

COUNTY COMMISSION-REGULAR SESSION

NOVEMBER 20, 2025

BE IT REMEMBERED THAT:

COUNTY COMMISSION MET PURSUANT TO ADJOURNMENT IN REGULAR SESSION OF THE SULLIVAN COUNTY BOARD OF COMMISSIONERS THIS THURSDAY EVENING, NOVEMBER 20, 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 Pastor Allen McMillin of Lighthouse Church in Kingsport, TN gave the invocation. The pledge to the flag was led by Commissioner Travis Ward .

COMMISSIONERS PRESENT AND ANSWERING ROLL WERE AS FOLLOWS:

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

22 PRESENT, 1 ABSENT, 1 SEAT VACANT
ABSENT AT ROLL CALL: CARR

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

Minutes for the October 16, 2025 commission meeting will be approved at the December 2025 commission meeting.

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:

PUBLIC NOTICE OF MEETINGS OF THE BOARD OF COMMISSIONERS OF SULLIVAN COUNTY, TENNESSEE FOR THE MONTH OF NOVEMBER 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 two (2) open, public meetings 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 November 2025. The monthly Work Session and public hearing/voting on amendments to the Sullivan County Zoning Resolution will commence at the hour of 6:00 p.m. on Thursday evening, November 13, 2025, and the monthly Regular Session will commence at the hour of 6:00 p.m. on Thursday evening, November 20, 2025. Any person wishing to provide public comment at such meetings shall sign up on the provided signup sheet prior to the start of the meeting.

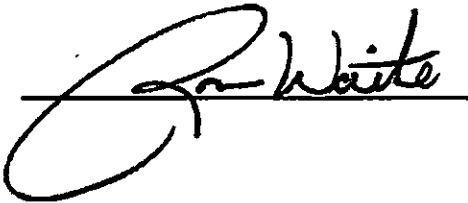
This notice is given pursuant to the provisions of Section 8-44-101 to 8-44-108 inclusive of Tennessee Code Annotated.

Teresa Jacobs
Sullivan County Clerk

PUB1T: 11/07/2025

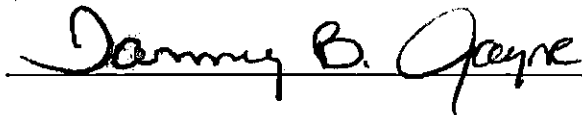
Publication Dates: 11/07/2025

Ad#: 13156

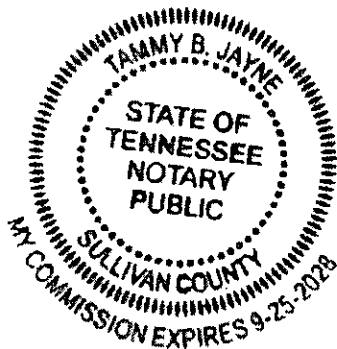


Ron Waite

Signed and sworn to before me
on 11/07/2025



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



This legal notice was published online at www.timesnews.net and www.tnpublicnotice.com during the dates listed.
This publication fully complies with Tennessee Code.

Agenda subject voting report

Meeting name

Sullivan County Commission November 20 2025

11/20/2025

4 Roll Call by Teresa Jacobs, County Clerk
Roll Call

Description

Roll Call

Chairman

Gardner, John

Total vote result

Voting start time 6:03:32 PM
Voting stop time 6:04:09 PM
Voting configuration Roll Call - Attendances
Voting mode Open
Vote result

Present	22
Total Present	22
Total Seats	28
Absent	21

1 seat vacant

Group voting result

Group	Yes	Absent
No group	22	0
Total result	22	0

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	

Seat Vacant

SULLIVAN COUNTY
Board of County Commissioners
Order of Business
NOVEMBER 20, 2025
6:00 p.m.

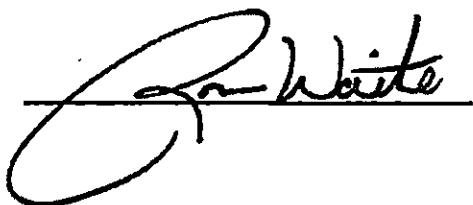
- ❖ Call to Order by Sheriff Jeff Cassidy
- ❖ Chairman John Gardner presiding
- ❖ Invocation, Minister of the Day: Rev. Allen McMillan, Lighthouse Church, Kingsport.
- ❖ Pledge to the American Flag
- ❖ Roll Call by Sullivan County Clerk Teresa Jacobs
- ❖ Proclamations & Presentations
 - 1) Steven Bower, TCEcD, economic development director, city of Kingsport: Presentation on a redevelopment project in downtown Kingsport to convert historic property into a 60-room boutique hotel, restaurant, and event space(s). (Item 2, Resolution 2025-11-03)
 - 2) Phil Ketron, Build a Better Blountville: Helping Grow Small Businesses. (Item 7, Resolution No. 2025-11-08)
 - 3) Proclamation Recognizing Oasis of Kingsport for Outstanding Community Service
 - 4) Barbara Street, Tennessee Historic Commission, Rocky Mount State Historic Site (Where the U.S. Constitution Crossed the Mountains)
 - 5) Commissioner Travis Ward: Recognition of Veterans Service Officers
- ❖ Appointments
 - 1) Vacancy, the Board of Zoning Appeals,
 - 2) Vacancy, District 2 Commission Seat, due to the resignation of Matt Slagle.
- ❖ Public Hearing on non-agenda items.
- ❖ Public Hearing on agenda items.
- ❖ Consent Agenda (Items 1 & 3)
- ❖ Review of Old Business/Drafts of Potential New Business
- ❖ Announcements
- ❖ Adjournment

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

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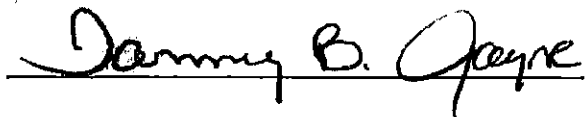
Publication Dates: 11/08/2025

Ad#: 13174

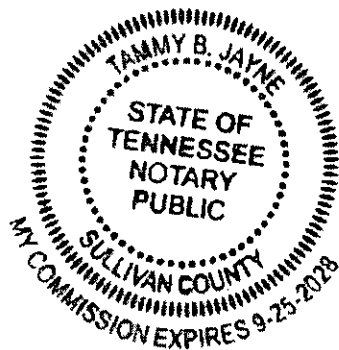


Ron Waite

Signed and sworn to before me
on 11/08/2025



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



Sullivan County, Tennessee
VACANCY
Board of Zoning Appeals

This public notice is given that a vacancy has occurred on the Sullivan County Board of Zoning Appeals. The Sullivan County Board of Commissioners will meet in Regular Session at 6 p.m. on Thursday, November 20, 2025, Commission Room, second floor, historic Sullivan County Courthouse, 3411 Hwy. 126, Blountville, Tennessee, 37617, to consider filling the vacancy.

PUB1T: 11/08/25

received
by mail
11/12/202

To: Mayor Richard Venable
Sullivan County Commissioners,

I am writing to express my interest in serving on the Sullivan County Zoning Appeal Board. As a lifelong resident of Sullivan County, I have a deep connection to the community and a strong commitment to its continued growth and development. My roots span generations, and my professional experiences have equipped me with the skills necessary to serve effectively on this important board.

I reside in my family homeplace, built in 1806 and my children are the eight-generation born and raised on the farm. I, along with my twin brother and first cousin, ran a successful dairy operation which was liquidated in 1994. I was active in community activities including Young Farmers, Farm Bureau, Ruritan, and the Boy Scouts of America. In 1995, I accepted a job with USDA/FSA. As County Executive Director, I administered programs of USDA in Sullivan/Carter Counties and later managed Johnson County along with my other duties. Programs were always administered timely and with fairness to all customers. I retired December 31, 2021, with 28 years of service. I continue to be active with the Sullivan County Farm Bureau and TN Farm Bureau, serving as a TN State Director for our Insurance Companies and Farm Bureau Health Plans.

I believe my experience, combined with my lifelong connection the Sullivan County, makes me well-suited to serve on the Zoning Appeal Board. I would be honored to be considered for appointment to this position.

