

Sullivan County
Board of County Commissioners
240th Annual Session

Thursday, September 17, 2020

REGULAR SESSION

6:00 p.m.

**Meeting held in the Commission Room, Sullivan County Courthouse
& Electronically**

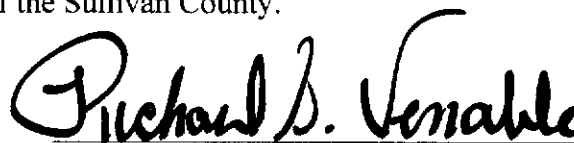
* * * * *

WHEREAS, our nation continues to be affected by the COVID-19 pandemic and therefore still under the Executive Orders of President Donald Trump and Governor Bill Lee; and,

WHEREAS, at this time Sullivan County Mayor, Richard S. Venable finds it necessary to call the county legislative body of Sullivan County to order to conduct business for matters requiring the approval of the county's governing body; and

WHEREAS, in compliance with Governor Lee's Executive Orders, this meeting is available to the public for viewing and/or joining the meeting at www.sullivancountyttn.gov via *GoToMeeting* or *YouTube*–Sullivan County TN Commissioners; and a copy of the agenda is available online to the public on the County's website.

NOW THEREFORE, a meeting of the Sullivan County Commission has been called on this 17th day of September, 2020 at 6:00 p.m. to be conducted via traditional and electronic means to carry out the business of the Sullivan County.



Richard S. Venable, Sullivan County Mayor
Chairman, Sullivan County Commission

RESOLUTIONS ON DOCKET FOR SEPTEMBER 17, 2020

RESOLUTIONS

#1	RESOLUTION TO CONSIDER AMENDMENT(S) TO THE SULLIVAN COUNTY ZONING PLAN: ZONING MAP OR THE ZONING RESOLUTION	APPROVED 09/17/20
#2	RESOLUTION REQUESTING THE GRANTING OF A QUITCLAIM DEED FROM SULLIVAN COUNTY GOV'T TO THE HEIRS OF THE PIPPIN PROPERTY AND MORE SPECIFICALLY DEFINED AS BEING EXCESS PUBLIC RIGHT-OF-WAY OF AN UNNAMED STREET OFF OF RIDDLE CREEK ROAD, BRISTOL, TN	APPROVED 09/17/20
#3	RESOLUTION TO REVIEW THE SULLIVAN COUNTY EMPLOYEE HANDBOOK AND MAKE RECOMMENDATIONS BACK TO THE FULL COUNTY COMMISSION	DEFERRED 09/17/20
#4	RESOLUTION BASED UPON THE EMERGENCY IMPACT OF COVID-19 ON COUNTY EMPLOYEES AND THEIR VACATIONS, IT IS ADVANTAGEOUS TO THE EMPLOYEES THAT THE DECEMBER 31ST DEADLINE FOR USING VACATION LEAVE BE SUSPENDED WITHOUT ANY LOSSES OF LEAVE TIME UNTIL JUNE 30TH 2021	APPROVED 9/17/20
#5	RESOLUTION TO INSTALL A STOP SIGN AT BUNCOMBE ROAD AT FEATHER CHAPEL ROAD	APPROVED 9/17/20
#6	RESOLUTION TO APPROVE EMERGENCY FUNDING FOR SECOND HARVEST FOOD BANK	APPROVED 9/17/20
#7	RESOLUTION FOR APPROPRIATION AND DISTRIBUTION OF GRANT FROM TENNESSEE EMERGENCY MANAGEMENT OF GRANT FROM TENNESSEE EMERGENCY MANAGEMENT/HOMELAND SECURITY FOR PURCHASE OF EQUIPMENT/TRAINING	APPROVED 9/17/20
#8	RESOLUTION AUTHORIZING THE INDUSTRIAL DEVELOPMENT BOARD OF THE COUNTY OF SULLIVAN TO NEGOTIATE AND ACCEPT FROM MODERN FORGE TENNESSEE, LLC, A MANUFACTURER LOCATED IN THE TRI-COUNTY INDUSTRIAL PARK, A PAYMENT-IN-LIEU OF TAX AGREEMENT (PILOT AGREEMENT) TO ENABLE THE COMPANY'S EXPANSION OF ITS FACILITIES AND MANUFACTURING	APPROVED 9/17/20
#9	RESOLUTION TO AUTHORIZE THE SULLIVAN COUNTY BOARD OF EDUCATION TO EXPEND FUNDS FOR PROJECTS DEFINED BELOW AS NECESSARY FROM SCHOOL'S RESERVE FUND BALANCE	1 ST READING 9/17/20
#10	RESOLUTION TO ESTABLISH A HISTORIC TOURISM BUILDINGS COMMITTEE TO OVERSEE AND MANAGE HISTORIC BUILDINGS OWNED BY SULLIVAN COUNTY	WITHDRAWN 9/17/20
#11	RESOLUTION TO TRANSFER ALL RESPONSIBILITIES AND OBLIGATIONS OF THE RON RAMSEY REGIONAL AGRICULTURE CENTER TO <i>SULLIVAN COUNTY CATTLEMAN'S ASSOCIATION</i> AS ALLOWED THROUGH TENNESSEE SB1862 AND HB1857 AS ASSIGNED PUBLIC CHAPTER NUMBER 721 BY SECRETARY OF STATE TRE HARGETT	APPROVED 9/17/20
#12	RESOLUTION TO AUTHORIZE STATUTORY BOND FOR THE SULLIVAN COUNTY ASSESSOR OF PROPERTY	APPROVED 9/17/20
#13	RESOLUTION TO SET THE TAX LEVY FOR FY 2021-2022, BEGINNING JULY 1, 2021, IN SULLIVAN COUNTY TO FINANCE JAIL CONSTRUCTION	APPROVED 9/17/20

RESOLUTIONS ON DOCKET FOR SEPTEMBER 17, 2020**RESOLUTIONS**

#14	RESOLUTION TO SET THE TAX LEVY FOR FY 2021-2022, BEGINNING JULY 1, 2021, IN SULLIVAN COUNTY TO FINANCE JAIL CONSTRUCTION	APPROVED 9/17/20
#15	RESOLUTION AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION PUBLIC IMPROVEMENT BONDS OF SULLIVAN COUNTY, TENNESSEE IN THE AFFREGATE PRINCIPAL AMOUNT OF NOT TO EXCEED \$80,000,000, IN ONE OR MORE SERIES; MAKING PROVISION FOR THE ISSUANCE, SALE AND PAYMENT OF SAID BONDS, ESTABLISHING THE TERMS THEREOF AND THE DISPOSITION OF PROCEEDS THEREFROM; AND PROVIDING FOR THE LEVY OF TAXES FOR THE PAYMENT OF PRINCIPAL OF, PREMIUM, IF ANY, AND INTEREST ON THE BONDS	APPROVED 9/17/20

Sullivan County
Board of County Commissioners
240th Annual Session

Thursday, September 17, 2020

6:00 p.m.

Meeting held in the Commission Room, Sullivan County Courthouse & Electronically

AGENDA FOR REGULAR SESSION

- Call to Order by Sheriff Jeff Cassidy
- Chairman, Mayor Richard S. Venable presiding
- Invocation
- Pledge to the American Flag
- Roll Call by Teresa Jacobs, County Court Clerk
- Guest Speakers, Proclamations & Recognitions
 - Tommy Lawson
- Appointments, Confirmations & Elections
 - Appointment - Vacancy - Commission District 11
 - Election of Chairman
 - Election of Pro-Tempe
 - Appointment of Committees
- Approval of Commission Minutes from Previous Meeting
- Approval of Notary Publics
- Public Comment
- Amendments to Zoning Plan
- Resolutions:
 - Old Business
 - New Business
- Other Business/ Announcements/ Non-Agenda Items
- Adjournment

Roll Call - Regular Session September 17, 2020

		Present	Absent
Akard, III	David	1	
Blalock	Judy	1	
Broughton	Todd	1	
Calton	Darlene	1	
Cole	Michael	1	
Crawford	Larry	1	
Cross	Andrew	1	
Crosswhite	Joyce	1	
Gardner	John	1	
George	Colette	1	
Glover	Hershel	1	
Harkleroad	Terry	1	
Hutton	Mark	1	
Jones	Sam	1	
King	Dwight	1	
Leonard	Tony	1	
Locke	Hunter	1	
Morrell	Randy	1	
Stanley	Angie	1	
Starnes	Alicia	1	
Stidham	Gary	1	
Vance	Mark	1	
Woods	Doug	1	
VOTES		23	0
		Present	Absent

1 Seat Vacant

Archie Pierce elected to fill vacant seat after roll call.

Certificate of Recognition
presented to
Thomas "Tommy" Lawson
For Exemplary Community Service

Whereas, Tommy Lawson has purchased supplies and spent countless hours mowing, painting, repairing and maintaining school property and equipment so the children of the Rock Springs and Sullivan Garden communities can have pleasant and safe environments in which to participate in athletic and everyday school activities.

NOW THEREFORE BE IT KNOWN, that the Sullivan County Board of Commissioners wishes to recognize and thank Thomas "Tommy" Lawson for his exemplary volunteer work in the communities of Rock Springs and Sullivan Gardens.

Presented on behalf of the Sullivan County Board of Commissioners this 17th day of September, 2020.

SULLIVAN COUNTY, TENNESSEE



Alicia Starnes, District 8
Alicia Starnes, Commission District 8

Richard S. Venable
Richard S. Venable, Sullivan County Mayor

000860

Sullivan County, Tennessee

*Proclamation to honor and celebrate the NASCAR Cup Series
All-Star Race at Bristol Motor Speedway,
July 15, 2020, in Sullivan County, Tennessee*

Proclaimed by the Sullivan County Board of Commissioners: David Akard III, Andrew K. Cross, Mark A. Vance, Mark Hutton, Randy Morrell, Michael Cole, Joyce Crosswhite, Tony Leonard, Hershel Glover, Dwight King, Judy Blalock, Todd Broughton, Terry Harkleroad, Sam Jones, Angie Stanley, Darlene Calton, Alicia Starnes, Colette George, Doug Woods, Larry Crawford, Gary Stidham, John Gardner, Hunter Locke, Richard S. Venable, Chairman

WHEREAS, it is fitting that Sullivan County should honor and recognize those special events that contribute significantly to this nation's proud heritage of auto racing;

WHEREAS, such an event was the first NASCAR All-Star Race in Sullivan Co., July 15, 2020, held at Bristol Motor Speedway, famously known to race fans around the world as The Last Great Colosseum; and

WHEREAS, originally built in 1961 with a seating capacity of 18,000, the Bristol Motor Speedway had expanded to seat 71,000 race fans by 1996, when the facility was purchased by Bruton Smith and Speedway Motorsports, Inc.; and

WHEREAS, over the past twenty years, the new owners added improvements and expanded the seating capacity scalable up to 150,000, making Bristol Motor Speedway one of the five largest permanent-seat sports facilities in the world; and

WHEREAS, prior to the pandemic, Bristol Motor Speedway attracted approximately 1,000,000 visitors a year who hail from all fifty states and more than twenty countries, and it has been named one of the thirty most important sports venues in the world; and

WHEREAS, Bristol Motor Speedway created new safety and enhanced cleaning protocols allowing more than 20,000 people to safely attend a sporting event – and was the first event in America with more than 20,000 people gathered together with no traceable outbreaks from such gathering; and

WHEREAS, NASCAR has awarded Bristol Motor Speedway its first NASCAR Cup Series Playoff Race to be held on September 19, 2020 and will play a critical role in the elimination process, by going from 16 Playoff drivers at the start of the Bass Pro Shops NRA Night Race, down to 12 of the world's best NASCAR drivers at the conclusion of the race

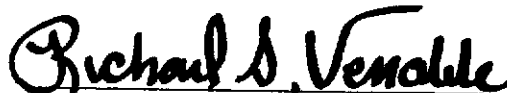
WHEREAS, it is highly appropriate that such tremendous sporting events be honored for its transformation and economic impact to Sullivan county, its charitable contributions past and present, and its special place in the hearts of American racing fans; now, therefore,

BE IT PROCLAIMED on behalf of Sullivan County by Richard S. Venable, Mayor of Sullivan County and the Sullivan County Board of Commissioners, that we hereby join with the citizens of Sullivan County and race fans around the globe as we celebrate and honor the Bristol Motor Speedway in Sullivan County, Tennessee.

Presented this 10th day of September 2020.


David Akard, III – Commission District 2




Richard S. Venable, Sullivan County Mayor

KINGSPORT TIMES-NEWS 000862

PUBLICATION CERTIFICATE

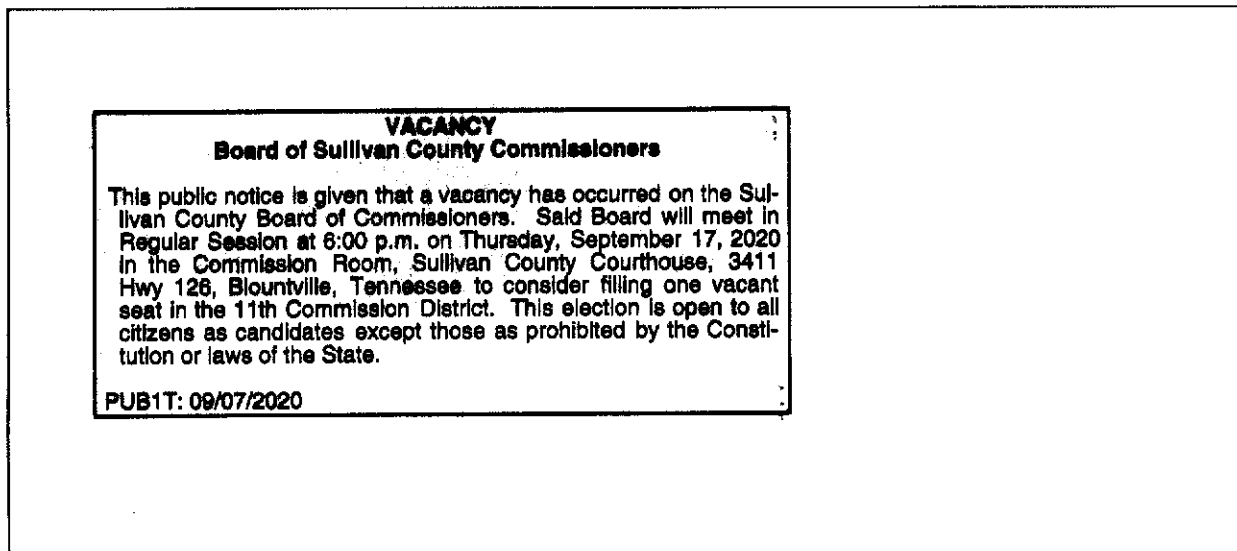
1528449

Kingsport, TN 9/7/2020

This is to certify that the Legal Notice hereto attached was published in the Kingsport Times-News, a daily newspaper published in the City of Kingsport, County of Sullivan, State of Tennessee, beginning in the issue of September 7, 2020, and appearing 1 consecutive weeks/times, as per order of _____

Sullivan County Mayor's Office

Signed Sherif Edwards



STATE OF TENNESSEE, SULLIVAN COUNTY, TO-WIT:

Personally appeared before me this 7th day of September 2020, Sherif Edwards

of the Kingsport Times-News and in due form of law made oath that the foregoing statement was true to the best of my knowledge and belief.

Rose Lynn Brooks
NOTARY PUBLIC

My commission expires July 11, 2021

The Honorable Richard Venable
Mayor, Sullivan County, Tennessee

Commissioner John Gardner
District 11, Sullivan County, Tennessee

Commissioner Hunter Locke
District 11, Sullivan County, Tennessee

Jason Booher
Administrator of Elections
Sullivan County, Tennessee

September 6, 2020

Honorable Mayor,

As you are fully aware, one of the most humbling experiences one can have is being elected to an office by your peers. For me, being elected to the Sullivan County Commission by the constituents of District 11, will forever be humbling and appreciated. To those great people, who chose to place that confidence and respect in me, I will always be thankful.

Unfortunately, I must resign this position effective immediately and do so with the utmost regret that I am unable to serve at this time. Many factors, as we have discussed, have led me to this decision. I have the complete confidence in your leadership of this Commission and know that the right person will be selected to fill this term.

I want to thank you Richard for your friendship and guidance through this process. Also I would like to thank my good friends, Commissioner John Gardner and Commissioner Hunter Locke both of District 11 for their support. To all of you, I thank each member of the Commission for their service to Sullivan County. Again, thank you sincerely.

Tim Bradshaw



Sullivan County Commissioner Elect



Sullivan County

*Board of County Commissioners
239th Annual Session*

***Appointment of Commissioner to Fill Remainder of Term
Vacancy in District 11***

WHEREAS, a vacancy has occurred in the office of Commissioner in the 11th District due to the resignation of Patrick Shull; and

WHEREAS, in accordance with T.C.A. Section 5, the County Legislative Body has the authority to fill the unexpired term until the next general election; and

WHEREAS, the nominee must meet all requirements to fulfill the position as outlined in T.C.A. Section 5; and

WHEREAS, John Gardner, a member of the Sullivan County Board of Commissioners made the nomination for Archie Pierce to fill the remainder of the term in District 11.

NOW THEREFORE BE IT ORDERED, ADJUDGED AND DECREED that the Sullivan County Board of Commissioners hereby appoints the following individual to serve in the office of County Commissioner for District 11:

Archie Pierce

of 1504 Bridwell Street, Kingsport, Tennessee.

Appointment to expire upon position being filled through the next general election or until a new appointment is confirmed by the Sullivan County Board of Commissioners.

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

Said order confirmed and entered into the record of the Sullivan County Board of Commissioners this
17th day of September, 2020.

Teresa Jacobs
Teresa Jacobs, Sullivan County Clerk

Appt. of commissioner to fill remainder of term due to the vacancy in Dist. 11
 Comm. Gardner made a motion to appoint Archie Pierce of 1504 Bridwell St.
 Kingsport, TN. 2nd by Comm. Locke

Present Absent

Akard, III	David	1	
Blalock	Judy	1	
Broughton	Todd	1	
Calton	Darlene	1	
Cole	Michael	1	
Crawford	Larry	1	
Cross	Andrew	1	
Crosswhite	Joyce	1	
Gardner	John	1	
George	Colette	1	
Glover	Hershel	1	
Harkleroad	Terry	1	
Hutton	Mark	1	
Jones	Sam	1	
King	Dwight	1	
Leonard	Tony	1	
Locke	Hunter	1	
Morrell	Randy	1	
Stanley	Angie	1	
Starnes	Alicia	1	
Stidham	Gary	1	
Vance	Mark	1	
Woods	Doug	1	
	VOTES	23	0
		Present	Absent

OATH OF OFFICE
COUNTY COMMISSIONER

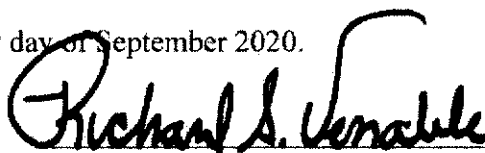
I, Archie Pierce, do solemnly swear that I will perform with fidelity the duties of the office to which I have been elected, and which I am about to assume. I do solemnly swear to support the Constitutions of Tennessee and the United States to faithfully perform the duties of the office of County Commissioner for Sullivan County, Tennessee.

WITNESS my hand this 17th day of September 2020.



Archie Pierce
Commissioner, District 11

SUBSCRIBED before me this 17th day of September 2020.



Richard S. Venable
Sullivan County Mayor
Chairman, Sullivan County Commission

Entered on the minutes of the Court this 17th day of September, Sullivan County, Tennessee.

Teresa Jacobs
County Clerk

Sullivan County
Board of County Commissioners
240th Annual Session

Election of Chairman and Chairman Pro-Tempe

Nominations for Chairman:

Mayor Richard Venable _____ by Commissioner Randy Morrell _____

_____ by Commissioner _____

_____ by Commissioner _____

VOTE: Approved by roll call vote 24 Yes

Mayor Richard Venable elected as Chairman of Sullivan County Board of Commissioners.

Nominations for Chairman Pro-Tempe:

Commissioner John Gardner _____ by Commissioner Gary Stidham _____

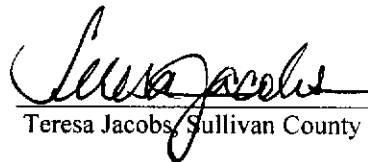
_____ by Commissioner _____

_____ by Commissioner _____

VOTE: Approved by roll call vote 24 Yes

Commissioner John Gardner elected as Chairman Pro-Tempe of Sullivan County Board of Commissioners.

Said elections confirmed and entered into the record of the Sullivan County Board of Commissioners this 17th day of September 2020.



Teresa Jacobs, Sullivan County Clerk



Sullivan County Board of Commissioners

FY 2020 - 2021

Sullivan County Board of Commissioners		
FY 2020 - 2021		
<p>Angie Stanley Hershel Glover Mark Hutton Tony Leonard Hunter Locke Joe Herron Gary Stidham Doug Woods <i>Address Utility Issues</i></p>	<p>Richard Venable Darlene Calton Larry Crawford John Gardner Colette George Sam Jones Dwight King Randy Morrell Mark Vance <i>Serves As Delinquent Tax & Title VI Cmte</i></p>	<p>Terry Harkleroad David Akard Judy Blalock Todd Broughton Michael Cole Andrew Cross Joyce Crosswhite Alicia Starnes <i>Oversee Youth Home</i></p>
<p>Mark Vance, Chairman Hershel Glover Dwight King Randy Morrell Terry Harkleroad Angie Stanley <i>Meet As Called</i></p>	<p>Darlene Calton, Chairman Todd Broughton Larry Crawford Terry Harkleroad Tony Leonard Joe Herron Doug Woods <i>Serves As Adult-Oriented Est. Board</i></p>	<p>Randy Morrell, Chairman David Akard Gary Stidham John Gardner Colette George Sam Jones Mark Vance Larry Bailey, Ex Officio</p>
<p>Hershel Glover Dwight King Gary Stidham</p>	<p>Tony Galloway, County Historian Betsy Carrier, Citizen Jim Hager, Citizen Shelia Hunt, Archives Director Citizen - TBA Judy Blalock Joyce Crosswhite Andrew Cross</p>	<p>Jason Booher, Administrator of Elections Susan Ramsey, Trustee Bobby Russell, Circuit Court Clerk John Gardner Mark Hutton Alicia Starnes <i>Terms determined by By-Laws</i> <i>Works with SCHPA - Nonprofit</i></p>
<p>David Akard Darlene Calton Michael Cole Andrew Cross Tony Leonard Randy Morrell Mark Vance</p>	<p>Bluff City Hershel Glover Dwight King Bristol David Akard Mark Hutton Mark Vance Kingsport Larry Crawford Colette George Hunter Locke</p>	<p>E. G. Moody, Chancellor Citizen - TBA Shelia Hunt, Archives Teresa Jacobs, County Clerk Tony Galloway, Historian Joyce Crosswhite Andrew Cross</p>
<p>Jim Bean, EMA Director Hunter Locke Angie Stanley Mark Vance</p>	<p>Darlene Calton</p>	<p>Michael Cole</p>
<p>Colette George John Gardner Dwight King</p>		

Approval of Committee Assignments for FY 2020-2021

Motion by Comm. Vance, 2nd by Comm. Stidham, Comm. Locke

		Yes	No	Abstain	Absent
Akard, III	David	1			
Blalock	Judy	1			
Broughton	Todd	1			
Calton	Darlene	1			
Cole	Michael	1			
Crawford	Larry	1			
Cross	Andrew	1			
Crosswhite	Joyce	1			
Gardner	John	1			
George	Colette	1			
Glover	Hershel	1			
Harkleroad	Terry	1			
Hutton	Mark	1			
Jones	Sam	1			
King	Dwight	1			
Leonard	Tony	1			
Locke	Hunter	1			
Morrell	Randy	1			
Pierce	Archie	1			
Stanley	Angie	1			
Starnes	Alicia	1			
Stidham	Gary	1			
Vance	Mark	1			
Woods	Doug	1			
VOTES		24	0	0	0
		Yes	No	Abstain	Absent

Comm. Vance made motion to replace Comm. Herron on the Administrative Committee and the Beer Board with Comm. Archie Pierce
2nd by Stidham, Locke, Jones

**Approval of August 20, 2020 Regular and August 27, 2020 Called Session
Minutes**

Motion by Comm. Crawford, 2nd by Comm. Cole

		Yes	No	Abstain	Absent
Akard, III	David	1			
Blalock	Judy	1			
Broughton	Todd	1			
Calton	Darlene	1			
Cole	Michael	1			
Crawford	Larry	1			
Cross	Andrew	1			
Crosswhite	Joyce	1			
Gardner	John	1			
George	Colette	1			
Glover	Hershel	1			
Harkleroad	Terry	1			
Hutton	Mark	1			
Jones	Sam	1			
King	Dwight	1			
Leonard	Tony	1			
Locke	Hunter	1			
Morrell	Randy	1			
Pierce	Archie	1			
Stanley	Angie	1			
Starnes	Alicia	1			
Stidham	Gary	1			
Vance	Mark	1			
Woods	Doug	1			
VOTES		24	0	0	0
		Yes	No	Abstain	Absent

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

000871

Notaries to be elected September 17, 2020

BRENDA BOWERS	DANIEL B. MINOR
SUMMER DAWN BROWN	RENEE MULLINS
LEE BUCKLES	JAMIE MULLINS
SUSAN M CAMPBELLE	DEBORAH R. NELSON
LANDON WILLIS DAVIS	KELSIE NORTH
MOLLY JEAN DILLON	ISABELLA NICOLE PINEDA
MELISSA DINGUS	TANYA ANN QUILLIN
N MARLENE FOGLEMAN	BRENNAN C ROCKETT
TABATHA D GRAHAM	MATTHEW STEVEN ROSE
DARYL JOSE GUZMAN HERNANDEZ	JESSE SALLEE
PERRI E HAMMOCK	NICHOLAS JACOB CLAUDE SAYLOR
PAMELA HUFF	H LYNN SHOEMAKER
JUDY LAWTON	BRITTANY GAIL THOMPSON
SHARON I MAYES	KELLIE ELIZABETH WEAVER
MEGAN DAWN MCDONALD	AUSTIN BLAKE YOUNG
THERESA A. MIDDLETON	BRETT ANDREW ZOOK

PERSONAL SURETY
KENNY MORRELL
GEORGE T. BARNETT
\$10,000.00
STATE OF TN NOTARY PUBLIC BOND

UPON MOTION MADE BY COMM. COLE AND SECONDED BY COMM. CRAWFORD TO APPROVE
THE NOTARY APPLICATIONS HEREON, SAID MOTION WAS APPROVED BY ROLL CALL VOTE OF
THE COMMISSION.

24 YES

STATE OF TENNESSEE
COUNTY OF SULLIVAN

APPROVAL OF NOTARY

SURETY BONDS

Sept. 17, 2020

Name of Notary	Personal Surety	Personal Surety
Denise Wood Perkins	Stephanie Stuart	Randy Kennedy
Timothy Hudson	E. Lynn Dougherty	Wendy D. Boomershine
Melanie Barker	Robert D. Reece	Stella Stevenson

UPON MOTION MADE BY COMM. COLE AND SECONDED BY COMM. CRAWFORD TO APPROVE THE NOTARY BONDS OF THE ABOVE NAMED INDIVIDUALS, SAID MOTION WAS APPROVED BY ROLL CALL VOTE OF THE COMMISSION.

