

COUNTY COMMISSION-REGULAR SESSION

308

OCTOBER 16, 2025

BE IT REMEMBERED THAT:

COUNTY COMMISSION MET PURSUANT TO ADJOURNMENT IN REGULAR SESSION OF THE SULLIVAN COUNTY BOARD OF COMMISSIONERS THIS THURSDAY EVENING, OCTOBER 16, 2025, AT 6:00 P.M. IN BLOUNTVILLE, TENNESSEE. PRESENT AND PRESIDING WAS COMMISSIONER JOHN GARDNER, CHAIRMAN, AND TERESA JACOBS, COUNTY CLERK OF SAID BOARD OF COMMISSIONERS,

TO WIT:

The Commission was called to order by Commissioner John Gardner, Chairman. Sheriff Jeff Cassidy opened the commission, and Commissioner Larry Crawford gave the invocation. The pledge to the flag was led by Commissioner Gary Stidham.

COMMISSIONERS PRESENT AND ANSWERING ROLL WERE AS FOLLOWS:

	MARK IRESON
DARLENE CALTON	SAM JONES
JOE CARR	DWIGHT KING
MICHAEL COLE	TONY LEONARD
LARRY CRAWFORD	MICHAEL HUNTER LOCKE
ANDREW CROSS	
JOYCE CROSSWHITE	JESSICA MEANS
JOHN GARDNER	ARCHIE PIERCE
HERSHEL GLOVER	SEAT VACANT
CHERYL HARVEY	GARY STIDHAM
	ZANE VANOVER
	TRAVIS WARD

19 PRESENT, 4 ABSENT, 1 SEAT VACANT

ABSENT AT ROLL CALL: AKARD, HAYES, HORNE, MCMURRAY

NOTE: AKARD AND MCMURRAY IN AT 6:05 PM

The following pages indicate the action taken by the commission on rezoning requests, approval of notary applications and personal surety bonds, motions, resolutions, and other matters subject to the approval of the Board of Commissioners.

Motion was made by Comm. Crawford, and seconded by Comm. Calton to approve the minutes of the Rezoning Hearing/Work Session held on September 11, 2025, and the minutes of the Regular Session held on September 16, 2025.

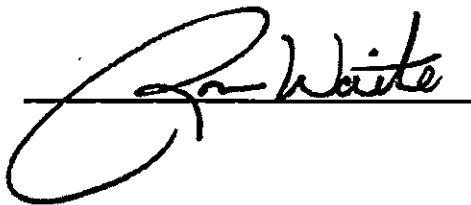
Approved 20 Yes, 3 Absent, 1 seat vacant.

Affidavit of Publication
TIMES NEWS
701 Lynn Garden Drive • Kingsport
County of Sullivan, State of Tennessee

I, Ron Waite, being duly sworn upon oath, deposes and state that I am the publisher of the Times News, a daily newspaper published in the City of Kingsport, County of Sullivan, in the State of Tennessee. This Legal Notice contains a true and correct copy of what was published in the regular edition of said newspaper, in consecutive issues on the following dates:

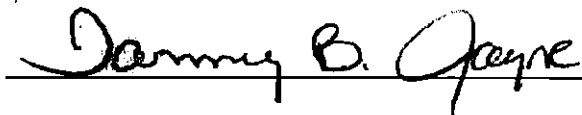
Publication Dates: 10/02/2025

Ad#: 12522 Public Notice

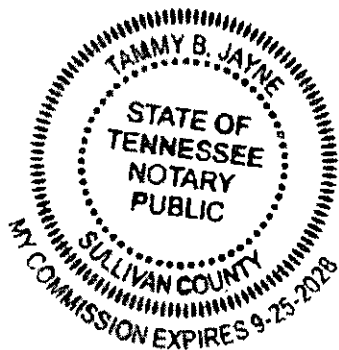


Ron Waite

Signed and sworn to before me
on 10/02/2025



Tammy B. Jayne - Notary Public
My commission expires: September 25, 2028



PUBLIC NOTICE OF MEETING OF THE BOARD OF
COMMISSIONERS OF SULLIVAN COUNTY, TENNESSEE
FOR THE MONTH OF OCTOBER 2025

Notice is hereby given to all members of the Board of County Commissioners, all residents of Sullivan County, Tennessee, and to any and all other persons interested, that one (1) open, public meeting of the Board of County Commission of Sullivan County will be held at the regular meeting place of the Board at the Courthouse in Blountville, Tennessee during the month of October 2025. The monthly Work Session has been cancelled for October 9, 2025 and the Rezoning cases originally scheduled for October 9th will now be heard at the monthly Regular Session, which will commence at the hour of 6:00 p.m. on Thursday evening, October 16, 2025. Any person wishing to provide public comment at such meetings shall sign up on the provided sign-up sheet prior to the start of the meeting. This notice is given pursuant to the provisions of Section 8-44-101 to 8-44-108 inclusive of Tennessee Code Annotated.

Teresa Jacobs
Sullivan County Clerk

PUB. 1T: 10/02/2025

309

Agenda subject voting report

Meeting name

Sullivan County Commission October 16 2025

10/16/2025

4 Roll Call by Teresa Jacobs, County Clerk
Roll Call

Description

Roll Call

310

Chairman

Gardner, John

Total vote result

Voting start time 5:59:14 PM
Voting stop time 6:00:00 PM
Voting configuration Roll Call - Attendances
Voting mode Open
Vote result

Present	19
Total Present	19
Total Seats	28
Absent	5/4

1 seat vacant

Group voting result

Group	Yes	Absent
No group	19	0
Total result	19	9/4

Individual voting result

Name	Yes	Absent
Akard, David ()		X
Calton, Darlene ()	X	
Carr, Joe ()	X	
Cole, Michael ()	X	
Crawford, Larry ()	X	
Cross, Andrew ()	X	
Crosswhite, Joyce ()	X	
Gardner, John ()	X	
Glover, Hershel ()	X	
Harvey, Cheryl ()	X	
Hayes, David ()		X
Horne, Daniel ()		X
Ireson, Mark ()	X	
Jones, Sam ()	X	
King, Dwight ()	X	
Leonard, Tony ()	X	
Locke, Hunter ()	X	
McMurray, Joe ()		X
Means, Jessica ()	X	
Pierce, Archie ()	X	
Slagle, Matt ()		
Stidham, Gary ()	X	
Vanover, Zane ()	X	
Ward, Travis ()	X	

Vacant

SULLIVAN COUNTY
Board of County Commissioners
Order of Business
October 16, 2025
6:00 p.m.

311

COUNTY COMMISSION REGULAR SESSION

And Rezoning Hearing

- ❖ Call to Order by Sheriff Jeff Cassidy
- ❖ Chairman John Gardner presiding
- ❖ Invocation
- ❖ Pledge to the American Flag
- ❖ Roll Call by Teresa Jacobs, Sullivan County Clerk
- ❖ **Rezoning Hearing**
 - Case 1) Emma McClellan, B-3 to R-1, Commission District 6
 - Case 2) Garry J. Calcott, R-1 to A-1, Commission District 6
 - Case 3) Garry J. Calcott, R-1 to A-1, Commission District 6
- ❖ **Presentations and Proclamations**
 - ❖ **First Item** – NETTA Executive Director Alicia Phelps – Quarterly report on tourism marketing and promotion provided through NETTA’s receipt of 50% of revenue generated by the Sullivan County Occupancy Tax.
 - Second Item** – Networks Executive Director Clay Walker – Update on economic development efforts.
 - Third Item** – Proclamation of Sullivan County Day.
 - Fourth Item** – Kingsport Deputy City Manager Ryan McReynolds – update on city/county joint renovation and expansion of Justice Center in downtown Kingsport.
 - Fifth Item** – The Holston Heritage Museum Board of Directors – short video followed by presentation of plaque of appreciation to the Commission by Bluff City Alderman Jerry Malone.
 - Sixth Item** – Sheriff Jeff Cassidy, recognition of responders to Hurricane Helene.
 - Seventh Item** – Commissioner Travis Ward, special presentation.
- ❖ Approval of Meeting Minutes of: September 11, 2025, Rezoning Hearing and Work Session; and September 16, 2025, Regular Session Meeting. (Minutes are provided to commission members electronically and are available to the public at www.sullivancountyclerktn.com/commission-minutes)

**SULLIVAN COUNTY
Board of County Commissioners
Order of Business
October 16, 2025
6:00 p.m.**

CONTINUED from previous page

COUNTY COMMISSION REGULAR SESSION

And Rezoning Hearing

- ❖ Approval of Notaries Public
- ❖ Public Comment on Agenda Items
- ❖ Public Comment on Items not on the agenda
- ❖ Consent Calendar
- ❖ Old Business/New Business
- ❖ Announcements
- ❖ Adjournment

**PROCLAMATION
OF
SULLIVAN COUNTY DAY**

Whereas, Sullivan County was established October 30, 1779, by the North Carolina assembly; and

Whereas, Sullivan County remained a part of north Carolina until 1789, when it was place in the United States territory south of the river Ohio; and

Whereas, in 1796 it became part of the great state of Tennessee; and

Whereas, this month marks 246 years of Sullivan County's distinguished heritage as an epitome of American democracy, providing its citizenry with direct governance and services at the local level; and

Whereas, the Sullivan County Commission meets monthly on the third Thursday of each month of the year and wishes to encourage continued and increased attendance of county residents at these meetings; and

Whereas, The Sullivan County commission wants to raise public awareness and understanding of the workings of county government, while celebrating the rich history of our county as we approach Sullivan County's 250th birthday.

Now, therefore, I, Richard s. Venable, as county mayor and on behalf of the Sullivan County commission serving 2022-2026, hereby proclaim the third Thursday of October to be recognized and celebrated as "Sullivan County Day."

Subscribed this 16th day of October 2025

IN WITNESS WHEREOF, I have
hereunto set my hand and caused the seal
of Sullivan County, Tennessee to be
affixed in Blountville on this 16th day of
October 2025



Richard S. Venable

Richard S. Venable, Sullivan County Mayor

**Sullivan County
Board of County Commissioners
245th Annual Session**

Item 1
Resolution No. 2025-10-01

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 16th day of October 2025.

**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.

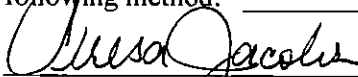
All resolutions in conflict herewith be and the same rescinded insofar as such conflict exists.

Duly adopted this 16th day of October 2025.

Reviewed by Chairman: 
John T. Gardner, Chairman, Sullivan County Commission

ATTEST: 
Teresa Jacobs, County Clerk

Delivered to the Sullivan County Mayor or his secretary this the 20th day of October, 2025, at or about the following time 9:00 am by the following method: Hand delivered.


Teresa Jacobs, County Clerk

CONTINUED

Item 1

Resolution No. 2025-10-01

ACTION BY MAYOR

Reviewed and ACCEPTED by Mayor, Sullivan County:


 Mayor, Sullivan County

Reviewed and VETOED by Mayor, Sullivan County:

Mayor, Sullivan County

Delivered to the Chairman of the Sullivan County Commission or his designee this the _____
 day of _____, 20____ at or about the following time _____ by the
 following _____ method:

Mayor, Sullivan County**Introduced by: Commissioner Darlene Calton****Seconded by: Commissioner David Hayes****ACTIONS:** 10/16/25 (Regular Session) Approved 20 Yes, 3 Absent, 1 seat vacant

Agenda subject voting report

Meeting name

Sullivan County Commission October 16 2025

10/16/2025

70 Rezoning Request and/or Zoning Text Amendments
Vote

Description

Case 1) Emma McClellan, B-3 to R-1, Commission District 6

316

Case 2) Garry J. Calcott, R-1 to A-1, Commission District 6

Case 3) Garry J. Calcott, R-1 to A-2, Commission District 6

Chairman

Gardner, John

Total vote result

Voting start time 6:13:49 PM
Voting stop time 6:14:49 PM
Voting configuration Vote
Voting mode Open
Vote result

Yes	20
Abstain	0
No	0
Total Present	20
Absent	13

1 seat vacant

Group voting result

Group	Yes	Absent
No group	20	0
Total result	20	13

Individual voting result

Name	Yes	Abstain	No	Absent
Akard, David ()	X			
Calton, Darlene ()	X			
Carr, Joe ()	X			
Cole, Michael ()	X			
Crawford, Larry ()	X			
Cross, Andrew ()	X			
Crosswhite, Joyce ()	X			
Gardner, John ()	X			
Glover, Hershel ()	X			
Harvey, Cheryl ()	X			
Hayes, David ()				X
Horne, Daniel ()				X
Ireson, Mark ()	X			
Jones, Sam ()				X
King, Dwight ()	X			
Leonard, Tony ()	X			
Locke, Hunter ()	X			
McMurray, Joe ()	X			
Means, Jessica ()	X			
Pierce, Archie ()	X			
Slagle, Matt () Vacant				
Stidham, Gary ()	X			

Agenda subject voting report

Meeting name

Sullivan County Commission October 16 2025

10/16/2025

Name	Yes	Abstain	No	Absent
Vanover, Zane ()	X			
Ward, Travis ()	X			

317

August 14, 2025 - Mock Session

Motion by: Calton Seconded by: Hayes

[illegible]

Voting Summary:

Name	Case	Yes	No	Pass / Abseln	Absent	Pass (Yes or No)
Ermine McClellan	1	21		1 seat vacant	2	YES
Garry J. Calcott	2	21		1 seat vacant	2	YES
Garry J. Calcott	3	21		1 seat vacant	2	YES

Footnote:

ZTA: Zoning Text Amendment

- Completed Application is when all information is stored, fee has been paid and no outstanding documents needed. Date of Application is when the applicant initially files

Case #1

B-3 to R-1

**General Business Service District to Low Density/Single-Family
Residential District for the purposed of placing a home on the
property**

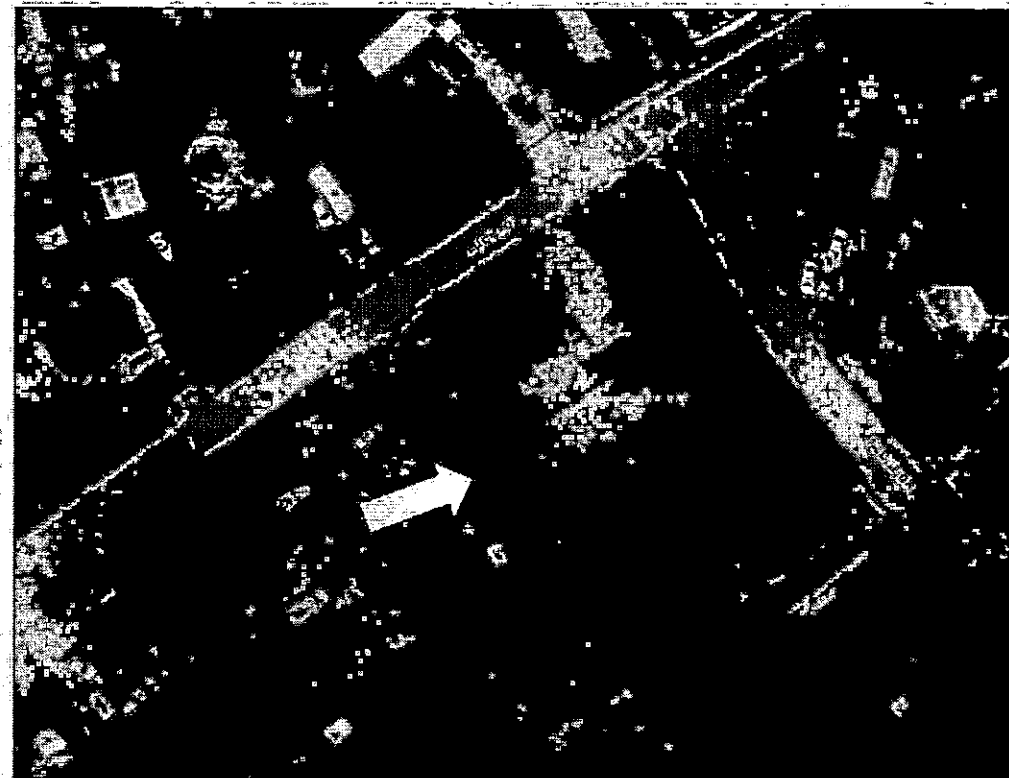
Tax Map 014K, Group D, Parcel 008.01

for Emma McClellan

**Sullivan County Planning Commission
voted to send a favorable recommendation
to the County Commission**

621 Lucy Rd, Kingsprt, TN 37660

Civil District 10th
Commission District 6th
(Home, Means, Vanover)



**Sullivan County, TN
Planning and Codes Dept.**

Feet
0 50



Address Data Source:
Sullivan County GIS
Kingsport, TN 37660
Address Data: 2008
Source: 2011

Notice:
Aerial map data has been reviewed
after that the information of
this map is used for
any other purpose. The
data is not intended to be
used for any other purpose.
The data is not intended to be
used for any other purpose.
The data is not intended to be
used for any other purpose.

☐ County Line
☐ Parcel Number
☐ Parcel Owner
☐ Labels
☐ Parcel Lines

PETITION TO SULLIVAN COUNTY FOR REZONING

320

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: 8-4-25

Property Owner: Emma McClellan

Address: 621 Lucy Rd. Kingsport, TN. 37660

Phone number: 423-963-8031

Email: e.mcclellan02@gmail.com

Property Identification

Tax Map: 014K

Group: D

Parcel: 00801

Zoning Map: 6

Zoning District: B-3

Proposed District: R-1

Civil District: 10

Property Location: 621 Lucy Rd. Kingsport, TN. 37660

Commission District: 6

Purpose of Rezoning: To move home off of "basement" meet setbacks

Meetings

Planning Commission:

Place: Historic Courthouse, 2nd Floor, 3411 Hwy 126 Blountville TN

Date: Sept 16, 2025

Time: 6:00 PM

Approved: _____

Denied: _____

County Commission:

Place: Historic Courthouse 2nd Floor Commission Chambers 3411 Highway 126, Blountville TN

Date: Oct 9, 2025

Time: 6:00 PM

Approved: ☒ APPROVED 10/16/25 21 YES, 2 ABSENT, 1 SEAT VACANT

Denied: _____

DEED RESTRICTIONS

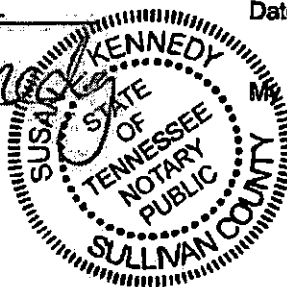
pd cc 103.00
#40927

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: Emma McClellan

Date: 8-4-25

Notary Public: Susan Kennedy



My Commission Expires: 2/21/2029

Agenda subject voting report

Meeting name

Sullivan County Commission October 16 2025

10/16/2025

item 1 rezoning

Description

Chairman

Gardner, John

321

Total vote result

Voting start time 6:19:23 PM
Voting stop time 6:19:44 PM
Voting configuration Vote
Voting mode Open
Vote result

Yes	21
Abstain	0
No	0
Total Present	21
Absent	0 2

1 seat vacant

Group voting result

Group	Yes	Absent
No group	21	0
Total result	21	0 2

Individual voting result

Name	Yes	Abstain	No	Absent
Akard, David ()	X			
Calton, Darlene ()	X			
Carr, Joe ()	X			
Cole, Michael ()	X			
Crawford, Larry ()	X			
Cross, Andrew ()	X			
Crosswhite, Joyce ()	X			
Gardner, John ()	X			
Glover, Hershel ()	X			
Harvey, Cheryl ()	X			
Hayes, David ()				X
Horne, Daniel ()				X
Ireson, Mark ()	X			
Jones, Sam ()	X			
King, Dwight ()	X			
Leonard, Tony ()	X			
Locke, Hunter ()	X			
McMurray, Joe ()	X			
Means, Jessica ()	X			
Pierce, Archie ()	X			
Slagle, Matt () Vacant				
Stidham, Gary ()	X			
Vanover, Zane ()	X			
Ward, Travis ()	X			

F1. Rezoning Request from B-3 to R-1 – 621 Lucy Rd, Kingsport – McClellan**FINDINGS OF FACT –**