Robert Earhart
2740 Hwy 11E
Bristol, TN 37620
423-534-6130
rearhart@btes.tv

Sincerely,

Robert Earhart

Jeff Begley

(423) 677-5455

jeff@begleydevelopment.com

Professional Summary

- Owner - Begley Development LLC & Begley Rental Properties
 - General Contractor with 40 years of experience
 - Custom Home Builder
 - Rental Property Development
 - Residential/Multi-Family Development
 - Commercial Development
-

Additional Information

- Chairman 2016-2024 Sullivan County Board of Zoning Appeals
- Past Board Chairman Sullivan County Children's Advocacy Center
- Past Board Member Isaiah117 House
- Past President Kingsport Home Builders Association
- Multiple Builder of the Year Recipient in Sullivan County

Matthew J. Hill

208 Southridge Drive
Blountville, Tennessee 37617
423-384-2248
mjhill25@gmail.com e-mail

Education

Bachelor Of Science in Mass Communications with emphasis in Broadcasting and minor in Political Science from East Tennessee State University, Johnson City, Tennessee, August 2001

Associate of Science Degree in General Studies from Northeast State Community College, Blountville, Tennessee, May 2001

High School Diploma (with Honors) from Tri-Cities Christian School, Blountville, Tennessee, May 1997

Work Experience

CEO, Southwest Radio Ministries, Bluff City, Tennessee March 2021-present
Tennessee General Assembly, House of Representatives, State Capitol, Nashville, Tennessee
Member, January 2005 – November 2020
Member House Finance, Ways, and Means Committee January 2011-November 2020
Member House Health and Human Resources Committee January 2011-November 2020
Deputy Speaker, House of Representatives January 2019-August 2019
Chairman of the Appropriations Sub-committee of the Finance, Ways, and Means Committee, January 2020-November 2020
Chairman of the General Sub-committee of the Health and Human Resources Committee, January 2011 - January 2013
Vice-Chairman of the Health and Human Resources Committee, January 2011 - January 2013
House Rules Committee, January 2011 - January 2013
Transportation and Safety Committee, January 2005 – January 2014
Education Committee, January 2009 – December 2010
Secretary of Calendar and Rules Committee, January 2009 – December 2010
Children and Family Affairs Committee, January 2005 – December 2008

Appalachian Radio Group, Bristol, Tennessee, WHCB, WPWT, WABN & WHGG
Vice-President of Operations, May 2005 - present
Operations Director, July 2001- May 2005

WPWT Radio, Bristol, Tennessee, Program Director/Talk Show Host

September 1996 - May 2005

JC Penney Co., Bristol, Virginia, Sales Associate
June 1997- June 1999

WHCB Radio, Bristol, Tennessee, Board Operator
June 1992 – September 1996

Bancroft Bible Camp, Kingsport, Tennessee, Camp Counselor
1992-1996

Appointment to Sullivan County Board of Zoning Appeals

Comm. Dwight King nominated Mr. Robert Earhart, 2nd by Comm. Akard, Crosswhite

Comm. Gary Stidham nominated Mr. Jeff Begley, 2nd by Comm. Travis Ward

Commissioner Andrew Cross moved nominations cease, 2nd by Comm. Larry Crawford

ABSENT		BEGLEY		EARHART		ABSTAIN		PASS
	AKARD			X				
	CALTON			X				
X	CARR							
	COLE			X				
	CRAWFORD			X				
	CROSS			X				
	CROSSWHITE			X				
	GARDNER			X				
	GLOVER			X				
	HARVEY			X				
	HAYES			X				
	HORNE			X				
	IRESON			X				
	JONES			X				
	KING			X				
	LEONARD			X				
	LOCKE			X				
	MCMURRAY			X				
	MEANS			X				
	PIERCE			X				
	VACANT							
	STIDHAM	X						
	VANOVER			X				
	WARD	X						

*1 Seat Vacant

1
ABSENT

2
BEGLEY

20
EARHART

ABSTAIN

PASS

Affidavit of Publication

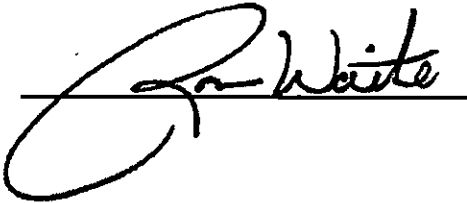
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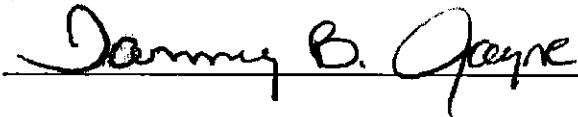
Publication Dates: 10/09/2025

Ad#: 12687

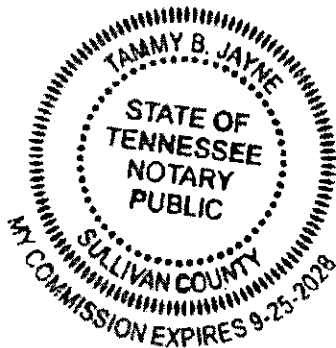


Ron Waite

Signed and sworn to before me
on 10/09/2025



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



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www.tnpublicnotice.com during the dates listed.
This publication fully complies with Tennessee Code.

**Sullivan County, Tennessee
VACANCY
Board of County Commissioners**

This public notice is given that a vacancy has occurred on the Sullivan County Board of Commissioners. Said Board will meet in Regular Session at 6 p.m. on Thursday, October 16, 2025, Commission Room, second floor, historic Sullivan County Courthouse, 3411 Hwy. 125, Blountville, Tennessee, 37617, to consider filling the unexpired term in the 2nd Commission District vacated by Matt Slagle. Registered voters of the county may submit names to the commission for consideration; however, to be nominated, a member of the commission must subsequently nominate such person. Nominations do not require a second. If a person nominated is not present, the person making the nomination must submit a signed statement from the nominee that the nominee is willing to serve. The commission is required to adopt rules of procedure for eliminating nominees in cases where there are multiple nominees for an appointment and no nominee receives the majority of votes. No secret balloting is permitted and each member's vote regarding the appointment process must be recorded by the clerk and entered in the minutes. Any challenge to the legality of an appointment must be filed with the chancery court within 10 days of the appointment. T.C.A. § 5-5-111. For more information visit www.sullivancountyttn.gov.

PUB. 1T: 10/09/2025

Election of Commissioner for 2nd District seat vacated by Matt Slagle

Commissioner David Akard nominated Dr. Barry Hopper

2nd by Commissioner Cheryl Harvey

Commissioner David Akard moved nominations cease, 2nd by Commissioner Larry Crawford

ABSENT		Yes	No	ABSTAIN	PASS
	AKARD	X			
	CALTON	X			
X	CARR				
	COLE	X			
	CRAWFORD	X			
	CROSS	X			
	CROSSWHITE	X			
	GARDNER	X			
	GLOVER	X			
	HARVEY	X			
	HAYES	X			
	HORNE	X			
	IRESON	X			
	JONES	X			
	KING	X			
	LEONARD	X			
	LOCKE	X			
	MCMURRAY	X			
	MEANS	X			
	PIERCE	X			
	VACANT				
	STIDHAM	X			
	VANOVER	X			
	WARD	X			

*1 Seat Vacant

<u>1</u>	<u>22</u>	<u>NO</u>	<u>ABSTAIN</u>	<u>PASS</u>
ABSENT	YES			

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

Notaries to be elected November 20, 2025

SHEILA T. ABSHER
JUANITA ADAMS
RONALD T. ALLGOOD
LANI ELIZABETH ASPLEY
RICHARD ATWOOD
STEVEN J. BAUMRUCKER MD
TYLISE BEATTY
JESSICA E BEURIS
TAMMY L. BLANTON
MELISSA G. BRICKEY
CHRISTIE DAWN COOPER
LOURDES DAVIDSON
SHAUNDA DENNY
JILLIAN EARHART
KELSEY J. EWERS
RENEE D. GASKINS
JOSEPH S W GROSS
SELINA STREATER HALL
TAYLOR ALEXANDRIA HARMON
RUSSELL
DEETTE L M HENDERSON
VICKY L. HOLBROOK
ASHLEA HORTON
PHILLIP HOSKINS
KRISTIN L. HOUSER

BRANDON P. JOYNER
LAURIE A. LANDRY
KATIE ALEXA LONG
MICHAEL S. MCKINNEY
KELLIE M. MONK
GARY MUNT
ASHLEY NATHAN
JULIE R NEELEY
JOE WESLEY RIGGS
AMY ROBERTS
MATTHEW STEVEN ROSE
BRYAN TIMOTHY SAUCEMAN
KOURTNEY SHELTON
KALIX AIDAN SINGLETON
TAMMIE SLUSS
AMY ELAINE SMITH
RICHARD W TAYLOR
NASTASSIA LEEANN TAYLOR

SARA REBECCA TEMPLETON
TERESA ANN THOMPSON
JOHN NATHANIEL TROTT
RODNEY CHRISTOPHER URBANI
PRISCILLA CAROL WARD

PERSONAL SURETY

UPON MOTION MADE BY COMM. MICHEAL COLE AND SECONDED BY COMM. ANDREW
CROSS, THE NOTARY APPLICATIONS HEREON WERE APPROVED BY ROLL CALL VOTE OF THE
COMMISSION. 23 YES, 1 ABSENT