24 YES

Approval of Notary Publics submitted for September 2020

000873

Motion by Comm. Cole to approve, 2nd by Comm. Crawford

		Yes	No	Abstain	Absent
Akard, III	David	1			
Blalock	Judy	1			
Broughton	Todd	1			
Calton	Darlene	1			
Cole	Michael	1			
Crawford	Larry	1			
Cross	Andrew	1			
Crosswhite	Joyce	1			
Gardner	John	1			
George	Colette	1			
Glover	Hershel	1			
Harkleroad	Terry	1			
Hutton	Mark	1			
Jones	Sam	1			
King	Dwight	1			
Leonard	Tony	1			
Locke	Hunter	1			
Morrell	Randy	1			
Pierce	Archie	1			
Stanley	Angie	1			
Starnes	Alicia	1			
Stidham	Gary	1			
Vance	Mark	1			
Woods	Doug	1			
VOTES		24	0	0	0
		Yes	No	Abstain	Absent

SULLIVAN COUNTY BOARD OF COMMISSIONERS
County Commission - Regular Session
PUBLIC COMMENT
 September 17, 2020

PLEASE PRINT

	Name	Street Address	City
1	Gil & John Bedwell		Blountville
2	JOHN MIZE	R.L.S. 680 Cross Coun. Rd.	Blountville
3	Jessica Means		
4	Tim Sanders	1013 Bloomingdale Pike	Kingsport, TN
5	Joe Snyder	1822 N. Main	Harriet Kernwin, TN
6	Arvid Parker	525 Paddle Creek Rd	Ridged, TN
7		159 Hawk Lane	Bluff City, TN
8			
9			
10			

Sullivan County
Board of County Commissioners
240th Annual Session

CONSENT AGENDA

September 17, 2020

Item 4 Resolution No. 2020-08-74

Sponsors: Vance/ Gardner

RESOLUTION BASED UPON THE EMERGENCY IMPACT OF COVID-19 ON COUNTY EMPLOYEES AND THEIR VACATIONS, IT IS ADVANTAGEOUS TO THE EMPLOYEES THAT THE DECEMBER 31ST DEADLINE FOR USING VACATION LEAVE BE SUSPENDED WITHOUT ANY LOSSES OF LEAVE TIME UNTIL JUNE 30TH 2021

Item 5 Resolution No. 2020-09-78

Sponsors: Crosswhite/ Cole

RESOLUTION TO INSTALL A STOP SIGN AT BUNCOMBE ROAD AT FEATHER CHAPEL ROAD

Item 7 Resolution No. 2020-09-80

Sponsors: Gardner/ Cross

RESOLUTION for Appropriation and Distribution of Grant from Tennessee Emergency Management / Homeland Security for Purchase of Equipment / Training

~~Item 8 Resolution No. 2020-09-81~~

~~Sponsors: Glover/ King~~

~~RESOLUTION AUTHORIZING THE INDUSTRIAL DEVELOPMENT BOARD OF THE COUNTY OF SULLIVAN TO NEGOTIATE AND ACCEPT FROM MODERN FORGE TENNESSEE, LLC, A MANUFACTURER LOCATED IN THE TRI COUNTY INDUSTRIAL PARK, A PAYMENT IN-LIEU OF TAX AGREEMENT (PILOT AGREEMENT) TO ENABLE THE COMPANY'S EXPANSION OF ITS FACILITIES AND MANUFACTURING~~

Item 8 – REMOVED FROM CONSENT AGENDA

Approval of September 2020 Consent Agenda

Item #'s 4, 5, 7

Motion made by Comm. Gardner to approve, 2nd by Comm. Cole

		Yes	No	Abstain	Absent
Akard, III	David	1			
Blalock	Judy	1			
Broughton	Todd	1			
Calton	Darlene	1			
Cole	Michael	1			
Crawford	Larry	1			
Cross	Andrew	1			
Crosswhite	Joyce	1			
Gardner	John	1			
George	Colette	1			
Glover	Hershel	1			
Harkleroad	Terry	1			
Hutton	Mark	1			
Jones	Sam	1			
King	Dwight	1			
Leonard	Tony	1			
Locke	Hunter	1			
Morrell	Randy	1			
Pierce	Archie	1			
Stanley	Angie	1			
Starnes	Alicia	1			
Stidham	Gary	1			
Vance	Mark	1			
Woods	Doug	1			
VOTES		24	0	0	0
		Yes	No	Abstain	Absent

Sullivan County
Board of County Commissioners
240th Annual Session

RESOLUTIONS

ZONING

Item 1 Resolution No. 2020-09-01

Sponsors: Calton/ Gardner

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

Applicant # 1 – Tommy Shoun

Applicant # 2 – Jockey Properties GP

OLD BUSINESS

Item 2 Resolution No. 2020-03-21

Sponsors: Morrell/ Calton

RESOLUTION requesting the granting of a Quitclaim Deed from Sullivan County Government to the heirs of the Pippin Property and more specifically defined as being excess public right-of-way of an unnamed street off of Riddle Creek Road, Bristol, TN

Item 3 Resolution No. 2020-08-68

Sponsors: Starnes/ Broughton

RESOLUTION TO REVIEW THE SULLIVAN COUNTY EMPLOYEE HANDBOOK AND MAKE RECOMMENDATIONS BACK TO THE FULL COUNTY COMMISSION

Item 4 Resolution No. 2020-08-74

Sponsors: Vance/ Gardner

RESOLUTION BASED UPON THE EMERGENCY IMPACT OF COVID-19 ON COUNTY EMPLOYEES AND THEIR VACATIONS, IT IS ADVANTAGEOUS TO THE EMPLOYEES THAT THE DECEMBER 31ST DEADLINE FOR USING VACATION LEAVE BE SUSPENDED WITHOUT ANY LOSSES OF LEAVE TIME UNTIL JUNE 30TH 2021

NEW BUSINESS

000873

Item 5 Resolution No. 2020-09-78

Sponsors: Crosswhite/ Cole

RESOLUTION TO INSTALL A STOP SIGN AT BUNCOMBE ROAD AT FEATHER CHAPEL ROAD

Item 6 Resolution No. 2020-09-79

Sponsors: Locke/ Stidham

RESOLUTION TO APPROVE EMERGENCY FUNDING FOR SECOND HARVEST FOOD BANK

Item 7 Resolution No. 2020-09-80

Sponsors: Gardner/ Cross

RESOLUTION for Appropriation and Distribution of Grant from Tennessee Emergency Management / Homeland Security for Purchase of Equipment / Training

Item 8 Resolution No. 2020-09-81

Sponsors: Glover/ King

RESOLUTION AUTHORIZING THE INDUSTRIAL DEVELOPMENT BOARD OF THE COUNTY OF SULLIVAN TO NEGOTIATE AND ACCEPT FROM MODERN FORGE TENNESSEE, LLC, A MANUFACTURER LOCATED IN THE TRI-COUNTY INDUSTRIAL PARK, A PAYMENT-IN-LIEU OF TAX AGREEMENT (PILOT AGREEMENT) TO ENABLE THE COMPANY'S EXPANSION OF ITS FACILITIES AND MANUFACTURING

Item 9 Resolution No. 2020-09-82

AMENDED

Sponsors: Jones/ Stanley

RESOLUTION To AUTHORIZE THE SULLIVAN COUNTY BOARD OF EDUCATION TO EXPEND FUNDS AS NECESSARY FROM SCHOOL'S RESERVE FUND BALANCE

Item 10 Resolution No. 2020-09-83

Sponsors: Crosswhite/ Cole

RESOLUTION To Establish A Historic Tourism Buildings Committee To Oversee And Manage Historic Buildings Owned By Sullivan County

Item 11 Resolution No. 2020-09-84

Sponsors: King/ Glover

RESOLUTION TO TRANSFER ALL RESPONSIBILITIES AND OBLIGATIONS OF THE RON RAMSEY REGIONAL AGRICULTURE CENTER TO SULLIVAN COUNTY CATTLEMAN'S ASSOCIATION AS ALLOWED THROUGH TENNESSEE SB1862 AND HB1857 AS ASSIGNED PUBLIC CHAPTER NUMBER 721 BY SECRETARY OF STATE TRE HARGETT

Item 12 Resolution No. 2020-09-85

Sponsors: Vance/ Stidham

RESOLUTION TO AUTHORIZE STATUTORY BOND FOR THE SULLIVAN COUNTY ASSESSOR OF PROPERTY

Item 13 Resolution No. 2020-09-86

Sponsors: Vance/ George

RESOLUTION TO SET THE TAX LEVY FOR FY 2021-2022, BEGINNING JULY 1, 2021, IN SULLIVAN COUNTY TO FINANCE JAIL CONSTRUCTION

Item 14 Resolution No. 2020-09-87

Sponsors: Jones/ King

INITIAL RESOLUTION AUTHORIZING THE ISSUANCE OF NOT TO EXCEED \$80,000,000 GENERAL OBLIGATION PUBLIC IMPROVEMENT BONDS OF SULLIVAN COUNTY, TENNESSEE

Item 15 Resolution No. 2020-09-88

Sponsors: Jones/ King

A RESOLUTION AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION PUBLIC IMPROVEMENT BONDS OF SULLIVAN COUNTY, TENNESSEE IN THE AGGREGATE PRINCIPAL AMOUNT OF NOT TO EXCEED \$80,000,000, IN ONE OR MORE SERIES; MAKING PROVISION FOR THE ISSUANCE, SALE AND PAYMENT OF SAID BONDS, ESTABLISHING THE TERMS THEREOF AND THE DISPOSITION OF PROCEEDS THEREFROM; AND PROVIDING FOR THE LEVY OF TAXES FOR THE PAYMENT OF PRINCIPAL OF, PREMIUM, IF ANY, AND INTEREST ON THE BONDS

Sullivan County
Board of County Commissioners
240th Annual Session

000830

Item 1
No. 2020-09-01

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 17th day of September 2020.

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

WHEREAS, the rezoning petition(s) have been duly initiated; have been before the appropriate Regional Planning Commission (recommendations enclosed); and shall receive a public hearing as required prior to final action from the County Commission; and

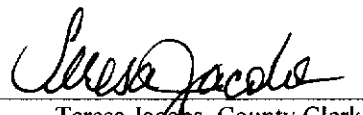
WHEREAS, such rezoning petition(s) and/or the proposed text amendment(s) will require an amendment to the SULLIVAN COUNTY ZONING PLAN – Zoning Map or Zoning Resolution.

NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby consider rezoning petition(s) and/or the Zoning Resolution Text Amendment(s), conduct the appropriate public hearing as required by law, and vote upon the proposed amendment(s) individually, by roll call vote, and that the vote be valid and binding, and that any necessary amendments to the official zoning map or resolution code book be made by the Planning & Codes Department.

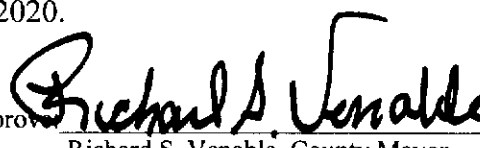
All resolutions in conflict herewith be and the same rescinded insofar as such conflict exists.

Duly passed and approved this 17th day of September, 2020.

Attest:


Teresa Jacobs, County Clerk

Approved:


Richard S. Venable, County Mayor

Sponsor: Commissioner Darlene Calton

Co-Sponsor: Commissioner John Gardner

2020-09-01 COMMISSION ACTION: 09/17/20 – Approved Roll Call Vote 24 Yes

Item 1 Resolution No. 2020-09-01

Sponsor: Calton
 Co-Sponsor: Gardner

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

		Yes	No	Abstain	Absent
Akard, III	David	1			
Blalock	Judy	1			
Broughton	Todd	1			
Calton	Darlene	1			
Cole	Michael	1			
Crawford	Larry	1			
Cross	Andrew	1			
Crosswhite	Joyce	1			
Gardner	John	1			
George	Colette	1			
Glover	Hershel	1			
Harkleroad	Terry	1			
Hutton	Mark	1			
Jones	Sam	1			
King	Dwight	1			
Leonard	Tony	1			
Locke	Hunter	1			
Morrell	Randy	1			
Pierce	Archie	1			
Stanley	Angie	1			
Starnes	Alicia	1			
Stidham	Gary	1			
Vance	Mark	1			
Woods	Doug	1			
VOTES		24	0	0	0
		Yes	No	Abstain	Absent

Sullivan County
Board of County Commissioners
240th Annual Session

Item 2
 No. 2020-03-21

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 19th of March 2020.

RESOLUTION requesting the granting of a Quitclaim Deed from Sullivan County Government to the heirs of the Pippin Property and more specifically defined as being excess public right-of-way of an unnamed street off of Riddle Creek Road, Bristol, adjacent to 522 Riddle Creek Road and as illustrated on the attached survey, as prepared by Charles T. Johnson Jr., a licensed Tennessee surveyor, dated February 11, 2020 as platted.

WHEREAS, the Sullivan County Regional Planning Commission formally recommended approval to abandon this excess right-of-way during their February 18, 2020 regular meeting; and

WHEREAS, the owners have submitted the Waiver forms as required by County policy; and

WHEREAS, such area to be abandoned by quitclaim deed is defined on the survey as a twenty-foot in width unpaved roadway leading from Riddle Creek Road down to the landowner's residence following a creek bank, as illustrated on the survey plat; and

WHEREAS, the End of County Maintenance on this roadway stops as the residence and does not join any other properties; and

WHEREAS, the applicant shall be responsible for any deed and plat recording fees at no cost to the county.

NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session does hereby approve this request by granting a Quitclaim Deed for the +/- square feet of excess right-of-way to Ricky and Tammy (Pippin) Poe, who are the heirs of Larry Pippin's property (deceased).

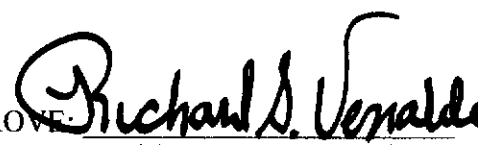
All resolutions in conflict herewith are and the same rescinded insofar as such conflict exists.

Duly passed and approved this 17th day of September, 2020.

ATTEST:


 Teresa Jacobs, County Clerk

APPROVE:


 Richard S. Venable, Chairman
 Sullivan County Mayor

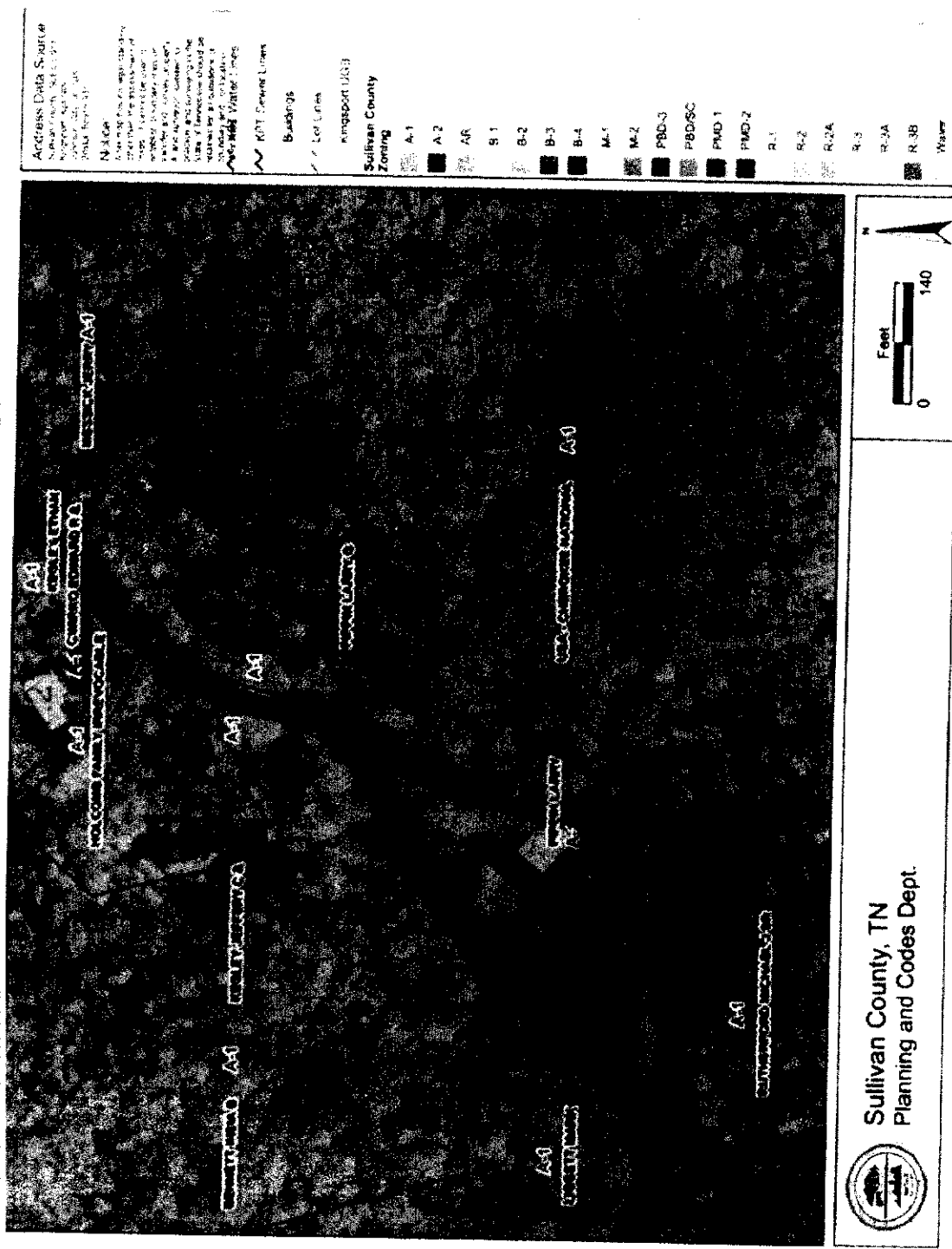
Sponsored By: Commissioner Randy Morrell
Co-Sponsor(s): Commissioner Darlene Calton

2020-03-21 Commission Actions: 05/07/20 – Sponsor deferred resolution to May 21, 2020 meeting; 05/21/20 – Sponsor deferred resolution to June 18, 2020 meeting; 06/18/20 – Sponsor deferred resolution to July 16, 2020 meeting. 07/26/20 - Sponsor deferred resolution to August 20, 2020 meeting;

08/20/20 – Sponsor deferred resolution to September 17, 2020 meeting
 09/17/20 - Approved Roll Call Vote 23 Yes, 1 Abstain

No. 2020-03-21

000883



Item 2

Resolution No. 2020-03-21

Sponsor: Morrell

Co-Sponsor: Calton

RESOLUTION REQUESTING THE GRANTING OF A QUITCLAIM DEED FROM SULLIVAN COUNTY TO THE HEIRS OF THE PIPPIN PROPERTY AND MORE SPECIFICALLY DEFINED AS BEING EXCESS PUBLIC RIGHT OF WAY OF AN UNNAMED ST. OFF RIDDLE CREEK RD BRISTOL ADJACENT TO 522 RIDDLE CREEK RD AND AS ILLUSTRATED ON THE ATTACHED SURVEY, AS PREPARED BY CHARLES T. JOHNSON JR, A LICENSED TENNESSEE SURVEYOR, DATED FEBRUARY 11, 2020 AS PLATTED

		Yes	No	Abstain	Absent
Akard, III	David	1			
Blalock	Judy	1			
Broughton	Todd	1			
Calton	Darlene	1			
Cole	Michael	1			
Crawford	Larry	1			
Cross	Andrew	1			
Crosswhite	Joyce	1			
Gardner	John	1			
George	Colette	1			
Glover	Hershel			1	
Harkleroad	Terry	1			
Hutton	Mark	1			
Jones	Sam	1			
King	Dwight	1			
Leonard	Tony	1			
Locke	Hunter	1			
Morrell	Randy	1			
Pierce	Archie	1			
Stanley	Angie	1			
Starnes	Alicia	1			
Stidham	Gary	1			
Vance	Mark	1			
Woods	Doug	1			
VOTES		23	0	1	0
		Yes	No	Abstain	Absent

Sullivan County
Board of County Commissioners
240th Annual Session

Item 3
 No. 2020-08-68

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 20th day of August, 2020.

RESOLUTION TO REVIEW THE SULLIVAN COUNTY EMPLOYEE HANDBOOK AND MAKE RECOMMENDATIONS BACK TO THE FULL COUNTY COMMISSION.

WHEREAS, the Sullivan County Employee Handbook was last reviewed and updated in 2006; and

WHEREAS, because it has been approximately 14 years since the Handbook was reviewed and updated, it is appropriate to review the Handbook again; and

WHEREAS, it is appropriate that a committee be appointed to perform such review and update;

NOW, THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby directs that the Sullivan County Employee Handbook be reviewed by a Committee constituted as set forth below, and that such Committee report whatever recommendations they feel appropriate back to the full County Commission for their review and consideration; and

BE IT FURTHER RESOLVED, that said Committee contain the following members:

Three commissioners to be appointed by this Commission and the following Sullivan County elected officials or their designee:

Mayor	Register of Deeds
Property Assessor	Sheriff
Highway Commissioner	Trustee
County Clerk	Circuit Court Clerk
Purchasing Agent	

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 _____, 2020.

Attest: _____
 Teresa Jacobs, County Clerk

Approve: _____
 Richard S. Venable, County Mayor

Sponsored By: Commissioner Alicia Starnes

Co-Sponsor(s): Commissioner Todd Broughton

2020-08-68 ACTIONS: 08/20/20 – 1st Reading; 09/17/20 – Deferred and amended by Sponsor to add Jason Booher, Administrator of Elections and Larry Bailey, Director of Finance

Sullivan County
Board of County Commissioners
240th Annual Session

Item 4
 No. 2020-08-74

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 20th day of August, 2020.

RESOLUTION based upon the emergency impact of COVID-19 on County Employees and their vacations it is advantageous to the employees that the December 31st deadline for using vacation leave be suspended with any losses of leave time until June 30th 2021.

WHEREAS, the Sullivan County employees have in many instances delayed vacations and other uses of annual leave due to COVID-19 resulting in adjusting of their normal routines while their leave balances have accumulated to a greater number of days resulting in difficulty to utilized this time in a more preferable use; and,

WHEREAS, it would be advantageous to the many employees as well as the employing department to allow the leave balances to be carried forward into the new year up through June 30, 2021; and,

WHEREAS, no employee will be penalized for the amount of annual leave accumulated and not taken as of January 1, 2021.

NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session, hereby approves relaxing the rules on accumulated leave that will allow the continued accumulation into the new calendar year through June 30 to provide employees more time to plan out and utilize their vacation leave in a safer and more stable environment. This relaxing of the December 31st deadline for take- it-or lose-it will also allow the departments to be better staffed near the end of the calendar year.


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 17th day of September 2020.

Attest:


 Teresa Jacobs, County Clerk

Approve


 Richard S. Venable, County Mayor

Sponsored by: Commissioner Mark Vance

Prime Co-Sponsor(s): Commissioner John Gardner, Darlene Calton

2020-20-74 COMMISSION ACTION: 08/20/20 – 1st Reading; 09/17/20 – Approved on Consent by roll call vote 24 Yes

Item 4

Resolution No. 2020-08-74

Sponsor: Mark Vance

Co-Sponsor: John Gardner, Darlene Calton

RESOLUTION BASED UPTON THE EMERGENCY IMPACT OF COVID19 ON COUNTY EMPLOYEES AND THEIR VACATIONS, IT IS ADVANTAGEOUS TO THE EMPLOYEES THAT THE DECEMBER 31ST DEADLINE FOR USING VACATION LEAVE BE SUSPENDED W/O ANY LOSSES OF LEAVE TIME UNTIL JUNE 30, 2021

		Yes	No	Abstain	Absent
Akard, III	David	1			
Blalock	Judy	1			
Broughton	Todd	1			
Calton	Darlene	1			
Cole	Michael	1			
Crawford	Larry	1			
Cross	Andrew	1			
Crosswhite	Joyce	1			
Gardner	John	1			
George	Colette	1			
Glover	Hershel	1			
Harkleroad	Terry	1			
Hutton	Mark	1			
Jones	Sam	1			
King	Dwight	1			
Leonard	Tony	1			
Locke	Hunter	1			
Morrell	Randy	1			
Pierce	Archie	1			
Stanley	Angie	1			
Starnes	Alicia	1			
Stidham	Gary	1			
Vance	Mark	1			
Woods	Doug	1			
	VOTES	24	0	0	0
		Yes	No	Abstain	Absent

Approved on Consent

Sullivan County
Board of County Commissioners
240th Annual Session

Item 5
No. 2020-09-78

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 17th day of September, 2020.

RESOLUTION TO INSTALL A STOP SIGN AT BUNCOMBE ROAD AT FEATHER CHAPEL ROAD

WHEREAS, Commissioner Joyce Crosswhite requested a STOP sign be placed at Buncombe Road at Feather Chapel Road in the 4th Commission District; and,

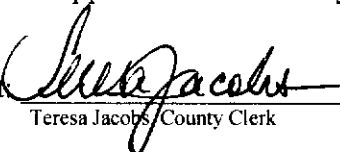
WHEREAS, the Sullivan County Highway Department has reviewed the request and approves the change.


NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session, hereby authorizes the following traffic sign placement in Sullivan County:

**4th Commission District – Installation of STOP sign
at Buncombe Road at Feather Chapel Road.**

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 17th day of September, 2020.

Attest: 
Teresa Jacobs, County Clerk

Approved: 
Richard S. Venable, County Mayor

Sponsored by: Commissioner Joyce Crosswhite

Prime Co-Sponsor(s): Commissioner Michael Cole, Tony Leonard

2020-09-78 COMMISSION ACTION: 09/17/20 – Approved on Consent by roll call vote 24 Yes

000890

2020-20-78

SULLIVAN COUNTY
HIGHWAY DEPARTMENT
P.O. BOX 590
BLOUNTVILLE, TENNESSEE 37617

SCOTT MURRAY
HIGHWAY COMMISSIONER

PHONE (423) 279-2820
FAX (423) 279-2876

RESOLUTION REQUEST REVIEW

DATE: 8.31.2020

TO: Sullivan County Commissioners

REQUEST MADE BY: Joyce Crosswhite

SUBJECT: To install a stop sign at Buncombe Rd
at Feather Chapel Rd.

4th COMMISSIONER DISTRICT Michael Cole

Tony Leonard

APPROVED BY HIGHWAY DEPARTMENT

DENIED BY HIGHWAY DEPARTMENT

COMMENT:

Roger Cooper 8/31/2020
TRAFFIC COORDINATOR DATE

Scott Murray
HIGHWAY COMMISSIONER DATE

Item 5

Resolution No. 2020-08-74

Sponsor: Mark Vance

Co-Sponsor: John Gardner, Darlene Calton

**RESOLUTION TO INSTALL A STOP SIGN AT BUNCOMBE ROAD AT FEATHER
CHAPEL ROAD**

		Yes	No	Abstain	Absent
Akard, III	David	1			
Blalock	Judy	1			
Broughton	Todd	1			
Calton	Darlene	1			
Cole	Michael	1			
Crawford	Larry	1			
Cross	Andrew	1			
Crosswhite	Joyce	1			
Gardner	John	1			
George	Colette	1			
Glover	Hershel	1			
Harkleroad	Terry	1			
Hutton	Mark	1			
Jones	Sam	1			
King	Dwight	1			
Leonard	Tony	1			
Locke	Hunter	1			
Morrell	Randy	1			
Pierce	Archie	1			
Stanley	Angie	1			
Starnes	Alicia	1			
Stidham	Gary	1			
Vance	Mark	1			
Woods	Doug	1			
VOTES		24	0	0	0
		Yes	No	Abstain	Absent

Approved on Consent

Sullivan County
Board of County Commissioners
240th Annual Session

000892

Item 6
No. 2020-09-79

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 17th day of September, 2020.

