

**HAMILTON COUNTY COMMISSION
AGENDA PREPARATION SESSION
JANUARY 25, 2023**

PRESENTATION – FALLEN FIREFIGHTER

0:28 Commissioner Eversole spoke of a tragic incident in our community, which took place 16 years ago. He stated the end of watch (EOW) took place for Shane Daughetee on January 26, 2007 while fighting a fire. He noted he wanted to remember and recognize the family of Shane Daughetee. He asked his wife, Nicole Daughetee, to join him at the podium while a statement was read into the record. A copy of the statement has been filed with the Clerk's Office.

4:36 At this time, a round of applause and standing ovation was given.

COMMITTEE ASSIGNMENTS

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

- The Trustee's Monthly and Excess Fee Reports for December 2022 would be submitted for the record.
- Three Order of Designations to the Planning Commission would be submitted as a matter of record.
- Resolution No.223-1 was the usual County Clerk item regarding notaries, etc. This required no committee assignment.
- Resolutions Nos. 223-9 through 223-12 were assigned to the Finance Committee, chaired by Commissioner Mackey.
- Resolutions Nos. 223-2 through 223-8 and 223-13 were heard by a Committee of the Whole.

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COMMITTEE OF THE WHOLE – RESOLUTION NO. 223-2

5:37

Assessor of Property Marty Haynes spoke regarding this item, which approves the purchase and software services amounting to a total of \$225,146.28 beginning July 1, 2023 through June 30, 2026 from Trepp, Inc. for the Hamilton County Assessor of Property. He stated this product will allow them to gather information to use as a resource tool. He noted there is no cost through the rest of this FY23 budget year. In FY24 the cost will be \$60,000.00 and there is a 12 month, opt-out clause if it does not meet the requirements they need. A copy of the handout has been filed with the Clerk's Office.

8:08

In response to Chairman Baker's question, Mr. Haynes stated Hamilton County will be the largest county in Tennessee to use this software. He noted this is currently in the operating budget for the Assessor's Office and they will be able to absorb most or all of the \$60,000.00 for next year's FY24 budget.

9:22

In response to Commissioner Graham's question, Mr. Haynes stated this will be for internal use, which Hamilton County is funding for proprietary information. He noted income and expense statements are needed by his office to defend values for commercial and industrial properties.

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COMMITTEE OF THE WHOLE – RESOLUTION NO. 223-3

10:56 Assessor of Property Marty Haynes spoke regarding this item, which approves the purchase of software services from Patriot Properties, Inc. for portfolio analytics amounting to a total initial cost of \$24,500.00 beginning February 1, 2023. He stated Marshall and Swift is a nationally recognized subscription company integrated with Patriot Properties, Inc.

COMMITTEE OF THE WHOLE – RESOLUTION NO. 223-4

12:25 Administrator of the Health Department Sabrina Novak spoke regarding this item, which authorizes the County Mayor to sign a continuation contract with the Tennessee Department of Health in the amount of \$1,088,500.00 to provide services of the Tennessee Breast and Cervical Cancer early detection program to eligible women in Hamilton County. She stated this will allow two additional positions to open up for this department within the Health Department. She noted this was extremely good news for Hamilton County.

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COMMITTEE OF THE WHOLE – RESOLUTION NO. 223-5

- 13:40 Administrator of Public Works and County Engineer Todd Leamon spoke regarding this item, which authorizes the County Mayor to enter into and execute a Real Estate Purchase agreement relative to 2.66 acres as an expansion to Lot 33 of the Centre South Riverport/Industrial Park. He stated it would also authorize the County Mayor to execute a deed and other necessary closing documents conveying said property to the purchaser.
- 14:51 Steve Hiatt with the Chamber of Commerce stated Lock Joint Tube Tennessee (LJT) has expanded several times since 2002. He noted they will build an additional 50,000 to 100,000 square foot facility which will allow production to stay in Chattanooga with an additional 15-20 jobs.
- 16:28 In response to Chairman Baker's question, Mr. Hiatt stated LJT makes steel tubing and there sister company Steel Warehouse, who also resides in the building, does laser cutting and further processing of steel.
- 17:24 Michael Donnelly with LJT thanked everyone for their support. He stated this will allow his company to grow and expand in Chattanooga.

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COMMITTEE OF THE WHOLE – RESOLUTION NO. 223-6

18:38 Mayor Wamp spoke regarding this item, which approves entering into an Interlocal agreement with the Hamilton County Schools relative to the commitment by the Hamilton County Schools of up to \$33,000,000.00 of Federal ESSER funds toward the costs associated with the construction of the replacement Tyner Middle/High School.

There were no questions from Commissioners.

COMMITTEE OF THE WHOLE – RESOLUTION NO. 223-7

19:56 Hamilton County Sheriff's Office Chief of Staff Ron Bernard spoke regarding this item, which authorizes the County Mayor to increase and extend the design contract with Hellmuth, Obata & Kassabaum, Inc. (HOK) to include redesign of the IDF room and additional construction administration services for the renovation and expansion of the Silverdale Correctional Facility. He stated the contract would need to be extended to May 2023. He noted funding has already been allocated (*Resolution No.419-6*) through the 2018 bond.

