

**HAMILTON COUNTY COMMISSION  
AGENDA PREPARATION SESSION  
FEBRUARY 28, 2018**

**STATE OF TENNESSEE**            )  
**COUNTY OF HAMILTON**        )

Agenda Preparation Session  
February 28, 2018

**BE IT REMEMBERED**, that on this 28<sup>th</sup> day of February, 2018, 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:--

0:09 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 Bankston, Commissioner Beck, Commissioner Boyd, Commissioner Fields, Commissioner Graham, Commissioner Mackey, Commissioner Martin, Commissioner Smedley, and Chairman Fairbanks. 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 Fairbanks indicated the upcoming agenda items would be considered as follows:

- The Trustee's Monthly and Excess Fee Reports for January 2018 would be submitted for the record.
- Resolution No. 318-1 was the usual County Clerk item regarding notaries, etc. This required no committee assignment.
- Resolution Nos. 318-15 through 318-25 were assigned to the Finance Committee, chaired by Commissioner Smedley.
- Resolution Nos. 318-2 through 318-14 were heard by a Committee of the Whole.

0:36

### PRESENTATION – PROCLAIMING MARCH UT / TSU EXTENSION MONTH

Mayor Coppinger invited representatives from the UT/TSU Extension Program to the podium and introduced Nancy Rucker, UT Extension Agent. He presented a Proclamation naming the month of March, 2018 as "UT/TSU Extension Month". The University of Tennessee and Tennessee State University are Tennessee's land-grant universities, and have a three-part mission of teaching, research, and Extension. Extension is a national educational program supported by USDA through the nation's land-grant universities are administered with funding from state and local governments in Tennessee. He pointed out Extension's educational programs produce an economic impact estimated at more than \$575 million statewide and returns an estimated \$8.65 for every dollar in public funds invested in these programs. He also mentioned the

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importance of the educational aspect and utilizing outreach programs such as 4-H to keep young students interested in education.

3:20

He congratulated the group on their success and thanked them for the services they provide to the community. He invited Commissioner Smedley, Commissioner Bankston, and Chairman Fairbanks to join him and the representatives for a photo.

6:10

**COMMITTEE OF THE WHOLE – RESOLUTION NO. 318-2**

This Resolution confirms the reappointment by the County Mayor of Eve Nite, Dr. Deborah Poteet-Johnson, Donna Roddy, Rachel Schulson, and Dr. Jay Sizemore to the Chattanooga-Hamilton County Regional Health Council for four year terms beginning February 19, 2018 and ending November 19, 2022.

There were no questions from Commissioners.

6:32

**COMMITTEE OF THE WHOLE – RESOLUTION NO. 318-3**

Mayor Coppinger spoke regarding this item, which confirms the appointment of Eston Ronnie Blaylock Jr. as Director of the Building Inspection Department. He reported Mr. Blaylock has been with the County for nine years and is an asset to the

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Building Inspection Department. He stated he is proud to be able to promote from within and looks forward to working with Mr. Blaylock and the homebuilders toward the 10,000 new homes that are anticipated to be built in Hamilton County by 2022.

There were no questions from Commissioners.

8:16

**COMMITTEE OF THE WHOLE – RESOLUTION NO. 318-4**

Juvenile Court Administrator Sam Mairs spoke regarding this item, which approves the purchase of two ADANI BV 6045 portable X-ray Scanners amounting to \$31,150.00 from the state contract for Juvenile Court. He reported the scanners are needed to replace two seven year old units.

There were no questions from Commissioners.

9:40

**COMMITTEE OF THE WHOLE – RESOLUTION NO. 318-5**

Christie Jordan, Director of Accounting and Budgeting for the Department of Education spoke regarding this item, which amends the schools federal projects fund budget by adding \$3,399,993.00 to the FY 2017-2018 budget and amends the self-funded projects fund budget by appropriating fund balance of \$449,179.00, and

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additional revenue of \$334,288.00 to the FY 2017-2018 budget. This item also amends the school's general purpose fund budget by appropriating fund balance of \$18,130,000.00 and additional revenue of \$1,129,311.00 to the FY 2017-2018 budget. She reported this item is the mid-year true up brought to the Commission twice a year and provides an update on current fund allocations.

11:10 In response to Commissioner Martin's question, Ms. Jordan clarified the \$17,044 grant from the state for the Safe Schools Initiative was acquired after the initial budget was calculated and will be allocated toward regular instruction and support.

12:44 In response to Commissioner Beck's question, Ms. Jordan explained the Students Taking a Right Stand (STARS) program is a campaign to keep students safe and drug free.

13:00 Chairman Fairbanks requested Ms. Jordan to introduce Don Hall the new Department of Education's Chief Business Officer. Chairman Fairbanks thanked them both for attending today's meeting.

Chairman Fairbanks asked that Resolution Nos. 318-6 through 318-9 be heard at this time.

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14:06

**COMMITTEE OF THE WHOLE – RESOLUTION NO. 318-6**

Justin Witt, Director of Maintenance and Operations for the Department of Education, spoke regarding this item, which authorizes the County Mayor to enter into and execute a contract with Derthick, Henley & Wilkerson Architects for the design of Tyner Middle and High School addition and renovation for the new CSLA for an amount not to exceed \$2,298,266.00.