RESOLUTION TO APPROVE EMERGENCY FUNDING FOR SECOND HARVEST FOOD BANK

WHEREAS, hunger and poverty are issues of vital concern in Northeast Tennessee where an average of 15.9% of people struggle with hunger in our eight-county region and one in every four children do not know where their next meal will come from; and

WHEREAS, Sullivan County is committed to taking steps to combat hunger in every part of our community and to provide additional resources that those in the County need; and

WHEREAS, Sullivan County is committed to working with Second Harvest Foodbank of Northeast Tennessee, a member of the Feeding America® nationwide network of food banks, in educating people about the role and importance of food banks in addressing hunger and raising awareness of the need to devote more resources and attention to hunger issues; and

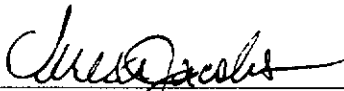
WHEREAS, more than 66,000 individuals in Northeast Tennessee rely on food provided by the members of the Second Harvest Food Bank annually; and


WHEREAS, the coronavirus pandemic has had devastating health and economic impacts across the country and it is projected that over 33,000 more people could face hunger in Northeast Tennessee in the wake of the pandemic this year

NOW THEREFORE BE IT RESOLVED that the Sullivan County Board of Commissioners hereby approves supplementing the programs at Second Harvest Food Bank in an amount of \$25,000 to support the needs of the citizens of Sullivan County.

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 17th day of September, 2020.

Attest: 
Teresa Jacobs, County Clerk

Approved: 
Richard S. Venable, County Mayor

Sponsored by: Commissioner Hunter Locke

Prime Co-Sponsor(s): Commissioner Gary Stidham, Larry Crawford, Angie Stanley, Darlene Calton, Mark Hutton, Joyce Crosswhite, Darlene Calton, Randy Morrell, Sam Jones, Everyone voting in the affirmative.

2020-09-79 COMMISSION ACTION: 09/17/20 - Approved on Waiver of Rules by roll call vote 24
Yes

Item 6

Resolution No. 2020-09-79

Sponsor: Locke

Co-Sponsor: Stidham, Crawford, Stanley, Calton, Hutton, Crosswhite, Morrell

RESOLUTION TO APPROVE EMERGENCY FUNDING FOR SECOND HARVEST FOOD BANK

		Yes	No	Abstain	Absent
Akard, III	David	1			
Blalock	Judy	1			
Broughton	Todd	1			
Calton	Darlene	1			
Cole	Michael	1			
Crawford	Larry	1			
Cross	Andrew	1			
Crosswhite	Joyce	1			
Gardner	John	1			
George	Colette	1			
Glover	Hershel	1			
Harkleroad	Terry	1			
Hutton	Mark	1			
Jones	Sam	1			
King	Dwight	1			
Leonard	Tony	1			
Locke	Hunter	1			
Morrell	Randy	1			
Pierce	Archie	1			
Stanley	Angie	1			
Starnes	Alicia	1			
Stidham	Gary	1			
Vance	Mark	1			
Woods	Doug	1			
VOTES		24	0	0	0
		Yes	No	Abstain	Absent

Waiver of rules requested.

Sullivan County
Board of County Commissioners
240th Annual Session

000894

Item 7
No. 2020-09-80

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 17th day of September, 2020.

RESOLUTION for Appropriation and Distribution of Grant from Tennessee Emergency Management / Homeland Security for Purchase of Equipment / Training

WHEREAS, Sullivan County has received grant funds in an amount up to \$128,590.50 available through the Tennessee Emergency Management Agency / Homeland Security for the purchase of equipment / training; and

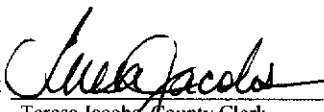
WHEREAS, said grant is funded one hundred percent (100%) thereby requiring no matching funds by Sullivan County.

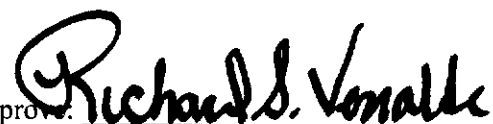
NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session on the 17th day of September, 2020 hereby approve accepting a grant up to the amount of \$128,590.50 available through the Tennessee Emergency Management Agency / Homeland Security to be used for the purchase of equipment / training. Account Codes to be assigned by the Director of Accounts and Budgets.

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.

WAIVER OF RULES REQUESTED

Duly passed and approved this 17th day of September, 2020.

Attest: 
Teresa Jacobs, County Clerk

Approved: 
Richard S. Venable, County Mayor

Sponsored by: Commissioner John Gardner

Prime Co-Sponsor(s): Commissioner Andrew Cross, Gary Stidham, Hunter Locke

2020-09-80 COMMISSION ACTION: 09/17/20 – Approved on Consent by roll call vote 24 Yes

Item 7

Resolution No. 2020-09-80

Sponsor: Gardner

Co-Sponsor: Cross, Stidham, Locke,

**RESOLUTION FOR APPROPRIATION AND DISTRIBUTION OF GRANT FROM
TENNESSEE EMERGENCY MGMNT/HOMELAND SECURITY FOR PURCHASE OF
EQUIPMENT/TRAINING**

		Yes	No	Abstain	Absent
Akard, III	David	1			
Blalock	Judy	1			
Broughton	Todd	1			
Calton	Darlene	1			
Cole	Michael	1			
Crawford	Larry	1			
Cross	Andrew	1			
Crosswhite	Joyce	1			
Gardner	John	1			
George	Colette	1			
Glover	Hershel	1			
Harkleroad	Terry	1			
Hutton	Mark	1			
Jones	Sam	1			
King	Dwight	1			
Leonard	Tony	1			
Locke	Hunter	1			
Morrell	Randy	1			
Pierce	Archie	1			
Stanley	Angie	1			
Starnes	Alicia	1			
Stidham	Gary	1			
Vance	Mark	1			
Woods	Doug	1			
VOTES		24	0	0	0
		Yes	No	Abstain	Absent

Approved on Consent

Sullivan County
Board of County Commissioners
240th Annual Session

Item 8
No. 2020-09-81

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 17th day of September, 2020.

RESOLUTION AUTHORIZING THE INDUSTRIAL DEVELOPMENT BOARD OF THE COUNTY OF SULLIVAN TO NEGOTIATE AND ACCEPT FROM MODERN FORGE TENNESSEE, LLC, A MANUFACTURER LOCATED IN THE TRI-COUNTY INDUSTRIAL PARK, A PAYMENT-IN-LIEU OF TAX AGREEMENT (PILOT AGREEMENT) TO ENABLE THE COMPANY'S EXPANSION OF ITS FACILITIES AND MANUFACTURING

WHEREAS, the Industrial Development Board of the County of Sullivan (the "Board") is an industrial development corporation duly organized and existing under the provisions of Title 53 of Chapter 7, Tennessee Code Annotated (the "Act"); and

WHEREAS, Modern Forge Tennessee, LLC, proposes to expand its Piney Flats facility with additional facilities by making improvements, renovations and acquiring additional machinery at a worth of seven million dollars; and,

WHEREAS, Modern Forge Tennessee, LLC, proposes to hire an additional twenty-five employees to accommodate its expansion; and

WHEREAS, Modern Forge Tennessee, LLC, proposes to enter a PILOT Agreement for a five-year term with the provision that taxes be reduced by 50% in both real and personal property pertaining to only the new expansion/investment; and

WHEREAS, Tennessee Code Annotated Section 7-53-305(b) authorizes the Board of Sullivan County Commissioners to delegate to the Board the authority to negotiate and accept payments in lieu of ad valorem taxes upon the finding that such payments are deemed to be in furtherance of the public purposes of the Board, as defined in that Code Section.

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session, as follows:

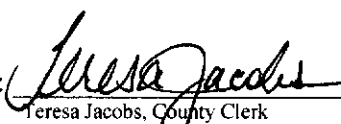
SECTION 1. The Board of County Commissioners of Sullivan County, Tennessee hereby finds that the negotiation and acceptance by the Board from Modern Forge Tennessee, LLC, of payments in lieu of ad valorem taxes consistent with this resolution is deemed to be in furtherance of the public purposes of the Board as defined in Tennessee Code Annotated Section 7-53-305, and Sullivan County hereby delegates to the Board the authority to negotiate and accept such payments in lieu of ad valorem taxes from Modern Forge Tennessee LLC.

SECTION 2. The Board is authorized to enter into a PILOT Agreement with Modern Forge Tennessee, LLC, as the Board may deem proper, which may not extend beyond a term of five (5) years, as the terms set out above, plus a reasonable construction or installation period not to exceed three (3) years, as set forth in Tennessee Code Annotated Section 7-53-305(i);

SECTION 3. 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.

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 17th day of September, 2020.

Attest: 
Teresa Jacobs, County Clerk

Approve: 
Richard S. Venable, County Mayor

Sponsored by: Commissioner Hershel Glover

**Prime Co-Sponsor(s): Commissioner Dwight King, Mark Vance, Randy Morrell,
Everyone voting in the affirmative**

2020-09-81 COMMISSION ACTION: 09/17/20 – Approved on Waiver of Rules by roll call vote 24
Yes

Item 8

Resolution No. 2020-09-81

Sponsor: Glover

Co-Sponsor: King, Vance, Morrell, Everyone voting in the affirmative

RESOLUTION AUTHORIZING THE INDUSTRIAL DEVELOPMENT BOARD OF THE COUNTY OF SULLIVAN TO NEGOTIATE AND ACCEPT FROM MODERN FORGE, TENNESSEE, LLC, A MFG LOCATED IN THE TRI COUNTY INDUSTRIAL PARK, A PAYMENT IN LIEU OF TAX AGREEMENT (PILOT) TO ENABLE THE COMPANY'S EXPANSION OF FACILITIES AND MFG.

		Yes	No	Abstain	Absent
Akard, III	David	1			
Blalock	Judy	1			
Broughton	Todd	1			
Calton	Darlene	1			
Cole	Michael	1			
Crawford	Larry	1			
Cross	Andrew	1			
Crosswhite	Joyce	1			
Gardner	John	1			
George	Colette	1			
Glover	Hershel	1			
Harkleroad	Terry	1			
Hutton	Mark	1			
Jones	Sam	1			
King	Dwight	1			
Leonard	Tony	1			
Locke	Hunter	1			
Morrell	Randy	1			
Pierce	Archie	1			
Stanley	Angie	1			
Starnes	Alicia	1			
Stidham	Gary	1			
Vance	Mark	1			
Woods	Doug	1			
VOTES		24	0	0	0
		Yes	No	Abstain	Absent

Waiver of Rules requested

Sullivan County
Board of County Commissioners
240th Annual Session

000899

Item 9
No. 2020-09-82
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 September, 2020.

RESOLUTION TO AUTHORIZE THE SULLIVAN COUNTY BOARD OF EDUCATION TO EXPEND FUNDS FOR PROJECTS DEFINED BELOW AS NECESSARY FROM SCHOOL'S RESERVE FUND BALANCE

WHEREAS, parents and community leaders expect Sullivan County Schools to rival any and all schools in the Northeast Tennessee area, not only in the areas of academia, but also in facilities and teacher/student classroom support; and

WHEREAS, these parents and community leaders encourage the Sullivan County Board of Education to invest in their children, their teachers and their school facilities.

NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby encourages and authorizes the Sullivan County Board of Education, ~~should the Board of Education deem it is desirable~~, to appropriate funds from the School's appropriate reserve accounts to:

- ~~1) construct a swimming facility at West Ridge High School;~~
- ~~2) restore and/or modernize the swimming pool and facility at Sullivan East High School;~~
- ~~3) contract to design, construct and install turf surfaces for the football fields at Sullivan East High School and West Ridge High School; and~~
- ~~4) provide each teacher in the Sullivan County Education System a minimum of five hundred dollars (\$500) for supplies and materials for use in their classrooms to enhance student learning.~~

As set out in Amendment #1

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 _____ day of _____, 2020.

Attest: _____
Teresa Jacobs, County Clerk

Approve: _____
Richard S. Venable, County Mayor

Sponsor: Commissioner Sam Jones

Co-Sponsor: Commissioner Angie Stanley

2020-09-82 COMMISSION ACTION: 9-17-20 – Amended by sponsor – Amendment #1; 09/17/20 – 1st Reading

AMENDMENT # 1**By Sponsor, Sam James**

- 1) **Contract to design, construct and install artificial turf surfaces for the football fields at Sullivan East High School and West Ridge High School up to a total amount of \$3,000,000.00; and**
- 2) **Provide each teacher in the Sullivan County Education System up to five hundred dollars (\$500) for supplies and materials for use in their classrooms to enhance student learning up to \$375,000.00 for the 2020-2021 school year. Guidelines to be provided by the Sullivan County Board of Education; with any unused funds to go into a fund at each school for supplies and materials at that school.**
- 3) **To purchase and install lights at Sullivan East Middle School and West Ridge High School at a cost not to exceed \$3,000,000.00 based on cost submitted using cooperative purchasing.**
- 4) **To purchase FFE (furniture, fixtures and equipment) for West Ridge High School up to \$1,200,000.00 based on vendor estimates using cooperative purchasing.**
- 5) **To purchase classroom technology for West Ridge High School up to \$800,000.00 using a bidding process and cooperative purchasing.**

Sullivan County
Board of County Commissioners
240th Annual Session

000901

Item 10
No. 2020-09-83

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 17th day of September, 2020.

RESOLUTION To Establish A Historic Tourism Buildings Committee To Oversee And Manage Historic Buildings Owned By Sullivan County

WHEREAS, Sullivan County currently owns several historic buildings including the Old Deery Inn, the Rutledge House, the Anderson Townhouse and the Sullivan County Community Center; and,

WHEREAS, the Sullivan County Maintenance Department and the Sullivan County Department of Archives and Tourism are largely involved in enhancing the historic buildings for the purpose of promoting history and tourism within the county;

WHEREAS, a committee of county personnel is needed to oversee the county-owned historic buildings in the interests of creating a better workflow to utilize the historic buildings to enhance history and tourism, and;

WHEREAS, the purpose of the Historic Buildings Committee shall be to manage all matters of maintenance, tours and tourism and history-related matters that involve said county buildings, and;

WHEREAS, the Historic Buildings Committee shall be comprised of a Sullivan County Commissioner, the Sullivan County Maintenance Director, and the Sullivan County Director of Archives and Tourism, with the Sullivan County Mayor to serve as ex-officio, and;

WHEREAS, this resolution shall rescind any previous resolutions granting oversight of historic buildings owned by Sullivan County.

NOW, THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby authorizes the Sullivan County Mayor to establish a Historic Tourism Buildings Committee to oversee and manage historic buildings owned by Sullivan County.

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 _____ day of _____, 2020.

Attest: _____
Teresa Jacobs, County Clerk

Approve: _____
Richard S. Venable, County Mayor

Sponsor: Commissioner Joyce Crosswhite

Co-Sponsor: Commissioner Michael Cole, Tony Leonard

2020-09-83 COMMISSION ACTION: 09/17/20 – Withdrawn by Sponsor

Sullivan County
Board of County Commissioners
240th Annual Session

Item 11
No. 2020-09-84

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 17th day of September, 2020.

RESOLUTION TO TRANSFER ALL RESPONSIBILITIES AND OBLIGATIONS OF THE RON RAMSEY REGIONAL AGRICULTURE CENTER TO SULLIVAN COUNTY CATTLEMAN'S ASSOCIATION AS ALLOWED THROUGH TENNESSEE SB1862 AND HB1857 AS ASSIGNED PUBLIC CHAPTER NUMBER 721 BY SECRETARY OF STATE TRE HARGETT

WHEREAS it is the purpose and intent of *Sullivan County Cattleman's Association* to assume conveyance of all responsibilities and obligations of the Ron Ramsey Regional Agriculture Center as allowed through SB1862 and HB1857 as assigned Public Chapter 721 relative to transfer of county-owned buildings to nonprofit organizations; and,

WHEREAS Senate Bill No. 1862 by Lundburg and House Bill No. 1857 by T. Hill, as assigned Public Chapter Number 721 by the Secretary of State, authorizes a county, upon two-thirds (2/3) vote of the county legislative body, to dispose of real property at a nominal cost by private negotiation and sale to a 501(c)(3) nonprofit corporation, incorporated under the laws of this state, whose purpose includes educational services to youth in areas including health, science, agriculture, and civic engagement through in-school and after-school programs and school and community clubs and camps. (attachment RRRAC programs and uses); and,

WHEREAS *Sullivan County Cattleman's Association* attained 501(c)(3) nonprofit status June 29, 2015, as identified by Control #000804863 and Registered Agent #0573877; and,

WHEREAS *Sullivan County Cattleman's Association* Board and Building Committee has orchestrated the complete development, in its entirety, of the Ron Ramsey Regional Agriculture Center, since 2015, as required, and, with successful completion of, SBC Project No. 460/000-03-2015 which includes Amendment Nos. 1 (one), 2 (two), and 3 (three).

NOW THEREFORE BE IT RESOLVED that two-thirds (2/3) vote of this Sullivan County Board of Commissioners confirms *Sullivan County Cattleman's Association* wishes for ***Sullivan County to transfer property over to them*** and they shall assume conveyance of all responsibilities and obligations of the Ron Ramsey Regional Agriculture Center allowed through SB1862 and HB1857 as assigned Public Chapter 721 referencing transfer of county-owned buildings to nonprofit organizations. Therefore, The Cattlemen's Association hereby wishes for Sullivan County to transfer property over to The Cattlemen's Association.

NOW THEREFORE BE IT FURTHER RESOLVED that *Sullivan County Cattleman's Association Board* (501(c)(3) agent of record) shall execute all covenants and obligations relative to Ron Ramsey Regional Agriculture Center.

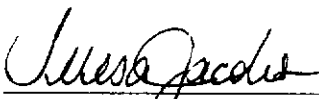
This resolution shall take effect from and after its passage. All resolutions in conflict herewith be and the same rescinded insofar as such conflict exists.

Waiver of the Rules Requested

Duly passed and approved this 17th day of September, 2020.

000903

No. 2020-09-84

Attest: 
Teresa Jacobs, County Clerk

Approved: 
Richard S. Venable, County Mayor

Sponsor: Commissioner Dwight King

Co-Sponsor: Commissioner Hershel Glover

2020-09-84 COMMISSION ACTION: 09/17/20 - Amended by Sponsor to state *Sullivan County Cattleman's Association wishes for Sullivan County to transfer property over to them.*

Approved as amended on Waiver of Rules by roll call vote 24 Yes

Item 11

Resolution No. 2020-09-84

Sponsor: King

Co-Sponsor: Glover

RESOLUTION TO TRANSFER ALL RESPONSIBILITIES AND OBLIGATION OF THE RON RAMSEY REG. AGRICULTURE CENTER TO SULLIVAN COUNTY CATTLEMAN'S ASSOC. AS ALLOWED THROUGH TENN SB1862 AND HB1857 AS ASSIGNED PUBLIC CHAPTER NUMBER 721 BY SECRETARY TRE HARGETT

		Yes	No	Abstain	Absent
Akard, III	David	1			
Blalock	Judy	1			
Broughton	Todd	1			
Calton	Darlene	1			
Cole	Michael	1			
Crawford	Larry	1			
Cross	Andrew	1			
Crosswhite	Joyce	1			
Gardner	John	1			
George	Colette	1			
Glover	Hershel	1			
Harkleroad	Terry	1			
Hutton	Mark	1			
Jones	Sam	1			
King	Dwight	1			
Leonard	Tony	1			
Locke	Hunter	1			
Morrell	Randy	1			
Pierce	Archie	1			
Stanley	Angie	1			
Starnes	Alicia	1			
Stidham	Gary	1			
Vance	Mark	1			
Woods	Doug	1			
	VOTES	24	0	0	0
		Yes	No	Abstain	Absent

Approved as amended

Sullivan County
Board of County Commissioners
240th Annual Session

Item 12
No. 2020-09-85

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 17th day of September, 2020.

RESOLUTION TO AUTHORIZE STATUTORY BOND FOR THE SULLIVAN COUNTY ASSESSOR OF PROPERTY

WHEREAS, the Sullivan County Assessor of Property was re-elected on August 6, 2020 and took office on September 1, 2020; and

WHEREAS, in compliance with Tennessee Code Annotated, elected officials are required to have a statutory bond which must be approved and authorized by the county legislative body; and

WHEREAS, the Cincinnati Insurance Company has approved the bond for Donna Whitaker, Assessor of Property.

NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session, hereby approves and authorizes a bond in the amount of \$50,000 for Donna Whitaker elected to the position of Assessor of Property.

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.

Waiver of the Rules Requested

Duly passed and approved this 17th day of September, 2020.

Attest: 
Teresa Jacobs, County Clerk

Approved: 
Richard S. Venable, County Mayor

Sponsor: Commissioner Mark Vance

Co-Sponsor: Commissioner Gary Stidham

2020-09-85 COMMISSION ACTION: 09/17/20 – Approved on Waiver of Rules by roll call vote 24 Yes

Item 12

Resolution No. 2020-09-85

000906

Sponsor: Vance

Co-Sponsor: Stidham

RESOLUTION TO AUTHORIZE STATUTORY BOND FOR THE SULLIVAN COUNTY ASSESSOR OF PROPERTY

		Yes	No	Abstain	Absent
Akard, III	David	1			
Blalock	Judy	1			
Broughton	Todd	1			
Calton	Darlene	1			
Cole	Michael	1			
Crawford	Larry	1			
Cross	Andrew	1			
Crosswhite	Joyce	1			
Gardner	John	1			
George	Colette	1			
Glover	Hershel	1			
Harkleroad	Terry	1			
Hutton	Mark	1			
Jones	Sam	1			
King	Dwight	1			
Leonard	Tony	1			
Locke	Hunter	1			
Morrell	Randy	1			
Pierce	Archie	1			
Stanley	Angie	1			
Starnes	Alicia	1			
Stidham	Gary	1			
Vance	Mark	1			
Woods	Doug	1			
	VOTES	24	0	0	0
		Yes	No	Abstain	Absent

Sullivan County
Board of County Commissioners
240th Annual Session

000907

Item 13
No. 2020-09-86

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 17th day of September, 2020.

RESOLUTION TO SET THE TAX LEVY FOR FY 2021-2022, BEGINNING JULY 1, 2021, IN SULLIVAN COUNTY TO FINANCE JAIL CONSTRUCTION

WHEREAS, in 1986 bonds were issued to build the Sullivan County Jail and Justice Center; and,

WHEREAS, over the years the jail facility has served the County well; however, in most recent years, the facility has been burdened with overcrowding due to the increased incarceration rate; and,

WHEREAS, the current facility is now approximately thirty-four years old and is in need of major improvements; and

WHEREAS, the construction of an additional jail facility to properly accommodate inmates, as well as, enhance the safety of our Sullivan County Corrections Officers; and

WHEREAS, the Sullivan County Board of Commissioners is approving the construction of a new jail facility with financing provided through an of eighty million dollars (\$80,000,000) bond issue.

NOW, THEREFORE, BE IT RESOLVED that the Board of County Commissioners hereby approves an increase of twelve cents to the 2022 certified tax rate (or equivalent rate amount based upon 2022 assessment) for the General Debt Service Fund on each \$100.00 of taxable property.


BE IT FURTHER RESOLVED that the additional twelve cents of said tax rate shall be designated exclusively to provide revenue for debt service on the eighty-million-dollar bond issue approved September ____, 2020.

BE IT FURTHER RESOLVED that all Commissioners supporting the building of the jail facility and issuing of bonds hereby pledges to fund the indebtedness and setting the additional twelve cents (or equivalent amount) on the FY2021-2022 tax rate.

BE IT RESOLVED that all resolutions approved by the Board of County Commissioners of Sullivan County which are in conflict with this resolution are hereby repealed; that this resolution shall take effect from and after its passage, the public welfare requiring it; and that this resolution shall be spread upon the minutes of the Board of County Commissioners.

Duly passed and approved this 17th day of September, 2020.

Attest:


Teresa Jacobs, County Clerk

Approved:


Richard S. Venable, County Mayor

000908

Item 13
No. 2020-09-86

Sponsor: Commissioner Mark Vance

Co-Sponsor: Commissioner Colette George

2020-09-86 COMMISSION ACTION: 09/17/20 – Motion made by Comm. Vance 2nd by Comm. George to suspend the rules and bring Resolution to the floor. Motion was approved by roll call vote 23 Yes, 1 No. Resolution was approved by roll call vote 16 Yes, 8 No

Resolution No. 2020-09-86

MOTION MADE BY VANCE, 2ND BY GEORGE TO SUSPEND THE RULES ON RESOLUTION #2020-09-86 TO SET THE TAX LEVY FOR FY 2020-2021, BEGINNING JULY 1, 2021 IN, IN SULLIVAN COUNTY TO FINANCE JAIL CONSTRUCTION

		Yes	No	Abstain	Absent
Akard, III	David		1		
Blalock	Judy	1			
Broughton	Todd	1			
Calton	Darlene	1			
Cole	Michael	1			
Crawford	Larry	1			
Cross	Andrew	1			
Crosswhite	Joyce	1			
Gardner	John	1			
George	Colette	1			
Glover	Hershel	1			
Harkleroad	Terry	1			
Hutton	Mark	1			
Jones	Sam	1			
King	Dwight	1			
Leonard	Tony	1			
Locke	Hunter	1			
Morrell	Randy	1			
Pierce	Archie	1			
Stanley	Angie	1			
Starnes	Alicia	1			
Stidham	Gary	1			
Vance	Mark	1			
Woods	Doug	1			
	VOTES	23	1	0	0
		Yes	No	Abstain	Absent

Item 13

Resolution No. 2020-09-86

Sponsor: Vance

Co-Sponsor: George

RESOLUTION TO SET THE TAX LEVY FOR FY 2021-2022, BEGINNING JULY 1, 2021 IN SULLIVAN COUNTY TO FINANCE JAIL CONSTRUCTION

		Yes	No	Abstain	Absent
Akard, III	David		1		
Blalock	Judy		1		
Broughton	Todd		1		
Calton	Darlene		1		
Cole	Michael	1			
Crawford	Larry	1			
Cross	Andrew	1			
Crosswhite	Joyce		1		
Gardner	John	1			
George	Colette	1			
Glover	Hershel		1		
Harkleroad	Terry	1			
Hutton	Mark		1		
Jones	Sam	1			
King	Dwight	1			
Leonard	Tony	1			
Locke	Hunter	1			
Morrell	Randy	1			
Pierce	Archie	1			
Stanley	Angie	1			
Starnes	Alicia		1		
Stidham	Gary	1			
Vance	Mark	1			
Woods	Doug	1			
VOTES		16	8	0	0
		Yes	No	Abstain	Absent

Sullivan County
Board of County Commissioners
240th Annual Session

Item 14
 No. 2020-09-87

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 17th day of September, 2020.

**INITIAL RESOLUTION AUTHORIZING THE ISSUANCE OF NOT TO EXCEED
 \$80,000,000 GENERAL OBLIGATION PUBLIC IMPROVEMENT BONDS OF
 SULLIVAN COUNTY, TENNESSEE**

BE IT RESOLVED by the Board of County Commissioners of Sullivan County, Tennessee (the "County") that for the purpose of providing funds for the (i) construction, repair, renovation, improvement and equipping of public buildings including but not limited to jail, detention and related facilities; (ii) acquisition of all related real and personal property; (iii) payment of architectural, engineering, legal, fiscal and administrative costs incident to the foregoing; (iv) reimbursement to the County for funds previously expended for any of the foregoing; and (v) payment of the costs related to the issuance and sale of the bonds authorized herein, there shall be issued bonds of the County in the aggregate principal amount of not to exceed \$80,000,000, which shall bear interest at a rate or rates not to exceed the maximum rate permitted by applicable Tennessee law, and which shall be payable from unlimited ad valorem taxes to be levied on all taxable property within the County.

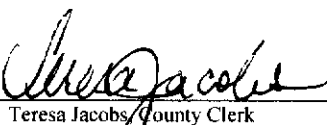
BE IT FURTHER RESOLVED by the Board of County Commissioners of the County that the County Clerk is hereby directed to cause this initial resolution to be published once in full in a newspaper having a general circulation in the County, together with the following statutory notice:

NOTICE

The foregoing resolution has been adopted. Unless within twenty (20) days from the date of publication hereof a petition signed by at least ten percent (10%) of the registered voters of the County shall have been filed with the County Clerk protesting the issuance of the bonds, such bonds may be issued as proposed.