STATE OF TENNESSEE
COUNTY OF SULLIVAN

APPROVAL OF NOTARY

SURETY BONDS

November 20th, 2025

Name of Notary	Personal Surety	Personal Surety
Edna J. Quillen	Linda Vicars	Phyllis McCamy
Angela Marie Waller	Regina Waller	Zachary Waller

**UPON MOTION MADE BY COMM. MICHAEL COLE AND SECONDED BY COMM. ANDREW
CROSS TO APPROVE THE NOTARY BONDS OF THE ABOVE-NAMED INDIVIDUALS, SAID
MOTION WAS APPROVED BY ROLL CALL VOTE OF THE COMMISSION:**

23 YES, 1 ABSENT

Agenda subject voting report

Meeting name

Sullivan County Commission November 20 2025

11/20/2025

approval of notary

Description

Chairman

Gardner, John

Total vote result

Voting start time 6:56:06 PM

Voting stop time 6:56:28 PM

Voting configuration Vote

Voting mode Open

Vote result

Yes	23
Abstain	0
No	0
Total Present	23
Absent	1

Group voting result

Group	Yes	Absent
No group	23	0
Total result	23	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			
Slagle, Matt () - Hopper, Barry	X			
Stidham, Gary ()	X			
Vanover, Zane ()	X			
Ward, Travis ()	X			

SULLIVAN COUNTY BOARD OF COMMISSIONERS
County Commission
Public Comment on Agenda Items
November 20, 2025

PLEASE PRINT INFORMATION

	<i>Name</i>	<i>Street Address</i>	<i>City</i>
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

SULLIVAN COUNTY BOARD OF COMMISSIONERS
County Commission
Public Comment on Non Agenda Items
November 20, 2025

PLEASE PRINT INFORMATION

	Name	Street Address	City
1	Denise Skeen	270 Wyatt Hollow Rd	Bristol
2	Karina Eurez	835 Lebanon Rd	Kingsport
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

SULLIVAN COUNTY
Board of County Commissioners
November 20, 2025
CONSENT AGENDA

Item 1 Resolution 2025-11-02

Sponsors: Glover/King

**RESOLUTION TO APPROVE THE TRANSFER OF A 1998 CHEVROLET CHEYENNE
VEHICLE TO BLUFF CITY PUBLIC WORKS DEPARTMENT**

Item 3 Resolution 2025-11-04

Sponsors: Vanover/Ireson

**A RESOLUTION RECOGNIZING THE RECEIPT OF REIMBURSEMENT FROM
BALLAD HEALTH FOR PROFESSIONAL DEVELOPMENT TRAINING AND
ADMINISTRATION OF THE BALLAD HEALTH ACADEMY BY TEACHERS SULLIVAN
COUNTY SCHOOLS**

Agenda subject voting report

Meeting name

Sullivan County Commission November 20 2025

11/20/2025

7 Consent Agenda
Vote

Description

Consent Agenda (Items 1 & 3)

Chairman

Gardner, John

Total vote result

Voting start time 7:04:40 PM

Voting stop time 7:04:56 PM

Voting configuration Vote

Voting mode Open

Vote result

Motion to approve by Comm. Akard
2nd by Comm. Harvey

Yes	23
Abstain	0
No	0
Total Present	23
Absent	1

Group voting result

Group	Yes	Absent
No group	23	0
Total result	23	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			
Slagle, Matt () Hopper, Barry	X			
Stidham, Gary ()	X			
Vanover, Zane ()	X			
Ward, Travis ()	X			

Old Business

None.

New Business

Item 1 Resolution 2025-11-02 (On Consent) **APPROVED**
Sponsors: Glover/King
RESOLUTION TO APPROVE THE TRANSFER OF A 1998 CHEVROLET CHEYENNE VEHICLE TO BLUFF CITY PUBLIC WORKS DEPARTMENT

Item 2 Resolution 2025-11-03 **APPROVED**
Sponsors: Locke/Gardner
RESOLUTION OF THE SULLIVAN COUNTY COMMISSION FOR ADOPTION OF A REDEVELOPMENT PLAN AND TAX INCREMENT FINANCING AMENDMENT FOR THE DOWNTOWN KINGSPORT REDEVELOPMENT DISTRICT DOBYNS TAYLOR WAREHOUSE PROJECT AREA

Item 3 Resolution 2025-11-04 (On Consent) **APPROVED**
Sponsors: Vanover/Ireson
A RESOLUTION RECOGNIZING THE RECEIPT OF REIMBURSEMENT FROM BALLAD HEALTH FOR PROFESSIONAL DEVELOPMENT TRAINING AND ADMINISTRATION OF THE BALLAD HEALTH ACADEMY BY TEACHERS SULLIVAN COUNTY SCHOOLS

Item 4 Resolution 2025-11-05 **1ST READING**
Sponsors: Jones/Vanover
A RESOLUTION REQUESTING REALLOCATION WITHIN THE SULLIVAN COUNTY BOARD OF EDUCATION GENERAL PURPOSE BUDGET

Item 5 Resolution 2025-11-06 **APPROVED**
Sponsors: Vanover/Stidham
RESOLUTION TO RECOGNIZE THE AMERICAN LEGION'S "BE THE ONE" PROGRAM AND TO PARTNER WITH LOCAL AMERICAN LEGION POSTS IN RAISING PUBLIC AWARENESS OF THAT PROGRAM'S MISSION TO END VETERAN SUICIDES AND THE 988 SUICIDE A CRISIS LIFELINE

Item 6 Resolution 2025-11-07 **1ST READING**
Sponsors: Means/McMurray
A RESOLUTION OF THE SULLIVAN COUNTY BOARD OF COMMISSIONERS TO PROHIBIT THE LOCATION, CONSTRUCTION, OR OPERATION OF DATA MINING CENTERS WITHIN SULLIVAN COUNTY UNTIL PROPER PLANNING CODES ARE IN PLACE

Item 7 Resolution 2025-11-08 **1ST READING**
Sponsors: Means/Crosswhite
A RESOLUTION PRESERVING DEDICATED SPACE FOR SMALL BUSINESSES AND ENTREPRENEURS WITHIN THE BLOUNTVILLE ELEMENTARY SCHOOL CAMPUS

Item 8

Resolution 2025-11-09

1ST READING

Sponsors:

RESOLUTION TO AUTHORIZE COUNTY MAYOR TO SIGN INTERLOCAL AGREEMENT WITH BLOUNT COUNTY SHERIFF'S OFFICE JUVENILE DETENTION CENTER TO CONTINUE PROVISION OF JUVENILE DETENTION SERVICES AND/OR TEMPORARY HOLDING RESOURCE SERVICES FOR ANY CHILD THE JUVENILE COURT OF SULLIVAN COUNTY HAS ORDERED PLACED INTO CUSTODY OF THE BLOUNT COUNTY JUVENILE DETENTION CENTER.

SULLIVAN COUNTY
Board of County Commissioners
245th Annual Session

Item 1
Resolution No. 2025-11-02

To the Honorable Richard Venable, Mayor of Sullivan County, and the Board of Sullivan County Commissioners meeting in Regular Session this 20th day of November 2025.

RESOLUTION TO APPROVE THE TRANSFER OF A 1998 CHEVROLET CHEYENNE VEHICLE TO BLUFF CITY PUBLIC WORKS DEPARTMENT

WHEREAS, the Sullivan County Maintenance Department has requested the disposal of said vehicle, and;

WHEREAS, Bluff City is in desperate need of this vehicle.

NOW, THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby approves this transfer to the City of Bluff City Department of Public the following vehicle: 1998 Chevrolet Cheyenne Truck 5 Speed Manual 5.7 L, VIN#1GCGK24R4WE150881 Service Truck with approximately 173,118 miles. Tag to be removed and insurance will be removed from the County Maintenance inventory after this transfer is complete. This resolution is to authorize Sullivan County Purchasing Agent to Transfer Title to this vehicle at no cost to the County.

This transfer is subject to the approval of the Finance Committee meeting on September 9, 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.

WAIVER OF RULES REQUESTED

Duly adopted this 20th day of November 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 24th day of November 2025 Sat
or about the following time 10:00am by the following method: Hand Delivered

Teresa Jacobs
Teresa Jacobs, County Clerk

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 Hershel Glover

Co-Sponsor: Commissioner Dwight King

ACTIONS: 11/13/25 (Work Session) To be placed on Consent at the Regular Session on 11/20/25
11/20/25 (Regular Session) Approved on Consent 23 Yes, 1 Absent

SULLIVAN COUNTY
Board of County Commissioners
245th Annual Session

Item 2
Resolution No. 2025-11-03

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 20th day of November 2025.

