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From: Crownover Shirley
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Subject: 9/2/97

ECONOMIC DEVELOPMENT COMMITTEE & PUBLIC WORKS COMMITTEE
September 2, 1997
4:00 P.M.

A joint meeting of the Economic Development Committee and Public Works Committee was called to order by Councilman Crockett, Chairman, with Councilpersons Hurley, Hakeem, Lively, and Rutherford being present. City Attorney Randy Nelson, Management Analyst Randy Burns, and Shirley Crownover, Assistant Clerk to the Council, were also present.

Others present included Mayor Kinsey, Adm. Marcellis, and Bunky Wright.

PINNACLE PROPERTIES TRACT--SEWERS

Chairman Crockett called the meeting to order, stating that the purpose of the meeting was to look at an opportunity on some industrially-zoned property zoned M-1 now and immediately adjacent to Dupont property on Dupont Parkway. He stated that Mayor Kinsey had been working with Mr. Todd Cooper on this, and this was an opportunity to use 28 acres already zoned; that this was an area where some sewerage had been done, but this tract had not gotten sewers. He called on Mayor Kinsey.

Mayor Kinsey introduced Todd Cooper of Pinnacle Properties, stating that Mr. Cooper had been able to purchase from Dupont 25 acres zoned M-1, and it was ideal. He mentioned that RiverValley was always having trouble finding property zoned for manufacturing and this land was perfect as it was already zoned and there are no neighborhood complaints. He stated there was one problem and that was no sewers; that the total cost would be around \$150,000, and it did not make sense to take this money out of the Sewer Fund; that Mr. Cooper was willing to pay \$50,000 of this if the City would put up \$100,000. Mayor Kinsey stated that this was an ideal use of Economic Development funds, and this is the kind of place where the money should be going. He stated this was a real win-win situation for the City.

Mr. Todd Cooper spoke next, giving a brief overview. He stated that he was the owner of Pinnacle Properties--that he had some projects in the Soddy-Daisy Industrial Park. He noted that M-1 property in Hamilton County is tough to find; that sewers were a problem here, but the location was great; that there was no residential property around this; that it was surrounded by a Railroad Bridge, TVA, the River, and Dupont; that it was good to get away from a neighborhood situation. He noted the easy access and good central location, stating that this was located on level land and the Railroad had given him access, which was a good plus for large companies. He stated he was attempting to create a place to bring companies into Chattanooga, and there were not a lot of sites; that this was close to HW 153 for access and stated that the Plan that he had with him could be tailored to fit the needs of any company coming in. He ended by saying this would be a joint effort of all of us, creating new jobs and new resources.

Councilwoman Hurley questioned if traffic would go to HW 153 and not down Hixson Pike. Mr. Cooper responded HW 153 off the access or Dupont Parkway.

Councilwoman Rutherford asked how many acres and was told 25.

Councilman Hakeem noted that he remembered traffic on Access Rd. going fast-coming from Dupont going toward the Dam. He questioned if a traffic signal or a sign saying "Slow Down" would be necessary. Adm. Marcellis responded that if only around 150 people would be involved that there would be no need; that if it were much larger then it would be a necessity. He stated this was our site for sand and salt for all of the Hixson area, and we had never had any problem getting in or out.

On motion of Councilman Lively, seconded by Councilwoman Rutherford, this will be recommended to the full Council.

Chairman Crockett asked if this could be on tonight's agenda. Attorney Nelson indicated that it could if he could get another detail or two.

Mayor Kinsey indicated that the cost of \$150,000 might be high. Mr. Cooper indicated that even if it were lower, they would still be committed to paying \$50,000. Mayor Kinsey stated we would be providing sewers and getting \$50,000 from Mr. Cooper.

On motion of Councilwoman Rutherford, seconded by Councilman Lively, this will be on tonight's agenda.

PUBLIC WORKS COMMITTEE

In the absence of Chairman Eaves, Councilman Lively and Councilman Crockett chaired this portion of the meeting.

Councilman Lively called on Adm. Marcellis to go over agenda items.

AGENDA ITEMS FOR SEPTEMBER 2, 1997

Adm. Marcellis noted that there were four resolutions on tonight's agenda. He began with Resolution (c) authorizing the acceptance of a proposal from Consolidated Technologies, Inc. to perform certain services relative to the support facilities at Birchwood Landfill for a consideration of \$59,800. Adm. Marcellis explained that this was for surveys and road work for the landfill and also the design of buildings.