BE IT FURTHER RESOLVED by the Board of County Commissioners of the County that this initial resolution shall take effect from and after its adoption, the welfare of the County requiring it.

ADOPTED AND APPROVED this 17th day of September, 2020.

Attest: 
 Teresa Jacobs, County Clerk

Approved: 
 Richard S. Venable, County Mayor

Sponsor: Commissioner Sam Jones


Co-Sponsor: Commissioner Dwight King

2020-09-87 COMMISSION ACTION: 09/17/20 – Motion made by Comm. Vance 2nd by Comm. George to suspend the rules and bring Resolution to the floor. Motion was approved by roll call vote 20 Yes, 3 No, 1 Abstain. Resolution was approved by roll call vote 16 Yes, 8 No

STATE OF TENNESSEE)
COUNTY OF SULLIVAN)

I, Teresa Jacobs, hereby certify that I am the duly qualified and acting County Clerk of Sullivan County, Tennessee (the "County") and, as such official, I further certify as follows: (1) that attached hereto is a true, correct and complete copy of a resolution adopted by the Board of County Commissioners of the County at its September 17, 2020 meeting; and (2) that a quorum of the members of the Board of County Commissioners was present and acting throughout said meeting.

WITNESS my official signature and the seal of the County, this 17th day of Sept., 2020.



County Clerk



MOTION MADE BY JONES, 2ND BY KING TO SUSPEND THE RULES ON RESOLUTION #2020-09-87 AUTHORIZING THE ISSUANCE OF NOT TO EXCEED \$80,000,000 GENERAL OBLIGATION PUBLIC IMPROVEMENT BONDS OF SULLIVAN COUNTY, TN

		Yes	No	Abstain	Absent
Akard, III	David		1		
Blalock	Judy			1	
Broughton	Todd	1			
Calton	Darlene	1			
Cole	Michael	1			
Crawford	Larry	1			
Cross	Andrew	1			
Crosswhite	Joyce		1		
Gardner	John	1			
George	Colette	1			
Glover	Hershel	1			
Harkleroad	Terry	1			
Hutton	Mark		1		
Jones	Sam	1			
King	Dwight	1			
Leonard	Tony	1			
Locke	Hunter	1			
Morrell	Randy	1			
Pierce	Archie	1			
Stanley	Angie	1			
Starnes	Alicia	1			
Stidham	Gary	1			
Vance	Mark	1			
Woods	Doug	1			
VOTES		20	3	1	0
		Yes	No	Abstain	Absent

Item 14

Resolution No. 2020-09-87

000914

Sponsor: Jones
Co-Sponsor: King

**INITIAL RESOLUTION AUTHORIZING THE ISSUANCE OF NOT TO EXCEED \$80,000,000
GENERAL OBLIGATION PUBLIC IMPROVEMENT BONDS OF SULLIVAN COUNTY, TENN**

		Yes	No	Abstain	Absent
Akard, III	David		1		
Blalock	Judy		1		
Broughton	Todd		1		
Calton	Darlene		1		
Cole	Michael	1			
Crawford	Larry	1			
Cross	Andrew	1			
Crosswhite	Joyce		1		
Gardner	John	1			
George	Colette	1			
Glover	Hershel		1		
Harkleroad	Terry	1			
Hutton	Mark		1		
Jones	Sam	1			
King	Dwight	1			
Leonard	Tony	1			
Locke	Hunter	1			
Morrell	Randy	1			
Pierce	Archie	1			
Stanley	Angie	1			
Starnes	Alicia		1		
Stidham	Gary	1			
Vance	Mark	1			
Woods	Doug	1			
	VOTES	16	8	0	0
		Yes	No	Abstain	Absent

Sullivan County
Board of County Commissioners
240th Annual Session

000915

Item 15
No. 2020-09-88

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 17th day of September, 2020.

A RESOLUTION AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION PUBLIC IMPROVEMENT BONDS OF SULLIVAN COUNTY, TENNESSEE IN THE AGGREGATE PRINCIPAL AMOUNT OF NOT TO EXCEED \$80,000,000, IN ONE OR MORE SERIES; MAKING PROVISION FOR THE ISSUANCE, SALE AND PAYMENT OF SAID BONDS, ESTABLISHING THE TERMS THEREOF AND THE DISPOSITION OF PROCEEDS THEREFROM; AND PROVIDING FOR THE LEVY OF TAXES FOR THE PAYMENT OF PRINCIPAL OF, PREMIUM, IF ANY, AND INTEREST ON THE BONDS

WHEREAS, 9-21-101, et seq., inclusive, Tennessee Code Annotated, as amended, authorizes Sullivan County, Tennessee (the "County"), by resolution of the Board of County Commissioners, to issue and sell bonds to finance public works projects; and

WHEREAS, the Board of County Commissioners of the County hereby determines that it is necessary and advisable to issue general obligation bonds, in one or more series, for the purpose of financing the (i) construction, repair, renovation, improvement and equipping of public buildings including but not limited to jail, detention and related facilities; (ii) acquisition of all related real and personal property; (iii) payment of architectural, engineering, legal, fiscal and administrative costs incident to the foregoing; (iv) reimbursement to the County for funds previously expended for any of the foregoing; and (v) payment of the costs related to the issuance and sale of the bonds authorized herein authorized; and

WHEREAS, the Board of County Commissioners of the County did adopt on the date hereof an initial resolution (the "Initial Resolution") authorizing the issuance of not to exceed \$80,000,000 for the purposes described above; and

WHEREAS, the Initial Resolution, together with the notice required by Section 9-21-206, Tennessee Code Annotated, as amended, will be published as required by law; and

WHEREAS, it is the intention of the Board of County Commissioners of the County to adopt this resolution for the purpose of authorizing not to exceed \$80,000,000 in aggregate principal amount of bonds for the above-described purposes, providing for the issuance, sale and payment of said bonds, establishing the terms thereof, and the disposition of proceeds therefrom, and providing for the levy of a tax for the payment of principal thereof, premium, if any, and interest thereon.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Sullivan County, Tennessee, as follows:

Section 1. Authority. The bonds authorized by this resolution are issued pursuant to 9-21-101, et seq., Tennessee Code Annotated, as amended, and other applicable provisions of law.

Section 2. Definitions. In addition to the terms defined in the preamble above, the following terms shall have the following meanings in this resolution unless the text expressly or by necessary implication requires otherwise:

(a) "Bonds" means the not to exceed \$80,000,000 General Obligation Public Improvement Bonds of the County, to be dated their date of issuance, and having such series designation or such other dated date as shall be determined by the County Mayor pursuant to Section 8 hereof.

(b) "Book-Entry Form" or "Book-Entry System" means a form or system, as applicable, under which physical bond certificates in fully registered form are issued to a Depository, or to its nominee as Registered Owner, with the certificate of bonds being held by and "immobilized" in the custody of such Depository, and under which records maintained by persons, other than the County or the Registration Agent, constitute the written record that identifies, and records the transfer of, the beneficial "book-entry" interests in those bonds.

(c) "Code" means the Internal Revenue Code of 1986, as amended, and all regulations promulgated thereunder.

(d) "County Mayor" shall mean the County Mayor of the County.

(e) "Depository" means any securities depository that is a clearing agency under federal laws operating and maintaining, with its participants or otherwise, a Book-Entry System, including, but not limited to, DTC.

(f) "DTC" means The Depository Trust Company, a limited purpose company organized under the laws of the State of New York, and its successors and assigns.

(g) "DTC Participant(s)" means securities brokers and dealers, banks, trust companies and clearing corporations that have access to the DTC System.

(h) "Governing Body" means the Board of County Commissioners of the County.

(i) "Municipal Advisor" for the Bonds authorized herein means Stephens Inc., Nashville, Tennessee.

(j) "Projects" means the (i) construction, repair, renovation, improvement and equipping of public buildings including, but not limited to jail, detention and related facilities; (ii) acquisition of all related real and personal property; and (iii) payment of architectural, engineering, legal, fiscal and administrative costs incident to the foregoing.

(k) "Registration Agent" means the registration and paying agent appointed by the County Mayor pursuant to the terms hereof, or any successor designated by the Governing Body.

Section 3. Findings of the Governing Body; Compliance with Debt Management Policy.

(a) In conformance with the directive of the State Funding Board of the State of Tennessee, the County has heretofore adopted its Debt Management Policy. The Governing Body hereby finds that the issuance and sale of the Bonds, as proposed herein, is consistent with the County's Debt Management Policy.

(b) The estimated interest expense and costs of issuance of the Bonds have been made available to the Governing Body by the Municipal Advisor and are attached hereto as Exhibit A.

(c) Attached hereto as Exhibit B is an engagement letter (the "Engagement Letter") by Bass, Berry & Sims PLC, as Bond Counsel ("Bond Counsel"), for its services in connection with the issuance of the Bonds. The Engagement Letter details the attorney-client relationship to be entered into and the services to be provided by Bond Counsel in connection with the Bonds. The Governing Body hereby approves and authorizes the County Mayor to execute the Engagement Letter.

Section 4. Authorization and Terms of the Bonds.

(a) For the purpose of providing funds to (i) finance, in whole or in part, the cost of the Projects and costs incident thereto, (ii) reimburse the appropriate fund of the County for prior expenditures for the foregoing costs, if applicable, and (iii) pay costs incident to the issuance and sale of the Bonds, there is hereby authorized to be issued bonds, in one or more series, of the County in the aggregate principal amount of not to exceed \$80,000,000. The Bonds shall be issued in one or more series, in fully registered, book-entry form (except as otherwise set forth herein), without coupons, and subject to the adjustments permitted hereunder, shall be known as "General Obligation Public Improvement Bonds", shall be dated their date of issuance, and shall have such series designation or such other dated date as shall be determined by the County Mayor pursuant to the terms hereof. The Bonds shall bear interest at a rate or rates not to exceed the maximum rate permitted by applicable Tennessee law at the time of issuance of the Bonds, or any series thereof, payable (subject to the adjustments permitted hereunder) semi-annually on May 1 and November 1 in each year, commencing May 1, 2021. The Bonds shall be issued initially in \$5,000 denominations or integral multiples thereof, as shall be requested by the original purchaser thereof. Subject to the adjustments permitted pursuant to the terms hereof, the Bonds shall mature serially or be subject to mandatory redemption and shall be payable on May 1 of each year, subject to prior optional redemption as hereinafter provided, in the years 2021 through 2041, inclusive; provided, however, such amortization may be adjusted in accordance with the terms hereof.

(b) Subject to the adjustments permitted under Section 8 hereof, the Bonds shall be subject to redemption prior to maturity at the option of the County on May 1, 2029 and thereafter, as a whole or in part, at any time at the redemption price of par plus accrued interest to the redemption date. If less than all the Bonds shall be called for redemption, the maturities to be redeemed shall be selected by the Governing Body in its discretion. If less than all of the Bonds within a single maturity shall be called for redemption, the interests within the maturity to be redeemed shall be selected as follows:

(i) if the Bonds are being held under a Book-Entry System by DTC, or a successor Depository, the Bonds to be redeemed shall be determined by DTC, or such successor Depository, by lot or such other manner as DTC, or such successor Depository, shall determine; or

(ii) if the Bonds are not being held under a Book-Entry System by DTC, or a successor Depository, the Bonds within the maturity to be redeemed shall be selected by the Registration Agent by lot or such other random manner as the Registration Agent in its discretion shall determine.

(c) Pursuant to the terms hereof, the County Mayor is authorized to sell the Bonds, or any maturities thereof, as term bonds ("Term Bonds") with mandatory redemption requirements corresponding to the maturities set forth herein or as determined by the County Mayor. In the event any or all the Bonds are sold as Term Bonds, the County shall redeem Term Bonds on redemption dates corresponding to the maturity dates set forth herein, in aggregate principal amounts equal to the maturity amounts established pursuant to the terms hereof for each redemption date, as such maturity amounts may be adjusted pursuant to the terms hereof, at a price of par plus accrued interest thereon to the date of redemption. The Term Bonds to be redeemed within a single maturity shall be selected as in the manner described in subsection (b) above.

At its option, to be exercised on or before the forty-fifth (45th) day next preceding any such mandatory redemption date, the County may (i) deliver to the Registration Agent for cancellation Bonds to be redeemed, in any aggregate principal amount desired, and/or (ii) receive a credit in respect of its redemption obligation under this mandatory redemption provision for any Bonds of the maturity to be redeemed which prior to said date have been purchased or redeemed (otherwise than through the operation of this mandatory sinking fund redemption provision) and cancelled by the Registration Agent and not theretofore applied as a credit against any redemption obligation under this mandatory sinking fund provision. Each Bond so delivered or previously purchased or redeemed shall be credited by the Registration Agent at 100% of the principal amount thereof on the obligation of the County on such payment date and any excess shall be credited on future redemption obligations in chronological order, and

the principal amount of Bonds to be redeemed by operation of this mandatory sinking fund provision shall be accordingly reduced. The County shall on or before the forty-fifth (45th) day next preceding each payment date furnish the Registration Agent with its certificate indicating whether or not and to what extent the provisions of clauses (i) and (ii) of this subsection are to be availed of with respect to such payment and confirm that funds for the balance of the next succeeding prescribed payment will be paid on or before the next succeeding payment date.

Notice of any call for redemption shall be given by the Registration Agent on behalf of the County not less than twenty (20) nor more than sixty (60) days prior to the date fixed for redemption by sending an appropriate notice to the registered owners of the Bonds to be redeemed by first-class mail, postage prepaid, at the addresses shown on the Bond registration records of the Registration Agent as of the date of the notice; but neither failure to mail such notice nor any defect in any such notice so mailed shall affect the sufficiency of the proceedings for redemption of any of the Bonds for which proper notice was given. The notice may state that it is conditioned upon the deposit of moneys in an amount equal to the amount necessary to effect the redemption with the Registration Agent no later than the redemption date ("Conditional Redemption"). As long as DTC, or a successor Depository, is the registered owner of the Bonds, all redemption notices shall be mailed by the Registration Agent to DTC, or such successor Depository, as the registered owner of the Bonds, as and when above provided, and neither the County nor the Registration Agent shall be responsible for mailing notices of redemption to DTC Participants or Beneficial Owners. Failure of DTC, or any successor Depository, to provide notice to any DTC Participant or Beneficial Owner will not affect the validity of such redemption. The Registration Agent shall mail said notices as and when directed by the County pursuant to written instructions from an authorized representative of the County (other than for a mandatory sinking fund redemption, notices of which shall be given on the dates provided herein) given at least forty-five (45) days prior to the redemption date (unless a shorter notice period shall be satisfactory to the Registration Agent). From and after the redemption date, all Bonds called for redemption shall cease to bear interest if funds are available at the office of the Registration Agent for the payment thereof and if notice has been duly provided as set forth herein. In the case of a Conditional Redemption, the failure of the County to make funds available in part or in whole on or before the redemption date shall not constitute an event of default, and the Registration Agent shall give immediate notice to the Depository, if applicable, or the affected Bondholders that the redemption did not occur and that the Bonds called for redemption and not so paid remain outstanding.

(d) The Governing Body hereby authorizes and directs the County Mayor to appoint the Registration Agent for the Bonds and hereby authorizes the Registration Agent so appointed to maintain Bond registration records with respect to the Bonds, to authenticate and deliver the Bonds as provided herein, either at original issuance or upon transfer, to effect transfers of the Bonds, to give all notices of redemption as required herein, to make all payments of principal and interest with respect to the Bonds as provided herein, to cancel and destroy Bonds which have been paid at maturity or upon earlier redemption or submitted for exchange or transfer, to furnish the County at least annually a certificate of destruction with respect to Bonds cancelled and destroyed, and to furnish the County at least annually an audit confirmation of Bonds paid, Bonds outstanding and payments made with respect to interest on the Bonds. The County Mayor is hereby authorized to execute and the County Clerk is hereby authorized to attest such written agreement between the County and the Registration Agent as they shall deem necessary and proper with respect to the obligations, duties and rights of the Registration Agent. The payment of all reasonable fees and expenses of the Registration Agent for the discharge of its duties and obligations hereunder or under any such agreement is hereby authorized and directed.

(e) The Bonds shall be payable, both principal and interest, in lawful money of the United States of America at the designated corporate trust office of the Registration Agent. The Registration Agent shall make all interest payments with respect to the Bonds by check or draft on each interest payment date directly to the registered owners as shown on the Bond registration records maintained by the Registration Agent as of the close of business on the fifteenth day of the month next preceding the interest payment date (the "Regular Record Date") by depositing said payment in the United States mail, postage prepaid, addressed to such owners at their addresses shown on said Bond registration records, without, except for final payment, the presentation or surrender of such registered Bonds, and all such payments shall discharge the obligations of the County in respect of such Bonds to the extent of the payments so made. Payment of principal of and premium, if any, on the Bonds shall be made upon presentation and surrender of such Bonds to the Registration Agent as the same shall become due and payable. All rates of interest specified herein shall be computed on the basis of a three hundred sixty (360) day year composed

of twelve (12) months of thirty (30) days each. In the event the Bonds are no longer registered in the name of DTC, or a successor Depository, if requested by the Owner of at least \$1,000,000 in aggregate principal amount of the Bonds, payment of interest on such Bonds shall be paid by wire transfer to a bank within the continental United States or deposited to a designated account if such account is maintained with the Registration Agent and written notice of any such election and designated account is given to the Registration Agent prior to the record date.

(f) Any interest on any Bond that is payable but is not punctually paid or duly provided for on any interest payment date (hereinafter "Defaulted Interest") shall forthwith cease to be payable to the registered owner on the relevant Regular Record Date; and, in lieu thereof, such Defaulted Interest shall be paid by the County to the persons in whose names the Bonds are registered at the close of business on a date (the "Special Record Date") for the payment of such Defaulted Interest, which shall be fixed in the following manner: the County shall notify the Registration Agent in writing of the amount of Defaulted Interest proposed to be paid on each Bond and the date of the proposed payment, and at the same time the County shall deposit with the Registration Agent an amount of money equal to the aggregate amount proposed to be paid in respect of such Defaulted Interest or shall make arrangements satisfactory to the Registration Agent for such deposit prior to the date of the proposed payment, such money when deposited to be held in trust for the benefit of the persons entitled to such Defaulted Interest as in this Section provided. Thereupon, not less than ten (10) days after the receipt by the Registration Agent of the notice of the proposed payment, the Registration Agent shall fix a Special Record Date for the payment of such Defaulted Interest which date shall be not more than fifteen (15) nor less than ten (10) days prior to the date of the proposed payment to the registered Owners. The Registration Agent shall promptly notify the County of such Special Record Date and, in the name and at the expense of the County, not less than ten (10) days prior to such Special Record Date, shall cause notice of the proposed payment of such Defaulted Interest and the Special Record Date therefor to be mailed, first-class postage prepaid, to each registered owner at the address thereof as it appears in the Bond registration records maintained by the Registration Agent as of the date of such notice. Nothing contained in this Section or in the Bonds shall impair any statutory or other rights in law or in equity of any registered owner arising as a result of the failure of the County to punctually pay or duly provide for the payment of principal of, premium, if any, and interest on the Bonds when due.

(g) The Bonds are transferable only by presentation to the Registration Agent by the registered owner, or his legal representative duly authorized in writing, of the registered Bond(s) to be transferred with the form of assignment on the reverse side thereof completed in full and signed with the name of the registered owner as it appears upon the face of the Bond(s) accompanied by appropriate documentation necessary to prove the legal capacity of any legal representative of the registered owner. Upon receipt of the Bond(s) in such form and with such documentation, if any, the Registration Agent shall issue a new Bond or the Bond to the assignee(s) in \$5,000 denominations, or integral multiples thereof, as requested by the registered owner requesting transfer. The Registration Agent shall not be required to transfer or exchange any Bond during the period commencing on a Regular or Special Record Date and ending on the corresponding interest payment date of such Bond, nor to transfer

(h) or exchange any Bond after the publication of notice calling such Bond for redemption has been made, nor to transfer or exchange any Bond during the period following the receipt of instructions from the County to call such Bond for redemption; provided, the Registration Agent, at its option, may make transfers after any of said dates. No charge shall be made to any registered owner for the privilege of transferring any Bond, provided that any transfer tax relating to such transaction shall be paid by the registered owner requesting transfer. The person in whose name any Bond shall be registered shall be deemed and regarded as the absolute owner thereof for all purposes and neither the County nor the Registration Agent shall be affected by any notice to the contrary whether or not any payments due on the Bonds shall be overdue. The Bonds, upon surrender to the Registration Agent, may, at the option of the registered owner, be exchanged for an equal aggregate principal amount of the Bonds of the same maturity in any authorized denomination or denominations.

(i) The Bonds shall be executed in such manner as may be prescribed by applicable law, in the name, and on behalf, of the County with the signature of the County Mayor and the attestation of the County Clerk.

(j) Except as otherwise provided in this resolution, the Bonds shall be registered in the name of Cede & Co., as nominee of DTC, which will act as securities depository for the Bonds. References in this Section to a

Bond or the Bonds shall be construed to mean the Bond or the Bonds that are held under the Book-Entry System. One Bond for each maturity shall be issued to DTC and immobilized in its custody or a custodian of DTC. The Registration Agent is a custodian and agent for DTC, and the Bond will be immobilized in its custody. A Book-Entry System shall be employed, evidencing ownership of the Bonds in authorized denominations, with transfers of beneficial ownership effected on the records of DTC and the DTC Participants pursuant to rules and procedures established by DTC.

Each DTC Participant shall be credited in the records of DTC with the amount of such DTC Participant's interest in the Bonds. Beneficial ownership interests in the Bonds may be purchased by or through DTC Participants. The holders of these beneficial ownership interests are hereinafter referred to as the "Beneficial Owners." The Beneficial Owners shall not receive the Bonds representing their beneficial ownership interests. The ownership interests of each Beneficial Owner shall be recorded through the records of the DTC Participant from which such Beneficial Owner purchased its Bonds. Transfers of ownership interests in the Bonds shall be accomplished by book entries made by DTC and, in turn, by DTC Participants acting on behalf of Beneficial Owners. SO LONG AS CEDE & CO., AS NOMINEE FOR DTC, IS THE REGISTERED OWNER OF THE BONDS, THE REGISTRATION AGENT SHALL TREAT CEDE & CO. AS THE ONLY HOLDER OF THE BONDS FOR ALL PURPOSES UNDER THIS RESOLUTION, INCLUDING RECEIPT OF ALL PRINCIPAL OF, PREMIUM, IF ANY, AND INTEREST ON THE BONDS, RECEIPT OF NOTICES, VOTING AND REQUESTING OR DIRECTING THE REGISTRATION AGENT TO TAKE OR NOT TO TAKE, OR CONSENTING TO, CERTAIN ACTIONS UNDER THIS RESOLUTION.

Payments of principal, interest, and redemption premium, if any, with respect to the Bonds, so long as DTC is the only owner of the Bonds, shall be paid by the Registration Agent directly to DTC or its nominee, Cede & Co., as provided in the Letter of Representation relating to the Bonds from the County and the Registration Agent to DTC (the "Letter of Representation"). DTC shall remit such payments to DTC Participants, and such payments thereafter shall be paid by DTC Participants to the Beneficial Owners. The County and the Registration Agent shall not be responsible or liable for payment by DTC or DTC Participants for sending transaction statements or for maintaining, supervising or reviewing records maintained by DTC or DTC Participants.

In the event that (1) DTC determines not to continue to act as securities depository for the Bonds, or (2) the County determines that the continuation of the Book-Entry System of evidence and transfer of ownership of the Bonds would adversely affect their interests or the interests of the Beneficial Owners of the Bonds, then the County shall discontinue the Book-Entry System with DTC or, upon request of such original purchaser, deliver the Bonds to the original purchaser in the form of fully-registered Bonds, as the case may be. If the County fails to identify another qualified securities depository to replace DTC, the County shall cause the Registration Agent to authenticate

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and deliver replacement Bonds in the form of fully-registered Bonds to each Beneficial Owner. If the purchaser(s) certifies that it intends to hold the Bonds for its own account, then the County may issue certificated Bonds without the utilization of DTC and the Book-Entry System.

THE COUNTY AND THE REGISTRATION AGENT SHALL NOT HAVE ANY RESPONSIBILITY OR OBLIGATIONS TO ANY PARTICIPANT OR ANY BENEFICIAL OWNER WITH RESPECT TO (i) THE BONDS; (ii) THE ACCURACY OF ANY RECORDS MAINTAINED BY DTC OR ANY DTC PARTICIPANT; (iii) THE PAYMENT BY DTC OR ANY DTC PARTICIPANT OF ANY AMOUNT DUE TO ANY BENEFICIAL OWNER IN RESPECT OF THE PRINCIPAL OF AND INTEREST ON THE BONDS; (iv) THE DELIVERY OR TIMELINESS OF DELIVERY BY DTC OR ANY DTC PARTICIPANT OF ANY NOTICE DUE TO ANY BENEFICIAL OWNER THAT IS REQUIRED OR PERMITTED UNDER THE TERMS OF THIS RESOLUTION TO BE GIVEN TO BENEFICIAL OWNERS; (v) THE SELECTION OF BENEFICIAL OWNERS TO RECEIVE PAYMENTS IN THE EVENT OF ANY PARTIAL REDEMPTION OF THE BONDS; OR (vi) ANY CONSENT GIVEN OR OTHER ACTION TAKEN BY DTC OR ITS NOMINEE, CEDE & CO., AS OWNER.

(k) The Registration Agent is hereby authorized to take such action as may be necessary from time to time to qualify and maintain the Bonds for deposit with DTC, including but not limited to, wire transfers of interest

and principal payments with respect to the Bonds, utilization of electronic book entry data received from DTC in place of actual delivery of Bonds and provision of notices with respect to Bonds registered by DTC (or any of its designees identified to the Registration Agent) by overnight delivery, courier service, telegram, telecopy or other similar means of communication. No such arrangements with DTC may adversely affect the interest of any of the owners of the Bonds; provided, however, that the Registration Agent shall not be liable with respect to any such arrangements it may make pursuant to this Section.

(l) The Registration Agent is hereby authorized to authenticate and deliver the Bonds to the original purchaser, upon receipt by the County of the proceeds of the sale thereof and to authenticate and deliver Bonds in exchange for Bonds of the same principal amount delivered for transfer upon receipt of the Bond(s) to be transferred in proper form with proper documentation as hereinabove described. The Bonds shall not be valid for any purpose unless authenticated by the Registration Agent by the manual signature of an officer thereof on the certificate set forth herein on the Bond form.

(m) In case any Bond shall become mutilated, or be lost, stolen, or destroyed, the County, in its discretion, shall issue, and the Registration Agent, upon written direction from the County, shall authenticate and deliver, a new Bond of like tenor, amount, maturity and date, in exchange and substitution for, and upon the cancellation of, the mutilated Bond, or in lieu of and in substitution for such lost, stolen or destroyed Bond, or if any such Bond shall have matured or shall be able to mature, instead of issuing a substituted Bond the County may pay or authorize payment of such Bond without surrender thereof. In every case, the applicant shall furnish evidence satisfactory to the County and the Registration Agent of the destruction, theft or loss of such Bond, and indemnify satisfactory to the County and the Registration Agent; and the County may charge the applicant for the issue of such new Bond an amount sufficient to reimburse the County for the expense incurred by it in the issue thereof.

Section 5. Source of Payment. The Bonds shall be payable from unlimited ad valorem taxes to be levied on all taxable property within the County. For the prompt payment of the principal of, premium, if any, and interest on the Bonds, the full faith and credit of the County are hereby irrevocably pledged.