RESOLUTION OF THE SULLIVAN COUNTY COMMISSION FOR ADOPTION OF A REDEVELOPMENT PLAN AND TAX INCREMENT FINANCING AMENDMENT FOR THE DOWNTOWN KINGSFORT REDEVELOPMENT DISTRICT DOBYNS TAYLOR WAREHOUSE PROJECT AREA

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

WHEREAS, KHRA has prepared a document entitled “Redevelopment Plan for Identified Districts & Study Areas” in conformance with Title 13, Chapter 20, Part 2, Tennessee Code Annotated, as supplemented and amended which has been adopted by the City of Kingsport (“Redevelopment Plan”); and

WHEREAS, as previously authorized by the Sullivan County Commission, KHRA conducted a public hearing on April 28, 2025, to determine the necessity for the adoption of Redevelopment Plan for the Downtown Kingsport Redevelopment District on behalf of Sullivan County which includes the use of tax increment financing for the Dobyns Taylor Warehouse Project Area; and

WHEREAS, the comments and findings of said public hearing, along with the Dobyns Taylor Warehouse Project proposal for the Downtown Kingsport Redevelopment District have been presented to the Sullivan County Commission; and

WHEREAS, KHRA and the City of Kingsport, Tennessee have recommended the adoption of the Redevelopment Plan for Downtown Kingsport Redevelopment District Dobyns Taylor Warehouse Project Area and have also recommended approval of the use of tax increment financing for a Project known as Dobyns Taylor Warehouse to be located within the Downtown Kingsport Redevelopment District Dobyns Taylor Warehouse Project Area.

NOW, THEREFORE, BE IT RESOLVED the Sullivan County Commission agrees:

1. The Downtown Kingsport Redevelopment District Dobyns Taylor Warehouse Project Area is a blighted area as defined by Tennessee Code Annotated section 13-20-201 in need of redevelopment.
2. That the Redevelopment Plan for the Downtown Kingsport Redevelopment District as amended, a copy of the Amendment being attached hereto as Exhibit A, is hereby approved, and the factual findings contained therein are affirmed and adopted by the Sullivan County Commission.

CONTINUED

3. That use of tax increment financing as described in the Downtown Kingsport Redevelopment District for use in support of the project known as Dobyns Taylor Warehouse is hereby approved.
4. That the Sullivan County Mayor and Sullivan County Property Assessor are hereby authorized and empowered to negotiate and execute all such documents as may be reasonably required to implement the Redevelopment Plan and tax increment financing amendment.
5. That KHRA is hereby authorized and empowered to implement the Redevelopment Plan and amendment on behalf of Sullivan County through the execution of a Redevelopment Agreement.
6. This resolution is restricted solely to the Downtown Kingsport Redevelopment District Dobyns Taylor Warehouse Project Area as described in the attached amendment and is not an approval or denial of any other Redevelopment Plan or District.

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 20th day of November 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 21st day of November, 2025 at or about the following time 10:00am by the following method: hand delivered
Teresa Jacobs
Teresa Jacobs, County Clerk.

ACTION BY MAYOR

Reviewed and ACCEPTED by Mayor, Sullivan County: Richard S. Venabile
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, Deputy to the Chairman.

Cosponsors: Commissioner John Gardner, Chairman; Commissioner Archie Pierce.

ACTIONS: 11/13/25 (Work Session) To be considered at Regular Session on 11/20/25.

11/20/25 (Regular Session) Approved on Waiver of Rules 23 Yes, 1 Absent

****NOTE**** The attached document was passed out to the commission with a line drawn through the words "from the date of issuance of the debt" on pg. 3, however, it was not formally amended from the floor by the sponsor.

**DOWNTOWN KINGSFORT REDEVELOPMENT DISTRICT
DOBYNS TAYLOR WAREHOUSE PROJECT
TAX INCREMENT FINANCING AMENDMENT**

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

A. District History.

The Downtown Kingsport Redevelopment District was designated as a Redevelopment District by Kingsport Housing and Redevelopment Authority ("KHRA") in 2001. The Redevelopment District was expanded in 2021 to include the areas commonly known as Brickyard Park and Cement Hill. The Downtown Kingsport Redevelopment District includes over 300 acres of real property and hundreds of tax parcels which contains a wide variety of commercial and residential uses.

The Downtown Kingsport Redevelopment District is shown on the map attached as Exhibit One ("Redevelopment District"). The Dobyns Taylor Warehouse Project Area of the Downtown Kingsport Redevelopment District is also shown on the map attached as Exhibit One ("Project Area"). The Dobyns Taylor Warehouse project will be located on the corner of Press Street and Clinchfield which is a primary corridor into Downtown Kingsport. The redevelopment of the Clinchfield area is critical to the transformation of the entire Redevelopment District.

The Project Area of the Redevelopment District currently consists of a historic building which was formerly a mill but is now used solely as a warehouse consisting of six buildings consisting of an approximate total of 108,301 square feet. Several of the structures are dilapidated and constitute a deleterious land use which negatively impacts the safety and welfare of the neighboring areas. Delay of the redevelopment of this site will continue to have a blighting influence on the adjacent areas. The use of TIF will allow the redevelopment of a site which has remained underutilized for decades. The existing blight within the Project Area would be eliminated by implementation of the proposed Redevelopment Project. The presence of an approximately 60 room hotel and full service restaurant would dramatically increase economic activity in and around the Redevelopment District. Redevelopment of this area via the proposed Project would also help alleviate the shortage of hotel rooms in the Downtown Kingsport and Sullivan County markets.

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

1. Long-term vacant, obsolescent and underutilized property.
2. Dilapidated structures
2. Deleterious land use.
3. Blighting effect of the continued vacancy and deterioration of the property and impact to the surrounding properties including increased crime in the Redevelopment District

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

B. District Zoning and Land Use.

The redevelopment of the District shall comply with the Zoning Ordinances and building codes as well as other applicable rules, laws, ordinances, codes and regulations of the City. KHRA shall also review the Plan and any redevelopment projects within the District with appropriate City agencies and officials to ensure that the Plan and the proposed redevelopment activities conform with local objectives relating to appropriate land uses, improved traffic flow, public transportation, public utilities, recreation and community facilities and other public improvements and needs. For a more complete description of the requirements and restrictions of the Zoning Ordinances of the City, reference should be made to the Ordinances themselves. This property is currently zoned B-2 by the City of Kingsport with no plans to revise that designation.

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

C. Estimated Cost of the Project.

The total estimated costs of all the proposed improvements to be made by Tim Butters (or an entity owned by him) (the "Developer") for Dobyns Taylor Warehouse is approximately \$9,000,000. The proposed improvements by the Developer include a new sprinkler system, new plumbing, new electrical, elevator retrofit and the complete renovation and buildout and furnishing of the interior of the buildings to construct an approximately 60 room boutique hotel and full service restaurant which combined will total approximately 60,000 square feet (the "Redevelopment Project")

In addition, KHRA will be paid an annual administration fee equal to five percent of the total annual tax increment revenue received by KHRA. The Project will be located upon the

following tax parcel: Sullivan County Tax Map 046I, Group A, Control Map 046I, Parcel 024.00. The TIF shall be limited to eligible expenditures for the Redevelopment Project within the Project Area.

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

The primary sources of revenue to pay for the Redevelopment Project are loan, equity and grant proceeds in the amount of \$ 7,700,000 from the Developer and tax increment based debt (to be issued by the KHRA in the form of bonds, notes, or other indebtedness) in an amount not to exceed \$ 1,300,000.00, but in no event in an amount to exceed the estimated amount of debt that can be amortized over the 25 year increment period which is hereby authorized by City of Kingsport (the "City") and Sullivan County, Tennessee (the "County"). Current projections suggest that the tax increment from the proposed improvements within the Project Area will be sufficient to retire this amount of indebtedness within a 25 year amortization period for both the City and the County.