Landowner:	Emma McClellan
Applicants:	Same
Representative:	Same
Location:	621 Lucy Rd, Kingsport, TN 37660
Mailing Address of Owners:	Same
Civil district:	10
Parcel ID:	Tax Map 014K, Group D, Parcel 008.01
Subdivision of Record:	N/A
PC1101 Growth Boundary:	Sullivan County Planned Growth Area
Airport Overlay Zone:	No
Existing Land Use of Lot:	Residential
Utility District:	Bloomingtondale
Public Sewer:	No
Flood Plain:	No
Existing Zoning:	B-3
Surrounding Zoning:	B-3/R-1
Surrounding Land Uses:	Commercial / Residential
2006 Land Use Plan:	High Density Residential
Lot/Tract Acreage:	0.37 Acres

Staff Field Notes and Findings of Facts:

- The applicant has requested rezoning from B-3 to R-1 in order to place a home on the property.
- The applicant has already had a survey to remove the interior lot line that was present on the property and has requested rezoning in order to have the reduced setbacks of residential zoning.
- The property was previously utilized as residential.
- When the old home was removed from the property and the new home was trying to be placed, there was a collapsed basement discovered from a previous home that made the originally desired location not possible. This made the B-3 setbacks impossible to meet.
- The property predates zoning, meaning that the lot is considered legal, but non-conforming to the current zoning code due to its acreage.
- Staff recommends in favor of the rezoning as the lot predates zoning, aligns with the 2006 land use plan, has been previously utilized as residential, and abuts other R-1 zoned residential property

Meeting Notes at Planning Commission:

Sullivan (082)

Tax Year 2025 | Reappraisal 2025

Jan 1 Owner

MCCELLAN EMMA ELIZABETH

621 LUCY RD

KINGSPORT TN 37660

Current Owner

LUCY RD-621

Ctrl Map:

014K

Group:

D

Parcel:

008.01

Pl:

SI:

000

Value Information

Land Market Value: \$13,800
 Improvement Value: \$92,800
 Total Market Appraisal: \$106,600
 Assessment Percentage: 25%
 Assessment: \$26,650

Additional Information

General Information

Class: 00 - Residential

City #:

Special Service District 1: 000

District: 10

Number of Buildings: 1

Utilities - Water/Sewer: 03 - PUBLIC / INDIVIDUAL

Utilities - Gas/Gas Type: 00 - NONE

Outbuildings & Yard Items

Building #	Type	Description	Area/Units
1	SHD - SHED	10X12	120
1	ASH - ATTACHED SHED	9X12	108

Sale Information

Long Sale Information list on subsequent pages

Land Information

Deed Acres: 0

Calculated Acres: .37

Total Land Units: 0.37

Land Code	Soil Class	Units
01 - RES		0.37

Residential Building #: 1

Improvement Type:

50 - MANUFACTURED

Exterior Wall:

04 - SIDING AVERAGE

Heat and AC:

7 - HEAT AND COOLING SPLIT

Quality:

0 - BELOW AVERAGE

Square Feet of Living Area:

1344

Foundation:

02 - CONTINUOUS FOOTING

Roof Framing:

02 - GABLE/HIP

Cabinet/Millwork:

03 - AVERAGE

Interior Finish:

07 - DRYWALL

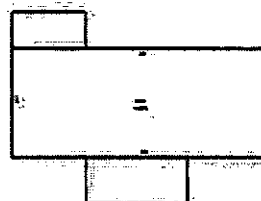
Bath Tiles:

00 - NONE

Shape:

01 - RECTANGLE

Building Sketch



Stories:

1.00

Actual Year Built:

1985

Plumbing Fixtures:

6

Condition:

AV - AVERAGE

Floor System:

04 - WOOD W/ SUB FLOOR

Roof Cover/Deck:

03 - COMPOSITION SHINGLE

Floor Finish:

11 - CARPET COMBINATION

Paint/Decor:

03 - AVERAGE

Electrical:

03 - AVERAGE

Structural Frame:

00 - NONE

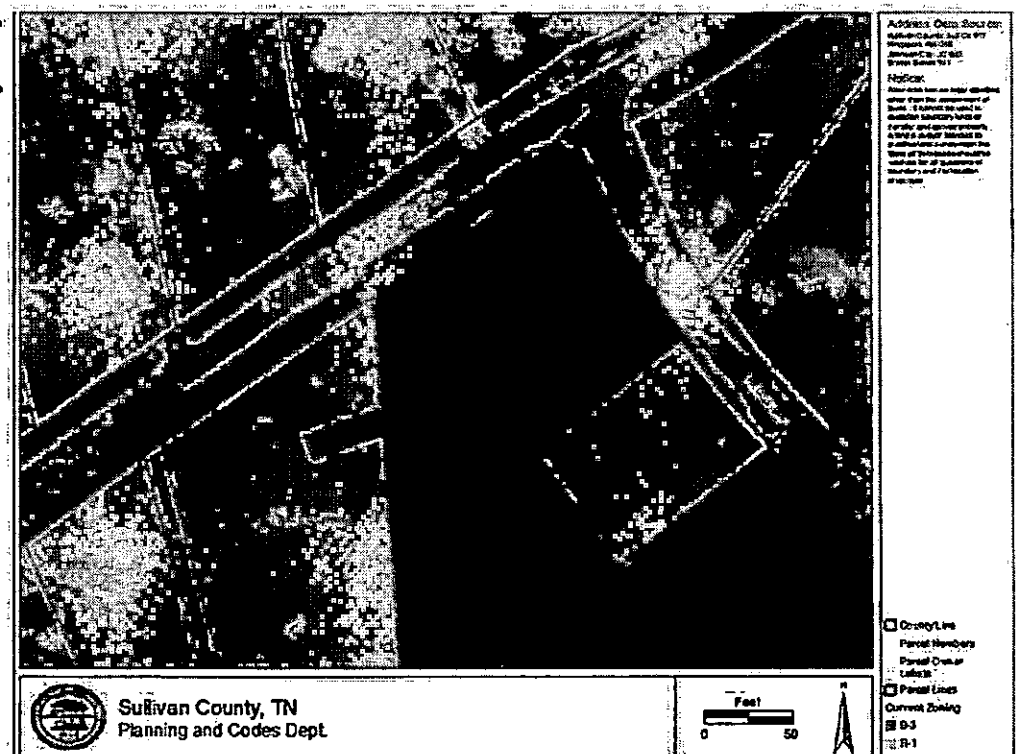
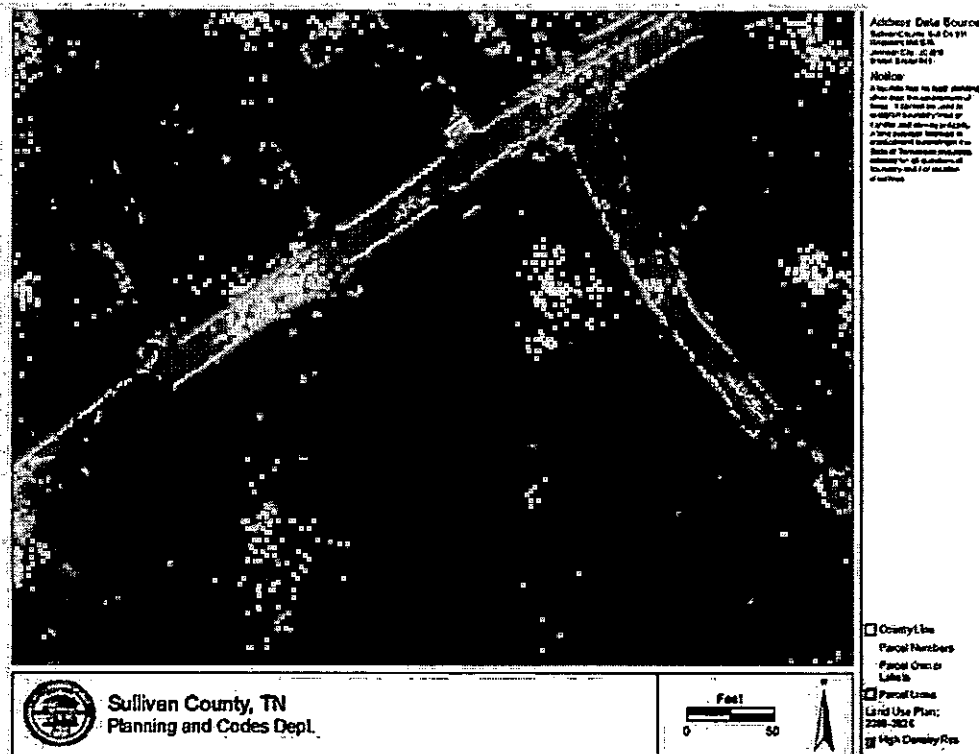
Building Areas

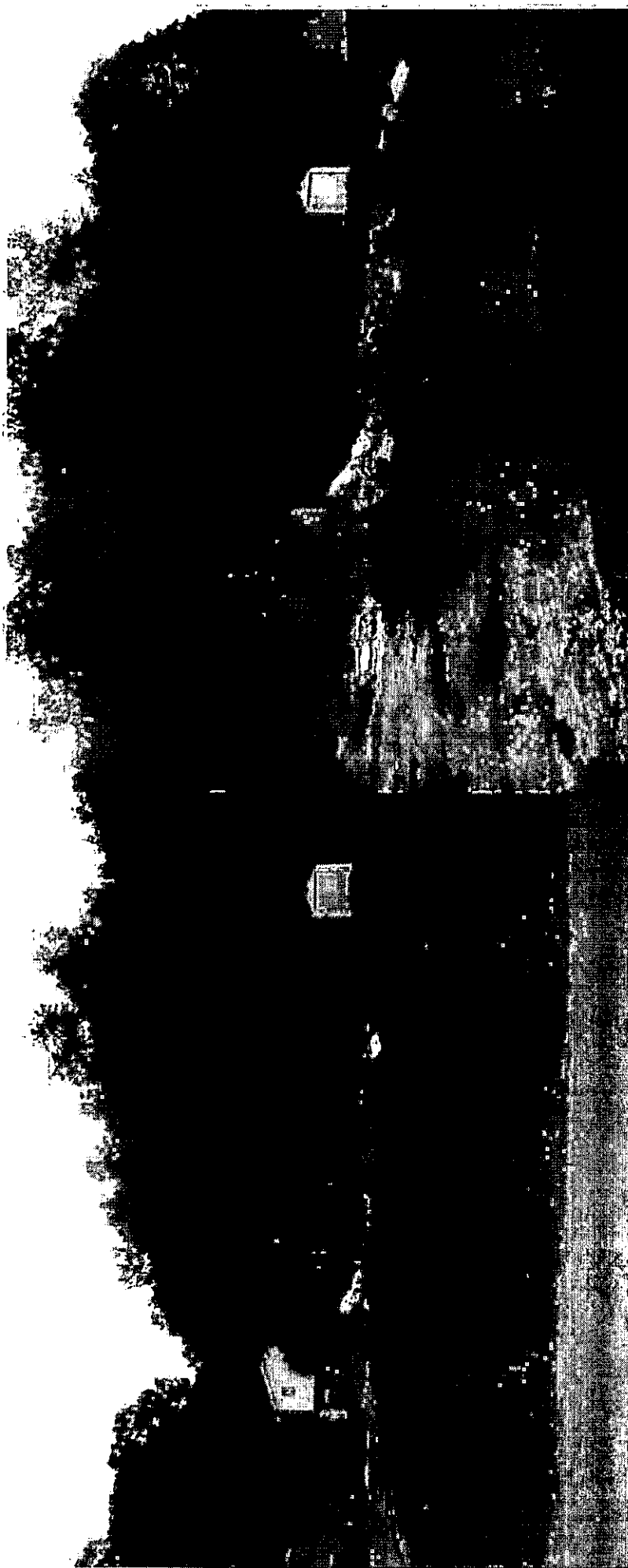
Areas	Square Feet
BAS - BASE	1,344
OPU - OPEN PORCH UNFINISHED	128
OPF - OPEN PORCH FINISHED	220

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
4/27/2017	\$40,000	3243	1597	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
7/12/1983	\$0	361C	36		-	-
5/6/1944	\$0	67A	309		-	-

Land Use Plan and Existing Zoning Plan





Case #2

R-1 to A-1

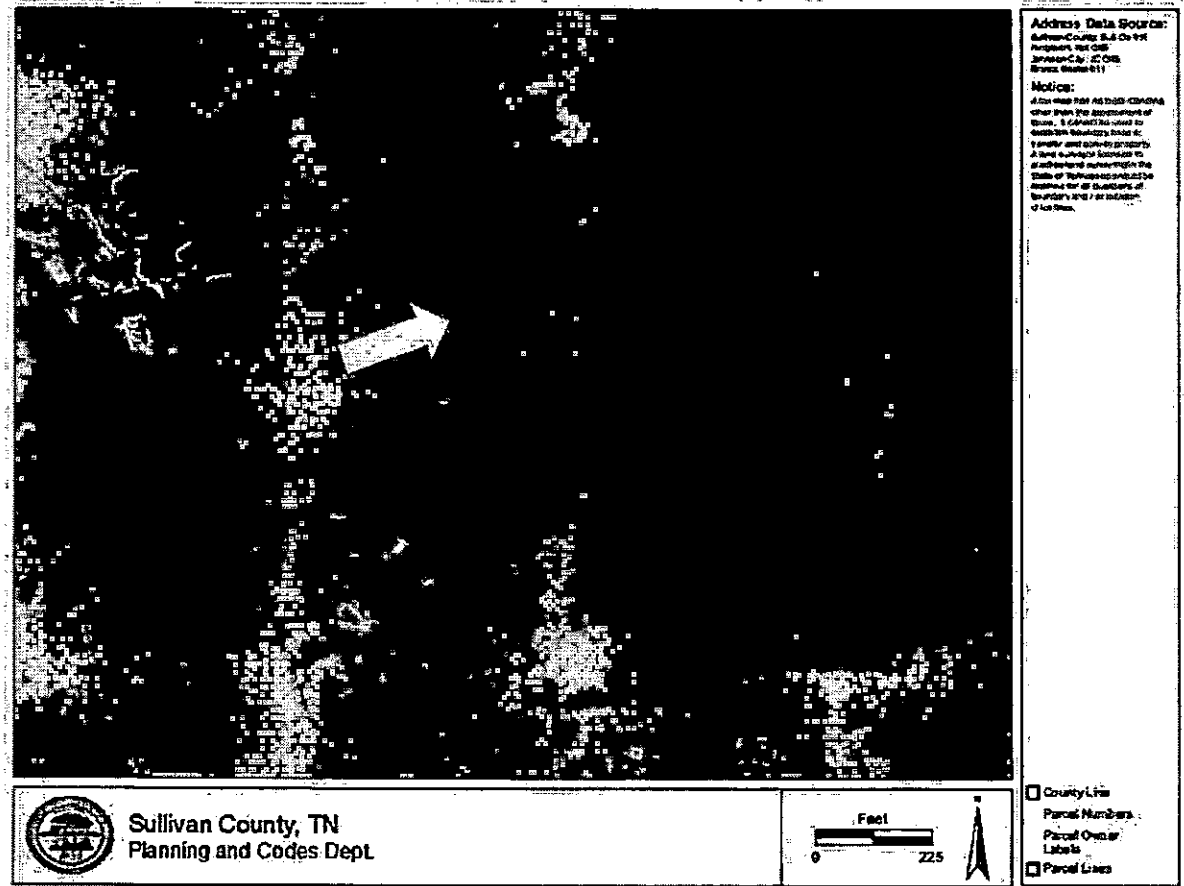
Low Density/Single-Family Residential District to General
Agricultural/Estate Residential District for the purpose of alighting
the property with its current land use
Tax Map 049 Parcel 100.00

for Garry J. Calcott

Sullivan County Planning Commission
voted to send a favorable recommendation
to the County Commission

5593 Hwy 126, Blountville, TN 37617

Civil District 6th
Commission District 6th
(Horne, Means, Vanover)



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: 8-15-25

Property Owner: Garry J. Calcott

Address: 5593 Hwy 126, Blountville, TN 37617

Phone number: 423-646-3925 Email: cjesussoon@gmail.com

Property Identification

Tax Map: 049

Group:

Parcel: 100.00

Zoning Map: 7

Zoning District: R-1

Proposed District: A-1

Civil District: 06

Property Location: 5593 Hwy 126 Blountville TN 37617

Commission District: 6

Purpose of Rezoning: Correct zoning to Agriculture in lieu of R-1

Meetings

Planning Commission: Sullivan County Planning Commission

Place: Historic Courthouse, 2nd Floor, 3411 Hwy 126 Blountville TN

Date: Sept 16 2025

Time: 6:00 PM

Approved: _____

Denied: _____

County Commission:

Place: Historic Courthouse 2nd Floor Commission Chambers 3411 Highway 126, Blountville TN

Date: Oct 09 2025

Time: 6:00 PM

Approved: ☒ APPROVED 10/16/25 21 YES, 2 ABSENT, 1 SEAT VACANT

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: _____

Garry J. Calcott

Date: 8-15-2025

Notary Public: _____

[Signature]

My Commission Expires: 12/28/26

Agenda subject voting report

Meeting name

Sullivan County Commission October 16 2025

10/16/2025

item 2 rezoning

Description

329

Chairman

Gardner, John

Total vote result

Voting start time 6:22:31 PM
Voting stop time 6:22:57 PM
Voting configuration Vote
Voting mode Open
Vote result

Yes	21
Abstain	0
No	0
Total Present	21
Absent	0

1 seat vacant

Group voting result

Group	Yes	Absent
No group	21	0
Total result	21	0

Individual voting result

Name	Yes	Abstain	No	Absent
Akard, David ()	X			
Calton, Darlene ()	X			
Carr, Joe ()	X			
Cole, Michael ()	X			
Crawford, Larry ()	X			
Cross, Andrew ()	X			
Crosswhite, Joyce ()	X			
Gardner, John ()	X			
Glover, Hershel ()	X			
Harvey, Cheryl ()	X			
Hayes, David ()				X
Horne, Daniel ()				X
Ireson, Mark ()	X			
Jones, Sam ()	X			
King, Dwight ()	X			
Leonard, Tony ()	X			
Locke, Hunter ()	X			
McMurray, Joe ()	X			
Means, Jessica ()	X			
Pierce, Archie ()	X			
Stagle, Matt () Vacant				
Stidham, Gary ()	X			
Vanover, Zane ()	X			
Ward, Travis ()	X			

FINDINGS OF FACT –

Landowner:	Garry & Lori Ann Calcott
Applicants:	Same
Representative:	Same
Location:	HWY 126, Blountville, TN 37617
Mailing Address of Owners:	5593 Hwy 126, Blountville, TN 37617
Civil district:	06
Parcel ID:	Tax Map 049, Parcel 100.00
Subdivision of Record:	N/A
PC1101 Growth Boundary:	Sullivan Rural Areas
Airport Overlay Zone:	Yes
Existing Land Use of Lot:	Agricultural / Open Space
Utility District:	Kingsport
Public Sewer:	No
Flood Plain:	No
Existing Zoning:	R-1
Surrounding Zoning:	A-1 / R-1
Surrounding Land Uses:	Residential / Agricultural
2006 Land Use Plan:	Low Density Residential
Lot/Tract Acreage:	6.6 Acres

Staff Field Notes and Findings of Facts:

- The applicant has requested rezoning from R-1 to A-1 in order to be more in conformance with their land use.
- The applicant owns three parcels (Parcels 079.00, 078.50, & 100.00) that abut each other.
- The applicant's desire is to bring their property more into conformance with their own land use and surrounding land uses which are predominantly agricultural and open space.
- The applicant has expressed a desire to obtain greenbelt status by combining their owned parcels into one and the A-1 zoning does align with that intent.
- Given the matching surrounding zonings, the agricultural / open space nature of the property and the prescribed land use of low density residential from the land use plan, staff recommends in favor of the requested rezoning.