Section 6. Form of Bonds. The Bonds shall be in substantially the following form, the omissions to be appropriately completed when the Bonds are prepared and delivered:

(Form of Bond)

REGISTERED
Number _____

REGISTERED
\$ _____

UNITED STATES OF AMERICA
STATE OF TENNESSEE
COUNTY OF SULLIVAN
GENERAL OBLIGATION PUBLIC IMPROVEMENT BOND, SERIES 2020

Interest Rate: Maturity Date: Date of Bond: CUSIP No.:

Registered Owner:

Principal Amount:

FOR VALUE RECEIVED, Sullivan County, Tennessee (the "County") hereby promises to pay to the registered owner hereof, hereinabove named, or registered assigns, in the manner hereinafter provided, the principal amount hereinabove set forth on the maturity date hereinabove set forth (or upon earlier redemption as set forth herein), and to pay interest (computed on the basis of a 360-day year of twelve 30-day months) on said principal amount at the annual rate interest hereinabove set forth from the date hereof until said maturity date or redemption

date, said interest being payable on May 1, 2021, and semi-annually thereafter on the first day of May and November in each year until this Bond matures or is redeemed. The principal hereof and interest hereon are payable in lawful money of the United States of America by check or draft at the designated corporate trust office of _____, _____, _____, as registration and agent and paying agent (the "Registration Agent"). The Registration Agent shall make all interest payments with respect to this Bond on each interest payment date directly to the registered owner hereof shown on the Bond registration records maintained by the Registration Agent as of the close of business on the fifteenth day of the month next preceding the interest payment date (the "Regular Record Date") by check or draft mailed to such owner at such owner's address shown on said Bond registration records, without, except for final payment, the presentation or surrender of this Bond, and all such payments shall discharge the obligations of the County to the extent of the payments so made. Any such interest not so punctually paid or duly provided for on any interest payment date shall forthwith cease to be payable to the registered owner on the relevant Regular Record Date; and, in lieu thereof, such defaulted interest shall be payable to the person in whose name this Bond is registered at the close of business on the date (the "Special Record Date") for payment of such defaulted interest to be fixed by the Registration Agent, notice of which shall be given to the owners of the Bonds of the issue of which this Bond is one not less than ten (10) days prior to such Special Record Date. Payment of principal of [and premium, if any, on] this Bond shall be made when due upon presentation and surrender of this Bond to the Registration Agent.

Except as otherwise provided herein or in the Resolution, as hereinafter defined, this Bond shall be registered in the name of Cede & Co., as nominee of The Depository Trust Company, New York, New York ("DTC"), which will act as securities depository for the Bonds of the series of which this Bond is one. One Bond for each maturity shall be issued to DTC and immobilized in its custody or a custodian of DTC. The Registration Agent is a custodian and agent for DTC, and the Bond will be immobilized in its custody. A book-entry system shall be employed, evidencing ownership of the Bonds in \$5,000 denominations, or multiples thereof, with transfers of beneficial ownership effected on the records of DTC and the DTC Participants, as defined in the Resolution, pursuant to rules and procedures established by DTC. So long as Cede & Co., as nominee for DTC, is the registered owner of the Bonds, the County and the Registration Agent shall treat Cede & Co. as the only owner of the Bonds for all purposes under the Resolution, including receipt of all principal and maturity amounts of, premium, if any, and interest on the Bonds, receipt of notices, voting and requesting or taking or not taking, or consenting to, certain actions hereunder. Payments of principal, maturity amounts, interest, and redemption premium, if any, with respect to the Bonds, so long as DTC is the only owner of the Bonds, shall be paid directly to DTC or its nominee, Cede & Co. DTC shall remit such payments to DTC Participants, and such payments thereafter shall be paid by DTC Participants to the Beneficial Owners, as defined in the Resolution. Neither the County nor the Registration Agent shall be responsible or liable for payment by DTC or DTC Participants, for sending transaction statements or for maintaining, supervising or reviewing records maintained by DTC or DTC Participants. In the event that (1) DTC determines not to continue to act as securities depository for the Bonds or (2) the County determines that the continuation of the book-entry system of evidence and transfer of ownership of the Bonds would adversely affect its interests or the interests of the Beneficial Owners of the Bonds, the County may discontinue the book-entry system with DTC. If the County fails to identify another qualified securities depository to replace DTC, the County shall cause the Registration Agent to authenticate and deliver replacement Bonds in the form of fully-registered Bonds to each Beneficial Owner. Neither the County nor the Registration Agent shall have any responsibility or obligations to DTC Participant or any Beneficial Owner with respect to (i) the Bonds; (ii) the accuracy or any records maintained by DTC or any DTC Participant; (iii) the payment by DTC or any DTC Participant of any amount due to any Beneficial Owner in respect of the principal or maturity amounts of and interest on the Bonds; (iv) the delivery or timeliness of delivery by DTC or any DTC Participant of any notice due to any Beneficial Owner that is required or permitted under the terms of the Resolution to be given to Beneficial Owners; (v) the selection of Beneficial Owners to receive payments in the event of any partial redemption of the Bonds; or (vi) any consent given or other action taken by DTC, or its nominee, Cede & Co., as owner.

Bonds of the issue of which this Bond is one shall be subject to redemption prior to maturity at the option of the County on May 1, 2029 and thereafter, as a whole or in part at any time at the redemption price of par plus accrued interest to the redemption date.

If less than all the Bonds shall be called for redemption, the maturities to be redeemed shall be designated by the Board of County Commissioners of the County, in its discretion. If less than all the principal amount of the Bonds of a maturity shall be called for redemption, the interests within the maturity to be redeemed shall be selected as follows:

(i) if the Bonds are being held under a Book-Entry System by DTC, or a successor Depository, the amount of the interest of each DTC Participant in the Bonds to be redeemed shall be determined by DTC, or such successor Depository, by lot or such other manner as DTC, or such successor Depository, shall determine; or

(ii) if the Bonds are not being held under a Book-Entry System by DTC, or a successor Depository, the Bonds within the maturity to be redeemed shall be selected by the Registration Agent by lot or such other random manner as the Registration Agent in its discretion shall determine.

[Subject to the credit hereinafter provided, the County shall redeem Bonds maturing _____ on the redemption dates set forth below opposite the maturity dates, in aggregate principal amounts equal to the respective dollar amounts set forth below opposite the respective redemption dates at a price of par plus accrued interest thereon to the date of redemption. DTC, as securities depository for the series of Bonds of which this Bond is one, or such Person as shall then be serving as the securities depository for the Bonds, shall determine the interest of each Participant in the Bonds to be redeemed using its procedures generally in use at that time. If DTC or another securities depository is no longer serving as securities depository for the Bonds, the Bonds to be redeemed within a maturity shall be selected by the Registration Agent by lot or such other random manner as the Registration Agent in its discretion shall select. The dates of redemption and principal amount of Bonds to be redeemed on said dates are as follows:

<u>Final Maturity</u>	<u>Redemption Date</u>	<u>Principal Amount of Bonds Redeemed</u>
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*Final Maturity

At its option, to be exercised on or before the forty-fifth (45th) day next preceding any such redemption date, the County may (i) deliver to the Registration Agent for cancellation Bonds to be redeemed, in any aggregate principal amount desired, and/or (ii) receive a credit in respect of its redemption obligation under this mandatory redemption provision for any Bonds of the maturity to be redeemed which prior to said date have been purchased or redeemed (otherwise than through the operation of this mandatory sinking fund redemption provision) and cancelled by the Registration Agent and not theretofore applied as a credit against any redemption obligation under this mandatory sinking fund provision. Each Bond so delivered or previously purchased or redeemed shall be credited by the Registration Agent at 100% of the principal amount thereof on the obligation of the County on such payment date and any excess shall be credited on future redemption obligations in chronological order, and the principal amount of Bonds to be redeemed by operation of this mandatory sinking fund provision shall be accordingly reduced. The County shall on or before the forty-fifth (45th) day next preceding each payment date furnish the Registration Agent with its certificate indicating whether or not and to what extent the provisions of clauses (i) and (ii) of this subsection are to be availed of with respect to such payment and confirm that funds for the balance of the next succeeding prescribed payment will be paid on or before the next succeeding payment date.]

Notice of any call for redemption shall be given by the Registration Agent not less than twenty (20) nor more than sixty (60) days prior to the date fixed for redemption by sending an appropriate notice to the registered

owners of the Bonds to be redeemed by first-class mail, postage prepaid, at the addresses shown on the Bond registration records of the Registration Agent as of the date of the notice; but neither failure to mail such notice nor any defect in any such notice so mailed shall affect the sufficiency of the proceedings for the redemption of any of the Bonds for which proper notice was given. The notice may state that it is conditioned upon the deposit of moneys in an amount equal to the amount necessary to effect the redemption with the Registration Agent no later than the redemption date ("Conditional Redemption"). As long as DTC, or a successor Depository, is the registered owner of the Bonds, all redemption notices shall be mailed by the Registration Agent to DTC, or such successor Depository, as the registered owner of the Bonds, as and when above provided, and neither the County nor the Registration Agent shall be responsible for mailing notices of redemption to DTC Participants or Beneficial Owners. Failure of DTC, or any successor Depository, to provide notice to any DTC Participant will not affect the validity of such redemption. From and after any redemption date, all Bonds called for redemption shall cease to bear interest if funds are available at the office of the Registration Agent for the payment thereof and it notice has been duly provided as set forth in the Resolution, as hereafter defined. In the case of a Conditional Redemption, the failure of the County to make funds available in part or in whole on or before the redemption date shall not constitute an event of default, and the Registration Agent shall give immediate notice to the Depository or the affected Bondholders that the redemption did not occur and that the Bond called for redemption and not so paid remain outstanding.

This Bond is transferable by the registered owner hereof in person or by such owner's attorney duly authorized in writing at the principal corporate trust office of the Registration Agent set forth on the front side hereof, but only in the manner, subject to limitations and upon payment of the charges provided in the Resolution, as hereafter defined, and upon surrender and cancellation of this Bond. Upon such transfer, a new Bond or Bonds of authorized denominations of the same maturity and interest rate for the same aggregate principal amount will be issued to the transferee in exchange therefor. The person in whose name this Bond is registered shall be deemed and regarded as the absolute owner thereof for all purposes and neither the County nor the Registration Agent shall be affected by any notice to the contrary whether or not any payments due on the Bond shall be overdue. Bonds, upon surrender to the Registration Agent, may, at the option of the registered owner thereof, be exchanged for an equal aggregate principal amount of the Bonds of the same maturity in authorized denomination or denominations, upon the terms set forth in the Resolution. The Registration Agent shall not be required to transfer or exchange any Bond during the period commencing on a Regular Record Date or Special Record Date and ending on the corresponding interest payment date of such Bond, nor to transfer or exchange any Bond after the notice calling such Bond for redemption has been made, nor during a period following the receipt of instructions from the County to call such Bond for redemption.

This Bond is one of a total authorized issue aggregating \$ _____ and issued by the County to finance the cost of the (i) construction, repair, renovation, improvement and equipping of public buildings including, but not limited to jail, detention and related facilities; (ii) acquisition of all related real and personal property; (iii) payment of architectural, engineering, legal, fiscal and administrative costs incident to the foregoing; (iv) reimbursement to the County for funds previously expended for any of the foregoing and (v) payment of the costs related to the issuance and sale of the Bonds, pursuant to 9-21-101, et seq., Tennessee Code Annotated, as amended, and pursuant to a resolution adopted by the Board of County Commissioners of the County on September 17, 2020 (the "Resolution").

The Bonds shall be payable from unlimited ad valorem taxes to be levied on all taxable property within the County. For the prompt payment of the principal of, premium, if any, and interest on the Bonds, the full faith and credit of the County are hereby irrevocably pledged.

This Bond and the income therefrom are exempt from all present state, county and municipal taxes in Tennessee except (a) Tennessee excise taxes on interest on the Bond during the period the Bond is held or beneficially owned by any organization or entity, other than a sole proprietorship or general partnership, doing business in the State of Tennessee and (b) Tennessee franchise taxes by reason of the inclusion of the book value of the Bond in Tennessee franchise tax base of any organization or entity, other than a sole proprietorship or general partnership, doing business in the State of Tennessee.

It is hereby certified, recited, and declared that all acts, conditions and things required to exist, happen and be performed precedent to and in the issuance of this Bond exist, have happened and have been performed in due time, form and manner as required by law, and that the amount of this Bond, together with all other indebtedness of the County, does not exceed any limitation prescribed by the constitution and statutes of the State of Tennessee.

IN WITNESS WHEREOF, the County has caused this Bond to be signed by its County Mayor and attested by its County Clerk under the corporate seal of the County, all as of the date hereinabove set forth.

SULLIVAN COUNTY, TENNESSEE

By: _____
County Mayor

ATTESTED: _____
County Clerk 10
Transferable and payable at the
designated corporate trust office of: _____

Date of Registration: _____

This Bond is one of the issue of Bonds issued pursuant to the Resolution hereinabove described.

Registration Agent
By: _____
Authorized Officer

(FORM OF ASSIGNMENT)

FOR VALUE RECEIVED, the undersigned sells, assigns and transfers unto _____, whose address is _____ (Please insert Federal Identification or Social Security Number of Assignee _____), the within Bond of Sullivan County, Tennessee, and does hereby irrevocably constitute and appoint _____, attorney, to transfer the said Bond on the records kept for registration thereof with full power of substitution in the premises.

Dated: _____

NOTICE: The signature to this assignment must correspond with the name of the registered owner as it appears on the face of the within Bond in every particular, without alteration or enlargement or any change whatsoever.

Signature guaranteed:

NOTICE: Signature(s) must be guaranteed
by a member firm of a Medallion Program acceptable to the Registration Agent

Section 7. Levy of Tax. The County, through its Governing Body, shall annually levy and collect a tax upon all taxable property within the County, in addition to all other taxes authorized by law, sufficient to pay principal of, premium, if any, and interest on the Bonds when due, and for that purpose there is hereby levied a direct annual tax in such amount as may be found necessary each year to pay principal and interest coming due on the Bonds in said year. Principal and interest falling due at any time when there are insufficient funds from this tax levy on hand shall be paid from the current funds of the County and reimbursement therefor shall be made out of the taxes hereby provided to be levied when the same shall have been collected. The tax herein provided may be reduced to the extent of any direct appropriations from other funds, taxes and revenues of the County to the payment of debt service on the Bonds.

Section 8. Sale of Bonds.

(a) The Bonds shall be offered for competitive public sale in one or more series, at a price of not less than 99% of par, exclusive of original issue discount, plus accrued interest, as a whole or in part from time to time as shall be determined by the County Mayor, in consultation with the Municipal Advisor. The Bonds, or any series thereof, shall be sold by delivery of bids via physical delivery, mail, fax, or telephone or by electronic bidding means of an internet bidding service as shall be determined by the County Mayor, in consultation with the Municipal Advisor.

(b) If the Bonds are sold in more than one series, the County Mayor is authorized to cause to be sold in each series an aggregate principal amount of Bonds less than that shown in Section 4 hereof for each series, so long as the total aggregate principal amount of all series issued does not exceed the total aggregate of Bonds authorized to be issued herein.

(c) The County Mayor is further authorized with respect to each series of Bonds to:

(1) change the dated date of the Bonds, or any series thereof, to a date other than the date of issuance of the Bonds;

(2) change the designation of the Bonds, or any series thereof, to a designation other than "General Obligation Public Improvement Bonds" and to specify the series designation of the Bonds, or any series thereof;

(3) change the first interest payment date on the Bonds, or any series thereof, to a date other than May 1, 2021, provided that such date is not later than twelve months from the dated date of such series of Bonds;

(4) adjust the principal and interest payment dates and the maturity amounts of the Bonds, or any series thereof, provided that (A) the total principal amount of all series of the Bonds does not exceed the total amount of Bonds authorized herein; (B) the final maturity date of each series shall not be after the end of calendar year 2041; and (C) that the Bonds are not "balloon debt" as defined by Section 9-21-134, Tenn. Code Ann.

(5) adjust or remove the County's optional redemption provisions of the Bonds, provided that the premium amount to be paid on Bonds or any series thereof does not exceed two percent (2%) of the principal amount thereof;

(6) sell the Bonds, or any series thereof, or any maturities thereof as Term Bonds with mandatory redemption requirements corresponding to the maturities set forth herein or as otherwise determined by the County Mayor, as he shall deem most advantageous to the County; and

(7) cause all or a portion of the Bonds to be insured by a bond insurance policy issued by a nationally recognized bond insurance company if such insurance is requested and paid for by the winning bidder of the Bonds, or any series thereof.

The form of the Bond set forth in Section 6 hereof shall be conformed to reflect any changes made pursuant to this Section 8 hereof.

(d) The County Mayor is authorized to sell the Bonds, or any series thereof, simultaneously with any other bonds or notes authorized by resolution or resolutions of the Governing Body. The County Mayor is further authorized to sell the Bonds, or any series thereof, as a single issue of bonds with any other bonds with substantially similar terms authorized by resolution or resolutions of the Governing Body, in one or more series as the County Mayor shall deem to be advantageous to the County and in doing so, the County Mayor is authorized to change the designation of the Bonds to a designation other than "General Obligation Public Improvement Bonds"; provided, however, that the total aggregate principal amount of combined bonds to be sold does not exceed the total aggregate principal amount of Bonds authorized by this resolution or bonds authorized by any other resolution or resolutions adopted by the Governing Body.

(e) The County Mayor is authorized to award the Bonds, or any series thereof, in each case to the bidder whose bid results in the lowest true interest cost to the County, provided the rate or rates on the Bonds does not exceed the maximum rate prescribed by Section 4 hereof. The award of the Bonds by the County Mayor to the lowest bidder shall be binding on the County, and no further action of the Governing Body with respect thereto shall be required.

(f) The County Mayor and County Clerk are authorized to cause the Bonds, in book-entry form (except as otherwise permitted herein), to be authenticated and delivered by the Registration Agent to the successful bidder and to execute, publish, and deliver all certificates and documents, including an official statement and closing certificates, as they shall deem necessary in connection with the sale and delivery of the Bonds. The County Mayor is hereby authorized to enter into a contract or a supplement to a contract with the Municipal Advisor, for municipal advisory services in connection with the sale of the Bonds and to enter into a contract with Bass, Berry & Sims PLC to serve as bond counsel in connection with the Bonds, and all actions heretofore taken by the officers of the County in that regard are hereby ratified and approved.

(g) No Bonds shall be issued until publication of the Initial Resolution in a newspaper of general circulation in the County and the passage of twenty (20) days from the date of publication thereof, and in no event shall the Bonds be issued without prior referendum if a legally sufficient petition, as defined by Section 9-21-207, Tennessee Code Annotated, is filed within such twenty-day period.

Section 9. Disposition of Bond Proceeds. The proceeds of the sale of the Bonds shall be deposited with a financial institution regulated by the Federal Deposit Insurance Corporation or similar federal agency in a special fund known as the Sullivan County 2020 Construction Fund (the "Construction Fund"), or such other designation as shall be determined by the County Mayor to be kept separate and apart from all other funds of the County. The County shall disburse funds in the Construction Fund to pay costs of issuance of the Bonds, including necessary legal, accounting and fiscal expenses, printing, engraving, advertising and similar expenses, administrative and clerical costs, Registration Agent fees, bond insurance premiums, if any, and other necessary miscellaneous expenses incurred in connection with the issuance and sale of the Bonds. Notwithstanding the foregoing, costs of issuance of the Bonds may be withheld from the good faith deposit or purchase price of the Bonds and paid to the Municipal Advisor to be used to pay costs of issuance of the Bonds. The remaining funds in the Construction Fund shall be disbursed solely to pay the costs of the Projects and to reimburse the County for any funds previously expended for costs of the Projects. Money in the Construction Fund shall be secured in the manner prescribed by applicable statutes relative to the securing of public or trust funds, if any, or, in the absence of such a statute, by a pledge of readily marketable securities having at all times a market value of not less than the amount in said Construction Fund. Money in the Construction Fund shall be invested in such investments as shall be permitted by applicable law to the extent permitted by applicable law. Earnings from such investments shall be, to the extent permitted by applicable law and as directed by the County's Director of Accounts and Budgets, (i) retained in the Construction Fund to reimburse the Construction Fund for any costs of issuance paid related to the issuance of the Bonds; (ii) retained in the Construction Fund to the extent needed for the Projects, and/or (iii)

transferred to the County's debt service fund to pay debt service on the Bonds. Any funds remaining in the Construction Fund after completion of the Project shall be used to pay interest on the Bonds.

Section 10. Official Statement. The officers of the County, or any of them, are hereby authorized and directed to provide for the preparation and distribution of a Preliminary Official Statement describing the Bonds.

Section 11. After bids have been received and the Bonds have been awarded, the officers of the County, or any of them, shall make such completions, omissions, insertions and changes in the Preliminary Official Statement not inconsistent with this resolution as are necessary or desirable to complete it as a final Official Statement for purposes of Rule 15c2-12(e)(3) of the Securities and Exchange Commission. The officers of the County, or any of them, shall arrange for the delivery to the successful bidder on the Bonds of a reasonable number of copies of the Official Statement within seven (7) business days after the Bonds have been awarded for delivery, by the successful bidder on the Bonds, to each potential investor requesting a copy of the Official Statement and to each person to whom such bidder and members of his bidding group initially sell the Bonds.

The officers of the County, or any of them, are authorized, on behalf of the County, to deem the Preliminary Official Statement and the Official Statement in final form, each to be final as of its date within the meaning of Rule 15c2-12(b)(1), except for the omission in the Preliminary Official Statement of certain pricing and other information allowed to be omitted pursuant to such Rule 15c2-12(b)(1). The distribution of the Preliminary Official Statement and the Official Statement in final form shall be conclusive evidence that each has been deemed in final form as of its date by the County except for the omission in the Preliminary Official Statement of such pricing and other information.

Notwithstanding the foregoing, no Official Statement is required to be prepared if the Bonds, or any series thereof, are purchased by a purchaser that certifies that such purchaser intends to hold the Bonds, or any series thereof, for its own account and has no present intention to reoffer the Bonds, or any series thereof.

Section 12. Discharge and Satisfaction of Bonds. If the County shall pay and discharge the indebtedness evidenced by any series of the Bonds in any one or more of the following ways, to wit:

(a) By paying or causing to be paid, by deposit of sufficient funds as and when required with the Registration Agent, the principal of and interest on such Bonds as and when the same become due and payable;

(b) By depositing or causing to be deposited with any trust company or financial institution whose deposits are insured by the Federal Deposit Insurance Corporation or similar federal agency and which has trust powers (an "Agent"; which agent may be the Registration Agent) in trust or escrow, on or before the date of maturity or redemption, sufficient money or Defeasance Obligations, as hereafter defined, the principal of and interest on which, when due and payable, will provide sufficient moneys to pay or redeem such Bonds and to pay interest thereon when due until the maturity or redemption date (provided, if such Bonds are to be redeemed prior to maturity thereof, proper notice of such redemption shall have been given or adequate provision shall have been made for the giving of such notice);

(c) By delivering such Bonds to the Registration Agent for cancellation by it; and if the County shall also pay or cause to be paid all other sums payable hereunder by the County with respect to such Bonds, or make adequate provision therefor, and by resolution of the Governing Body instruct any such Agent to pay amounts when and as required to the Registration Agent for the payment of principal of and interest on such Bonds when due, then and in that case the indebtedness evidenced by such Bonds shall be discharged and satisfied and all covenants, agreements and obligations of the County to the holders of such Bonds shall be fully discharged and satisfied and shall thereupon cease, terminate and become void.

If the County shall pay and discharge the indebtedness evidenced by any of the Bonds in the manner provided in either clause (a) or clause (b) above, then the registered owners thereof shall thereafter be entitled only to payment out of the money or Defeasance Obligations deposited as aforesaid. Except as otherwise provided in this Section, neither Defeasance Obligations nor moneys deposited with the Registration Agent pursuant to this

Section nor principal or interest payments on any such Defeasance Obligations shall be withdrawn or used for any purpose other than, and shall be held in trust for, the payment of the principal and interest on said Bonds; provided that any cash received from such principal or interest payments on such Defeasance Obligations deposited with the Registration Agent, (A) to the extent such cash will not be required at any time for such purpose, shall be paid over to the County as received by the Registration Agent and (B) to the extent such cash will be required for such purpose at a later date, shall, to the extent practicable, be reinvested in Defeasance Obligations maturing at times and in amounts sufficient to pay when due the principal and interest to become due on said Bonds on or prior to such redemption date or maturity date thereof, as the case may be, and interest earned from such reinvestments shall be paid over to the County, as received by the Registration Agent. For the purposes of this Section, Defeasance Obligations shall mean direct obligations of, or obligations, the principal of and interest on which are guaranteed by, the United States of America, which bonds or other obligations shall not be subject to redemption prior to their maturity other than at the option of the registered owner thereof.

Section 13. Federal Tax Matters Related to the Bonds.

(a) The Bonds will be issued as federally tax-exempt bonds. The County hereby covenants that it will not use, or permit the use of, any proceeds of the Bonds in a manner that would cause the Bonds to be subjected to treatment under Section 148 of the Code, and applicable regulations thereunder, as an "arbitrage bond". To that end, the County shall comply with applicable regulations adopted under said Section 148. The County further covenants with the registered owners from time to time of the Bonds that it will, throughout the term of the Bonds and through the date that the final rebate, if any, must be made to the United States in accordance with Section 148 of the Code, comply with the provisions of Sections 103 and 141 through 150 of the Code and all regulations proposed and promulgated thereunder that must be satisfied in order that interest on the Bonds shall be and continue to be excluded from gross income for federal income tax purposes under Section 103 of the Code.

(b) It is reasonably expected that the County will reimburse itself for certain expenditures made by it in connection with the Projects by issuing the Bonds. This resolution shall be placed in the minutes of the Governing Body and shall be made available for inspection by the general public at the office of the Governing Body. This resolution constitutes a declaration of official intent under Treas. Reg. §1.150-2.

(c) The appropriate officers of the County are authorized and directed, on behalf of the County, to execute and deliver all such certificates and documents that may be required of the County in order to comply with the provisions of this Section related to the issuance of the Bonds.

Section 14. Continuing Disclosure. The County hereby covenants and agrees that it will provide annual financial information and event notices if and as required by Rule 15c2-12 of the Securities Exchange Commission for the Bonds. The County Mayor is authorized to execute at the closing of the sale of the Bonds an agreement for the benefit of and enforceable by the owners of the Bonds specifying the details of the financial information and event notices to be provided and its obligations relating thereto. Failure of the County to comply with the undertaking herein described and to be detailed in said closing agreement shall not be a default hereunder, but any such failure shall entitle the owner or owners of any of the Bonds to take such actions and to initiate such proceedings as shall be necessary and appropriate to cause the County to comply with their undertaking as set forth herein and in said agreement, including the remedies of mandamus and specific performance.

Section 15. Reasonably Expected Economic Life. The "reasonably expected economic life" of the Projects within the meaning of Sections 9-21-101, et seq., Tennessee Code Annotated, is greater than the term of the Bonds authorized herein.

Section 16. Resolution a Contract. The provisions of this resolution shall constitute a contract between the County and the registered owners of the Bonds, and after the issuance of the Bonds, no change, variation or alteration of any kind in the provisions of this resolution shall be made in any manner until such time as the Bonds and interest due thereon shall have been paid in full.

Section 17. Separability. If any section, paragraph or provision of this resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this resolution.

Section 18. Repeal of Conflicting Resolutions and Effective Date. All other resolutions and orders, or parts thereof in conflict with the provisions of this resolution, are, to the extent of such conflict, hereby repealed and this resolution shall be in immediate effect from and after its adoption.

Duly adopted and approved on September 17, 2020.

