

**HAMILTON COUNTY COMMISSION
AGENDA PREPARATION SESSION
DECEMBER 11, 2019**

STATE OF TENNESSEE) Agenda Preparation Session
COUNTY OF HAMILTON) December 11, 2019

BE IT REMEMBERED, that on this 11th day of December, 2019, 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 Randy Fairbanks, 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 Geter, Commissioner Mackey, Commissioner Martin, Commissioner Smedley, and Chairman Fairbanks. Commissioner Sharpe arrived after the roll was called. Total present – 8. Total absent – 1.

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 Fairbanks indicated the upcoming agenda items would be considered as follows:

- An Order of Designation to the Planning Commission would be submitted as a matter of record.
- Resolution No. 1219-17 was the usual County Clerk item regarding notaries, etc. This required no committee assignment.
- Resolution Nos. 1219-25 and 1219-26 were assigned to the Zoning Committee, chaired by Commissioner Bankston
- Resolution Nos. 1219-18 through 1219-23, 1219-24A, 1219-24B, and 219-27 were heard by a Committee of the Whole.

0:39

**PRESENTATION – CERTIFICATE OF CONGRATULATIONS – JUSTIN THOMASON,
SEQUOYAH HIGH SCHOOL**

Chairman Fairbanks presented a Certificate of Congratulations to Sequoyah High School student Justin Thomason for his efforts in saving the life of a classmate involved in a car accident after leaving school. He explained a passenger in the vehicle experienced a severe trauma to his right arm and Mr. Thomason used his belt as a tourniquet to control the bleeding. He thanked Mr. Thomason for his quick response, heroism, and courage in helping his friend in an emergency. Chairman Fairbanks noted Mr. Thomason plans to join the Dallas Bay Volunteer Fire Department and asked Mitch McClure, Chairman of the Dallas Bay Volunteer Fire Department, to come forward and

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introduce members of his staff. It was noted Sequoyah High School Principal Amy Myhan, and Mr. Thomason's parents were also present for today's presentation.

4:18

Principal Myhan thanked Chairman Fairbanks for recognizing the positive actions of students in Hamilton County. She spoke highly of Mr. Thomason and his actions and encouraged others to go through first aid training.

At this time, a round of applause was given for Mr. Thomason.

In response to Commissioner Martin's question, Mr. Thomason stated he reacted to the emergency based on his instincts. Commissioner Martin thanked Mr. Thomason for his actions.

In response to Commissioner Baker's question, Mr. Thomason explained what went through his mind during the situation. Commissioner Baker commended Mr. Thomason on his quick thinking.

9:38

Mayor Coppinger stated Mr. Thomason's actions were remarkable and thanked Principal Myhan for her work with the students at Sequoyah High School. He also thanked the members of the Dallas Bay Volunteer Fire Department and encouraged Mr. Thomason to become involved with the department.

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In response to Commissioner Baker's question, Mr. Thomason he plans to become a lineman after high school.

At this time, Mr. Thomason shook hands with members of the Commission, Attorney Taylor, and Mayor Coppinger.

14:21

COMMITTEE OF THE WHOLE – RESOLUTION NOS. 1219-23, 1219-24A, AND 1219-24B

Executive Director of the Regional Planning Agency John Bridger presented details regarding Resolution Nos. 1219-23, 1219-24A, and 1219-24B, and stated the RPA recommended the Commission take action on Resolution Nos. 1219-23 and 1219-24B, which included three conditions. He explained Resolution No. 1219-23 would rezone from A-1 Agricultural District and R-2 Rural Residential District to R-1 Single Family Residential District, part of property located at 2207 Ooltewah Ringgold Road. Resolution No. 1219-24B would grant a Special Exceptions Permit for a Residential Planned Unit Development for property located at 9529 Hixson Pike. He read the conditions listed in the Resolution into the record, which included pedestrian connectivity between the proposed development and East Hamilton Middle/High School. Additional conditions included a traffic impact study being conducted, submitted, and approved by the Tennessee Department of Transportation (TDOT) and

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the Hamilton County Engineer prior to preliminary subdivision plat approval, and no access to Gibson Pond Road. A copy of Mr. Bridger's presentation was filed in the Clerk's Office.