Meeting Notes at Planning Commission:

Sullivan (082)

Jan 1 Owner

Current Owner

HWY 126 N OF

Tax Year 2025 | Reappraisal 2025

CALCOTT GARRY J & LORI ANN
5593 HWY 126
BLOUNTVILLE TN 37617

Ctrl Map:	Group:	Parcel:	PI:	SI:
049		100.00		000

Value Information

Land Market Value: \$54,700
Improvement Value: \$0
Total Market Appraisal: \$54,700
Assessment Percentage: 25%
Assessment: \$13,675

Additional Information**General Information**

Class: 00 - Residential	City:
City #:	Special Service District 2: 000
Special Service District 1: 000	Neighborhood: V01
District: 06	Number of Mobile Homes: 0
Number of Buildings: 0	Utilities - Electricity: 01 - PUBLIC
Utilities - Water/Sewer: 00 - PUBLIC / NONE	Zoning: R-1
Utilities - Gas/Gas Type: 00 - NONE	

Outbuildings & Yard Items

Building #	Type	Description	Area/Units
------------	------	-------------	------------

Sale Information

Long Sale Information list on subsequent pages

Land Information

Deed Acres: 6.6 Calculated Acres: 0 Total Land Units: 6.6

Land Code	Soil Class	Units
03 - SMALL TRACT		6.60

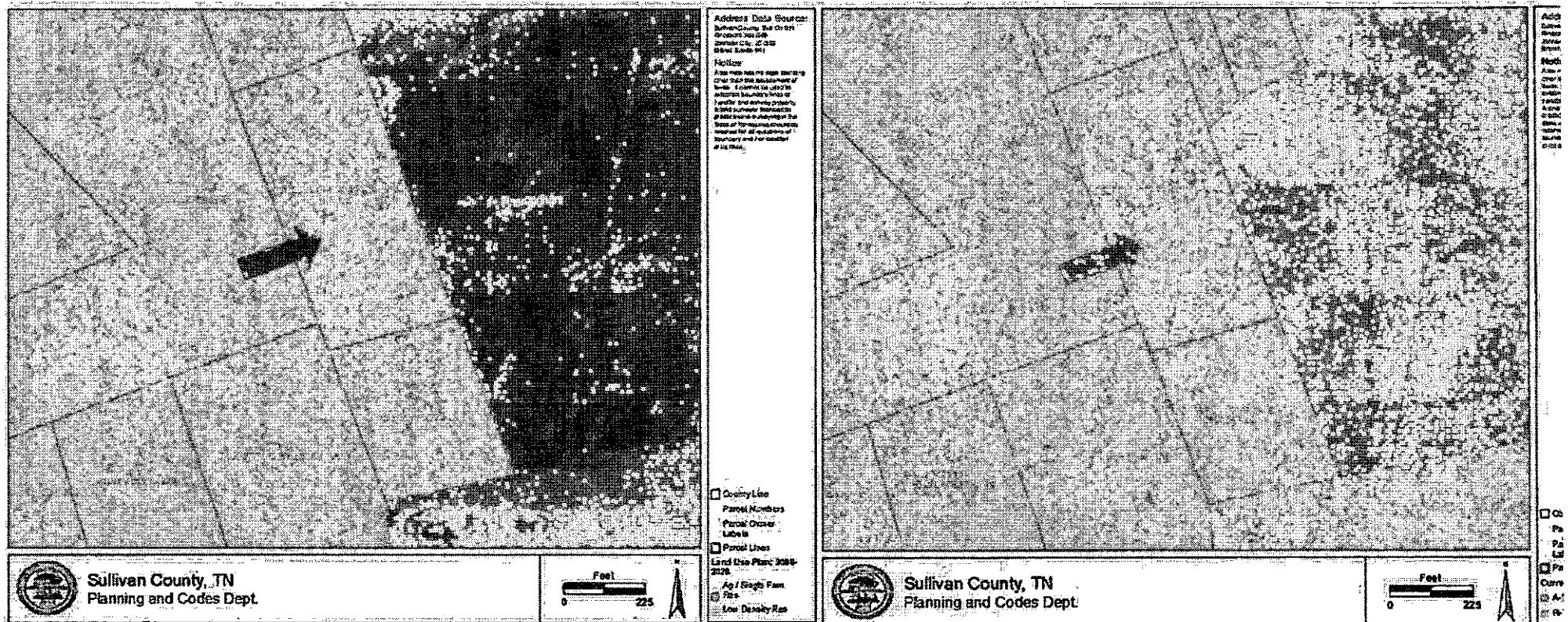
Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
7/24/1996	\$148,500	1152C	688	V - VACANT	WD - WARRANTY DEED	P - MULTIPLE PARCELS
11/21/1995	\$130,000	1100C	747	V - VACANT	WD - WARRANTY DEED	P - MULTIPLE PARCELS
1/31/1964	\$0	0239A	00609		-	-
3/27/1963	\$0	0230A	00182		-	-

Land Use Plan

and

Existing Zoning Plan





Case #3

R-1 to A-1

**Low Density/Single-Family Residential District to General
Agricultural/Estate Residential District for the purposed of alighting
the property with its current land use
Tax Map 049 Parcel 079.00**

for Garry J. Calcott

**Kingsport Regional Planning Commission
voted to send a favorable recommendation
to the County Commission**

Kingsport Urban Growth Boundary
5593 Hwy 126, Blountville, TN 37617

**Civil District 5th
Commission District 6th
(Horne, Means, Vanover)**



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: 8-15-25

336

Property Owner: Garry J. Calcott
Address: 5593 Hwy 126, Blountville, TN 37617
Phone number: 423-646-3925 Email: cjes45500w@

Property Identification

Tax Map: 049 Group: Parcel: 079.00
Zoning Map: 7 Zoning District: R-1 Proposed District: A-1 Civil District: 05
Property Location: 5593 Hwy 126 Blountville TN 37617 Commission District: 6
Purpose of Rezoning: Correct Zoning to Agriculture in Lieu of R-1

Meetings

Planning Commission: Kingsport Planning Commission
Place: 415 Broad St, 3rd floor
Date: Sept 18 2025 Time: 5:30..
Board Room

Approved: _____ Denied: _____

County Commission:

Place: Historic Courthouse 2nd Floor Commission Chambers 3411 Highway 126, Blountville TN

Date: Oct 09 2025 Time: 6:00 PM

Approved: ✓ APPROVED 10/16/25 21 YES, 2 ABSENT, 1 SEAT VACANT
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: Garry J. Calcott

Date: 8-15-2025

Notary Public: [Signature]

My Commission Expires: 12/28/26

Agenda subject voting report

Meeting name

Sullivan County Commission October 16 2025

10/16/2025

item 3 rezoning

Description

Chairman

Gardner, John

337

Total vote result

Voting start time 6:23:41 PM
Voting stop time 6:24:09 PM
Voting configuration Vote
Voting mode Open
Vote result

Yes	21
Abstain	0
No	0
Total Present	21
Absent	0 2 1 Seat Vacant

Group voting result

Group	Yes	Absent
No group	21	0
Total result	21	0 2

Individual voting result

Name	Yes	Abstain	No	Absent
Akard, David ()	X			
Calton, Darlene ()	X			
Carr, Joe ()	X			
Cole, Michael ()	X			
Crawford, Larry ()	X			
Cross, Andrew ()	X			
Crosswhite, Joyce ()	X			
Gardner, John ()	X			
Glover, Hershel ()	X			
Harvey, Cheryl ()	X			
Hayes, David ()				X
Horne, Daniel ()				X
Ireson, Mark ()	X			
Jones, Sam ()	X			
King, Dwight ()	X			
Leonard, Tony ()	X			
Locke, Hunter ()	X			
McMurray, Joe ()	X			
Means, Jessica ()	X			
Pierce, Archie ()	X			
Slagle, Matt () Vacant				
Stidham, Gary ()	X			
Vanover, Zane ()	X			
Ward, Travis ()	X			

Sullivan (082)

Tax Year 2025 | Reappraisal 2025

Jan 1 Owner

CALCOTT GARRY J & LORI ANN

5593 HWY 126

BLOUNTVILLE TN 37617

Current Owner

HWY 126 5593

Ctri Map:
049

Group:

Parcel:
079.00

PI:

SI:
000

Value Information

Land Market Value: \$118,500
 Improvement Value: \$284,300
 Total Market Appraisal: \$402,800
 Assessment Percentage: 25%
 Assessment: \$100,700

Additional Information

General Information

Class: 00 - Residential

City #:

Special Service District 1: 000

District: 05

Number of Buildings: 1

Utilities - Water/Sewer: 03 - PUBLIC / INDIVIDUAL

Utilities - Gas/Gas Type: 00 - NONE

Outbuildings & Yard Items

Long OutBuilding & Yard Items list on subsequent pages

Sale Information

Long Sale Information list on subsequent pages

Land Information

Deed Acres: 7.1

Calculated Acres: 0

Total Land Units: 7.1

Land Code	Soil Class	Units
04 - IMP SITE		7.10

Residential Building #: 1

Improvement Type:

01 - SINGLE FAMILY

Exterior Wall:

11 - COMMON BRICK

Heat and AC:

7 - HEAT AND COOLING SPLIT

Quality:

1 - AVERAGE

Square Feet of Living Area:

1450

Foundation:

02 - CONTINUOUS FOOTING

Roof Framing:

02 - GABLE/HIP

Cabinet/Millwork:

03 - AVERAGE

Interior Finish:

08 - PLASTERED DIRECT

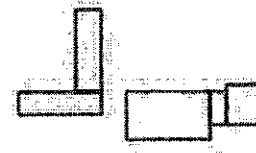
Bath Tiles:

00 - NONE

Shape:

01 - RECTANGLE

Building Sketch



Stories:

1.00

Actual Year Built:

1956

Plumbing Fixtures:

6

Condition:

AV - AVERAGE

Floor System:

04 - WOOD W/ SUB FLOOR

Roof Cover/Deck:

13 - PREFIN METAL CRIMPED

Floor Finish:

11 - CARPET COMBINATION

Paint/Decor:

03 - AVERAGE

Electrical:

03 - AVERAGE

Structural Frame:

00 - NONE

Building Areas

Areas	Square Feet
BAS - BASE	1,450
BMF - BASEMENT FINISHED	700
EPF - ENCLOSED PORCH FINISHED	200
GRF - GARAGE FINISHED	576
BMU - BASEMENT UNFINISHED	750

Outbuildings & Yard Items

Building #	Type	Description	Area/Units
1	SHD - SHED	12X16	192
1	PBN - POLE BARN	20X22	440
1	STP - STOOP	4X6	24
1	POL - SWIMMING POOL	18X36	648
1	ISH - IMPLEMENT SHED	19X33	627
1	ASH - ATTACHED SHED	13X20	260

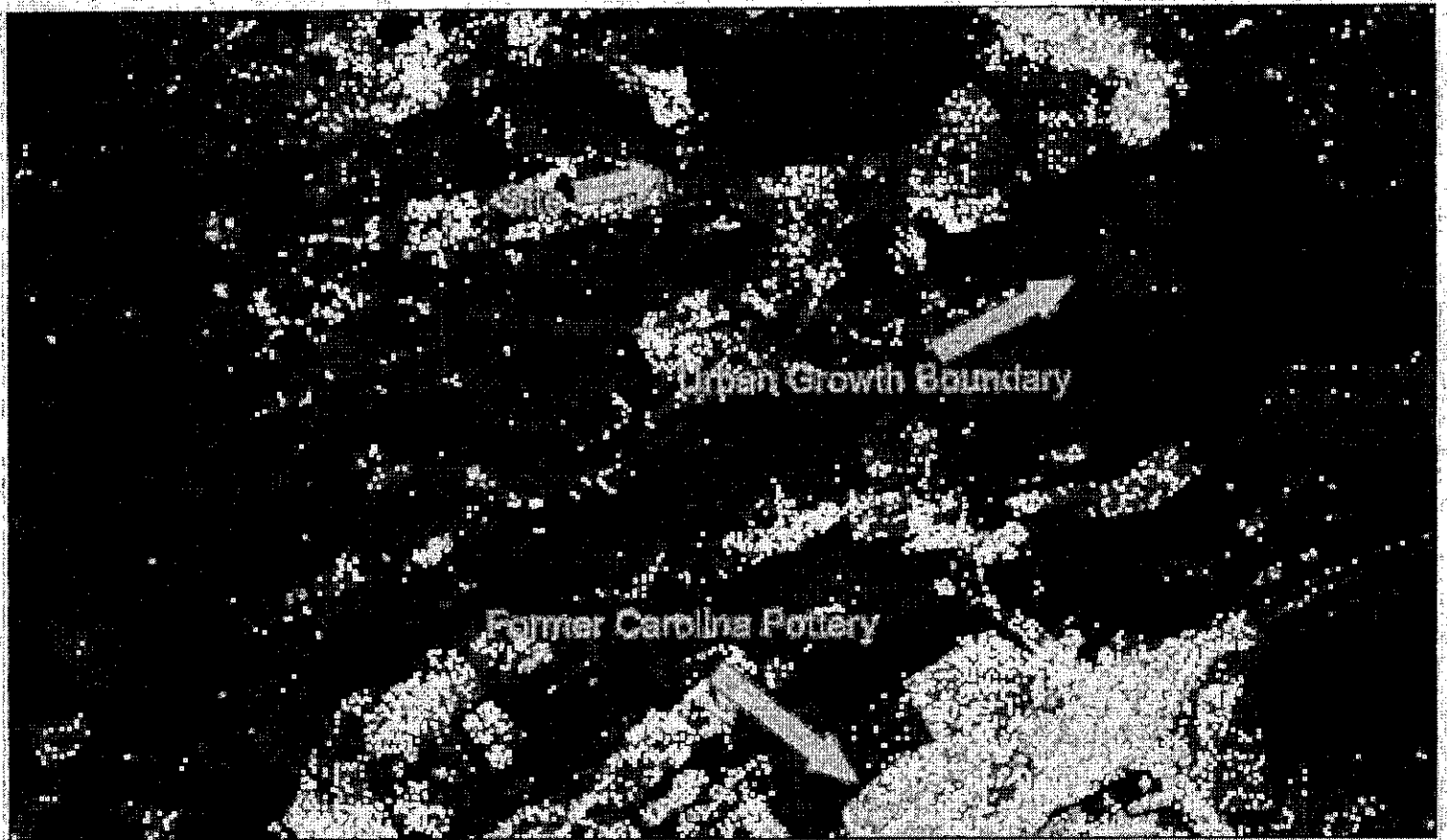
Sale Information

Sale Date	Price	Book	Page Vacant/Improved	Type Instrument	Qualification
7/24/1996	\$148,500	1152C	688 I - IMPROVED	WD - WARRANTY DEED	P - MULTIPLE PARCELS
11/21/1995	\$130,000	1100C	747 I - IMPROVED	WD - WARRANTY DEED	P - MULTIPLE PARCELS
11/30/1951	\$0	0127A	00542		

Property Information	5593 Highway 126 County Rezoning		
Address	5593 Highway 126 Blountville, TN 37617		
Tax Map, Group, Parcel	Tax Map 049, Parcel 079.00		
Civil District	5 th Civil District		
Overlay District	N/A		
Land Use Designation	Single Family		
Acres	+/- 7.1		
Existing Use	Residential	Existing Zoning	County R-1
Proposed Use	Residential/Agriculture	Proposed Zoning	County A-1
Owner/ Applicant Information			
Name: Calcott, Gary J & Lori Ann Address: 5593 Highway 126 City: Blountville State: TN Zip Code: 37617 Phone: (423)-646-3925		Intent: To rezone from county R-1 to A-1 for the purposes of correcting their zoning in lieu of R-1.	
Planning Department Recommendation			
<p>The Kingsport Planning Division recommends sending a positive recommendation to the Sullivan County Commission for the following reasons:</p> <ul style="list-style-type: none"> • The zoning change is compatible with the neighboring zoning. • Applicant owns the two other parcels, just outside of the City's Urban Growth Boundary, abutting the Northeastern and Eastern portion of the property in question. Staff learned from the Sullivan County Planning department that the applicant is seeking this rezoning in order to work towards obtaining greenbelt status for his entire property. 			
Staff Field Notes and General Comments:			
<p>Staff recommends sending a POSITIVE recommendation to the Sullivan County Commission to rezone 5593 Highway 126 from county R-1 to A-1. The rationale for this recommendation is based upon the subject area being in conformance with both county and city Future Land Use Plans.</p>			
Planner: Samuel Cooper		Date: 9/18/2025	
Planning Commission Action		Meeting Date: 9/18/2025	
Approval:			
Denial:	Reason for Denial:		
Deferred:	Reason for Deferral:		

341

5593 Highway 126 Vicinity Map



8/26/2025, 2:05:03 PM

Urban Growth Boundary MT CARMEL JOHNSON CITY
Municipal Boundary CHURCH HILL
KINGSPORT

1:18,056
0 0.13 0.25 0.5 mi
0 0.2 0.4 0.8 km
NAD 83, CGA, NAD83

Web AppBuilder for ArcGIS

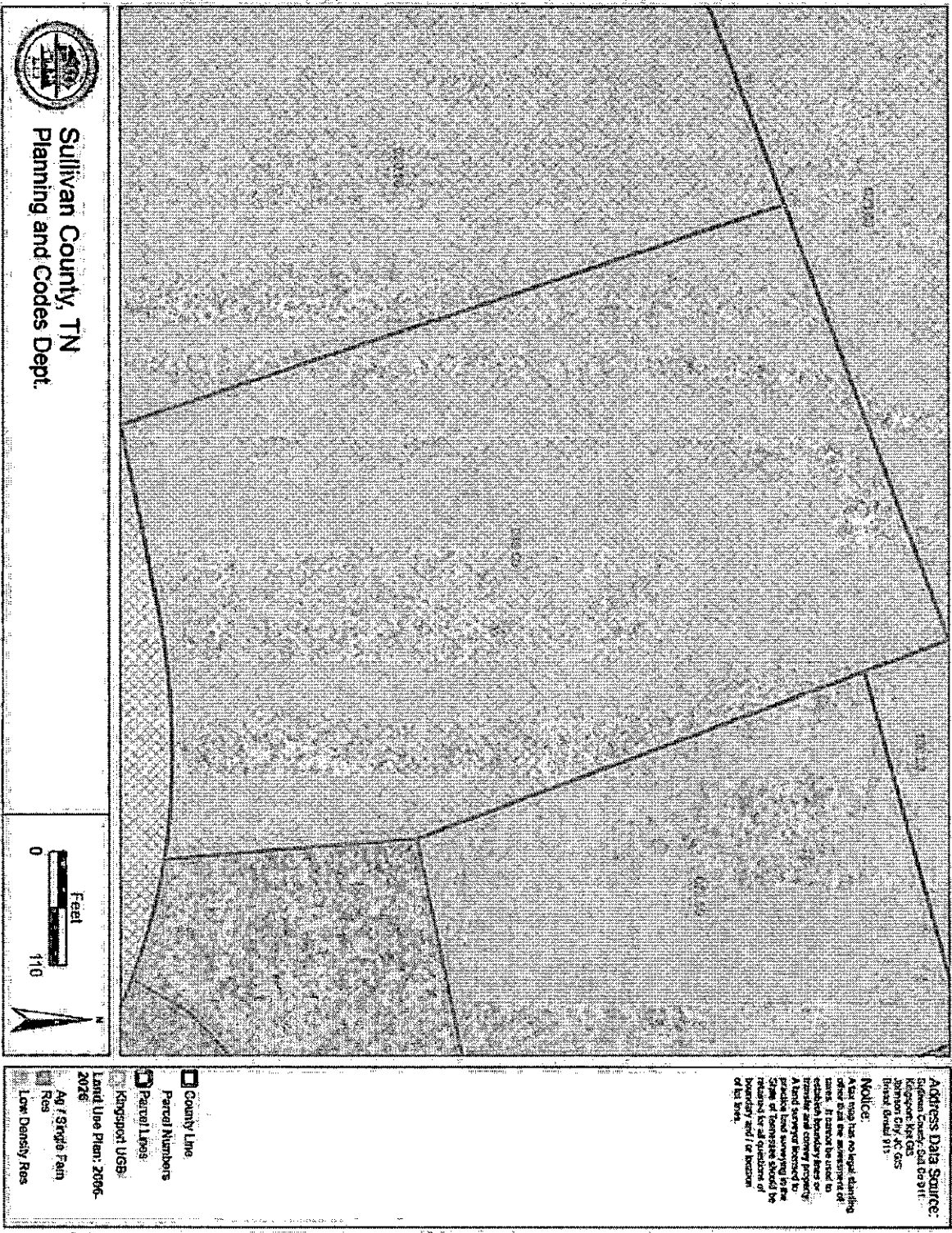
342

5593 Highway 126 Sullivan County Zoning Map



343

Sullivan County Future Land Use



Southern Property View

344



08/25/2025 14:27

Sullivan County Public Notice

1. **Whether or not the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property?** The proposal will permit a use suitable to the area due to the property's proximity to other county A-1 zoning areas.
2. **Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** This proposal will not have any adverse effect on the existing use or usability of the adjacent or nearby properties.
3. **Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** The current and proposed zones offer reasonable economic use for the subject property.
4. **Whether the proposal is in conformity with the policies and intent of the land use plan?** City and County land use plans permit the rezoning to take place.