Richard S. Venable
County Mayor

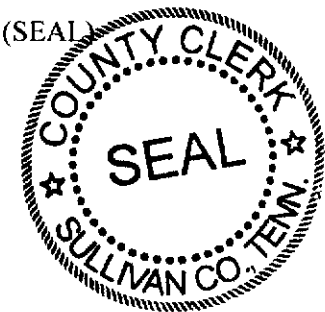
Attested:
Teresa Jacobs
County Clerk

STATE OF TENNESSEE)

COUNTY OF SULLIVAN)

I, Teresa Jacobs, certify that I am the duly qualified and acting County Clerk of Sullivan County, Tennessee, and as such official I further certify that attached hereto is a copy of excerpts from the minutes of a meeting of the governing body of the County held on September 17, 2020; that these minutes were promptly and fully recorded and are open to public inspection; that I have compared said copy with the original minute record of said meeting in my official custody; and that said copy is a true, correct and complete transcript from said original minute record insofar as said original record relates to the County's General Obligation Public Improvement Bonds.

WITNESS my official signature and seal of said County on Sept 17, 2020.



Teresa Jacobs
County Clerk

EXHIBIT AEstimated Debt Service and Issuance Costs

Date	Principal	Coupon	Interest	Total P+I
05/01/2021	3,900,000.00	0.300%	539,214.50	4,439,214.50
05/01/2022	3,500,000.00	0.300%	939,855.00	4,439,855.00
05/01/2023	3,510,000.00	0.350%	929,355.00	4,439,355.00
05/01/2024	3,525,000.00	0.450%	917,070.00	4,442,070.00
05/01/2025	3,540,000.00	0.550%	901,207.50	4,441,207.50
05/01/2026	3,560,000.00	0.650%	881,737.50	4,441,737.50
05/01/2027	3,585,000.00	0.750%	858,597.50	4,443,597.50
05/01/2028	3,610,000.00	0.850%	831,710.00	4,441,710.00
05/01/2029	3,640,000.00	0.950%	801,025.00	4,441,025.00
05/01/2030	3,675,000.00	1.050%	766,445.00	4,441,445.00
05/01/2031	3,715,000.00	1.150%	727,857.50	4,442,857.50
05/01/2032	3,755,000.00	1.250%	685,135.00	4,440,135.00
05/01/2033	3,805,000.00	1.350%	638,197.50	4,443,197.50
05/01/2034	3,855,000.00	1.450%	586,830.00	4,441,830.00
05/01/2035	3,910,000.00	1.550%	530,932.50	4,440,932.50
05/01/2036	3,970,000.00	1.650%	470,327.50	4,440,327.50
05/01/2037	4,035,000.00	1.750%	404,822.50	4,439,822.50
05/01/2038	4,110,000.00	1.850%	334,210.00	4,444,210.00
05/01/2039	4,185,000.00	2.000%	258,175.00	4,443,175.00
05/01/2040	4,265,000.00	2.000%	174,475.00	4,439,475.00
05/01/2041	4,350,000.00	2.050%	89,175.00	4,439,175.00
Total	\$80,000,000.00	-	\$13,266,354.50	\$93,266,354.50

COSTS OF ISSUANCE DETAIL

Financial Advisor.....	\$86,000.00
Bond Counsel.....	\$75,000.00
Rating Agency Fee.....	\$57,000.00
Registration/Paying Agent.....	\$1,000.00
I-Preo Electronic Bidding & Distribution.....	\$1,638.75
TOTAL.....	\$220,638.75

*The underwriting expense will be determined by competitive bid. The maximum discount allowed in the Resolution is 1.0%; however, the estimated amount that is expected to be bid is 0.5%. The actual underwriting expense is expected to be less than the maximum allowed.



EXHIBIT BEngagement Letter

[Letterhead of Bass, Berry & Sims PLC]

_____, 2020

Sullivan County, Tennessee
Blountville, Tennessee
Attention: Richard Venable, County Mayor

Re: Issuance of Not to Exceed \$80,000,000 in Aggregate Principal Amount of General Obligation Public Improvement Bonds, Series 2020.

Dear County Mayor:

The purpose of this engagement letter is to set forth certain matters concerning the services we will perform as bond counsel to Sullivan County, Tennessee (the "Issuer"), in connection with the issuance of the above-referenced Bonds (the "Bonds"). We understand that the Bonds are being issued for the purposes of providing funds necessary to finance certain capital improvements within the Issuer and pay the costs incident to the sale and issuance of the Bonds. We further understand that the Bonds will be sold at competitive sale.

SCOPE OF ENGAGEMENT

In this engagement, we expect to perform the following duties:

- (1) Subject to the completion of proceedings to our satisfaction, render our legal opinion (the "Bond Opinion") regarding the validity and binding effect of the Bonds, the source of payment and security for the Bonds, and the excludability of interest on the Bonds from gross income for federal income tax purposes.
- (2) Prepare and review documents necessary or appropriate for the authorization, issuance and delivery of the Bonds, coordinate the authorization and execution of such documents, and review enabling legislation.
- (3) Assist the Issuer in seeking from other governmental authorities such approvals, permissions and exemptions as we determine are necessary or appropriate in connection with the authorization, issuance, and delivery of the Bonds, except that we will not be responsible for any required blue-sky filings.
- (4) Review legal issues relating to the structure of the Bonds; and
- (5) Prepare those sections of the official statement (if applicable) to be disseminated in connection with the sale of the Bonds involving the description of (i) federal law pertinent to the validity of the Bonds and the tax law treatment thereon, (ii) the terms of the Bonds and (iii) our Bond Opinion.

Our Bond Opinion will be addressed to the Issuer and the purchaser of the Bonds and will be delivered by us on the date the Bonds are exchanged for its purchase price (the "Closing").



The Bond Opinion will be based on facts and law existing as of its date. In rendering our Bond Opinion, we will rely upon the certified proceedings and other certifications of public officials and other persons furnished to us without undertaking to verify the same by independent investigation, and we will assume continuing compliance by the Issuer with applicable laws relating to the Bonds. During the course of this engagement, we will rely on you to provide us with complete and timely information on all developments pertaining to any aspect of the Bonds and their security. We understand that you will direct members of your staff and other employees of the Issuer to cooperate with us in this regard.

Our duties in this engagement are limited to those expressly set forth above. Among other things, our duties do not include:

- a.
 - 1) Assisting in the preparation or review of an official statement or any other disclosure document with respect to the Bonds other than as described in (5) above, or
 - 2) Performing an independent investigation to determine the accuracy, completeness or sufficiency of any such document, or
 - 3) Rendering advice that the official statement or other disclosure documents
 - i) Do not contain any untrue statement of a material fact or
 - ii) Do not omit to state a material fact necessary to make the statements contained therein, in light of the circumstances under which they were made, not misleading.
- b. Preparing requests for tax rulings from the Internal Revenue Service, or no action letters from the Securities and Exchange Commission.
- c. Preparing blue sky or investment surveys with respect to the Bonds.
- d. Drafting state constitutional or legislative amendments.
- e. Pursuing test cases or other litigation, (such as contested validation proceedings) except as set forth above.
- f. Making an investigation or expressing any view as to the creditworthiness of the Issuer or the Bonds.
- g. Except for defending our Bond Opinion, representing the Issuer in Internal Revenue Service examinations or inquiries, or Securities and Exchange Commission investigations.
- h. After Closing, providing continuing advice to the Issuer or any other party concerning any actions necessary to assure that interest paid on the Bonds will continue to be excludable from gross income for federal income tax purposes (*e.g.*, our engagement does not include rebate calculations for the Bonds).
- i. Opining on a continuing disclosure undertaking pertaining to the Bonds or any other outstanding obligations of the County or, after Closing, providing advice concerning any actions necessary to assure compliance with any continuing disclosure undertaking.
- j. Addressing any other matter not specifically set forth above that is not required to render our Bond Opinion.



ATTORNEY-CLIENT RELATIONSHIP

Upon execution of this engagement letter, the Issuer will be our client and an attorney-client relationship will exist between us. We assume that all other parties will retain such counsel as they deem necessary and appropriate to represent their interests in this transaction. We further assume that all other parties understand that in this transaction we represent only the Issuer, we are not counsel to any other party, and we are not acting as an intermediary among the parties. Our services as bond counsel are limited to those contracted for in this letter; the Issuer's execution of this engagement letter will constitute an acknowledgment of those limitations. In our representation of the Issuer, we will not act as a "municipal advisor," as such term is defined in the Securities Exchange Act of 1934, as amended.

Our representation of the Issuer and the attorney-client relationship created by this engagement letter will be concluded upon issuance of the Bonds. Nevertheless, subsequent to Closing, we will mail the appropriate Internal Revenue Service Form 8038-G, and prepare and distribute to the participants in the transaction a transcript of the proceedings pertaining to the Bonds.

As you are aware, our firm represents many political subdivisions, companies and individuals. It is possible that during the time that we are representing the Issuer, one or more of our present or future clients will have transactions with the Issuer. It is also possible that we may be asked to represent, in an unrelated matter, one or more of the entities involved in the issuance of the Bonds. We do not believe such representation, if it occurs, will adversely affect our ability to represent you as provided in this letter, either because such matters will be sufficiently different from the issuance of the Bonds as to make such representations not adverse to our representation of you, or because the potential for such adversity is remote or minor and outweighed by the consideration that it is unlikely that advice given to the other client will be relevant to any aspect of the issuance of the Bonds. Execution of this letter will signify the Issuer's consent to our representation of others consistent with the circumstances described in this paragraph.

FEES

Based upon: (i) our current understanding of the terms, structure, size and schedule of the financing represented by the Bonds; (ii) the duties we will undertake pursuant to this engagement letter; (iii) the time we anticipate devoting to the financing; and (iv) the responsibilities we will assume in connection therewith, our fee will be \$75,000. The fee quoted above will include all out-of-pocket expenses advanced for your benefit. It is our understanding that the Bonds may be issued together with the remaining authorization of previously authorized bonds for the Project and, if so, this fee may be adjusted to reflect the issuance of a single series of bonds.

If, for any reason, the financing represented by the Bonds as described in the paragraph above is completed without the delivery of our Bond Opinion as bond counsel or our services are otherwise terminated, we will expect to be compensated at our normal rates for the time actually spent on your behalf plus client charges as described above unless we have failed to meet our responsibilities under this engagement, but in no event will the amount we are paid exceed the amount set forth above.

RECORDS

At your request, papers and property furnished by you will be returned promptly upon receipt of payment for outstanding fees and client charges. All goods, documents, records, and other work product and property produced during the performance of this contract are deemed to be Issuer's property. Our own files, including lawyer work product, pertaining to the transaction will be retained by us for a period of three (3) years and be subject to inspection by Issuer upon reasonable notice.



OTHER MATTERS

We have not retained any persons to solicit or secure this engagement from the Issuer upon an agreement or understanding for a contingent commission, percentage, or brokerage fee. We have not offered any employee of the Issuer a gratuity or an offer of employment in connection with this engagement and no employee has requested or agreed to accept a gratuity or offer of employment in connection with this engagement.

Any modification or amendment to this engagement letter must be in writing, executed by us and contain the signature of the Issuer. The validity, construction and effect of this engagement letter and any and all extensions and/or modifications thereof shall be governed by the laws of the State of Tennessee.

CONCLUSION

If the foregoing terms are not acceptable to you, please so indicate in writing by an authorized officer of the Issuer. Otherwise, we look forward to working with you.

ADOPTED AND APPROVED this 17th day of September, 2020.

Attest: 
Teresa Jacobs, County Clerk

Approved: 
Richard S. Venable, County Mayor

Sponsor: Commissioner Sam Jones

Co-Sponsor: Commissioner Dwight King

2020-09-88 COMMISSION ACTION: 09/17/20 – Motion made by Comm. Jones 2nd by Comm. King to suspend the rules and bring Resolution to the floor. Motion was approved by roll call vote 19 Yes, 5 No, 1 Abstain. Resolution was approved by roll call vote 16 Yes, 8 No



Item #15

Resolution No. 2020-09-88

MOTION MADE BY JONES, 2ND BY KING TO SUSPEND THE RULES ON RESOLUTION #2020-09-88 AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION PUBLIC IMPROVEMENT BONDS OF SULLIVAN COUNTY, TENN IN THE AGGREGATE PRINCIPAL AMT OF NOT TO EXCEED 80,000,000 IN ONE OR MORE SERIES; MAKING PROVISION FOR THE ISSUANCE, SALE AND PAYMENT OF SAID BONDS, ESTABLISH THE TERMS THEREOF AND THE DISPOSITION OF PROCEEDS THEREFROM AND PROVIDING FOR THE LEVY OF TAXES FOR THE PAYMENT OF PRINCIPAL OF PREMIUM, IF ANY, AND INTEREST ON THE BONDS

		Yes	No	Abstain	Absent
Akard, III	David		1		
Blalock	Judy		1		
Broughton	Todd	1			
Calton	Darlene	1			
Cole	Michael	1			
Crawford	Larry	1			
Cross	Andrew	1			
Crosswhite	Joyce		1		
Gardner	John	1			
George	Colette	1			
Glover	Hershel	1			
Harkleroad	Terry	1			
Hutton	Mark		1		
Jones	Sam	1			
King	Dwight	1			
Leonard	Tony	1			
Locke	Hunter	1			
Morrell	Randy	1			
Pierce	Archie	1			
Stanley	Angie	1			
Starnes	Alicia		1		
Stidham	Gary	1			
Vance	Mark	1			
Woods	Doug	1			
VOTES		19	5	0	0
		Yes	No	Abstain	Absent

Item #15

Resolution No. 2020-09-88

Sponsor: Jones

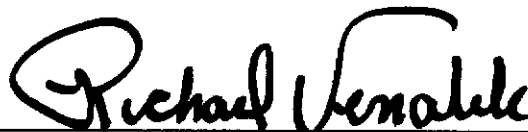
Co-Sponsor: King

AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION PUBLIC IMPROVEMENT BONDS OF SULLIVAN COUNTY, TENN IN THE AGGREGATE PRINCIPAL AMT OF NOT TO EXCEED 80,000,000 IN ONE OR MORE SERIES; MAKING PROVISION FOR THE ISSUANCE, SALE AND PAYMENT OF SAID BONDS, ESTABLISH THE TERMS THEREOF AND THE DISPOSITION OF PROCEEDS THEREFROM AND PROVIDING FOR THE LEVY OF TAXES FOR THE PAYMENT OF PRINCIPAL OF PREMIUM, IF ANY, AND INTEREST ON THE BONDS

		Yes	No	Abstain	Absent
Akard, III	David		1		
Blalock	Judy		1		
Broughton	Todd		1		
Calton	Darlene		1		
Cole	Michael	1			
Crawford	Larry	1			
Cross	Andrew	1			
Crosswhite	Joyce		1		
Gardner	John	1			
George	Colette	1			
Glover	Hershel		1		
Harkleroad	Terry	1			
Hutton	Mark		1		
Jones	Sam	1			
King	Dwight	1			
Leonard	Tony	1			
Locke	Hunter	1			
Morrell	Randy	1			
Pierce	Archie	1			
Stanley	Angie	1			
Starnes	Alicia		1		
Stidham	Gary	1			
Vance	Mark	1			
Woods	Doug	1			
	VOTES	16	8	0	0

000933

AND THEREUPON COUNTY COMMISSION ADJOURNED AT 10:12 P.M. UPON
MOTION MADE BY COMM. LARRY CRAWFORD TO MEET AGAIN IN REGULAR
SESSION ON OCTOBER 15, 2020.

A handwritten signature in black ink, reading "Richard Venable", written in a cursive style. The signature is positioned above a horizontal line.

RICHARD VENABLE

COMMISSION CHAIRMAN

REZONING OVERVIEW
SULLIVAN COUNTY COMMISSION MEETING

September 17, 2020

**RESOLUTION #1 - To Consider the Waiver of Rules for the following zoning amendments (map or text).
 motion by: Calton 2nd by: Gardner**

Order of Cases	Date of Application	Applicant's Name	Neighbor Opposition	Staff's Recommendation	Regional Planning Commission's recommendation (jurisdiction)	Current Zoning District	Requested Zoning District	Civil District
1	June 12, 2020	Tommy Shoun	none	Bristol Staff - NO	Bristol PC - No	R-1 & B-3	M-1	5th
2	July 14, 2020	Jockey Properties GP	yes - concerns	SC Staff - YES	SC PC - YES	A-1	R-3B	16th
<u>Voting:</u>	<u>Case Order</u>	<u>yes</u>	<u>no</u>	<u>pass</u>	<u>abstain</u>			
Shoun	1							
Jockey Properties	2							

PETITION TO SULLIVAN COUNTY FOR REZONING

A request for rezoning is made by the person named below; said request to go before the Bristol Sullivan County Regional Planning Commission for recommendation to the Sullivan County Board of Commissioners.

Date: JUNE 12, 2020

Property Owner: SHOON, Tommy

Address: 356 TIPTON LANE, BLOUNTVILLE, TN 37617

Phone number: 423-968-7630 Email:

Property Identification

Tax Map: 036C Group: C Parcel: 047.004 00.100
Zoning Map: 036 Zoning District: R-1 Proposed District: B-3 M-1
Property Location: 2224 SECOND ST. BRISTOL, TN. IRM
Purpose of Rezoning: TO MATCH THE ZONING OF ADJOINING PROPERTY OWNED BY SHOON

Meetings

Planning Commission: July 20, 2020
104 8th St

5th Civil

Place: Historic Courthouse 2nd Floor Commission Chambers Blountville TN

Date: 7-20-2020 Time: 6:00 PM

Approved: _____ Denied: _____

County Commission:

Place: Historic Courthouse 2nd Floor Commission Chambers Blountville, TN

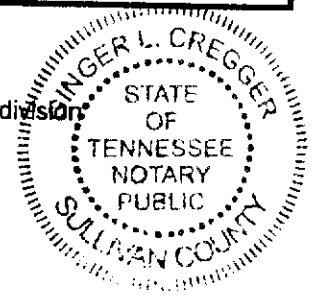
Date: 8-20-2020 Time: 6:00 PM

Approved: ✓ 24 Yes Denied: _____

DEED RESTRICTIONS

I understand the rezoning does not release my property from the requirements of private deed/Subdivision restrictions.

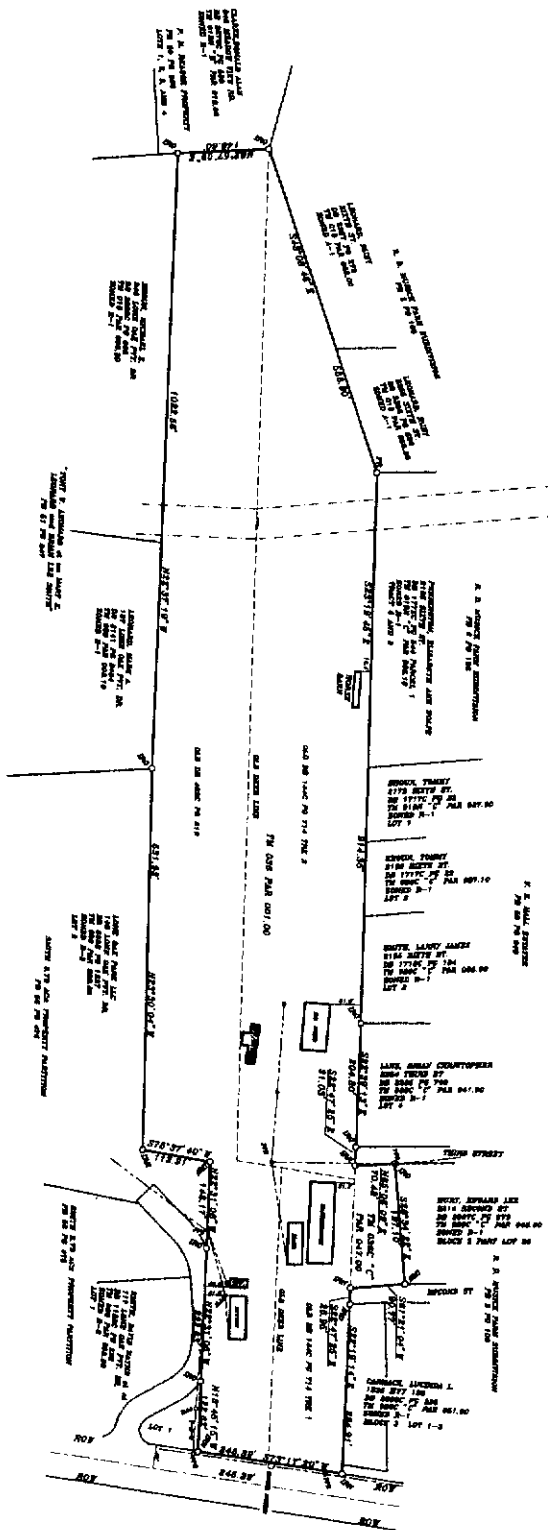
Owner's Signature: Tommy J. Shoon Date: 2-6-23
John K. Mize 7/9/2020



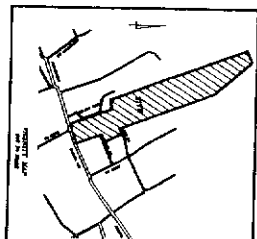
The undersign, being duly sworn, hereby acknowledges that the information provided in this petition to Sullivan County for Rezoning is true and correct to the best of my information, knowledge and belief.

Notary Public: Ginger L. Cregger My Commission Expires: 2-6-23

PRELIMINARY



NOTES:
 1. THIS SURVEY WAS MADE FOR THE PURPOSE OF DIVIDING THE LAND SHOWN INTO LOTS FOR THE PURPOSE OF TAXATION.
 2. THE BOUNDARIES SHOWN ARE BASED ON THE SURVEY DATA PROVIDED.
 3. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY ENCUMBRANCES OR INTERESTS IN THE LAND SHOWN.
 4. THIS SURVEY DOES NOT CONSTITUTE A WARRANTY OF TITLE.



COMBINE PLAT
 TAX PARCELS 001.00 AND 047.00
 SHOUN TRUCKING COMPANY INC.
 15.854 ACRES±
 5th CIVIL DISTRICT
 SULLIVAN COUNTY, TENNESSEE
 JOHN R. MIZE R.L.S. 891
 DATE: AUGUST 10, 2020

SCALE: 1" = 100'
 0 50 100
 FEET



MIZE & ASSOCIATES SURVEYORS
 P.O. Box 465
 Blountville, Tennessee 37617
 423-384-4562

SHOUN TRUCKING COMPANY INC.
 SULLIVAN COUNTY, TENNESSEE

REVISION:

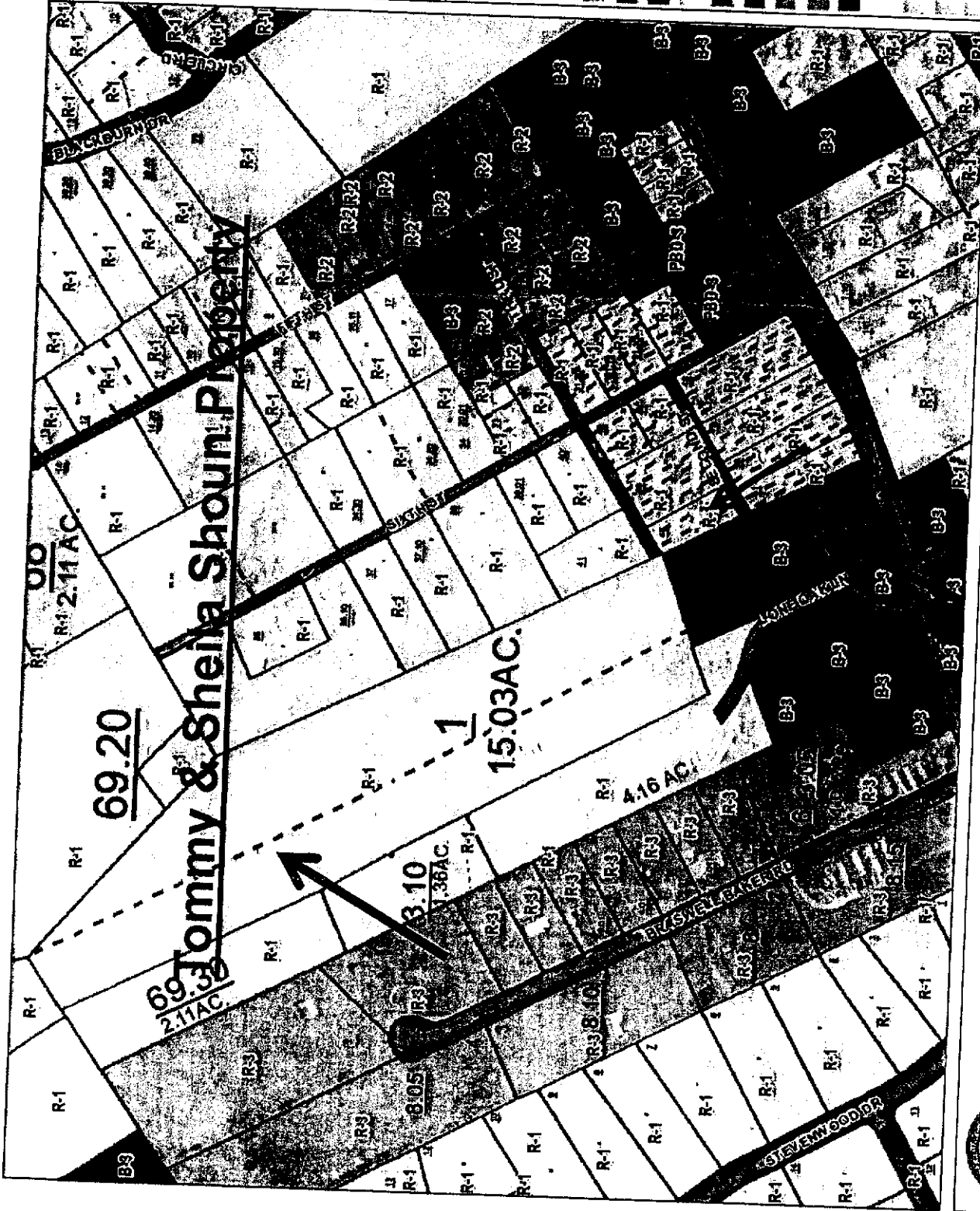
Address Data Source:
 Sullivan County, Sul Co 911
 Engineer Kot GIS
 Johnson City, JC GIS
 Bechtel, Street 911

Notice:
 A tax map has no legal standing
 other than the assessment of
 taxes. It cannot be used to
 establish boundary lines or
 transfer and convey property.
 A legal survey or plat must be
 prepared and recorded in the
 State of Tennessee should be
 retained for all questions of
 boundary and/or location
 of lot lines.

Lot Lines

Sullivan County
 Zoning

- A-1
- A-2
- AR
- B-1
- B-2
- B-3
- B-4
- M-1
- M-2
- PBD-3
- PBD/SC
- PMD-1
- PMD-2
- R-1
- R-2
- R-2A
- R-3
- R-3A
- R-3B
- Water
- Imagery



0.2 PCT Annual Chance Flood Hazard
 Zone A - No Base Flood Elevations Determined
 Zone AC - Base Flood Elevations Determined
 Floodway Areas in Zone AC



Sullivan County, TN
 Planning and Codes Dept.

REPORT TO THE PLANNING COMMISSION
COUNTY REZONING RECOMMENDATION
 Case# RZZ20-581



Request: Rezoning Recommendation within the Urban Growth Boundary from B-1 to A-1

Applicant/Owner: Tommy and Sheila Shoun

Location: 2224 Second Street & 1247 Highway 126 (Urban Growth Boundary)

Tax ID: TM 36, Parcel 1, &
TM 36C, Group C, Parcel 47.00

Zoning: B-3 (General Business Services District) & R-1 (Low Density/Single-Family Residential District) to M-1 (Light Manufacturing District)

Meeting Date: August 17, 2020

Background

Property owners Tommy and Sheila Shoun have requested that their properties, located at 1247 Highway 126 and 2224 Second Street in Sullivan County, Tennessee, be rezoned from R-1 (Low Density/Single-Family Residential District) and B-3 (General Business Services District) to M-1 (Light Manufacturing District). Shoun Trucking Company is on the approximate 15 acre parcel at 1247 Highway 126 (TM 36, Parcel 1.00). The Shouns applied for the rezoning so the zoning and use of the property are consistent.

