

**HAMILTON COUNTY COMMISSION
AGENDA PREPARATION SESSION
DECEMBER 14, 2016**

COMMITTEE ASSIGNMENTS

Chairman Bankston 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. 1216-26 was the usual County Clerk item regarding notaries, etc. This required no committee assignment.
- Resolution Nos. 1216-32, 1216-33, 1216-34A, 1216-34B, 1216-35, 1216-36, 1216-43, and 1216-44 were assigned to the Zoning and Roads Committee, Chaired by Commissioner Smedley.
- Resolution Nos. 1216-38 through 1216-42 were assigned to the Finance Committee, chaired by Commissioner Fairbanks in the absence of Commissioner Boyd.
- Resolution Nos. 1216-27 through 1216-31, 1216-37, and 1216-45 were heard by a Committee of the Whole.

Chairman Bankston stated that Resolution Nos. 1216-27 through 1216-31, 1216-37, and 1216-45 would now be heard by the Committee of the Whole.

COMMITTEE OF THE WHOLE – RESOLUTION NO. 1216-27

Commissioner Fields spoke regarding this item, which appropriates \$5,000 from general fund travel discretionary monies as allotted to District 2 to First Things First. It was noted that the funds will assist the non-profit with their operating budget.

There were no questions from Commissioners.

**HAMILTON COUNTY COMMISSION
AGENDA PREPARATION SESSION
DECEMBER 14, 2016**

COMMITTEE OF THE WHOLE – RESOLUTION NO. 1216-28

Development Director Dan Saieed spoke regarding this item, which authorizes the County Mayor to accept a \$40,000 tourism enhancement grant to create a conceptual master plan for Chester Frost Park as well as the adjacent property, Pinky's Point, and to amend the County general fund by adding \$20,000 to the Parks and Recreation revenue and expenditure budget. He stated that the grant will fund a planning process that will include input from the public and key stakeholders, which will result in a master plan for future improvements.

Mr. Saieed reported that the grant funding includes \$10,000 from the Tennessee Department of Economic and Community Development, \$10,000 from the Federal Appalachian Regional Commission, and a \$20,000 match from the County. It was noted that the \$20,000 County match is budgeted in the Parks and Recreation operating budget.

In response to Commissioner Mackey's question, Lee Norris, Director of General Services, noted that next year's budget will include a master plan for improvements to all Hamilton County parks.

In response to Commissioner Fields' question, Mr. Norris confirmed that the County match is \$20,000.

**HAMILTON COUNTY COMMISSION
AGENDA PREPARATION SESSION
DECEMBER 14, 2016**

Commissioner Graham thanked Mr. Norris for including the \$20,000 county match in the Parks and Recreation operating budget.

In response to Commissioner Martin's question, Mr. Saieed stated that the grant funds come from state and federal tax money.

Mr. Norris reported that the master plan for developing Pinky's Point is the first step in securing a long-term lease from TVA on that piece of property. He noted that the goal was to attract more tourists to use the property.

Mayor Coppinger commended Mr. Saieed for finding this grant to allow those tax dollars to come back into community. He stated that there will be some community hearings in District 3 regarding developing the master plan.

COMMITTEE OF THE WHOLE – RESOLUTION NO. 1216-29

Lee Norris, Director of General Services, spoke regarding this item, which accepts the proposal of Pros Consulting Inc. for the Chester Frost Park enhancement plan amounting to \$39,920.00 for the Recreation Department. He noted that this is consulting contract using the grant funds from Resolution No. 1216-28.

There were no questions from Commissioners.

**HAMILTON COUNTY COMMISSION
AGENDA PREPARATION SESSION
DECEMBER 14, 2016**

COMMITTEE OF THE WHOLE – RESOLUTION NO. 1216-30

Assistant County Attorney Neill Southerland spoke regarding this item, which authorizes the County Mayor to sign and execute a contract amendment with the Tennessee Department of Mental Health and Substance Abuse Services for court-ordered mental health and substance abuse services for criminal defendants charged only with misdemeanors. Per TCA Title 33, Chapter 7, Part 3, counties are responsible for paying the cost of court-ordered outpatient and inpatient mental health evaluations and treatment for criminal defendants charged only with misdemeanors.

Administrator of Finance Al Kiser reported that the County is currently in a contract with the State that provides a 40% discount on rates for mental health evaluations and treatment.

In response to Commissioner Fields' question, Mr. Kiser stated that the amendment will extend the current contract until June 30, 2017.

Mayor Coppinger spoke about a client whose evaluation and treatment currently totals \$47,000 and emphasized the importance of finding creative ways to share some of that cost. He stated that additional responsibility has been placed on county government, and it is important to find revenue sources to help fund those responsibilities.

**HAMILTON COUNTY COMMISSION
AGENDA PREPARATION SESSION
DECEMBER 14, 2016**

COMMITTEE OF THE WHOLE – RESOLUTION NO. 1216-31

This Resolution makes certain findings relating to the Standard Coosa Lofts, LLC project, delegates certain authority to the Health, Educational, and Housing Facility Board of the City of Chattanooga, Tennessee, and authorizes the County Mayor to enter into and execute an agreement for payments in lieu of ad valorem taxes. The project, Standard Coosa Artist Lofts located at 1700 and 1800 Watkins Street, is a \$35 million apartment complex at what is currently an abandoned factory.

