into and execute an amendment to the existing lease agreement between Norfolk Southern Railway Company (NS) and Hamilton County, Tennessee, said amendment commencing January 1, 2016 and terminating December 31, 2044. He noted that a prior lease agreement was negotiated with NS about a year ago. The current lease agreement allows the Tennessee Riverwalk to cross over NS railway. The company has expressed a desire to amend the easement site to avoid pedestrian crossing of the rail lines.

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The requested amendment to said lease agreement will allow the county to lease additional property for the Tennessee Riverwalk use at an increased rate of \$2,000 for a total of \$6,200, commencing January 1, 2016 and terminating December 31, 2044. Railroad traffic has increased at PSC Metals and it is in everyone's best interest to avoid crossing the active railway tracks. The Tennessee Riverwalk will no longer cross active railway tracks.

There were no questions from Commissioners

COMMITTEE OF THE WHOLE – RESOLUTION NO. 815-32

Mr. Leamon spoke regarding this item, which authorizes the County Mayor to sign all documents necessary to convey a sanitary sewer easement to the Hamilton County Water & Wastewater Treatment Authority (WWTA) for the purpose of constructing and maintaining a permanent sanitary sewer line across a portion of property owned by Hamilton County. The permanent sanitary sewer line is located on the same parcel as East Hamilton Middle and High School. The easement will facilitate the development, at no cost to the County.

There were no questions from Commissioners

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56:30 Commissioner Graham, Chairman of the Finance Committee announced that the Finance Committee would be meeting in the Commission Room immediately after the Agenda Session.

56:38 Commissioner Haynes, Chairman of the Roads and Zoning Committee, announced that the Roads and Zoning Committee would meet in the adjacent conference room following today's meeting.

56:54 **ANNOUNCEMENTS**

Chairman Fields asked for announcements from members of the Commission.

57:10 Commissioner Smedley reminded everyone to continue to pray for the families of the fallen service men who were brutally taken during the July 16th attacks. She also reported on a recent tour she took of TechTown Chattanooga.

57:40 Commissioner Bankston thanked Dr. Steve Highlander, District 9 School Board Member, for attending today's meeting.

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57:56

Commissioner Boyd spoke about attending GIGTANK Demo Day on Tuesday, July 28th at Girls Preparatory School. At the event it was announced that a Chattanooga based start-up company will be installing the nation's largest 3D commercial printer in Chattanooga.

1:01:30

Commissioner Graham spoke about Chattanooga's emergency readiness. He expressed an appreciation for the city and county's ability to efficiently and effectively work together to neutralize the July 16th attacks.

1:04:39

Commissioner Mackey stated he asked the Administrative Assistant to request a study on county owned school property and school property owned by the Board of Education. Paul Parker, Real Property Manager and Bill McGriff conducted the study and distributed their findings back to the commission. He indicated one Commissioner had questioned its accuracy as it pertained to the Birchwood School.

1:05:35

Mr. Parker noted that public records pertaining to field lines adjacent from the old Birchwood School are currently titled in Hamilton County Board of Education (HCBE). The chain of title was discussed and it was discovered that in 2013 the HCBE agreed to quitclaim back their rights to Hamilton County. The quitclaim deed conveying rights back to Hamilton County was never prepared. To further clarify, Chairman Fields noted that the actual school itself is currently owned by Hamilton County not the HCBE.

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1:09:20 Commissioner Haynes also attended the tour at TechTown Chattanooga. He noted that students from all different states participated in the summer camp. He added that professional day is coming up and encouraged surrounding teachers to attend. He spoke about the July 16th tragedies and noted that both the shooter, Mohammad Youssuf Abdulazeez, and Staff Sergeant David Wyatt, one of the victims, lived in his district. He asked everyone to remember the families that were left behind and to keep them in their prayers.

County Mayor spoke about the GIGTANK demonstrations and the Business Development Center.

Chairman Fields recognized that Mrs. Donna Horne, Vice Chair for School Board District 7, was present in today's audience.

1:14:53 **DELEGATIONS**

Chairman Fields asked for delegations on matters other than zoning.

Jason Wright, the Birchwood Community Spokesman, residing at 5721 Wright Road, Birchwood, TN, addressed the commission about saving the old Birchwood

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School building. Mr. Wright, who was a teacher for 16 years and is a licensed contractor, stated it would be a travesty to tear down the school which is the heart of the Birchwood community. It was reported that demolition costs would be an estimated \$750,000 to the county. The demolition proposal is in response to the county's numerous failed attempts to fix the boiler system. Mr. Wright had an independent contractor provide a quote for a complete replacement of the HVAC system. The replacement quote came in at \$67,000, which is far below the \$1,000,000 estimated cost to repair the boiler system. Mr. Wright asked the Commission to replace the boiler system with HVAC and consider using the building as an incubator for entrepreneurs. A copy of Mr. Wright's presentation was given to the County Clerk's office.

1:22:15

At this time lengthy discussion between Mr. Wright, the Mayor, and the Commission took place. Topics covered were the Birchwood Health Center, the possibility of a Library, and the time sensitivity of the issue.

Mayor Coppinger noted that this was the first time he had heard about the proposed incubator idea. He cautioned putting the building to use as an incubator because it might fill up quickly, leaving no space for community groups.

1:38:11

Sandy Hughes, President of the Hamilton County Education Association, announced that she is retiring. She introduced Dan Liner, who will be taking her place.

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Mr. Liner noted that he has 39 years of classroom experience and that he is looking forward to increasing the union's membership.

1:39:46

Austin Seay, residing in Fairview Harbor located in Hixson, TN, addressed the commission about gunfire taking place on Jan 25th. A city police officer responded to a 911 call and informed Mr. Seay that he had no jurisdiction over watercraft. Tennessee Wildlife Resource Agency (TWRA) was then summoned and a ranger said the hunters were acting within their rights. Safety issues are a big concern because shots were fired near a house situated right on the lake. Mr. Seay stated that he and others have hired the Baker, Donelson firm, and it supplied T.C.A 70-4-108, which states that hunting cannot occur within 100 yards of a visible residence. Mr. Seay asked that legislation be changed to 300 yards or more. A copy of his presentation was given to the County Clerk's office.

1:50:36

Mayor Coppinger spoke of a similar situation at Chester Frost Park involving pet ducks being dropped off and then hunted. He stated that additional safeguards are needed and he would get involved in partnership with Commissioner Haynes to reach out to the local legislative delegation.

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Being no further business, Chairman Fields declared the meeting adjourned until
Wednesday, August 5th at 9:30 AM.

Respectfully submitted:



William F. (Bill) Knowles, County Clerk

Approved:

08-19-15
Date


Clerk's Initials