

**HAMILTON COUNTY COMMISSION
REGULAR MEETING
NOVEMBER 5, 2025**

STATE OF TENNESSEE) Regular Meeting
COUNTY OF HAMILTON) November 5, 2025

BE IT REMEMBERED that on this 5th day of November 2025, a Regular Meeting 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: --

Present and presiding was the Honorable Ken Smith, Chairman. Chief Deputy County Clerk Brooke Weaver called the roll of the County Commission, and the following, constituting a quorum, answered to their names: Commissioner Chip Baker, Commissioner Greg Beck, Commissioner Mike Chauncey, Commissioner Jeff Eversole, Commissioner Joe Graham, Commissioner Steve Highlander, Commissioner Warren Mackey, Commissioner David Sharpe, Commissioner Gene-o Shipley, and Chairman Ken Smith. Commissioner Lee Helton was absent. Total present – 10. Total absent – 1.

Also in attendance were County Mayor Weston Wamp, members of his administrative staff, County Attorney Janie Varnnell, and County Auditor Chris McCollough.

Attached hereto is a copy of the Public Notice for this meeting, which was published in a local newspaper and made a matter of record of this meeting.

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Chairman Smith announced this was the first evening session of the County Commission, following the temporary change in meeting time permitted by *Resolution No. 925-17*.

Commissioner Beck introduced Alex Hernandez, The Basilica of Saints Peter and Paul, to offer the invocation, and asked everyone to keep Commissioner Mackey in their prayers after the loss of his sister. Commissioner Beck led the pledge to the flag.

**PRESENTATION – PUBLIC HEARING- PETITION FOR THE WINDY RIDGE
RESIDENTIAL INFRASTRUCTURE DEVELOPMENT DISTRICT**

Chairman Smith announced a public hearing on the petition for the Windy Ridge Residential Infrastructure Development District. He asked County Attorney Varnell to give a brief introduction regarding the purpose of the public hearing. He stated, without objection, he would allow the applicant eight minutes to speak and the opposition to the petition ten minutes to speak, followed by a two-minute rebuttal. A copy of the petition has been filed in the Clerk's Office. There was no objection.

County Attorney Varnell stated the law establishing Residential Infrastructure Development Districts took effect in 2024. She noted Hamilton County may be the first in Tennessee to adopt such a petition and stated other counties have developed

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policies and procedures before doing so. She added the governing body will hear the petition to determine if sufficient justification exists to establish the district and may modify boundaries or the proposal while considering any objections presented.

Mike Price with Map Engineers stated the proposed Windy Ridge development encompasses approximately 463 acres with a maximum of 300 homes. He explained the project includes infrastructure improvements along Eldridge Road and installation of water lines and fire hydrants, funded through an infrastructure development district rather than County revenues. He noted special assessments on future property owners would cover bond repayment and stated the County's role would be limited to establishing the bond and administering it annually. A copy of the presentation has been filed with the Clerk's Office.

In response to Commissioner Mackey's questions, Mr. Price stated Knox County and the City of Franklin have adopted policies to implement the Residential Infrastructure Development District Act, though none have yet utilized it. He noted the site has suitable soils for septic systems and stated the plan limits development to 300 homes, or approximately 1.5 units per acre, to preserve open space.

Commissioner Highlander expressed concerns regarding the County's financial liability if the plan does not succeed.

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In response to Commissioner Highlander's question, Chief Financial Officer Lee Brouner stated he would recommend against adding the bond to the County's debt at this time and advised patience in moving forward.

In response to Commissioner Shipley's question, Mr. Price explained the bond would be issued to fund infrastructure improvements, with repayment beginning once work is completed. He stated a lien would be placed on the property to secure the bond and noted the property's value, both current and projected, would substantially exceed the bond amount.

Commissioner Beck stated there are many questions regarding what would occur if the development does not proceed, including how the bond would be repaid in the early years before sufficient property is sold and whether the bonds would be taxable. He expressed concern that additional developers may follow this example and emphasized the need to establish policies addressing such issues before approving the proposal.

In response to Commissioner Beck's question, Mr. Brouner stated he was unsure of an exact number but believed it would take approximately six months to develop policies, as none of these have yet been established in Tennessee.

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In response to Commissioner Beck's questions, Mr. Price stated the bonds being requested total approximately \$2.6 million and identified the developer as Sarath Gangavarapu.

In response to Commissioner Graham's question, Mr. Brouner stated he was unable to provide a definitive answer regarding the County's lien position. He noted they would need to review the matter in coordination with the County Attorney's Office.