Commissioner Mackey asked if any opposition was present regarding this project. There was none.

In response to Commissioner Mackey's question, Mayor Coppinger stated that the project has been ongoing for approximately three years. He noted that the property is back tax property jointly owned by the County and the City of Chattanooga, and is not currently on the tax roll. He voiced his support for the PILOT.

Owner/Developer of City Property Company Tim Boyle gave a presentation regarding the project. He stated that the vision is the creation of 170 new affordable workforce housing units primarily targeted at artists. One hundred percent of the units will be affordable with rents at sixty percent of the average median income. The PILOT is for a 19-year term with property taxes one hundred percent frozen for 14 years and an

**HAMILTON COUNTY COMMISSION
AGENDA PREPARATION SESSION
DECEMBER 14, 2016**

additional 4-year proportional phase-in period to full property taxes.

One hundred percent of the school portion of property taxes will be paid on the improved property's assessed value.

In response to Commissioner Fields question, Attorney Southerland clarified that the County only has to consider if the PILOT is within the parameters of the statute in providing a public benefit. She stated that the record indicates the PILOT does provide a public benefit of low income housing.

At this time, a lengthy discussion took place among Commissioners, Mr. Boyle, and Mark Smith, Attorney with Miller Martin regarding the terms of the PILOT. Chairman Bankston stated that there was no need for Mr. Boyle and his team to return next week.

COMMITTEE OF THE WHOLE – RESOLUTION NO. 1216-37

Administrator of Finance Al Kiser spoke regarding this item, which approves the entering into an Interlocal Agreement with the City of Chattanooga for the funding of the Chattanooga-Hamilton County Regional Planning Agency. He stated that the terms include a two percent per year increase, and is for a period of five years.

There were no questions from Commissioners.

**HAMILTON COUNTY COMMISSION
AGENDA PREPARATION SESSION
DECEMBER 14, 2016**

COMMITTEE OF THE WHOLE – RESOLUTION NO. 1216-45

Assistant County Attorney Neill Southerland spoke regarding this item, which adopts the provisions of TCA Section 55-4-130 (h)(1), exempting motor vehicles registered in Hamilton County that are three or less model years old from motor vehicles emissions inspections, effective no sooner than January 1, 2019, and authorizing the Clerk to so notify the State of Tennessee.

She stated that by law a decision must be made and submitted to the Technical Secretary of the Air Pollution Control Division for the State of Tennessee by December 31, 2016. She added that the exemption would go into effect no sooner than January 1, 2019, after the expiration of Hamilton County's current contract with the State of Tennessee, and the expiration of the State's contract with the vendor of said inspection services.

Commissioner Graham stated that he would be supporting this item.

In response to Commissioner Graham's question, Clerk Knowles stated that Bob Colby, Director of the local Air Pollution Control Board informed him that it was his understanding if the County decides to provide the exemption, the State will then determine what fee increase, if any, would constitute an applicable amendment to the inspection fee as stated in the bill. It was also pointed out that the 3 year new vehicle exemption only applies as long as the vehicle remains titled to the original owner.

**HAMILTON COUNTY COMMISSION
AGENDA PREPARATION SESSION
DECEMBER 14, 2016**

In response to Commissioner Graham's question, Monica Brown, Administrator of the Hamilton County Tag and Title Division stated vehicles that are model year 1976 and older are presently exempt from emissions testing.

Commissioner Graham suggested the Commission discuss adopting a policy of having a 20-year window for vehicle inspections rather than a locked in time period.

Clerk Knowles stated that the rules regarding emissions testing are set by the State Air Pollution Control Bureau.

Chairman Bankston stated that while new cars are exempt from emissions inspection for the first year, individuals driving older vehicles might have a more difficult time paying the fee or for necessary repairs needed to pass inspection. Commissioner Fairbanks echoed Chairman Bankston's comments.

The Tennessee emissions law affects 5 counties other than Hamilton. It was reported that Davidson County rejected a similar Resolution to accept the proposed 3 year exemption. Knox and Shelby County's was said not to have State programs.

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.

**HAMILTON COUNTY COMMISSION
AGENDA PREPARATION SESSION
DECEMBER 14, 2016**

Commissioner Fairbanks stated that the Finance Committee would be meeting in the Commission room immediately following the Zoning Committee meeting.

ANNOUNCEMENTS

Chairman Bankston asked for announcements from members of the Commission.

Commissioner Smedley congratulated Commissioner Beck on his election as Vice Chairman. She asked anyone present for a zoning case to meet in the hall and she would direct them to the conference room.

Commissioner Beck thanked fellow Commissioners for their vote of confidence in electing him as Vice Chairman.

Mayor Coppinger congratulated Commissioner Beck on his election as Vice Chairman. He reported that seven Commissioners attended the Legislative Breakfast that took place yesterday morning. He thanked them for their input and participation.

**HAMILTON COUNTY COMMISSION
AGENDA PREPARATION SESSION
DECEMBER 14, 2016**

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 21st, 2016 at 9:30 AM.

Respectfully submitted:



William F. (Bill) Knowles, County Clerk

Approved:

01-04-17
Date

WJK
Clerk's Initials