

COUNTY COMMISSION-REGULAR SESSION

SEPTEMBER 21, 2015

BE IT REMEMBERED THAT:

COUNTY COMMISSION MET PURSUANT TO ADJOURNMENT IN REGULAR SESSION OF THE SULLIVAN COUNTY BOARD OF COMMISSIONERS THIS MONDAY MORNING, SEPTEMBER 21, 2015, 9:00 A.M. IN BLOUNTVILLE, TENNESSEE. PRESENT AND PRESIDING WAS HONORABLE RICHARD VENABLE, COUNTY CHAIRMAN, JEANIE GAMMON, COUNTY CLERK OF SAID BOARD OF COMMISSIONERS,

TO WIT:

The Commission was called to order by County Chairman Richard Venable. Sheriff Wayne Anderson opened the commission and Comm. Mack Harr gave the invocation. The pledge to the flag was led by Sheriff Wayne Anderson.

COMMISSIONERS PRESENT AND ANSWERING ROLL WERE AS FOLLOWS:

MARK BOWERY	DARLENE CALTON
MICHAEL B COLE	JOHN CRAWFORD
JOHN GARDNER	SHERRY GREENE GRUBB
ANDY HARE	TERRY HARKLEROAD
MACK HARR	JOE HERRON
BAXTER HOOD	DENNIS L HOUSER
	BILL KILGORE
KIT MCGLOTHLIN	RANDY MORRELL
BOB NEAL	BOBBY RUSSELL, JR.
CHERYL RUSSELL	PATRICK W SHULL
ANGIE STANLEY	MARK VANCE
BOB WHITE	EDDIE WILLIAMS

23 PRESENT 1 ABSENT (ABSENT- JOHNSON)

The following pages indicates the action taken by the Commission on re-zoning requests, approval of notary applications and personal surety bonds, motions, resolutions and other matters subject to the approval of the Board of Commissioners.

Motion was made by Comm. Morrell and seconded by Comm. Calton to approve the minutes of the August 17, 2015 Regular Session. Said motion was approved by voice vote.

ELECTION OF

CHAIRMAN PRO-TEMPORE

COMM. HERRON NOMINATED COMM. WILLIAMS TO SERVE AS CHAIRMAN PRO-TEMPORE. NOMINATION SECONDED BY COMM. WHITE. MOTION MADE BY BOWERY TO CEASE NOMINATIONS.

COMM. WILLIAMS WAS ELECTED TO SERVE AS CHAIRMAN PRO-TEMPORE BY ROLL CALL VOTE OF THE COMMISSION THIS 21ST DAY OF SEPTEMBER, 2015.

ELECTION OF CHAIRMAN
OF
COUNTY COMMISSION

COMM. MORRELL NOMINATED MAYOR VENABLE TO SERVE AS CHAIRMAN OF THE COMMISSION. THE NOMINATION WAS SECONDED BY COMM. WHITE AND COMM. HARR. MOTION MADE BY COMM. HARR TO CEASE NOMINATIONS.

MAYOR VENABLE WAS ELECTED TO SERVE AS CHAIRMAN OF THE COMMISSION BY ROLL CALL VOTE THIS 21ST DAY OF SEPTEMBER, 2015.

Sullivan County Board of Commissioners
 Committee Assignments
 2015 - 2016

Administrative	Budget	Executive
Bob Neal	Mark Bowery	Darlene Calton
Sherry Grubb	Randy Morrell	John Gardner
Baxter Hood	Dennis Houser	Andy Hare
Cheryl Russell	W.G. "Bill" Kilgore	Terry Harkleroad
Patrick Shull	Kit McGlothlin	Matthew Johnson
Mack Harr	Mark Vance	Joe Herron
John Crawford	Robert White	Michael Cole
Bobby Russell	Eddie Williams	Angie Stanley
<i>Address Utility Issues</i>	<i>Serves As Delinquent Tax & Title VI Cmt</i>	<i>Oversees Youth Home</i>

MOTION MADE BY COMM. HARE AND SECONDED BY COMM. CALTON AND STANLEY TO APPROVE THE COMMITTEE ASSIGNMENTS AS PRESENTED ABOVE. MOTION APPROVED BY VOICE VOTE OF THE COMMISSION THIS 21st DAY OF SEPTEMBER, 2015.

SULLIVAN COUNTY BOARD OF COMMISSIONERS
 PUBLIC COMMENT
 September 21, 2015

PLEASE PRINT

	Name	Street Address	City & State	Please Check if Zoning Issue
1	Bruce Dotson	221 Trace Ct.	Kingsport	
2	Steve Alperin	4412 Laurelmont Pl	Princy Flats	
3	Jan A. Thomas	334 Rescramen Dr.	Bristol, TN	
4	Paul Becker	2020 Mahan Dr.	Kingsport, TN	
5	Patrick Young	148 Bill Rd	Princy Flats, TN	
6	DE DELANEY	1208 W. H. H. Dr.	Kingsport, TN	
7	Matt Austin	1900 Sprouling Ave	Bristol, TN 37620	
8				
9				
10				
11				
12				
13				
14				
15				

SULLIVAN COUNTY CLERK
JEANIE GAMMON COUNTY CLERK
3258 HIGHWAY 126 SUITE 101
BLOUNTVILLE TN 37617
Telephone 423-323-6428
Fax 423-279-2725

000233

Notaries to be elected September 21, 2015

TERESA D. ALLGOOD
BRANDI SUZANNE ATKINS
DEBBIE BAKER
VICKIE LYNN BALLARD
VELMA SUE BARR
JIMMY DARRELL BELL
DONNA ELLIOTT BLACKWELL
JAMES R. CADLE
VICKIE H. CARTER
JAMIE D. CHRISTIAN
ELIZABETH CRADIC
ROBERT CARL DAVENPORT
JOSEPH MICHAEL GRILLS
NICOLE A. HOGSTON
ANITA J. HOOD
GUSSIE DAWN HURD
TAMMY MARIE JOHNSON CARR
JEFFREY LYNN KILBOURN
PATRICIA H. LARKIN

SAMUEL LENISKI
SANDRA M. LEONARD
GAIL MATTHEWS
MARK WILLIAM MCFALL
LINDA NEWMAN MORRIS
LEIGH ANN MUSICK
THERESA M. OLLIS
ROBIN W. RUTHERFORD
JAN M SEALS
ELIZABETH R STOTHART
BRENDA SWINEY
MICHAEL S. TUCKER
CHRISTINE C. VOGELSBERG
ROGER L. WARNER
SHIRLEY BOLT WARREN
ROBIN L WHITE
STEPHANIE EARLENE WILLIAMS
HELEN JAYNE WOLFE

PERSONAL SURETY
FAYNE BELL
SANDRA BELL
BENNETT & EDWARDS
10,000.00

UPON MOTION MADE BY COMM. KILGORE AND SECONDED BY COMM. NEAL
TO APPROVE THE NOTARY APPLICATIONS HEREBIN, SAID MOTION WAS APPROVED BY
ROLL CALL VOTE OF THE COMMISSION. 23 Aye, 1 Absent.

STATE OF TENNESSEE
COUNTY OF SULLIVAN

APPROVAL OF NOTARY
SURETY BONDS

September 21, 2015

NAME OF NOTARY

Jada Michelle Bolden
Robin A. Ketron
Lisa E. Kodak
Michael R. Munsey
John W. Necessary
Mary P. Rossie
Timothy E. Scott
Richard A. Souder
Glenda T. Venable
Bobby J. Wheeler

PERSONAL SURETY

Dorothy Carlton
Jeremy E. Harr
Jeremy E. Harr
Brenda W. Kiser
Rebecca Gray
Raymond E. Rossie
Glenda T. Venable
Deborah D. Foran
Timothy E. Scott
Dennis McKelvey

PERSONAL SURETY

Gary Wallen
Gregory W. Francisco
Gregory W. Francisco
D. Edward Wise, Jr.
Christy Castle
Phillip Dykes
Donna M. Lane
J. Robert McReynolds
Donna M. Kimbler
Dennis Patrick

UPON MOTION MADE BY COMM. KILGORE AND SECONDED BY COMM. NEAL TO
APPROVE THE NOTARY BONDS OF THE ABOVE NAMED INDIVIDUALS, SAID MOTION WAS APPROVED
BY ROLL CALL VOTE OF THE COMMISSION. 23 AYE, 1 ABSENT

ITEMS BEFORE THE COMMISSIONERS

No. *Roll* No. *Approved* No. *Call* No. *Notaries*
 No. No. No. No. No.
 000235

JAMES OF COMMISSIONERS	Aye	Nay	Aye	Nay	Aye	Nay	Aye	Nay	Aye	Nay	Aye	Nay	Aye	Nay	Aye	Nay	Aye
------------------------	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----

Bailey	✓																
Calton	✓		✓														
Cole	✓		✓														
Crawford	✓		✓														
Dardner	✓		✓														
Dubler	✓		✓														
Hare	✓		✓														
Harleroad	✓		✓														
Harr	✓		✓														
Herron	✓		✓														
Hood	✓		✓														
Houser	✓		✓														
Gopmon	A		A														
Kilgore	✓		✓														
McHothlin	✓		✓														
Merrell	✓		✓														
Neal	✓		✓														
Bobby Russell	✓		✓														
Cheryl Russell	✓		✓														
Shull	✓		✓														
Stanley	✓		✓														
Vance	✓		✓														
White	✓		✓														
Williams	✓		✓														

23 Present 23 Aye
 1 Absent 1 Abs

000236

2/6/78
 2/6/78
 2/6/78/4
 Consent
 Agents
 No. Resolutions
 No. 2 3 4 5 6 7
 No. No. No.

COMMISSIONERS
 Aye Nay Aye Nay Aye Nay Aye Nay Aye Nay Aye Nay Aye Nay Aye Nay Aye Nay Aye Nay

Stanley	✓				✓														
Vance	✓				✓				✓										
White	✓				✓				✓										
Williams	✓				✓				✓										
Bowery	✓				✓				✓										
Calton	✓				✓				✓										
Cole	✓				✓				✓										
Crawford	✓				✓				✓										
Gardner	✓				✓				✓										
Gulell	✓								✓										
Hare	✓								✓										
Harkness	✓								✓										
Harr	✓								✓										
Herron	✓								✓										
Hood	✓								✓										
Hauser	✓								✓										
Johnson	✓								A										
Kilgore	✓								✓										
McClathlin	✓								✓										
Morrill	✓								✓										
Neal	✓								✓										
Obley Russell	✓								✓										
Neryl Russell	✓								✓										
Shull	✓								✓										

23 Aye
 1 Absent

16 Aye 16 Aye
 7 Nay 7 Nay
 1 Abs 1 Abs

ORE THE COMMIS

No. 8 9 10 11 12 13
 Ansell #1 #2
 Motion #1 #2
 #1 #2 #3

MEMBERS Aye Nay Aye Nay Aye Nay Aye Nay Aye Nay Aye Nay Aye Nay Aye Nay Aye Nay

James			✓		✓							✓	✓		✓		
White			✓		✓							✓	✓		✓		
Williams			✓		✓							✓	✓		✓		
Bowery			✓		✓							✓	✓		✓		
Calton			✓		✓							✓	✓		✓		
Cole			✓		✓							✓	✓		✓		
Crawford			✓		✓					✓		✓	✓		✓		
Dudner			✓		✓							✓	✓		✓		
Grubb			✓		✓							✓	✓		✓		
Hare			✓		✓							✓	✓		✓		
Harkroad			✓		✓							✓	✓		✓		
Harr			✓		✓					✓		✓	✓		✓		
Herron			✓		✓							✓	✓		✓		
Hood			✓		✓							✓	✓		✓		
Houser			✓		✓							✓	✓		✓		
Johnson			A		A							A	A		A		
Kilgore			✓		✓							✓	P		✓		
McClathlin			✓		✓							✓	✓		✓		
Marnell			✓		✓							✓	✓		✓		
Neal			✓		✓							✓	✓		✓		
Obley Russell			✓		✓							✓	✓		✓		
Perge Russell			✓		✓							✓	✓		✓		
Shull			✓		✓							✓	✓		✓		
Stanley			✓		✓							✓	✓		✓		

23 Aye 23 Aye
 1 Abs 1 Abs

5 Aye 16 Aye 23 Aye
 18 Nay 5 Nay 1 Absent
 1 Abs 2 Pass
 1 Absent

SULLIVAN COUNTY
BOARD OF COUNTY COMMISSIONERS



September 2015

Item	CONSENT AGENDA	Resolution
2	RESOLUTION AUTHORIZING SULLIVAN COUNTY MAYOR AND SULLIVAN COUNTY HIGHWAY COMMISSIONER TO ENTER INTO A LOCAL AGENCY PROGRAM AGREEMENT WITH TENNESSEE DEPARTMENT OF TRANSPORTATION FOR TRAFFIC SIGNAL AT I-81 INTERCHANGE AT SR-394, EXIT 69	2015-08-52 AMENDED
6	RESOLUTION TO REQUEST THE STATE OF TENNESSEE TO NAME THE BRIDGE AT THE JUNCTION OF HIGHWAYS 19E AND 11E, THE RAYMOND R. LEWIS MEMORIAL BRIDGE	2015-09-58
7	RESOLUTION TO ACCEPT AND APPROPRIATE GRANT FUNDS FOR THE SULLIVAN COUNTY LIBRARY	2015-09-59 AMENDED
8	RESOLUTION To authorize the appropriations of \$40,000 funds received from Electus, LLC; aka National Geographic; to the Sullivan County Sheriff's Office for participation in eight (8) episodes of "Southern Justice"	2015-09-60
11	RESOLUTION Naming Crossing on Old Blairs Gap Road "Orville Dolen Crossing," In Honor of Preacher O. C. Dolen (1922-2012)	2015-09-63

CONSENT AGENDA APPROVED BY ROLL CALL VOTE 23 AYE, 1 ABSENT.

RESOLUTIONS ON DOCKET FOR SEPTEMBER 21, 2015

RESOLUTIONS	ACTION
#1 AMENDMENTS TO THE ZONING RESOLUTION	NO RE-ZONING NO ACTION
#2 AUTHORIZING SULLIVAN COUNTY MAYOR AND SULLIVAN COUNTY HIGHWAY COMMISSIONER TO ENTER INTO LOCAL AGENCY PROGRAM AGREEMENT WITH TDOT FOR TRAFFIC SIGNAL AT I-81 INTERCHANGE AT SR-394, EXIT 69	APPROVED 09-21-15
#3 SULLIVAN COUNTY COMMISSION FOR ADOPTION OF A REDEVELOPMENT PLAN AND TAX INCREMENT FINANCING AMENDMENT FOR THE KINGSPORT MALL REDEVELOPMENT DISTRICT INDIAN TRAIL PROJECT AREA	APPROVED 09-21-15
#4 SULLIVAN COUNTY COMMISSION FOR ADOPTION OF A REDEVELOPMENT PLAN AND TAX INCREMENT FINANCING AMENDMENT FOR THE RIVERBEND REDEVELOPMENT DISTRICT	APPROVED 09-21-15
#5 TO CORRECT INEQUITIES & UNINTENDED CONSEQUENCES BY PRIOR RESOLUTIONS OF THIS COMMISSION CONCERNING THE PAY, CLASSIFICATION AND NUMBER OF EMPLOYEES AT THE HIGHWAY DEPARTMENT	WITHDRAWN 09-21-15
#6 REQUEST THE STATE OF TENNESSEE TO NAME THE BRIDGE AT THE JUNCTION OF U.S. HIGHWAYS 19E AND 11E, THE RAYMOND R LEWIS MEMORIAL BRIDGE	APPROVED 09-21-15
#7 ACCEPT AND APPROPRIATE GRANT FUNDS FOR THE SULLIVAN COUNTY LIBRARY	APPROVED 09-21-15
#8 AUTHORIZE THE APPROPRIATIONS OF \$40,000 FUNDS RECEIVED FROM ELECTUS, LLC; AKA NATIONAL GEOGRAPHIC; TO THE SULLIVAN COUNTY SHERIFF'S OFFICE FOR "SOUTHERN JUSTICE"	APPROVED 09-21-15
#9 DESIGNATE FROM WHICH SCHOOL BOARD DISTRICT THE VACANCY ON THE SULLIVAN COUNTY BOARD OF EDUCATION WILL BE FILLED	APPROVED 09-21-15
#10 AUTHORIZE THE HIGHWAY DEPARTMENT TO HEREAFTER USE HIGHWAY DEPARTMENT EMPLOYEES, SUPPLIES, MATERIALS AND EQUIPMENT TO WORK ON PUBLIC ROADS MAINTAINED BY BLUFF CITY INSIDE THE CITY OF BLUFF CITY.	APPROVED 09-21-15
#11 NAMING CROSSING ON OLD BLAIRS GAP ROAD "ORVILLE DOLEN CROSSING" IN HONOR OF PREACHER O. C. DOLEN (1922-2012)	APPROVED 09-21-15

#12 TO CONSOLIDATE THE RETIREE (OVER 65) HEALTH INSURANCE BENEFITS INTO ONE PLAN	1 ST READING 09-21-15
#13 SUBMIT THE 2015-2016 TENNESSEE GOVERNOR'S HIGHWAY SAFETY OFFICE APPLICATION, ACCEPT FUNDS AND APPROPRIATE FUNDS	APPROVED 09-21-15



Sullivan County

*Board of County Commissioners
233th Annual Session*

Item 1
No. 2015-09-00

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 21st day of September 2015.