The total property tax assessment for the Project Area as of 2024 is \$ 446,200. This results in annual property tax payments to the City in the amount of \$ 7,484 and annual property tax payments to the County in the amount of \$ 7,196. The Redevelopment Project would result in a total estimated assessed value for property within the Project Area of \$4,853,000 (based on a \$12,132,500 tax appraised value). Based on current tax rates, this would result in total estimated annual city taxes of \$ 81,399 and total estimated annual county taxes of \$ 78,274. Because Sullivan County has dedicated \$0.2050 of its \$ 1.6129 tax rate for repayment of indebtedness and the City of Kingsport has dedicated \$0.2496 of its \$ 1.6773 tax rate for repayment of indebtedness, that portion of the increment, pursuant to Tenn. Code Ann. §§13-20-205 and 9-23-103, shall not be allocated as provided in Paragraph G below but shall be collected and paid to the respective taxing agency as all other property taxes are collected and paid. Thus, the estimated total available increment from Sullivan County taxes after the statutory debt service set aside but prior to any county holdback is \$ 62,043. The estimated total available increment from City of Kingsport taxes after statutory debt service set aside but prior to any holdback is \$ 62,915. However, this amendment provides in Paragraph G that five percent (5%) of the tax increment shall be retained by the City and County resulting in an estimated total annual available tax increment after holdbacks and KHRA administrative fees of \$ 112,775. The combined new tax revenue above the current base as a result of this Project would be \$ 12,136 to the County and \$ 14,145 for the City. A detailed calculation of these estimated projections is attached hereto as Exhibit Two. The redevelopment of the Project Area will not occur to the degree proposed without the use of tax-increment financing.

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

The principal amortization period for any indebtedness backed by the tax-increment revenue generated within the Project Area shall be no more than 25 years ~~from the date of issuance of the debt~~. In any event, the final maturity date of all indebtedness issued pursuant to this Amendment shall be on or before May 15, 2053. Upon retirement of all bonds, loans, or other indebtedness incurred and payable from tax-increment funds, or at such time as

monies on deposit in the tax-increment fund or funds are sufficient for such purpose, all property taxes resulting from the incremental development of the project shall be retained by the appropriate taxing agency for disbursement according to law.

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

The total assessment of the City of Kingsport's real property tax base for the 2023 tax year is approximately \$ 1,488,624,940 . The total assessment of Sullivan County's real property tax base for the 2023 tax year is approximately \$3,726,932,850. The current assessment of the Project Area represents 0.029% of the City of Kingsport's property tax base and 0.012% of the Sullivan County property tax base. The estimated assessment of the Proposed Improvements would represent 0.23% of the current City of Kingsport tax base and 0.091% of the current Sullivan County tax base. Based on these small percentages, the City and the County (the two taxing agencies affected by this Redevelopment Project) will not be substantially impacted financially by this tax-increment financing provision.

The development of the Redevelopment Project will result in substantial economic activity within the Redevelopment District. An estimated 40 total jobs could be created during the construction phase of the Redevelopment Project and approximately 50 permanent jobs upon completion of the Project. The estimated sales tax from the project is \$64,915 and the estimated hotel and motel tax is \$160,000. In addition, the long term impact includes the addition of overnight guests to the Downtown Kingsport area which results in significant additional local sales taxes and other revenue for local governments. While all these numbers rely on certain assumptions and projections, the end result of the Redevelopment Project is that a blighted property will be redeveloped and a need for hotel rooms has been met and the City and County will receive a substantial economic boost.

G. Division of Property Taxes.

Upon written notice to the City and County from KHR A of the tax year that the allocation period shall begin but in no event later than the tax year 2028, the taxes levied and collected over the Project Area shall be collected by the appropriate taxing authorities in the same manner as provided by law, except that said taxes shall be divided as follows:

1. The portion of the taxes which would be produced by the rate at which the tax is levied each year by each taxing agency, upon the assessed value of such property within the Project Area as of the 2024 tax year (which is the year prior to the year of approval of this TIF amendment as authorized under Tenn. Code Ann. 9-23-102 (2) ("Base Assessment"), shall be allocated to, and when collected, shall be paid to, the respective taxing agencies as taxes levied by such taxing agencies on all other property are paid; provided, that in any year in which taxes of the Project Area are less than the Base Assessment and the Dedicated Taxes, there shall be allocated and paid to those respective taxing agencies only those taxes actually imposed and collected; and provided further, that, in any year or years in which the Base Assessment would be diminished solely due to a rate reduction under Title 67, Chapter 5, Part

17, of the Tennessee Code, the Base Assessment shall nevertheless be established at the amount originally determined.

2. Subject to the restraints herein and applicable law, ninety five percent (95 %) of all the taxes levied in each year in excess of the Base Assessment and Dedicated Taxes shall be allocated to and, when collected, shall be paid into a special fund or funds of KHRA to pay the administration fee and to pay the principal of and interest on any bonds, loans or other indebtedness incurred or to be incurred by KHRA to finance or refinance, in whole or in part, eligible redevelopment expenses of the Redevelopment Project contemplated by the Redevelopment Plan, and such other expenses as may be allowed by law. The remaining five percent (5 %) of all the taxes levied in each year in excess of the Base Assessment and Dedicated Taxes shall be allocated to and, when collected, shall be paid to the respective taxing agencies in the same manner as taxes on all other property are paid.

3. Upon retirement of all bonds, loans or other indebtedness incurred by KHRA and payable from such special fund or funds, or at such time as monies on deposit in such special fund or funds are sufficient for such purpose, all taxes levied each year in excess of the Base Assessment and Dedicated Taxes shall, when collected, be paid to the respective taxing agency as taxes levied by such taxing agencies on all other property are paid, and KHRA shall give notice to all affected taxing agencies of such retirement. Excess taxes beyond amounts necessary to fund or reserve for eligible expenditures may be applied to principal and interest of debt incurred to finance such eligible expenditures or shall revert to the taxing agency general fund. In any event, the division of property taxes required by this document shall not continue for any tax year beyond 2052.

H. Property Tax Assessments and Collection.

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

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

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

I. Documentation for Assessor's Office.

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

J. Excluded Taxes.

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

K. Interpretation.

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

L. Conditions of Tax Increment.

KHRA shall enter into a redevelopment agreement with Developer which requires Developer to pursue and complete the Redevelopment Project in a diligent manner, and in accordance with plans and specifications approved by KHRA including provisions that obligate the Developer to construct or cause the construction of the residences and townhomes as set forth in this plan. The redevelopment agreement to be entered into between KHRA and Developer shall contain such terms as KHRA believes reasonably necessary to accomplish this purpose.