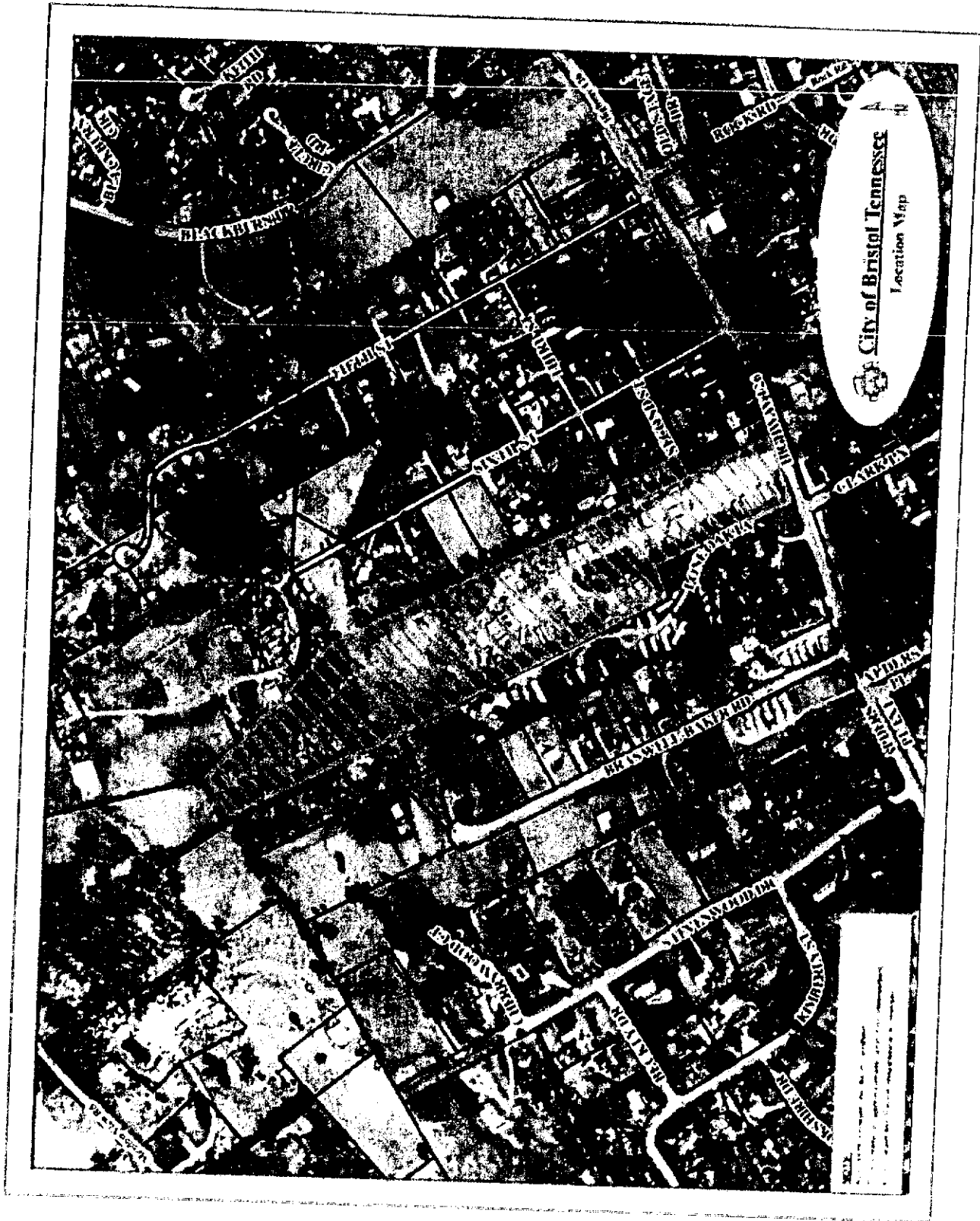
The parcel addressed as 2224 Second Street (Tax Map 36C, Group C, Parcel 47.00) is also included in the rezoning application. It is zoned R-1 (Low Density/Single-Family Residential District), and the Shouns have applied to rezone it to M-1 (Light Manufacturing District) as well. This lot, per Ms. Ambre Torbett, Sullivan County Planning Director, was acquired by the applicants to have as a buffer between the main warehouse building and the residential neighbors. A site plan and plat combination are under development by a professional, but are not currently available. The purpose of the rezoning as stated in the Shoun's request was "to bring their existing business into compliance with the proper zoning district. The business is legal and "grandfathered in" however, has two different zoning districts."

Communication with Ms. Torbett also provided the following information "While they are "grandfathered in" and can remain, any future expansion would follow residential building setbacks in the rear and B-3 setbacks on the front. The M-1 setbacks are greater. They bought the small lot at the

end of Second Street. That residential lot has no public road frontage – dead-end paper street. They want to add onto the main warehouse building and bought the residential lot to meet setbacks.”

Ms. Torbett also stated “While the expansion could be an expansion of a non-conforming use, we would be applying a 12 foot residential building setback as opposed to M-1 setback. The M-1 Zoning allows for trucking and warehousing but NOT general commercial. I thought it would be best to have it all in the same zone to match the use – thus the amended rezoning application.”

On the next pages you will find a location map of the subject parcels along with images of the property.





1247 Highway 126 from Highway 126



2224 Second Street front Second Street

Information

General:

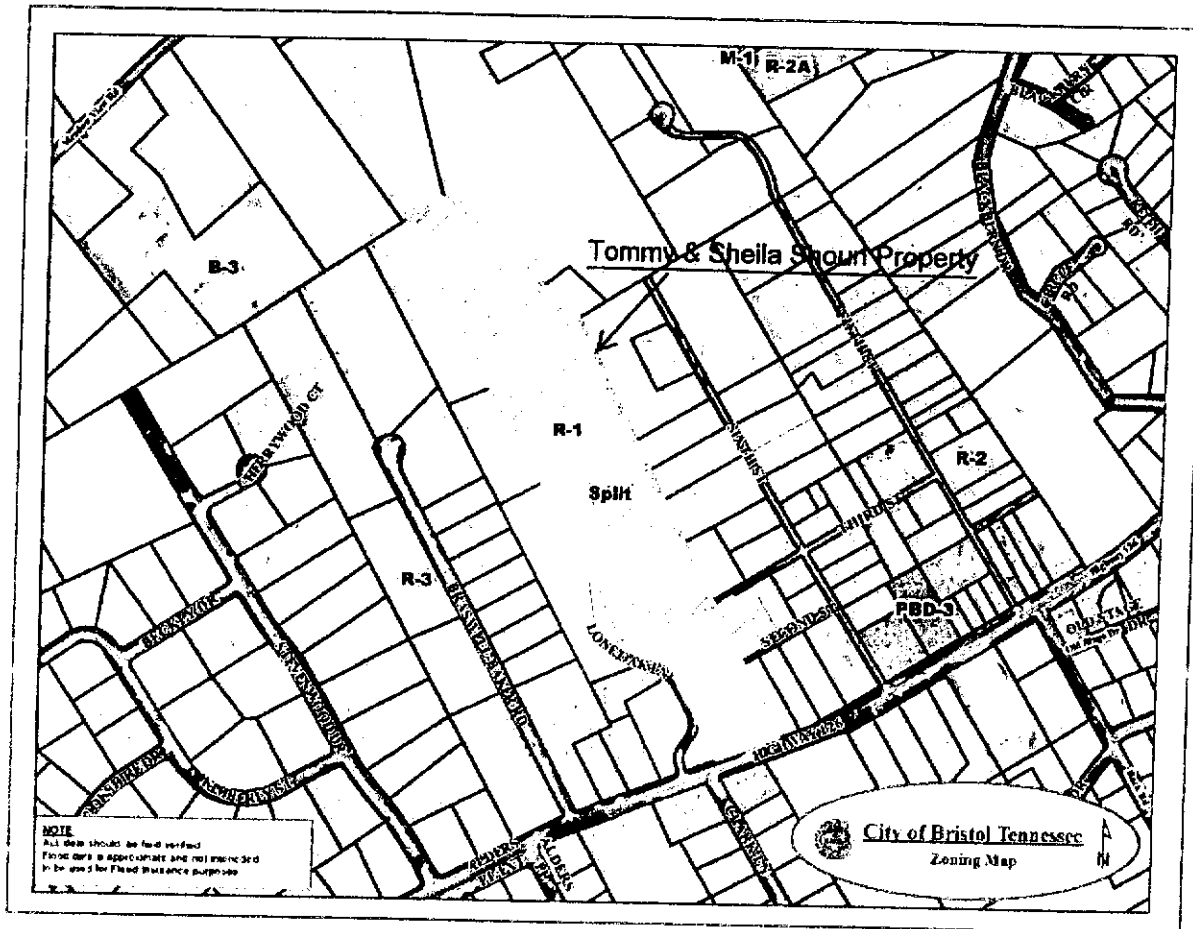
Shoun Trucking Company is an established trucking business. A large fleet and several warehouses, an office and other buildings to service their fleet are located at the Highway 126 site. Ms. Torbett explained that the business existed before zoning was established in Sullivan County in 1988. When zoning was established in the County, the front portion of the Highway 126 property was assigned B-3 (General Business Services District) zoning, with the rear portion assigned R-1 (Low Density/Single-Family Residential District) zoning. The trucking company business covers both the B-3 and R-1 portions of the parcel.

The 2224 Second Street parcel is part of the RD Musick Farm Subdivision, attached. The Second Street lot has road frontage on Second Street and previously contained a single family dwelling. The lot is currently vacant and zoned R-1.

These properties are served by the Blountville Utility District for water services. Public sanitary sewer service is not available.

Zoning and Land Use:

	Existing Zoning	Existing Land Use
Subject Property	Sullivan County, B-3 (General Business Services District) & R-1 (Low Density/Single-Family Residential District) &	Trucking company and Vacant
North	Sullivan County, R-1 (Low Density/Single-Family Residential District) &	Residential
South	Sullivan County, B-3 (General Business Services District) & R-1 (Low Density/Single-Family Residential District) &	Restaurant & Residential
East	Sullivan County, R-1 (Low Density/Single-Family Residential District)	Residential
West	Sullivan County, B-3 (General Business Services District) & (R-1 (Low Density/Single-Family Residential District)	Residential Mobile Home Park



As shown above, the subject parcels are surrounded by R-1 and B-3 zoning. Residential properties adjoin the site to the north, east, south, and west in zone and nature. The RD Musick Farm residential subdivision adjoins to the east and a mobile home development is located on Lone Oak Lane to the west. R-1 residential parcels adjoin to the north. Across Highway 126, a restaurant and a residentially used parcel are located. The restaurant parcel is zoned B-3, and its adjacent residential parcel is zoned R-1. M-1 zoning is not adjacent, or in close proximity to the site. The closest area zoned M-1 along the Highway 126 corridor is approximately 3,000 feet, southwest, from the Shoun property and is used by a casting company.

The existing use on the 1247 Highway 126 property pre-existed zoning in Sullivan County. When zoning was assigned to the parcel on 1247 Highway 126, the zoning did not match the use. Sullivan County currently views the use as a pre-existing non-conforming use. It is important to note that pre-existing non-conforming uses are allowed to continue and expand on the parcel.

Analysis:

While the existing use of the property located at 1224 Highway 126 is grandfathered, the use does not blend well with the surrounding neighborhood. The entire property rezoned to M-1 would introduce a

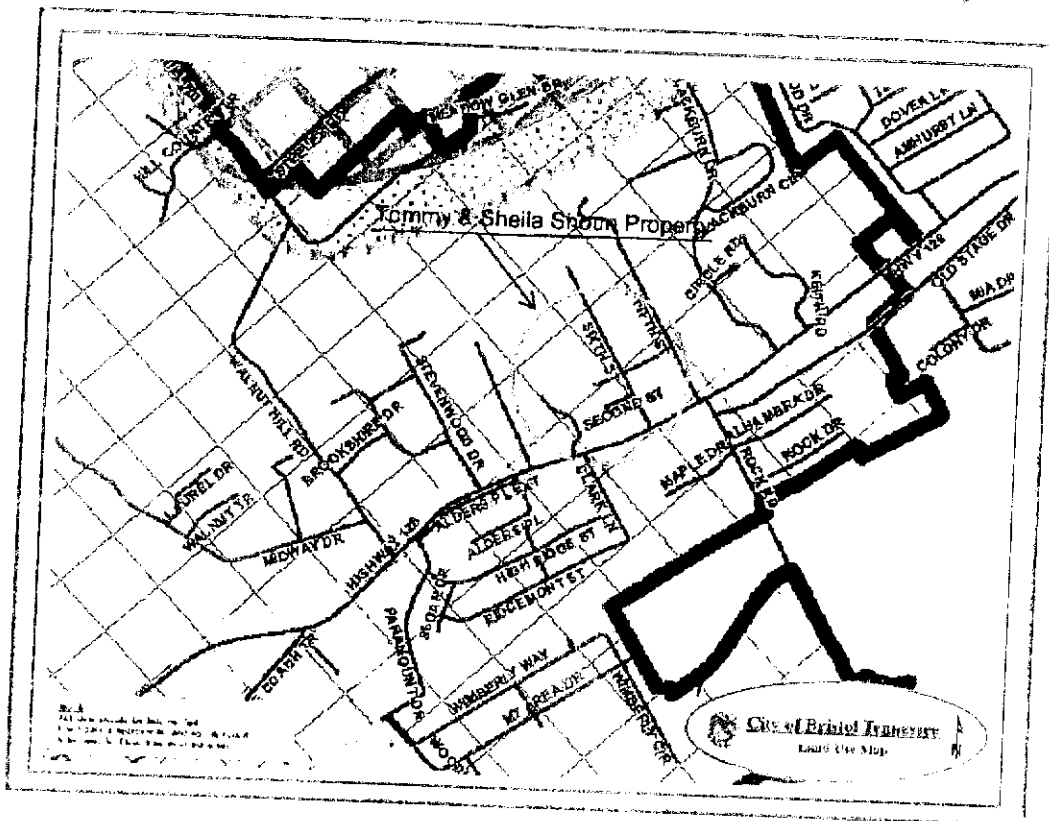
"spearhead" of manufacturing zoning into an area that is firmly established as a residential area with no transition in between.

It is also important to note that if rezoned, any use permitted in the M-1 zone could be placed on the property. Per Sullivan County Zoning Resolution Article V Manufacturing District Regulations, the requested M-1 (Light Manufacturing District) is intended to provide space for the types of manufacturing activities, which by reason of volume of raw materials or freight, scale of operation, type of structures required, or other similar characteristics require locations relatively well segregated from non-manufacturing uses. Also, the land uses allowed in the M-1 district, as described in the Sullivan County Zoning Resolution, do not agree with uses allowed in the surrounding B-3 and R-1 districts. Rezoning this site to M-1 could allow for other uses of an industrial nature to occur on the site. A list of uses allowed in the M-1, B-3 and R-1 are attached.

The parcel at 2224 Second Street is surrounded by a residential neighborhood and was platted as part of the residential neighborhood. Rezoning the parcel to M-1 would allow any permitted uses in the M-1 district to be introduced into a neighborhood that was developed to be residential in nature.

Land Use Plan and Policy:

The City of Bristol Future Land Use Map indicates that the front portion of the Highway 126 site will be developed commercially, as shown below. The rear portion of the Highway 126 site and the parcel on Second Street are expected by the Future Land Use Plan to develop as low density residential. Rezoning the subject properties to M-1 does not agree with the Future Land Use Plan and Policy.



This request should be considered a spot zoning for the following reasons:

- M-1 Zoning would be a use classification totally different from the majority of the surrounding area.
- The rezoning would not be consistent with the Future Land Use Plan.
- The reason for the rezoning request is for the sole benefit of the property owner.

Staff Recommendation:

Staff recommends the Bristol Tennessee Municipal Regional Planning Commission send an unfavorable recommendation to the Sullivan County Commission for this request for the following reasons:

- Rezoning the subject site on 1247 Highway 126 and at 2224 Second Street to M-1 (Light Manufacturing District) does not align with the zoning or use of surrounding properties.
- M-1 zoning disagrees with the City of Bristol Future Land Use Plan, which projects low density residential use for much of the area, and commercial use in the rest.
- Rezoning the property would be spot zoning.



Heather Moore, AICP
Land Use Planner



SULLIVAN COUNTY
Planning & Codes Department
3411 Highway 126, Suite 30
Blountville, TN 37617
Office: 423.323.6440
Fax: 423 279.2886

000951

NOTICE OF REZONING REQUEST—DATE CHANGE

July 15, 2020

Dear Property Owner:

Please be advised Tommy & Sheila Shoun have applied to Sullivan County to rezone property located 2224 Second Street and 1247 Hwy 126, from R-1(Low Density/Single-Family Residential District) and B-3 (General Business Service District) to M-1(Light Manufacturing District) for the purpose to bring their existing business into compliance with the proper zoning district. The business is legal and "grandfathered in" however, has two different zoning districts.

Bristol Regional Planning Commission – 6:00 PM on August 17, 2020 (Monday night)

County Commission – 6:00 PM on September 17, 2020 (Thursday night)

The Bristol Planning Commission will meet in the Easley Annex Building at 104 8th Street Bristol Tennessee. The Sullivan County Commission meeting is held in the Old Historic Sullivan County Courthouse, 2nd Floor Commission Hall at 3411 Highway 126, downtown Blountville. Please let the Bristol Planner know if you need any special assistance for these public meetings at 423-989-5549.

Regards,

Ambre M. Torbett, AICP
Director Planning & Codes

mh



07-07-2020

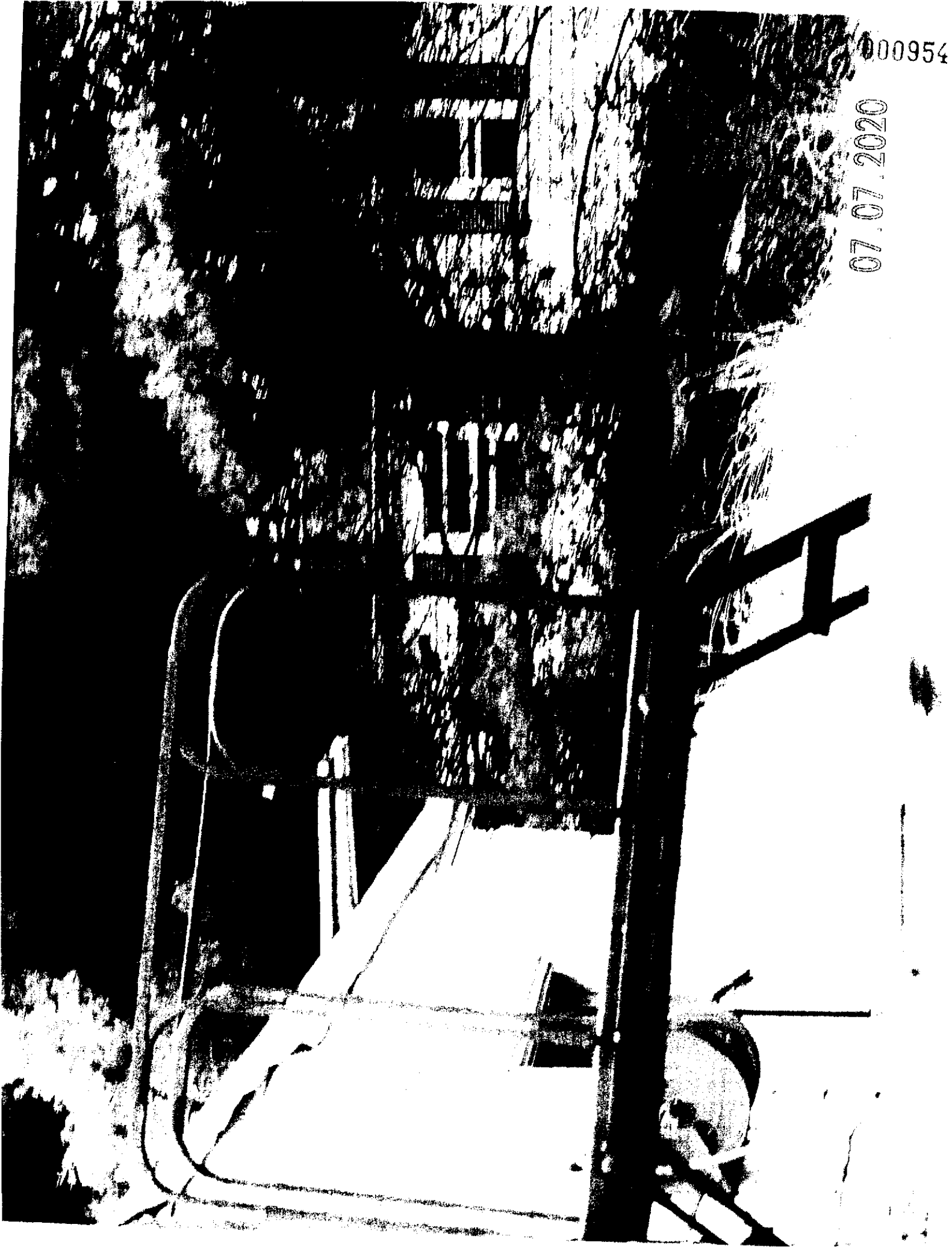
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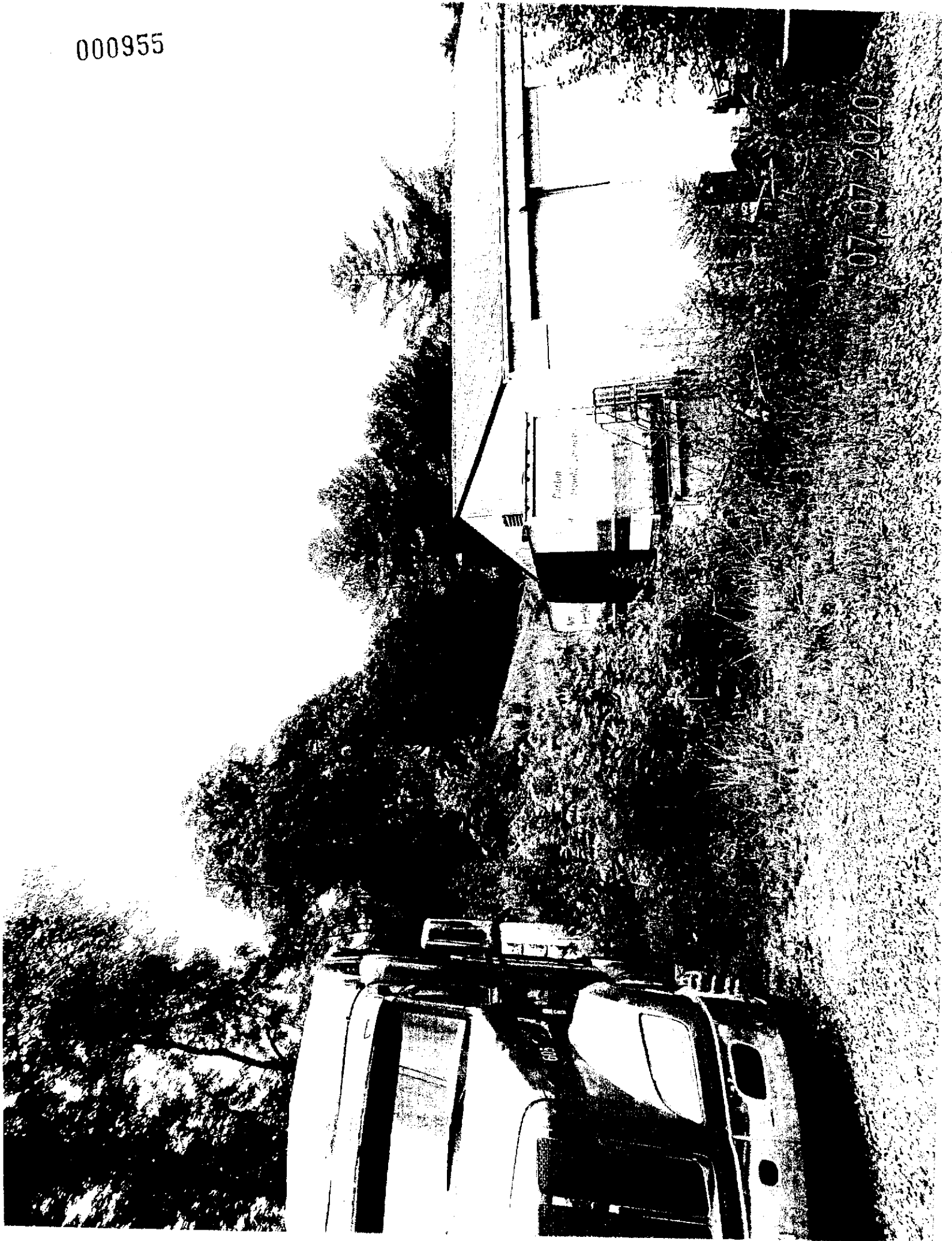
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07/07/2020

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07-07-2020



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000961

07-07-2020





07.07.2020



Sponsors: Calton/Gardner
Rezoning File #1

Tommy Shoun R-1 & B3 to M-1

		Yes	No	Abstain	Absent
Akard, III	David	1			
Blalock	Judy	1			
Broughton	Todd	1			
Calton	Darlene	1			
Cole	Michael	1			
Crawford	Larry	1			
Cross	Andrew	1			
Crosswhite	Joyce	1			
Gardner	John	1			
George	Colette	1			
Glover	Hershel	1			
Harkleroad	Terry	1			
Hutton	Mark	1			
Jones	Sam	1			
King	Dwight	1			
Leonard	Tony	1			
Locke	Hunter	1			
Morrell	Randy	1			
Pierce	Archie	1			
Stanley	Angie	1			
Starnes	Alicia	1			
Stidham	Gary	1			
Vance	Mark	1			
Woods	Doug	1			
VOTES		24	0	0	0
		Yes	No	Abstain	Absent

PETITION TO SULLIVAN COUNTY FOR REZONING

A request for rezoning is made by the person named below; said request to go before the Sullivan County Regional Planning Commission for recommendation to the Sullivan County Board of Commissioners.

Date: 7/14/20

Property Owner: JOCKEY PROPERTIES GP

Address: 4533 HWY 11E, BLUFF CITY, TN 37618

Phone number:

Email:

Property Identification

Tax Map: 110,124

Group:

Parcel: 047.00, 047.01, 107.01, 107.02

Zoning Map:

Zoning District: A-1

Proposed District: R-3B Civil District: 16th

Property Location: HWY 11E

Purpose of Rezoning: RESIDENTIAL SUBDIVISION

Meetings

Planning Commission:

Place: Old Historic Courthouse, 3411 Hwy 126, Blountville TN

Date: 7/14/20

Time: 6:00

Approved: _____

Denied: _____

County Commission:

Place: Historic Courthouse 2nd Floor Commission Chambers Blountville, TN

Date: 7/14/20

Time: 6:00 PM

Approved: _____

Denied: _____

DEED RESTRICTIONS

I understand that rezoning does not release my property from the requirements of private deed/Subdivision restrictions. The undersign, being duly sworn, hereby acknowledges that the information provided in this petition to Sullivan County for Rezoning is true and correct to the best of my information, knowledge and belief.