20:53 In response to Commissioner Baker's question, Mr. Bridger stated it is common practice for the traffic study to be completed and submitted after the rezoning process and prior to subdivision plat approval.

Several Commissioners voiced concern about approving the rezoning before having the results of the traffic study. Commissioner Smedley stated she felt it was irresponsible to move forward without knowing the impact it could have on traffic in the area. She noted she would prefer to delay the matter until the traffic study results were back. Mr. Bridger added that permission to build would not be granted during the permitting process if the capacity to handle additional traffic does not exist.

22:00 It was noted Commissioner Sharpe arrived during this discussion. He thanked the IT Department for the livestreaming capabilities, which allowed him to watch the portion of the meeting he missed.

In response to Commissioner Sharpe's question, Administrator of Public Works and County Engineer Todd Leamon reported information has been submitted to TDOT

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for some improvements on Ooltewah Ringgold Road and East Brainerd Road.

Commissioner Smedley added to her knowledge the improvements on Ooltewah Ringgold Road could be another 14-16 years.

At this time, a lengthy discussion took place among Commissioners, Mr. Bridger, and Administrator Leamon regarding the timeline of road improvements, the traffic impact study, capacity of schools, and growth in the area. Several Commissioners voiced concern over the increased traffic the development would bring, while others were concerned about limiting growth in Hamilton County.

In response to Commissioner Boyd's question regarding the White Oak Mountain Area 12 Plan, Mr. Bridger confirmed he supports the findings in the document.

44:00

Commissioner Boyd presented details regarding the White Oak Mountain Area 12 Plan, adopted by the RPA on February 11, 2019. He reported the report shows Area 12, which incorporates portions of District 7 and District 9, is experiencing one of the highest residential growth rates in Hamilton County. He also stated the Area 12 plan showed that during most of the day, the major corridors – East Brainerd Road, Ooltewah Ringgold Road, Lee Highway, and Apison Pike had the capacity to accommodate additional traffic, according to 2017 traffic study. A copy of Commissioner Boyd's presentation was filed in the Clerk's Office.

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Commissioner Smedley reported the Commission did not adopt the Area 12 Plan.

Chairman Fairbanks asked the applicant to come forward. He stated the applicant would have 20 minutes to make his presentation.

1:10:08

Kelli Richardson, LDA Engineering, spoke on behalf of the developer, Billy McCoy. She spoke about the conditions recommended by the Planning Commission and noted they planned to meet with Department of Education representatives to discuss a pedestrian connection between the property and East Hamilton Middle/High School. She introduced Stephen Meyer with Meyer Transportation Consultants, Inc. who is in the process of performing the traffic study. Ms. Richardson spoke about the necessity of providing housing to meet the demand for jobs in that area. She also noted the importance of adding to the tax base in order to keep property taxes down.

1:15:37

James Pratt, Pratt Homebuilders, spoke in support of the development. He emphasized the importance of supporting growth in Hamilton County in order to keep property taxes down. He noted that traffic issues are always the concern when a new development is being considered. He encouraged Commissioners to continue to support development and growth in Hamilton County.

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1:20:38 Bob Kinkade, who owns the property at 2207 Ooltewah Ringgold Road, spoke in support of the development. He stated the property has been in his family since 1945 and he is selling the land to move closer to his children. He encouraged Commissioners to support the project.

Billy McCoy, NMM Developing Company, Inc. provided additional details regarding the development, which would include 120 villas and 108 single-family homes. He encouraged Commissioners not to slow down the momentum for growth. He noted developing is less expensive and easier in Bradley County, but the growth is happening and projected to continue in Hamilton County. Mr. McCoy reported the best-case scenario would allow developing to begin at the end of 2020.