EXHIBIT ONE

MAP OF DOWNTOWN KINGSPORT REDVELOPMENT DISTRICT AND DOBYNS TAYLOR WAREHOUSE PROJECT AREA

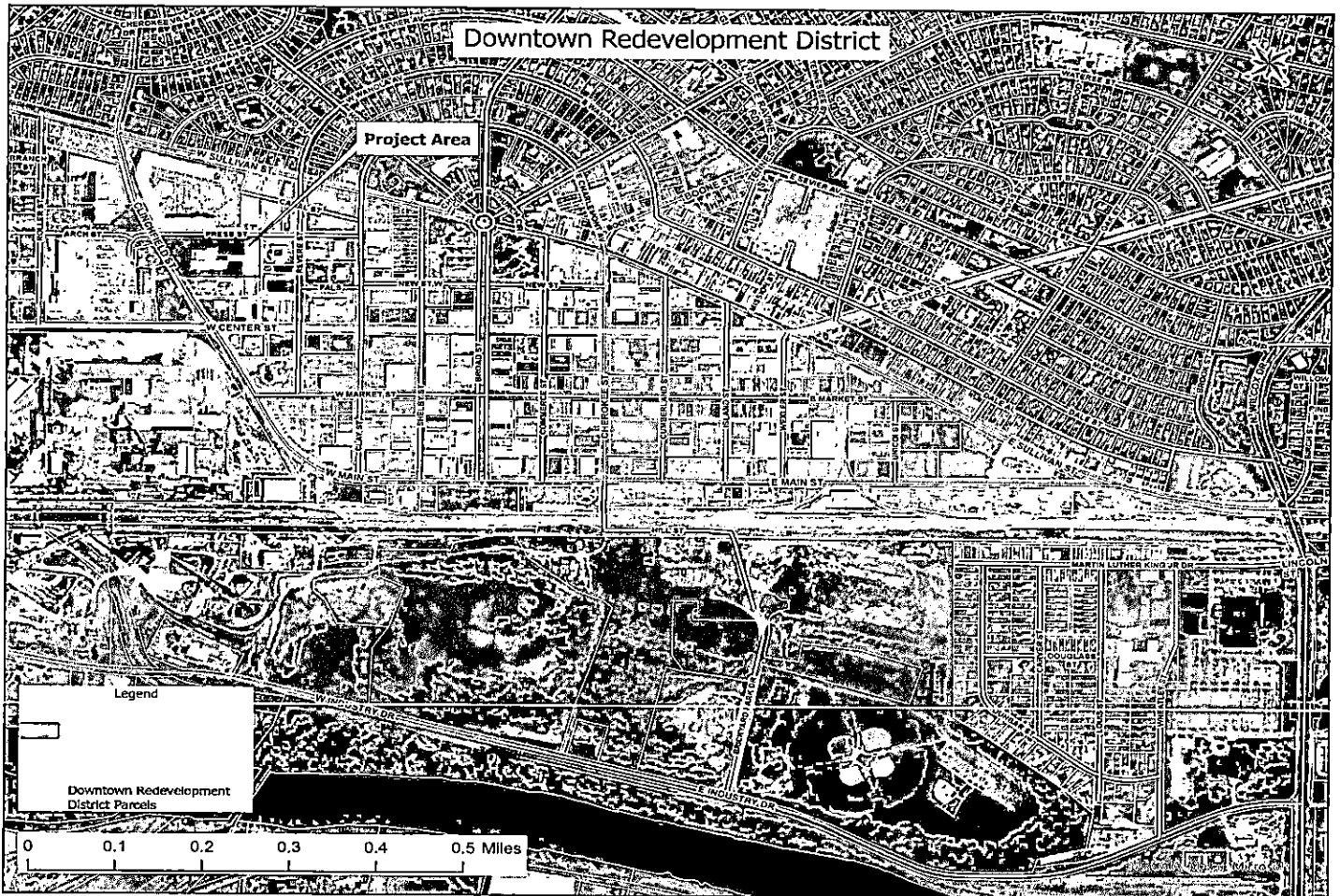


EXHIBIT TWO

TIF ESTIMATE
DOBYNS TAYLOR WAREHOUSE PROJECT AREA
DOWNTOWN KINGSFORT
REDEVELOPMENT DISTRICT

Total Original 2024 Assessed Base Value	\$446,200.00
County Tax Rate	1.6129
City Tax Rate	1.6773
Total New Assessed Value	\$4,853,000.00
County Debt Service Rate	.2050
City Debt Service Rate	.2496
Total County Taxes	\$78,274.04
Base County Taxes	\$7,196.76
Proposed County Increment	\$71,077.28
County Debt Service Set Aside	\$9,033.94
Available County Increment after Debt Service	\$62,043.34
County Increment after 5% Holdback	\$58,941.17
County Increment after Holdback and Admin Fee	\$55,994.11
Total City Taxes	\$81,399.37
Base City Taxes	\$7,484.11
Proposed City Increment	\$73,915.26
City Debt Service Set Aside	\$10,999.37
Available City Increment after Debt Service	\$62,915.88
City Increment after 5% holdback	\$59,770.09
City Increment after Holdback and Admin Fee	\$56,781.58
 Total City and County Increment available for Debt Service	 \$112,775.70
 Annual New Benefits to City (retained increment & debt service)	 \$14,145.17
Annual New Benefits to County (retained increment & debt service)	\$12,136.11

Agenda subject voting report

Meeting name

Sullivan County Commission November 20 2025

11/20/2025

17 Item 2 Resolution No. 2025-11-03 Sponsors: Locke/Gardner
Vote

Description

RESOLUTION OF THE SULLIVAN COUNTY COMMISSION FOR
ADOPTION OF A REDEVELOPMENT PLAN AND TAX INCREMENT
FINANCING AMENDMENT FOR THE DOWNTOWN KINGSPORT
REDEVELOPMENT DISTRICT DOBYNS TAYLOR WAREHOUSE
PROJECT AREA

Chairman

Gardner, John

Total vote result

Voting start time 7:19:28 PM
Voting stop time 7:19:49 PM
Voting configuration Vote
Voting mode Open
Vote result

Yes	23
Abstain	0
No	0
Total Present	23
Absent	1

Group voting result

Group	Yes	Absent
No group	23	0
Total result	23	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			
Slagle, Matt () Hopper, Barry	X			
Stidham, Gary ()	X			
Vanover, Zane ()	X			
Ward, Travis ()	X			

SULLIVAN COUNTY
Board of County Commissioners
245th Annual Session

Item 3
Resolution No. 2025-11-04

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 20th day of November 2025.

**A RESOLUTION RECOGNIZING THE RECEIPT OF REIMBURSEMENT FROM
BALLAD HEALTH FOR PROFESSIONAL DEVELOPMENT TRAINING AND
ADMINISTRATION OF THE BALLAD HEALTH ACADEMY BY TEACHERS
SULLIVAN COUNTY SCHOOLS**

WHEREAS, Sullivan County Schools, in partnership with Ballard Health, has agreed to administer the Ballard Health Academy within the CTE programming; and

WHEREAS, a teacher from each high school completed professional development training specifically related to the administration of the Ballard Health Academy program; and

WHEREAS, Ballard Health has committed to supporting this educational initiative through reimbursement for the costs associated with stipends for completing said training; and

WHEREAS, Ballard Health has also agreed to reimburse for the costs associated with stipends for administering the grant each semester; and

WHEREAS, Sullivan County Schools will receive reimbursement payments from Ballard Health in the amount of \$9,066.68 for the costs incurred by paying said stipends; 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 reimbursements in the General Purpose School Fund; not to exceed the above amount (\$9,066.68). The revenue and expenditure account codes for the reimbursements are as follows:

Account Number	Account Description	Amount
48130	Contributions	9,066.68
71300-100	Personnel	8,000.00
71300-200	Employee Benefits	1,066.68

Waiver of Rules Requested

Item 3
Resolution No. 2025-11-04

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 20th day of November 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 24th day of November 2025
at or about the following time 10:00am by the following method: Stand 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 Joyce Crosswhite

ACTIONS: 11/13/25 (Work Session) To be placed on Consent at the Regular Session on 11/20/25
11/20/25 (Regular Session) Approved on Consent 23 Yes, 1 Absent

SULLIVAN COUNTY
Board of County Commissioners
245th Annual Session

Item 4
Resolution No. 2025-11-05

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 20th day of November 2025.

A RESOLUTION REQUESTING REALLOCATION WITHIN THE SULLIVAN COUNTY BOARD OF EDUCATION GENERAL PURPOSE BUDGET

WHEREAS, the Board of Education has determined that certain maintenance personnel positions are no longer necessary, allowing for the liquidation of these positions; and

WHEREAS, the Board of Education now seeks to use the funds associated with the liquidated positions to increase the third party contract for maintaining the grounds of each facility; 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 the following amendment within the General Purpose School Fund:

Account Number	Account Description	Amount
72620-100	Personnel	-230,000.00
72620-200	Employee Benefits	-80,000.00
72620-300	Contracted Services	310,000.00

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 _____ day of _____ 2025.

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

ATTEST: _____

Teresa Jacobs, County Clerk

CONTINUED

Delivered to the Sullivan County Mayor or his secretary this the ____ day of _____ 20__ at
or about the following time _____ by the following method: _____

Teresa Jacobs, County Clerk

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 Sam Jones
Cosponsors: Commissioner Zane Vanover; Commissioner Joyce Crosswhite
ACTIONS: 11/13/25 (Work Session) To be placed on Waiver of Rules at the Regular Session on
11/20/25. 11/20/25 (Regular Session) Placed on 1st Reading

SULLIVAN COUNTY
Board of County Commissioners
245th Annual Session

Item 5
Resolution No. 2025-11-06

To the Honorable Richard S. Venable, Mayor of Sullivan County, and the Board of Sullivan County Commissioners meeting in Regular Session this 20th day of October 2025.

RESOLUTION TO RECOGNIZE THE AMERICAN LEGION'S "BE THE ONE" PROGRAM AND TO PARTNER WITH LOCAL AMERICAN LEGION POSTS IN RAISING PUBLIC AWARENESS OF THAT PROGRAM'S MISSION TO END VETERAN SUICIDES AND THE 988 SUICIDE A CRISIS LIFELINE

WHEREAS on June 1st, 2023, the American Legion began an initiative called Be The One with the mission to end Veteran suicide; and

WHEREAS an average of 22 Veterans a day commit suicide; and

WHEREAS suicide is the second leading cause of death for children and young adults aged 10-24, behind unintentional injuries, with an estimated 6,500 individuals in this demographic taking their own life annually; and

WHEREAS individuals commit suicide for many reasons, therefore, be it.

NOW, THEREFORE BE IT RESOLVED the Sullivan County Commission in partnership with the American Legion Department of Tennessee, American Legion Post 3 in Kingsport and Post 145 in Bristol commits to end suicide in every demographic from the young to the old alike.

FURTHER BE IT RESOLVED the Sullivan County Commission urges every county government entity and private organizations to promote the 988-suicide prevention hotline and encourage all to host annual suicide prevention training.

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 20th day of November 2025.

CONTINUED

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 24th day of November, 2025 at or about the following time 10:00am by the following method: Hand delivered

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****Cosponsor: Commissioner Gary Stidham; Commissioner Travis Ward, everyone voting in the affirmative be added as cosponsors.****ACTIONS:** 11/13/25 (Work Session) To be considered at Regular Session on 11/20/25.