There were no questions from Commissioners.

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COMMITTEE OF THE WHOLE – RESOLUTION NO. 223-8

22:10 IT Manger for the Sheriff's Office Jimi Hammond spoke regarding this item, which authorizes the County Mayor to increase and extend the contract with KTM Builders, LLC for the Silverdale Correctional Facility expansion and upgrade for an amount not to exceed \$848,521.05. He stated smoke control fire protection is needed for the older part of the Alpha facility. He spoke about a misread from the projects engineer on fire protection for two areas outdoor. He noted an indoor sprinkler system, for the outdoor areas, was accounted for, and modifications needed to be made for a system that could handle freezing temperatures.

22:46 In response to Chairman Baker's question, Mr. Hammond stated the Sheriff's Office was not responsible for the contract, as they had no authority over the building at that time because it was still under Core Civic. He noted they only had authority to interact with Core Civic in the way they conducted their jobs. Administrator of Public Works and County Engineer Todd Leamon stated there was a transfer (*Resolution No. 917-14*) when it went from a workhouse to under the Sheriff prior to the current administration in 2017.

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27:18 In response to Commissioner Sharpe's question, Administrator of Finance Lee Brouner stated \$20 million is coming from the 2018 bond issued, \$10 million from the 2020 bond issued, and no funds from the 2021 bond issued.

28:46 In response to Commissioner Eversole's question, Mr. Hammond stated his role in this project is attending numerous meetings and relaying information back to all involved parties.

Commissioner Eversole stated it is very important to get Silverdale going and he fully supports the process to get it running how it should be as a maximum facility. He noted it has been a challenge for Sheriff Garrett and the prior administration to get Silverdale where it needs to be and fully functional. Mr. Hammond stated the contractors are not saying they made a mistake with a number of the projects.

31:12 Hamilton County Sheriff Austin Garrett stated he has concerns with this project being forgotten about from the current contractors, but does not feel it is the Sheriff's Office place to defend HOK's engineer. He noted it was their responsibility and they are not present to speak. Therefore, his staff is trying to relay the message to everyone to the best of their ability. He noted the Sheriff's Office had no oversight over Silverdale until 2017.

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33:21 In response to Commissioner Eversole’s question, Mr. Leamon stated this was a bid project because the County was trying to keep the project and economy moving forward during the height of Covid when Core Civic locked down the facility. He noted all of the design was done relative to a contract with Core Civic and they were not allowed to disrupt Core Civics process at the jail or they would vacate before there official leave date. He noted projects could have been missed due to access, understanding and the availability. There was no charge to the County for any redesign. He stated he will make sure HOK is present for next week’s meeting. Commissioner Eversole stated HOK needs to be present to ask for the extension themselves. He noted the Sheriff’s Office is not responsible to answer for HOK.

39:26 Commissioner Highlander stated he appreciates Sheriff Garrett and his entire staff for everything they are doing and have done at Silverdale. He noted he wants it to be safe for the inmates and staff currently at the facility.

40:01 In response to Commissioner Beck’s question, Sheriff Garrett stated they have not met with the Security and Corrections Committee since the new commission was sworn into office. He noted they are nearing completion of Phase 1 and a tour would give Commissioners an idea of how it would looked completed. He stated his ultimate goal is to have a state-of-the-art facility. He noted the workhouse was built for minimum

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security so they have to design and build to meet the standards of a maximum-security facility.

42:28 Commissioner Sharpe stated it is important for Silverdale to have facilities, which match the needs of the inmates.

43:32 Commissioner Graham thanked Sheriff Garrett for everything he does for the Sheriff's Department and our community.

COMMITTEE OF THE WHOLE – RESOLUTION NO. 223-13

47:31 Mayor Wamp spoke regarding this item, which reallocates \$3,000,000.00 in state and local fiscal recovery funds of the American Rescue Plan Act (ARPA) from the Hamilton County Water and Wastewater Treatment Authority (WWTA) to fund various projects throughout Hamilton County. He stated since coming into office he has identified, with the help of several Commissioners, a series of projects, which warrant immediate attention. He noted over \$70 million in Federal ARPA money had been completely allocated before the new administration and Commissioners took office. He stated \$39 million had been allocated to the WWTA to end sewer moratoriums across the county, which led WWTA to receive an additional \$14 million in grants. He noted reallocating these funds from the WWTA would help fund more pressing needs within

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our community, which were overlooked in the initial allocation of the federal money. He also stated the original intent of the federal dollars was to support communities disproportionately affected by Covid. He noted this Resolution would not affect the current plans at WWTA to end all ongoing sewer moratoriums. A letter from Water and Wastewater Treatment Authority Executive Director Mike Patrick has been filed with the Clerk's Office.

1:01:08 Commissioner Mackey spoke about District 4 being the poorest and neediest district in Hamilton County. He stated if there was concern about disproportioned areas in Hamilton County, District 4 should have been at the top of the list to justify the reapportionment based on needs. He noted the poorest and neediest area has been omitted from reallocated funds and there is an oversight somewhere.