Proposed use: County, A-1 (General Agriculture/Estate Residential District)

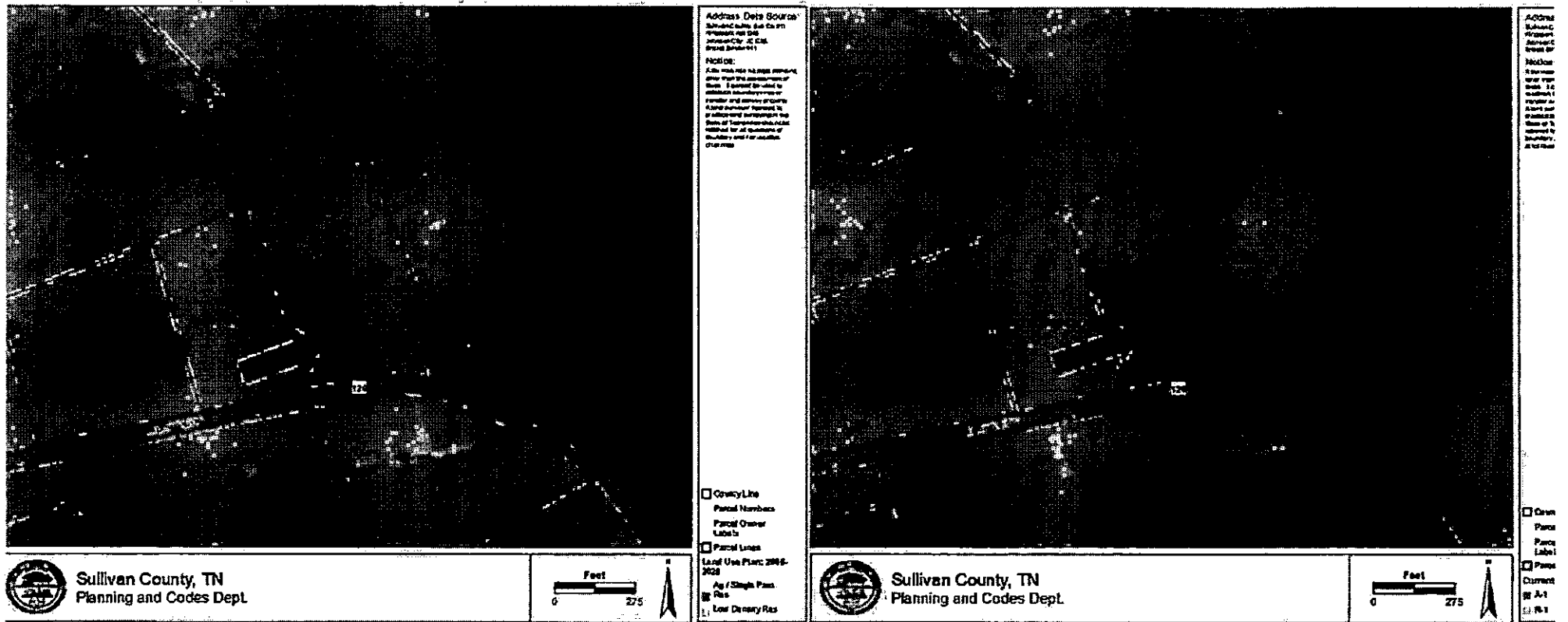
The Future Land Use Plan recommends: County: Low-density Residential City: Single-family

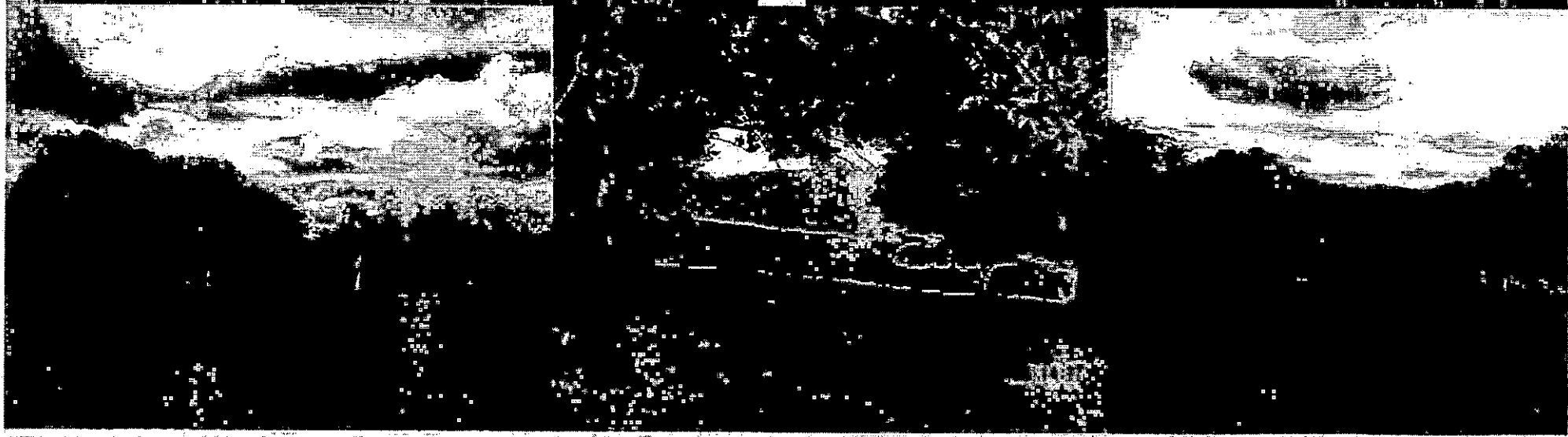
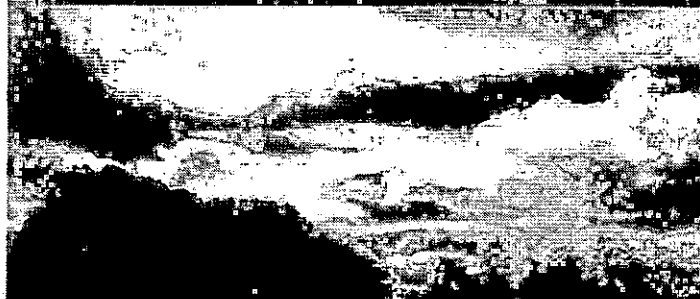
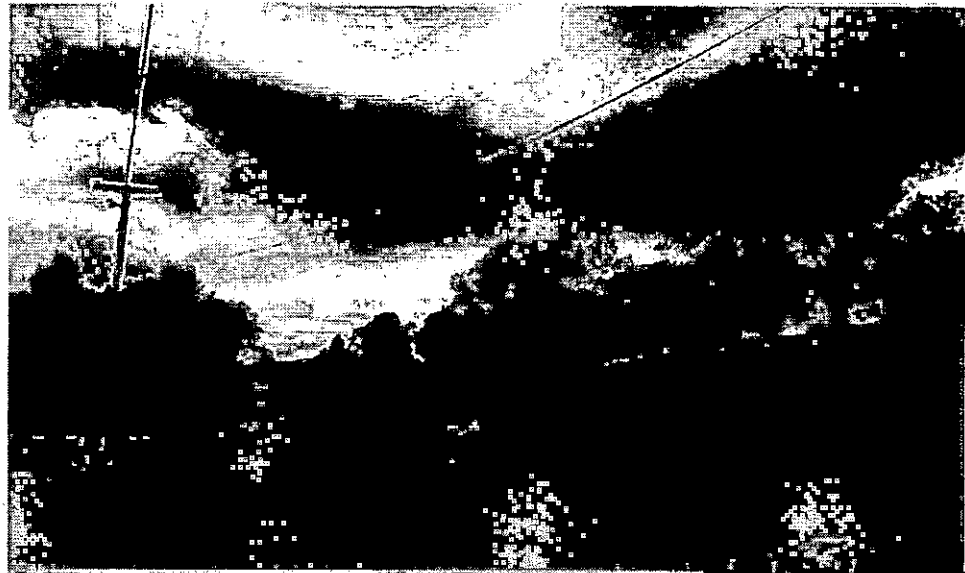
5. **Whether there are other existing or changed conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposal?**
There are no other existing or changed conditions affecting the property which would give support for the approval of the proposal.
6. **Whether the present district boundaries are illogically drawn in relation to existing conditions?**
The present district boundaries are logically drawn for residential and agriculture use.
7. **Whether the change will create an isolated district unrelated to similar districts:** The proposed A-1 zone will exist in harmony with other existing A-1 zones adjacent to the property.

Recommendation

Staff recommends sending a POSITIVE recommendation to the Sullivan County Commission to rezone 5593 Highway 126 from county R-1 to A-1. The rationale for this recommendation is based upon the subject area being in conformance with both county and city Future Land Use Plans.

Land Use Plan and Existing Zoning Plan





Agenda subject voting report

Meeting name

Sullivan County Commission October 16 2025

10/16/2025

6 Approval of Minutes

Description

Approval of Meeting Minutes of: September 11, 2025, Rezoning Hearing and Work Session; and September 16, 2025, Regular Session Meeting

Chairman

Gardner, John

Total vote result

Voting start time

7:13:15 PM

Voting stop time

7:13:37 PM

Motion to approve by Comm. Crawford
2nd by Comm. Calton

Voting configuration

Vote

Voting mode

Open

Vote result

Yes	20
Abstain	0
No	0
Total Present	20
Absent	13

1 seat vacant

Group voting result

Group	Yes	Absent
No group	20	0
Total result	20	03

Individual voting result

Name	Yes	Abstain	No	Absent
Akard, David ()	X			
Calton, Darlene ()	X			
Carr, Joe ()	X			
Cole, Michael ()				X
Crawford, Larry ()	X			
Cross, Andrew ()	X			
Crosswhite, Joyce ()	X			
Gardner, John ()	X			
Glover, Hershel ()	X			
Harvey, Cheryl ()	X			
Hayes, David ()				X
Horne, Daniel ()				X
Ireson, Mark ()	X			
Jones, Sam ()	X			
King, Dwight ()	X			
Leonard, Tony ()	X			
Locke, Hunter ()	X			
McMurray, Joe ()	X			
Means, Jessica ()	X			
Pierce, Archie ()	X			
Stagle, Matt () Vacant				
Stidham, Gary ()	X			
Vanover, Zane ()	X			
Ward, Travis ()	X			

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

348

Notaries to be elected October 16, 2025

DONNA O. ADAMS	KEVIN MINOR
ASHLEY ALLEY	NATHAN A MOLDER
CHRIS BOWLIN	MARCI MUNDEN
TAUSHA COLEMAN	CHRIS A NEWSOME
VICKI ELAINE COOPER-TRAMMELL	ASHLEY NOFZIGER
JENNIFER JANE CRAWFORD	PRESLEY A. OVERBEY
DIANNA D. DAVIDSON	JAYNA PHELPS
SAMANTHIA A DISHNER	RITCHIE G PHILLIPS
HUNTER DOUGLAS	CARRIE LEE PLANK
OWEN FERGUSON	JONATHAN PURDIE
S. RENEE GARBER	EDNA J. QUILLEN
DANIEL ISOM HALL	BRIAN JONATHAN RIFE
CARLEEN HARBIN	KEN SCHMIDT
HOLLY L. HAWKINS	JESSICA D. STAUBUS
BRIDGET HENDRICKS	CHAD S. STAUBUS
ALEXANDER J HICKS	EDDIE BRYSEN STORK
SHARON B HUTCHINSON	ANETTE VILLA
CHRISTI D. KELLER	ANGELA MARIE WALLER
WILLIAM JAY KITZMILLER	AVA ROSE WARRICK
VICKI TIPTON MCKAIG	MICHELLE M WEXLER
TERESA RHEA MCKINNEY	CONNIE SUZANNA WILLIAMS
ALIVIA MCMULLINS	

PERSONAL SURETY

UPON MOTION MADE BY COMM. COLE AND SECONDED BY COMM. CRAWFORD, THE NOTARY APPLICATIONS HEREON WERE APPROVED BY ROLL CALL VOTE OF THE COMMISSION. 21 YES, 2 ABSENT, 1 SEAT VACANT

STATE OF TENNESSEE
COUNTY OF SULLIVAN

APPROVAL OF NOTARY

SURETY BONDS

October 16, 2025

Name of Notary

Personal Surety

Personal Surety

Katie McInnis

Daniel D. Jackson

Garrett Addington

**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.**

21 YES, 2 ABSENT, 1 SEAT VACANT

Agenda subject voting report

Meeting name

Sullivan County Commission October 16 2025

10/16/2025

11 Approval of Notaries Public

Description

Approval of Notaries Public

Chairman

Gardner, John

350

Total vote result

Voting start time

7:15:52 PM

Voting stop time

7:16:17 PM

Voting configuration

Vote

Voting mode

Open

Vote result

Yes	21
Abstain	0
No	0
Total Present	21
Absent	32

1 seat vacant

Group voting result

Group	Yes	Absent
No group	21	0
Total result	21	32

Individual voting result

Name	Yes	Abstain	No	Absent
Akard, David ()	X			
Calton, Darlene ()	X			
Carr, Joe ()	X			
Cole, Michael ()	X			
Crawford, Larry ()	X			
Cross, Andrew ()	X			
Crosswhite, Joyce ()	X			
Gardner, John ()	X			
Glover, Hershel ()	X			
Harvey, Cheryl ()	X			
Hayes, David ()				X
Horne, Daniel ()				X
Ireson, Mark ()	X			
Jones, Sam ()	X			
King, Dwight ()	X			
Leonard, Tony ()	X			
Locke, Hunter ()	X			
McMurray, Joe ()	X			
Means, Jessica ()	X			
Pierce, Archie ()	X			
Stagle, Matt () Vacant				
Stidham, Gary ()	X			
Vanover, Zane ()	X			
Ward, Travis ()	X			

**SULLIVAN COUNTY BOARD OF COMMISSIONERS
COUNTY COMMISSION – REGULAR SESSION
AGENDA PUBLIC COMMENT
October 16, 2025**

Name	Street Address	Email
1. <u>Ilda Perna</u>	<u>3587 Island Rd</u>	<u>ildaaperna@gmail.com</u>
2. <u>Stella Robynette</u>	<u>1905 Manor Ct. # Apt.</u>	<u>stella@hope4cities.com</u>
3.		
4.		
5.		
6.		
7.		

**SULLIVAN COUNTY BOARD OF COMMISSIONERS
COUNTY COMMISSION – REGULAR SESSION
NON-AGENDA PUBLIC COMMENT
October 16, 2025**

Name

Street Address

City

1. _____

2. _____

3. _____

4. _____

5. _____

6. _____

7. _____

Agenda subject voting report

Meeting name

Sullivan County Commission October 16 2025

10/16/2025

items 1,2,3,4,5,6,9,12,13,14,15

Description

Chairman

Gardner, John

353

Total vote result

Voting start time 7:32:57 PM

Voting stop time 7:33:47 PM

Voting configuration Vote

Voting mode Open

Vote result

CONSENT AGENDA
Approved without objection

Yes	21
Abstain	0
No	0
Total Present	21
Absent	32

1 Seat vacant

Group voting result

Group	Yes	Absent
No group	21	0
Total result	21	02

Individual voting result

Name	Yes	Abstain	No	Absent
Akard, David ()	X			
Calton, Darlene ()	X			
Carr, Joe ()	X			
Cole, Michael ()	X			
Crawford, Larry ()	X			
Cross, Andrew ()	X			
Crosswhite, Joyce ()	X			
Gardner, John ()	X			
Glover, Hershel ()	X			
Harvey, Cheryl ()	X			
Hayes, David ()				X
Horne, Daniel ()				X
Ireson, Mark ()	X			
Jones, Sam ()	X			
King, Dwight ()	X			
Leonard, Tony ()	X			
Locke, Hunter ()	X			
McMurray, Joe ()	X			
Means, Jessica ()	X			
Pierce, Archie ()	X			
Stagle, Matt () Vacant				
Stidham, Gary ()	X			
Vanover, Zane ()	X			
Ward, Travis ()	X			

Old Business

None.

New Business

Item 1 Resolution 2025-10-02 **APPROVED**
 Sponsors: Vanover/Crosswhite
A RESOLUTION ACCEPTING THE 2025-2026 STATE SPECIAL EDUCATION PRESCHOOL GRANT

Item 2 Resolution 2025-10-03 **APPROVED**
 Sponsors: Vanover/Crosswhite
A RESOLUTION RECOGNIZING AND FORMALLY ACCEPTING TENNESSEE INVESTMENT IN STUDENT ACHIEVEMENT (TISA) "ON BEHALF" PAYMENTS FOR SULLIVAN COUNTY BOARD OF EDUCATION

Item 3 Resolution 2025-10-04 **APPROVED**
 Sponsors: Vanover/Crosswhite
A RESOLUTION TO TRANSFER THE REMAINING UNASSIGNED FUND BALANCE FROM THE RENOVATION FUND TO THE GENERAL PURPOSE SCHOOL FUND OPERATING BUDGET

Item 4 Resolution 2025-10-05 **APPROVED**
 Sponsors: Locke/Pierce
RESOLUTION FOR APPROPRIATION AND DISTRIBUTION OF GRANT FROM TENNESSEE EMERGENCY MANAGEMENT / HOMELAND SECURITY FOR PURCHASE OF EQUIPMENT / TRAINING.

Item 5 Resolution 2025-10-06 **APPROVED**
 Sponsors: Cross/Cole
RESOLUTION TO RECOGNIZE AND APPROPRIATE ADDITIONAL FUNDS FROM THE SHERIFF HIRE, TRAIN, AND RECRUITMENT GRANT TO THE GENERAL FUND – SHERIFF'S DEPARTMENT BUDGET IN THE AMOUNT OF \$20,000 TO INCREASE THIS BUDGET TO \$60,000. THESE FUNDS ARE FULLY REIMBURSABLE FROM THE STATE OF TENNESSEE.

Item 6 Resolution 2025-10-07 **APPROVED**
 Sponsors: Cross/Cole
RESOLUTION TO ACCEPT AND APPROPRIATE FUNDS TO THE SULLIVAN COUNTY SHERIFF'S OFFICE FROM THE OFFICE OF CRIMINAL JUSTICE PROGRAMS RECEIVED THROUGH THE STATE OF TENNESSEE MENTAL HEALTH TRANSPORT FUND GRANT APPLICATION.

Item 7 Resolution 2025-10-08

APPROVED

Sponsors: Crosswhite/Vanover

A RESOLUTION REQUESTING THE 114th SESSION OF THE TENNESSEE GENERAL ASSEMBLY TO ALLOCATE ONE HALF OF THE REAL ESTATE TRANSFER TAX TO THE COUNTY, WHERE THE TAX WAS COLLECTED, ON A RECURRING BASIS.

Item 8 Resolution 2025-10-09

APPROVED

Sponsors: Ireson/Vanover

RESOLUTION TO RECOGNIZE AND CELEBRATE OPERATION GREENLIGHT IN SULLIVAN COUNTY.