**COMMITTEE OF THE WHOLE – RESOLUTION NO. 318-7**

Mr. Witt spoke regarding this item, which authorizes the County Mayor to enter into and execute a contract with Barge Design Solutions for design of the new Howard High School stadium and track for an amount not to exceed \$478,096.00.

**COMMITTEE OF THE WHOLE – RESOLUTION NO. 318-8**

Mr. Witt spoke regarding this item, which authorizes the County Mayor to enter into and execute a contract with TWH Architects and Michael Brady Inc. Company for design of the new East Hamilton Middle School for an amount not to exceed \$2,270,367.00.

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**COMMITTEE OF THE WHOLE – RESOLUTION NO. 318-9**

Mr. Witt spoke regarding this item, which authorizes the County Mayor to enter into and execute a contract with Franklin Architects for design of the new Harrison Elementary School for an amount not to exceed \$1,514,613.00.

It was noted Resolution No. 218-31 approved the recommended architects in the above resolutions (318-6 through 318-9).

15:40

Mr. Witt explained Resolution Nos. 318-6 through 318-9 will execute contracts that provide design services for the prospective school projects.

16:20

In response to Commissioner Graham's question, Mr. Witt confirmed the contract fees listed in the aforementioned Resolutions are calculated using an estimated construction cost formula and are based on a fee schedule set by the state that is not negotiable.

17:20

In response to Commissioner Mackey's question, Mr. Witt advised the turnaround time for completion depends on the size of the project and range from the summer of 2019 for Howard High School stadium to January 2021 for the new CSLA

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located at Tyner Middle/High. East Hamilton Middle and Harrison Elementary are expected to be completed in August 2020.

18:20

In response to Commissioner Boyd's question, Mr. Witt gave a breakdown of estimated budgeted costs for each project. Howard stadium \$4.5 million dollars, East Hamilton Middle \$38 million dollars, Harrison Elementary \$25 million dollars, and CSLA \$30 million dollars. Mr. Witt also clarified geothermal energy technology would only be feasible at East Hamilton Middle School and Harrison Elementary.

20:26

In response to Mayor Coppinger, Mr. Witt agreed a change in the labor market can cause an increase in contract costs when the need for jobs is not as great. He also confirmed although previous projects have come in under budget there is no way to control costs and these estimates are only projections.

22:43

**COMMITTEE OF THE WHOLE – RESOLUTION NO. 318-10**

Commissioner Graham spoke regarding this item, which approves the expenditure of \$30,392.00 from Line of Credit/Bond Funds to assist with the construction of the Normal Park Lower School gymnasium project. He noted that if approved \$30,392 of district six's general fund travel discretionary money would be



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converted to a line of credit/bond funds. The line of credit and purchase will be overseen by the school system.

He stated Normal Park enrolls students from all over the County and parents raised funds from numerous sources for this project. Due to unforeseen foundation and concrete issues the funds were exhausted before the gymnasium was completed. The line credit will complete the project by providing funding for the roof, windows, and doors.

25:50

In response to Commissioner Bankston's question, Commissioner Graham confirmed Normal Park is classified as a magnet school that accepts students from all over Hamilton County.

26:03

**COMMITTEE OF THE WHOLE – RESOLUTION NO. 318-11**

Development Director Dan Saieed spoke regarding this item, which authorizes the County Mayor to submit an application for a FY 2018-19 Victims of Crime Act (VOCA) grant with a total project cost of \$175,000 and requiring a 20% match to be committed from the Hamilton County Mental Health Court budget. He explained this is a three year grant of up to \$200,000 annually and will be utilized by the Mental Health Court to identify and assist victims of sexual assault. He added initially they will target

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Silverdale and shelters using an evidence-based approach for treatment. Mr. Saieed reported this grant could help to reduce jail time as well as repeat offenders.

Commissioner Graham stated he will support this Resolution and he thanked Dan Saieed, Mayor Coppinger, and his staff for being proactive in providing a heads up on grant applications.

28:00

**COMMITTEE OF THE WHOLE – RESOLUTION NO. 318-12**

Administrator of Public Works and County Engineer Todd Leamon spoke regarding this item, which authorizes the County Mayor to execute a deed conveying Hamilton County's interest in certain property acquired through previous delinquent tax sales and jointly owned by Hamilton County and the City of Chattanooga. He reported Hamilton County will convey its interest in the property listed in this Resolution to the City which will then be conveyed to the Airport Authority.

There were no questions from Commissioners.

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28:46 **COMMITTEE OF THE WHOLE – RESOLUTION NO. 318-13**

Mayor Coppinger spoke regarding this item, which approves the expenditure of up to \$250,000 from bond funds to the City of Chattanooga to assist with funding for the Fallen Five Memorial. He explained this item will assist the City to honor the five service members who lost their lives during a local terrorist attack on July 16, 2015.

