

**HAMILTON COUNTY COMMISSION
AGENDA PREPARATION SESSION
MARCH 13, 2019**

STATE OF TENNESSEE) Agenda Preparation Session
COUNTY OF HAMILTON) March 13, 2019

BE IT REMEMBERED, that on this 13th day of March, 2019, 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:--

0:12

Present and presiding was the Honorable Sabrena Smedley, Chairman. County Clerk Bill Knowles called the roll of the County Commission and the following, constituting a quorum, answered to their names: Commissioner Baker, Commissioner Bankston, Commissioner Boyd, Commissioner Fairbanks, Commissioner Geter, Commissioner Martin, Commissioner Sharpe, and Chairman Smedley. Commissioner Mackey arrived after the roll call. 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 Smedley indicated the upcoming agenda items would be considered as follows:

- The Trustee's Monthly and Excess Fee Reports for February 2018 would be submitted for the record.
- Resolution No. 319-9 was the usual County Clerk item regarding notaries, etc. This required no committee assignment.
- Resolution Nos. 319-18 through 319-21 were assigned to the Finance Committee, chaired by Commissioner Fairbanks.
- Resolution Nos. 319-22 and 319-23 were assigned to the Zoning Committee, chaired by Commissioner Bankston.
- Resolution Nos. 319-10 through 319-17, and 319-24 were heard by a Committee of the Whole.

1:02

COMMITTEE OF THE WHOLE – RESOLUTION NO. 319-10

Mayor Coppinger spoke regarding this item, which confirms the appointment of Sandra Ellis as Administrator of the Human Resources Department. He noted that Ms. Ellis has served as Director of Human Resources for over five years and will be filling the vacancy created by the resignation of current Administrator Alecia Poe, effective April 2nd. A copy of her resume is attached to the resolution.

There were no questions from Commissioners.

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1:47 **COMMITTEE OF THE WHOLE – RESOLUTION NO. 319-11**

Mayor Coppinger spoke regarding this item, which confirms the appointment of Christina Cooper as Director of Human Resources, effective April 2nd. He stated Ms. Cooper has served as Director of the Child Support Division in the Juvenile Court Clerk's Office for the past 8 years. He noted Juvenile Court Clerk Gary Behler was present at today's meeting. A copy of her resume is attached to the resolution.

There were no questions from Commissioners.

3:01 **COMMITTEE OF THE WHOLE – RESOLUTION NO. 319-12**

Sam Mairs, Juvenile Court Administrator, spoke regarding this item, which authorizes the County Mayor to sign a contract amendment (amendment 3) between the State of Tennessee Department of Human Services and the Hamilton County Juvenile Court Title IV-D Child Support Division.

In response to Commissioner Boyd's question, Mr. Mairs stated the grant is renewed every three years and he does not anticipate any changes to the terms of the grant.

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4:34

COMMITTEE OF THE WHOLE – RESOLUTION NO. 319-14

Mayor Coppinger spoke regarding this item, which approves the entering into of an amended and restated agreement for payments in lieu of ad valorem taxes (PILOT) between Gestamp Chattanooga, LLC, the Industrial Development Board (Board), the City of Chattanooga (City), and Hamilton County (County). Additionally, this Resolution approves the entering into of an amendment to the related PILOT agreement between Gestamp Chattanooga II, LLC, the Board, the City, and the County and authorizes the Board and County Mayor to enter into and execute said documents. Mayor Coppinger asked Director of Existing Business Development with the Chattanooga Chamber of Commerce Steve Hiatt to come forward to present details on the project.

6:52

Mr. Hiatt spoke regarding the Gestamp Chattanooga, LLC expansion project within Hamilton County wherein Gestamp will expend an additional \$48 million in its facility and create at least 150 additional full time jobs by 2023. The proposed amendment provides for an additional three-year term of in lieu payments to the City and County. Mr. Hiatt spoke about Gestamp's growth, which has included multiple expansions within Hamilton County. He noted the Chattanooga plant is in competition with plants in Alabama and Georgia for the expansion as Gestamp corporate offices have not yet selected the location.

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In response to Chairman Smedley's question, Mr. Hiatt reported the Gestamp plant in Alabama is operating with a PILOT agreement.