RESOLUTION TO CONSIDER AMENDMENT(S) TO THE SULLIVAN COUNTY ZONING PLAN: ZONING MAP OR THE ZONING RESOLUTION

No rezoning requests have been filed for the month of September 2015.

NO ACTION TAKEN ON RESOLUTION 09-21-15



Sullivan County

*Board of County Commissioners
235th Annual Session*

Item 2
No. 2015-08-52

To the Honorable Richard S. Venable, Mayor of Sullivan County, and the Board of Sullivan County Commissioners meeting in Regular Session this 17th day of August, 2015.

RESOLUTION AUTHORIZING SULLIVAN COUNTY MAYOR AND SULLIVAN COUNTY HIGHWAY COMMISSIONER TO ENTER INTO LOCAL AGENCY PROGRAM AGREEMENT WITH TENNESSEE DEPARTMENT OF TRANSPORTATION FOR TRAFFIC SIGNAL AT I-81 INTERCHANGE AT SR-394, EXIT 69

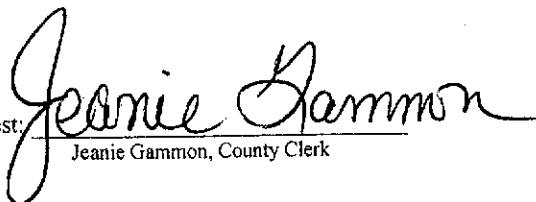
WHEREAS, the Tennessee Department of Transportation desires to install a traffic signal at I-81 interchange at SR-394, Exit 69; and

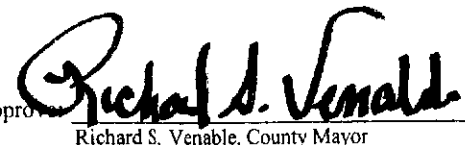
WHEREAS, the State of Tennessee Department of Transportation ("TDOT") has submitted to Sullivan County a proposed Local Agency Program Agreement relative to this project, a copy of which is attached to this Resolution, wherein TDOT agrees to install the traffic signal as set forth in the agreement in exchange for Sullivan County maintaining and operating said traffic signal upon completion of the work by TDOT as well as other obligations set forth in the agreement;

NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby authorizes Sullivan County Mayor and Sullivan County Highway Commissioner, on behalf of Sullivan County, Tennessee, to enter into the attached Local Agency Program Agreement with the State of Tennessee Department of Transportation for Traffic Signal at I-81 Interchange at SR-394, Exit 69.

This Resolution shall take effect from and after its passage. All resolutions in conflict herewith shall be and the same are hereby rescinded insofar as such conflict exists.

Approved this 17th day of August, 2015.

Attest: 
Jeanie Gammon, County Clerk

Approved: 
Richard S. Venable, County Mayor

Sponsored By: Commissioner Terry Harkleroad

Prime Co-Sponsor(s): Commissioner John Gardner, Mack Harr

On Consent Agenda
ACTIONS: Approved 09-21-15 23 Aye, 1 Absent

2

000243



STATE OF TENNESSEE
DEPARTMENT OF TRANSPORTATION

REGION 1 TRAFFIC OFFICE
P. O. BOX 53
7238 REGION LANE
KNOXVILLE, TENNESSEE 37901
(865) 594-2456

JOHN C. SCHROER
COMMISSIONER

BILL HASLAM
GOVERNOR

MEMORANDUM

TO: Mr. Brian Hurst, TDOT Project Planning Office
FROM: Nathan Vatter, Transportation Project Specialist Supervisor 2
Region 1 Traffic Office
DATE: July 29, 2013
RE: **Spot Safety Project**
Interstate 81 with Exit 69 State Route 394 South bound off-ramp
Sullivan County

Enclosed is a Spot Safety Funding request for the subject location.

The Department has received requests from State Representatives and concerned citizens requesting improvements at the referenced intersection in Sullivan County. Following these requests, the Regional Traffic Office has conducted a traffic study and found the following: intersection meets warrants for signalization, off ramp experiences queuing several times a day and the intersection's crash ratio is 2.50 actual/critical.

Our office has previous submitted this location for Ramp Queue funding, however, the delay does not queue vehicles into the Interstate thru lanes.

Due to these findings, the Regional Traffic Office is submitting this location for Spot Safety Funding for geometric improvements and traffic signalization. These improvements are to be let to contract for construction.

If I can be of further assistance, please let me know.

NV/ap

Enclosure: Location Map
Spot Safety Application
Accident Information
Proposed Layout
Traffic Count
Signal Warrant Analysis

C: Steve Borden, Regional Director, (Hard Copy)
Amanda Snowden, Director of Operations, (Electronic Copy)
Daniel Oliver, Director of Project Delivery, (Electronic Copy)
Paul Beebe, Regional Design, (Electronic Copy)
Oliver Farris, Regional R.O.W., (Electronic Copy)
Brad Freeze, Director of Traffic Operations, (Electronic Copy)
Mike Tugwell, State Traffic Engineer, (Electronic Copy)

APPLICATION FOR SPOT SAFETY IMPROVEMENT PROJECT

County/City: Sullivan Route/Road: South bound Interstate 81 with Exit 69, State Route 394, (at L.M. 2.62 on SR 394).

Project Termini/Description: Project includes installation of traffic signal at the intersection of South bound Interstate 81 with Exit 69, State Route 394, (at L.M. 2.62 on SR 394). Geometric improvements include widening the off-ramp to allow for (2) two lanes for left turns and (1) one lane for rights on the ramp. Provide dual left on SR-394 to increase the left-turn capacity to south bound I-81.

Problem: Due to the current conditions, the intersection has experienced an actual crash rate 2.50 times the critical rate. This intersection also experiences a queuing problem due to the volume of traffic turning left onto the on-ramp and the vehicles on the off ramp. This location was submitted for ramp queue funding, however, after conversation with the consulting, traffic volumes and observations have shown that the queue does not back in the thru lanes of the interstate. The intersection does meet traffic signal warrants and the left-turn volume from SR-394 to SB I-81 requires a dual left turn lane.

Proposed Solution: Constructing geometric improvements which include widening the off-ramp to allow for (2) two lanes for lefts and (1) one for rights, installing a dual left-turn lanes on SR-394, and increase the lanes on the southbound on-ramp to accommodate the traffic from the dual left. Install a traffic signal at the intersection and coordinate with the signal at the north bound ramps.

Note: Attach maps, sketches, pictures, etc. as supporting documentation

Traffic: SR-394 2012 AADT - 6,200 I-81 SB Exit 69 off-ramp - 2,192

Accident Data/Potential: Intersection Crash Rate - 1.252, A/S - 9.27, A/C - 2.50

Estimated PE Cost: \$ 30,000 Right of Way Cost: \$ 0
Construction Cost: \$300,000 Utilities Est.: \$ 0

Maintenance Agreement: Signal Agreement would need to be signed by Sullivan County

Worked Performed By: (Please Check One)
Local Agency State Maintenance Forces State let to Contract

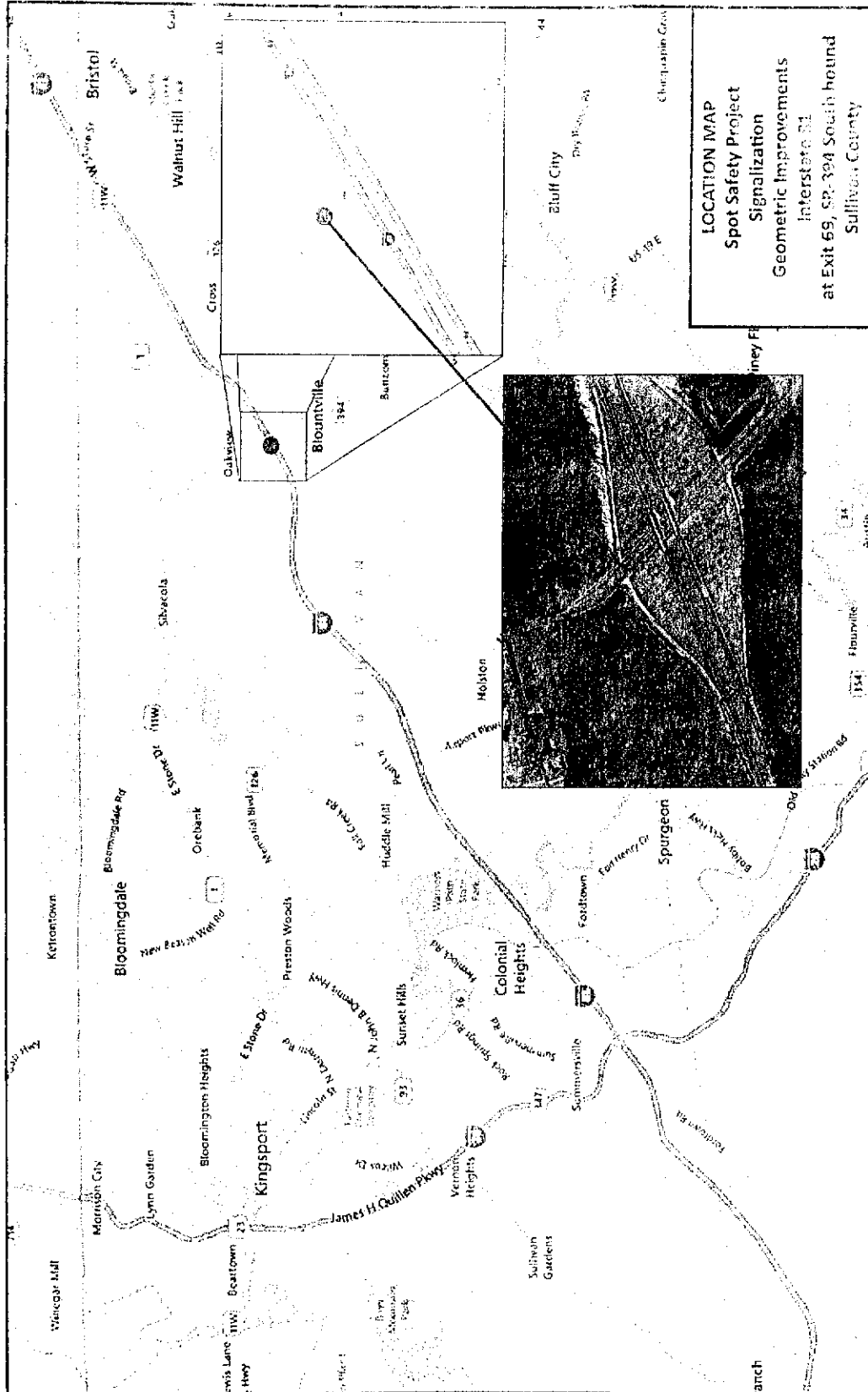
Remarks: NO ADDITIONAL RIGHT-OF-WAY IS NEEDED

Submitted By: NATHAN VATTER Date: 7/29/13
Title: REGIONAL TRAFFIC OFFICE

Recommended By:
Environment & Planning Bureau: [Signature] 8-21-13
Design/Operations Bureau: [Signature] 8/21/13

Approved By Chairman: [Signature] Date: 9/13/13
Chief Engineer: [Signature]

Location Map:



000246

Spot Safety Application

Intersection I-81 at Exit 69 SR-394 SB ramps

7/29/2015

APPENDIX

Traffic Count

Tennessee Department of Transportation

Form 5400-104

Project: 1
 Date: 7/29/2018
 Start Time: 6:00 AM
 Weather: Clear
 Counted by: M. S. Williams
 Sheet # of: 1
 Other:

SULLY AM
 BIRMINGHAM
 I-75 OFF ON RAMP
 STATE ROUTE 394
 I-75 OFF ON RAMP
 STATE ROUTE 394

Data Below is copied from the Raw Data Spreadsheet for DATA PICKUP AND ANALYSIS
 Make sure you add an extra 1 in ROW 12

Street Name	Start Time	Segment	Left	Thru	Right	W/turn	Other	Total	Off	On	Off	On	Total	Off	On	Total
6:00	0	0	8	8	0	0	0	16	0	0	0	0	16	0	0	16
6:05	0	0	8	8	0	0	16	0	0	0	0	0	16	0	0	16
6:10	0	0	16	16	0	0	32	0	0	0	0	0	32	0	0	32
6:15	1	1	17	18	0	0	35	0	0	0	0	0	35	0	0	35
6:20	1	1	47	48	0	0	95	0	0	0	0	0	95	0	0	95
6:25	2	1	17	20	0	0	37	0	0	0	0	0	37	0	0	37
6:30	0	0	30	30	0	0	60	0	0	0	0	0	60	0	0	60
6:35	0	0	33	33	0	0	66	0	0	0	0	0	66	0	0	66
6:40	1	0	40	41	0	0	81	0	0	0	0	0	81	0	0	81
6:45	3	1	120	124	0	0	244	0	0	0	0	0	244	0	0	244
6:50	1	0	20	21	0	0	41	0	0	0	0	0	41	0	0	41
6:55	0	0	24	24	0	0	48	0	0	0	0	0	48	0	0	48
7:00	1	0	21	22	0	0	43	0	0	0	0	0	43	0	0	43
7:05	0	0	10	10	0	0	20	0	0	0	0	0	20	0	0	20
7:10	2	0	75	77	0	0	152	0	0	0	0	0	152	0	0	152
7:15	0	0	13	13	0	0	26	0	0	0	0	0	26	0	0	26
7:20	0	0	18	18	0	0	36	0	0	0	0	0	36	0	0	36
7:25	1	0	22	23	0	0	45	0	0	0	0	0	45	0	0	45
7:30	1	0	29	30	0	0	59	0	0	0	0	0	59	0	0	59
7:35	2	0	72	74	0	0	146	0	0	0	0	0	146	0	0	146
7:40	0	0	16	16	0	0	32	0	0	0	0	0	32	0	0	32
7:45	2	0	35	37	0	0	72	0	0	0	0	0	72	0	0	72
7:50	2	0	19	16	0	0	35	0	0	0	0	0	35	0	0	35
7:55	1	0	13	16	0	0	29	0	0	0	0	0	29	0	0	29
8:00	1	0	18	19	0	0	37	0	0	0	0	0	37	0	0	37
8:05	2	0	82	83	0	0	165	0	0	0	0	0	165	0	0	165
8:10	2	0	16	18	0	0	34	0	0	0	0	0	34	0	0	34
8:15	3	0	32	35	0	0	67	0	0	0	0	0	67	0	0	67
8:20	1	0	25	28	0	0	53	0	0	0	0	0	53	0	0	53
8:25	1	0	20	21	0	0	41	0	0	0	0	0	41	0	0	41
8:30	2	0	33	30	0	0	63	0	0	0	0	0	63	0	0	63
8:35	1	0	34	30	0	0	64	0	0	0	0	0	64	0	0	64
8:40	1	0	16	17	0	0	33	0	0	0	0	0	33	0	0	33
8:45	0	0	23	28	0	0	51	0	0	0	0	0	51	0	0	51
8:50	4	0	24	28	0	0	52	0	0	0	0	0	52	0	0	52
8:55	1	1	18	20	0	0	38	0	0	0	0	0	38	0	0	38
9:00	5	1	98	98	0	0	196	0	0	0	0	0	196	0	0	196
9:05	2	0	23	25	0	0	48	0	0	0	0	0	48	0	0	48
9:10	3	0	14	17	0	0	31	0	0	0	0	0	31	0	0	31
9:15	1	0	19	20	0	0	39	0	0	0	0	0	39	0	0	39
9:20	2	0	36	38	0	0	74	0	0	0	0	0	74	0	0	74
9:25	3	0	22	22	0	0	44	0	0	0	0	0	44	0	0	44
9:30	3	1	133	37	0	0	170	0	0	0	0	0	170	0	0	170
9:35	3	0	33	36	0	0	69	0	0	0	0	0	69	0	0	69
9:40	1	0	14	15	0	0	29	0	0	0	0	0	29	0	0	29
9:45	0	0	29	30	0	0	59	0	0	0	0	0	59	0	0	59
9:50	7	1	130	130	0	0	260	0	0	0	0	0	260	0	0	260
9:55	5	0	32	37	0	0	69	0	0	0	0	0	69	0	0	69
10:00	2	0	51	53	0	0	104	0	0	0	0	0	104	0	0	104
10:05	4	0	17	17	0	0	34	0	0	0	0	0	34	0	0	34
10:10	2	0	33	35	0	0	68	0	0	0	0	0	68	0	0	68
10:15	13	0	163	178	0	0	341	0	0	0	0	0	341	0	0	341
10:20	3	0	34	37	0	0	71	0	0	0	0	0	71	0	0	71
10:25	2	0	34	36	0	0	70	0	0	0	0	0	70	0	0	70
10:30	0	0	72	75	0	0	147	0	0	0	0	0	147	0	0	147
10:35	5	0	78	83	0	0	161	0	0	0	0	0	161	0	0	161
10:40	13	0	138	151	0	0	289	0	0	0	0	0	289	0	0	289
10:45	2	0	74	76	0	0	150	0	0	0	0	0	150	0	0	150
10:50	9	0	66	75	0	0	141	0	0	0	0	0	141	0	0	141
10:55	4	1	85	90	0	0	175	0	0	0	0	0	175	0	0	175
11:00	1	0	75	76	0	0	151	0	0	0	0	0	151	0	0	151
11:05	16	1	317	317	0	0	634	0	0	0	0	0	634	0	0	634