Commissioner Graham expressed support for County staff taking the necessary time to develop a policy. He stated he believed they needed to hold open committee meetings to discuss applicable rules and regulations and make adjustments as needed.

In response to Commissioner Graham's question, Mr. Price stated he would like the petition to return before the legislative body for a vote within three months. He noted the property is zoned A-1, with no sewer service, and is consistent with current zoning regulations.

Commissioner Eversole stated he believes the petition is premature and cannot support it in its current form. He expressed concern about the accuracy of how the process was described in the presentation and emphasized the need for additional information, noting the involvement of taxpayer funds. He recommended the matter be returned to the legislative body once further details are provided.

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In response to Commissioner Sharpe's question, Mr. Price explained the bond would be repaid through special assessments on property owners within the development district rather than County funds. He stated property owners would continue to pay regular property taxes, with an additional assessment to fund infrastructure improvements. He noted undeveloped land within the district would serve as collateral for the bond.

In response to Commissioner Shipley's question, Mr. Price stated approximately one mile of Eldridge Road would be redone as part of the proposed development.

Commissioner Beck commended Mr. Price on his presentation skills but stated he could not support the petition without the support of County staff. He added he would prefer all involved County staff to be comfortable with proceeding before offering his support.

In response to Commissioner Highlander's questions, Mr. Price stated the roads within the subdivision would be constructed to County standards and designed to accommodate fire engines throughout the development.

Commissioner Highlander stated the general community is adamantly opposed to the proposal and indicated he plans to vote against it.

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At this time, Chairman Smith allotted ten minutes for the opposition to speak as a group.

Laurie Dworak, residing at 225 P Poole Avenue, expressed concern regarding the developer's assumption of a stable housing market and the sale of all lots to finance the project. She stated this could leave the public bearing the financial burden if market conditions change.

Rob Dalton, residing at 6056 Eaglewood Lane, raised concerns regarding the proposed improvements to Eldridge Road. He noted only one-third of the roadway is included in the plan, and the remaining sections, including two bridges, still require repair.

Shannon Dalton, a District 9 resident, stated opposition to the proposal. He cited safety concerns along Eldridge Road and noted the entire roadway needed to be redeveloped.

Gary Boles, residing at 5812 Mountain Pass Drive, expressed opposition to the proposal, stating it would place County debt behind a high-value subdivision and primarily benefit the developer. He questioned the financial risk to taxpayers and noted other areas of the County, such as Harrison and Ooltewah, still lack needed road improvements.

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Kim Helton, residing at 8618 Snow Hill Road, stated she believed the application does not meet several requirements of Tennessee law. She expressed concern over financial accuracy and urged the Commissioners to establish policies before approval. She passed out a handout to the Commissioners. A copy of the handout has been filed with the Clerk's Office.

Diana Gennett, a professional forester, spoke in opposition to the petition. She cited concerns about soil suitability, water flow, and septic system limitations due to the steep slopes and high water tables. She passed out a handout to the Commissioners. A handout has been filed with the Clerk's Office.

Ethan Hargraves, a resident of District 9, spoke in opposition to the proposal. He expressed concerns about increased traffic and safety on Snow Hill Road.

In response to Commissioner Beck's question, Commissioner Highlander stated there have not yet been any community meetings regarding the proposed petition.

At this time, Chairman Smith allowed an additional three minutes for the remaining two individuals in opposition to speak.

Owen Hargraves, a resident of District 9, spoke in opposition to the proposal, stating it does not reflect the values of residents in the Harrison area. He expressed

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concern about overdevelopment and emphasized the community's desire to preserve its rural character.

Kathy Faulkner, residing at 5721 Island View Drive, stated she supports development districts in principle but believes Eldridge Road is an unsuitable location due to poor road and bridge conditions. She urged the Commissioners to establish policies and proceed cautiously before approving the proposal.

At this time, Chairman Smith allowed two minutes for a rebuttal.

Mike Price with Map Engineers stated the Residential Infrastructure Development Act is a tool intended to address infrastructure needs through collaboration between developers and the County. He emphasized the proposal focuses on improving Eldridge Road and urged the Commissioners not to oppose the petition solely because of opposition to the development itself.

In response to Commissioner Beck's question, Mr. Price stated the proposal functions as a form of impact fee, with the cost ultimately being passed on to future homeowners rather than the developer.

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In response to Commissioner Shipley's question, Mr. Price stated the development would not include curbs and gutters but would use sheet flow drainage and meet the County's road standards.

Commissioner Highlander expressed concern about the potential impact of multiple septic systems on well water quality for residents along Eldridge Road.