9:25

At this time, Mr. Hiatt introduced Gestamp Plant Director Corey Jahn to speak about Gestamp's commitment to the community and the school system. Mr. Jahn stated Gestamp is proud to member of the Hamilton County community and provided information regarding plant operations. He spoke about a number of apprenticeship programs and a high school created by Gestamp that has been successful in helping students who may be at risk of not obtaining a high school diploma. It was noted nine graduates were hired as full time Gestamp employees and are currently enrolled in a machine operator apprentice program. Mr. Jahn reported ten graduates from the high school went on to college or trade school and three entered the military. He added approximately 10% of the Gestamp workforce has participated in one of the apprenticeship programs.

Several Commissioners voiced their support for this project and thanked Mr. Hiatt and Mr. Jahn for their commitment to Hamilton County.

In response to Commissioner Mackey's question, Mr. Hiatt confirmed this would be Gestamp's third expansion in the community.

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15:46

In response to Commissioner Fairbanks' question, Mr. Hiatt stated a private firm conducted a cost-benefit analysis and determined the benefit to cost ratio to be \$3.82 for every \$1.00 spent.

Commissioner Boyd expressed his support for Gestamp and the jobs they bring to Hamilton County.

20:36

Commissioner Sharpe spoke about visiting Gestamp during Governor Bill Lee's visit and stated he was impressed with the apprenticeship programs. In response to Commissioner Sharpe's question, Mr. Jahn stated Gestamp has invested in the Department of Education's Future Ready program by donating a robot and instructor training and plans to continue to invest. He added Gestamp benefits greatly from their investment in local education.

In response to Commissioner Sharpe's question, Mr. Hiatt reported the average annual wage for the 150 new jobs would be \$47,318.00 plus benefits. He added the PILOT agreement would not be executed if the contract were not awarded to the Chattanooga plant.

Commissioner Martin requested a copy of the Gestamp cost-benefit analysis. A copy was filed in the Clerk's Office.

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In response to Commissioner Martin's question, Mr. Jahn reported the Gestamp high school is a Hamilton County Department of Education program. He added the high school provides the Machine Operator Apprenticeship Program and meets all Department of Labor standards.

In response to Commissioner Baker's question, Mr. Jahn stated Gestamp has offered to participate in state education programs and committees.

29:54

Mayor Coppinger spoke highly of Gestamp and Mr. Jahn. He spoke about the work involved in developing an apprenticeship program and the impact it has on youth in the community. He also thanked Gestamp for hosting Governor Bill Lee.

31:45

COMMITTEE OF THE WHOLE – RESOLUTION NO. 319-13

Development Director Dan Saieed spoke regarding this item, which authorizes the County Mayor to submit a Fasttrack Economic Development Fund grant application to the Tennessee Department of Economic and Community Development on behalf of Gestamp Chattanooga, LLC in an amount not to exceed \$750,000.00. The grant would provide building expansion, machinery, and equipment at Gestamp's Hickory Valley site located at 3063 Hickory Valley Road. He noted there was no county match.

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There were no questions from Commissioners.

32:51 **COMMITTEE OF THE WHOLE – RESOLUTION NO. 319-15**

Director of General Services Lee Norris spoke regarding this Resolution, which would permit the possession and consumption of alcoholic beverages during private catered events inside the pavilion at Chester Frost Park and the Business Development Center (BDC) as owned by Hamilton County. He explained members of the Chattanooga Chamber of Commerce recently requested to be able to serve beer and wine at certain business events at the BDC, and after discussions with county leadership it was determined that something similar could be done for events at the Chester Frost Park pavilion through a permitting process.

In response to Chairman Smedley's question, Mr. Norris confirmed this Resolution would only allow for beer and wine to be served at the two specific locations. He added those serving alcohol are required by law to monitor underage drinking and overserving.

35:00 In response to Commissioner Fairbanks' question, Attorney Taylor stated the county could potentially be held liable anytime accidents occur on county owned property.

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Scottie Summerlin, Communications Consultant for the Chattanooga Chamber of Commerce, read a statement of behalf of Charles Wood, Vice President of Economic Development for the Chattanooga Chamber of Commerce, who could not be present at today's meeting. The statement explained how the inability to serve beer and wine at certain events has proven to be a competitive disadvantage as it has limited their ability to host evening receptions for the entrepreneurial community and recruit new clients to the BDC. She stated there would be approximately four to six events per year and a private caterer with liquor liability coverage would be hired for all events.

