

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

**STATE OF TENNESSEE                    )**                    Agenda Preparation Session  
**COUNTY OF HAMILTON                )**                    November 8, 2017

**BE IT REMEMBERED**, that on this 8<sup>th</sup> day of November, 2017, 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:--

0:10                    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:

- A Report of Investment Activity for the quarter ending September 30, 2017 would be submitted as a matter of record.
- Fee Office reports for the quarter ending September 30, 2017 would be submitted for the record.
- The Juvenile Court Clerk's reports for June, July, and August 2017 would be submitted for the record.
- Resolution No. 1117-18 was the usual County Clerk item regarding notaries, etc. This required no committee assignment.
- Resolution Nos. 1117-28A and 1117-28B were assigned to the Zoning Committee, chaired by Commissioner Bankston.
- Resolution Nos. 1117-29 and 1117-30 were assigned to the Finance Committee, chaired by Commissioner Smedley.
- Resolution Nos. 1117-19 through 1117-27 were heard by a Committee of the Whole.

0:33

## PRESENTATION – KENNETH SIMPSON – OUTSTANDING COMMUNITY SERVANT

### AWARD

Commissioner Mackey invited Kenneth Simpson and his wife, L'Tonya, along with several community members to the podium. Commissioner Mackey stated for more than 30 years Mr. Simpson has served the community in many capacities as President of Howard High School PTSA, Vice President of Chattanooga Youth Football, and President of the Howard High School Alumni Association. He has also served as Department Coordinator of Chattanooga Parks and Recreation, Founder of Reach One

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Youth Outreach Services, and was most recently named Executive Director of Front Porch Alliance. It was noted Mr. Simpson was also a member of the Tennessee Commission on Children and Youth and the Commission of Urban Youth Baseball League. Commissioner Mackey commended Mr. Simpson for his outstanding work ethic and for the impact his work has left on the community. He asked that all nine Commissioners sign the Outstanding Community Servant award before it is presented to Mr. Simpson.

4:07

Commissioner Beck expressed pride in seeing the accomplishments of Mr. Simpson and his dedication to helping inner city youth in the Chattanooga community. He congratulated Mr. Simpson on his new position with Front Porch Alliance.

David Crutcher spoke on behalf of those present in support of Mr. Simpson. He acknowledged and commended Mr. Simpson's hard work and outstanding public service. Gerald Perry added as a former co-worker of Mr. Simpson's with the City of Chattanooga Parks and Recreation Department he was able to see firsthand the impact of Mr. Simpson's work.

10:16

Mr. Simpson thanked Commissioners for the honor and acknowledged his wife of 20 years L'Tonya. He spoke about providing uniforms and inviting youth into his home during his time as a coach. Mr. Simpson emphasized his passion for empowering

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communities to help reduce poverty and asked for continued support in his new position.

Commissioner Boyd and Chairman Fairbanks thanked Commissioner Mackey and Commissioner Beck for honoring Mr. Simpson and spoke highly about his work in the community. At this time a round of applause was given for Mr. Simpson. He shook hands with members of the Commission, Attorney Taylor, and Mayor Coppinger.

17:24

Chairman Fairbanks recognized several representatives from the City of Soddy Daisy who were present at today's meeting including Commissioner Rick Nunley, Commissioner Max Lowe, Commissioner Geno Shipley, and Steve Slater. He also recognized Soddy Daisy High School Principal Steve Henry and thanked each of them for attending.

Chairman Fairbanks asked that Resolution No. 1117-27 be moved to the front of the agenda.

**COMMITTEE OF THE WHOLE – RESOLUTION NO. 1117-27**

18:50

Steve Hiatt, Director of Existing Business Development with the Chattanooga Chamber of Commerce, spoke regarding this item, which makes certain findings

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relating to M&M Industries, Inc. It also delegates certain authority to the Industrial Development Board of Hamilton County, and authorizes the County Mayor, County Assessor, and County Trustee to enter into and execute an agreement for payments in lieu of ad valorem taxes (PILOT).