Commissioner Mackey discussed the condition of the bridge on Eldridge Road and questioned why it remains open if it is unsafe.

Commissioner Sharpe agreed with Commissioner Mackey's comment. He emphasized the importance of focusing on solutions and encouraged a collaborative approach to move projects forward.

In response to Commissioner Graham's question, Mr. Price stated the bridge on the south end could not be included in the project, as the costs would be borne solely by the 300 homeowners within the development. He explained the proposal covers approximately one mile of roadway and a mile of water line, allowing nearby residents to connect to city water but not extending to the southern bridge.

In response to Commissioner Sharpe's question, Administrator of Public Works and County Engineer Todd Leamon stated the bridge on the south end is load-restricted

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to 10 tons and listed as deficient by TDOT. He explained it remains safe for passenger vehicles, but cannot support fire trucks or other heavy vehicles.

Chairman Smith thanked all attendees for their participation and concluded the public hearing on the matter.

APPROVAL OF MINUTES

ON MOTION of Commissioner Graham, seconded by Commissioner Highlander, that the minutes of the Agenda/Regular Meeting of October 15, 2025, be approved, treated the same as read, made a matter of record, and filed. The foregoing Motion was unanimously adopted on a Roll Call vote, with the following members of the County Commission being present and voting as follows: Commissioner Baker, "Aye," Commissioner Beck, "Aye," Commissioner Chauncey, "Aye," Commissioner Eversole, "Aye," Commissioner Graham, "Aye," Commissioner Highlander, "Aye," Commissioner Mackey, "Aye," Commissioner Sharpe, "Aye," Commissioner Shipley, "Aye," and Chairman Smith, "Aye." Commissioner Helton was absent. Total present – 10. Total absent – 1. Total "Aye" votes – 10. Total "Nay" votes – 0.

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TRUSTEE REPORT

The Trustee's Monthly and Excess Fee Reports for September 2025 were submitted and made a matter of record.

RESOLUTION NO. 1125-1 A RESOLUTION TO APPROVE AND ACCEPT APPLICATIONS FOR NOTARY PUBLIC POSITIONS AND THE BONDS AND OATHS OF NOTARIES PREVIOUSLY ELECTED.

ON MOTION of Commissioner Baker, seconded by Commissioner Eversole, to adopt Resolution No. 1125-1.

There were no questions from the Commissioners or the audience.

The foregoing Motion was unanimously adopted on a Roll Call vote, with the following members of the County Commission being present and voting as follows: Commissioner Baker, "Aye," Commissioner Beck, "Aye," Commissioner Chauncey, "Aye," Commissioner Eversole, "Aye," Commissioner Graham, "Aye," Commissioner Highlander, "Aye," Commissioner Mackey, "Aye," Commissioner Sharpe, "Aye," Commissioner Shipley, "Aye," and Chairman Smith, "Aye." Commissioner Helton was

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absent. Total present – 10. Total absent – 1. Total “Aye” votes – 10. Total “Nay” votes – 0.

Without objection, Chairman Smith asked for Resolution Nos. 1025-2 through 1025-8 to be read together.

RESOLUTION NO. 1125-2 A RESOLUTION TO APPOINT ONE (1) MEMBER TO THE HAMILTON COUNTY INDUSTRIAL DEVELOPMENT BOARD TO SERVE A SIX (6) YEAR TERM BEGINNING NOVEMBER 5, 2025, AND ENDING NOVEMBER 5, 2031.

This resolution will appoint Walton Robinson.

RESOLUTION NO. 1125-3 A RESOLUTION TO APPOINT ONE (1) MEMBER AND REAPPOINT ONE (1) MEMBER TO THE CITIZENS ADVISORY BOARD FOR RECREATION FOR A TWO (2) YEAR TERM BEGINNING NOVEMBER 5, 2025, AND ENDING NOVEMBER 5, 2027.

This resolution will appoint Jennifer Goodrich and reappoint Darle Jordan.

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**RESOLUTION NO. 1125-4 A RESOLUTION TO APPOINT ONE (1) MEMBER TO THE
CITIZENS ADVISORY BOARD FOR RECREATION FOR A TWO (2) YEAR TERM
BEGINNING NOVEMBER 5, 2025, AND ENDING NOVEMBER 5, 2027.**

This resolution will appoint Kelvin Scott.

**RESOLUTION NO. 1125-5 A RESOLUTION TO APPOINT TWO (2) MEMBERS TO
THE CITIZENS ADVISORY BOARD FOR RECREATION FOR A TWO (2) YEAR
TERM BEGINNING NOVEMBER 5, 2025, AND ENDING NOVEMBER 5, 2027.**

This resolution will appoint Michaela Winter and James Berry.