Item 9 Resolution 2025-10-10

APPROVED

Sponsors: King/Glover

RESOLUTION TO ACCEPT, IF AWARDED, AND APPROPRIATE FUNDS UP TO \$250,000 FOR THE 2025 TRANSPORTATION PLANNING GRANT FROM THE TENNESSEE DEPARTMENT OF TRANSPORTATION (TDOT).

Item 10 Resolution 2025-10-11

APPROVED

Sponsors: Locke/Vanover

RESOLUTION TO ACCEPT FROM MOUNTAIN STATES PROPERTIES, INC AND BLUE RIDGE MEDICAL MANAGEMENT CORPORATION (BALLAD HEALTH) A QUIT CLAIM DEED TO PROPERTY LOCATED AT 2212 JOHN B. DENNIS HIGHWAY, KINGSFORT, TN, FOR THE PURPOSE OF CONSTRUCTING A NEW EMS STATION ACCORDING TO THE TERMS AND CONDITIONS SET FORTH IN THE ATTACHED QUITCLAIM DEED

Item 11 Resolution 2025-10-12

APPROVED

Sponsors: Vanover/Ireson

RESOLUTION TO APPROPRIATE \$138,738.67 TO NORTHEAST TENNESSEE TOURISM ASSOCIATION FROM SULLIVAN COUNTY OCCUPANCY TAX COLLECTIONS FOR THE FIRST QUARTER OF FISCAL YEAR 2025-2026.

Item 12 Resolution 2025-10-13

APPROVED

Sponsors: Locke/Crosswhite

RESOLUTION TO ENTER INTO RECORD THE BOARD OF COMMISSIONERS OF SULLIVAN COUNTY'S KNOWLEDGE OF DR. STEPHAN MAY'S VOLUNTEER WORK AS MEDICAL DIRECTOR AT BRANCH HOUSE FAMILY JUSTICE CENTER, OUTSIDE OF HIS WORK AS REGIONAL MEDICAL DIRECTOR OF THE SULLIVAN COUNTY REGIONAL MEDICAL CENTER.

Item 13 Resolution 2025-10-14

APPROVED

Sponsors: Crosswhite/Cole

A RESOLUTION OF THE SULLIVAN COUNTY BOARD OF COMMISSIONERS TO ACCEPT, IF AWARDED, AND APPROPRIATE FUNDS UP TO \$500,000 FROM THE TENNESSEE DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT (ECD) THROUGH THE HISTORIC DEVELOPMENT GRANT PROGRAM FOR IMPROVEMENTS TO THE SULLIVAN COUNTY COURTHOUSE.

Item 14 Resolution 2025-10-15

APPROVED

Sponsors: Gardner/Jones

RESOLUTION TO SELL COUNTY OWNED DELINQUENT TAX PROPERTIES.

Item 15 Resolution 2025-10-16

APPROVED

Sponsor: Vanover/King

**RESOLUTION TO APPROVE MEMORANDUM OF UNDERSTANDING (MOU)
BETWEEN SULLIVAN COUNTY SOLID WASTE AND RECYCLE SERVICES, LLC
REGARDING RECYCLED CONTAINER GLASS**

SULLIVAN COUNTY
Board of County Commissioners
245th Annual Session

Item 1
Resolution No. 2025-10-02

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 16th day of October 2025.

A RESOLUTION ACCEPTING THE 2025-2026 STATE SPECIAL EDUCATION PRESCHOOL GRANT

WHEREAS, the State of Tennessee has allocated a State Special Education Preschool Grant for the 2025-2026 fiscal year to assist local educational agencies in the provision of special education and related services to this population; and

WHEREAS, the Sullivan County Board of Education is eligible to receive funds under this grant program; and

WHEREAS, the total amount of the State Special Education Preschool Grant allocation for Sullivan County Schools for the 2025-2026 fiscal year is One Hundred Thirty-Four Thousand Two Hundred Seventy-Four Dollars and Twenty Cents (\$134,274.20); and

NOW, THEREFORE, BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby authorizes the Sullivan County Board of Education to recognize said grant funds in the General Purpose School Fund; not to exceed the amount of \$134,274.20. The revenue and expenditure account codes for this are as follows

Account Number	Account Description	Amount
46515-721	Early Childhood Education	134,274.20
71200-100-721	Salaries	108,544.20
71200-200-721	Employee Benefits	25,730.00

Waiver of the Rules Requested

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 adopted this 16th day of October 2025.

CONTINUED

Reviewed by Chairman: John T. Gardner
John T. Gardner, Chairman, Sullivan County Commission.

ATTEST: Teresa Jacobs
Teresa Jacobs, County Clerk

Delivered to the Sullivan County Mayor or his secretary this the 20th day of October, 2025 at or about the following time 9:00 am by the following method: Hand delivered
Teresa Jacobs
Teresa Jacobs, County Clerk.

ACTION BY MAYOR

Reviewed and ACCEPTED by Mayor, Sullivan County: Richard S. Venable
Mayor, Sullivan County
Reviewed and VETOED by Mayor, Sullivan County: _____
Mayor, Sullivan County

Delivered to the Chairman of the Sullivan County Commission or his designee this the _____ day of _____, 20____ at or about the following time _____ by the following method: _____

Mayor, Sullivan County

Sponsor: Commissioner Zane Vanover
Cosponsors: Commissioner Joyce Crosswhite; Commissioner Jessica Means; Commissioner Mark Ireson
ACTIONS: 10/16/25 (Regular Session) Approved on Consent 21 Yes, 2 Absent, 1 seat vacant

SULLIVAN COUNTY
Board of County Commissioners
245th Annual Session

Item 2
Resolution No. 2025-10-03

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 16th day of October 2025.

A RESOLUTION RECOGNIZING AND FORMALLY ACCEPTING TENNESSEE INVESTMENT IN STUDENT ACHIEVEMENT (TISA) "ON BEHALF" PAYMENTS FOR SULLIVAN COUNTY BOARD OF EDUCATION

WHEREAS, the **Tennessee Investment in Student Achievement (TISA)** Act (T.C.A. § 49-3-101 et seq.) is the funding formula used by the State of Tennessee to allocate education funds to Local Education Agencies (LEAs), including the Sullivan County Board of Education; and

WHEREAS, the Tennessee Department of Education (TDOE) makes certain payments to vendors or other entities on behalf of the Local Education Agency (LEA) for services or programs tied to the TISA funding formula; and

WHEREAS, these funds, referred to as **TISA "On-Behalf" Payments**, must be formally recognized and recorded in the financial records of the Sullivan County Board of Education as both a revenue and an expenditure to accurately reflect the true cost of education programs; and

NOW, THEREFORE, BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby authorizes the Sullivan County Board of Education to recognize said "On Behalf" Payments in the General Purpose School Fund; not to exceed the amount of \$95,000.00. The revenue and expenditure account codes for this are as follows

Account Number	Account Description	Amount
46513	TISA "On Behalf" Payments	95,000
71100-595	TISA "On Behalf" Payments	65,000.00
71200-595	TISA "On Behalf" Payments	30,000.00

Waiver of the Rules Requested

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 adopted this 16th day of October 2025.

CONTINUED

Reviewed by Chairman: John T. Gardner
John T. Gardner, Chairman, Sullivan County Commission.

ATTEST: Teresa Jacobs
Teresa Jacobs, County Clerk

Delivered to the Sullivan County Mayor or his secretary this the 9:00am day of October, 2025 at or about the following time _____ by the following method: Hand delivered
Teresa Jacobs
Teresa Jacobs, County Clerk.

ACTION BY MAYOR

Reviewed and ACCEPTED by Mayor, Sullivan County: Richard D. Demolde
Mayor, Sullivan County

Reviewed and VETOED by Mayor, Sullivan County: _____
Mayor, Sullivan County

Delivered to the Chairman of the Sullivan County Commission or his designee this the _____ day of _____, 20____ at or about the following time _____ by the following method: _____

Mayor, Sullivan County

Sponsor: Commissioner Zane Vanover

Cosponsors: Commissioner Joyce Crosswhite; Commissioner Jessica Means; Commissioner Mark Ireson.

ACTIONS: 10/16/25 (Regular Session) Approved on Consent 21 Yes, 2 Absent, 1 seat vacant

SULLIVAN COUNTY
Board of County Commissioners
245th Annual Session

Item 3
Resolution No. 2025-10-04

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 16th day of October 2025.

A RESOLUTION TO TRANSFER THE REMAINING UNASSIGNED FUND BALANCE FROM THE RENOVATION FUND TO THE GENERAL PURPOSE SCHOOL FUND OPERATING BUDGET

WHEREAS, the Sullivan County Board of Education maintains a separate fund known as the Renovation Fund; and

WHEREAS, the Renovation Fund no longer receives funding and therefore has been dissolved; and

WHEREAS, there is an unassigned, remaining fund balance in the Renovation Fund that is no longer required for its original purpose; and

WHEREAS, the amount of this unassigned remaining balance is **Thirty-Eight Thousand One Hundred Thirty-Three Dollars and Six Cents (\$38,133.06)**; and

WHEREAS, the Sullivan County Board of Education finds it necessary and appropriate to transfer these remaining funds to the General Purpose School Fund operating budget to support current operational expenses.

NOW, THEREFORE, BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby authorizes the Sullivan County Board of Education to recognize said transfer of unassigned fund balance from the Renovation Fund to the General Purpose School Fund in the amount of \$38,133.06. The revenue, equity, and expenditure account codes for this are as follows:

Account Number	Account Description	Amount
148-39000	Unassigned Fund Balance	38,133.06
148-99100	Operating Transfers	38,133.06
141-49800	Operating Transfers	38,133.06
141-76100-707	Building Improvements	38,133.06

CONTINUED

Waiver of Rules Requested

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 adopted this 16th day of October 2025.

Reviewed by Chairman: John T. Gardner
John T. Gardner, Chairman, Sullivan County Commission.

ATTEST: Teresa Jacobs
Teresa Jacobs, County Clerk

Delivered to the Sullivan County Mayor or his secretary this the 20th day of October, 2025, at or about the following time 9:00 am by the following method: Hand delivered
Teresa Jacobs
Teresa Jacobs, County Clerk.

ACTION BY MAYOR

Reviewed and ACCEPTED by Mayor, Sullivan County: Richard B. Venable
Mayor, Sullivan County

Reviewed and VETOED by Mayor, Sullivan County: _____
Mayor, Sullivan County

Delivered to the Chairman of the Sullivan County Commission or his designee this the _____ day of _____, 20____ at or about the following time _____ by the following method: _____

Mayor, Sullivan County

Sponsor: Commissioner Zane Vanover
Cosponsors: Commissioner Joyce Crosswhite; Commissioner Jessica Means; Commissioner Mark Ireson
ACTIONS: 10/16/25 (Regular Session) Approved on Consent 21 Yes, 2 Absent, 1 seat vacant

SULLIVAN COUNTY
Board of County Commissioners
245th Annual Session

Item 4
 Resolution No. 2025-10-05

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 16th day of October 2025.

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 \$73,567.00 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 16th day of October 2025 hereby approve accepting a grant up to the amount of \$73,567.00 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.

Duly adopted this 16th day of October 2025.

Reviewed by Chairman: John T. Gardner
 John T. Gardner, Chairman, Sullivan County Commission.

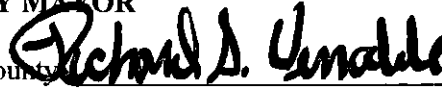
ATTEST: Teresa Jacobs
 Teresa Jacobs, County Clerk

Delivered to the Sullivan County Mayor or his secretary this the 20th day of October, 2025 at or about the following time 9:00 am by the following method: Hand delivered
Teresa Jacobs
 Teresa Jacobs, County Clerk.

CONTINUED

ACTION BY MAYOR

Reviewed and ACCEPTED by Mayor, Sullivan County



Mayor, Sullivan County

Reviewed and VETOED by Mayor, Sullivan County:

Mayor, Sullivan County

Delivered to the Chairman of the Sullivan County Commission or his designee this the _____
day of _____, 20____ at or about the following time _____ by
the following method:

Mayor, Sullivan County

Sponsor: Hunter Locke

Cosponsors: Commissioner Archie Pierce

ACTIONS: 10/16/25 (Regular Session) Approved on Consent 21 Yes, 2 Absent, 1 seat vacant

SULLIVAN COUNTY
Board of County Commissioners
245th Annual Session

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Item 5
Resolution No. 2025-10-06

To the Honorable Richard S. Venable, Mayor of Sullivan County, and the Board of Sullivan County Commissioners meeting in Regular Session this 16th day of October 2025.

RESOLUTION TO RECOGNIZE AND APPROPRIATE ADDITIONAL FUNDS FROM THE SHERIFF HIRE, TRAIN, AND RECRUITMENT GRANT TO THE GENERAL FUND – SHERIFF’S DEPARTMENT BUDGET IN THE AMOUNT OF \$20,000 TO INCREASE THIS BUDGET TO \$60,000. THESE FUNDS ARE FULLY REIMBURSABLE FROM THE STATE OF TENNESSEE.

WHEREAS, the Sullivan County Sheriff’s Office has been participating in this State of Tennessee funded program Since July of 2023 to help recruit and retain positions; and

WHEREAS, the Sullivan County Sheriff’s Office will budget these funds to pay the fully reimbursable grant to each qualifying officer; and

WHEREAS, the Sullivan County Sheriff’s Office is requesting that the funds approved from the Sheriff Hire, Train, and Recruitment funds by the Sullivan County Commission be paid to the Sullivan County Sheriff’s Office budget;

NOW THEREFORE BE IT RESOLVED THAT THE BOARD OF COUNTY COMMISSIONERS OF SULLIVAN COUNTY, TENNESSEE, ASSEMBLED IN REGULAR SESSION, HEREBY APPROVE TO RECOGNIZE AND APPROPRIATE AN ADDITIONAL \$20,000 OF GRANT FUNDING TO THE SULLIVAN COUNTY SHERIFF’S OFFICE TO FUND THE FULLY REIMBURSABLE GRANT PROGRAM THAT WILL INCREASE THE BUDGET TO \$60,000 FOR FY 25-26.

Expenditure Account: 101 E 54110 100 Program Code 933

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 adopted this 16th day of October 2025.

CONTINUED

Item 5

Resolution No. 2025-10-06

Reviewed by Chairman: _____

John J. Gardner, Chairman, Sullivan County Commission.

ATTEST: _____

Teresa Jacobs, County Clerk

Delivered to the Sullivan County Mayor or his secretary this the 20th day of October, 2025 at or about the following time 9:00 am by the following method: Hand delivered

Teresa Jacobs, County Clerk.

ACTION BY MAYOR

Reviewed and ACCEPTED by Mayor, Sullivan County: _____

Richard J. Venable
Mayor, Sullivan County

Reviewed and VETOED by Mayor, Sullivan County: _____

Mayor, Sullivan County

Delivered to the Chairman of the Sullivan County Commission or his designee this the _____ day of _____, 20____ at or about the following time _____ by the following method: _____

Mayor, Sullivan County**Sponsor: Commissioner Andrew Cross****Cosponsor: Commissioner Michael Cole; Commissioner Gary Stidham.****ACTIONS: 10/16/25 (Regular Session) Approved on Consent 21 Yes, 2 Absent, 1 seat vacant**

SULLIVAN COUNTY
Board of County Commissioners
245th Annual Session

Item 6
Resolution No. 2025-10-07

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 16th day of October 2025.

RESOLUTION TO ACCEPT AND APPROPRIATE FUNDS TO THE SULLIVAN COUNTY SHERIFF'S OFFICE FROM THE OFFICE OF CRIMINAL JUSTICE PROGRAMS RECEIVED THROUGH THE STATE OF TENNESSEE MENTAL HEALTH TRANSPORT FUND GRANT APPLICATION.

WHEREAS, the Tennessee Office of Criminal Justice Programs has grant funding available for the Transport of Mental Health patients; and

WHEREAS, the Sullivan County Sheriff's Office applied for the Mental Health Transport grant funding that will benefit the Sullivan County Sheriff's Office through the payment funding needed to transport individuals in the Sullivan County area with Mental Health issues; and

WHEREAS, the Sullivan County Sheriff's Office's share of funding from the grant application approved by Tennessee Office of Criminal Justice Programs is in the amount of \$433,325 and no matching funds required; and

WHEREAS, \$433,325 of the grant funds are for FY 2025-2026 and unspent funds at the end of fiscal year must be retained, utilized, and applied to future qualifying Costs.

WHEREAS, the Sullivan County Commission has already approved a budget of \$298,000 in FY 25-26 budget process, therefore, we are requesting that the budget be increased to the appropriate funding approved by the State of Tennessee, \$433,325 with no matching funds.

NOW THEREFORE BE IT RESOLVED THAT THE BOARD OF COUNTY COMMISSIONERS OF SULLIVAN COUNTY, TENNESSEE, ASSEMBLED IN REGULAR SESSION HEREBY AUTHORIZE THE SULLIVAN COUNTY SHERIFF'S OFFICE TO ACCEPT THESE MENTAL HEALTH TRANSPORT GRANT FUNDS FROM THE STATE OF TENNESSEE IN THE AMOUNT OF \$433,325 AND APPROVE THE FUNDS TO BE USED AS REQUIRED BY THE SULLIVAN COUNTY SHERIFF'S OFFICE.

BE IT FURTHER RESOLVED THAT UPON APPROVAL OF SAID GRANT APPLICATION, SULLIVAN COUNTY IS HEREBY AUTHORIZED TO RECEIVE, APPROPRIATE, AND EXPEND SAID GRANT FUNDS; NOT TO EXCEED THE ABOVE

CONTINUED

AMOUNT (\$433,325), AS REQUIRED BY THE GRANT CONTRACT. THE REVENUE AND EXPENDITURE ACCOUNT CODES FOR THE GRANT ARE TO BE ESTABLISHED BY THE ACCOUNTS AND BUDGETS.

WAIVER OF RULES REQUESTED

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 adopted this 16th day of October 2025.

Reviewed by Chairman: *John T. Gardner*
John T. Gardner, Chairman, Sullivan County Commission.

ATTEST: *Teresa Jacobs*
Teresa Jacobs, County Clerk

Delivered to the Sullivan County Mayor or his secretary this the 20th day of October, 2025 at or about the following time 9:00 am by the following method: Hand delivered
Teresa Jacobs
Teresa Jacobs, County Clerk.

ACTION BY MAYOR

Reviewed and ACCEPTED by Mayor, Sullivan County: *Richard B. Venable*
Mayor, Sullivan County

Reviewed and VETOED by Mayor, Sullivan County: _____
Mayor, Sullivan County

Delivered to the Chairman of the Sullivan County Commission or his designee this the _____ day of _____, 20____ at or about the following time _____ by the following method: _____

Mayor, Sullivan County

Sponsor: Commissioner Andrew Cross

Cosponsor: Commissioner Michael Cole; Gary Stidham

ACTIONS: 10/16/25 (Regular Session) Approved on Consent 21 Yes, 2 Absent, 1 seat vacant

SULLIVAN COUNTY
Board of County Commissioners
245th Annual Session

Item 7
Resolution No. 2025-10-08

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 16th day of October 2025.

A RESOLUTION REQUESTING THE 114th SESSION OF THE TENNESSEE GENERAL ASSEMBLY TO ALLOCATE ONE HALF OF THE REAL ESTATE TRANSFER TAX TO THE COUNTY, WHERE THE TAX WAS COLLECTED, ON A RECURRING BASIS.