Resolution (d) authorized an Agreement with the State of Tennessee, Division of Solid Waste Management, relative to the Closure/Post Closure Plan for the Birchwood Landfill for an amount of \$9,925,070. Adm. Marcellis explained that this was to assure the State of Tennessee that when we close the Landfill we will have \$9,925,070 available for closure and post-closure; that we planned to open up Birchwood in 2003 and would need around \$4,000,000 to close it; that we had to set aside the money to cover the closure. Adm. Marcellis explained that we would pay this out of the General Fund as we need it over the next 30 years; that this just tells the State of Tennessee we will construct and close the landfill and take care of it over the next 30 years; that this financial assurance has to be in the State's hands.

Councilman Lively asked about County involvement. Mr. Wright responded that the County has liability for two areas that they operate.

Resolution (e) authorized a Change Order No. 2 for the widening of Gunbarrel Road North with East Tennessee Grading, Inc. increasing the contract amount by \$62,649.77 for a revised contract amount of \$443,223.85. Adm. Marcellis explained this was as result of moving the roadway over and lengthening the road. He stated this was still financially the right decision to make.

Resolution (f) authorized Chattanooga Housing Authority to use temporarily a portion of the City's right-of-way at West 37th St. situated wholly inside Spencer J. McCallie Homes between Chandler Place and Kirkland Avenue for the purpose of redesigning the area with special emphasis on crime prevention. Adm. Marcellis explained you would still be able to get in.

Councilwoman Hurley inquired as to how the Neighborhood Association felt about this. Adm. Marcellis responded that the only comments he had were from the Fire and Police; that he did not know what the Tenant's Association had to say; that we could give Mark Rudisill a call about this.

On motion of Councilwoman Rutherford, seconded by Councilman Lively, the above items will be recommended to the full Council.

AGENDA ITEMS FOR SEPTEMBER 9, 1997

Adm. Marcellis stated there were three items on this agenda, the first being Ordinance--First Reading (g), abandoning a 20-foot sewer easement at the northwest corner of Lot 66, Bonny Oaks Industrial and Office Park and accepting a new sanitary sewer easement relocated closer to the property line. Adm. Marcellis stated that the old sewer cut through Lot 66, and we were moving it to follow the outline of traffic.

Ordinance--First Reading (h) amended the City Code relative to parking adjacent to a yellow curb. Adm. Marcellis stated that for years Traffic Engineering has put in yellow curbs for "No Parking"; that this would allow the police to enforce the yellow curbs without a sign saying "No Parking"; that a yellow curb would go on its own basis without a sign.

Councilwoman Rutherford asked if this would be used sparingly. Adm. Marcellis responded that it would be no different from what we have today. Councilwoman Rutherford clarified that this was just making it legal. Attorney Nelson stated it was already legal--that this was just dotting the "i".

Councilwoman Hurley stated her comments might be revisiting a dead issue concerning the Audubon Society. She asked if we had any regulations about renting parking meters for unlimited purposes. Adm. Marcellis explained that this was usually reserved for contractors who were remodeling a building--that he did do it for the Audubon Society, which was a one-time deal. Councilwoman Hurley indicated that she had had a call regarding this from a person whose understanding it was that this was our practice--that people could rent parking meters. Adm. Marcellis stated we were not opening up this business--that we gave them a lease and their folks left.

Resolution (g) authorized International Towing and Recovery Museum to use temporarily a portion of the City's right-of-way on the eastern sidewalk of 301 Market Street for installing a State Historical Plaque honoring Ernest Walter Holmes, Sr., inventor of the twin boom wrecker. Adm. Marcellis explained this was to honor them for building 7,000 wreckers for the Armed Forces during World War II and that it would be in the sidewalk area.

(At this point in the meeting Bunky Wright returned from calling Mark Rudisill and stated that Mr. Rudisill could not make it to tonight's meeting. He indicated that Mrs. Dixon wanted a skating rink inside Spencer J. McCallie Homes. He stated that Mr. Rudisill indicated it would be all right to put the resolution regarding Chattanooga Housing Authority off until next week.)

Getting back to the Historical Plaque, Adm. Marcellis stated there was

no problem from their Staff viewpoint; that it would be in the tree line.

Mayor Kinsey suggested getting input from the Design Studio. Chairman Crockett stated that was not a bad idea. Councilwoman Hurley indicated a desire to have a policy about these things. Before next week the Downtown group is to be asked for their input.

The meeting adjourned at 4:35 P.M.