

**HAMILTON COUNTY COMMISSION  
AGENDA PREPARATION SESSION  
SEPTEMBER 28, 2016**

**STATE OF TENNESSEE**            )  
**COUNTY OF HAMILTON**        )

Agenda Preparation Session  
September 28, 2016

**BE IT REMEMBERED**, that on this 25<sup>th</sup> day of September, 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:--

0:12           Present and presiding was the Honorable Chester Bankston, Chairman. County Clerk Bill Knowles 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 Mackey, Commissioner Smedley, and Chairman Bankston. Total present - 8. Total absent – 0.

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

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0:25

**PRESENTATION – CERTIFICATE OF CONGRATULATIONS – DAVID STONE**

Trustee Bill Hullander and his son Matt Hullander introduced David Stone, head greens superintendent at The Honors Course in Ooltewah, TN. They thanked him for his 34 years of dedicated service to The Honors Course. They acknowledged his ability to overcome his struggle with cerebral palsy and complete various tasks associated with The Honors Course.

Trustee Hullander spoke highly of the Honors Course and noted the course ranks 31 out of 16,000 in the United States and is the number golf course in Tennessee. He discussed Jack Lupton's vision to create a one of a kind golf course. World renowned golf course designer Pete Dye found the 460 acre site, which sits at the base of White Mountain, ideal for Lupton's vision. Trustee Hullander asked Joe Richardson, Lupton's longtime attorney, who was involved in the process from the beginning to say a few words.

Attorney Richardson noted that the Honors Course was created to honor amateur golf. Local, state, regional, and national golf championships have been held at the Honors course. He complimented Mr. Stone's commitment to the grounds and thanked the Commission for recognizing Mr. Stone's hard work and dedication.

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Mayor Coppinger thanked Trustee Hullander and his son Matt Hullander for honoring Mr. Stone. He commended Mr. Stone for the example he presents to all who have been fortunate to have worked with him. He noted that Mr. Stone is highly respected and renowned around the world. He spoke of Mr. Lupton's many contributions to Hamilton County and his ability to surround himself with good people. He stated it was an honor to recognize Mr. Stone's retirement and acknowledged the legacy he was leaving behind.

7:41

Mr. Stone spoke about Mr. Lupton giving him the freedom to do a lot of things he wanted to do. He stated he was proud to be able to convince Mr. Lupton to switch from Bermuda grass to zoysia; it was a tough sell. A few years later, Mr. Lupton said it was the best decision he ever made. He recalled the dry summer of 1986 and running out of water and the fairways turning crispy brown. That summer, Mr. Stone recommended Mr. Lupton purchase the 11 acres across the street and build a storage lake. Mr. Lupton declined and said it would never get that hot again. Summer of 1988 was a repeat and Mr. Lupton bought the acreage and built the storage lake. If Mr. Lupton saw a need he made it happen; the Honors Course was his pride and joy.

At this time Chairman Bankston present a plaque to Mr. Stone and a standing ovation was given. Commissioner Fairbanks thanked Mr. Stone for his many years of service.

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### COMMITTEE ASSIGNMENTS

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

- The Trustee's Monthly Report for August 2016 would be submitted for the record.
- The Trustee's Excess Fee Report for August 2016 would be submitted for the record.
- The Criminal Court Clerk's Report for April through August 2016 would be submitted for the record.
- Resolution No. 1016-1 was the usual County Clerk item regarding notaries, etc. This required no committee assignment.
- Resolution Nos. 1016-4 and 1016-5 were assigned to the Zoning Committee, chaired by Commissioner Smedley.
- Resolution Nos. 1016-6 through 1016-9 were assigned to the Finance Committee, chaired by Commissioner Boyd.
- Resolution Nos. 1016-2, 1016-3, and 1016-10 were heard by a Committee of the Whole.

Chairman Bankston stated that Resolution Nos. 1016-30, 1016-31, 1016-35, 1016-36, 1016-38, and 1016-44 would now be heard by the Committee of the Whole.

