

**HAMILTON COUNTY COMMISSION
AGENDA PREPARATION SESSION
NOVEMBER 30, 2016**

STATE OF TENNESSEE)
COUNTY OF HAMILTON)

Agenda Preparation Session
November 30, 2016

BE IT REMEMBERED, that on this 30th day of November, 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:--

0:32 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 Martin, 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 Jenneth Randall.

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COMMITTEE ASSIGNMENTS

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

- The Trustee's Monthly and Excess Fee Reports for October 2016 would be submitted for the record.
- The Juvenile Court Clerk's Reports for September and October 2016 would be submitted for the record.
- The Criminal Court Clerk's Reports for June through October 2016 would be submitted for the record.
- Resolution No. 1216-1 was the usual County Clerk item regarding notaries, etc. This required no committee assignment.
- Resolution Nos. 1216-11A, 1216-11B, 1216-12A, 1216-12B, 1216-22, and 1216-23 were assigned to the Zoning and Roads Committee, Chaired by Commissioner Smedley.
- Resolution Nos. 1216-13 through 1216-21 were assigned to Finance, Chaired by Commissioner Boyd.
- Resolution Nos. 1216-2 through 1216-10 were heard by a Committee of the Whole.

Chairman Bankston stated that Resolution Nos. 1216-2 through 1216-10 would now be heard by the Committee of the Whole.

COMMITTEE OF THE WHOLE – RESOLUTION NO. 1216-2

0:43 Mayor Coppinger spoke regarding this item, which reappoints Richard Brown and Teddy Rogers to the Emergency Communications District Board of Directors for terms

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ending November 21, 2020. He reported that Richard Brown is the Vice-Chancellor at the University of Tennessee at Chattanooga.

There were no questions from Commissioners.

COMMITTEE OF THE WHOLE – RESOLUTION NO. 1216-3

0:49 Chairman Bankston spoke regarding this item, which appropriates \$1,000.00 from general fund discretionary monies to the Highway 58 Volunteer Fire Department, as allotted to District 9. It was noted that the funds will assist with their Christmas program.

There were no questions from Commissioners.

COMMITTEE OF THE WHOLE – RESOLUTION NO. 1216-4

2:13 Justin Witt, Director of Maintenance and Operations for the Hamilton County Department of Education, spoke regarding this item, which accepts the bid of Virco, Inc. for contract unit pricing for school furniture for Sale Creek Middle and High School, and any additional schools needing furniture for the Department of Education.

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There were no questions from Commissioners.

COMMITTEE OF THE WHOLE – RESOLUTION NO. 1216-5

Justin Witt, Director of Maintenance and Operations for the Hamilton County Department of Education, spoke regarding this item, which accepts the bid of Unistar-Sparco Computers, Inc. for televisions, wall mounts, and a mobile TV cart for classrooms at Sale Creek Middle and High School amounting to \$17,479.16.

In response to Commissioner Graham's question, Mr. Witt explained that switching to televisions in classrooms from smart boards has been a successful switch. He stated that all new schools have televisions and some existing schools have been switched from smart boards to televisions.

COMMITTEE OF THE WHOLE – RESOLUTION NO. 1216-6

Justin Witt, Director of Maintenance and Operations for the Hamilton County Department of Education, spoke regarding this item, which accepts the unit price bid of Dannatek, Inc. for molded case POE analog clocks for the Department of Education. These clocks will be installed in new Hamilton County schools and as replacements as needed in other schools within the system.

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There were no questions from Commissioners.

COMMITTEE OF THE WHOLE – RESOLUTION NO. 1216-7

6:34 Hamilton County Risk Manager Bill Stoll spoke regarding this item, which accepts a property insurance renewal proposal from Affiliated FM Insurance through Hamilton County's broker/consultant Aon Risk Services South, Inc. for the County's Risk Management Office. The proposal is for the renewal of the County's property and equipment insurance coverage, which includes buildings and vehicles.

In response to Commissioner Boyd's question, Mr. Stoll reported that the total asset value for County buildings total \$386 million and vehicles and road equipment total approximately \$36 million.

COMMITTEE OF THE WHOLE – RESOLUTION NO. 1216-8

9:31 Joe Conner and Louann Smith, Attorneys with Baker Donelson, Doug Chinery, Jaycee Future Corporation, and Penn Lindsay, Wishrock Project Manager, gave a presentation regarding this item, which makes certain findings relating to the River View Housing Associates, L.P. project to provide low-to-moderate income elderly housing through the acquisition and renovation of the Jaycee Tower, located at 500 W. Martin

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Luther King Boulevard. It also delegates certain authority to the Chattanooga Housing Authority, and authorizes the County Mayor to enter into and execute an agreement for payments in lieu of ad valorem taxes.

Mr. Conner reported that Baker Donelson is representing the firm, Wishrock that wishes to purchase the Tower. He stated that the current owners of the Jaycee Tower can no longer fund operations, and it will be shut down if the sale to Wishrock does not go through. It was noted that 21 residents of Jaycee Tower were present in the audience at today's meeting.