WHEREAS, for many years, the State of Tennessee has imposed a tax of \$0.37 per \$100 of value for the privilege of publicly recording documents evidencing all transfers of realty, whether by deed, court deed, decree, partition deed, or other instrument evidencing transfer of any interest in real estate; and

WHEREAS, although this tax is collected locally, it is currently remitted to the State and the revenue is not made available for use by local officials to address needs in the community where the tax is collected; and

WHEREAS, county governments have few revenue options available to them for funding the many crucial governmental services mandated by state law and are therefore largely dependent upon property tax to fund these services; and

WHEREAS, county governments have been fiscally disciplined, allowing Tennessee to remain a low property tax burden state; however, county budgets are increasingly strained by factors such as inflation, challenges in recruiting and retaining qualified staff, and requirements to meet state mandates like increasing teacher compensation; and

WHEREAS, many counties are experiencing rapid population growth as families are choosing to move to Tennessee and settle in its communities, adding to the demand for county services and infrastructure which are necessary to maintain the quality of life all Tennesseans expect and deserve; and

WHEREAS, as the State continues to experience revenue collections in excess of budgeted estimates, allocating one half of the real estate transfer tax on a recurring basis to the county where collected would take pressure off local property taxes and allow for investment in infrastructure and services without unduly burdening state finances and without increasing the rate of this tax;

CONTINUED

Item 7
Resolution No. 2025-10-08

NOW, THEREFORE, BE IT RESOLVED THAT THE BOARD OF COMMISSIONERS OF SULLIVAN COUNTY HEREBY REQUESTS THAT ONE HALF OF THE TAX COLLECTED PURSUANT TO TENNESSEE CODE ANNOTATED § 67-4-409 BE SHARED WITH THE COUNTY WHERE COLLECTED ON A RECURRING BASIS. LEGISLATION HAS BEEN FILED TO ACCOMPLISH THIS THROUGH SENATE BILL 1080, HOUSE BILL 649 BY SENATOR JACK JOHNSON AND REPRESENTATIVE PAT MARSH.

BE IT FURTHER RESOLVED: THAT THE CHAIRMAN OF THIS COUNTY LEGISLATIVE BODY AND THE COUNTY CLERK CERTIFY AND FORWARD THIS RESOLUTION TO THE MEMBERS OF THE TENNESSEE GENERAL ASSEMBLY REPRESENTING THIS COUNTY.

BE IT FURTHER RESOLVED THAT THIS RESOLUTION TAKE EFFECT FROM AND AFTER IT'S PASSAGE, THE PUBLIC WELFARE REQUIRING IT.

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 adopted this 16th day of October 2025.

Reviewed by Chairman: John T. Gardner
John T. Gardner, Chairman, Sullivan County Commission.

ATTEST: Teresa Jacobs
Teresa Jacobs, County Clerk

Delivered to the Sullivan County Mayor or his secretary this the 20th day of October, 2025, at or about the following time 9:00 am by the following method: hand delivered

Teresa Jacobs
Teresa Jacobs, County Clerk.

ACTION BY MAYOR

Reviewed and ACCEPTED by Mayor, Sullivan County: Richard S. Donalde
Mayor, Sullivan County

Reviewed and VETOED by Mayor, Sullivan County: _____
Mayor, Sullivan County

CONTINUED

Item 7
Resolution No. 2025-10-08

Delivered to the Chairman of the Sullivan County Commission or his designee this the _____
day of _____, 20____ at or about the following time _____ by
the following method:

Mayor, Sullivan County

Sponsor: Commissioner Mark Ireson

Cosponsors: Commissioner Zane Vanover; Commissioner Sam Jones; Commissioner John Gardner; Commissioner Gary Stidham; Commissioner Larry Crawford; Commissioner Joyce Crosswhite, everyone voting in the affirmative.

ACTIONS: 10/16/25 (Regular Session) Approved on Waiver of Rules 21 Yes, 2 Absent, 1 seat vacant

Agenda subject voting report

Meeting name

Sullivan County Commission October 16 2025

10/16/2025

23 Item 7 Resolution No. 2025-10-08 Sponsors: Ireson/Vanover
Vote

Description

A RESOLUTION REQUESTING THE 114th SESSION OF THE TENNESSEE GENERAL ASSEMBLY TO ALLOCATE ONE HALF OF THE REAL ESTATE TRANSFER TAX TO THE COUNTY, WHERE THE TAX WAS COLLECTED, ON A RECURRING BASIS.

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Chairman

Gardner, John

Total vote result

Voting start time 7:46:59 PM
Voting stop time 7:47:24 PM
Voting configuration Vote
Voting mode Open
Vote result

Yes	21
Abstain	0
No	0
Total Present	21
Absent	02

1 seat vacant

Group voting result

Group	Yes	Absent
No group	21	0
Total result	21	02

Individual voting result

Name	Yes	Abstain	No	Absent
Akard, David ()	X			
Calton, Darlene ()	X			
Carr, Joe ()	X			
Cole, Michael ()	X			
Crawford, Larry ()	X			
Cross, Andrew ()	X			
Crosswhite, Joyce ()	X			
Gardner, John ()	X			
Glover, Hershel ()	X			
Harvey, Cheryl ()	X			
Hayes, David ()				X
Horne, Daniel ()				X
Ireson, Mark ()	X			
Jones, Sam ()	X			
King, Dwight ()	X			
Leonard, Tony ()	X			
Locke, Hunter ()	X			
McMurray, Joe ()	X			
Means, Jessica ()	X			
Pierce, Archie ()	X			
Slagle, Matt ()				
Stidham, Gary ()	X			
Vanover, Zane ()	X			
Ward, Travis ()	X			

Vacant

SULLIVAN COUNTY
Board of County Commissioners
245th Annual Session

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Item 8
Resolution No. 2025-10-09

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 16th day of October 2025.

RESOLUTION TO RECOGNIZE AND CELEBRATE OPERATION GREENLIGHT IN SULLIVAN COUNTY.

WHEREAS, Sullivan County wishes to express our profound gratitude for the dedication and sacrifice of our veterans; and

WHEREAS, Operation Green Light is a nationwide initiative to support U.S. veterans; and

WHEREAS, The National Association of Counties (NACo) began its support and promotion of Operation Green Light in 2021; and

WHEREAS, The U.S. Department of Veterans Affairs (VA) supports the campaign by raising awareness, sharing information on its website, and encouraging participation; and

WHEREAS, The goal of the campaign is to show support for veterans and raise awareness about the resources available to them; and

WHEREAS, There are over 428,000 Veterans in Tennessee; and

NOW THEREFORE BE IT RESOLVED THAT THE BOARD OF COMMISSIONERS OF SULLIVAN COUNTY HEREBY DESIGNATES UP TO \$500 FROM THE GENERAL FUND TO BE ADDED TO THE SULLIVAN COUNTY MAINTENANCE DEPARTMENT. THESE FUNDS WILL BE USED TO ILLUMINATE THE FRONT OF THE HISTORIC BLOUNTVILLE COURTHOUSE AND THE FINANCE AND ADMINISTRATION BUILDINGS WITH A GREEN LIGHT DURING THE WEEK LEADING UP TO VETERANS DAY. THE APPROPRIATE ACCOUNT CODES WILL BE ADDED BY THE DIRECTOR OF FINANCE.

Resolution shall take effect from and after its passage, the public welfare requiring it. All resolutions in conflict herewith be, and the same rescinded insofar as such conflict exists.

Duly adopted this 16th day of October 2025.

CONTINUED

Reviewed by Chairman: John T. Gardner
 John T. Gardner, Chairman, Sullivan County Commission.
 ATTEST: Teresa Jacobs
 Teresa Jacobs, County Clerk

Delivered to the Sullivan County Mayor or his secretary this the 20th day of October, 2025 at or about the following time 9:00 am by the following method: Hand delivered
Teresa Jacobs
 Teresa Jacobs, County Clerk.

ACTION BY MAYOR

Reviewed and ACCEPTED by Mayor, Sullivan County: Richard S. Venable
 Mayor, Sullivan County

Reviewed and VETOED by Mayor, Sullivan County: _____
 Mayor, Sullivan County

Delivered to the Chairman of the Sullivan County Commission or his designee this the _____ day of _____, 20____ at or about the following time _____ by the following method: _____

 Mayor, Sullivan County

Sponsor: Commissioner Mark Ireson

Cosponsors: Commissioner Zane Vanover; Commissioner Sam Jones; Commissioner John Gardner; Commissioner Gary Stidham; Commissioner Larry Crawford; Commissioner Joyce Crosswhite, everyone voting in the affirmative.

ACTIONS: 10/16/25 (Regular Session) Approved on Waiver of Rules 21 Yes, 2 Absent, 1 seat vacant

Agenda subject voting report

Meeting name

Sullivan County Commission October 16 2025

10/16/2025

24 Item 8 Resolution No. 2025-10-09 Sponsors: Ireson/Vanover
Vote

375

Description

RESOLUTION TO RECOGNIZE AND CELEBRATE OPERATION GREENLIGHT IN SULLIVAN COUNTY.

Chairman

Gardner, John

Total vote result

Voting start time 7:49:19 PM
Voting stop time 7:49:43 PM
Voting configuration Vote
Voting mode Open
Vote result

Yes	21
Abstain	0
No	0
Total Present	21
Absent	02

1 seat vacant

Group voting result

Group	Yes	Absent
No group	21	0
Total result	21	02

Individual voting result

Name	Yes	Abstain	No	Absent
Akard, David ()	X			
Calton, Darlene ()	X			
Carr, Joe ()	X			
Cole, Michael ()	X			
Crawford, Larry ()	X			
Cross, Andrew ()	X			
Crosswhite, Joyce ()	X			
Gardner, John ()	X			
Glover, Hershel ()	X			
Harvey, Cheryl ()	X			
Hayes, David ()				X
Horne, Daniel ()				X
Ireson, Mark ()	X			
Jones, Sam ()	X			
King, Dwight ()	X			
Leonard, Tony ()	X			
Locke, Hunter ()	X			
McMurray, Joe ()	X			
Means, Jessica ()	X			
Pierce, Archie ()	X			
Slagle, Matt () - Vacant				
Stidham, Gary ()	X			
Vanover, Zane ()	X			
Ward, Travis ()	X			

SULLIVAN COUNTY
Board of County Commissioners
245th Annual Session

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Item 09
Resolution No. 2025-10-10

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 16th day of October 2025.

RESOLUTION TO ACCEPT, IF AWARDED, AND APPROPRIATE FUNDS UP TO \$250,000 FOR THE 2025 TRANSPORTATION PLANNING GRANT FROM THE TENNESSEE DEPARTMENT OF TRANSPORTATION (TDOT).

WHEREAS, the Tennessee Department of Transportation (TDOT) has made available the 2025 Transportation Planning Grant Program to assist local governments in developing comprehensive strategies for roadway management, infrastructure assessment, and future capital planning; and

WHEREAS, Sullivan County seeks to utilize this grant opportunity to identify and address the transportation needs of the community through the development of a comprehensive resurfacing plan; and

WHEREAS, this project will assess key elements of the County's roadway infrastructure—including pavement quality, paving condition index, striping visibility, signage, culverts, guardrails, and speed tables—to ensure safe, efficient, and reliable travel throughout the County; and

WHEREAS, the project will include the mapping of GIS coordinates for each infrastructure element, facilitating a centralized, data-driven planning approach; and

WHEREAS, a key deliverable of the project will be the creation of a modern, internet-based road inventory and assessment system, replacing the current Excel and paper-based methods with a digital platform that enhances accessibility, efficiency, and long-term planning capacity for County staff, elected officials, and TDOT partners; and

WHEREAS, the County will also engage an independent third-party evaluator to ensure objectivity, technical accuracy, and defensible prioritization of roadway resurfacing projects; and

WHEREAS, the outcomes of this effort will promote community safety, economic vitality, and tourism by providing reliable transportation infrastructure that reduces operational costs, attracts investment, and supports a positive visitor experience throughout Sullivan County; and

WHEREAS, the total grant request is up to \$250,000, with a 10% local match requirement of up to \$25,000, which will be funded by the Sullivan County Highway Department from its current operating budget;

NOW, THEREFORE, BE IT RESOLVED by the Sullivan County Board of Commissioners, meeting in Regular Session, that:

1. The Sullivan County Commission hereby authorizes acceptance of the 2025 Transportation Planning Grant from the Tennessee Department of Transportation, if awarded, in an amount up to \$250,000; and

CONTINUED

2. The Commission further approves the appropriation of said funds to support the planning, analysis, and development activities described herein; and
3. The local 10% match, up to \$25,000, shall be paid by the Sullivan County Highway Department from its existing budget; and
4. The Sullivan County Mayor, or designee, is hereby authorized to execute all necessary documents, agreements, and assurances as required by TDOT to implement this grant.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately upon passage, the public welfare requiring it.

(Waiver of the Rules requested)

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 adopted this 16th day of October 2025.

Reviewed by Chairman:

John T. Gardner
John T. Gardner, Chairman, Sullivan County Commission.

ATTEST:

Teresa Jacobs
Teresa Jacobs, County Clerk

Delivered to the Sullivan County Mayor or his secretary this the 20th day of October, 2025 at or about the following time 9:00am by the following method: Hand delivered

Teresa Jacobs
Teresa Jacobs, County Clerk.

ACTION BY MAYOR

Reviewed and ACCEPTED by Mayor, Sullivan County:

Richard S. Venable
Mayor, Sullivan County

Reviewed and VETOED by Mayor, Sullivan County:

Mayor, Sullivan County

Delivered to the Chairman of the Sullivan County Commission or his designee this the _____ day of _____, 20____ at or about the following time _____ by the following method: _____

Mayor, Sullivan County

Sponsor: Commissioner Dwight King

Cosponsors: Commissioner Hershel Glover

ACTIONS: 10/16/25 (Regular Session) Approved on Consent 21 Yes, 2 Absent, 1 seat vacant

SULLIVAN COUNTY
Board of County Commissioners
245th Annual Session

Item 10
Resolution No. 2025-10-11

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 16th day of October 2025.

RESOLUTION TO ACCEPT FROM MOUNTAIN STATES PROPERTIES, INC AND BLUE RIDGE MEDICAL MANAGEMENT CORPORATION (BALLAD HEALTH) A QUIT CLAIM DEED TO PROPERTY LOCATED AT 2212 JOHN B. DENNIS HIGHWAY, KINGSFORT, TN, FOR THE PURPOSE OF CONSTRUCTING A NEW EMS STATION ACCORDING TO THE TERMS AND CONDITIONS SET FORTH IN THE ATTACHED QUITCLAIM DEED

WHEREAS, Sullivan County desires to construct a new Sullivan County EMS station in Kingsport; and

WHEREAS, Ballard Health has offered to give real property located at 2212 John B. Dennis Highway, Kingsport, TN, to Sullivan County pursuant to quitclaim deed for that purpose subject to certain restrictions, right of reversion and right of first refusal which are specifically set forth in the attached Quitclaim Deed which is attached hereto for approval and acceptance; and

WHEREAS, this real property is generally known as property located at 2212 John B. Dennis Highway, Kingsport, TN, and more particularly described in the attached Quitclaim Deed which is submitted hereby for approval; and

WHEREAS, considering that the Grantors are only giving a quitclaim deed and that Sullivan County may spend \$3,000,000 to \$3,500,000 to construct such EMS Station, it is appropriate that Sullivan County pay the local law firm of Wilson Worley to conduct and complete for Sullivan County a title search on said property at the approximate cost of Two Thousand Dollars (\$2,000.00);

NOW, THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby approves the Quitclaim Deed attached hereto along with the property description, restrictions, right of reversion and right of first refusal as set forth therein, and hereby approves and accepts said Quitclaim Deed and the transfer of said property described therein to Sullivan County, and hereby approves the appropriation of approximately Two Thousand Dollars (\$2,000.00) for the cost of a legal title search on said property to be performed for Sullivan County by the local law firm Wilson Worley of Kingsport.

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.

Duly adopted this 16th day of October 2025.

CONTINUED

Reviewed by Chairman: _____

John T. Gardner
 John T. Gardner, Chairman, Sullivan County Commission

ATTEST: _____

Teresa Jacobs
 Teresa Jacobs, County Clerk

Delivered to the Sullivan County Mayor or his secretary this the 20th day of October 2025 at or about the following time 9:00 am by the following method: Hand delivered

Teresa Jacobs
 Teresa Jacobs, County Clerk

ACTION BY MAYOR

Reviewed and ACCEPTED by Mayor, Sullivan County: _____

Richard B. Venable
 Mayor, Sullivan County

Reviewed and VETOED by Mayor, Sullivan County: _____

 Mayor, Sullivan County

Delivered to the Chairman of the Sullivan County Commission or his designee this the _____ day of, 20__ following at or about the following time _____ by the following method _____

 Mayor, Sullivan County

Sponsors: Commissioner Hunter Locke**Cosponsors: Commissioner Zane Vanover**

ACTIONS: 10/16/25 (Regular Session) Approved on Waiver of Rules 21 Yes, 3 Absent, 1 seat vacant.

**This instrument was prepared by:
Mark S. Dessauer, Deputy General Counsel, Ballad Health
303 Med Tech Parkway
Johnson City, TN 37604**

QUITCLAIM DEED

THIS QUITCLAIM DEED, made and entered into as of September ____, 2025, by and between **MOUNTAIN STATES PROPERTIES, INC.**, a Tennessee corporation, and **BLUE RIDGE MEDICAL MANAGEMENT CORPORATION**, a Tennessee corporation, collectively Party of the First Part, and **SULLIVAN COUNTY, TENNESSEE**, a political subdivision of the State of Tennessee, Party of the Second Part:

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of One Dollar (\$1.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, Party of the First Part by these presents does grant, transfer, quitclaim and convey unto Party of the Second Part, its successors and assigns, all of Party of the First Part's right, title and interest in and to the following described property located in the City of Kingsport, 11th Civil District of Sullivan County, Tennessee, to wit:

Tract I

BEGINNING at an iron rod on the westerly side of John B. Dennis Highway, said iron rod also being a southwesterly corner to Lot 3 of Indian Path Hospital, Section 3; thence with John B. Dennis Highway, the following two courses and distances: S. 47° 14' 49" W., 331.29 feet to a right-of-way monument, and S. 28° 52' 50" W., 45.25 feet to an iron rod a southeasterly corner to Lot 1 of Indian Path Hospital, Section 3 ; thence with Lot 1 and continuing with Hospital Corporation of America property N. 22° 42' 06" W., 306.46 feet to an iron rod on the southerly side of Pavillion Drive; thence with the southerly side of Pavillion Drive N. 86° 13' 36" E., 366.99 feet to an iron rod a northwesterly corner to Lot 3 of Indian Path Hospital, Section 3; thence with Lot 3 S. 22° 06' 04" E., 45.71 feet to the point of BEGGINNING, containing 1.348 acres, more or less, as shown by map entitled "Johnson City Medical Center" dated July 10, 1998, prepared by Rick Kevin Bowers, Tennessee Registered Land Surveyor No. 1481, c/o Tysinger, Hampton & Partners, 3428 Bristol Highway, Johnson City, Tennessee 37601 AND being also designated as Lot 2, INDIAN PATH, SECTION III, according to the plat thereof of record in Plat Book 30, Page 14, in the Register's Office for Sullivan County, Tennessee.

TOGETHER with all easements appurtenant to said property, either public or private, for ingress and egress or utilities.

AND BEING part of the same property conveyed to Mountain States Property, Inc. by Quitclaim Deed date March 27, 2001 from Blue Ridge Medical Management Corporation, a Tennessee corporation of record in Book 1601C, Page 89, Register's Office for Sullivan County, Tennessee.

Tax Assessor's Property ID No. CT1. Map 47-I, Group A, Parcel 028.30.
Address: 2212 John B. Dennis Highway, Kingsport, Tennessee

Tract II

BEING all of Lot 3, INDIAN PATH SECTION III, according to the plat thereof of record in Plat Book 30 Page 14, in the Register's Office for Sullivan County, Tennessee, containing .03 acres, more or less.

AND BEING part of the same property conveyed to Johnson City Medical Center Office Building, Inc. by Quitclaim Deed dated June 1, 1999 by Blue Ridge Medical Management Corporation, a Tennessee corporation of record in Book 1430C, Page 710, Register's Office for Sullivan County, Tennessee. Blue Ridge Medical Management Corporation is the successor by merger to Mountain States Health Alliance Properties, Inc. which is the successor by name change to Johnson City Medical Center Office Building, Inc.

TOGETHER With all easements appurtenant to said property, either public or private, for ingress and egress or utilities.

Tax Assessor's Property ID CT1. Map47-I, Group A, Parcel 28.40.
Address: 2212 John B. Dennis Highway, Kingsport, Tennessee

It is understood by Party of the Second Part that this is a Quitclaim Deed conveying whatever interest, if any, Party of the First Part may have in and to the above-described property. No warranties, express or implied, are made by Party of the First Part concerning the title and/or use of the above-described property.