30:49 In response to Commissioner Boyd's question, Mayor Coppinger stated although the memorial will be strategically located at the Riverpark Pavilion, near where the incident occurred, it is difficult to project exactly how many visitors it will draw. He added the Enterprise South Nature Park attracts approximately 150,000 visitors each year and this Memorial will also be marketed by the CVB as an attraction. Commissioner Boyd suggested some of the funding come from the Hotel/Motel tax collected by CVB.

34:59 In response to Commissioner Graham's question, Mayor Coppinger revealed although Erlanger has not raised their committed funds, he is confident they will. He also reported all measures will be taken to ensure funds are raised whether through the private sector or through CVB as Commissioner Boyd suggested.

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Time Code  
Position

36:40

**COMMITTEE OF THE WHOLE – RESOLUTION NO. 318-14**

Mayor Coppinger spoke regarding this item, which approves an Economic Impact Plan for the Martin Luther King, Jr. Blvd. development area and authorizes the appropriate County officials to take all actions required to implement said plan. He introduced Vice President of Economic Development at the Chattanooga Area Chamber of Commerce Charles Wood, Deputy Administrator of the City Economic Development Department Cherita Allen, and Principal of Evergreen Real Estate Aaron White. He mentioned Mr. White was approached to assist with this project and thanked him for his cooperation.

38:20

Mr. Wood explained this project will utilize the tax increment financing (TIF) program which is an economic development tool relatively new to Hamilton County. He clarified this TIF pledges future property tax revenue to fund public infrastructure and will not directly impact the County budget. He also pointed out the development of MLK to the Riverwalk has been looked at for a long period of time and this is the only opportunity for the City and County to invest or secure any rights to future development. He pointed out this was the primary reason the City approached the developer. Mr. Wood reported the current development is \$40 million dollars and the proposed plan is approximately \$46 million dollars and the revenue generated from that would put \$3.5 million toward public investment. He added the project is public roadway that the private

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developer would turn over to the City and County, which could produce \$2.8 million in new school tax revenue within a 15 year window.

44:09

At this time, a lengthy discussion took place between Commissioners, Mayor Coppinger, Mr. Wood, Ms. Allen, Mr. White, and Mr. Kiser regarding the benefits of this development including providing straight access to the trailhead, scenic sight lines and the County's contribution of 40% in a 60/40 split with the City. Additional topics included requests to provide calculations on property and school tax revenue generated from residents of the apartments compared to the amount of school tax that would come from the TIF, features to insure security, reasonable construction costs with a breakdown of net debt service, and what benefits may be lost if this TIF is not approved. It was noted Mr. Wood will return for next week's Regular Meeting. Representatives from Evergreen were not required to return.

54:51

1:17:51

Commissioner Smedley, Chairman of the Finance Committee, stated the Finance Committee will meet in the Commission Room following today's Agenda Session.

**ANNOUNCEMENTS**

1:19:23

Commissioner Boyd announced he will travel to Washington DC in the next week with Commissioner Mackey, who is on the National Board of Commissioners. He will

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report back with information learned as a newly appointed member of the Community Economic & Workforce Development Steering Committee which is a National Association responsible for matters pertaining to housing, community and economic development, public works, and workforce development.

1:20:29

Commissioner Beck announced his plans to give a presentation regarding crime in the community and questioned funding for the STARS program. He expressed a need to continue to make schools safe by adding security doors or exploring options to remain a step ahead of criminals. He is not in support of arming teachers and suggested educators who have been wounded or killed in their line of duty be compensated similarly to law enforcement officers or those in war zones.

1:26:25

Mayor Coppinger announced upon receiving results from all three rating agencies Hamilton County has sustained its AAA bond rating. He thanked the Finance Department for all their hard work and recognized Real Estate Agent Ron Tucker present at today's meeting and thanked him and his associates for their role in the rating process.

Mayor Coppinger also mentioned the importance of workforce development and those who contribute. He then recognized members of the International Brotherhood of Electrical Workers (IBEW) who attended today's meeting including the Chattanooga

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Chapter President Winfred Gearrin, Chairman Kenny Smith, and Recording Secretary Caleb Long and thanked them for being instrumental to workforce development. He also recognized the work Mr. Smith does with the National Electrical Contractors Association (NECA) program that offers training and job placement to over 100 graduates per year. He also pointed out how Chattanooga State makes a significant impact in workforce development and reiterated the important role many institutions and organizations have to contributing to growth and development in Hamilton County.

1:29:33

In response to Commissioner Beck's earlier request, Chairman Fairbanks announced by attending some of the STARS banquets he was made aware that some of the funding is due to a Tennessee Valley Federal Credit Union (TVFCU) fundraising golf tournament, and will report back with more details on the donors of the STARS program. He also explained the core message that the program gives to students is that one can still be successful in the face of all odds.

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**DELEGATIONS**

Chairman Fairbanks asked for delegations on matters other than zoning.

Being no further business, Chairman Fairbanks declared the meeting adjourned.

The next regularly scheduled meeting will be Wednesday, March 7<sup>th</sup>, at 9:30 AM.

Respectfully submitted:



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William F. (Bill) Knowles, County Clerk

Approved:

03-21-18  
Date

W.F.K.  
Clerk's Initials