14:12

### COMMITTEE OF THE WHOLE – RESOLUTION NO. 1016-2

Todd Leamon, Administrator of Public Works and County Engineer spoke regarding this item, which accepts the bid of Jake Marshall Service, Inc for \$51,925.00 for the installation of a variable refrigerant volume (VRF) type split HVAC system at the Hamilton County Courts Building. He noted the new system will accommodate the

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newly added offices to the second and third floor. The capital projects fund for courthouse renovations will be used to fund the purchase.

In response to Commissioner Boyd's question, Mr. Leamon confirmed the unit is a mini split.

**COMMITTEE OF THE WHOLE – RESOLUTION NO. 1016-3**

15:13

Todd Leamon, Administrator of Public Works and County Engineer spoke regarding the item, which authorizes the County Mayor to execute a deed conveying Hamilton County's interest in certain property (2207 Ivy Street) acquired through a previous delinquent tax sale and jointly owned by Hamilton County and the City of Chattanooga. It was noted the property will facilitate economic development opportunities and eventually return to the tax rolls.

Real Property Manager Paul Parker noted the property is located between Parkridge Hospital and the Medical Park. The City will issue a RFP to help enhance development in the area.

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In response to Commissioner Graham's question, Mr. Parker stated it's doubtful the county will receive any proceeds from the sale. The city has already invested \$32,000 in clean up.

Mayor Coppinger noted the property is delinquent on property tax and thanked Mr. Parker for making the transaction possible. The overall goal is to get the property back on the tax rolls.

19:44 In response to Commissioner Beck's question, Mr. Parker reported the current zoning is R1 Single Family Residential. The property could be rezoned in the future.

Commissioner Smedley announced that the Zoning Committee would be meeting in the Commission Room immediately following today's Agenda Session.

Commissioner Boyd, Chairman of the Finance Committee, announced that the Finance Committee would be meeting in the Commission Room immediately following the Zoning Committee.

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**COMMITTEE OF THE WHOLE – RESOLUTION NO. 1016-10**

20:55

Commissioner Smedley spoke regarding this item, which approves the expenditure of \$25,000 from a line of credit/bond funds to assist with the construction of a restroom facility and concession for the athletic complex at East Hamilton Middle/High School. She noted that she is swapping \$25,000 of general fund discretionary monies for \$25,000 of line of credit/bond funds. The \$25,000 is in addition to the \$100,000 she has previously given (Resolution Nos. 515-14 and 116-16). She acknowledged that several people, including Principal Gail Chuy and School Board member Joe Wingate, were present in the audience representing East Hamilton Middle/High School.

24:13

Ashley Henderson, Volunteer and Fundraiser for East Hamilton Middle/High School stated that East Brainerd is a fast growing community and the pride of the community should be the school. She stated that when you pull onto campus the first thing you see is porta toilets.

Anna Kate, a 5<sup>th</sup> grader at Westview Elementary stated she has lost use of her bladder and using a porta toilet is very difficult. She looks forward to attending East Hamilton Middle/High School next year and hopes the athletic fields, where she watches her siblings play ball, will have an adequate bathroom facility. She thanked the commission for their time and encouraged them to support the expenditure.

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28:01

Mayor Coppinger commended Commissioner Smedley for the way she worked out the finance piece of the expenditure. He pointed out that bids for East Hamilton Middle/High did not include bathroom facilities for the athletic fields. He stated that it was intent that the next school the county builds will include all facilities on the front end. He also pointed out that Hamilton County is second to Williamson County in contributions of local dollars to the school system. He pointed out the school system's budget has increased every year but the county hasn't been able to help with facilities. He stated he was extremely proud of the public school system and wished the topic would get more positive. He stated that dwelling on the negative demoralized teachers, coaches, principals, and the central office. He encouraged everyone to talk about the positive and work on what is not going well.

34:45

Commissioner Smedley thanked the Mayor for his comments and stated she would not support another school construction project that does not include athletic facilities on the front end. She spoke about last week's community meeting in her district with Councilman Larry Grohn regarding growth. She stated the firm the county hired to project growth reported that Apison, East Brainerd, and Ooltewah will continue to grow at a fast rate. She noted she was a single mother for many years and extracurricular activities are important for channeling a child's energy. At this time she asked the people representing East Hamilton Middle/High School to stand and a round of applause was given.