11/20/25 (Regular Session) Approved on Waiver of Rules 23 Yes, 1 Absent

Agenda subject voting report

Meeting name

Sullivan County Commission November 20 2025

11/20/2025

20 Item 5 Resolution No. 2025-11-06 Sponsors: Vanover/Stidham
Vote

Description

RESOLUTION TO RECOGNIZE THE AMERICAN LEGION'S "BE THE ONE" PROGRAM AND TO PARTNER WITH LOCAL AMERICAN LEGION POSTS IN RAISING PUBLIC AWARENESS OF THAT PROGRAM'S MISSION TO END VETERAN SUICIDES AND THE 988 SUICIDE A CRISIS LIFELINE

Chairman

Gardner, John

Total vote result

Voting start time 7:59:09 PM

Voting stop time 7:59:37 PM

Voting configuration Vote

Voting mode Open

Vote result

Yes	23
Abstain	0
No	0
Total Present	23
Absent	1

Group voting result

Group	Yes	Absent
No group	23	0
Total result	23	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 () - Hopper, Barry	X			
Stidham, Gary ()	X			
Vanover, Zane ()	X			
Ward, Travis ()	X			

SULLIVAN COUNTY
Board of County Commissioners
245th Annual Session

Item 6
Resolution No. 2025-11-07

To the Honorable Richard Venable, Mayor of Sullivan County, and the Board of Sullivan County Commissioners meeting in Regular Session this 20th day of November 2025.

~~A RESOLUTION OF THE SULLIVAN COUNTY BOARD OF COMMISSIONERS TO PROHIBIT THE LOCATION, CONSTRUCTION, OR OPERATION OF DATA MINING CENTERS WITHIN SULLIVAN COUNTY UNTIL PROPER PLANNING CODES ARE IN PLACE~~

A RESOLUTION OF THE SULLIVAN COUNTY BOARD OF COMMISSIONERS TO AMEND THE SULLIVAN COUNTY ZONING RESOLUTION AND/OR SULLIVAN COUNTY PLANNING COMMISSION RULES AND REGULATIONS TO IMPOSE A FOUR (4) MONTH MORATORIUM, TO BEGIN UPON PASSAGE OF THIS RESOLUTION, ON THE LOCATION, CONSTRUCTION, OPERATION, PERMITTING, VESTING, ETC., OF DATA MINING CENTERS OR CRYPTO MINING CENTERS WITHIN SULLIVAN COUNTY AND TO DIRECT THE STAFF OF THE SULLIVAN COUNTY PLANNING AND CODES DEPARTMENT TO STUDY SUCH LAND USES AND PROVIDE A RECOMMENDATION FOR ZONING TEXT AMENDMENTS AND/OR CHANGES TO THE SULLIVAN COUNTY PLANNING COMMISSION RULES AND REGULATIONS AND ANY OTHER APPROPRIATE REGULATIONS

WHEREAS, data mining and cryptocurrency-mining facilities require extraordinary levels of electrical power, often equivalent to the consumption of thousands of homes, placing strain on local utilities and potentially increasing costs to residential ratepayers; and

WHEREAS, such facilities generate significant continuous noise from industrial-grade cooling systems, fans, and compressors, which can negatively impact property values, public health, and the peaceful enjoyment of nearby communities; and

WHEREAS, data-mining facilities provide limited job creation, minimal economic impact compared to the infrastructure burden they impose, and do not align with the long-term economic development goals of Sullivan County; and

WHEREAS, several Tennessee counties and multiple jurisdictions nationwide have restricted or prohibited data-mining operations due to concerns over electrical grid strain, noise nuisances, fire hazards, and the lack of community benefit; and

WHEREAS, the Sullivan County Board of Commissioners has a responsibility to protect the health, safety, welfare, and property values of its citizens and to ensure responsible land-use planning that preserves the character of local rural and residential communities; and

WHEREAS, Sullivan County has received increasing interest from private entities seeking to establish data-mining or crypto-mining operations, making it necessary and appropriate to adopt proactive protections before such facilities attempt to locate within the County.

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

SECTION 1.

Data-mining centers, including but not limited to cryptocurrency-mining operations, blockchain-computing centers, or any facility operating more than 2 megawatts of computing equipment, are hereby prohibited from locating, constructing, or operating in Sullivan County

SECTION 2.

No county permits, zoning approvals, building approvals, utility extensions, or development agreements shall be issued for the purpose of establishing a data-mining center within Sullivan County.

SECTION 3.

This prohibition shall not apply to standard commercial or industrial businesses that use data processing equipment for internal business operations; it applies only to high-intensity, third-party, revenue-generating data-mining or crypto-mining facilities.

SECTION 4.

If any portion of this Resolution is found invalid by a court of competent jurisdiction, the remaining sections shall remain in full force and effect.

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 _____ day of _____ 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 _____ day of _____ 20__ at or about the following time _____ by the following method: _____

Teresa Jacobs, County Clerk

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: _____

Teresa Jacobs, County Clerk

Mayor, Sullivan County

Sponsor: Commissioner Jessica Means

Cosponsors: Commissioner Joe McMurray; Commissioner David Hayes; Commissioner Travis Ward; Commissioner Hunter Locke; Commissioner Michael Cole; Commissioner Gary Stidham;

Commissioner Daniel Horne; Commissioner Mark Ireson; Commissioner David Akard; Commissioner Zane Vanover; Commissioner Cheryl Harvey; Commissioner Joe Carr; Commissioner Darlene Calton.

ACTIONS: 11/20/25 (Regular Session) Amended by Sponsor to strike the entire heading of the resolution and replace with the text shown. Sponsor also amended to strike the sentence "*and potentially increasing costs to residential ratepayers.*" Placed on 1st Reading.

Amendment to Item 6 by Sponsor

A resolution of the Sullivan County Board of Commissioners to amend the Sullivan County Zoning Resolution and/or Sullivan County Planning Commission rules and regulations to impose a four (4) month moratorium, to begin upon passage of this resolution, on the location, construction, operation, permitting, vesting, etc., of data mining centers or crypto mining centers within Sullivan County and to direct the staff of the Sullivan County Planning and Codes Department to study such land uses and provide a recommendation for zoning text amendments and/or changes to the Sullivan County Planning Commission rules and regulations and any other appropriate regulations.

Also, please strike out "and potentially increasing costs to residential ratepayers"

SULLIVAN COUNTY
Board of County Commissioners
245th Annual Session

Item 7
Resolution No. 2025-11-08

To the Honorable Richard Venable, Mayor of Sullivan County, and the Board of Sullivan County Commissioners meeting in Regular Session this 20th day of November 2025.

A RESOLUTION PRESERVING DEDICATED SPACE FOR SMALL BUSINESSES AND ENTREPRENEURS WITHIN THE BLOUNTVILLE ELEMENTARY SCHOOL CAMPUS

WHEREAS, Sullivan County acquired the former Blountville Elementary School Campus for renovation and reuse, creating an opportunity to repurpose the facility for public benefit; and

WHEREAS, small businesses and entrepreneurs represent a vital portion of Sullivan County's economy — with local data showing that nearly 10% of the Sullivan County workforce is engaged in entrepreneurial activity, and the region benefits from access to a labor pool of approximately 270,000 workers (NETWORKS Sullivan Partnership); and

WHEREAS, according to the U.S. Census Bureau, Sullivan County's median household income is \$56,802, per-capita income is \$34,466, and roughly 12.8% of residents live below the poverty line, demonstrating the importance of supporting small businesses that expand job opportunities and strengthen economic resilience; and

WHEREAS, providing affordable, flexible workspace helps emerging businesses overcome early barriers such as high overhead, lack of professional space, and limited access to shared resources; and

WHEREAS, transforming part of the Blountville Elementary School Campus into a Small Business and Entrepreneur Resource Center would promote job creation, encourage local business growth, support homegrown innovation, and align with Sullivan County's long-term economic objectives.

NOW, THEREFORE, BE IT RESOLVED by the Sullivan County Commission that:

Sullivan County hereby designates and preserves no less than 100 square feet within the Blountville Elementary School Campus to serve as the small business and entrepreneur space, dedicated to supporting locally owned small businesses, start-ups, sole proprietors, makers, and entrepreneurs.

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 _____ day of _____ 2025.

CONTINUED

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 ____ day of _____ 20__ at
or about the following time _____ by the following method: _____

Teresa Jacobs, County Clerk

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: _____.