Signal Analysis:

TRAFFIC SIGNAL WARRANT ANALYSIS - VOLUME WARRANTS

Site: **SR 394 at Exit 69** Date of Count: **Thursday 8/21/2013** Adjustment factor for day of week and month of year of count: **1**

City/County: **Sullivan** State: **TN** Major Street: **SR 394** Minor Street: **Exit 69** Major Share: **0.84** Minor Share: **0.16**

App: **600 am** Major Street: **SR 394** Minor Street: **Exit 69**

Time	Major Street		Minor Street		Adjusted Total Volume	Adjusted Total Volume	Minor Street
	Actual Volume	App #	Actual Volume	App #			
6:00 am	325	182	57	40	40	40	40
7:00 am	676	222	928	104	104	104	104
8:00 am	461	219	670	77	77	77	77
9:00 am	318	200	518	62	62	62	62
10:00 am	326	229	555	88	88	88	88
11:00 am	412	170	582	100	100	100	100
12:00 noon	449	294	743	83	83	83	83
1:00 pm	429	243	672	94	94	94	94
2:00 pm	480	234	714	116	116	116	116
3:00 pm	639	232	871	148	148	148	148
4:00 pm	604	352	956	151	151	151	151
5:00 pm	591	336	927	182	182	182	182
6:00 pm	0	0	0	0	0	0	0
7:00 pm	0	0	0	0	0	0	0
8:00 pm	0	0	0	0	0	0	0

Warrant ID	Major	Minor	Major	Minor	Major	Minor	Major	Minor	Major	Minor	Major	Minor	Major	Minor	Major	Minor	Major	Minor
1B	72	75	124	196	124	196	124	196	124	196	124	196	124	196	124	196	124	196
1C	69	117	129	74	129	74	129	74	129	74	129	74	129	74	129	74	129	74
1D	71	140	138	178	138	178	138	178	138	178	138	178	138	178	138	178	138	178
1E	78	194	148	180	148	180	148	180	148	180	148	180	148	180	148	180	148	180
1F	99	147	186	98	186	98	186	98	186	98	186	98	186	98	186	98	186	98
1G	90	134	180	100	180	100	180	100	180	100	180	100	180	100	180	100	180	100
1H	59	219	148	158	148	158	148	158	148	158	148	158	148	158	148	158	148	158
1I	124	279	243	178	243	178	243	178	243	178	243	178	243	178	243	178	243	178
1J	127	240	239	191	239	191	239	191	239	191	239	191	239	191	239	191	239	191
1K	178	502	334	317	334	317	334	317	334	317	334	317	334	317	334	317	334	317
1L	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1M	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1N	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Notes: 0 - Where more than one minor approach, add up the Major Street Volume. 1 - Where more than one minor approach, add up the Minor Street Volume. 2 - Number of hours shown is the minimum meeting the MUTCD requirements. Additional hours outside of the count period may meet the MUTCD specified volume levels.

Comments: Includes any information which may be useful to the reviewer.
 Major Road: SR 394 at Exit 69 AM 3:00 PM 3:17 LT and 5:00 PM 5:54 LT
 Minor Road: SR 394 at Exit 69 SR 394 SB RAMP

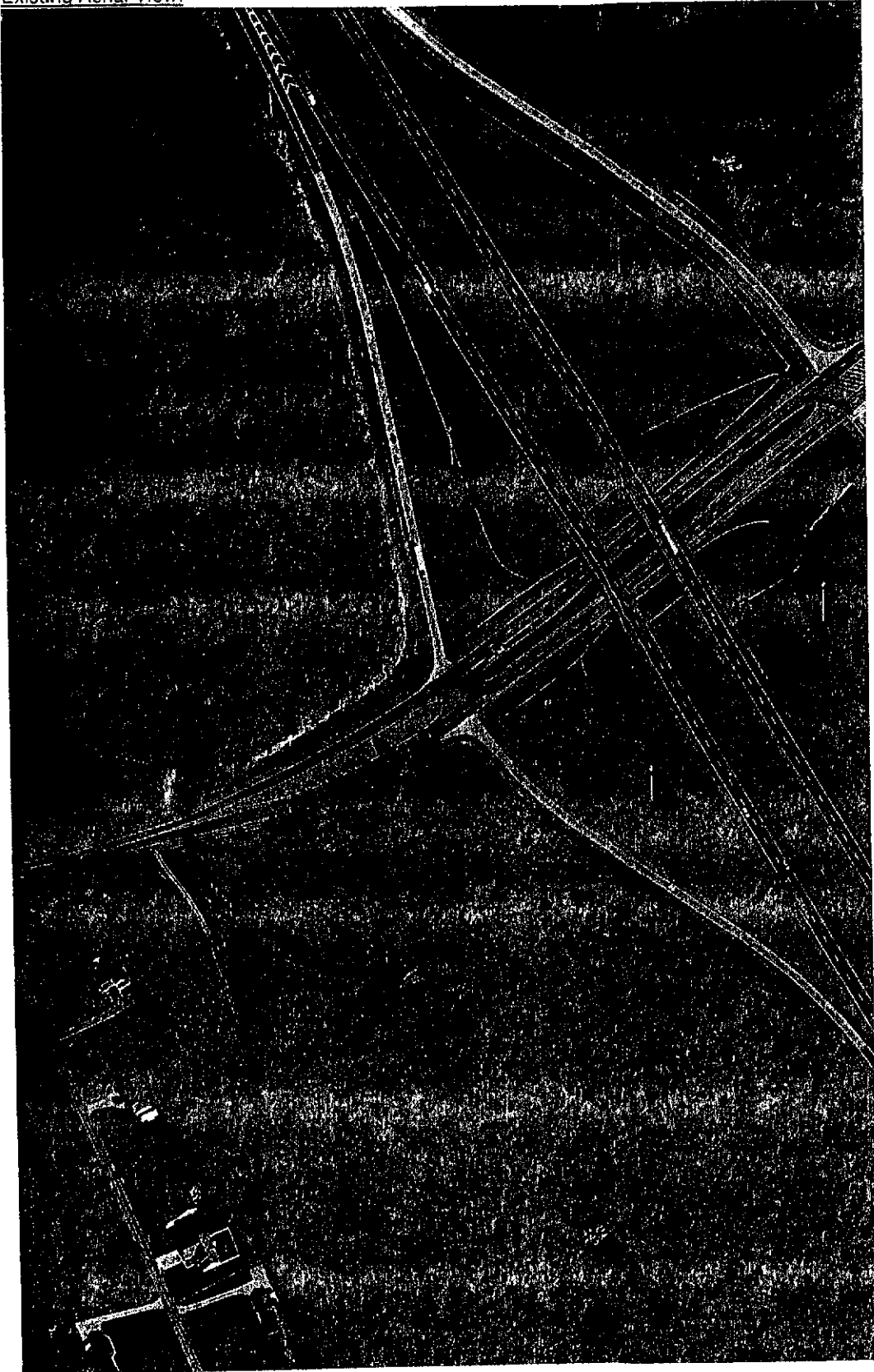
Analyst Prepared by: Andrew Pappert, PE Date: 08/23/13 Time: 09:23 Developed by: T. Darryl Sullivan, P.E. Updated by: Andrew Pappert, PE V.0.0.0

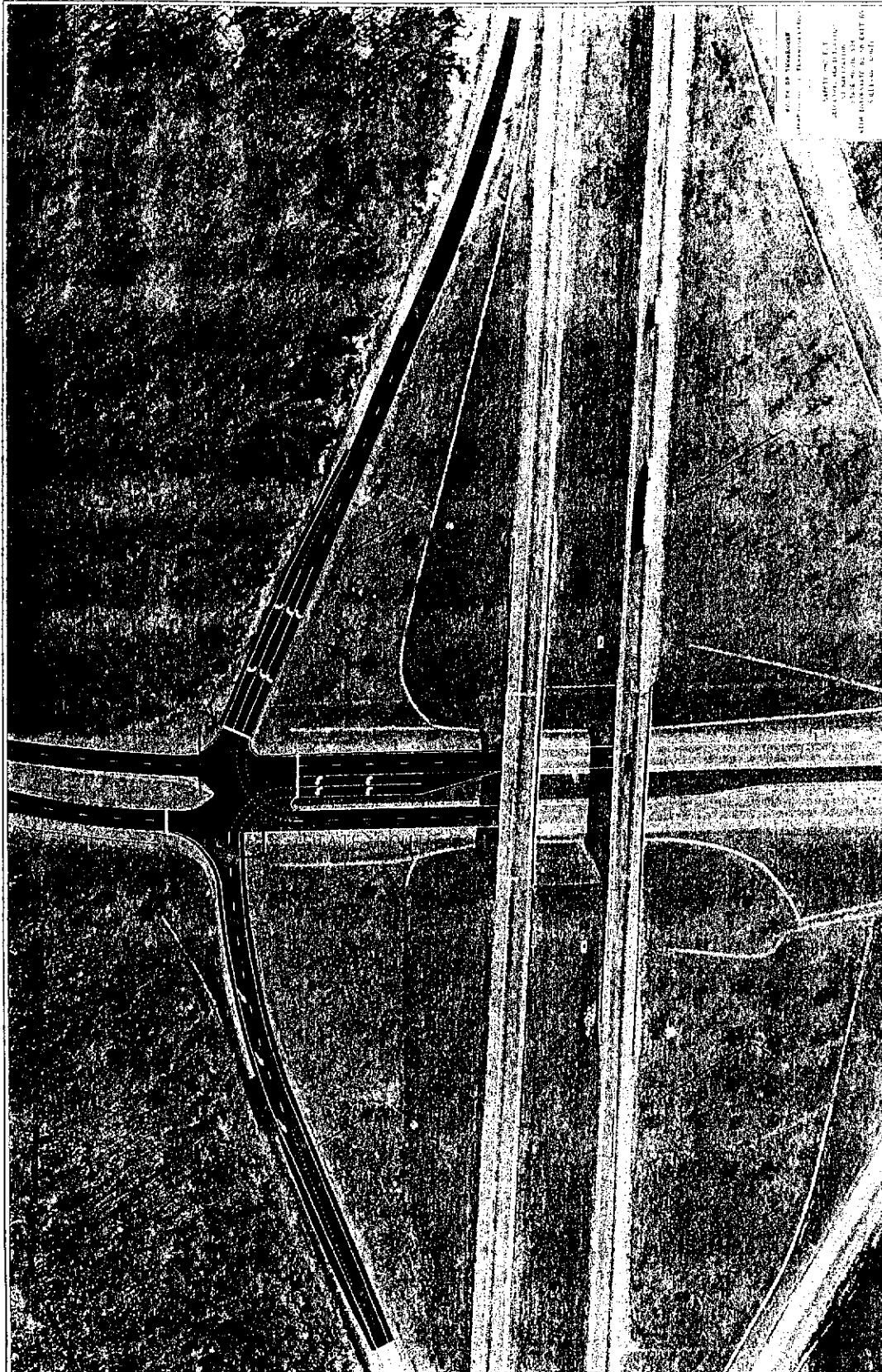
Crash Analysis:

TENNESSEE DEPARTMENT OF TRANSPORTATION

COUNTY	= Sullivan Co	Date:	3/22/2013				
Route	= State Route 394						
Location	= Intersection with I-81 SB Exit 69						
Highway Type	= Rural Minor Arterial						
FUNCTIONAL CLASS	Minor Arterial						
DATA YEARS	= 2008 - 2010 Trims :						
ADT YEARS USED	= 2012 Trims						
COMMENTS	=						
ANALYZED BY	= AP						
SECTION = MORE THAN 0.10 MILE / SPOT = LESS THAN 0.10 MILE							
	BLM	ELM	Length	Average AADT	VMT		
			0.00		0		
			0.00		0		
	0.00	0.00	0.00	0	0		
	0.00	0.00	0.00	0	0		
	0.00	0.00	0.00	0	0		
	0.00	0.00	0.00	0	0		
	0.00	0.00	0.00	0	0		
			0.00	0	0		
INTERSECTION							
Log Mile	=	2.62					
			Leg	Traffic AADT			
			North	=			
			East	=	6,200		
			South	=	2,192		
			West	=	6,200		
			Entering AADT	=	7,296		
					2012 Trims		
			Rural Minor Arterial				
			2008 - 2010 Trims				
			Total	Fatal	Incap. Injury	*Severe Crashes	Other Injury
No. of Crashes	=	10		0	0	0	3
No. of Years	=	3					
SW avg. rate	=	0.135	0.002		0.008	0.010	0.041
05/12/2010 Revised S/W Rates							
Exposure (E)	=	7.9891					
Crash Rate (A)	=	1.252	0.000		0.000	0.000	0.376
Critical Rate (C)	=	0.500					
Severity Index (SI)	=	0.3000					
Actual Rate/SW Average	=	9.27	0.00		0.00	0.00	9.16
Ratio of A/C	=	2.50					
* Severe Crashes are the sum of fatal and incapacitating injury crashes							
							Revised 4/3/2007
T.D.O.T. REGION 1 (TRAFFIC OFFICE)							Ap

Existing Aerial View:







Sullivan County

Board of County Commissioners
235th Annual Session

Item 3
No. 2015-08-55
AMENDED

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 17th day of August 2015.

RESOLUTION OF THE SULLIVAN COUNTY COMMISSION FOR ADOPTION OF A REDEVELOPMENT PLAN AND TAX INCREMENT FINANCING AMENDMENT FOR THE KINGSPORT MALL REDEVELOPMENT DISTRICT INDIAN TRAIL PROJECT AREA

WHEREAS, Kingsport Housing & Redevelopment Authority (“KHRA”) pursuant to the provisions of Title 13, Chapter 20, Tennessee Code Annotated, as supplemented and amended, has the power and authority to administer redevelopment programs located within its statutory boundaries; and

WHEREAS, KHRA has prepared a document entitled “Redevelopment Plan for Identified Districts & Study Areas” in conformance with Title 13, Chapter 20, Part 2, Tennessee Code Annotated, as supplemented and amended which has been adopted by the City of Kingsport, Tennessee pursuant to Resolution No. _____; and

WHEREAS, as previously authorized by the Sullivan County Commission, KHRA conducted a public hearing on August 12, 2015, to determine the necessity for the adoption of a Redevelopment Plan for the Kingsport Mall Redevelopment District – Indian Trail Project Area on behalf of Sullivan County which includes the use of tax increment financing; and

WHEREAS, the comments and findings of said public hearing, along with the Project Proposal for the Kingsport Mall Redevelopment District – Indian Trail Project Area have been presented to the Sullivan County Commission; and

WHEREAS, KHRA and the City of Kingsport, Tennessee have recommended the adoption of the Redevelopment Plan and the proposed tax increment financing amendment and have also recommended approval of the use of tax increment financing for a Project known as The Overlook at Indian Trail to be located within the Kingsport Mall Redevelopment District.

