



**HAMILTON COUNTY COMMISSION  
AGENDA PREPARATION SESSION  
MARCH 8, 2017**

0:23 **PRESENTATION – WTCI “HUNGER AT HOME” DOCUMENTARY**

Commissioner Smedley introduced several representatives from WTCI including President and CEO Paul Groves, Vice President of Development Richard Johnson, Director of Public Relations Jennifer Crutchfield, and Vice President of Content and Digital Strategy Shaun Townley. Commissioner Smedley asked Snack Pack Ministry Founder Janice Robertson and Anita Kapperman to come to the podium. The Commissioner stated WTCI representatives approached her with the desire to highlight people doing good work within the community, and she immediately referred them to Mrs. Robertson and the Snack Pack Ministry that provides food to 12 different schools in Hamilton County.

Mr. Townley introduced the “Hunger at Home” documentary, which is part of the “Greater Chattanooga” online video series that seeks to tell stories about the Chattanooga community. The documentary gave details about the Snack Pack Ministry’s focus designed to help children who live in homes where there is not enough food. It was reported one thousand bags of food purchased primarily from the Chattanooga Food Bank at reduced rates are provided each week. Once a month, volunteers gather at East Brainerd Church of Christ to fill 4,000 bags with ten items each to provide enough bags for four weeks. The funding for the program began with donations and a \$12,000 per year budget from East Brainerd Church of Christ. As the

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program has grown, private donors have come forward to help. A round of applause was given once the documentary concluded.

11:50

Mr. Groves stated WTCI is proud to be able to share positive stories about people making an impact in the community. An informational pamphlet and a copy of the WTCI publication "Viewfinder" was distributed to Commissioners. Copies of the pamphlet and publication were filed in the Clerk's office.

12:13

Mr. Johnson thanked Commissioner Smedley for bringing the Snack Pack Ministry to their attention. He noted WTCI continues to seek out compelling stories of people doing positive work in the community. He stated the "Hunger at Home" documentary will be available online today. A copy of the video was also filed in the Clerk's office.

Mrs. Robertson thanked Commissioners and reported she brought the Snack Pack Ministry before the Commission in November 2016, which has opened many doors for the program. She gave several examples of community members hosting fundraisers in support of the Ministry with funds having been donated to the program. Mrs. Robertson noted Clifton Hills Elementary School has requested 615 bags of food per week, and asked everyone remain in prayer for the program to obtain funding to

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fulfill their need. She invited members of the Commission and audience to attend the next packing event Wednesday, April 5<sup>th</sup>.

15:28

Commissioner Mackey and Chairman Bankston thanked Commissioner Smedley, Mrs. Robertson, and representatives from WTCI for bringing this story to their attention.

**COMMITTEE ASSIGNMENTS**

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

- Resolution No. 317-20 was the usual County Clerk item regarding notaries, etc. This required no committee assignment.
- Resolution Nos. 317-27 through 317-30 were assigned to the Zoning Committee, chaired by Commissioner Smedley.
- Resolution Nos. 317-31 through 317-34 were assigned to the Finance Committee, chaired by Commissioner Boys.
- Resolution Nos. 317-21 through 317-26 were assigned to a Committee of the Whole.

Chairman Bankston stated that Resolution Nos. 317-21 through 317-26 would now be heard by a Committee of the Whole.

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**COMMITTEE OF THE WHOLE – RESOLUTION NO. 317-21**

17:53            This Resolution reappoints Thomas P. Miller to the Chattanooga-Hamilton County Regional Health Council for a four-year term beginning March 15, 2017 and ending March 15, 2021.

                  There were no questions from Commissioners.

**COMMITTEE OF THE WHOLE – RESOLUTION NO. 317-22**

19:15            Sam Mairs, Juvenile Court Administrator, spoke regarding this item, which authorizes the County Mayor to sign a contract amendment with the State of Tennessee Department of Human Services and the Hamilton County Juvenile Court IV-D Child Support Division. He noted that additional costs have been incurred due to cost of living salary increases totaling \$6,652.00, and the state agreed to fund 66% (\$4,389.00) of the cost in accordance with the terms of the grant. He added the County match will be 34% (\$2,263.00) of the total increase.

                  There were no questions from Commissioners.

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**COMMITTEE OF THE WHOLE – RESOLUTION NO. 317-23**

Marty Haynes, Assessor of Property, spoke regarding this item, which approves a reappraisal plan submitted by his office as required by Tennessee Code Annotated, Section 67-5-1601. He stated the four-year reappraisal plan for assessment year 2021 must be approved by the Commission by April 15<sup>th</sup>. Tom Dillon, County Appraisal Specialist, distributed the reappraisal plan to Commissioners. A copy was filed in the Clerk's office. Assessor Haynes reported his office would be back in front of the Commission in June or July with the certified tax rate from the state.

22:45

In response to Commissioner Fields' question, Assessor Haynes gave detailed information on how to interpret the reappraisal plan.

**COMMITTEE OF THE WHOLE – RESOLUTION NO. 317-24**

26:11

Administrator of Public Works and County Engineer Todd Leamon spoke regarding this item, which approves the Phase II Stormwater Permit Notice of Intent (NOI) for the Hamilton County Water Quality Program, and authorizes the County Mayor to sign and execute all required documents necessary for the permit. He stated Hamilton County is required to file a Notice of Intent for coverage under the Tennessee Department of Environment and Conservation (TDEC) Phase II Municipal Separate

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Storm Sewer Systems (MS4) General Permit. He added the permit is reissued approximately every five years and this Resolution serves as the notice to comply as well as an implementation schedule.

In response to Commissioner Boyd's question, Mr. Leamon stated that the County complies with the minimum requirements of the permit.