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Commissioner Fairbanks thanked everyone from East Hamilton Middle/High School and thanked them for their commitment.

Commissioner Fairbanks and Commissioner Graham thanked Anna Kate for her presentation.

Commissioner Graham thanked Commissioner Smedley for bringing this to the commission and noted that Hamilton County is dedicated to education.

Commissioner Mackey acknowledged Commissioner Smedley's dedication to her district and thanked her for being a strong voice.

Mayor Coppinger discussed the importance of extracurricular activities and thanked East Hamilton baseball coach Steve Garland, School Board Member Joe Wingate, and East Hamilton football coach Ted Gatewood for touching the lives of many students.

42:39

At this time, Commissioner Smedley handed out a list containing the outstanding needs at East Hamilton Middle/High School. A copy was filed in the Clerk's office.

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**ANNOUNCEMENTS**

Chairman Bankston asked for announcements from members of the Commission.

The Commission, The Mayor, Attorney Taylor and Clerk Knowles congratulated County Auditor Bill McGriff on his retirement. He was thanked for his hard work and dedication to Hamilton County during his 41 years of service. Mayor Coppinger announced that there would a reception in the 2<sup>nd</sup> floor rotunda at 11:00 am today.

Several Commissioners and the Mayor spoke about the County Fair and thanked the volunteers for making it possible.

45:47

Commissioner Boyd spoke about using tax dollars effectively and referenced a Times Free Press Editorial article, "Seize the day with Chattanooga 2.0". He stated the statistics in the article are disturbing and quoted a paragraph in the article, *"In Hamilton County, the problem starts very early — 60 percent of kindergartners are starting school not ready to learn. It isn't just that they don't know their ABCs or how to count. It's that they haven't been read to, and their vocabularies are so limited they cannot completely comprehend their teachers' instructions."* He spoke about Read 20's mission and the amount of money the county contributes to the organization.

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Commissioner Boyd referenced an email he received from Mary Steward Lewis, Advisory Board Chair to Read 20, dated June 8, 2015. He stated the email reported that Read 20 is public-private partnership whose mission is to create a community of readers by promoting the importance of reading with children at least 20 minutes a day or more. Statistics on increasing literacy and interaction with children and parents were also part of the email. Commissioner Boyd stated the numbers didn't add up and he has yet to receive a reply back from Read 20. He requested that Read 20 come before the commission and explain what they have accomplished with taxpayer dollars.

54:13 Commissioner Smedley reminded the Commission to RSVP the joint dinner for Commission members and School Board members at Urban Lawn on Tuesday, October 4<sup>th</sup> at 6 pm.

56:44 Mayor Coppinger invited everyone to attend the Harvest Moon Story Land Maze hosted by Read 20 on Oct 28<sup>th</sup> & 29<sup>th</sup> at the Riverpark. He stated that Read 20 is a really unique program that Mayor Claude Ramsey created during his tenure. He stated his support for Read 20 and noted that with the help of volunteers and the United Way, Read 20 has distributed over 1 million books. He spoke about the Health Department's HUGS program also partnering with Read 20 to track and improve child development.

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He also reported that the Finance Department has saved the taxpayers \$150,000 by switching to a different indexing system.

1:03:10

Commissioner Mackey stated he will not be able to attend Commissioner Smedley's joint meeting, he will be participating in National Night Out.

**DELEGATIONS**

Chairman Bankston asked for delegations on matters other than zoning.

County Auditor Bill McGriff addressed the Commission and thanked everyone for the support they have given him during his 41 years of service. A standing ovation and a round of applause was given.

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Being no further business, Chairman Bankston declared the meeting adjourned until Wednesday, October 5<sup>th</sup> at 9:30 AM.

Respectfully submitted:



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William F. (Bill) Knowles, County Clerk

Approved:

10-19-16  
Date

W.F.K.  
Clerk's Initials