NOW, THEREFORE, be it resolved by the Sullivan County Commission as follows:

1. That the Redevelopment Plan for the Kingsport Mall Redevelopment District – Indian Trail Project Area, along with the proposed Amendment, as presented and recommended by KHRA, a copy of the Plan and Amendment being attached hereto as Exhibit A [On file in County Mayor’s Office] and Exhibit B, respectively, are hereby

approved, and the factual findings contained therein are affirmed and adopted by the Sullivan County Commission.

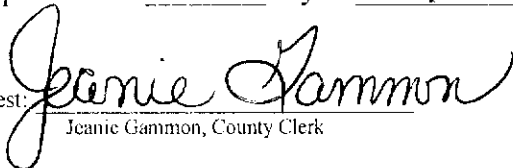
2. That use of tax increment financing as described in the Kingsport Mall Redevelopment Plan – Indian Trail Project Area as amended for use in support of the project known as The Overlook at Indian Trail is hereby approved.

3. That the Sullivan County Mayor and Sullivan County Assessor are hereby authorized and empowered to negotiate and execute all such documents as may be reasonably required to implement this Plan.

4. That KHRA is hereby authorized and empowered to implement the Redevelopment Plan on behalf of Sullivan County through the execution of a Redevelopment Agreement which shall prohibit from accepting or otherwise benefiting from state or federal low income housing subsidies such as Section 8 or low income housing tax credits while any TIF Indebtedness related to this Project remains unpaid.

5. This resolution is restricted solely to the Kingsport Mall Redevelopment District – Indian Trail Project Area and is not an approval or denial of any other Redevelopment Plan or District.

Approved this 21st day of September 2015.

Attest: 
Jeanie Gammon, County Clerk

Approved: 
Richard S. Venable, County Mayor

Sponsored By: Commissioner John Crawford

Prime Co-Sponsor(s): Commissioner Bill Kilgore, Bob White

ACTIONS: 9/11/15 Exhibits B, 1 & 2 replaced in their entirety;

Approved 09-21-15 16 Aye, 7 Nay, 1 Absent

**KINGSPORT MALL REDEVELOPMENT DISTRICT
INDIAN TRAIL PROJECT
TAX INCREMENT FINANCING AMENDMENT**

Tax-increment financing ("TIF") is a redevelopment tool to be administered by housing and redevelopment authorities codified at Tenn. Code Ann. §§13-20-204 and 205, et. seq. The purpose of TIF is to provide an economic stimulus for blighted property in need of redevelopment. Upon adoption of this Amendment, TIF may be utilized to finance eligible redevelopment costs for a redevelopment project known as The Overlook at Indian Trail ("The Overlook") to be located within the existing Kingsport Mall Redevelopment District subject to the provisions of this Amendment. The TIF shall be administered as follows:

A. District History.

The Kingsport Mall Redevelopment District was designated as a Redevelopment District by Kingsport Housing and Redevelopment Authority ("KHRA") in 2002. The Redevelopment District originally contained the former Kingsport Mall which was a shopping mall which included Montgomery Ward, Hill's, Heilig-Myers, and several other small businesses as tenants and some adjacent vacant property much of which was in a floodplain or contained wetlands. Many of the tenants of the mall had filed bankruptcy, relocated or closed their businesses prior to approval of the Redevelopment Plan. A significant portion of the Kingsport Mall Redevelopment District has now been redeveloped into a retail shopping complex known as East Stone Commons. East Stone Commons was developed with the assistance of tax increment financing approved in 2004. The current total property tax assessment for the East Stone Commons area in 2014 was \$27,570,800 and it generated approximately \$482,533 in City and County property taxes. The tax increment financing for the East Stone Commons Project Area was paid off in 2015 almost five years ahead of schedule and the property taxes from this project area will now be paid to the City and County as all other taxes are paid. However, a portion of the original redevelopment district still remains undeveloped due in part to flood plain and wetlands issues. Development of this area is critical to complete the transformation of the original redevelopment area. The property on which The Overlook will be located is the vacant property adjacent to East Stone Commons. The Indian Trail Project Area of the Kingsport Mall Redevelopment District is shown on the map attached as Exhibit One ("Project Area").

The Project Area is recognized as having a potential economic return to the City and County primarily due to its desirable location near Stone Drive and Eastman Road and East Stone Commons. Delay of the redevelopment of this site will continue to have a deteriorative impact on the adjacent commercial areas. The use of TIF will allow the redevelopment of a well-located site which has remained unused in the intervening 13 years. The existing blighted influence, flood plain issues, and wetlands would all be remediated or eliminated by implementation of the proposed Redevelopment Project. Redevelopment of this area would also help alleviate the shortage of market rate apartment units available for rent in the Kingsport and Sullivan County markets. Available apartment units also assist area businesses in recruiting new employees to the area who will both work and live in Kingsport and Sullivan County.

Based on the foregoing circumstances and conditions, the Board of Commissioners of KHRA has determined that the District is blighted as defined by TCA 13-20-201 et seq. The District experiences the following conditions:

1. Long-term vacant and underutilized property.
2. Deleterious land use.
3. Blighting effect of the continued vacancy and deterioration of the property and impact to the surrounding properties.
4. Lack of storm water drainage and other flood control measures which is detrimental to the health and safety of the community.

It is recommended that the project be redeveloped, rehabilitated and/or renovated in order to correct such blighted and deteriorated conditions.

B. District Zoning and Land Use.

The redevelopment of the District shall comply with the Zoning Ordinances and building codes as well as other applicable rules, laws, ordinances, codes and regulations of the City. KHRA shall also review the Plan and any redevelopment projects within the District with appropriate City agencies and officials to ensure that the Plan and the proposed redevelopment activities conform with local objectives relating to appropriate land uses, improved traffic flow, public transportation, public utilities, recreation and community facilities and other public improvements and needs. For a more complete description of the requirements and restrictions of the Zoning Ordinances of the City, reference should be made to the Ordinances themselves. This property should continue to be zoned R-4 by the City of Kingsport.

The City and KHRA will cooperate in the planning and construction of improvements to the streets, roadways, sidewalks, curbs and gutters, parking systems, lighting, landscaping and traffic signalization and control.

C. Estimated Cost of the Project.

The total estimated costs of all the proposed improvements to be made by Indian Trail, LLC (the "Developer") for The Overlook, is \$17,656,674. The proposed improvements include removal of the existing asphalt, utility and site work and construction of 168 units of 1, 2 and 3 bedroom apartments plus 6 stand-alone garages, clubhouse, pool, storage spaces and other related amenities (the "Redevelopment Project"). In addition, KHRA will be paid an annual administration fee equal to five percent of the total annual tax increment revenue received by KHRA. The Project will be located upon Sullivan County Tax Map 047P, Control Map 047P, Group A, Parcel 005.40 which is the sole tax parcel within the Project Area. The TIF shall be limited to eligible expenditures for the Redevelopment Project within the Project Area.

D. Sources of Revenue to Finance the Cost of the Project.

The primary sources of revenue to pay for the Redevelopment Project are proceeds in the amount of \$14,200,000.00 from a permanent loan to the Developer, Developer investment of \$2,000,000.00 and tax increment based debt (to be issued by the KHRA in the form of bonds, notes, or other indebtedness) in an amount not to exceed \$1,500,000.00, but in no event in an amount to exceed the estimated amount of debt that can be amortized over the 15 year increment periods which are hereby authorized by City of Kingsport (the "City") and Sullivan County, Tennessee (the "County"). Current projections suggest that the tax increment from the proposed improvements within the Project Area will be sufficient to retire this amount of indebtedness within a fifteen year amortization period for both the City and the County.

The total current property tax assessment for the Project Area is \$180,360.00. This results in annual property tax payments to the City in the amount of \$3,733.45 and annual property tax payments to the County in the amount of \$4,158.02. The Redevelopment Project would result in a total estimated assessed value for property within the Project Area of \$5,833,360.00. Based on current tax rates, this would result in total estimated annual city taxes of \$120,750.55 and total estimated annual county taxes of \$150,232.35. Because Sullivan County has dedicated \$0.2344 of its \$2.5754 tax rate for repayment of indebtedness and the City of Kingsport has dedicated \$0.36 of its \$2.07 tax rate for repayment of indebtedness, that portion of the increment, pursuant to Tenn. Code Ann. §§13-20-205 and 9-23-103, shall not be allocated as provided in Paragraph G below but shall be collected and paid to the respective taxing agency as all other property taxes are collected and paid. Thus, the estimated total available increment from Sullivan County taxes after the administration fee and statutory debt service set aside is \$132,336.73. The estimated total available increment from City of Kingsport taxes after the administration fee and statutory debt service set aside is \$91,832.99 resulting in an estimated total annual available tax increment from City and County of \$217,552.88. A detailed calculation of these estimated projections is attached hereto as Exhibit Two. The redevelopment of the Project Area will not occur to the degree proposed without the use of tax-increment financing.

E. Amount and the Final Maturity of Bonded or other Indebtedness to be Incurred.

The amortization period for any indebtedness backed by the tax-increment revenue generated within the Project Area shall be no more than fifteen years from the date of issuance of the debt. In any event, the final maturity date of all indebtedness issued pursuant to this Amendment shall be on or before May 15, 2033. Upon retirement of all bonds, loans, or other indebtedness incurred and payable from tax-increment funds, or at such time as monies on deposit in the tax-increment fund or funds are sufficient for such purpose, all property taxes resulting from the incremental development of the project shall be retained by the appropriate taxing agency for disbursement according to law.

F. Impact of the Tax-Increment Financing Provisions Upon Taxing Agencies.

The total assessment of the City of Kingsport's real property tax base for the 2013 tax year is approximately \$1,263,075,815.00. The total assessment of Sullivan County's real property tax base for the 2013 tax year is approximately \$2,990,802,295.00. The current assessment of the Project Area represents 0.00014% of the City of Kingsport's property tax base and 0.000060% of the Sullivan County property tax base. The estimated assessment of the Proposed Improvements would represent 0.0046% of the current City of Kingsport tax base and 0.00195% of the current Sullivan County tax base. Based on these small percentages, the City and the County (the two taxing agencies affected by this Redevelopment Project) will not be substantially impacted financially by this tax-increment financing provision.

The development of the Redevelopment Project will result in additional residents and economic activity within the Redevelopment District. It is estimated approximately 209 total jobs could be created during the construction phase of the Redevelopment Project with a total economic impact of \$25,384,679 which results in significant local taxes and other revenue for local governments. In addition, the long term impact includes the addition of residents to our communities and creates a total of approximately 43 jobs which creates a total economic impact of \$4,341,340 which results in significant additional local taxes and other revenue for local governments. While all these numbers rely on certain assumptions and projections, the end result of the Redevelopment Project is that a need for market rate rental housing has been met and the City and County will receive a substantial economic boost.

G. Division of Property Taxes.

Upon approval of this Amendment, the taxes levied and collected over the Project Area shall be collected by the appropriate taxing authorities in the same manner as provided by law, except that said taxes shall be divided as follows:

1. The portion of the taxes which would be produced by the rate at which the tax is levied each year by each taxing agency, upon the assessed value of such property within the Project Area as of the 2015 tax year (which is the year of approval of this TIF amendment) ("Base Assessment"), shall be allocated to, and when collected, shall be paid to, the respective taxing agencies as taxes levied by such taxing agencies on all other property are paid; provided, that in any year in which taxes of the Project Area are less than the Base Assessment and the Dedicated Taxes, there shall be allocated and paid to those respective taxing agencies only those taxes actually imposed and collected; and provided further, that, in any year or years in which the Base Assessment would be diminished solely due to a rate reduction under Title 67, Chapter 5, Part 17, of the Tennessee Code, the Base Assessment shall nevertheless be established at the amount originally determined.

2. Subject to the restraints herein and applicable law, sixty five percent (65%) of all the taxes levied in each year in excess of the Base Assessment and Dedicated

Taxes shall be allocated to and, when collected, shall be paid into a special fund or funds of KHRA to pay the administration fee and to pay the principal of and interest on any bonds, loans or other indebtedness incurred or to be incurred by KHRA to finance or refinance, in whole or in part, eligible redevelopment expenses of the Redevelopment Project contemplated by the Redevelopment Plan, and such other expenses as may be allowed by law. The remaining thirty five percent (35%) of all the taxes levied in each year in excess of the Base Assessment and Dedicated Taxes shall be allocated to and, when collected, shall be paid to the respective taxing agencies in the same manner as taxes on all other property are paid.

3. Upon retirement of all bonds, loans or other indebtedness incurred by KHRA and payable from such special fund or funds, or at such time as monies on deposit in such special fund or funds are sufficient for such purpose, all taxes levied each year in excess of the Base Assessment and Dedicated Taxes shall, when collected, be paid to the respective taxing agency as taxes levied by such taxing agencies on all other property are paid, and KHRA shall give notice to all affected taxing agencies of such retirement. Excess taxes beyond amounts necessary to fund or reserve for eligible expenditures may be applied to principal and interest of debt incurred to finance such eligible expenditures or shall revert to the taxing agency general fund. In any event, the division of property taxes required by this document shall not continue for any tax year beyond 2032.

H. Property Tax Assessments and Collection.

1. The appropriate assessor shall, in each year during the period in which taxes are to be allocated to KHRA pursuant to Paragraph G, compute and certify the net amount, if any, by which the current assessed value of all taxable property located within the Project Area which is subject to taxation by the particular taxing agency exceeds the base assessment. The net amount of any such increase is referred to in this subdivision as the incremental value for that particular year.

2. In any year in which there exists a tax increment to be allocated to KHRA, the appropriate assessor shall exclude it from the assessed value upon which the appropriate assessor computes the tax rates for taxes levied that year by the taxing agency. However, the assessor shall extend the aggregate tax rate of such taxes against the Base Assessment and the incremental value and shall apply the taxes collected there from as provided herein.

3. If in any year property comprising a portion of the Project Area shall be removed from the tax rolls of a taxing agency, the Base Assessment for the Project Area shall be reduced by the amount of the Base Assessment allocable to the property so removed for each subsequent year in which taxes are to be allocated to a particular authority pursuant to the above provisions.

I. Documentation for Assessor's Office.

Upon approval of this Amendment, KHRA shall transmit to the assessor of property and the chief financial officer for each taxing agency affected, a copy of the description of all

land within the Project Area (including tax parcel numbers), the date or dates of the approval of the redevelopment plan or amendment thereto, a copy of the resolution approving the redevelopment plan or approving an Amendment thereto, a map or plat indicating the boundaries of such property and the Base Assessment with respect to the Project Area and taxes shall thereafter, when collected, be allocated and paid in the manner provided herein.

J. Excluded Taxes.

Notwithstanding anything to the contrary in this section, taxes levied upon property subject to tax-increment financing provisions by any taxing agency for the payment of principal of and interest on all bonds, loans or other indebtedness of such taxing agency, and taxes levied by or for the benefit of the State of Tennessee (herein "Dedicated Taxes"), shall not be subject to allocation as provided in Paragraph E but shall be levied against the property and, when collected, paid to such taxing agency as taxes levied by such taxing agency on all other property are paid and collected.

K. Interpretation.

This tax-increment financing amendment is being proposed pursuant to *Tenn. Code Ann. § 13-20-201, et. seq.* and *Tenn. Code Ann. § 9-23-101, et. seq.* and all relevant provisions are hereby incorporated herein by reference. All provisions of this Amendment shall be construed in a manner consistent with said Code sections.