**COMMITTEE OF THE WHOLE – RESOLUTION NO. 317-25**

28:09

Administrator of Public Works and County Engineer Todd Leamon spoke regarding this item, which approves the Interlocal agreement between Hamilton County, Tennessee and the cities of Collegedale, East Ridge, Lakesite, Lookout Mountain, Red Bank, Ridgeside, Soddy-Daisy, and Walden Tennessee. It was noted that all listed cities are chartered municipalities of the State of Tennessee pertaining to the Phase II Stormwater Pollution Program. He stated this Resolution adds Walden to Hamilton County's program area.

There were no questions from Commissioners.

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**COMMITTEE OF THE WHOLE – RESOLUTION NO. 317-26**

29:53 Mike Mallen, Attorney with Miller and Martin, provided details pertaining to certain findings surrounding the Flats at Fifty-Eight, L.P. project. He stated the project will provide workforce housing through the acquisition, construction, equipping and furnishing of an 120-unit apartment complex located at 5921 Highway 58. It also delegates certain authority to the Health, Educational and Housing Facility Board of the City of Chattanooga, and authorizes the County Mayor, Assessor of Property, and Trustee to enter into and execute an agreement for payments in lieu of ad valorem taxes (PILOT). It was noted the Chattanooga City Council and the Health, Educational and Housing Facility Board have approved the project.

Mr. Mallen introduced Alex Trent with Trent Development Group in Nashville, who gave a presentation regarding the project. Mr. Trent reported the complex will have a clubhouse, gym, learning center, saltwater pool, and energy star appliances and light fixtures, and energy efficient windows. He stated the complex will be family oriented with one, two and three bedroom units from 870 to 1,240 square feet with rent ranging from \$595 to \$835 per month. Mr. Trent noted he is currently working to have a CARTA bus stop located within close proximity of the complex.

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Mr. Trent provided several market area statistics as well as cost-benefit analysis information. He reported the PILOT has a 15-year property tax abatement period with 100% of the school portion of property taxes paid. After completion of the project and during the property tax abatement period (2019-2033) 100% of the units will be set aside for households whose income is no greater than 60% of the area median income. A copy of the presentation was filed in the Clerk's office.

41:45 Commissioner Boyd questioned if the area of the proposed development was economically depressed or if the land was a brownfield. He also questioned if there were jobs within walking distance of the development, and if the complex would comply with Section 8 housing guidelines. Mr. Mallen responded to Commissioner Boyd's comments and stated many residents in the Highway 58 community are overburdened by rent. He added reducing rent combined with living in close proximity to employers would improve their quality of life. Commissioner Boyd acknowledged the development's close proximity to Volkswagen, Gestamp, Amazon, and noted it could influence another developer to provide rental units at full market rate.

In response to Commissioner Fields' question, Mr. Mallen confirmed the PILOT falls within the parameters of the statute.

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In response to Commissioner Fairbanks question, Mr. Mallen stated a copy of the presentation would be provided to Commissioners via email.

51:23 Commissioner Graham thanked Mr. Mallen and Mr. Trent for their willingness to develop in Hamilton County, and for bringing the project before the Commission.

53:06 Commissioner Beck asked Mr. Mallen to follow up on his earlier comments. Mr. Mallen stated that currently no other developer has shown interest in the vacant property he referred to as a former barrow pit. He explained because of the taxation on the value of the land, buildings, and the value of the tax credits, it would be difficult for the property to be developed without abatement. It was noted the school system will benefit from the PILOT agreement immediately.

In response to Commissioner Martin's question, Mr. Trent stated the company relied on a third party for the market analysis. He also stated there are 1,300 renter households in the market area, with 1,250 currently occupied. It was noted no economic study was performed. Commissioner Martin thanked Mr. Mallen and Mr. Trent for bringing this project before the Commission. The Commission will be voting on the Resolution next week.

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Commissioner Smedley, Chairman of the Zoning Committee, stated the Zoning Committee would meet in the Commission conference room immediately following the Agenda Session.

Commissioner Boyd, Chairman of the Finance Committee, stated the Finance Committee would meet in the Commission Room immediately following the Agenda Session.

**ANNOUNCEMENTS**

Chairman Bankston asked for announcements from members of the Commission.

1:00:52 Commissioner Mackey announced an Education Forum will take place Monday at 6:00 pm at Orchard Knob Missionary Baptist Church. It was noted that several educational organizations in the community including Superintendent of Schools Kirk Kelly and leaders in the 2.0 project will be present. He encouraged everyone to attend. He invited members of the Commission to attend.

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1:02:26            Commissioner Graham thanked those who got out and voted in the City of Chattanooga election yesterday. He also thanked the candidates for their willingness to serve their communities.

1:03:48            Commissioner Smedley congratulated the East Hamilton Hurricanes basketball team on making it to the state tournament in their division. She reminded Commissioners of the joint Commission-Board of Education meeting scheduled at the Department of Education for Tuesday the 14<sup>th</sup> at 6:00 pm. She thanked those who attended the Education Committee meeting this morning prior to the Commission meeting.

1:04:41            Commissioner Fairbanks spoke about the Guns & Hoses Battle of the Badges boxing match that took place on Saturday, March 4<sup>th</sup> at the Maclellan Gym. Geno Bennett with the Sheriff's Department and School Board member Joe Smith hosted the event to raise money for the Forgotten Child Fund and the Y-Cap Boxing Club.

**DELEGATIONS**

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

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Being no further business, Chairman Bankston declared the meeting adjourned until Wednesday, March 15<sup>th</sup> at 9:30 AM.

Respectfully submitted:



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William F. (Bill) Knowles, County Clerk

Approved:

04-05-17  
Date

W.F.K  
Clerk's Initials