**RESOLUTION NO. 1125-6 A RESOLUTION TO REAPPOINT ONE (1) MEMBER TO
THE HAMILTON COUNTY REGIONAL HEALTH COUNCIL FOR A FOUR (4) YEAR
TERM BEGINNING NOVEMBER 5, 2025, AND ENDING NOVEMBER 5, 2029.**

This resolution will reappoint Don Howe.

**RESOLUTION NO. 1125-7 A RESOLUTION CONFIRMING THE APPOINTMENT OF
BRENT GOLDBERG BY THE COUNTY MAYOR TO THE CARTER STREET**

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**CORPORATION BOARD OF DIRECTORS TO FILL THE UNEXPIRED TERM
ENDING MARCH 20, 2027.**

**RESOLUTION NO. 1125-8 A RESOLUTION TO APPOINT ONE (1) MEMBER TO THE
HAMILTON COUNTY BOARD OF ZONING APPEALS FOR A FIVE (5) YEAR TERM
BEGINNING NOVEMBER 5, 2025, AND ENDING NOVEMBER 5, 2030.**

This resolution will appoint Freddy Leamon.

ON MOTION of Commissioner Eversole, seconded by Commissioner Baker, to
adopt Resolution Nos. 1125-2 through 1125-8.

Commissioner Graham stated he would support *Resolution Nos. 1125-2 through
1125-8*, but suggested future appointments not extend beyond the current term.

Commissioner Beck clarified the appointment on *Resolution No. 1125-4* should
read "Kelvin Scott."

There were no questions from the audience.

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The foregoing Motion was unanimously adopted on a Roll Call vote, with the following members of the County Commission being present and voting as follows: Commissioner Baker, "Aye," Commissioner Beck, "Aye," Commissioner Chauncey, "Aye," Commissioner Eversole, "Aye," Commissioner Graham, "Aye," Commissioner Highlander, "Aye," Commissioner Mackey, "Aye," Commissioner Sharpe, "Aye," Commissioner Shipley, "Aye," and Chairman Smith, "Aye." Commissioner Helton was absent. Total present – 10. Total absent – 1. Total "Aye" votes – 10. Total "Nay" votes – 0.

RESOLUTION NO. 1125-9 A RESOLUTION MAKING AN APPROPRIATION TO THE LAUNCH PAD IN THE AMOUNT OF ONE THOUSAND DOLLARS (\$1,000.00) FROM GENERAL FUND TRAVEL DISCRETIONARY MONIES, AS ALLOTTED TO DISTRICT THREE.

ON MOTION of Commissioner Beck, seconded by Commissioner Highlander, to adopt Resolution No. 1125-9.

There were no questions from the Commissioners or the audience.

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The foregoing Motion was unanimously adopted on a Roll Call vote, with the following members of the County Commission being present and voting as follows: Commissioner Baker, "Aye," Commissioner Beck, "Aye," Commissioner Chauncey, "Aye," Commissioner Eversole, "Aye," Commissioner Graham, "Aye," Commissioner Highlander, "Aye," Commissioner Mackey, "Aye," Commissioner Sharpe, "Aye," Commissioner Shipley, "Aye," and Chairman Smith, "Aye." Commissioner Helton was absent. Total present – 10. Total absent – 1. Total "Aye" votes – 10. Total "Nay" votes – 0.

LATE ITEM

RESOLUTION NO. 1125-15 A RESOLUTION TO ALLOCATE UNRESTRICTED OPIOID SETTLEMENT FUNDS TO LOCAL FOOD BANKS TO ADDRESS FOOD INSECURITY RESULTING FROM THE FEDERAL GOVERNMENT SHUTDOWN AND THE TEMPORARY PAUSE IN SNAP BENEFITS AND TO AMEND THE FISCAL YEAR 2026 GENERAL FUND REVENUES AND EXPENDITURES OF THE OPIOID ABATEMENT SETTLEMENTS ACCORDINGLY.

ON MOTION of Commissioner Graham, seconded by Commissioner Shipley, to adopt Resolution No. 1125-15.

Mayor Wamp thanked the Commissioners for working with his staff under unusual circumstances. He stated *Resolution No. 1125-15* was considered urgent due

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to a disruption of SNAP benefits affecting approximately 34,000 Hamilton County residents. He noted the County worked with the Chattanooga Area Food Bank, Snack Pack, and other community organizations to allocate funds to provide immediate assistance for those in need.