L. Conditions of Tax Increment.

KHRA shall enter into a redevelopment agreement with Developer which requires Developer to pursue and complete the Redevelopment Project in a diligent manner, and in accordance with plans and specifications approved by KHRA. The redevelopment agreement to be entered into between KHRA and Developer shall contain such terms as KHRA believes reasonably necessary to accomplish this purpose. The redevelopment agreement shall also prohibit the Project from accepting or otherwise benefiting from state or federal low income housing subsidies such as Section 8 or low income housing tax credits while any TIF Indebtedness related to this Project remains unpaid.

EXHIBIT ONE

MAP OF INDIAN TRAIL PROJECT AREA LOCATED IN KINGSFORT MALL
REDEVELOPMENT DISTRICT

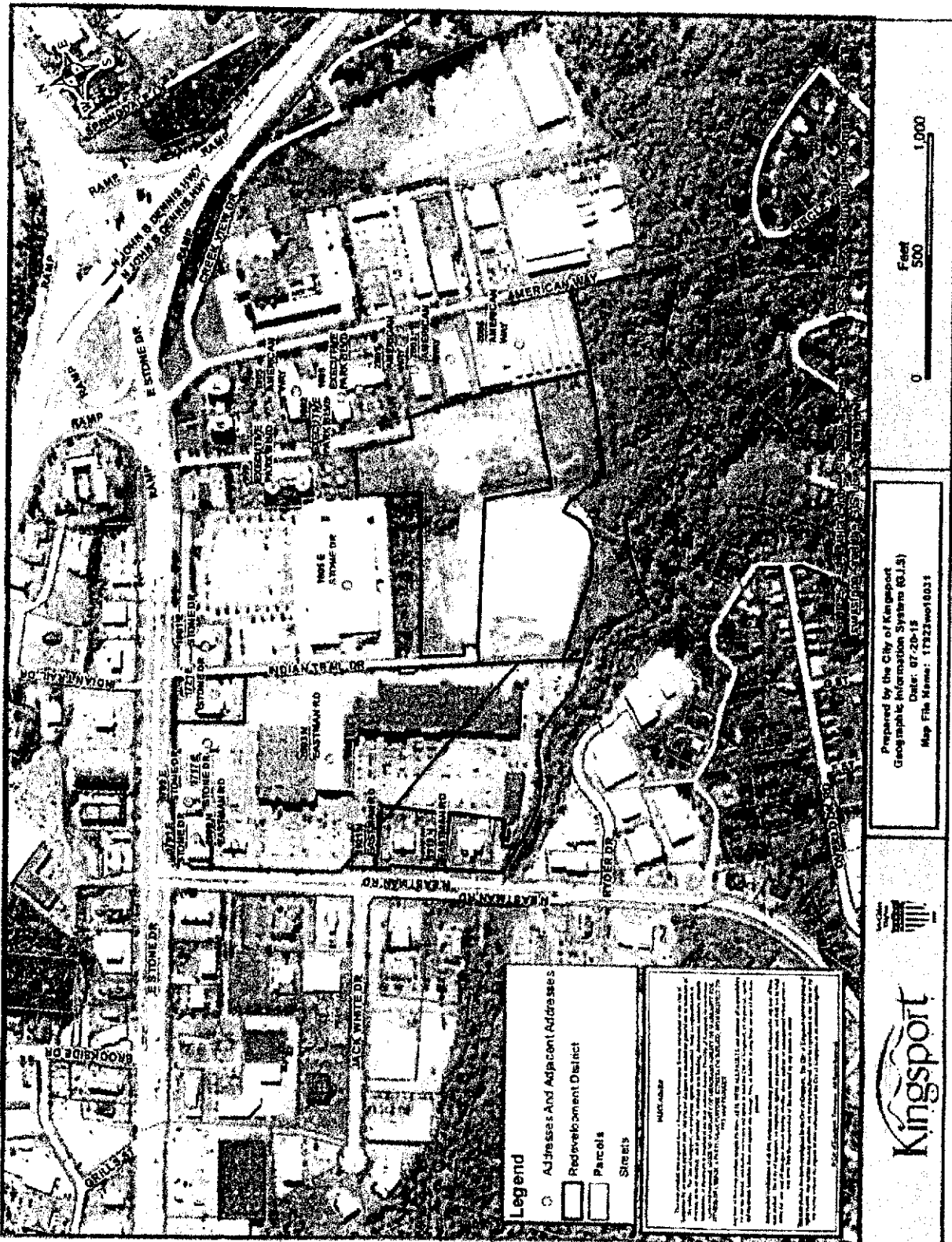


EXHIBIT TWO

TIF ESTIMATE
 INDIAN TRAIL PROJECT AREA
 KINGSPORT MALL
 REDEVELOPMENT DISTRICT

Total Original Assessed Value	\$180,360.00
County Tax Rate	2.5754
City Tax Rate	2.07
Total Proposed Assessed Value	\$5,833,360.00
County Debt Service Set Aside	0.2344
City Debt Service Set Aside	0.36
Total Proposed County Taxes	\$150,232.35
Current County Taxes	\$4,644.99
Proposed County Increment	\$145,587.36
County Debt Service Set Aside	\$13,250.63
Total Available County Increment	\$132,336.73
Net County Increment after Fee	\$125,719.89
Total Proposed City Taxes	\$120,750.55
Current City Taxes	\$3,733.45
Proposed City Increment	\$117,017.10
City Debt Service Set Aside	\$20,350.80
Total Available City Increment	\$96,666.30
Net City Increment After Fee	\$91,832.99
Net Available City and County Increment	\$217,552.88



Sullivan County

*Board of County Commissioners
235th Annual Session*

Item 4
No. 2015-08-56

To the Honorable Richard S. Venable, Chairman, and the Board of Sullivan County Commissioners meeting in Regular Session this 17th day of August 2015.

RESOLUTION OF THE SULLIVAN COUNTY COMMISSION FOR ADOPTION OF A REDEVELOPMENT PLAN AND TAX INCREMENT FINANCING AMENDMENT FOR THE RIVERBEND REDEVELOPMENT DISTRICT

WHEREAS, Kingsport Housing & Redevelopment Authority ("KHRA") pursuant to the provisions of Title 13, Chapter 20, Tennessee Code Annotated, as supplemented and amended, has the power and authority to administer redevelopment programs located within its statutory boundaries; and

WHEREAS, KHRA has prepared a document entitled "Redevelopment Plan for Identified Districts & Study Areas" in conformance with Title 13, Chapter 20, Part 2, Tennessee Code Annotated, as supplemented and amended which has been adopted by the City of Kingsport, Tennessee pursuant to Resolution No. _____; and

WHEREAS, as previously authorized by the Sullivan County Commission, KHRA conducted a public hearing on August 12, 2015, to determine the necessity for the adoption of a Redevelopment Plan for the Riverbend Redevelopment District on behalf of Sullivan County which includes the use of tax increment financing; and

WHEREAS, the comments and findings of said public hearing, along with the Project Proposal for the Riverbend Redevelopment District have been presented to the Sullivan County Commission; and

WHEREAS, KHRA and the City of Kingsport, Tennessee have recommended the adoption of the Redevelopment Plan and the proposed tax increment financing amendment and have also recommended approval of the use of tax increment financing for a Project known as Riverbend Villas to be located within the Riverbend Redevelopment District.

NOW, THEREFORE, be it resolved by the Sullivan County Commission as follows:

1. **That the Redevelopment Plan for the Riverbend Redevelopment District along with the proposed Amendment, as presented and recommended by KHRA, a copy of the Plan and Amendment being attached hereto as Exhibit A and Exhibit B, respectively, are hereby approved, and the factual findings contained therein are affirmed and adopted by the Sullivan County Commission.**

2. That use of tax increment financing as described in the Riverbend Redevelopment Plan as amended for use in support of the project known as Riverbend Villas is hereby approved.

3. That the Sullivan County Mayor and Sullivan County Assessor are hereby authorized and empowered to negotiate and execute all such documents as may be reasonably required to implement this Plan.

4. That KHRA is hereby authorized and empowered to implement the Redevelopment Plan on behalf of Sullivan County through the execution of a Redevelopment Agreement which shall prohibit from accepting or otherwise benefiting from state or federal low income housing subsidies such as Section 8 or low income housing tax credits while any TIF Indebtedness related to this Project remains unpaid.

5. This resolution is restricted solely to the Riverbend Redevelopment District and is not an approval or denial of any other Redevelopment Plan or District.

Approved this 21st day of September, 2015.

Attested: Jamie Gammon Approved: Richard S. Venable
 Jamie Gammon, County Clerk Richard S. Venable, County Mayor

Introduced By: Commissioner: Joe Herron

Seconded By: Commissioner(s): John Gardner

ACTIONS: 9/11/15 Exhibits B, 1 & 2 replaced in their entirety;
 Exhibit A on file in Mayor's Office

Approved 09-21-15 16 Aye, 7 Nay, 1 Absent

**RIVERBEND REDEVELOPMENT DISTRICT
TAX INCREMENT FINANCING AMENDMENT**

Tax-increment financing ("TIF") is a redevelopment tool to be administered by housing and redevelopment authorities codified at Tenn. Code Ann. §§13-20-204 and 205, et. seq. The purpose of TIF is to provide an economic stimulus for blighted property in need of redevelopment. Upon adoption of this Amendment, TIF may be utilized to finance eligible redevelopment costs for a redevelopment project known as Riverbend Villas ("Riverbend Villas") to be located within the newly created Riverbend Redevelopment District subject to the provisions of this Amendment. The TIF shall be administered as follows:

A. District History.

The property on which Riverbend Villas will be located is the property adjacent to Wal-Mart on Fort Henry Drive which has remained mostly undeveloped in spite of commercial activity around it. The Riverbend Redevelopment District is shown on the map attached as Exhibit One ("Project Area"). The Project Area consists of approximately 23.33 acres which includes two structures for which permits were issued with no inspections beyond foundation and construction was never completed. The two shell buildings have been in existence since 2008 with no utilities hooked up to the structures and no maintenance since that time. The structures were never sealed to the elements and have shown extreme deterioration to the point of demolition by neglect. Much of the property within the Project Area was graded with little to no control of erosion from the site. The property was cited for violations on several occasions. No progress has been made on the abandoned development for several years. This condition has not only negatively affected development in the nearby areas but has allowed harboring of nuisance animals and shows general signs of neglect. In order to combat these issues for the site it is proposed that the Project Area be designated as the Riverbend Redevelopment District and be afforded all tax incentives as appropriate to encourage new land uses in the area.

The Project Area is recognized as having a potential economic return to the City and County primarily due to its desirable location near Fort Henry Drive. Delay of the redevelopment of this site will continue to have a deteriorative impact on the adjacent commercial areas. The use of TIF will allow the redevelopment of a well-located site which has previously been underutilized. The existing blight, dilapidated structures and negative impact on surrounding areas would all be remediated or eliminated by implementation of the proposed Redevelopment Project. Redevelopment of this area would also provide the opportunity to help alleviate the existing shortage of market rate apartment units available for rent in the Kingsport and Sullivan County markets. Available apartment units also assist area businesses in recruiting new employees to the area who will both work and live in Kingsport and Sullivan County.

Based on the foregoing circumstances and conditions, the Board of Commissioners of KHRA has determined that the District is blighted as defined by TCA 13-20-201 et seq. The District experiences the following conditions:

1. Long-term vacant and underutilized property.
2. Dilapidated structures which continue to decay due to improper construction and lack of utilities and maintenance.
3. The continued deterioration of the property due to unfinished grading and erosion control and negative impact to the surrounding properties.

It is recommended that the project be redeveloped, rehabilitated and/or renovated in order to correct such blighted, deteriorated and dilapidated conditions.

B. District Zoning and Land Use.

The redevelopment of the District shall comply with the Zoning Ordinances and building codes as well as other applicable rules, laws, ordinances, codes and regulations of the City. KHRA shall also review the Plan and any redevelopment projects within the District with appropriate City agencies and officials to ensure that the Plan and the proposed redevelopment activities conform with local objectives relating to appropriate land uses, improved traffic flow, public transportation, public utilities, recreation and community facilities and other public improvements and needs. For a more complete description of the requirements and restrictions of the Zoning Ordinances of the City, reference should be made to the Ordinances themselves. This property should continue to be zoned B-4P (Planned Business District) by the City of Kingsport.

The City and KHRA will cooperate in the planning and construction of improvements to the streets, roadways, sidewalks, curbs and gutters, parking systems, lighting, landscaping and traffic signalization and control.

C. Estimated Cost of the Project.

The total estimated costs of all the proposed improvements to be made by Riverbend Villas Apartments, LLC (the "Developer") for Riverbend Villas, is \$20,417,793.00. The proposed improvements include removal of the existing asphalt, utility and site work and construction of 266 units of 1, 2 and 3 bedroom apartments plus stand alone garages, clubhouse, pool, storage spaces and other related amenities (the "Redevelopment Project"). In addition, one-third of the tax increment financing loan proceeds will be dedicated to the design and development of a City owned 13 acre riverfront park and recreation area along the Holston River which will be for the benefit of all City and County residents. KHRA will be paid an annual administration fee equal to five percent of the total annual tax increment revenue received by KHRA. The Project will be located upon portions of Sullivan County Tax Map 077H, Control Map 077H, Group C, Parcel 002.00, 002.05 and 002.15 which are the sole tax parcels within the Project Area. The TIF shall be limited to eligible expenditures for the Redevelopment Project within the Project Area.

D. Sources of Revenue to Finance the Cost of the Project.

The primary sources of revenue to pay for the Redevelopment Project are proceeds in the amount of \$16,334,234.00 from a permanent loan to the Developer, Developer investment of \$2,750,226.00, and tax-increment based debt (to be issued by the KHRA in the form of bonds, notes, or other indebtedness) in an amount not to exceed \$2,000,000.00 but in no event in an amount to exceed the estimated amount of debt that can be amortized over the 15 year increment periods which are hereby authorized by City of Kingsport (the "City") and Sullivan County, Tennessee (the "County"). The actual available TIF loan proceeds shall be allocated one-third to support the City park project and two-thirds to support the Riverbend Villas project. Current projections suggest that the tax increment from the proposed improvements within the Project Area will be sufficient to retire this amount of indebtedness within a fifteen year amortization period for both the City and the County.

The total current property tax assessment for the Project Area is \$199,800.00. This results in annual property tax payments to the City in the amount of \$4,135.86 and annual property tax payments to the County in the amount of \$5,145.65. The Redevelopment Project would result in a total estimated assessed value for property within the Project Area of \$7,000,000.00. Based on current tax rates, this would result in total estimated annual city taxes of \$144,900.00 and total estimated annual county taxes of \$180,278. Because Sullivan County has dedicated \$0.2344 of its \$2.5754 tax rate for repayment of indebtedness and the City of Kingsport has dedicated \$0.36 of its \$2.07 tax rate for repayment of indebtedness, that portion of the increment, pursuant to Tenn. Code Ann. §§13-20-205 and 9-23-103, shall not be allocated as provided in Paragraph (G) below but shall be collected and paid to the respective taxing agency as all other property taxes are collected and paid. Thus, the estimated total available increment from Sullivan County taxes after the administration fee and statutory debt service set aside is \$151,233.05. The estimated total available increment from City of Kingsport taxes after the administration fee and statutory debt service set aside is \$110,469.25 resulting in an estimated total annual available tax increment from City and County of \$261,702.30. A detailed calculation of these estimated projections is attached hereto as Exhibit Two. The redevelopment of the Project Area will not occur to the degree proposed without the use of tax-increment financing.

E. Amount and the Final Maturity of Bonded or other Indebtedness to be Incurred.

The amortization period for any indebtedness backed by the tax-increment revenue generated within the Project Area shall be no more than fifteen years from the date of issuance of the debt. In any event, the final maturity date of all indebtedness issued pursuant to this Amendment shall be on or before May 15, 2033. Upon retirement of all bonds, loans, or other indebtedness incurred and payable from tax-increment funds, or at such time as monies on deposit in the tax-increment fund or funds are sufficient for such purpose, all property taxes resulting from the incremental development of the project shall be retained by the appropriate taxing agency for disbursement according to law.