1:02:25 Mayor Wamp stated \$750,000.00 will go to two organizations supporting the Latino population, which has a heavy concentration in District 4. He noted the Latino population and allocation of \$100 million of money between the county and city has been over looked. He also stated many of these projects have already started and believes a statement can be made showing this community they are heard, seen and understood.

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1:08:20 Commissioner Highlander applauded Mayor Wamp on all the projects and stated they are all positive. He noted his concern is undoing the WWTA project, which is essential to the growth in Hamilton County. He suggested leaving the WWTA's funds in place and come up with alternative funding for the existing projects on the list. Mayor Wamp stated in no way will this diminish the real investments to WWTA in the years ahead.

1:12:50 In response to Commissioner Smith's question, Mayor Wamp stated this is a rehab project in Middle Valley not connected with the sewer moratoriums. Commissioner Smith spoke of his concern stating it is a project on the list for a reason. He noted his district is growing and infrastructure is critical in his district as well. He stated he would like to hear from Mr. Patrick at WWTA stating this is not a high priority project and can be funded with local dollars in the near future.

1:17:01 Chairman Baker stated it would be wise to put the funds aside and allow organizations to apply.

1:18:37 In response to Chairman Baker's request, Mayor Wamp noted the \$3 Million would be reallocated as follows: Clinica Medicos (capital contribution for expansion) \$250,000, La Paz (workforce development, entrepreneurial support) \$500,000, East Hamilton High School (baseball and softball lights) \$500,000, Community Park

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Maintenance \$200,000, Community Development (40/40/40 program and Senior Night Out program) \$500,000, Highway Marker program \$500,000, East Ridge Animal Shelter \$200,000, Signal Mountain Middle School and High School road upgrades \$150,000, Highway 58 Volunteer Fire Department (land acquisition) \$200,000.

1:21:35 Commissioner Sharpe stated reallocating funds for a rehab project in Middle Valley is disruptive to the citizens who live in that area. He noted the County should not be clawing back money, which has been committed to other organizations. He also stated it sets a very bad precedent and presents a real sense of instability on Hamilton County Government. He noted he will not be supporting this Resolution.

1:27:14 Chairman Baker and Commissioner Mackey both stated their needs to be a process put into place where all Commissioners have input on the reallocation of funds. Commissioner Mackey reiterated District 4 is the most disproportioned impacted area in Hamilton County.

1:34:40 In response to Commissioner Graham's question, Administrator of Finance Lee Brouner stated there would be no match on the \$3 million in federal Covid funds if it was reallocated. He noted there was \$2.5 million in surplus or profit in the last budget cycle. He also stated there is \$146 million in the General Fund Balance as of June 30, 2022.

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1:35:17 Commissioner Graham spoke about how unfair it is to put Mr. Patrick in the middle of this swap because it puts him in a bad position. He noted Mr. Patrick is highly regarded and agencies within a 100-mile radius would love to have him.

1:47:58 Commissioner Helton stated he does not see an issue reallocating the money, which would be an intergovernmental transfer and would not involve pulling funds already distributed to an outside organization. He noted East Hamilton High School is the only school without softball/baseball lights.

1:53:21 At this time, Commissioner Highlander, Commissioner Eversole, Chief of Staff to the Mayor Claire McVay, and Todd Leamon had a conversation about property at the intersection of Hwy 58 and Hunter Road as a potential site for a new fire hall for the Harrison/Ooltewah area.

1:58:09 Commissioner Smith, Chairman of the Finance Committee, stated the Finance Committee would meet in the Commission Room following today's Agenda Meeting.

ANNOUNCEMENTS

Chairman Baker asked for announcements from members of the Commission.

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1:58:30 Commissioner Shipley announced the presentation on Terrace Falls Drive located off Montlake Road on Mowbray Mountain would be next week during the Regular Meeting.

1:59:30 Commissioner Sharpe stated he looks forward to the joint meeting with the School Board at Chester Frost Park. He also thanked Commissioner Highlander for putting this meeting together.

2:00:25 Commissioner Highlander announced the County Commission and Hamilton County School Board will have a joint meeting January 28, 2023 from 9:00 AM – 12:00PM at Chester Frost Park. He noted Hamilton County Superintendent of Education Justin Robertson will have Chief Operations Officer Dr. Sharpe and Director of Maintenance and Operations for the Department of Education Justin Witt to answer questions along with Senator Watson to explain funds the school system will be receiving.

2:02:49 Commissioner Eversole announced a District 10 round table meeting will be held January 26, 2023, 6:00-7:30 PM at the Collegedale Commons to discuss growth and infrastructure.

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2:03:33 Commissioner Graham stated recreational softball, baseball, and soccer signups are going on in District 11. He encouraged everyone to help volunteer for these programs.

DELEGATIONS

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

Being no further business, Chairman Baker declared the meeting adjourned until Wednesday, February 1st, at 9:30 AM.

Respectfully submitted:



William F. (Bill) Knowles, County Clerk

Approved:

02-15-23
Date

W.F.K
Clerk's Initials