Owner's Signature: _____

Date: 7/14/20

Notary Public: _____

My Commission Expires: 7/14/2021

The chairman read the opening statement regarding the public hearing process for consideration of any rezoning request

F1. Rezoning Request to change map from A-1 to R-3B

FINDINGS OF FACT –

Property Owners:	Chad Baker, in care of Jockey Properties GP
Applicants:	Chad Baker
Location:	off of Hwy 11E, Piney Flats/Bluff City area
Civil district:	16 th
Parcel ID:	Tax Map 110, Parcels 047; 047.10; and Tax Map 124, Parcels 107.01; 107.02
Surveyor:	Tysinger Hampton & Partners
Engineer:	Tysinger Hampton & Partners
Growth Boundary:	Bluff City Urban Growth Boundary
Utility District:	Johnson City Public Water
Public Sewer:	Bristol Public Sewer
Acreage:	Approximately 99.63+/- (4 parcels total)
Zoning:	A-1
Surrounding Zoning:	A-1
Proposed Zoning Change:	R-3B – High Density Single Family
Purpose of Rezoning:	Residential Planned Development
Future Land Use Plan:	Commercial Corridor and Estate Residential on hill side
Neighborhood Opposition:	none noted prior to meeting

Staff Field Notes and General Comments:

- The property owner is requesting to rezone the property to be able to develop it into a residential subdivision with varying lot sizes and home styles.
- Bristol public sewer is available on the site along Weaver Branch Creek.
- Johnson City Public water is available from the highway.
- Weaver Branch Creek is an impaired stream per the 2018 TDEC List as per the EPA 303D report. The stream is impaired due to E. Coli bacteria.
- The site consists of 3 large farm tracts and one house lot.

Meeting Notes at Planning Commission:

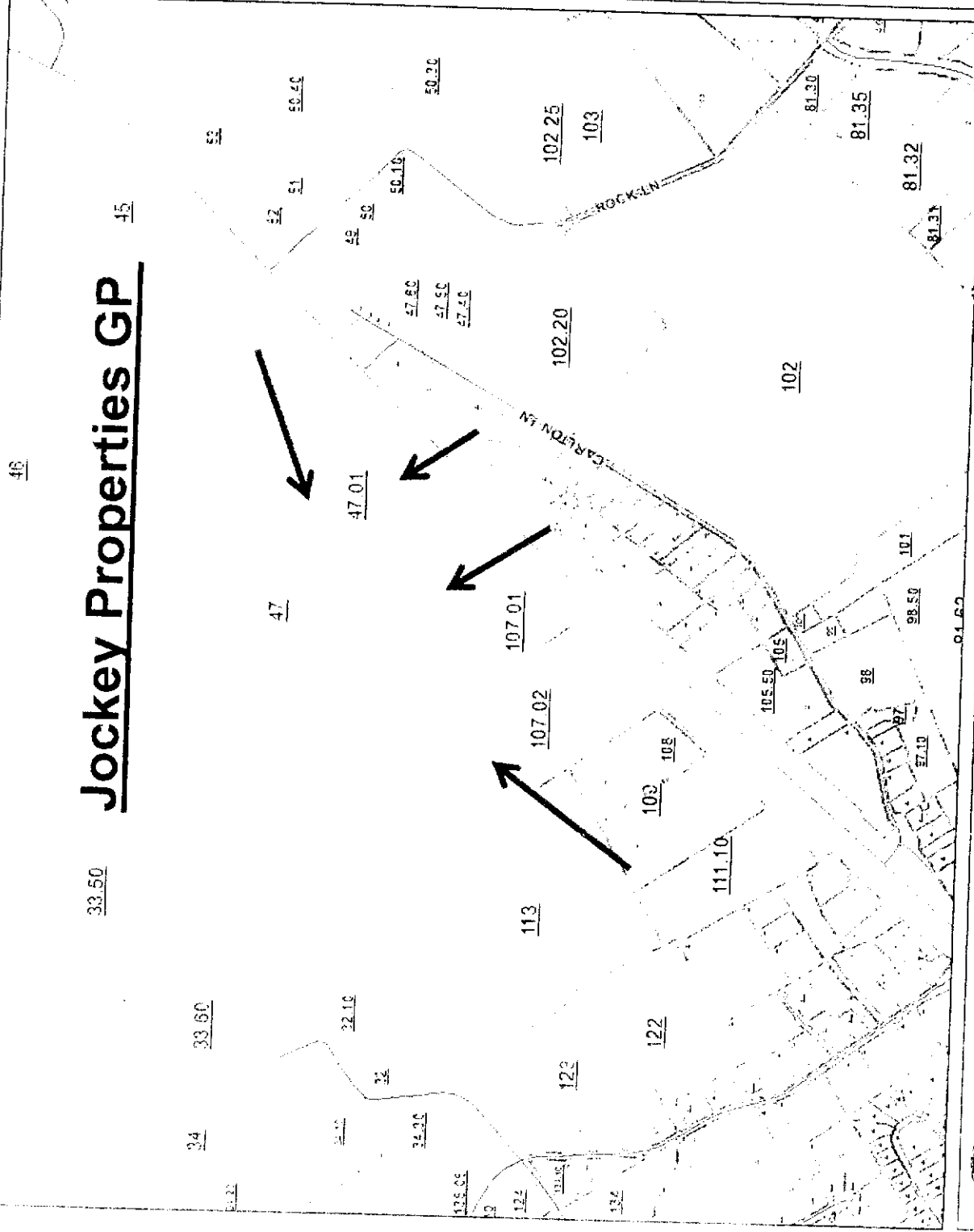
- Staff read her report and findings. She explained that this site was large and if rezoned will need to be constructed in phases. Discussion followed.
- Mr. Chad Baker, owner/developer, was present. He explained that while he owns his own construction/grading company, he may sell lots to other homebuilders. He plans on about 140 lots.
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- Chairman Webb stated that the Planning Commission only makes recommendations to the County Commission on rezoning requests and that the County Commission will consider the request next month on September 17th at 6PM in this Commission room at the Public Hearing.

Address Data Source
Sullivan County GIS Dept
Franklin, TN 37067
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Let Lines
Enstrub USA
King sport USA

Jockey Properties GP



92 PCT Aerial, Census, Parcel/Zip
 Zones: No Block, From Census, Parcel/Zip
 Zone AC: Parcel From Parcel/Zip
 Parcel/Zip Area: Zone AC

Sullivan County, TN
Planning and Codes Dept.

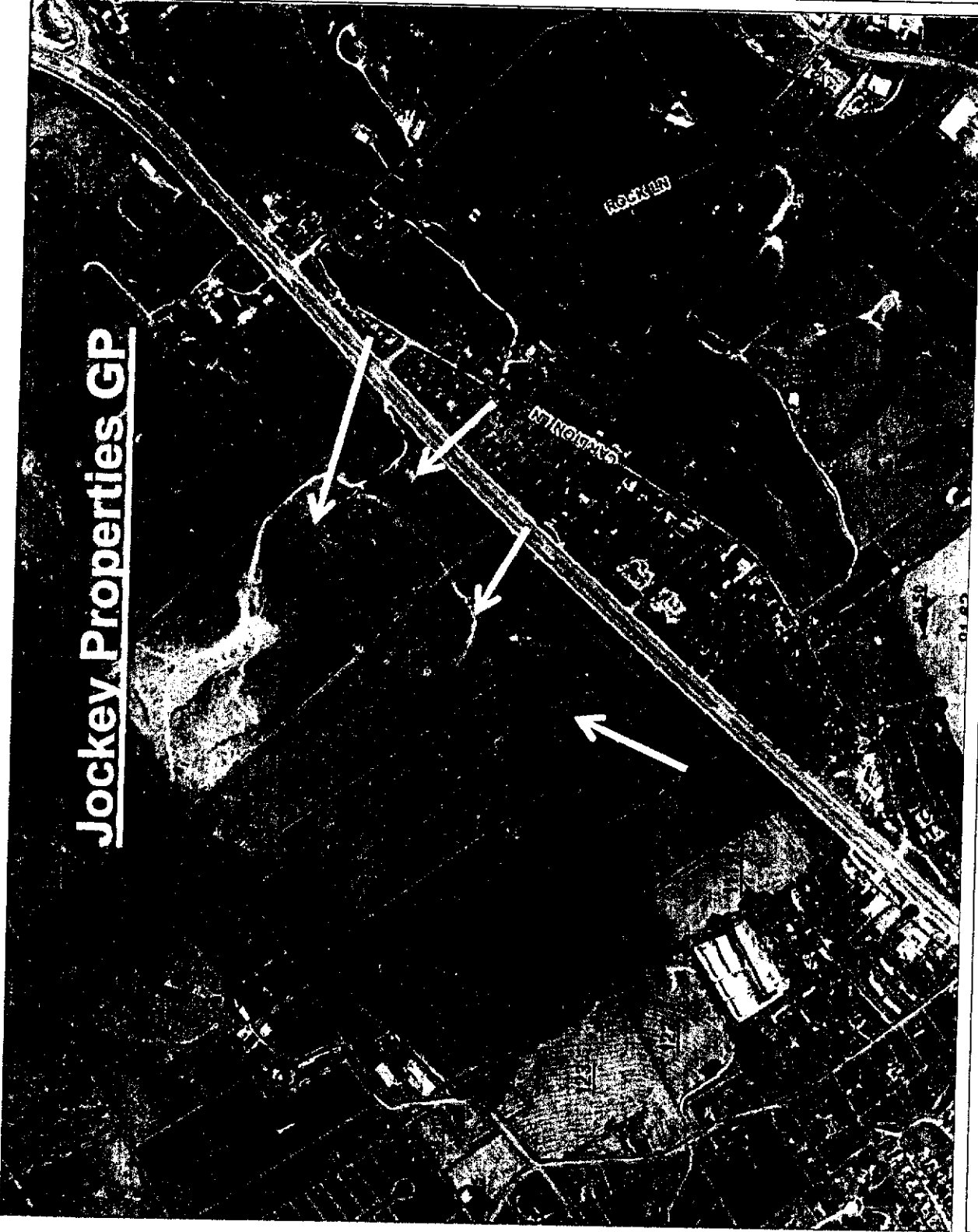


Address Data Source:
Sullivan County, TN
Kingsport, TN
Johnson City, TN
Greeneville, TN


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Lot Lines
Bristol UGB
Kingsport UGB
Imagery

Jockey Properties GP



- 02 PCT 1st 2nd 3rd 4th 5th 6th 7th 8th 9th 10th 11th 12th
- Zone A - No Duplex Floor Extensions, Single-Family
- Zone AC - Single-Family, Duplex, Medium-Density Residential
- Zone A - Single-Family, Duplex, Medium-Density Residential



Sullivan County, TN
Planning and Codes Dept.

Address Data Source:
 Sullivan County, Sul Co 911
 Kingsport GIS
 Johnson City, TN GIS
 Bristol, Bristol 911

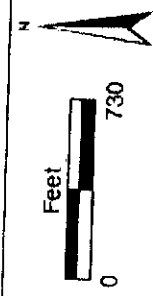
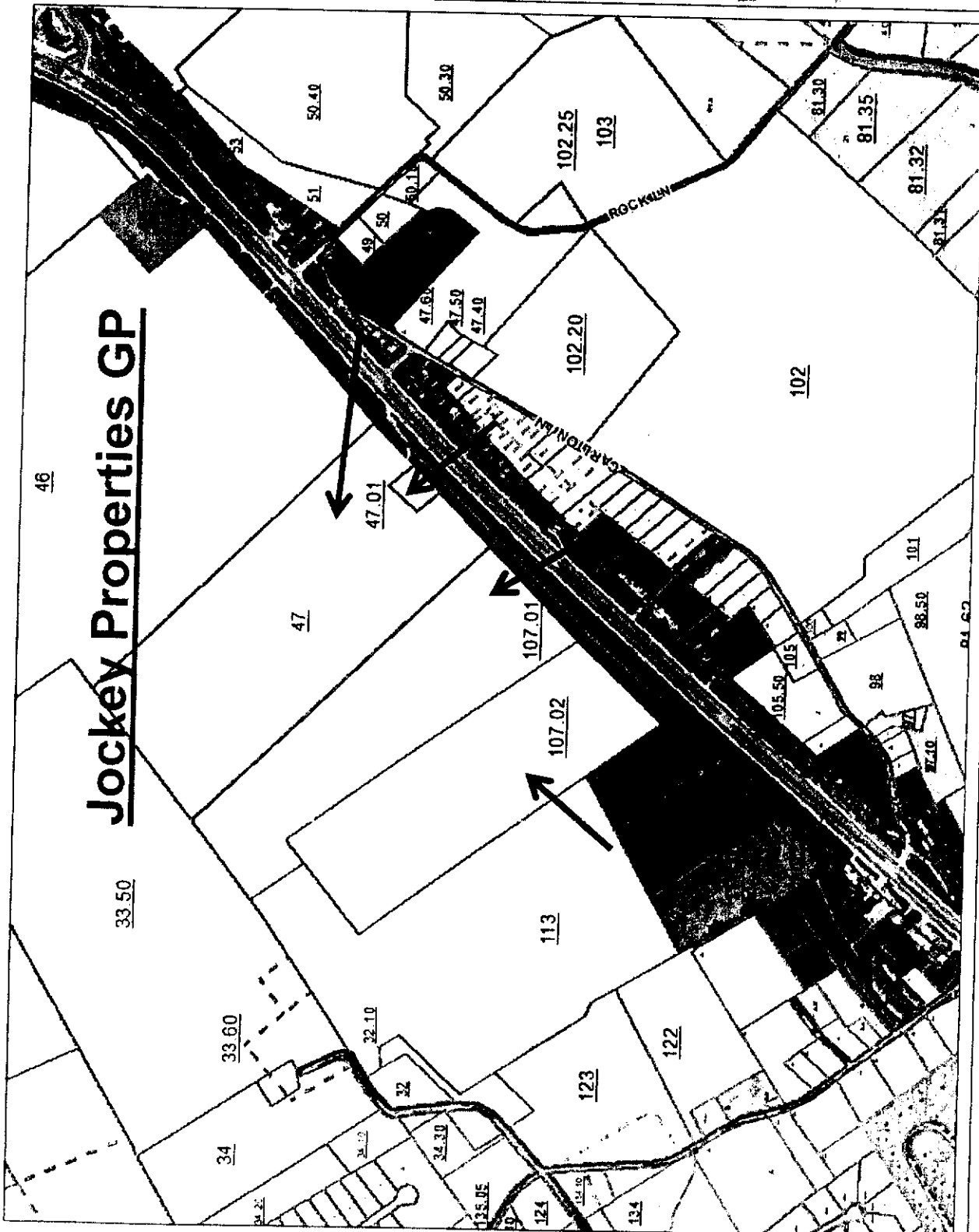
Notice:

A tax map has no legal standing other than the assessment of taxes. It cannot be used to establish boundary lines or transfer and convey property. A plat survey or contract to practice and survey in the State of Tennessee should be obtained for all questions of boundary and location of lot lines.

Lot Lines
 Bristol UGB
 Kingsport UGB
 Sullivan County Zoning

- A-1
- A-2
- AR
- B-1
- B-2
- B-3
- B-4
- M-1
- M-2
- PBD-3
- PBD/SC
- PHD-1
- PHD-2
- R-1
- R-2
- R-ZA
- R-3
- R-3A
- R-3B
- Water
- imagery

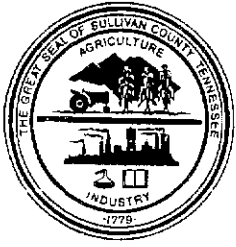
Jockey Properties GP



02 POTA Hazard Overlay: Flood Hazard
 Zone A - No Base Flood Elevations Determined
 Zone AC - Base Flood Elevations Determined
 Floodway Area - Zone AC

Sullivan County, TN
 Planning and Codes Dept.





SULLIVAN COUNTY
Planning & Codes Department
3411 Highway 126, Suite 30
Blountville, TN 37617
Office: 423.323.6440
Fax: 423.279.2886

000970

NOTICE OF REZONING REQUEST

Dear Property Owner:

Please be advised Jockey Properties has applied to Sullivan County to rezone property located on Highway 11 E from A-1 (General Agricultural/Estate Residential District) to R-3B (High Density/Single-Family) for the purpose of a residential subdivision.

Sullivan County Regional Planning Commission – 6:00 PM on August 18, 2020

County Commission – 6:00 PM on September 17, 2020

Both meetings are held in the Old Historic Sullivan County Courthouse, 2nd Floor Commission Hall at 3411 Highway 126, downtown Blountville. Please let the Sullivan County Planner know if you need any special assistance for these public meetings at 423-279-2603.

Regards,

A handwritten signature in cursive script, appearing to read "Ambre M. Torbett".

Ambre M. Torbett, AICP
Director Planning & Codes

mn

MINUTES
SULLIVAN COUNTY REGIONAL PLANNING COMMISSION
SULLIVAN COUNTY
AUGUST 18, 2020 – 6:00 PM

000971

A. **CALL TO ORDER:** *The chairman called the meeting to order. The chairman led the Pledge of Allegiance.*

MEMBERS PRESENT – Mark Webb (chair and Bristol PC rep); ~~Linda Brittenham (vice chair)~~; Mary Ann Hager (Historic Zoning Commission Liaison/alternate secretary); Darlene Calton (County Commissioner Liaison); John Moody (Kingsport PC rep); Don Mumpower; Mary Rouse, Calvin Clifton and Laura McMillan.
STAFF - Ambre Torbett (Planning & Codes Director/PC Secretary).

GUESTS/CITIZENS IN ATTENDANCE – See sign-in sheet

B. **MINUTES:** *On a motion by Darlene Calton and seconded by Mary Rouse the July 21, 2020 meeting minutes were approved as published.*

C. **SWEARING IN OF WITNESSES:** *The general public, applicants, staff, and any persons planning to speak for or against any scheduled application on the agenda shall be sworn in under oath. Staff shall lead the oath.*

D. **SUBDIVISION PLATS AND PLANS:**

D1. FINAL PLAT – DEFERRED

DRAFT

D2. FINAL PLAT – BARGER HOLLOW ESTATES, 6 LOTS

FINDINGS OF FACT –

Property Owners:	Rick Vaughan, new owner (formerly Mary Olinger)
Applicants:	Matthew Strickler, surveyor
Representative:	same
Location:	Barger Hollow Road, Blountville
Civil district:	6 th
Parcel ID:	Tax Map 034, Parcel 079.00
Surveyor:	Alley & Associates
Engineer:	n/a
Growth Boundary:	Sullivan County Rural Area
Utility District:	Kingsport Public Water
Public Sewer:	n/a
Zoning:	R-1
Surrounding Zoning:	R-1 and A-1

Staff Field Notes and General Comments:

- The owner is seeking final plat approval to subdivide this 4.78-acre pastureland into 6 buildable lots.

- All lots meet the minimum zoning regulations.
- The site served by public water but individual septic systems.
- Staff is waiting on final copies to be signed.
- Staff recommends in favor of this request subject to all agency signatures.

Meeting Notes at Planning Commission:

- *Staff read her report and recommendation.*
- *Matthew Strickler, surveyor, was present to answer any questions.*
- *Mary Rouse motioned to approve the final plat as submitted per staff's recommendation and as all required signatures have been obtained.*
- *John Moody seconded the motion and the vote in favor passed unanimously.*

D. SUBDIVISION PLATS AND PLANS:

D3. FINAL PLAT – BLAIR PROPERTIES OFF HOBBS HOLLOW ROAD AND US ROUTE 11W – 3 LOTS

FINDINGS OF FACT –

Property Owners:	William & Grace Blaire and Emma Grace Blair
Applicants:	same
Representative:	Daniel Mort, surveyor
Location:	Hobbs Hollow Road at J H Fauver Rd intersection, Blountville
Civil district:	6 th
Parcel ID:	Tax Map 034, Parcels 187.10, 189.00 and TM 017, Parcel 089.00
Surveyor:	James Daniel Mort, RLS
Engineer:	n/a
Growth Boundary:	Sullivan County Planned Growth Area
Utility District:	Bristol Public Water
Public Sewer:	n/a
Zoning:	A-1
Surrounding Zoning:	A-1

DRAFT

Staff Field Notes and General Comments:

- The owners are seeking to replat the properties to have one house per tract of land.
- The site is also home to Central Bus Systems – a legal but non-conforming business that runs the school bus system for Sullivan County.
- Staff recommends in favor of this request. All signatures that are required have been obtained on the final plat.

Meeting Notes at Planning Commission:

- *Staff read her report and recommendation.*
- *Discussion followed regarding location and plan.*
- *Mr. Blair was present should the commission have any questions.*
- *Commissioner Calton motioned to approve the final plat per staff's recommendation and as all required signatures have been obtained. Mary Ann Hager seconded the motion and the vote in favor passed unanimously.*

E. COMPREHENSIVE DEVELOPMENT PLANS:

000973

E1. UPDATED SITE PLAN FOR LAKE RETREAT CAMPGROUND

FINDINGS OF FACT –

Property Owners: Michelle Dolan (Denise)
Applicants: same
Representative: Jeremy Fields, PE – Appalachian Design Services
Location: Painter Creek Road, Bristol
Civil district: 1st
Parcel ID: Tax Map 024A, Group A, Parcel 049.00
Surveyor: Steve Hamby, RLS – Appalachian Design Services
Engineer: Jeremy Fields, PE
Growth Boundary: Sullivan County Rural Area
Utility District: Intermont Utility
Public Sewer: n/a
Zoning: AR - Recreation
Surrounding Zoning: A-1

Staff Field Notes and General Comments:

- DRAFT**
- The owner is seeking approval to build a 16'x76' mobile home/office and a 24'x40' open air pavilion to serve her campground guests.
 - This campground is the newest campground approved by the commission on South Holston Lake.
 - The proposed open-air pavilion will be located close to the entrance into the campground.
 - The site already has a park-model used as an office.
 - The camping spots are below the 1747 flowage easement but above the floodplain and therefore cannot have any decks or porches. All campers must be road ready. However, all campers and structures are actually located above the normal summer pool of South Holston Lake – floodplain.
 - Campground owners may live on site within a mobile home or park model as well as have an office building.
 - Staff needs clarification on which will be used for a dwelling and which for an office or combination of such.
 - All site plan and zoning code standards seem to be in compliance per the updated plan

Meeting Notes at Planning Commission:

- Staff read her report and recommendations.
- Jeremy Fields, engineer representing the owner, was present.
- Discussion ensued regarding the layout.
- Chairman Webb asked if consideration should be made to ensure the guests do not drive over the septic system to get to the pavilion. Discussion continued.
- Mr. Fields explained that the existing park model was too small to be used for the office as well as residence of the campground manager. Therefore, they are requesting the park model be used solely for the campground office and a new mobile home be added for his residence.
- Staff confirmed that the AR zoning would allow this. She explained that this new campground was approved by the Planning Commission a few years ago, is zoned properly and has restrictions. She explained that all of the permanent structures were located above the TVA easement and that the septic was pumped up from the campers to the designated area above floodplain and 1747.
- After considerable discussion, Calvin Clifton motioned to approve the updated site plan per staff's recommendation and the condition that no driving or parking would be allowed over the septic systems. John Moody seconded the motion and the vote in favor passed unanimously.

The chairman read the opening statement regarding the public hearing process for consideration of any rezoning request.

F1. Rezoning Request to change map from A-1 to R-3B

FINDINGS OF FACT –

Property Owners:	Chad Baker, in care of Jockey Properties GP
Applicants:	Chad Baker
Location:	off of Hwy 11E, Piney Flats/Bluff City area
Civil district:	16 th
Parcel ID:	Tax Map 110, Parcels 047; 047.10; and Tax Map 124, Parcels 107.01; 107.02
Surveyor:	Tysinger Hampton & Partners
Engineer:	Tysinger Hampton & Partners
Growth Boundary:	Bluff City Urban Growth Boundary
Utility District:	Johnson City Public Water
Public Sewer:	Bristol Public Sewer
Acreage:	Approximately 99.63+/- (4 parcels total)
Zoning:	A-1
Surrounding Zoning:	A-1
Proposed Zoning Change:	R-3B – High Density Single Family
Purpose of Rezoning:	Residential Planned Development
Future Land Use Plan:	Commercial Corridor and Estate Residential on hill side
Neighborhood Opposition:	none noted prior to meeting

DRAFT

Staff Field Notes and General Comments:

- The property owner is requesting to rezone the property to be able to develop it into a residential subdivision with varying lot sizes and home styles.
- Bristol public sewer is available on the site along Weaver Branch Creek.
- Johnson City Public water is available from the highway.
- Weaver Branch Creek is an impaired stream per the 2018 TDEC List as per the EPA 303D report. The stream is impaired due to E. Coli bacteria.
- The site consists of 3 large farm tracts and one house lot.

Meeting Notes at Planning Commission:

- Staff read her report and findings. She explained that this site was large and if rezoned will need to be constructed in phases. Discussion followed.
- Mr. Chad Baker, owner/developer, was present. He explained that while he owns his own construction/grading company, he may sell lots to other homebuilders. He plans on about 140 lots.
- Mr. Charles Arnold and son, Chase Arnold, were present. Mr. Charles Arnold stated that he has farmed the adjacent properties for years and was concerned about if his cattle were loose or if future homeowners would have issues with farming activities next door. He was concerned with future neighborhood kids or dogs interfering with his cattle. He asked if the developer could be required to fence the perimeter of this residential development and if a buffer could be added to ensure his cattle are undisturbed. Discussion continued.
- Dr. Webb, chairman, stated that they have taken note of his concerns and if the County Commission approved the rezoning next month, then the Planning Commission could address these concerns during future construction plan/site plan submission
- Mary Ann Hager motioned to forward a favorable rezoning request for this property from A 1 to R-3B to the County Commission. Commissioner Darlene Calton seconded the motion and the vote in favor passed unanimously.
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G. NEW BUSINESS/PUBLIC HEARING:**G1. Annual review of the Stormwater Pollution Prevention Planning Report 2019-2020**

- Staff distributed notebooks to each member which included the Sullivan County Developers Guide on Pre-Construction and Post Construction for Stormwater Pollution Prevention and Management. Discussion ensued regarding the annual report to TDEC and training for Commissioners regarding the Do's and Don'ts on Stormwater Design. Discussion continued regarding the 6 Best Management Practices for the stormwater administration for Sullivan County. Public Education as well as Response and Enforcement consume a lot of staff time. The county has been a Municipal Separate Stormwater Sewage System community as designed by the EPA since 2003.
- Workshop discussion plus additional reading by each member shall serve as 2 hours of continuing education for the Planning Commission participants per Public Chapter 862).

H. OLD BUSINESS: - none scheduled**I. OTHER MATTERS OF MUTUAL INTEREST:**

11. Next Month's Rezoning Cases: none in SC jurisdiction

12. Subdivision Plat List: See insert in packet

J. UNSCHEDULED PUBLIC COMMENTS: Anyone wishing to address the Planning Commission on matters of concern other than a scheduled agenda application is welcome to sign in on the list. In the interest of conducting business in a timely manner, citizens shall be limited to 3-5 minutes each. No action shall be made by the Planning Commission on matters otherwise not on the published agenda.

K. ADJOURNMENT:

- Members adjourned at: 7:55PM.
- The next regularly scheduled meeting will be held September 15, 2020 at 6:00PM.

Approval of Minutes:

Sign: _____
Secretary of Planning Commission

Date: _____

Attest: _____
Alternate Secretary of the Planning Commission

Date: _____

Sponsors: Calton/Gardner
Rezoning File #2

Jockey Properties

A1 to R-B3

		Yes	No	Abstain	Absent
Akard, III	David	1			
Blalock	Judy	1			
Broughton	Todd	1			
Calton	Darlene	1			
Cole	Michael	1			
Crawford	Larry	1			
Cross	Andrew	1			
Crosswhite	Joyce	1			
Gardner	John	1			
George	Colette	1			
Glover	Hershel	1			
Harkleroad	Terry	1			
Hutton	Mark	1			
Jones	Sam	1			
King	Dwight	1			
Leonard	Tony	1			
Locke	Hunter	1			
Morrell	Randy	1			
Pierce	Archie	1			
Stanley	Angie	1			
Starnes	Alicia	1			
Stidham	Gary	1			
Vance	Mark	1			
Woods	Doug	1			
	VOTES	24	0	0	0
		Yes	No	Abstain	Absent