1:27:17 In response to Commissioner Martin's question, Mr. McCoy stated based on that timeline it could easily be five to seven years before the project is complete.

In response to Commissioner Boyd's question, Mr. Kinkade stated the property taxes currently paid on the property is approximately \$4,000. Mr. McCoy added after the buildout is completed, property tax revenue would most likely be in excess of \$300,000.

In response to Commissioner Smedley's question, Mr. McCoy stated he would prefer not to delay this matter any further.

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1:34:16 Commissioner Smedley emphasized that she is pro-growth, but is concerned about so much development happening within a 2-mile radius on Ooltewah Ringgold Road.

 At this time, Chairman Fairbanks asked any opposition who wished to speak to come forward. He reminded them they have 20 minutes to make their presentation.

1:36:33 Chad Jaynes, residing at 405 Gibson Pond Road Chattanooga, TN 37421, spoke in opposition to the project. He gave a presentation highlighting the reasons for his opposition including increased traffic, overcrowded schools, flooding, and discrepancies in the Area 12 White Oak Mountain Plan, which he stated included some outdated information. A copy of the presentation was filed in the Clerk's Office.

1:43:13 Jeff Hoilman, residing at 427 Gibson Pond Road Chattanooga, TN 37421, spoke in opposition to the development. He stated he is a licensed civil engineer and has practiced roadway traffic design for almost 25 years. He spoke about the growing traffic concerns of residents in the area of the proposed development. He noted funding for improvements on Ooltewah Ringgold Road has not been approved at this time. He encouraged Commissioners to consider the concerns of residents in the area and deny this project.

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1:58:53

In response to Commissioner Geter's question, Mr. Meyer provided details regarding the traffic study he is in the process of performing. He stated traffic and intersections would be analyzed to determine if they are at capacity. He noted funding for improvements on Ooltewah Ringgold Road were approved by the state in the IMPROVE Act and are currently in the Tennessee Department of Transportation's (TDOT) planning phase. He also noted by adding a right turning lane, stacking would improve drastically.

In response to Commissioner Smedley's question, Administrator Leamon stated TDOT has studied timing changes at the traffic light on Ooltewah Ringgold Road.

At this time, a lengthy discussion took place between Commissioners, Mr. McCoy, Mr. Meyer, Administrator Leamon, and Mr. Bridger regarding the pending traffic study and improvements to Ooltewah Ringgold Road. It was noted Mr. Meyer anticipated the traffic study to be completed by mid-January.

2:21:11

COMMITTEE OF THE WHOLE – RESOLUTION NO. 1219-18

This Resolution appoints Jermell Sanford to the Hamilton County Health and Safety Hearing Board beginning December 18, 2019 and ending December 18, 2023.

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There were no questions from Commissioners.

2:21:28 **COMMITTEE OF THE WHOLE – RESOLUTION NO. 1219-19**

Commissioner Fairbanks spoke regarding this item, which appropriates \$1,000.00 from general fund travel discretionary monies as allotted to District 1 to the Soddy Daisy Food Bank. He noted the funds would assist them with their operational expenses.

There were no questions from Commissioners.

2:21:46 **COMMITTEE OF THE WHOLE – RESOLUTION NO. 1219-20**

Tim Andrews, Director of the Hamilton County Railroad Authority, spoke regarding this item, which authorizes the County Mayor to sign and execute an interlocal agreement with the Hamilton County Railroad Authority to enable Hamilton County to advance funds to the Railroad Authority in conjunction with certain grant agreements between the Railroad Authority and the Tennessee Department of Transportation (TDOT). He explained the grant funds would allow the construction of a rail to truck and truck to trail trans loading facility station at Enterprise South Industrial

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Park and further accept formula granted funds as designated by TDOT for short line preservation.

In response to Commissioner Boyd's question, Director Andrews stated the county would not be operating the transfer station.

In response to Commissioner Martin's question, Director Andrews reported this project could alleviate some of the congestion at Hamill Road in Hixson.