There was lengthy discussion between Mr. Conner, Ms. Smith, Mr. Chinery, Mr. Lindsay, and Commissioners regarding the terms of the PILOT. The total investment will be approximately \$16.5 million. The PILOT has an initial term of 11 years, followed by three ten-year renewals so long as elderly, low-income restrictions are met and the facility is kept in good condition. It was noted that a 40 year PILOT is necessary to generate sufficient loan proceeds to renovate the Jaycee Tower in a manner that will provide decent housing to low income seniors for the next 40 years. Rent will range from \$695 to \$880 including all utilities, and current residents will not be displaced during renovations. It was also noted that if the PILOT is approved, the school portion of property taxes will be paid.

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A copy of the presentation was filed in the Clerk's office.

OATH OF MEMBER OF THE HAMILTON COUNTY BOARD OF EDUCATION

Judge Robert D. Philyaw administered the Oath of Member of the Board of Education to Joe Smith representing the 3rd district of Hamilton County, Tennessee.

COMMITTEE OF THE WHOLE – RESOLUTION NO. 1216-9

1:13:35 Purchasing Director Gail Roppo spoke regarding this item, which updates the Hamilton County Procurement Rules to adopt recent state laws and best practices. The amendment to the rules includes increasing the competitive bid and proposal thresholds and associated approval authority, expanding allowable cooperative purchasing sources, and updating other procurement language as per the 2016 Edition of the Procurement Rules. The rules last updated in 2009 (*Resolution No. 609-33*) and the thresholds last changed in 1999 (*Resolution No. 499-30*).

In response to Commissioner Graham's question, Ms. Roppo stated that the amendments were covered in individual meetings with Commissioners.

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COMMITTEE OF THE WHOLE – RESOLUTION NO. 1216-10

Purchasing Director Gail Roppo spoke regarding this item, which establishes the initial list of Cooperative Purchasing Contracts in which Hamilton County may participate subject to Section 3.6 of the Hamilton County Procurement Rules.

There were no questions from Commissioners.

1:15:03

Commissioner Smedley, Chairman of the Zoning and Roads Committee, announced that the Zoning and Roads Committee would be meeting in the Commission conference room immediately following the Agenda Session.

1:16:30

Commissioner Boyd, Chairman of the Finance Committee, stated that the Finance Committee would be meeting in the Commission room immediately following the Agenda Session.

ANNOUNCEMENTS

Chairman Bankston asked for announcements from members of the Commission.

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1:16:51 Commissioner Graham extended his thoughts and prayers to the families affected by the severe weather that came through the community Tuesday night. He also thanked Commissioner Beck for the leadership he displayed after the tragic Woodmore Elementary bus accident last week. He added that the community's response to the tragedy was uplifting.

1:17:44 Commissioner Martin announced that he was looking forward to the future on the Commission.

1:17:59 Commissioner Smedley asked that everyone continue to pray for the families of the Woodmore students.

 Commissioner Smedley announced the 2nd Annual Tree Lighting event at Heritage Park Friday at 6:00 pm. She encouraged everyone to attend.

1:18:52 Commissioner Mackey asked that everyone keep the families of the Woodmore students in their prayers.

1:19:09 Mayor Coppinger congratulated Joe Smith on his appointment to the Hamilton County School Board. He also spoke about the new Hamilton County Veterans Service Officer, Charles Alsobrook, and the excellent work that he is doing. Mayor Coppinger

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reminded the Commission that Friday, December 9th at 11:30 am they will be recognized on the 2nd floor rotunda for Christmas at the Courthouse. He also announced that the annual Legislative breakfast will take place on December 13th at the Crystal Room of the Mountain City Club at 7:30 pm.

Mayor Coppinger extended his thoughts and prayers to the families of the Woodmore students, as well as the faculty and administrators at the school. He commended the work of Hamilton County first responders, including police, fire departments, and EMS. He reported that Emergency Management has been heavily taxed with recent wildfires, storms, and the school bus crash. He thanked them for all the hard work they do to coordinate plans behind the scenes. He encouraged everyone to keep all the first responders in their thoughts and prayers as well as the families. He reported that counseling has been made available to personnel.

Mayor Coppinger commended Commissioner Beck for his response after the school bus crash. He reported that Commissioner Beck stayed at the hospital to help the night of the crash, and put together the prayer vigil that took place. He thanked Commissioner Beck for his dedicated public service.

1:26:09 Chairman Bankston echoed Mayor Coppinger's comments, and asked that everyone continue to pray for the families of those affected by the bus tragedy. He also

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asked that everyone pray for Legislative Administrator Patricia Moore who recently lost her father.

Chairman Bankston invited everyone to attend the Collegedale Christmas Parade Sunday at 2:00 pm.

DELEGATIONS

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

Being no further business, Chairman Bankston declared the meeting adjourned until Wednesday, December 7th, 2016 at 9:30 AM.

Respectfully submitted:



William F. (Bill) Knowles, County Clerk

Approved

12-21-16
Date

W.F.K.
Clerk's Initials