Commissioner Sharpe expressed support for *Resolution No. 1125-15*, noting the growing food insecurity in the community.

In response to Commissioner Sharpe's questions, Mayor Wamp explained the funding allocation was based on available unreserved opioid abatement funds and consultation with community partners. He noted the funds provide a broad-based approach to assistance across the county, though they may not meet all needs, and the situation would be revisited as necessary. He also stated the resolution would not exhaust available funds, noting the County maintains reserves and carefully budgets both restricted and unrestricted opioid abatement funds over multiple years. He encouraged further community support for local organizations.

Commissioner Sharpe stated he wanted to amend *Resolution No. 1125-15* to allocate an additional \$10,000 from unreserved opioid abatement funds to include the Red Bank Community Food Pantry.

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ON MOTION of Commissioner Sharpe, seconded by Commissioner Graham, to amend Resolution No. 1125-15 to include the Red Bank Community Food Pantry.

Commissioner Graham stated he had served on the founding board of Red Bank Community Food Pantry and praised the work of the food pantries in the community. He noted the additional funding would greatly benefit his district and thanked Mayor Wamp for bringing this resolution.

In response to Commissioner Graham's question regarding the legality of using opioid settlement funds, Chief Financial Officer Lee Brouner confirmed the funds being used are unrestricted opioid abatement funds, which may be used for any government-related purpose.

Commissioner Graham stated he was in full support of the resolution.

Commissioner Shipley thanked Mayor Wamp and his staff for their work on this resolution, noting its importance for residents, particularly children facing food insecurity. He invited Alan Gram, the president of the Soddy Daisy Food Bank, to the podium to share the impact \$10,000 can have on a food bank.

Alan Gram, residing at 10931 Old Dayton Pike, stated their numbers increased by approximately 50% during their first service day of the month. He noted the funds will

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be put to good use. Citing the USDA, he explained \$1 will pay for four meals and stated \$10,000 should provide 40,000 meals.

In response to Mr. Gram, Commissioner Shipley thanked the Soddy Daisy Food Bank staff for attending the Commission meeting and expressed deep appreciation on behalf of Soddy Daisy.

Commissioner Highlander echoed Commissioner Shipley's comments and expressed appreciation to Mayor Wamp and his staff for bringing this resolution forward. He encouraged the community to support all organizations providing food, including food banks, churches, and other nonprofits. He cited examples, such as his own church and Commissioner Helton's involvement with the Elks Lodge, and urged citizens to support local groups to ensure people are fed.

Chairman Smith thanked Mayor Wamp and his staff for promptly bringing forward this resolution following the pause in SNAP benefits and acknowledged Commissioner Sharpe for bringing attention to a food pantry that was initially overlooked. He noted other pantries may have been missed and encouraged them to work with the Chattanooga Area Food Bank, which serves the entire county. He stated the food pantries will be depleted and will need additional support, urging businesses and government entities to step up to ensure the organizations are adequately supplied, both now and in the future.

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Commissioner Beck encouraged churches to take an active role in supporting families within their communities, ensuring that no children or families go without assistance. He also suggested families “adopt a family in need” by sharing resources with their neighbors.

There were no questions from the audience.

The foregoing Motion to amend was unanimously adopted on a Roll Call vote to amend Resolution No. 1125-15, with the following members of the County Commission being present and voting as follows: Commissioner Baker, “Aye,” Commissioner Beck, “Aye,” Commissioner Chauncey, “Aye,” Commissioner Eversole, “Aye,” Commissioner Graham, “Aye,” Commissioner Highlander, “Aye,” Commissioner Mackey, “Aye,” Commissioner Sharpe, “Aye,” Commissioner Shipley, “Aye,” and Chairman Smith, “Aye.” Commissioner Helton was absent. Total present – 10. Total absent – 1. Total “Aye” votes – 10. Total “Nay” votes – 0.

The foregoing Motion to adopt Resolution No. 1125-15 as amended was unanimously adopted on a Roll Call vote, with the following members of the County Commission being present and voting as follows: Commissioner Baker, “Aye,” Commissioner Beck, “Aye,” Commissioner Chauncey, “Aye,” Commissioner Eversole, “Aye,” Commissioner Graham, “Aye,” Commissioner Highlander, “Aye,” Commissioner

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Mackey, “Aye,” Commissioner Sharpe, “Aye,” Commissioner Shipley, “Aye,” and Chairman Smith, “Aye.” Commissioner Helton was absent. Total present – 10. Total absent – 1. Total “Aye” votes – 10. Total “Nay” votes – 0.