RESTRICTIONS:

THE FOREGOING CONVEYANCE AND GRANT IS SUBJECT TO THE FOLLOWING:

No portion of the property conveyed hereby (the "Property") shall be owned, operated or used in direct competition with any service offered by Party of the First Part or any affiliate of Party of the First Part, unless such ownership, operation or use is approved in writing by Party of the First Part. For descriptive purposes, a "service" includes, but is not limited to,

the following: a medical or clinical laboratory, a purpose of which is the testing of specimens in order to diagnose, treat, or prevent disease; radiology/diagnostic imaging; nuclear medicine services; surgery centers; acute care hospital facilities; replacement therapy, elimination or reduction of opioid usage, or detoxification through the use of methadone or other opioid analgesics; wellness services and long term care facilities. Approval by Party of the First Part is in the sole discretion of its president/chief executive officer, which approval may be unreasonably withheld. Any use that is permitted at the time of the establishment of the use, including an otherwise impermissible use that is approved by Party of the First Part, shall remain permitted notwithstanding that such use may be later in direct competition with a clinical service offered by Party of the First Part as a result of increases or change in service offered by Party of the First Part; provided, however, that with respect to replacement therapy, elimination or reduction of opioid usage, or detoxification through the use of methadone or other opioid analgesics, Party of the First Part shall retain the absolute and sole discretion, at all times and for any reason, to refuse permission and refuse approval. Nothing contained in this restriction, however, shall be construed to prohibit the provision of any services by the owner, operator or user to those with whom it has a provider-patient relationship of which is not the provision of clinical services as described above. These restrictions will run with the land, will remain in effect in perpetuity, will be binding on Party of the Second Part, its successors and assigns, and will be enforceable by Party of the First Part, its successors and assigns. Enforcement of these restrictions may be by proceeding at law or in equity to restrain violation, to direct restoration, to recover damages (but not punitive damages), or any combination thereof. Failure of the Party of the First Part or of its successors or assigns to insist upon observance of these restrictions shall not be deemed a waiver of the violation or of the right to seek enforcement of these restrictions. Party of the First Part and its successors and assigns will be entitled to recover all costs and expenses incurred in connection with any enforcement action, including, without limitation, court costs and attorney's fees. Any award of damages received by Party of the First Part or its successors or assigns in connection with any enforcement action, and all costs and expenses incurred by Party of the First Part or its successors or assigns in connection therewith, shall constitute a lien on the Property conveyed hereby. "Successors and assigns" includes any parent or subsidiary of Party of the First Part (including but not limited to Mountain States Health Alliance, Wellmont Health System and Ballad Health), successors-in-interest by merger or otherwise; any transferees, tenants or licensees of Party of the First Part or Party of the Second Part; any person or entity that operate the business of Party of the First Part or Party of the Second Part under an operating agreement or lease.

Party of the First Part acknowledges that Party of the Second Part intends to use the Property as a station from which to provide emergency medical services (EMS). Party of the First Part hereby acknowledges and agrees that such use of the Property by Party of the Second Part will not violate the above restrictions.

RIGHT OF REVERSION:

Notwithstanding anything contained herein to the contrary and in consideration of the conveyance by Party of the First Part to Party of the Second Part of the Property, Party of the Second Part agrees to use and develop the Property as a station for the providing of emergency medical and rescue services and as a vehicle to promote and enhance Sullivan County, Tennessee's health and safety together with all services incident or related thereto (the "EMS Services"). If Party of the Second Part for any reason ceases to use the Property as a station providing EMS Services, then the Property shall be subject to a right of reversion (the "Reversionary Interest") in favor of Party of the First Part. In order to exercise the Reversionary Interest, Party of the First Part shall give written notice to Party of the Second Part that it is in default and that Party of the First Part is invoking its Reversionary Interest remedy (the "Reversionary Interest Notice"). If Party of the Second Part fails to cure the default within ninety (90) days from the date of the Reversionary Interest Notice, then Party of the First Part shall have the right, in its discretion, to exercise its Reversionary Interest. If Party of the First Part exercises its Reversionary Interest, then title to the Property shall automatically revert to Party of the First Part, subject only to the encumbrances that existed as of the date of the original conveyance of the Property to Party of the Second Part. Upon request by Party of the First Part, Party of the Second Part shall ensure that Party of the First Part acquires marketable title to the Property and shall execute such deeds or other documents necessary to convey such title including Party of the Second Part paying or satisfying any lien, mortgage, or other similar debt encumbering the Property. Party of the Second Part acknowledges and understands that Party of the First Part's exercise of its Reversionary Interest shall entitle Party of the First Part to ownership of the Property including all improvements thereto and any fixtures attached to the Property without any payment or compensation due Party of the Second Part. If Party of the First Part is required to enforce its Reversionary Interest by legal action for specific performance or to quiet title, then Party of the First Part shall also be entitled to recover its costs and expenses including reasonable attorney's fees. This Reversionary Interest reserved to Party of the First Part shall run with the land, will remain in effect in perpetuity, will be binding on Party of the Second Part, its successors and assigns, and will be enforceable by Party of the First Part, its successors and assigns.

RIGHT OF FIRST REFUSAL:

If Party of the Second Part enters into a contract or similar agreement (the "Contract") with a third party for the purchase of all or any portion of the Property, the terms of which Party of the Second Part intends to accept, Party of the Second Part shall notify Party of the First Part, its successors or assigns, in writing of the terms of the Contract and provide Party of the First Part with a full copy of the Contract within five (5) days after the full execution of the Contract. Party of the First Part shall have a period of thirty (30) days within which to notify Party of the Second Part it is exercising the right to purchase the Property or such portion thereof, under the same terms and conditions set forth in the Contract including the purchase price set forth therein. Party of the First Part shall be allowed a further period of Ninety (90) days from the date of such notification of its intent to exercise the right of first refusal or the period provided for closing provided in the Contract, whichever is greater, within which to engage in its due diligence and to close the purchase thereof. If Party of the First Part exercises its right of first refusal but then fails to close and pay the balance of the

purchase price, then the right of first refusal granted herein shall cease and terminate, but Party of the Second Part shall have no cause of action against Party of the Second Part for damages or otherwise.

This right of first refusal shall be a continuing one and shall apply so long as Party of the Second Part is the owner of the Property. If Party of the First Part fails to exercise this right of first refusal to purchase the Property, or any portion thereof, Party of the Second Part may complete the sale thereof to such third party but only on such terms and conditions including the purchase price contained in the Contract. If Party of the Second Part completes a sale or transfer of the Property, or any portion thereof, under the terms and conditions set forth in the Contract, Party of the First Part shall have no further right of first refusal to purchase and Party of the First Part agrees to execute a release of this right of first refusal upon request of Party of the Second Part. During the term of this right of first refusal, Party of the Second Part shall have the right to mortgage or otherwise encumber the Property and grant leases for all or part of the Property, as the Party of the Second Part deems fit; provided that Party of the Second Part may not grant any lessee an option to purchase all or any part of the Property.

All notices and correspondence required to be given in connection with this right of first refusal shall be in writing and shall be deemed to have been given when (i) delivered by hand, (ii) sent by recognized overnight courier service, or (iii) mailed to the other party by certified mail, returned receipt requested, postage prepaid, at or to the addresses set forth below:

If to Party of the First Part: Mountain States Properties, Inc.
c/o Ballad Health
303 Med Tech Parkway
Suite 330
Attention: Legal Department

If to Party of the Second Part: Sullivan County, Tennessee
155 School Avenue
Blountville, Tennessee 37617
Attention: County Attorney

Either party may change the above address by notice to the other setting forth such new or changed address.

This right of first refusal shall be binding upon and inure to the benefit of Party of the First Part and Party of the Second Part, their successors and assigns.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Party of the First Part, acting by and through its duly authorized corporate officer, hereunto signs its name as of the day and year first above written.

**MOUNTAIN STATE
PROPERTIES, INC.**

By: _____

Title: _____

**BLUE RIDGE MEDICAL
MANAGEMENT CORPORATION**

By: _____

Title: _____

**STATE OF TENNESSEE:
COUNTY OF WASHINGTON:**

Before me, the undersigned authority, a Notary Public, in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to the _____ of **MOUNTAIN STATES PROPERTIES, INC.**, the within named bargainor, a corporation, and that he/she as such

_____ executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as

WITNESS my hand and official seal this _____ day of _____, 2025.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE:
COUNTY OF WASHINGTON:

Before me, the undersigned authority, a Notary Public, in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to the _____ of **BLUE RIDGE MEDICAL MANAGEMENT CORPORATION**, the within named bargainor, a corporation, and that he/she as such _____ executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as _____.

WITNESS my hand and official seal this _____ day of _____, 2025.

 Notary Public

My Commission Expires: _____

STATE OF TENNESSEE:
COUNTY OF _____:

The undersigned affiant being first duly sworn, makes oath that the actual consideration for the foregoing transfer, or the value of the property hereinabove described, whichever is greater, is \$0 (Quitclaim).

 Affiant

SWORN TO AND SUBSCRIBED before me _____, this the _____ day of _____, 2025.

 Notary Public

My Commission Expires: _____

Name and Address of Property Owner:
 Sullivan County, Tennessee
 155 School Avenue
 Blountville, TN 37617

NAME AND ADDRESS OF THE PERSON OR
ENTITY RESPONSIBLE FOR THE PAYMENT
OF PROPERTY TAXES

Same as above

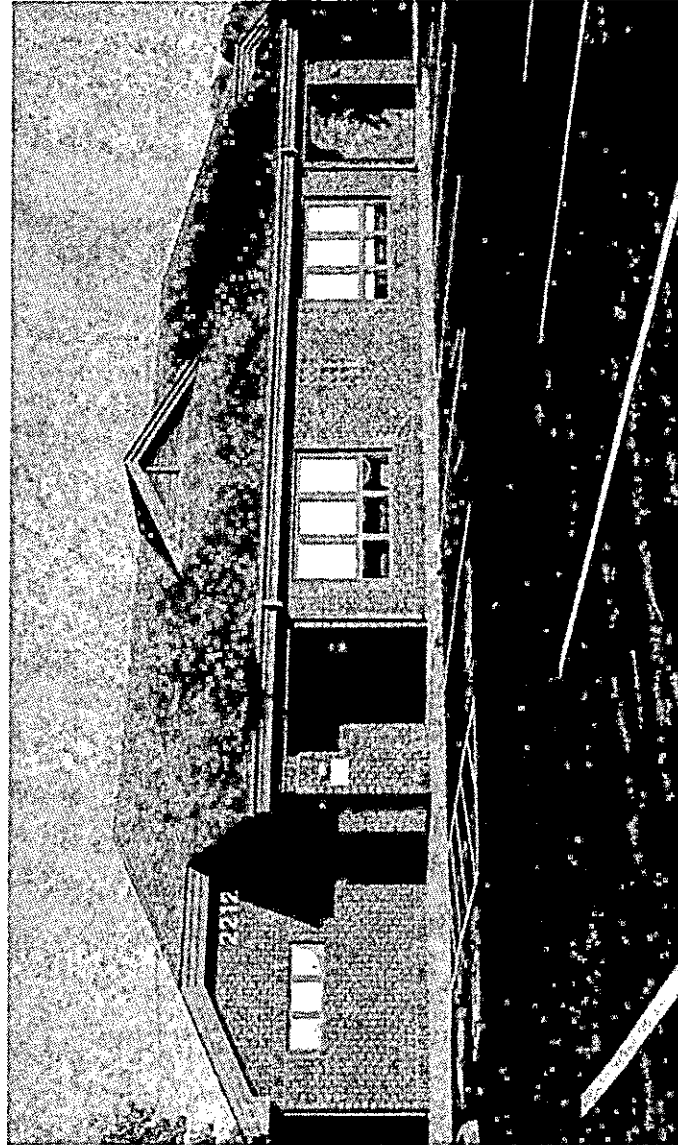
THE LEGAL DESCRIPTION OF THE REAL ESTATE HAS BEEN FURNISHED TO THE DRAFTSMAN BY THE PARTY OF THE FIRST PART, A THIRD PARTY OR HAS BEEN OBTAINED FROM THE PUBLIC RECORDS. THE DRAFTSMAN ASSUMES NO LIABILITY AS TO THE ACCURACY OR CONTENT THEREOF. THE DRAFTSMAN ASSUMES NO LIABILITY AS TO THE STATE OF TITLE OF THE PROPERTY. FAILURE TO PROPERLY RECORD THIS DEED IN THE APPROPRIATE REGISTER OF DEEDS' OFFICE COULD JEOPARDIZE PARTY OF THE SECOND PART'S RIGHT IN AND TO THE PROPERTY.

Sullivan County EMS Station 2

October 16, 2025



Sullivan County EMS



Sullivan County EMS



Agenda subject voting report

Meeting name

Sullivan County Commission October 16 2025

10/16/2025

26 Item 10 Resolution No. 2025-10-11 Sponsors: Locke/Vanover
Vote

391

Description

RESOLUTION TO ACCEPT FROM MOUNTAIN STATES PROPERTIES, INC AND BLUE RIDGE MEDICAL MANAGEMENT CORPORATION (BALLAD HEALTH) A QUIT CLAIM DEED TO PROPERTY LOCATED AT 2212 JOHN B. DENNIS HIGHWAY, KINGSFORT, TN, FOR THE PURPOSE OF CONSTRUCTING A NEW EMS STATION ACCORDING TO THE TERMS AND CONDITIONS SET FORTH IN THE ATTACHED QUITCLAIM DEED

Chairman

Gardner, John

Total vote result

Voting start time 6:10:15 PM
Voting stop time 6:10:37 PM
Voting configuration Vote
Voting mode Open
Vote result

Yes	20 21
Abstain	0
No	0
Total Present	20
Absent	2

1 seat vacant

Group voting result

Group	Yes	Absent
No group	20	0
Total result		20 21
		20

Individual voting result

Name	Yes	Abstain	No	Absent
Akard, David ()	X			
Calton, Darlene ()	X			
Carr, Joe ()	X			
Cole, Michael ()	X			
Crawford, Larry ()	X			
Cross, Andrew ()	X			
Crosswhite, Joyce ()	X			
Gardner, John ()	X			
Glover, Hershel ()	X			
Harvey, Cheryl ()	X			
Hayes, David ()				X
Horne, Daniel ()				X
Ireson, Mark ()	X			
Jones, Sam ()	X			
King, Dwight ()	X			
Leonard, Tony ()	X			
Locke, Hunter ()	X			
McMurray, Joe ()	X			
Means, Jessica ()	X			
Pierce, Archie ()	X			
Slagle, Matt ()				
Stidham, Gary ()	X			

Vacant

Agenda subject voting report

Meeting name

Sullivan County Commission October 16 2025

10/16/2025

Name	Yes	Abstain	No	Absent
Vanover, Zane ()	X			
Ward, Travis ()	X			

392

SULLIVAN COUNTY
Board of County Commissioners
245th Annual Session

393

Item 11
Resolution No. 2025-10-12

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 16th day of October 2025.

**RESOLUTION TO APPROPRIATE \$137,336.43 TO NORTHEAST TENNESSEE
TOURISM ASSOCIATION FROM SULLIVAN COUNTY OCCUPANCY TAX
COLLECTIONS FOR THE FIRST QUARTER OF FISCAL YEAR 2025-2026.**

WHEREAS, by prior action the Sullivan County Commission established current policy to direct 50 percent of county occupancy tax revenue to the Northeast Tennessee Tourism Association at the request of the cities of Bristol and Kingsport and to make such payments to NETTA on a quarterly basis; and

WHEREAS, the current policy states the county shall pay NETTA for each quarter no later than six weeks after the end of each quarter; and

WHEREAS, the first quarter of fiscal year 2025-2026 ended September 30 and the Sullivan County Clerk's Office has available the total revenue amount for the quarter; and

WHEREAS, 50 percent of total receipts for the first quarter (less fees withheld by the county clerk and county trustee) equals \$137,336.43.

NOW, THEREFORE BE IT RESOLVED, the Board of Commissioners of Sullivan County, meeting in Regular Session, approves appropriation of \$137,336.43 and authorizes payment in that amount to NETTA to fulfill the Commission's commitment to directing 50 percent of Sullivan County occupancy tax revenue to NETTA on a quarterly basis in exchange for unspecified destination tourism marketing and promotion of Sullivan County Tennessee. Accounts and codes to be assigned by the Sullivan County Finance Department.

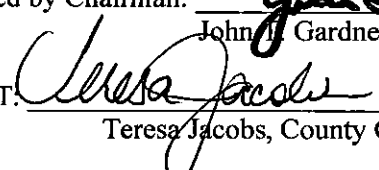
This resolution shall take effect from and after its passage. All resolutions in conflict herewith be and the same rescinded insofar as such conflict exists.

Duly adopted this 16th day of October 2025.

Reviewed by Chairman:


John T. Gardner, Chairman, Sullivan County Commission.

ATTEST:


Teresa Jacobs, County Clerk

CONTINUED

Item 11
Resolution No. 2025-10-12

Delivered to the Sullivan County Mayor or his secretary this the 20th day of October 2025 at or about the following time 9:00 am by the following method: Hand delivered.

Teresa Jacobs
Teresa Jacobs, County Clerk.

ACTION BY MAYOR

Reviewed and ACCEPTED by Mayor, Sullivan County:

Richard S. Venable
Mayor, Sullivan County

Reviewed and VETOED by Mayor, Sullivan County:

Mayor, Sullivan County

Delivered to the Chairman of the Sullivan County Commission or his designee this the _____ day of _____, 20____ at or about the following time _____ by the following method:

Mayor, Sullivan County

Sponsor: Commissioner Zane Vanover

Cosponsors: Commissioner Mark Ireson; Commissioner John Gardner

ACTIONS: 10/16/25 (Regular Session) Approved 21 Yes, 2 Absent, 1 seat vacant

Agenda subject voting report

Meeting name

Sullivan County Commission October 16 2025

10/16/2025

27 Item 11 Resolution No. 2025-10-12 Sponsors: Vanover/Ireson
Vote

395

Description

RESOLUTION TO APPROPRIATE \$138,738.67 TO NORTHEAST TENNESSEE TOURISM ASSOCIATION FROM SULLIVAN COUNTY OCCUPANCY TAX COLLECTIONS FOR THE FIRST QUARTER OF FISCAL YEAR 2025-2026.

Chairman

Gardner, John

Total vote result

Voting start time 7:51:55 PM
Voting stop time 7:52:13 PM
Voting configuration Vote
Voting mode Open
Vote result

Yes	21
Abstain	0
No	0
Total Present	21
Absent	32

1 seat vacant

Group voting result

Group	Yes	Absent
No group	21	0
Total result	21	32

Individual voting result

Name	Yes	Abstain	No	Absent
Akard, David ()	X			
Calton, Darlene ()	X			
Carr, Joe ()	X			
Cole, Michael ()	X			
Crawford, Larry ()	X			
Cross, Andrew ()	X			
Crosswhite, Joyce ()	X			
Gardner, John ()	X			
Glover, Hershel ()	X			
Harvey, Cheryl ()	X			
Hayes, David ()				X
Horne, Daniel ()				X
Ireson, Mark ()	X			
Jones, Sam ()	X			
King, Dwight ()	X			
Leonard, Tony ()	X			
Locke, Hunter ()	X			
McMurray, Joe ()	X			
Means, Jessica ()	X			
Pierce, Archie ()	X			
Slagle, Matt () Vacant				
Stidham, Gary ()	X			
Vanover, Zane ()	X			
Ward, Travis ()	X			

SULLIVAN COUNTY
Board of County Commissioners
245th Annual Session

Item 12
Resolution No. 2025-10-13

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 16th day of October 2025.

RESOLUTION TO ENTER INTO RECORD THE BOARD OF COMMISSIONERS OF SULLIVAN COUNTY'S KNOWLEDGE OF DR. STEPHAN MAY'S VOLUNTEER WORK AS MEDICAL DIRECTOR AT BRANCH HOUSE FAMILY JUSTICE CENTER, OUTSIDE OF HIS WORK AS REGIONAL MEDICAL DIRECTOR OF THE SULLIVAN COUNTY REGIONAL MEDICAL CENTER.