F. Impact of the Tax-Increment Financing Provisions Upon Taxing Agencies.

The total assessment of the City of Kingsport's real property tax base for the 2013 tax year is approximately \$1,263,075,815.00. The total assessment of Sullivan County's real property tax base for the 2013 tax year is approximately \$2,990,802,295.00. The current

assessment of the Project Area represents 0.00016% of the City of Kingsport's property tax base and 0.00007% of the Sullivan County property tax base. The estimated assessment of the Proposed Improvements would represent 0.0055% of the current City of Kingsport tax base and 0.00234% of the current Sullivan County tax base. Based on these small percentages, the City and the County (the two taxing agencies affected by this Redevelopment Project) will not be substantially impacted financially by this tax-increment financing provision.

The development of the Redevelopment Project will result in additional residents and economic activity within the Redevelopment District. It is estimated as many as 200 new local jobs could be created during the construction phase of the Redevelopment Project which would result in approximately \$14,000,000 in salaries over the course of the project and approximately \$3,000,000.00 in local taxes and other revenue for local governments. In addition, the long term impact includes the addition of residents to our communities which means approximately 75 new local jobs which creates approximately \$3,000,000.00 in local income and \$600,000 in local taxes and other revenue for local governments. While all these numbers rely on certain assumptions and projections, the end result of the Redevelopment Project is that a need for market rate rental housing has been met and the City and County will receive a substantial economic boost.

G. Division of Property Taxes.

Upon approval of this Amendment, the taxes levied and collected over the Project Area shall be collected by the appropriate taxing authorities in the same manner as provided by law, except that said taxes shall be divided as follows:

1. The portion of the taxes which would be produced by the rate at which the tax is levied each year by each taxing agency, upon the assessed value of such property within the Project Area as of the 2015 tax year (which is the year of approval of this TIF amendment) ("Base Assessment"), shall be allocated to, and when collected, shall be paid to, the respective taxing agencies as taxes levied by such taxing agencies on all other property are paid; provided, that in any year in which taxes of the Project Area are less than the Base Assessment and the Dedicated Taxes, there shall be allocated and paid to those respective taxing agencies only those taxes actually imposed and collected; and provided further, that, in any year or years in which the Base Assessment would be diminished solely due to a rate reduction under Title 67, Chapter 5, Part 17, of the Tennessee Code, the Base Assessment shall nevertheless be established at the amount originally determined.

2. Subject to the restraints herein and applicable law, all of the City of Kingsport taxes levied in each year in excess of the Base Assessment and Dedicated Taxes shall be allocated to and, when collected, shall be paid into a special fund or funds of KHRA to pay the administration fee and to pay the principal of and interest on any bonds, loans or other indebtedness incurred or to be incurred by KHRA to finance or refinance, in whole or in part, eligible redevelopment expenses of the Redevelopment Project contemplated by the Redevelopment Plan, and such other expenses as may be allowed by law.

3. Subject to the restraints herein and applicable law, sixty five percent (65%) of the Sullivan County taxes levied in each year in excess of the Base Assessment and Dedicated Taxes shall be allocated to and, when collected, shall be paid into a special fund or funds of KHRA to pay the administration fee and to pay the principal of and interest on any bonds, loans or other indebtedness incurred or to be incurred by KHRA to finance or refinance, in whole or in part, eligible redevelopment expenses of the Redevelopment Project contemplated by the Redevelopment Plan, and such other expenses as may be allowed by law. The remaining thirty five percent (35%) of the Sullivan County taxes levied in each year in excess of the Base Assessment and Dedicated Taxes shall be allocated to and, when collected, shall be paid to Sullivan County in the same manner as taxes on all other property are paid.

4. Upon retirement of all bonds, loans or other indebtedness incurred by KHRA and payable from such special fund or funds, or at such time as monies on deposit in such special fund or funds are sufficient for such purpose, all taxes levied each year in excess of the Base Assessment and Dedicated Taxes shall, when collected, be paid to the respective taxing agency as taxes levied by such taxing agencies on all other property are paid, and KHRA shall give notice to all affected taxing agencies of such retirement. Excess taxes beyond amounts necessary to fund or reserve for eligible expenditures may be applied to principal and interest of debt incurred to finance such eligible expenditures or shall revert to the taxing agency general fund. In any event, the division of property taxes required by this document shall not continue for any tax year beyond 2032.

H. Property Tax Assessments and Collection.

1. The appropriate assessor shall, in each year during the period in which taxes are to be allocated to KHRA pursuant to Paragraph G, compute and certify the net amount, if any, by which the current assessed value of all taxable property located within the Project Area which is subject to taxation by the particular taxing agency exceeds the base assessment. The net amount of any such increase is referred to in this subdivision as the incremental value for that particular year.

2. In any year in which there exists a tax increment to be allocated to KHRA, the appropriate assessor shall exclude it from the assessed value upon which the appropriate assessor computes the tax rates for taxes levied that year by the taxing agency. However, the assessor shall extend the aggregate tax rate of such taxes against the Base Assessment and the incremental value and shall apply the taxes collected there from as provided herein.

3. If in any year property comprising a portion of the Project Area shall be removed from the tax rolls of a taxing agency, the Base Assessment for the Project Area shall be reduced by the amount of the Base Assessment allocable to the property so removed for each subsequent year in which taxes are to be allocated to a particular authority pursuant to the above provisions.

I. Documentation for Assessor's Office.

Upon approval of this Amendment, KHRA shall transmit to the assessor of property and the chief financial officer for each taxing agency affected, a copy of the description of all land within the Project Area (including tax parcel numbers), the date or dates of the approval of the redevelopment plan or amendment thereto, a copy of the resolution approving the redevelopment plan or approving an Amendment thereto, a map or plat indicating the boundaries of such property and the Base Assessment with respect to the Project Area, and taxes shall thereafter, when collected, be allocated and paid in the manner provided herein.

J. Excluded Taxes.

Notwithstanding anything to the contrary in this section, taxes levied upon property subject to tax-increment financing provisions by any taxing agency for the payment of principal of and interest on all bonds, loans or other indebtedness of such taxing agency, and taxes levied by or for the benefit of the State of Tennessee (herein "Dedicated Taxes"), shall not be subject to allocation as provided in Paragraph E but shall be levied against the property and, when collected, paid to such taxing agency as taxes levied by such taxing agency on all other property are paid and collected.

K. Interpretation.

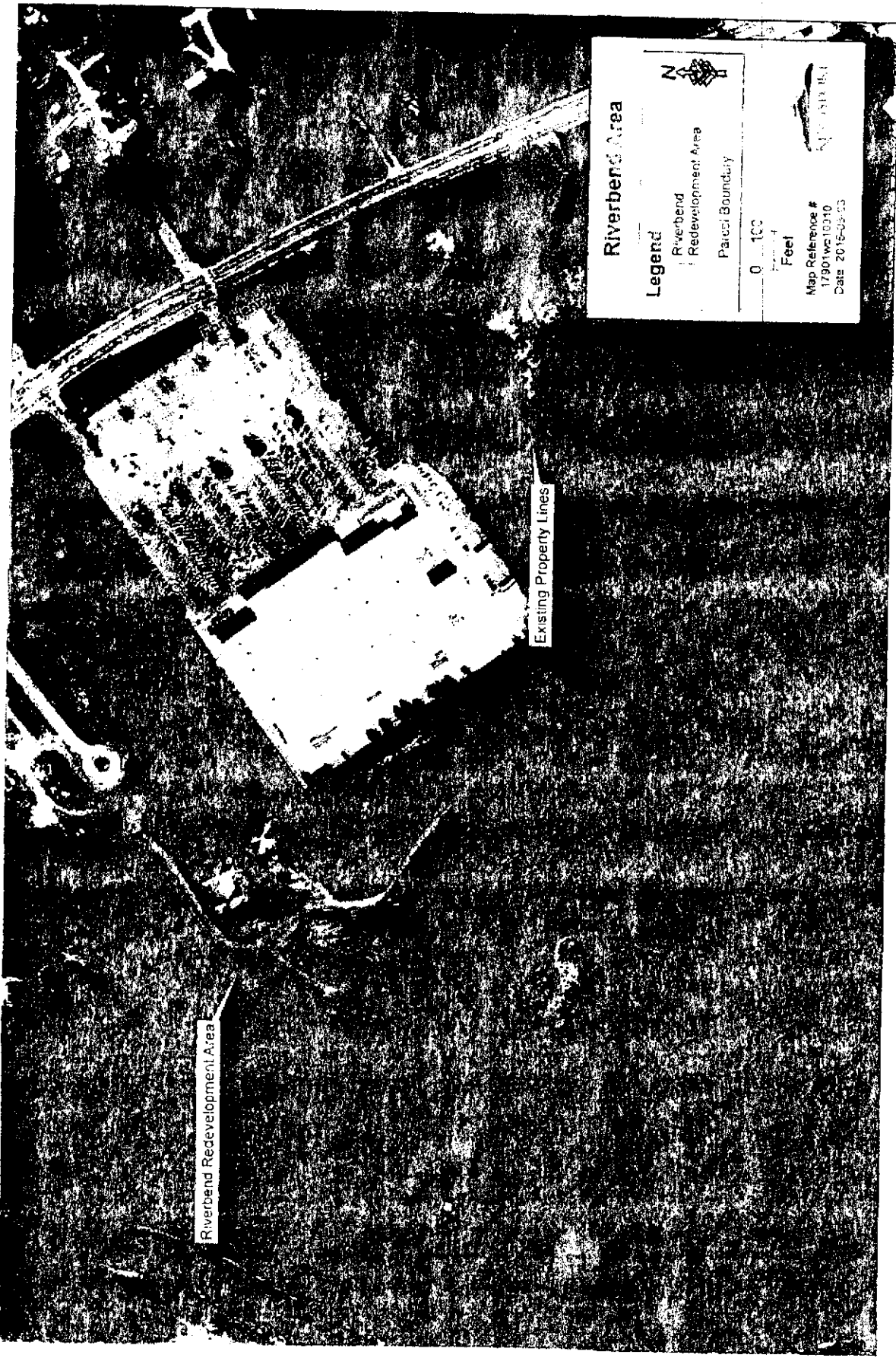
This tax-increment financing amendment is being proposed pursuant to *Tenn. Code Ann. § 13-20-201, et. seq.* and *Tenn. Code Ann. § 9-23-101, et. seq.* and all relevant provisions are hereby incorporated herein by reference. All provisions of this Amendment shall be construed in a manner consistent with said Code sections.

L. Conditions of Tax-Increment.

KHRA shall enter into a redevelopment agreement with Developer which requires Developer to pursue and complete the Redevelopment Project in a diligent manner, and in accordance with plans and specifications approved by KHRA. The redevelopment agreement to be entered into between KHRA and Developer shall contain such terms as KHRA believes reasonably necessary to accomplish this purpose. The redevelopment agreement shall also prohibit the Project from accepting or otherwise benefiting from state or federal low income housing subsidies such as Section 8 or low income housing tax credits while any TIF Indebtedness related to this Project remains unpaid.

EXHIBIT ONE

MAP OF RIVERBEND REDEVELOPMENT DISTRICT



Riverband Redevelopment Area

Existing Property Lines

Riverband Area

Legend

- Riverband Redevelopment Area
- Parcel Boundary

0 100 Feet

Map Reference # 17901we10010
Date: 2015-03-03

N

EXHIBIT TWOTIF ESTIMATE
RIVERBEND REDEVELOPMENT DISTRICT

Total Original Assessed Value	\$199,800.00
County Tax Rate	2.5754
City Tax Rate	2.07
Total Proposed Assessed Value	\$7,000,000.00
County Debt Service Set Aside	0.2344
City Debt Service Set Aside	0.36
Total Proposed County Taxes	\$180,278.00
Current County Taxes	\$5,145.65
Proposed County Increment	\$175,132.35
County Debt Service Set Aside	\$15,939.67
Total Available County Increment	\$159,192.68
Net County Increment after Fee	\$151,233.05
Total Proposed City Taxes	\$144,900.00
Current City Taxes	\$4,135.86
Proposed City Increment	\$140,764.14
City Debt Service Set Aside	\$24,480.72
Total Available City Increment	\$116,283.42
Net City Increment After Fee	\$110,469.25
Net Available City and County Increment	\$261,702.30



Sullivan County

Board of County Commissioners
235th Annual Session

Item 5
No. 2015-09-57

To the Honorable Richard S. Venable, Chairman, and the Board of Sullivan County Commissioners meeting in Regular Session this 21st day of September, 2015.

**RESOLUTION TO CORRECT INEQUITIES AND UNDESIRABLE CONSEQUENCES
BY PRIOR RESOLUTIONS OF THE BOARD OF COUNTY COMMISSIONERS CONCERNING THE PAY,
CLASSIFICATION, AND NUMBER OF EMPLOYEES IN THE SULLIVAN COUNTY
HIGHWAY DEPARTMENT AND TO REAFFIRM THE AUTHORITY FOR SUCH
DECISIONS EXIST SOLELY WITH THE COUNTY COMMISSIONER OF
HIGHWAYS**

WHEREAS, the Sullivan County Board of County Commissioners in the years 2009, 2010, 2011 and 2012 passed resolutions providing for a reduction in County Government staffing; and

WHEREAS, those resolutions had the desired and intended consequence of an orderly reduction in Highway Department staffing to its current level of less than 50 percent of the historic high for the Department; and

WHEREAS, those resolutions had the undesired and un-intended consequence of causing the Sullivan County Payroll Department to impose a limit on the number of positions in each salary grade available for use by the Sullivan County Commissioner of Highways thereby limiting proper personnel management within the Highway Department; and

WHEREAS, those resolutions had the undesired and un-intended consequence of creating conditions which have led to position and salary compression within the Highway Department; and

WHEREAS, Tennessee statute TCA §54-7-109(c) provides that the Commissioner of Highways is to have the sole authority to determine the type, pay grade, number of employees, etc., of the County Highway Department as long as the Commissioner of Highways does not exceed the money budgeted annually for Highway Department personnel.

NOW THEREFORE BE IT RESOLVED that the Board of Sullivan County Commissioners hereby direct that the Payroll Department of Sullivan County process modifications to salary and grade of Highway Department employees as requested by the Sullivan County Commissioner of Highways to the extent that Highway Department personnel budget constraints allow; and

NOW THEREFORE BE IT RESOLVED that the Board of Sullivan County Commissioners hereby direct that the Payroll Department of Sullivan County process increases and decreases in the number of employees at the Highway Department as requested by the Sullivan County Commissioner of Highways to the extent that Highway Department personnel budget constraints allow.

This Resolution shall take effect from and after its passage. All resolutions in conflict herewith shall be and the same are hereby rescinded insofar as such conflict exists.

Approved this _____ day of _____, 2015.

Attested: _____
Jeanie Gammon, County Clerk

Approved: _____
Richard S. Venable, Sullivan County Mayor

Introduced By: Commissioner: Terry Harkleroad

Seconded By: Commissioner(s): Angie Stanley, John Gardener

ACTIONS: Withdrawn 09-21-15.



Sullivan County

Board of County Commissioners
235th Annual Session

Item 6
No. 2015-09-58

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this the 21st day of September 2015.

RESOLUTION TO REQUEST THE STATE OF TENNESSEE TO NAME THE BRIDGE AT THE JUNCTION OF U.S. HIGHWAYS 19E AND 11E, THE RAYMOND R. LEWIS MEMORIAL BRIDGE

WHEREAS, Raymond R. Lewis was a man who dedicated his life to his country and his community; and,

WHEREAS, Raymond began his service to his country at the age of 17 when he served in an artillery battery during the Korean War; and,

WHEREAS, upon returning home, he joined the Tennessee National Guard where he served for 38 years achieving the rank of Chief Warrant Officer 2; and

WHEREAS, Raymond's service was not limited to the military but extended to his community where he served the M.M. Martin Lodge #547 of Piney Flats, Tennessee where he earned his 50 year membership status; and

WHEREAS, his extraordinary devotion and leadership further extended to being a member of the V.F.W. Post 2166, the York Rite, the Scottish Rite, the Order of the Eastern Star as well as being the charter president of the Rocky Springs Ruritan Club; and,

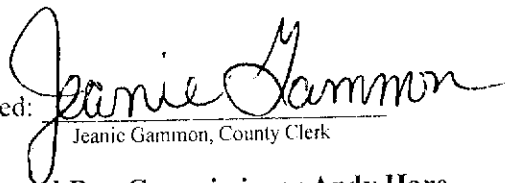
WHEREAS, although his service extended across many areas of his community his true passion and dedication was displayed in his service to the Jericho Shriners serving as a van driver taking children to and from Shriner's hospitals.