RESOLUTION NO. 1125-10 A RESOLUTION AUTHORIZING THE COUNTY MAYOR, ON BEHALF OF HAMILTON COUNTY GOVERNMENT, TO ENTER INTO A SECOND INTERLOCAL AGREEMENT WITH THE RIVER CITY COMPANY AND THE CITY OF CHATTANOOGA FOR THE ‘EVOLVING OUR RIVERFRONT PARKS’ FRAMEWORK TO COMPLETE CONSTRUCTION DOCUMENTS FOR THE COST OF THE SECOND INTERLOCAL AGREEMENT, IN THE AMOUNT OF UP TO TWO MILLION TWO HUNDRED THOUSAND DOLLARS (\$2,200,000).

Commissioner Eversole, Chairman of the Finance and Budget Committee, provided details regarding Resolution No. 1125-10 and stated the Finance and Budget Committee reviewed and recommended approval.

ON MOTION of Commissioner Eversole, seconded by Commissioner Graham, to adopt Resolution No. 1125-10.

There were no questions from the Commissioners or the audience.

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The foregoing Motion was unanimously adopted on a Roll Call vote, with the following members of the County Commission being present and voting as follows: Commissioner Baker, "Aye," Commissioner Beck, "Aye," Commissioner Chauncey, "Aye," Commissioner Eversole, "Aye," Commissioner Graham, "Aye," Commissioner Highlander, "Aye," Commissioner Mackey, "Aye," Commissioner Sharpe, "Aye," Commissioner Shipley, "Aye," and Chairman Smith, "Aye." Commissioner Helton was absent. Total present – 10. Total absent – 1. Total "Aye" votes – 10. Total "Nay" votes – 0.

RESOLUTION NO. 1125-11 A RESOLUTION AUTHORIZING HAMILTON COUNTY PARKS AND RECREATION TO APPLY FOR AND ACCEPT UP TO \$30,000 PER YEAR FOR TWO YEARS IN GRANT FUNDS FROM THE RIVERVIEW FOUNDATION FOR THE SUMMER CONCERT SERIES AT CHESTER FROST PARK, TO AMEND THE PARKS AND RECREATION FY26 REVENUES AND EXPENDITURES BUDGET, AND TO SIGN ANY DOCUMENTS RELATED TO THIS RESOLUTION.

Commissioner Eversole, Chairman of the Finance and Budget Committee, provided details regarding Resolution No. 1125-11 and stated the Finance and Budget Committee reviewed and recommended approval.

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ON MOTION of Commissioner Eversole, seconded by Commissioner Baker, to adopt Resolution Nos. 1125-11.

There were no questions from the Commissioners or the audience.

The foregoing Motion was unanimously adopted on a Roll Call vote, with the following members of the County Commission being present and voting as follows: Commissioner Baker, "Aye," Commissioner Beck, "Aye," Commissioner Chauncey, "Aye," Commissioner Eversole, "Aye," Commissioner Graham, "Aye," Commissioner Highlander, "Aye," Commissioner Mackey, "Aye," Commissioner Sharpe, "Aye," Commissioner Shipley, "Aye," and Chairman Smith, "Aye." Commissioner Helton was absent. Total present – 10. Total absent – 1. Total "Aye" votes – 10. Total "Nay" votes – 0.

RESOLUTION NO. 1125-12 A RESOLUTION ACCEPTING THE PROPOSAL FROM SIMULATOR SOLUTIONS, LLC, FOR THE PURCHASE AND DELIVERY OF A PLATINUM AMBULANCE SIMULATOR AMOUNTING TO \$91,850.00 FOR THE EMERGENCY MEDICAL SERVICES DEPARTMENT AND AUTHORIZING THE COUNTY MAYOR TO SIGN ANY CONTRACTS NECESSARY TO IMPLEMENT THIS RESOLUTION.

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Commissioner Eversole, Chairman of the Finance and Budget Committee, provided details regarding Resolution No. 1125-12 and stated the Finance and Budget Committee reviewed and recommended approval.

ON MOTION of Commissioner Eversole, seconded by Commissioner Graham, to adopt Resolution No. 1125-12.

There were no questions from the Commissioners or the audience.

The foregoing Motion was unanimously adopted on a Roll Call vote, with the following members of the County Commission being present and voting as follows: Commissioner Baker, "Aye," Commissioner Beck, "Aye," Commissioner Chauncey, "Aye," Commissioner Eversole, "Aye," Commissioner Graham, "Aye," Commissioner Highlander, "Aye," Commissioner Mackey, "Aye," Commissioner Sharpe, "Aye," Commissioner Shipley, "Aye," and Chairman Smith, "Aye." Commissioner Helton was absent. Total present – 10. Total absent – 1. Total "Aye" votes – 10. Total "Nay" votes – 0.

