

**HAMILTON COUNTY COMMISSION
AGENDA PREPARATION SESSION
SEPTEMBER 26, 2018**

STATE OF TENNESSEE)	Agenda Preparation Session
COUNTY OF HAMILTON)	September 26, 2018

BE IT REMEMBERED, that on this 26th day of September, 2018, 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:--

0:17

Present and presiding was the Honorable Sabrena Smedley, Chairman. County Clerk Bill Knowles called the roll of the County Commission and the following, constituting a quorum, answered to their names: Commissioner Baker, Commissioner Bankston, Commissioner Boyd, Commissioner Fairbanks, Commissioner Geter, Commissioner Mackey, Commissioner Martin, Commissioner Sharpe, and Chairman Smedley. 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 Jenneth Randall.

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COMMITTEE ASSIGNMENTS

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

- The Trustee's Monthly and Excess Fee Reports for August 2018 would be submitted for the record.
- Resolution No. 1018-1 was the usual County Clerk item regarding notaries, etc. This required no committee assignment.
- Resolution Nos. 1018-10 through 1018-12 were assigned to the Finance Committee, chaired by Commissioner Fairbanks.
- Resolution Nos. 1018-2 through 1018-9, 1018-13, and 1018-14 were heard by a Committee of the Whole.

0:59

COMMITTEE OF THE WHOLE – RESOLUTION NO. 1018-2

This Resolution appoints Commissioner Randy Fairbanks to the Public Records Commission and recognizes Register of Deeds Marc Gravitt as ex officio member by virtue of his elected position.

There were no questions from Commissioners.

1:23

COMMITTEE OF THE WHOLE – RESOLUTION NO. 1018-3

This Resolution appoints Orenthal E. Powell to the Industrial Development Board for a six-year term ending October 3, 2024.

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There were no questions from Commissioners.

1:41

COMMITTEE OF THE WHOLE – RESOLUTION NO. 1018-4

Mark Smith, Attorney with Miller & Martin, spoke regarding this item, which makes certain findings relating to the Ridgeway Housing Partners, L.P., delegates certain authority to the Health, Educational, and Housing Facility Board of the City of Chattanooga. Additionally, the Resolution authorizes the County Mayor, County Assessor, and County Trustee to enter into and execute an agreement for payments in lieu of ad valorem taxes (PILOT). Attorney Smith reported Seattle based development group Vitus plans to redevelop the Ridgeway Apartments located at 1230 Poplar Street Chattanooga, Tennessee 37402. He stated Vitus is asking for a 10-year property tax freeze at the current rate followed by a 5-year phase in to the full property tax amount. It was noted 100% of school taxes on the property will be paid and the request has gone through the City of Chattanooga's PILOT review process. Attorney Smith distributed a handout outlining specifics of the PILOT application. A copy of the handout was filed in the Clerk's Office.

4:16

Scott Langan, Development Director at Vitus, presented details of the project to Commissioners. He provided information regarding the Ridgeway Apartments, which is a 120-unit multifamily apartment community, located less than a mile from Downtown

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Chattanooga; the complex was originally constructed in 1968. He stated Vitus plans to invest \$8 million to renovate the property including the installation of HVAC split systems, full roof replacement, full window replacement, new floorings, kitchen and bathroom updates, and the conversion of six of the units to be fully ADA accessible. He added there will also be exterior site repairs and the expansion of the leasing office to include a community room and tenant service provider office. It was noted no tenants will be displaced as a result of the renovations, however, the six ADA unit residents will be temporarily relocated for that conversion.

Mr. Langan reported 100% of the units are covered by Section 8 Housing Assistance Payment (HAP) Contract, which will be extended to expire in 2039. Tenants will continue to pay 30% of their adjusted income in rent; Mr. Langan emphasized rents will not increase for tenants as a result of this transaction. He provided additional information on the benefits of a community room and tenant services programming, which he stated has proven to be effective in reducing violent juvenile crime and reliance on public safety resources.

13:05

In response to Commissioner Fairbanks' question, Mr. Langan stated the rent information contained in the handout is based on the current rent roll, which is dependent on individual tenant income. It was noted the City of Chattanooga has approved the PILOT.