NOW THEREFORE BE IT RESOLVED that the Sullivan County Board of Commissioners hereby request the General Assembly commemorate the memory of Raymond R. Lewis by naming the bridge at the junction of U.S. Highway 11E and U.S. Highway 19E the Raymond R. Lewis Memorial Bridge.


This resolution shall take effect from and after its passage. All resolutions in conflict herewith be and the same rescinded insofar as such conflict exists.

Approved this 21st day of September ~~2014~~ 2015

Attested:


Jamie Gammon, County Clerk

Approved:


Richard S. Venable, County Mayor

Sponsored By: Commissioner Andy Hare

Prime Co-Sponsor(s): Commissioner Sherry Grubb, All Commissioners Voting "Aye"

ACTIONS: On Consent Agenda

Approved 09-21-15 23 Aye, 1 Absent

000276

Laura Beth Weaver Whitaker
257 Odum Private Drive
Bluff City, TN 37618
(423) 416-0609
August 6, 2015

Sullivan County Commission
Sullivan County Courthouse
3411 Hwy. 126
Suite 206
Blountville, TN 37617

Dear Sullivan County Commission:

On August 17, 2014 my family and I said goodbye to my Granddaddy, Raymond R. Lewis. Along with our family, the community also mourned the loss of an individual who left behind an impact far greater than most who will walk this earth. Like many of his age, Raymond served his country in the United States Army in active conflict during the Korean War. He served in an artillery battery during some of the fiercest fighting in that war. He was only 17 years old at the time. Following the war, desiring to serve closer to home he joined the Tennessee National Guard where he served for 38 years achieving the rank of Chief Warrant Officer 2. His service for his community didn't end in the military. Raymond remained a faithful member of Edgefield United Methodist Church in Piney Flats, where he was more than willing to greet everyone each Sunday with a smile and a handshake. He was the Charter President of the Rocky Springs Ruritan Club as well as a member of V.F.W. Post 2166. He was a member and past Most Worshipful Master of the M.M. Martin Lodge #547 of Piney Flats. Raymond's membership with the Masons led him to become a Shriner and a member of the Jericho Temple, The York Rite and The Scottish Rite. As a Shriner he served as a Potentate and started up the bagpipe group, the Highlanders. Raymond's real love laid in helping the many children that received assistance from the Shriners. He was frequently known to be driving the van that transported children from their homes to the Shriner hospitals and doctor's offices. Also, he retired from the Kingsport School System following a career as a School Bus Driver.

As you can see, my Granddaddy was a man who dedicated his life to his country and his community. Always seeking to make a difference, he looked for any and every opportunity to be that difference himself. On Thursday, August 21 we laid my Granddaddy to rest. Not a day has passed that his impact hasn't been felt across the community. In a lasting and act of remembrance, I have set my sights on having the new intersection at the junction of 19E and 11E named after my Granddaddy. I would appreciate your guidance and advice as I continue this journey to see my goals realized.

With Respect,

Laura Whitaker



Sullivan County

*Board of County Commissioners
235th Annual Session*

Item 7
No. 2015-09-59
AMENDED

To the Honorable Richard S. Venable, Mayor of Sullivan County, and the Board of Sullivan County Commissioners meeting in Regular Session this 21st day of September 2015.

RESOLUTION TO ACCEPT AND APPROPRIATE GRANT FUNDS FOR THE SULLIVAN COUNTY LIBRARY

WHEREAS, a grant has become available through the Tennessee State Library and Archives in an amount up to ~~\$3,000~~ \$3600 for public access computers for all library locations; and,

WHEREAS, the Sullivan County Library has anticipated and planned for this project and has chosen to spend a portion of their budget on this project;

NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby approves accepting and appropriating funds in an amount up to ~~\$3,000~~ \$3600 from the Department of State, Tennessee State Library and Archives.

BE IT RESOLVED that the Sullivan County Library will provide matching funds per grant guidelines from their current capital outlay budget (No New Money Involved). Account Codes assigned by the Office of Accounts & Budgets as follows:

Revenue	101.46990. Pgm 141
Appropriation	101.56500.700. Pgm 141

This resolution shall take effect from and after its passage. All resolutions in conflict herewith be and the same rescinded insofar as such conflict exists.

Attested: *Jeanie Gammon* Approved: *Richard S. Venable*
Jeanie Gammon, County Clerk Richard S. Venable, County Mayor

Introduced by Commissioner Bob White
Seconded by Commissioner(s) Pat Shull, Terry Harkleroad

ACTIONS: 9/11/15 Amended to correct amount to \$3600;

On Consent Agenda.
Approved 09-21-15 23 Aye, 1 Absent



Sullivan County

Board of County Commissioners
235th Annual Session

Item 8
No. 2015-09-60

To the Honorable Richard S. Venable, Mayor of Sullivan County, and the Board of Sullivan County Commissioners meeting in Regular Session this 21st day of September, 2015.

RESOLUTION To authorize the appropriations of \$40,000 funds received from Electus, LLC; aka National Geographic; to the Sullivan County Sheriff's Office for participation in eight (8) episodes of "Southern Justice"

WHEREAS, the Sullivan County Sheriff's Office recently participated in the filming of the National Geographic's television program Southern Justice for the second straight year; and

WHEREAS, the contract agreement payment of \$40,000 for eight (8) episodes for Season 2 of Southern Justice was received & recorded in the Sullivan County General Fund in August 2015.

NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session, hereby appropriates \$40,000 to the Sullivan County Sheriff's Office for their participation in National Geographic's Southern Justice program and approval of funds to be expended for public relations items, and/or officer training, and/or law enforcement equipment as necessary for the operations of the Department and be available for use beginning in the 2015-2016 fiscal year. The appropriation accounts and amounts are as follows:

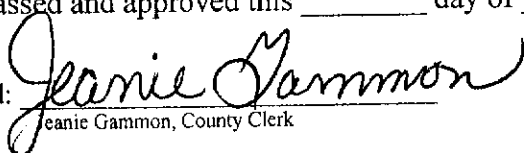
54110.300.546 - \$ 10,000

54110.400.546 - \$ 30,000

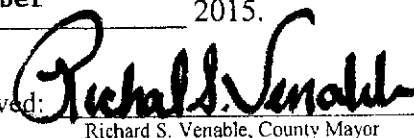
This resolution shall take effect from and after its passage. All resolutions in conflict herewith be and the same rescinded insofar as such conflict exists.

Duly passed and approved this 21st day of September 2015.

Attested:


Jeanie Gammon, County Clerk

Approved:


Richard S. Venable, County Mayor

Sponsored by: **Joe Herron**
Prime Co-Sponsor(s): **Terry Harkleroad, Eddie Williams**
ACTIONS: On Consent Agenda
Approved 09-21-15 23 Aye, 1 Absent



000279

Sullivan County

*Board of County Commissioners
235th Annual Session*

Item 9
No. 2015-09-61
AMENDED

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 21st day of September 2015.

RESOLUTION TO DESIGNATE FROM WHICH SCHOOL BOARD DISTRICT THE VACANCY ON THE SULLIVAN COUNTY BOARD OF EDUCATION WILL BE FILLED

WHEREAS, in accordance with T.C.A. § 5-1-104(c) when district lines have been altered due to the state's reapportionment plan, the County Commission by resolution has the opportunity to decide whether to appoint a person to fill a vacancy in the old district seat or appoint a person to fill a vacancy in the new district seat; and,

WHEREAS, the County Commission must fill the vacancy within 120 days in accordance with T.C.A. § 5-1-104(b); and

WHEREAS, due to the death of Mrs. Betty Combs who was duly elected to serve on the Sullivan County Board of Education there exists a vacancy on Board; and,

WHEREAS, in 2013, the Sullivan County Board of Commissioners completed a reapportionment plan for the election of school board members, resulting in newly apportioned Districts; and

WHEREAS, Mrs. Combs was elected prior to the State's reapportioning plan and her seat would now be split between the 4th and 7th School Board Districts; and,

WHEREAS, due to the alternating term limits and the reapportionment plan of the seats on this Board, the current 4th District seat was filled in the August 2014 election.

NOW THEREFORE BE IT RESOLVED by the Sullivan County Board of Commissioners, meeting in Regular Session, that the vacancy exists within School Board District 7 [as established in the 2013 reapportionment plan] and persons being nominated to fill that position must be residents of said District 7. Said appointment to expire upon the election of a candidate by the citizens of Sullivan County in the next regular 2016 election for said office. **The remaining term of Ms. Combs ending August 31, 2016.**

This resolution shall take effect from and after its passage. All resolutions in conflict herewith be and the same rescinded insofar as such conflict exists.

Approved this 21st day of September 2015.

Attest: Jeanie Gammon
Jeanie Gammon, County Clerk

Approved: Richard S. Venable
Richard S. Venable, County Mayor

Sponsored By: Commissioner Bob White

Prime Co-Sponsor(s): Commissioners Randy Morrell, Mark Vance, Cheryl Russell

ACTIONS: 9/18/15 Amended;

Waiver of rules requested:

Approved 09-21-15 23 Aye, 1 Absent

Item 9
No. 2015-09-61
AMENDMENT # 1

SCHOOL BOARD DISTRICT 7		
OLD DISTRICT PRECINCTS	NEW DISTRICT PRECINCTS	COUNTY COMMISSION DISTRICT
HOLSTON VALLEY MIDDLE SCHOOL	HOLSTON VALLEY MIDDLE SCHOOL	DISTRICT ONE (1)
HOLSTON VIEW ELEMENTARY	HOLSTON VIEW ELEMENTARY	DISTRICT TWO (2)
N/A	SLATER COMMUNITY CENTER	DISTRICT TWO (2)
HICKORY TREE FIRE HALL	N/A	DISTRICT FIVE (5)
BLUFF CITY TOWN HALL	N/A	DISTRICT FIVE (5)
EAST HIGH SCHOOL	N/A	DISTRICT FOUR (4)
BUFFALO RURITAN	N/A	DISTRICT FOUR (4)

As you can see, both the old and new district boundaries include Holston Valley Middle School and Holston View Elementary. The new district boundary adds Slater Community Center and the old district boundary adds Hickory Tree Fire Hall, Bluff City Town Hall, East High School, and Buffalo Ruritan. The old boundary lines include County Commission Districts 1, 2, 4, and 5; whereas, the new boundary lines only include Districts 1 and 2.

[Handwritten signature]



Sullivan County

Board of County Commissioners
235th Annual Session

Item 10
No. 2015-09-62

To the Honorable Richard S. Venable, Chairman, and the Board of Sullivan County Commissioners meeting in Regular Session this 21st day of September, 2015.

RESOLUTION to authorize the Sullivan County Highway Department to hereafter use Highway Department employees, supplies, materials, and equipment to work on public roads maintained by Bluff City inside the city of Bluff City.

WHEREAS, the City of Bluff City has requested that the Sullivan County Highway Department perform work on the public roads of Bluff City; and

WHEREAS, T.C.A. § 54-7-202(d) authorizes the county governing body to authorize the county road department (Sullivan County Highway Department) to perform work for any other governmental entities (such as Bluff City) provided the cost of the projects so authorized is to be reimbursed to the county road department;

NOW THEREFORE BE IT RESOLVED that that the Sullivan County Commissioner of Highways is hereby authorized to use Sullivan County Highway Department employees, supplies, material, and equipment to work on public roads maintained by Bluff City inside the city of Bluff City based upon the following terms and conditions: (1) the cost of such work shall be reimbursed ~~in-cash~~ ^{by check (no in-kind payment)} by Bluff City to the Sullivan County Highway Department with the amount to be determined by the Sullivan County Commissioner of Highways and agreed upon by Bluff City prior to such work being performed, and (2) the decision to perform such work and the method of performing such work shall be at the sole discretion of the Sullivan County Commissioner of Highways.

This Resolution shall take effect from and after its passage. All resolutions in conflict herewith shall be and the same are hereby rescinded insofar as such conflict exists.

Approved this 21st day of September, 2015.

Attested: Jeanie Gammon
Jeanie Gammon, County Clerk

Approved: Richard S. Venable
Richard S. Venable, Chairman, County Commission

Introduced By: Commissioner: Sherry Grubb

Seconded By: Commissioner(s): Andy Hare

ACTIONS: Amended 09-21-15 by Sponsor to delete the words "in cash" and replace with "by check (no in-kind payment) as shown above in last paragraph.

Approved 09-21-15 23 Aye, 1 Absent.



Sullivan County

Board of County Commissioners
235th Annual Session

Item 11
No. 2015-09-63

To the Honorable Richard S. Venable, Chairman, and the Board of Sullivan County Commissioners meeting in Regular Session this 21st day of September, 2015.

RESOLUTION Naming Crossing on Old Blairs Gap Road "Orville Dolen Crossing," In Honor of Preacher O. C. Dolen (1922-2012).

WHEREAS, Orville Charles ("O. C.") Dolen was born in Kingsport, Tennessee, on November 4, 1922, and resided in the Blairs Gap area his entire life; and

WHEREAS, Mr. Dolen's passion was to see the bridge on Old Blairs Gap Road widened and made safer for the people who travel it daily; and

WHEREAS, Preacher Dolen died on April 23, 2012; and

WHEREAS, subsequent to a request by Roy Dolen, son of O. C. Dolen, a crossing was constructed on Old Blairs Gap Road;

NOW THEREFORE BE IT RESOLVED that the crossing on Old Blairs Gap Road shall be named "Orville Dolen Crossing," to honor and commemorate Preacher O. C. Dolen.

This Resolution shall take effect from and after its passage. All resolutions in conflict herewith shall be and the same are hereby rescinded insofar as such conflict exists.

Approved this 21st day of September, 2015.

Attested: Jeanie Gammon
Jeanie Gammon, County Clerk

Approved: Richard S. Venable
Richard S. Venable, Chairman, County Commission

Introduced By: Commissioner: Darlene Calton

Seconded By: Commissioner(s): Eddie Williams

ACTIONS:

On Consent Agenda.

Approved 09-21-15 23 Aye, 1 Absent.



Sullivan County

Board of County Commissioners
235th Annual Session

Item 12
No. 2015-09-64

To the Honorable Richard Venable, Mayor of Sullivan County, and the Board of Sullivan County Commissioners meeting in Regular Session this 21th day of September, 2015.

RESOLUTION To Consolidate The Retiree (over 65) Health Insurance Benefits Into One Plan

WHEREAS, Sullivan County in 2010 began providing all newly enrolling retirees (over 65) a Medicare Advantage (Medicare Part C) Plan to comply with current Medicare requirements; and,

WHEREAS, those retirees enrolled in the Medicare supplemental plan before January 1, 2010 were allowed to continue in the plan they were originally enrolled in; and,

WHEREAS, Medicare supplemental plan was/is a self-insured plan managed through BlueCross BlueShield that does not meet the creditable coverage test for Medicare Part D prescription drug coverage due to a maximum prescription drug benefit of \$5,000 per year with no additional coverage for prescription drugs beyond that amount; and,

WHEREAS, retirees who are in the Medicare supplemental plan will incur a Medicare Part D late enrollment penalty that increases each year that the prescription drug coverage is not creditable; and,

WHEREAS, the Medicare Advantage plan which retirees have been enrolled in since January 1, 2010 includes creditable Medicare Part D prescription drug coverage without an annual maximum benefit; and,

WHEREAS, with the supplemental plan the retiree's must pay the cost of their prescriptions and file for reimbursements from Blue Cross / Blue Shield which creates an additional temporary financial drain on the finances of the retiree with limited income.

NOW THEREFORE BE IT RESOLVED THAT the supplemental plan for retiree's be cancelled and all the retirees (currently 99) be enrolled in ^{other plans} ~~the Blue Cross - Blue Shield~~ Blue Advantage plan beginning in the 2016 calendar year. All cost of enrollment, including the late enrollment Part D penalty, shall be covered by Sullivan County through funds in the 2015-16 FY's budget.

WAIVER OF THE RULES

This resolution shall take effect from and after its passage. All resolutions in conflict herewith be and the same rescinded insofar as such conflict exists.

Approved this _____ day of _____ 2015.

Attest: _____
Jeanie Gammon, County Clerk

Approve: _____
Richard S. Venable, County Mayor

Sponsored By: Commissioner Eddie Williams

Prime Co-Sponsor(s): Commissioner Mark Bowery

ACTIONS: Amendment made and accepted by Sponsor to strike "the Blue Cross Blue Shield Blue Advantage plan" in the last paragraph and replace with the words "other plans".as shown.