Mr. Hiatt presented information on M&M Industries, Inc., a Chattanooga based plastic pail manufacturer owned and operated by Glenn Morris, who was present to answer any questions. It was noted Bettina Johnson, CFO at M&M Industries, Inc. and Louann Smith, Attorney with Baker Donelson, were also present. Mr. Hiatt explained M&M Industries, Inc. plans to invest \$42.7 million to expand its current manufacturing plant in Chattanooga by purchasing and renovating a building located at 1435 East 14<sup>th</sup> Street (formerly a Millennium Packaging facility). The expansion would create 110 new full time jobs for the area with an average hourly wage of at least \$17.92. Mr. Hiatt stated the tax abatement period would be for seven years in which the County would continue to receive property taxes assessed at the current value of the existing East 14<sup>th</sup> Street facility. He added 100% of the school portion of property taxes would be paid throughout the length of the agreement. A copy of the presentation was filed in the Clerk's Office.

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27:41

In response to Chairman Fairbanks question, Mr. Hiatt confirmed the school portion of property taxes would amount to \$731,151 over the seven-year term of the PILOT agreement.

In response to Commissioner Mackey's question, Mr. Hiatt stated the agreement did contain clawback provisions and certain required performance metrics.

Commissioner Graham voiced his support for the project. In response to Commissioner Graham's question, Mr. Hiatt reported the company expects to invest approximately \$1.2 million in real property and \$15.3 million in new machinery in Lookout Valley.

31:11

Commissioner Boyd also voiced support for the project. He thanked Mr. Morris for his commitment to Chattanooga and Hamilton County.

Mayor Coppinger commended Mr. Hiatt for his work on this project, and thanked Mr. Morris for choosing to invest in Hamilton County. He acknowledged Attorney Smith, who will be retiring after her work on the M&M Industries project.

Chairman Fairbanks thanked Mr. Hiatt, Mr. Morris, and Attorney Smith and stated they were not required to attend next week's meeting.

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35:59 **COMMITTEE OF THE WHOLE – RESOLUTION NO. 1117-25**

Mayor Coppinger spoke regarding this item, which accepts the recommendations of the Hamilton County Board of Education as to certain educational facilities, and designating those facilities approved for construction, renovation, and/or addition as funding shall be appropriated by the county legislative body. He noted his office has worked closely with the Finance Department in order to find a funding mechanism that would not put any additional burden on the taxpayers.

37:10 Administrator of Finance Al Kiser explained the \$100 million that became available for schools when the decision was made to exceed the certified tax rate (*Resolution No. 917-12*) will be combined with an additional \$10 million in bond funding. He added the Board of Education will reimburse the County for the debt service on the \$10 million. An Interlocal agreement will be presented before the bond is issued in the spring.

Mayor Coppinger clarified this resolution is an introduction and additional approval from the Commission will be required as the projects outlined progress.

39:38 Superintendent of Schools Dr. Bryan Johnson spoke at length about the significant deferred maintenance and growth needs in schools across Hamilton County.

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He stated a list of priorities was distributed in February based on needs and wants established through community meetings and surveys. He noted once the additional funding was approved, the proposed building plan was established and approved by the Board of Education at their October 29, 2017 meeting. He outlined the specifics of the building plan, which includes:

- new Harrison Elementary School
- new East Hamilton Middle School
- Tyner High School and Tyner Middle School addition and renovation for a new CSLA
- new Howard High School stadium and track
- new Lookout Valley Elementary multipurpose room
- Howard Middle School renovation
- new Lookout Valley High field house and tennis court renovation
- Central High School track improvement
- CCA heating and air conditioning replacement
- Soddy Daisy High School track improvement
- Snow Hill Elementary addition
- new Normal Park elevator
- Brainerd High School track improvement
- Hixson High School track improvement and tennis court renovation

Justin Witt, Director of Maintenance and Operations for the Department of Education, provided additional details on each specific project listed in the building plan.