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15:00

In response to Commissioner Martin's question, Mr. Langan reported the county taxes would be frozen at the 2017 amount of \$24,967.00 per year, for 10 years, followed by a 5-year phase in to the full property tax amount. He added without the PILOT, Vitus plans to continue the redevelopment project on the property, however, the community room and tenant services program would not be included.

Several Commissioners questioned the property's close proximity to the Westside Community Center and if the tenant services program Vitus plans to invest in is duplicative of the services provided by Westside. Mr. Langan stated he has been in contact with Lurone "Coach" Jennings, who has identified several areas that an additional community room could be of benefit.

23:45

Attorney Taylor stated companies with PILOT agreements are required to file an annual compliance report with the Trustee's Office. Any company not complying with the terms of the PILOT agreement is subject to certain penalties as determined by any clawback provisions in the agreement. Attorney Smith added the county can request an independent audit at any time as well. Mayor Coppinger reiterated how the PILOT reporting process works.

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At this time, a lengthy discussion took place between Commissioners, Attorney Taylor, Mayor Coppinger, Attorney Smith, and Mr. Langan. Topics included community input on services provided and meetings with residents, income adjusted rent, the benefits of a community center, and PILOT monitoring procedures. Commissioner Martin requested data about how tenant services programming and after school programming for youth can greatly reduce instances of crime.

Attorney Taylor explained throughout the duration of the PILOT, the City of Chattanooga's Health, Educational, and Housing Facilities Board will take ownership of the property. At the conclusion of the 5-year phase in to the full property tax amount, the Board will transfer title of the property to Vitus.

Chairman Smedley stated it was not necessary for Mr. Langan to return next week.

1:03:03

COMMITTEE OF THE WHOLE – RESOLUTION NO. 1018-5

Human Resources Director Alecia Poe spoke regarding this item, which accepts the proposal of AccuSource, Inc. to provide background check services for Hamilton County employees beginning November 7, 2018 for a contract period of three years with the option to renew for three additional one-year terms. She stated this program is

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already integrated with Human Resources application system NEOGOV, which would speed up processes and reduce redundancy.

In response to Commissioner Fairbanks' question, Ms. Poe confirmed all Hamilton County general government employees are subjected to a background check.

1:05:50

COMMITTEE OF THE WHOLE – RESOLUTION NO. 1018-6

Administrator of Finance Al Kiser spoke regarding this item, which authorizes the County Mayor to enter into an agreement with the Water and Wastewater Treatment Authority for Hamilton County Geographic Information Systems (GIS) to provide professional services for GIS support throughout fiscal year 2019, not to exceed \$30,000.00 and to amend the general fund revenue by \$30,000.00. He noted the WWTA will reimburse GIS on an hourly basis.

There were no questions from Commissioners.

1:06:37

COMMITTEE OF THE WHOLE – RESOLUTION NO. 1018-7

Director of Public Works Lee Norris spoke regarding this item, which authorizes the Emergency Services Department to apply for a 2018 Homeland Security Grant with

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the Tennessee Department of Military and the Tennessee Emergency Management Agency with a period beginning September 1, 2018 and ending April 30, 2021. He noted this is an annual grant application and requires no county match.

There were no questions from Commissioners.

1:07:19 **COMMITTEE OF THE WHOLE – RESOLUTION NO. 1018-8**

Administrator of Public Works and County Engineer Todd Leamon spoke regarding this item, which accepts the donation of certain real property from McKee Foods Corporation for the purpose of constructing a new ambulance station (EMS #5) to be operated by Hamilton County Emergency Medical Services (EMS) to serve the Ooltewah, Collegedale, and eastern Hamilton County area. He noted Real Property Manager Paul Parker was present to answer any questions.

In response to Commissioner Boyd's question, Mr. Leamon reported Resolution No. 1018-13 approves the selection of an architect and once approved should take approximately 6-9 months to complete.

Administrator of Finance Al Kiser stating funding for the EMS #5 is from the line of credit and EMS #15 is from bond funds.

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Mayor Coppinger thanked the McKee family for the donation of property for the EMS station.