WHEREAS, Branch House Family Justice Center is in need of a physician to serve in a volunteer capacity as Medical Director and Dr. Stephan May wishes to serve in that capacity; and

WHEREAS, Dr. May's volunteer work at Branch House is not to be construed as acting in his capacity with the health department or become a part of the job description of the health department's regional medical director; and

WHEREAS, Dr. May will not be compensated by Branch House or by Sullivan County for his volunteer work as medical director of Branch House; and

WHEREAS, Branch House Family Justice Center's Board of Directors will pay liability insurance to cover Dr. May's work for Branch House.

NOW, THEREFORE BE IT RESOLVED, the Board of Commissioners of Sullivan County, Tennessee, meeting in Regular Session, acknowledge and voice no objection to Dr. Stephan May serving as Medical Director at Branch House Family Justice Center on a voluntary basis.

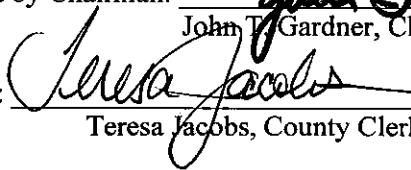
This resolution shall take effect from and after its passage. All resolutions in conflict herewith be and the same rescinded insofar as such conflict exists.

Duly adopted this 16th day of October 2025.

Reviewed by Chairman:


John T. Gardner, Chairman, Sullivan County Commission.

ATTEST:


Teresa Jacobs, County Clerk

CONTINUED

Item 12
Resolution No. 2025-10-13

Delivered to the Sullivan County Mayor or his secretary this the 10th day of October, 2025 at or about the following time 9:00 am by the following method: Hand delivered.

Teresa Jacobs
Teresa Jacobs, County Clerk.

ACTION BY MAYOR

Reviewed and ACCEPTED by Mayor, Sullivan County:

Richard L. Venable
Mayor, Sullivan County

Reviewed and VETOED by Mayor, Sullivan County:

Mayor, Sullivan County

Delivered to the Chairman of the Sullivan County Commission or his designee this the _____ day of _____, 20____ at or about the following time _____ by the following method:

Mayor, Sullivan County

Sponsor: Commissioner Hunter Locke

Cosponsors: Commissioner Joyce Crosswhite

ACTIONS: 10/16/25 (Regular Session) Approved on Consent 21 Yes, 2 Absent, 1 seat vacant

SULLIVAN COUNTY
Board of County Commissioners
245th Annual Session

Item 13
Resolution No. 2025-10-14

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 16th day of October 2025.

A RESOLUTION OF THE SULLIVAN COUNTY BOARD OF COMMISSIONERS TO ACCEPT, IF AWARDED, AND APPROPRIATE FUNDS UP TO \$500,000 FROM THE TENNESSEE DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT (ECD) THROUGH THE HISTORIC DEVELOPMENT GRANT PROGRAM FOR IMPROVEMENTS TO THE SULLIVAN COUNTY COURTHOUSE.

WHEREAS, in April 2021, the Tennessee General Assembly established the Historic Development Grant Program (HDGP) and allocated funds to renovate and preserve the State's historic buildings; and

WHEREAS, the legislators recognized that historic buildings and their preservation expand the state's economy, create new employment opportunities, revitalize and renew communities, create an environment for investment, and promote tourism and rural economic development; and

WHEREAS, for the Fiscal Year 2025–2026, the Tennessee General Assembly has again allocated funding to provide grants to eligible historic courthouses across the state, and the Tennessee Department of Economic and Community Development (ECD) will notify qualifying counties of their eligibility; and

WHEREAS, this round of funding is only for eligible courthouses to repair or improve interior or exterior infrastructure; and

WHEREAS, the Historic Development Grant is a reimbursable program requiring the County to pay all project costs up front, after which the County may request reimbursement for up to seventy percent (70%) of eligible expenditures; and

WHEREAS, at the conclusion of the project, the County will provide a thirty percent (30%) local match as required under program guidelines; and

WHEREAS, the program further requires that any grant award of \$75,000 or more engage a qualified third-party grant administrator, with an administrative cost of five percent (5%) or \$15,000, whichever is less, included within the total grant funding to ensure compliance with State and Federal requirements; and

CONTINUED

WHEREAS, this round of funding is only for eligible courthouses to repair or improve interior or exterior infrastructure, with grant applications are due by November 7, 2025, and a three-year implementation period for completion of approved projects; and

WHEREAS, Sullivan County recognizes the historical and cultural significance of its Courthouse and supports continued preservation efforts to protect and enhance this important landmark for future generations.

NOW, THEREFORE, BE IT RESOLVED by the Sullivan County Board of Commissioners, meeting in Regular Session, that:


1. Sullivan County hereby authorizes application for, and acceptance of, the Historic Development Grant in an amount up to \$500,000, if awarded.
2. The County will provide the required 30% local match and will expend the total project cost up front prior to reimbursement of up to seventy percent (70%) by the Tennessee Department of Economic and Community Development.
3. The County Mayor, or his designee, is hereby authorized to execute all necessary documents, agreements, and assurances relative to this grant program.
4. Upon award, the Sullivan County Budget shall be amended and appropriate accordingly to reflect both grant and matching funds.
5. Account Codes to be assigned by the Finance Department.

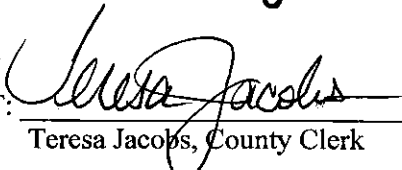
BE IT FURTHER RESOLVED that this Resolution take effect immediately upon its passage, the public welfare requiring it.

WAIVER OF RULES REQUESTED

Duly passed and approved this 16th day of October 2025.

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.

Reviewed by Chairman: 
John T. Gardner, Chairman, Sullivan County Commission

ATTEST: 
Teresa Jacobs, County Clerk

Delivered to the Sullivan County Mayor or his secretary this the 20th day of October 2025 at or about the following time 9:00 am by the following method: Hand delivered

Teresa Jacobs
Teresa Jacobs, County Clerk

ACTION BY MAYOR

Reviewed and ACCEPTED by Mayor, Sullivan County

Richard S. Venable
Mayor, Sullivan County

Reviewed and VETOED by Mayor, Sullivan County:

Mayor, Sullivan County

Delivered to the Chairman of the Sullivan County Commission or his designee this the _____ day of, 20____ following at or about the following time _____ by the following method:

Mayor, Sullivan County

Sponsor: Commissioner Joyce Crosswhite

Cosponsors: Commissioner Michael Cole; Commissioner Tony Leonard.

ACTIONS: 10/16/25 (Regular Session) Approved on Consent 21 Yes, 2 Absent, 1 seat vacant

SULLIVAN COUNTY
Board of County Commissioners
245th Annual Session

Item 14
No. 2025-10-15

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 16th day of October 2025.

RESOLUTION To Sell County Owned Delinquent Tax Properties

WHEREAS, Sullivan County acquired real property through a delinquent property tax proceeding; and

WHEREAS, the current amount owed against the properties is \$ 21,041.43 for the parcel; and

WHEREAS, a bid in the amount of \$1,195 has been received from Josh Barrett on the parcels; and

WHEREAS, in accordance with T.C.A. §67-5-2507 a legal notice has been published in a newspaper of general circulation in Sullivan County advising the public of such bid and potential sale of land; and

WHEREAS, during the ten-day period after publication, the Office of the County Mayor received no raised bids on such property; and

WHEREAS, the Sullivan County Delinquent Tax Committee has reviewed the delinquency period, location, condition, and value of the property and took into consideration the bid placed upon the property; and the Committee has recommended that the County accept the bid;

NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby approves the sale of property located in the 5th Civil District identified as Highway 126 Map 064E Group A Parcel 035.00; Highway 126 Tax Map 064E Group A Parcel 036.00; Highway 126

Tax Map 064E A 037.00; 12th Civil District identified as Virginia Drive S Tax Map 013I Group C Parcel 001.10; 16th Civil District identified as 650 Sky Wa Mo Tax Map 126 Parcel 182.30; to Josh Barrett for \$ 1,195.00 for the parcels in accordance with T.C.A. §67-5-2507.

BE IT FURTHER RESOLVED that a provision of the sale be that the buyer agrees to bring the property into compliance with the Sullivan County Property Maintenance Code within one year of receiving the deed for this property.

CONTINUED

Item 14
No. 2025-10-15

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 adopted 16th day of October 2025.

Reviewed by Chairman: John T. Gardner
John T. Gardner, Chairman, Sullivan County Commission

ATTEST: Teresa Jacobs
Teresa Jacobs, County Clerk

Delivered to the Sullivan County Mayor or his secretary this the 20th day of October, 2025 at or about the following time 9:00 am by the following method: Hand delivered.

Teresa Jacobs
Teresa Jacobs, County Clerk

ACTION BY MAYOR

Reviewed and ACCEPTED by Mayor, Sullivan County: Richard D. Venable
Mayor, Sullivan County

Reviewed and VETOED by Mayor, Sullivan County: _____
Mayor, Sullivan County

Delivered to the Chairman of the Sullivan County Commission or his designee this the _____ day of _____, 20____ at or about the following time _____ by the following method: _____

Mayor, Sullivan County

Sponsor: Commissioner John Gardner

Cosponsors: Commissioner Sam Jones

ACTIONS: 10/16/25 (Regular Session) Approved on Consent 21 Yes, 2 Absent, 1 seat vacant

SULLIVAN COUNTY
Board of County Commissioners
245th Annual Session

Item 15
Resolution No. 2025-10-16

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 16th day of October 2025.

RESOLUTION TO APPROVE MEMORANDUM OF UNDERSTANDING (MOU) BETWEEN SULLIVAN COUNTY SOLID WASTE AND RECYCLE SERVICES, LLC REGARDING RECYCLED CONTAINER GLASS

WHEREAS, the Sullivan County Solid Waste Department wishes to begin collecting and recycling container glass; and

WHEREAS, Recycle Services, LLC, wishes to enter into an agreement to purchase recycled container glass at a unit price of \$10/ton; and

WHEREAS, the term of the MOU shall end on September 12, 2030 and either party has the right to request renewal of the MOU for two additional years by sending written notice to the other party; and

WHEREAS, the MOU shall be governed by the laws of the State of Tennessee.

NOW, THEREFORE BE IT RESOLVED the Board of Commissioners of Sullivan County, Tennessee, meeting in Regular Session, authorize Sullivan County Solid Waste to enter into the Memorandum of Understanding with Recycle Services, LLC, of Sylvania, Ohio.

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 adopted 16th day of October 2025.

Reviewed by Chairman: _____

John J. Gardner
John J. Gardner, Chairman, Sullivan County Commission

ATTEST: _____

Teresa Jacobs
Teresa Jacobs, County Clerk

Delivered to the Sullivan County Mayor or his secretary this the 20th day of October, 2025 at or about the following time 9:00 am by the following method: hand delivered

Teresa Jacobs
Teresa Jacobs, County Clerk

CONTINUED

ACTION BY MAYOR

Reviewed and ACCEPTED by Mayor, Sullivan County:



Mayor, Sullivan County

Reviewed and VETOED by Mayor, Sullivan County: _____

Mayor, Sullivan County

Delivered to the Chairman of the Sullivan County Commission or his designee this the _____
day of _____, 20____ at or about the following time _____ by
the following method: _____

Mayor, Sullivan County**Sponsor: Commissioner Zane Vanover****Cosponsors: Commissioner Dwight King; Commissioner Joyce Crosswhite****ACTIONS: 10/16/25 (Regular Session) Approved on Consent 21 Yes, 2 Absent, 1 seat vacant**



MEMORANDUM OF UNDERSTANDING BETWEEN
Recycle Services, LLC
AND
Sullivan County Solid Waste

This Memorandum of Understanding (the "MOU") is made effective as of **September 12, 2025**, by and between:

- **Sullivan County Solid Waste**, ("Supplier"), with its principal office at 3411 Hwy. 126, Suite 30, Blountville, TN 37617;

and

- **Recycle Services, LLC** ("Customer"), with its principal office at 7901 Sylvania Ave., Sylvania, OH 43560.

The purpose of this MOU is to outline the mutual understanding and cooperation between Supplier and Customer regarding the supply of recycled glass. This MOU is non-binding and may be cancelled at any time by either party hereto for any reason or no reason.

1. Understanding of Cooperation

Supplier intends to provide, and Customer intends to purchase, recycled bottle glass (the "Goods") as described below:

Description : Recycled Container Glass

Quantity : Continuous Supply

Unit Price Ton : \$10.00/ton

Freight costs for delivery will be borne by Recycle Services, LLC.

2. Product Standards

The recycled glass supplied by Supplier shall meet the following quality standards:



- The glass must be free of contamination, including but not limited to borosilicate glass, ceramics, and household trash.

3. Payment Terms

Customer will process payments at the beginning of each month for the total Goods delivered during the preceding month. Pricing will be reviewed annually for potential market adjustments.

4. Equipment Usage

Recycle Services agrees to provide and maintain one (1) 30-yard roll-off container on-site for storage and handling of the Goods.

5. Warranties and Inspection

- Supplier assures that the Goods will conform to the quality standards outlined in Section 2.
- Upon delivery, Customer will have the opportunity to inspect the Goods and may reject non-conforming materials by notifying Supplier. Supplier will have 15 days to address any identified defects.

6. Force Majeure

Both parties acknowledge that unforeseen events beyond their reasonable control, such as natural disasters, government actions, or labor disputes, may impact their ability to fulfill obligations under this MOU. In such cases, the affected party shall notify the other promptly and take reasonable measures to resume performance as soon as possible.

7. Confidentiality

Both parties agree to treat all business and operational information shared under this MOU as confidential. Such information shall not be disclosed to unauthorized third parties during or after the term of this MOU.



8. Duration and Review

"The term of this MOU shall end on September 12th, 2030. Either party has the right to request a renewal of this MOU for two additional years by sending written notice to the other party.

9. Dispute Resolution

In the event of any disputes arising from this MOU, both parties agree to resolve such matters amicably or through arbitration in accordance with mutually acceptable procedures.

10. Governing Law

This MOU shall be governed by the laws of the State of Tennessee.

Signatures

The parties have read and agreed to the terms of this MOU, acknowledging their mutual intentions as outlined herein.

Recycle Services, LLC

By: _____ Date: _____

James Richey

Its: Vice President of Commercial

Sullivan County Solid Waste,

By: _____ Date: _____

Mark Torbett

Its: Director of Sullivan County Solid Waste

Sullivan County Board of Commissioners Committee Assignments FY 2025-2026		
Administrative	Budget	Executive
Hershel Glover Hunter Locke Tony Leonard Joe McMurray Jessica Means David Hayes Joe Carr Cheryl Harvey <i>Address Utility Issues</i>	Richard Venable David Akard Darlene Calton Joyce Crosswhite John Gardner Sam Jones Mark Ireson Zane Vanover Dwight King <i>Serves As Delinquent Tax & Title VI Cmte</i>	Michael Cole Larry Crawford Andrew Cross Daniel Horne Travis Ward Gary Stidham Archie Pierce TBD <i>Oversees Youth Home</i>
Building Committee	Beverage Board	Insurance Committee
Hershel Glover Dwight King Jessica Means Cheryl Harvey Joyce Crosswhite Sam Jones Joe Carr Mark Ireson Travis Ward	Darlene Calton Michael Cole Sam Jones Tony Leonard Archie Pierce TBD <i>Serves As Adult-Oriented Est. Board</i>	David Akard Gary Stidham John Gardner Sam Jones Joe Carr Jessica Means David Hayes Daniel Horne <i>Larry Bailey, Ex Officio</i>
Agriculture Extension Committee	Historic Preservation Advisory Committee	Ethics Committee
Hershel Glover, Dwight King Zane Vanover	Tony Galloway, County Historian Betsy Carrier, Citizen Jim Hager, Citizen Richard Venable, County Mayor Angela Crane, Marketing Associate Matthew Johnson, Archivist Andrew Cross Joyce Crosswhite Jessica Means	Jason Booher, Administrator of Elections Angela Taylor, Trustee Bobby Russell, Circuit Court Clerk TBD, John Gardner Archie Pierce, David Akard
Observation Knob Park Committee	Liaison to City Governments	Bays Mountain Park Committee
David Akard <i>Darlene Calton</i> Sam Jones Andrew Cross Tony Leonard, David Hayes		Archie Pierce
Integrated Emergency Preparedness		Opioid Adviosry Committee
Jim Bean, EMA Director Hunter Locke Travis Ward Daniel Horne		Jessica Means, Archie Pierce, Joyce Crosswhite Darlene Calton, Larry Crawford, Joe Carr, Sheriff Cassidy Richard Venable, County Mayor, Judge Jim Goodwin
Audit Committee	Bluff City	Sullivan County Library Board
Joe McMurray John Gardner Dwight King	Hershel Glover Dwight King	Sam Jones
Financial Management Committee	Bristol	Public Records Commission
Jessica Means, Travis Ward Hershel Glover Zane Vanover Richard Venable, County Mayor Larry Bailey, Finance Director Scott Murray, Commissioner of Highways Chuck Carter, Director of Schools	David Akard Cheryl Harvey Matt Slagle TBD Kingsport Larry Crawford Hunter Locke Gary Stidham	Katie Preister, Chancellor Richard Venable, County Mayor Teresa Jacobs, County Clerk Sheena Tinsley, Register of Deeds Betsy Carrier, Citizen Joyce Crosswhite Matthew Johnson, Archivist Tony Galloway, Historian
Education Committee	Historic Zoning Commission	Corrections Transition Committee (Ad Hoc)
Zane Vanover Larry Crawford Gary Stidham Cheryl Harvey, Joyce Crosswhite Mark Ireson, Sam Jones <i>Chuck Carter & Larry Bailey Ex Officio</i>	Michael Cole	Wally Boyd , Sam Jones, Cheryl Harvey
	Planning Commission	
	Darlene Calton	
	Pre-Hospital Care Committee	
	Gary Mayes, Jerry DeBerry, Jim Bean, Jim Carter, Mickey Spivey, John Crawford	Zane Vanover Darlene Calton Dwight King Joe McMurray Gary Stidham Larry Bailey, Sheriff Cassidy, Lee Carswell

Jessica Means

Updated October 2025

Agenda subject voting report

Meeting name

Sullivan County Commission October 16 2025

10/16/2025

approval of committee assignments

409

Description

Chairman

Gardner, John

Total vote result

Voting start time 8:00:13 PM

Voting stop time 8:00:46 PM

Voting configuration Vote

Voting mode Open

Motion to approve by Comm. Crawford
2nd by Comm. Calton

Vote result

Yes	20
Abstain	1
No	0
Total Present	21
Absent	2

1 seat vacant

Group voting result

Group	Yes	Abstain	Absent
No group	20	1	0
Total result	20	1	02

Individual voting result

Name	Yes	Abstain	No	Absent
Akard, David ()	X			
Calton, Darlene ()	X			
Carr, Joe ()	X			
Cole, Michael ()	X			
Crawford, Larry ()	X			
Cross, Andrew ()	X			
Crosswhite, Joyce ()	X			
Gardner, John ()	X			
Glover, Hershel ()	X			
Harvey, Cheryl ()		X		
Hayes, David ()				X
Horne, Daniel ()				X
Ireson, Mark ()	X			
Jones, Sam ()	X			
King, Dwight ()	X			
Leonard, Tony ()	X			
Locke, Hunter ()	X			
McMurray, Joe ()	X			
Means, Jessica ()	X			
Pierce, Archie ()	X			
Slagle, Matt () Vacant				
Stidham, Gary ()	X			
Vanover, Zane ()	X			
Ward, Travis ()	X			

Sullivan County



AND THEREUPON COUNTY COMMISSION ADJOURNED AT 8:05 P.M. UPON MOTION MADE BY COMMISSIONER AKARD TO MEET AGAIN IN WORK SESSION ON NOVEMBER 13, 2025.



JOHN T. GARDNER

COMMISSION CHAIRMAN