52:56 Commissioner Smedley thanked Dr. Johnson for his insight and leadership in developing this plan, and for working closely with Mayor Coppinger and his staff. She emphasized the importance of using underutilized space before building new schools. She also thanked the Regional Planning Agency for their help in predicting growth in



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District 7. In response to Commissioner Smedley’s question, Mr. Witt reported upon approval of this Resolution, selection for an architect could begin to start the design process. He noted the projected timeframe for completion of the East Hamilton Middle School is August 2020.

56:56 Commissioner Boyd expressed his approval of the building plan. He thanked Dr. Johnson and Mr. Witt for their work in developing the plan.

In response to Commissioner Boyd’s question, Dr. Johnson stated the six big projects have a projected completion date between August 2019 and August 2021. He provided approximate budget numbers for those projects, which includes \$29 million for Harrison Elementary School, \$40 to \$45 million for East Hamilton Middle School, \$27 to \$28 million for Tyner Middle and High School, and CSLA,. He stated roughly \$5 million in athletic and ADA renovations and upgrades, \$3 million for Howard Middle School, and \$5 million for the stadium at Howard High School is also budgeted.

1:02:41 Commissioner Martin thanked Dr. Johnson and Mr. Witt for their presentation. In response to Commissioner Martin’s question, Dr. Johnson stated the heating and air conditioning unit at CCA is projected to cost \$4 million. He noted the project list does not include purchase of new property.

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In response to Commissioner Martin's question, Dr. Johnson stated there is significant operational and maintenance savings by renovating currently owned buildings. Mr. Witt stated he would send those exact numbers to Commissioner Martin.

Commissioner Beck asked that any information requested by individual Commissioners be sent to the Chairman so that it may be distributed to each Commissioner.

1:09:52

Commissioner Graham thanked Dr. Johnson for his leadership and for working closely with Mayor Copping and Commissioners. He applauded fellow Commissioners for choosing to exceed the certified tax rate to provide this additional funding.

Dr. Johnson noted Dr. Lee McDade, Assistant Superintendent of Schools, and Christie Jordan, Director of Accounting and Budgeting for the Department of Education, have also been instrumental in developing the building plan.

Commissioner Bankston thanked Dr. Johnson and Mr. Witt for their presentation and hard work on this project. Commissioner Mackey thanked Mayor Copping for his leadership.

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1:14:08 Mayor Coppinger commended Dr. Johnson and his staff for the time they put into to allowing for public input while developing the building plan. In response to Mayor Coppinger's question, Dr. Johnson stated a minimum of nine community meetings were held and 2500 survey responses were collected. Mayor Coppinger applauded Commissioners for choosing to exceed the certified tax rate to address the needs in schools.

Chairman Fairbanks thanked Dr. Johnson and Mr. Witt for their presentation and stated they were not required to attend next week's meeting.

1:24:11 **COMMITTEE OF THE WHOLE – RESOLUTION NO. 1117-19**

This Resolution appoints Chairman Randy Fairbanks, Commissioner Warren Mackey, and Commissioner Jim Fields to the Hamilton County Audit Committee, for a term ending November 15, 2018.

There were no questions from Commissioners.

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1:24:29 **COMMITTEE OF THE WHOLE – RESOLUTION NO. 1117-20**

This Resolution reappoints Bruce O’Neal and John K. “Bucky” McCulley to the Sheriff’s Civil Service Advisory Board for three-year terms beginning November 15, 2017 and ending November 15, 2020.

There were no questions from Commissioners.

1:24:54 **COMMITTEE OF THE WHOLE – RESOLUTION NO. 1117-21**

Commissioner Fields spoke regarding this item, which approves the expenditure of \$7,869.00 from general fund travel discretionary monies, as allotted to District 2, to assist the Signal Mountain Police Department with the expansion of their digital records management system. He noted initial approval to assist with the purchase of their digital records management system was given on May 3, 2017 (*Resolution No. 517-4*).