2:25:22 **COMMITTEE OF THE WHOLE – RESOLUTION NO. 1219-21**

Administrator of General Service Lee Norris spoke regarding this item, which changes the name of the Hamilton County Corrections Department to the Hamilton County Alternative Sentencing Programs Department. He stated control of the County Workhouse was transferred to the Sheriff's Office in September 2017 (*Resolution No. 917-14*) and the name change is needed to more accurately reflect its scope of work.

There were no questions from Commissioners.

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COMMITTEE OF THE WHOLE – RESOLUTION NO. 1219-22

Health Department Director Becky Barnes spoke regarding this item, which authorizes the County Mayor to execute a continuation contract between the State of Tennessee, Health Services Division, operating as the Chattanooga-Hamilton County Health Department, for the provision of Health Promotion Services using funds from the State of Tennessee Department of Health in an amount not to exceed \$256,200.00.

There were no questions from Commissioners.

2:27:02 **COMMITTEE OF THE WHOLE – RESOLUTION NO. 1219-27**

Vice President of Economic Development for the Chattanooga Chamber of Commerce Charles Wood spoke regarding this item, which approves an economic impact plan for the East Chattanooga Rising tax increment financing (TIF) development area, and authorizes the county legislative body to take all actions necessary to implement said plan. He presented details for the project on site of the former Harriet Tubman Housing Project, which closed in 2012 and was demolished by the City of Chattanooga from 2014-2015. He reported Nippon Paint Automotive Facility plans to invest \$60 million to develop the property, which will create 150 jobs with wages ranging from \$13-\$31 per hour. The project would require significant public roadway and

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infrastructure upgrades. Mr. Wood reported the Nippon Paint project will occupy approximately 29 acres and the city plans to develop an additional 20 acres in accordance with community input through public meetings. He explained the TIF timeframe would be 20 years. A copy of Mr. Wood's presentation was filed in the Clerk's Office.

In response to Commissioner Fairbanks' question, Mr. Wood stated the city owns the additional 20-acres.

2:36:33 In response to Commissioner Boyd's question, Mr. Wood stated the Chamber of Commerce would be involved in the process for developing the remainder of the site.

Mayor Coppinger stated the City of Chattanooga has invested approximately \$6 million in infrastructure improvements on the property. He noted this property has not been on the tax roll in decades and emphasized the great opportunity this project is for the county.

2:41:53 Mr. Wood introduced Charita Allen and Jermiane Freeman with the City of Chattanooga's Economic Development Office.

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Commissioner Bankston, Chairman of the Zoning Committee, asked if any opposition was present regarding Resolution Nos. 1219-25 and 1219-26. There was none. Commissioner Bankston stated those items would be taken up next week.

ANNOUNCEMENTS

Chairman Fairbanks asked for announcements from members of the Commission.

2:47:02 Commissioner Sharpe announced the Legal and Legislative Committee met last week to discuss Resolution No. 819-22 regarding amending the Commission's Rules of Order to allow for evening meetings. He noted the committee determined there was no need to act on this item as their rules already allow for special called meetings.

2:47:30 Commissioner Boyd announced he would be adding a late item to be voted on at next week's Regular Meeting to rescind previously approved Resolution No. 417-21, which approved \$50,000 from District 8 discretionary funds for the City of East Ridge to assist with the construction of public restrooms at Raymond James Football Stadium. He reported the City of East Ridge decided not to build restrooms at the stadium.

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2:51:40

Mayor Coppinger thanked everyone who attended the joint meeting between Commissioners and School Board members on Tuesday night. He spoke highly of the staff and the phenomenal job they do. He assured everyone the staff is constantly working to address issues within the county.

DELEGATIONS

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

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Being no further business, Chairman Fairbanks declared the meeting adjourned until Wednesday, December 18th, 2019 at 9:30 AM.

Respectfully submitted:



William F. (Bill) Knowles, County Clerk

Approved:

01-15-20



Date

Clerk's Initials