1st Reading 09-21-15;

***Amendment #1 made by Morrell, 2nd by Harr to add The word "diamond" to "Blue Advantage Diamond". Amendment failed by roll call vote**
***Motion to put Resolution on 1st Reading made by Crawford, 2nd by Shull- Motion approved by roll call vote 09-21-15.**

Sullivan County, Tennessee
Board of County Commissioners

Item 13
No. 2015-09-65

To the Honorable Richard Venable, Mayor of Sullivan County, and the Board of Sullivan County Commissioners meeting in Regular Session this 19th day of October, 2015.

RESOLUTION to Submit the 2015-2016 Tennessee Governor's Highway Safety Office Application, Accept Funds and Appropriate Funds

WHEREAS, the Sullivan County Sheriff's Office has administered the Tennessee Governor's Highway Safety Office grant for a number of years specifically to pay overtime for impaired driving detection and to purchase traffic safety equipment; and

WHEREAS, the 2015-2016 grant amount is \$50,000.00 with no matching funds required.

NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby authorize the Sullivan County Sheriff's Office to execute and submit the 2015-2016 Tennessee Governor's Highway Safety Office grant application in the amount of \$50,000.00 and approve the funds to be used as required for law enforcement purposes by the Sullivan County Sheriff's Office.

BE IT FURTHER RESOLVED that upon approval of said grant application, Sullivan County is hereby authorized to receive, appropriate, and expend said grant funds; not to exceed the above amount (\$50,000.00), as required by the grant contract. The revenue account code for the grant is 47990-914 and the expenditure account codes for the grant are 54110.100.914 (\$25,012.00) and 54110.400.914 (\$24,988.00) respectively.

This resolution shall take effect from and after its passage. All resolutions in conflict herewith be and the same rescinded insofar as such conflict exists.

Approved this 21st day of September 2015.

Attested: Jeanie Gammon Approved: Richard S. Venable
Jeanie F. Gammon, County Clerk Richard Venable, County Mayor

Sponsored By: Joe Herron

Prime Co-Sponsor(s): Mark Vance, John Gardner, Dennis Houser, Bill Kilgore, Angie Stanley

Notes: Waiver of rules requested.
Approved 09-21-15 23 Aye, 1 Absent.

000284



**STATE OF TENNESSEE
COMPTROLLER OF THE TREASURY
OFFICE OF STATE AND LOCAL FINANCE
SUITE 1600 JAMES K. POLK STATE OFFICE BUILDING
505 DEADERICK STREET
NASHVILLE, TENNESSEE 37243-1402
PHONE (615) 401-7872
FAX (615) 741-5986**

September 17, 2015

Honorable County Mayor
and Board of Commissioners of Sullivan County
3411 Highway 126, Suite 206
Blountsville, TN 37617

Dear Mayor Venable and Commissioners:

Please include this letter in the minutes of the next meeting of the County Commission and provide a copy to each Commissioner.

This Office received a request from Sullivan County (the "County") on September 10, 2015, for approval to issue ten-year capital outlay notes in an amount not to exceed \$1,500,000 to be known as the School Renovation Capital Outlay Notes, Series 2015 (the "Notes").

This Office received a copy of Resolution No. 2015-07-47, adopted on July 20, 2015, authorizing the issuance of the Notes to finance roof replacement for Sullivan East High School (the "Project"). The proposed note form was not included as part of the resolution. We will not be able to approve future note requests unless an original signed copy of the resolution with attached note form is submitted to our office. A copy of the note form that must be used as the loan document is enclosed with this letter. Please send a copy of the executed note form to us along with the completed Report on Debt Obligation within forty-five days of the issuance of the debt herein approved.

Compliance with Debt Management Policy

The County provided a copy of its debt management policy, and within forty-five (45) days of issuance of the debt approved in this letter, is required to submit the Report on Debt Obligation that indicates that this debt complies with its debt policy. If the County amends its policy, please submit the amended policy to this office.

Note Approval

This letter constitutes approval for the County to issue the Notes by informal bid pursuant to T.C.A. §§ 9-21-608 and 9-21-609. Approval of the sale of the Notes is conditioned upon the County's compliance with Title 9, Chapter 21, Parts 1, 4, and 6, of the Tennessee Code Annotated and timely payment of outstanding note principal and interest in accordance with the note provisions. The amount

Letter to Sullivan County – Capital Outlay Note Approval
September 17, 2015
Page 2

of the Notes being approved is based on the County's determination of the cost of the public works project as authorized in T.C.A. § 9-21-109.

This letter and the approval to issue debt do not address the compliance with federal tax regulations and should not be relied upon for that purpose. The County should discuss these issues with a tax attorney or bond counsel.

This approval is valid for six months after the date of this letter. If the Notes have not been issued within that time, a new note resolution must be passed by the Governing Body and submitted to this Office for approval.

Purpose, Terms, and Life

This Project meets the definition of public works projects in T.C.A. § 9-21-105, and the County may issue notes under the authority of Title 9 Chapter 21 of the Tennessee Code Annotated to finance such Project. The maturity of the Notes does not exceed the life of the proposed Project as attested by the local governing body. The submitted resolution and supporting documents appear to meet the requirements for the issuance of notes in Title 9 Chapter 21 Parts 1, 4, and 6 of the Tennessee Code Annotated. The maximum maturity for the Notes as authorized by the governing body is ten (10) years following the date of issuance.

Not less than level debt service is to be paid in each year after the year issued with the balance being paid in the final year of the Notes. In its resolution, the County committed to make at least level debt service payments. This repayment schedule meets the requirements of statute. If the County does not pay the minimum principal payments stated in its resolution, the County will not be permitted to convert the Notes to bonds after the two-year period commencing on the date of issuance (T.C.A. § 9-21-610).

Nonconforming Obligations

Notes issued contrary to Title 9 Chapter 21 Parts 4 and 6 of the Tennessee Code Annotated or Notes not properly extended are nonconforming obligations. The Comptroller has the option to levy a penalty for notes deemed nonconforming obligations.

Director's Budget Approval Requirement

By issuing debt under the authority of Title 9 Chapter 21 of the Tennessee Code Annotated, the County has placed itself under the budget approval authority of the Director of the Office of State and Local Finance for the life of any outstanding debt. This authority requires you, as Chief Executive Officer, to submit within fifteen days of adoption the appropriation resolution with any necessary supporting documents to this Office for official budget approval to document:

- the County's budget is balanced as required by state law,
- the County intends to pay all outstanding debt obligations, and
- the annual budget is prepared in a form consistent with accepted governmental standards and as approved by the Director.

Letter to Sullivan County – Capital Outlay Note Approval

September 17, 2015

000288
Page 3

This Office can require the County to provide any information or perform any audits necessary to ascertain that the County maintains a balanced budget paying all outstanding debt obligations. If the County is unwilling to submit to the requirements of T.C.A. § 9-21-403, this approval to issue the Notes is rescinded.

If the statutorily required budget and supporting documents are not submitted, the County will not be permitted to convert the Notes to bonds after the two year period commencing on the date of issuance. Once under this requirement, if the County fails to comply, it must publish a notice in a paper of general circulation in the County stating that a proper budget has not been submitted to the Director for approval to become the official budget and that the County is not operating in compliance with Title 9 Chapter 21 Part 4 of the Tennessee Code Annotated.

Municipal Securities Rulemaking Board (MSRB) Voluntary Disclosure of Bank Loans

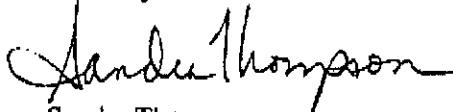
The Municipal Securities Rule Making Board (MSRB) released regulatory notices: MSRB Notice 2011-52, providing guidance on the use of "bank loans" that could be a private placement of municipal securities subject to specific regulatory requirements including disclosure; and MSRB Notice 2012-18, encouraging the voluntary disclosure of bank loan financings through the MSRB's Electronic Municipal Market Access (EMMA®) website (emma.msrb.org). For more information see the preceding notices on the MSRB's website (msrb.org). To learn how to submit disclosure see the link at the bottom of the EMMA website labeled Submit Documents or the Education Center of the MSRB's website.

Report on Debt Obligation

Enclosed is the Report on Debt Obligation. This form must be filed with the governing body of the public entity issuing the Debt not later than forty-five (45) days following the issuance or execution of a debt obligation by or on behalf of any public entity, with a copy (including attachments, if any) filed with the Director of the Office of State and Local Finance by mail to the address on this letter, or by email to StateandLocalFinance.PublicDebtForm@cot.tn.gov. No public entity may enter into additional debt if it has failed to file the Report on Debt Obligation.

Please notify us if the County decides not to issue the Notes.

Sincerely,



Sandra Thompson
Director of State & Local Finance

Cc: Mr. Jim Arnette, Director of Local Government Audit, COT

Enclosures: Report on Debt Obligation
Note Form

REPORT ON DEBT OBLIGATION
(Pursuant to Tennessee Code Annotated Section 9-21-151)

1. Public Entity:
 Name: Sullivan County, Tennessee
 Address: 3411 Highway 126, Suite 202
Blountville, TN 37617
 Debt Issue Name: School Renovation Capital Outlay Note 2015
 If disclosing initially for a program, attach the form specified for updates, indicating the frequency required.

2. Face Amount: \$ 1,500,000.00
 Premium/Discount: \$ _____

3. Interest Cost: 2.6500 % Tax-exempt Taxable
 TIC NIC
 Variable: Index _____ plus _____ basis points; or
 Variable: Remarketing Agent _____
 Other: _____

4. Debt Obligation:
 TRAN RAN CON
 BAN CRAN GAN
 Bond Loan Agreement Capital Lease
 If any of the notes listed above are issued pursuant to Title 9, Chapter 21, enclose a copy of the executed note with the filing with the Office of State and Local Finance ("OSLF").

5. Ratings:
 Unrated
 Moody's Aa2 Standard & Poor's _____ Fitch _____

6. Purpose:

		BRIEF DESCRIPTION
<input type="checkbox"/> General Government	_____ %	_____
<input checked="" type="checkbox"/> Education	<u>100.00</u> %	<u>Roof replacement project at Sullivan East High School</u>
<input type="checkbox"/> Utilities	_____ %	_____
<input type="checkbox"/> Other	_____ %	_____
<input type="checkbox"/> Refunding/Renewal	_____ %	_____

7. Security:
 General Obligation General Obligation + Revenue/Tax
 Revenue Tax Increment Financing (TIF)
 Annual Appropriation (Capital Lease Only) Other (Describe): _____

8. Type of Sale:
 Competitive Public Sale Interfund Loan _____
 Negotiated Sale Loan Program _____
 Informal Bid

9. Date:
 Dated Date: _____ Issue/Closing Date: _____

REPORT ON DEBT OBLIGATION
(Pursuant to Tennessee Code Annotated Section 9-21-151)

10. Maturity Dates, Amounts and Interest Rates *:

Year	Amount	Interest Rate	Year	Amount	Interest Rate
2015	\$ 32,283.00	2.6500 %		\$	%
2016	\$ 131,577.00	2.6500 %		\$	%
2017	\$ 135,579.00	2.6500 %		\$	%
2018	\$ 139,703.00	2.6500 %		\$	%
2019	\$ 143,952.00	2.6500 %		\$	%
2020	\$ 148,331.00	2.6500 %		\$	%
2021	\$ 152,842.00	2.6500 %		\$	%
2022	\$ 157,491.00	2.6500 %		\$	%
2023	\$ 162,282.00	2.6500 %		\$	%
2024	\$ 167,217.00	2.6500 %		\$	%
2025	\$ 128,743.00	2.6500 %		\$	%

If more space is needed, attach an additional sheet.

If (1) the debt has a final maturity of 31 or more years from the date of issuance, (2) principal repayment is delayed for two or more years, or (3) debt service payments are not level throughout the retirement period, then a cumulative repayment schedule (grouped in 5 year increments out to 30 years) including this and all other entity debt secured by the same source **MUST BE PREPARED AND ATTACHED**. For purposes of this form, debt secured by an ad valorem tax pledge and debt secured by a dual ad valorem tax and revenue pledge are secured by the same source. Also, debt secured by the same revenue stream, no matter what lien level, is considered secured by the same source.

* This section is not applicable to the Initial Report for a Borrowing Program.

11. Cost of Issuance and Professionals:

No costs or professionals

	AMOUNT (Round to nearest \$)	FIRM NAME
Financial Advisor Fees	\$ 0	
Legal Fees	\$ 0	
Bond Counsel	\$ 0	
Issuer's Counsel	\$ 0	
Trustee's Counsel	\$ 0	
Bank Counsel	\$ 0	
Disclosure Counsel	\$ 0	
_____	\$ 0	
Paying Agent Fees	\$ 0	
Registrar Fees	\$ 0	
Trustee Fees	\$ 0	
Remarketing Agent Fees	\$ 0	
Liquidity Fees	\$ 0	
Rating Agency Fees	\$ 0	
Credit Enhancement Fees	\$ 0	
Bank Closing Costs	\$ 0	
Underwriter's Discount _____%		
Take Down	\$ 0	
Management Fee	\$ 0	
Risk Premium	\$ 0	
Underwriter's Counsel	\$ 0	
Other expenses	\$ 0	
Printing and Advertising Fees	\$ 0	
Issuer/Administrator Program Fees	\$ 0	
Real Estate Fees	\$ 0	
Sponsorship/Referral Fee	\$ 0	
Other Costs _____	\$ 0	
TOTAL COSTS	\$ 0	

REPORT ON DEBT OBLIGATION
(Pursuant to Tennessee Code Annotated Section 9-21-151)

12. Recurring Costs:

No Recurring Costs

	AMOUNT (basis points/\$)	FIRM NAME (if different from #11)
Remarketing Agent	_____	_____
Paying Agent / Registrar	_____	_____
Trustee	_____	_____
Liquidity / Credit Enhancement	_____	_____
Escrow Agent	_____	_____
Sponsorship / Program / Admin	_____	_____
Other _____	_____	_____

13. Disclosure Document / Official Statement:

None Prepared

EMMA link _____ or

Copy attached _____

14. Continuing Disclosure Obligations:

Is there an existing continuing disclosure obligation related to the security for this debt? Yes No

Is there a continuing disclosure obligation agreement related to this debt? Yes No

If yes to either question, date that disclosure is due _____

Name and title of person responsible for compliance _____

15. Written Debt Management Policy:

Governing Body's approval date of the current version of the written debt management policy 12/19/2011

Is the debt obligation in compliance with and clearly authorized under the policy? Yes No

16. Written Derivative Management Policy:

No derivative

Governing Body's approval date of the current version of the written derivative management policy _____

Date of Letter of Compliance for derivative _____

Is the derivative in compliance with and clearly authorized under the policy? Yes No

17. Submission of Report:

To the Governing Body: on 09/21/2015 and presented at public meeting held on 09/21/2015

Copy to Director to OSLF: on _____ either by:

Mail to: _____ OR Email to: StateAndLocalFinance.PublicDebtForm@cot.tn.gov

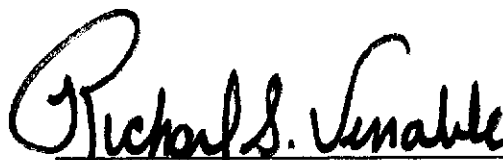
505 Deaderick Street, Suite 1600
James K. Polk State Office Building
Nashville, TN 37243-1402

18. Signatures:

	AUTHORIZED REPRESENTATIVE	PREPARER
Name	<u>Richard S. Venable</u>	<u>Larry G. Bailey</u>
Title	<u>Sullivan County Mayor</u>	<u>Director of Accounts and Budgets</u>
Firm	<u>Sullivan County</u>	<u>Sullivan County</u>
Email	<u>Richard.Venable@sullivancountyttn.gov</u>	<u>lgbailcy@sullivancountyttn.gov</u>
Date	_____	_____

000200

AND THEREUPON COUNTY COMMISSION ADJOURNED UPON
MOTION MADE BY COMM. WHITE TO MEET AGAIN IN REGULAR
SESSION OCTOBER 19, 2015.

A handwritten signature in black ink, reading "Richard S. Venable". The signature is written in a cursive style with a large initial "R".

RICHARD VENABLE

COMMISSION CHAIRMAN