There were no questions from Commissioners.

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1:25:46 **COMMITTEE OF THE WHOLE – RESOLUTION NO. 1117-22**

Director of Administration for the Sheriff's Office Don Gorman spoke regarding this item, which approves the purchase of 200 Protech medical pouches, 200 Protech utility pouches, and 200 Protech M4 magazine pouches amounting to \$27,174.00 from GT Distributor of Georgia, Inc. He noted the pouches are attachments for the bulletproof vests the Commission approved on June 7, 2017 (*Resolution No. 617-3*).

There were no questions from Commissioners.

1:26:46 **COMMITTEE OF THE WHOLE – RESOLUTION NO. 1117-23**

Director of Administration for the Sheriff's Office Don Gorman spoke regarding this item, which approves the purchase of four vehicles from Ford of Murfreesboro, from the state contract, for the Hamilton County Sheriff's Office. He stated these will replace three high mileage vehicles, and one wrecked vehicle.

In response to Commissioner Graham's question, Mr. Gorman stated all four vehicles are 2018 Ford Escape SUVs, and will be used for civil process.

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1:27:57

**COMMITTEE OF THE WHOLE – RESOLUTION NO. 1117-24**

Director of General Services Lee Norris spoke regarding this item, which authorizes the County Mayor to enter into a contract between the State of Tennessee, Department of Military, Tennessee Emergency Management Agency (TEMA), and Hamilton County in the amount of \$150,500.00. He stated this is an annual grant from TEMA to assist in funding the Emergency Services Division, and requires a 50% county match.

There were no questions from Commissioners.

1:28:34

**COMMITTEE OF THE WHOLE – RESOLUTION NO. 1117-26**

County Attorney Rheubin Taylor spoke regarding this item, which approves Hamilton County to enter into an Attorney Employment Contract Contingent Fee Agreement. It also allows Hamilton County (among other counties and municipalities) to be a potential plaintiff in a potential class action lawsuit against various manufacturers, distributors, and others who have attributed to the opioid epidemic as experienced within Hamilton County and beyond. He noted this Resolution authorizes the firms listed in the agreement to investigate and possibly pursue litigation regarding the matter.

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In response to Commissioner Fields' question, Attorney Taylor stated the firms in the agreement would seek reimbursement from the County should they incur any cost during representation. He confirmed Hamilton County would benefit from the class action lawsuit, being the plaintiff or not, if they are part of the class.

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

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

**ANNOUNCEMENTS**

1:32:55 Commissioner Graham spoke about the celebration honoring veterans in Lookout Valley last Thursday and thanked those that attended. He reminded everyone about the Veteran's Day program on Saturday November 11<sup>th</sup> at 11:00 AM at the Chattanooga National Cemetery.

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Commissioner Graham extended his thoughts and prayers to the families and victims of the shooting at the First Baptist Church of Sutherland Springs in Texas.

1:34:26            Commissioner Martin invited everyone to attend the Hixson Kiwanis fundraiser on Sunday, November 12<sup>th</sup>. He noted the funds raised will be used for Hixson High School scholarships.

1:34:55            Commissioner Bankston invited everyone to the Veteran's Day celebration at Veteran's Park in Collegedale on Saturday, November 11<sup>th</sup> at 3:00 PM.

1:35:10            Chairman Fairbanks spoke about the Veteran's Day program at Soddy Daisy High School on Tuesday night. He thanked those who attended and encouraged everyone to participate in the Veteran's Day events this weekend.



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1:35:39

**DELEGATIONS**

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

Being no further business, Chairman Fairbanks declared the meeting adjourned. The next regularly scheduled meeting will be Wednesday, November 15<sup>th</sup> at 9:30 AM.

Respectfully submitted:



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William F. (Bill) Knowles, County Clerk

Approved:

12-06-17  
Date

W.F.K  
Clerk's Initials