37:00

In response to Commissioner Baker's question, Mr. Norris stated a provision to rent the pavilion with alcohol would be an option in the rental agreement, which would require at least 30-day's notice in order to go before the beer board. The agreement would only allow beer and wine and would require that it be kept inside the pavilion; extra security may be required depending on the type of event.

In response to Commissioner Fairbanks' question, Attorney Taylor stated this would be the first time alcoholic beverages have been allowed at a county owned facility. He added state legislation allows alcohol at events at the Convention Center and Bessie Smith Hall.

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44:38 In response to Commissioner Geter's question, Mr. Norris stated security options would be determined based on the size of events. He added an off duty Sheriff's deputy would be assigned to the event if necessary. Commissioner Geter commended Mr. Norris for presenting this information in an organized manner.

47:40 At Commissioner Baker's request, Chief Deputy Sheriff Austin Garrett commented on the procedure. He stated it mirrors what the City of Chattanooga has successfully implemented for many years. Commissioner Baker thanked Mr. Garrett for his comments.

Commissioner Sharpe echoed Chief Deputy Garrett's comments and reiterated the procedure works well for the City of Chattanooga.

51:41 **COMMITTEE OF THE WHOLE – RESOLUTION NO. 319-16**

Administrator of Public Works and County Engineer Todd Leamon spoke regarding this item, which authorizes the County Mayor to enter into and execute a license agreement with the State of Tennessee and the City of Chattanooga for a ten-year renewable license at no cost to use and maintain a multi-use path underneath the C.B. Robinson Bridge. He explained this is a ten-year extension to an existing

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agreement for the use and maintenance of the portion of the Riverwalk that passes under the bridge.

There were no questions from Commissioners.

52:46

COMMITTEE OF THE WHOLE – RESOLUTION NO. 319-17

Chief Deputy Sheriff Austin Garrett spoke regarding this item, which authorizes the Sheriff's Office to purchase used vehicles from the State of Tennessee Surplus to be used for training aids for precision intervention training (PIT). The number of purchased vehicles is to be determined not to exceed \$25,000 in already budgeted funds for fiscal year 2019.

There were no questions from Commissioners.

55:04

COMMITTEE OF THE WHOLE – RESOLUTION NO. 319-24

Mayor Coppinger spoke regarding this item, which confirms the reappointment of Hicks Armor to the Carter Street Corporation Board of Directors for a term ending March 20, 2023.

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There were no questions from Commissioners.

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

Commissioner Bankston, Chairman of the Zoning Committee, stated the Zoning Committee will meet in the Commission Conference Room immediately following the Agenda Session.

ANNOUNCEMENTS

Chairman Smedley asked for announcements from members of the Commission.

56:11 Commissioner Martin announced the Hixson High School track dedication will take place tomorrow at 3:00 PM. He invited Commissioners to attend the dedication.

56:44 Commissioner Mackey spoke about the resignation of Administrator of Human Resources Alecia Poe effective April 1st and thanked for her years of service.

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57:06

Commissioner Geter announced Orchard Knob Elementary School will be hosting its annual Community Health Fair on Saturday March 16th from 10:00 AM to 3:00 PM. She noted more than 75 vendors will be there and thanked school administrators, staff, and sponsors for making this event happen for the second year.

59:26

Attorney Taylor called for a legal meeting in the Mayor's Conference Room following today's committee meetings.

59:51

Chairman Smedley read an email from City Councilman Chip Henderson inviting Commissioners to a public meeting next Tuesday, March 19th at 3:00 PM in the City Council Chambers located at 1000 Lindsay Street Chattanooga, TN 37402. The purpose of the meeting is to discuss sewer capacity at Moccasin Bend and the Water and Wastewater Treatment Authority (WWTA).

1:01:10

DELEGATIONS

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

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

The next regularly scheduled meeting will be Wednesday, March 20th at 9:30 AM.

Respectfully submitted:



William F. (Bill) Knowles, County Clerk

Approved:

04-03-19
Date



Clerk's Initials