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RESOLUTION NO. 1125-13 A RESOLUTION TO AUTHORIZE THE COUNTY MAYOR TO ENTER INTO A CONTRACT WITH WOOLPERT, INC. TO PROVIDE HAMILTON COUNTY WITH GEOGRAPHIC INFORMATION SYSTEM ORTHOIMAGERY AT A TOTAL COST OF \$168,601.00 AND TO AMEND THE HAMILTON COUNTY GIS PARTNERSHIP BUDGET BY ADDING \$112,401.00 TO REVENUE AND \$112,401.00 TO EXPENDITURES.

Commissioner Eversole, Chairman of the Finance and Budget Committee, provided details regarding Resolution No. 1125-13 and stated the Finance and Budget Committee reviewed and recommended approval.

ON MOTION of Commissioner Eversole, seconded by Commissioner Highlander, to adopt Resolution No. 1125-13.

There were no questions from the Commissioners or the audience.

The foregoing Motion was unanimously adopted on a Roll Call vote, with the following members of the County Commission being present and voting as follows: Commissioner Baker, "Aye," Commissioner Beck, "Aye," Commissioner Chauncey, "Aye," Commissioner Eversole, "Aye," Commissioner Graham, "Aye," Commissioner

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Highlander, “Aye,” Commissioner Mackey, “Aye,” Commissioner Sharpe, “Aye,” Commissioner Shipley, “Aye,” and Chairman Smith, “Aye.” Commissioner Helton was absent. Total present – 10. Total absent – 1. Total “Aye” votes – 10. Total “Nay” votes – 0.

**RESOLUTION NO. 1125-14 A RESOLUTION AUTHORIZING FREE PUBLIC
PARKING AT THE CHERRY STREET PARKING GARAGE DURING SPECIFIED
HOURS TO ENHANCE THE DOWNTOWN EXPERIENCE.**

Commissioner Shipley, Chairman of the Building and Economic Development Committee, provided details regarding Resolution No. 1125-14 and stated the Building and Economic Development Committee reviewed and recommended approval.

ON MOTION of Commissioner Mackey, seconded by Commissioner Highlander, to adopt Resolution No. 1125-14.

There were no questions from the Commissioners or the audience.

The foregoing Motion was unanimously adopted on a Roll Call vote, with the following members of the County Commission being present and voting as follows: Commissioner Baker, “Aye,” Commissioner Beck, “Aye,” Commissioner Chauncey,

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“Aye,” Commissioner Eversole, “Aye,” Commissioner Graham, “Aye,” Commissioner Highlander, “Aye,” Commissioner Mackey, “Aye,” Commissioner Sharpe, “Aye,” Commissioner Shipley, “Aye,” and Chairman Smith, “Aye.” Commissioner Helton was absent. Total present – 10. Total absent – 1. Total “Aye” votes – 10. Total “Nay” votes – 0.

Commissioner Graham discussed the County’s property tax relief program, noting it has provided residents with greater benefits compared to the freeze program and is administered in conjunction with the state program. He suggested reviewing current participation data to determine if updates or enhancements are needed and asked whether the County should consider implementing a tax freeze program. He also inquired about the feasibility of an education sales tax similar to Georgia’s E-SPLOST program. He proposed exploring special tax districts or incentives to encourage redevelopment along Rossville Boulevard.

In response to Commissioner Graham, Chief Financial Officer Lee Brouner confirmed the tax relief program remains more advantageous to residents and less costly to administer than the tax freeze program, which would require additional staff and resources to verify eligibility. He stated he did not believe education sales tax programs, such as E-SPLOST, are permitted under Tennessee law. He agreed to provide updated participation data on the tax relief program and to follow up with

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Commissioner Graham regarding possible redevelopment incentives along Rossville Boulevard.

Commissioner Sharpe stated he intends to bring forward a property tax freeze proposal before the end of the year to protect eligible senior citizens from potential tax increases. He noted the City of Chattanooga implemented a similar program and expressed interest in aligning efforts where feasible. He also referenced a discussion with another county mayor in Tennessee regarding the use of local option sales taxes to fund school projects and encouraged exploring that possibility in Hamilton County.

ANNOUNCEMENTS

Chairman Smith asked for announcements from members of the Commission.