1:09:55

COMMITTEE OF THE WHOLE – RESOLUTION NO. 1018-9

Administrator of Public Works and County Engineer Todd Leamon spoke regarding this item, which accepts the proposal by the Tennessee Department of Transportation for the intersection improvements at Edgmon Road (RSAR) Route: SR-2 in Hamilton County. He noted this is a standard TDOT agreement anytime road improvements are planned. He stated a majority of the road is in the City of Collegedale with the exception of the northwest corner, which remains in Hamilton County.

There were no questions from Commissioners.

1:11:37

COMMITTEE OF THE WHOLE – RESOLUTION NO. 1018-13

Administrator of Public Works and County Engineer Todd Leamon spoke regarding this item, which approves the firm of Artech Design Group, Inc. for design of the new Hamilton County Emergency Medical Services Station 5 and Station 15.

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At Commissioner Boyd's request, Mr. Leamon explained the procedure for selecting architects and engineers, which was approved by Resolution No. 287-23 and requires a selection committee to be set up to provide recommendations.

1:14:41

COMMITTEE OF THE WHOLE – RESOLUTION NO. 1018-14

Administrator of Finance Al Kiser spoke regarding this item, which approves an interlocal agreement between Hamilton County Water and Wastewater Treatment Authority (WWTA) and Hamilton County relative to the purchase of property for the North Ooltewah Treatment Facility from bond proceeds. The WWTA will be repaying the county with interest.

Mark Harrison, Director of the WWTA, stated the property is located at 7800 Mahan Gap Road Ooltewah, Tennessee 37363.

Commissioner Fairbanks, Chairman of the Finance Committee, stated the Finance Committee will meet in the Commission Room immediately following today's Agenda Session.

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ANNOUNCEMENTS

Chairman Smedley asked for announcements from members of the Commission.

1:18:03 Commissioner Martin announced a Legal and Legislative Committee meeting in the Commission Conference Room following today's Agenda Session. He reminded everyone about the County Fair at Chester Frost Park this weekend.

1:18:52 Commissioner Mackey spoke about a recent newspaper article that stated nine Hamilton County schools were among the worst in the state. He encouraged public conversation regarding the issue.

1:21:09 Commissioner Sharpe extended his condolences to the family and community of a young child who was killed in a tragic car accident yesterday in Lookout Valley.

1:21:56 Commissioner Boyd thanked Superintendent of Schools Dr. Bryan Johnson and the Board of Education for the 30-page report outlining specific long-term goals for Hamilton County public schools. He spoke at length about details of the report and the importance of early childhood literacy as a requirement for success. He noted that current literacy programs such as Read 20 were not reaching priority or disadvantaged schools in the inner city. He encouraged Commissioners reconsider funding the

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Bookworm Program through Girls Inc. and stated they have a proven record of accomplishment.

1:31:26 Commissioner Geter stated there are many challenges children face beyond literacy that could limit their academic success. She also sent her condolences to the family of the young child killed in yesterday's accident as well as two Hamilton County teachers that recently passed away.

1:33:06 Commissioner Baker thanked Commissioner Boyd for his comments regarding the Department of Education report. He stated he is meeting with Dr. Johnson, and plans to call an Education Committee in the near future.

1:35:03 Mayor Coppinger also reminded everyone about the County Fair this weekend. He also sent his condolences to all those that lost loved ones this week.

Mayor Coppinger responded to Commissioner Boyd's comments regarding education and early childhood literacy. He encouraged Commissioners to meet with Dr. Johnson to gain perspective on where funding is best used to help with literacy. He expressed his pride for the emphasis Hamilton County puts on public education and highlighted many positives and accomplishments within the school system.

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1:43:27 Chairman Smedley expressed her condolences to all those that lost loved ones this week. She thanked Dr. Highlander and members of the School Board for reaching out and being willing to distribute the Department of Education's report to Commissioners.

Chairman Smedley stated she is putting together a committee to discuss expanding office space for Commissioners and would be distributing that information soon.

DELEGATIONS

Chairman Smedley asked for delegations on matters other than zoning.

1:45:28 Christopher Dahl, residing at 2020 East 12th Street Chattanooga, TN 37404, addressed Commissioners regarding transparency in PILOT agreements and disparities in the school system.

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

The next regularly scheduled meeting will be Wednesday, October 3rd at 9:30 AM.

Respectfully submitted:



William F. (Bill) Knowles, County Clerk

Approved:

10-17-18
Date

W.F.K.
Clerk's Initials