Commissioner Mackey thanked Mayor Wamp for bringing forward *Resolution No. 1125-15* addressing food assistance, but stated he was curious whether Hamilton County plans to provide support for residents who are unable to afford healthcare.

Commissioner Sharpe commented on the significance of today's date. He stated Susan B. Anthony was arrested for casting an illegal ballot on November 5, 1872, while today the state of Virginia elected its first female governor.

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NOVEMBER 5, 2025**

Commissioner Highlander recognized the recent passing of Deborah Ann Mackey and Don Lyons, noting their significant contributions to the community. He stated Ms. Mackey was a dedicated teacher active in her church, and Mr. Lyons was a U.S. Marine Corps veteran who served 33 years, including two tours in Vietnam. He expressed appreciation for their service and asked that their memories be honored.

Commissioner Eversole thanked the Hamilton County staff for their efforts in adjusting schedules to accommodate the Commission's first 4:00 PM meeting. He stated the change was intended to encourage greater public participation and noted the evening schedule is temporary for November and December, with future consideration in January. He emphasized the importance of residents attending Commission meetings to strengthen their understanding of county government.

Commissioner Graham expressed appreciation for the strong community participation in last week's Halloween events. He announced the Lookout Valley Elementary School Fall Festival, scheduled for Saturday from 10:00 AM to 2:00 PM. He noted the Lookout Valley community will hold its annual display of crosses along Browns Ferry Road in honor of local veterans, which will remain in place through Veterans Day.

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County Attorney Varnell thanked everyone who attended her office's open house event. She stated her staff had put a lot of work into the office and was pleased to share it with others.

Chairman Smith thanked the citizens who attended the Commission meeting, noting the later meetings are intended to encourage greater public participation. He also thanked the staff for their support during the evening meeting. He congratulated Deputy County Clerk Macey Mahaffey for completing her first meeting.

Commissioner Highlander thanked Mayor Wamp and his staff for supporting the Fund for Excellence's upcoming pre-fair event, which will recognize students who sold two or more coupon books. He also commended County Attorney Varnell on her newly renovated office and expressed appreciation to Legislative Administrator Patricia Mitchell and her team for their continued work and support.

Chairman Smith announced there will be no meeting on November 26, 2025, due to the Thanksgiving holiday, with a joint meeting scheduled for December 3, 2025. He also announced there will be no meeting on December 31, 2025, due to the New Year's holiday, and a joint meeting is scheduled for January 7, 2026.

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DELEGATIONS

Chairman Smith asked for delegations on matters other than zoning.

Therese Tuley, residing at 1005 East Dallas Road, stated she is a volunteer with the grassroots group, Citizens for Hamilton County Commission Engagement. She thanked the Commissioners for implementing a two-month trial period of 4:00 PM meetings, noting that later meetings will help residents attend and provide a more representative citizen input.

Nathan Griffin, residing at 5500 Hidden Oaks Lane, stated he is a co-founder of the grassroots organization, Save Enterprise Nature Park. He expressed concerns regarding potential industrial development at Enterprise South Nature Park and emphasized the park's economic and community value.

Michael Holloway, residing at 9356 Royal Mountain Drive, expressed support for Mr. Griffin's comments regarding the preservation of Enterprise South Nature Park. He urged the Commissioners to consider the broader impact of potential deed restriction changes and voiced support for using tax dollars to fund public education and address food insecurity. He also thanked the Commissioners for holding an evening meeting.

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Gloria Culpepper, residing at 7236 Teaberry Court, spoke in opposition to potential industrial development near Enterprise South Nature Park. She expressed concern about the impact the industrial development could have on surrounding neighborhoods and wildlife and urged the Commissioners to preserve the land.

Laurie Dworak, residing at 225 P Poole Avenue, spoke regarding a recent property tax rate error affecting the City of Red Bank. She expressed concern about the financial impact of the miscalculation on the city's budget and asked the Commissioners to consider ways the County might support Red Bank in addressing the resulting shortfall.

Mark Herndon, residing at 2907 Leggett Road, stated he would like Mayor Wamp to initiate an audit of the County Assessor's Office and asked the Commissioners to support that effort. He also spoke in opposition to potential industrial development near Enterprise South Nature Park and urged the Commissioners to consider the legal and community implications of changing the park's intended purpose.

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There being no further business, Chairman Smith declared the meeting in recess until Wednesday, November 12, 2025, at 4:00 PM.

Respectfully submitted:



William F. (Bill) Knowles, County Clerk

Approved:

11-19-25

WJK

Date

Clerk's Initials

*** Time code indexing is not available for this set of minutes. ***