Teresa Jacobs, County Clerk

Mayor, Sullivan County

Sponsor: Commissioner Jessica Means

**Co-Sponsor: Commissioner Joyce Crosswhite; Commissioner David Hayes; Commissioner
Travis Ward; Commissioner Hunter Locke; Commissioner Zane Vanover; Commissioner
Mark Ireson; Commissioner Daniel Horne; Commissioner Gary Stidham; Commissioner Joe
McMurray; Commissioner Cheryl Harvey; Commissioner Michael Cole; Commissioner
Dwight King; Commissioner Sam Jones; Commissioner David Akard; Commissioner Darlene
Calton; Commissioner Joe Carr.**

ACTIONS: 11/20/25 (Regular Session) 1st Reading

SULLIVAN COUNTY
Board of County Commissioners
245th Annual Session

Item 8
Resolution No. 2025-11-09

To the Honorable Richard Venable, Mayor of Sullivan County, and the Board of Sullivan County Commissioners meeting in Regular Session this 20th day of November 2025.

RESOLUTION TO AUTHORIZE COUNTY MAYOR TO SIGN INTERLOCAL AGREEMENT WITH BLOUNT COUNTY SHERIFF'S OFFICE JUVENILE DETENTION CENTER TO CONTINUE PROVISION OF JUVENILE DETENTION SERVICES AND/OR TEMPORARY HOLDING RESOURCE SERVICES FOR ANY CHILD THE JUVENILE COURT OF SULLIVAN COUNTY HAS ORDERED PLACED INTO CUSTODY OF THE BLOUNT COUNTY JUVENILE DETENTION CENTER

WHEREAS, Sullivan County's agreement with Blount County for housing juveniles is due for renewal; and

WHEREAS, Blount County has provided an agreement which continues the same \$200 per child for each 24-hour period (or part thereof) cost to Sullivan County that Sullivan County already pays and has budgeted for in the current fiscal year; and

WHEREAS, juvenile detention is a necessary service for Sullivan County, its judicial system and its citizens.

NOW, THEREFORE BE IT RESOLVED the Board of Commissioners of Sullivan County, Tennessee, meeting in Regular Session on November 20, 2025, authorizes Sullivan County Mayor Richard S. Venable to sign the interlocal agreement to continue provision of juvenile detention services as needed.

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 _____ day of _____ 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 ____ day of _____ 20__ at
or about the following time _____ by the following method: _____

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: _____.

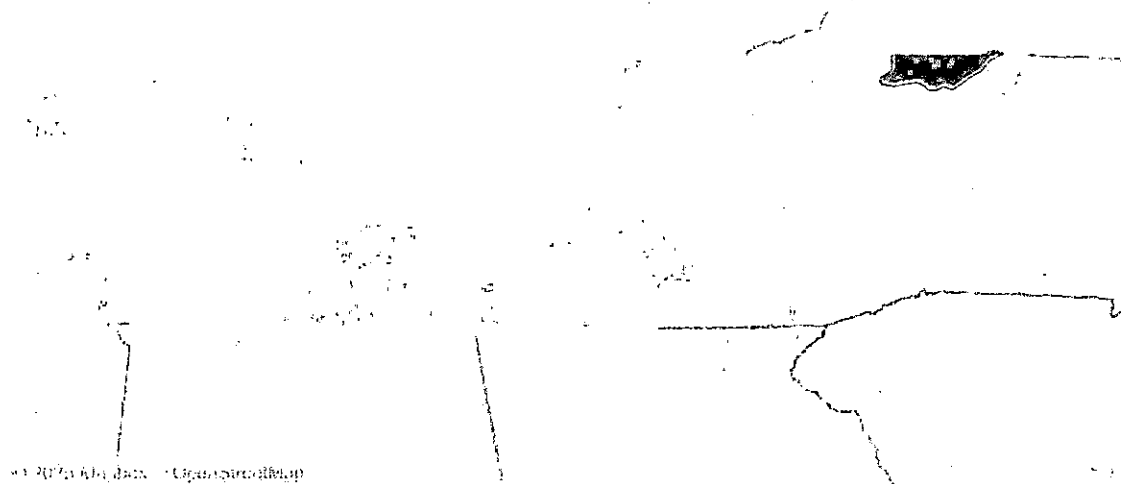
Teresa Jacobs, County Clerk

Mayor, Sullivan County

Sponsor: Zane Vanover
Co-Sponsor: Joyce Crosswhite
ACTIONS: 11/20/25 (Regular Session) 1st Reading

Click on a County to filter the map and results.

Economic Impact of Veterans In Tennessee



Total VA Expenditures

\$215,740,107

TriCare Expenditures

\$11,994,031

VA Home Loans FY23

\$65,589,160

Makeup of VA Expenditures

Veteran Population	11,267
Comp. & Pen.	\$106,070,916
Education & Vocational Rehabi..	\$4,491,314
Medical Care	\$104,536,916
Insurance and Indemnities	\$640,961
Construction Exp	\$0
General Operating Exp	\$0

Total Veteran Impact

\$715,534,191

Workforce Participation

70.1%

Est. Veteran Owned Businesses

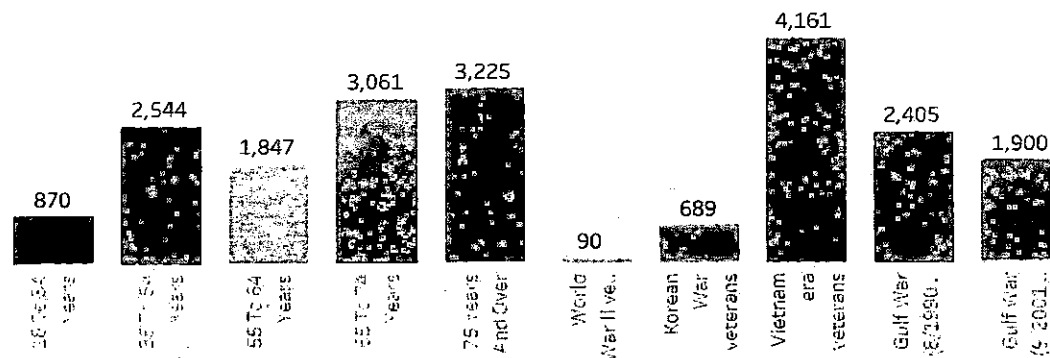
428

Veteran Median Income

\$37,472



Veteran Demographics



DATA SOURCES

U.S. Census Bureau's American Community Survey (ACS) Five-Year Estimates
 FFIEC Home Mortgage Disclosure Act Data
 U.S. Department of Veterans Affairs (VA) GDx report

If a value is 0, it indicates the estimate did not meet quality standards due to high variability.
 Total Veteran Impact is calculated by Total Expenditure + TriCare Total + Home Purchases Value + ((Median Income)*(Veteran Population*))

Quarterly TVB System & Veterans Services Report

Report Period: July 1, 2025 - September 30, 2025

TVB System Utilization Summary

3 staff members active in the TVB system during reporting period	System accessed from 4 unique locations	108.0 sessions per staff member on average	Average 38 minutes per session	204.8 hours of productive system use
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TVB System Claims Processing Performance

Sullivan

Forms Filed via TVB System

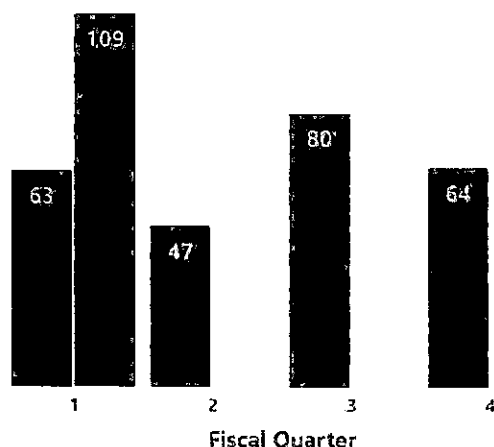
Compensation, Pension, and DIC Claims 526ez, 527ez, 534ez

Lifecycle Stage

**TVB Form
Count**

**# of Veterans
Submitted**

Fiscal Year ● 2025 ● 2026



Appeals / Review	26	21
Initial Claim / Enrollment	219	122
Other / Misc	6	5
Supporting Evidence / Admi...	31	22
Survivor / Dependent Benefits	17	9
Total	299	145

VA Compensation and Pension Benefits Impact for County Veterans

VA benefits data reflects most recent available monthly totals and may not align precisely with report period dates due to federal reporting schedules.

County Rank by Benefits 8	Total Monthly Benefits \$11,116,335	Total Annual Benefits \$133,396,019	Total Recipients 5,339
% Self-Represented 18.0%	Avg Benefit Self-Represented \$1,871	% TDVS Represented 34.7%	Avg Benefit With POA \$2,128

Data Sources & Methodology

TVB System Usage Data: Sourced from the Tyler Veterans Benefits (TVB) system, reflecting real-time user activity, session analytics, and digital form submissions for the reporting period.

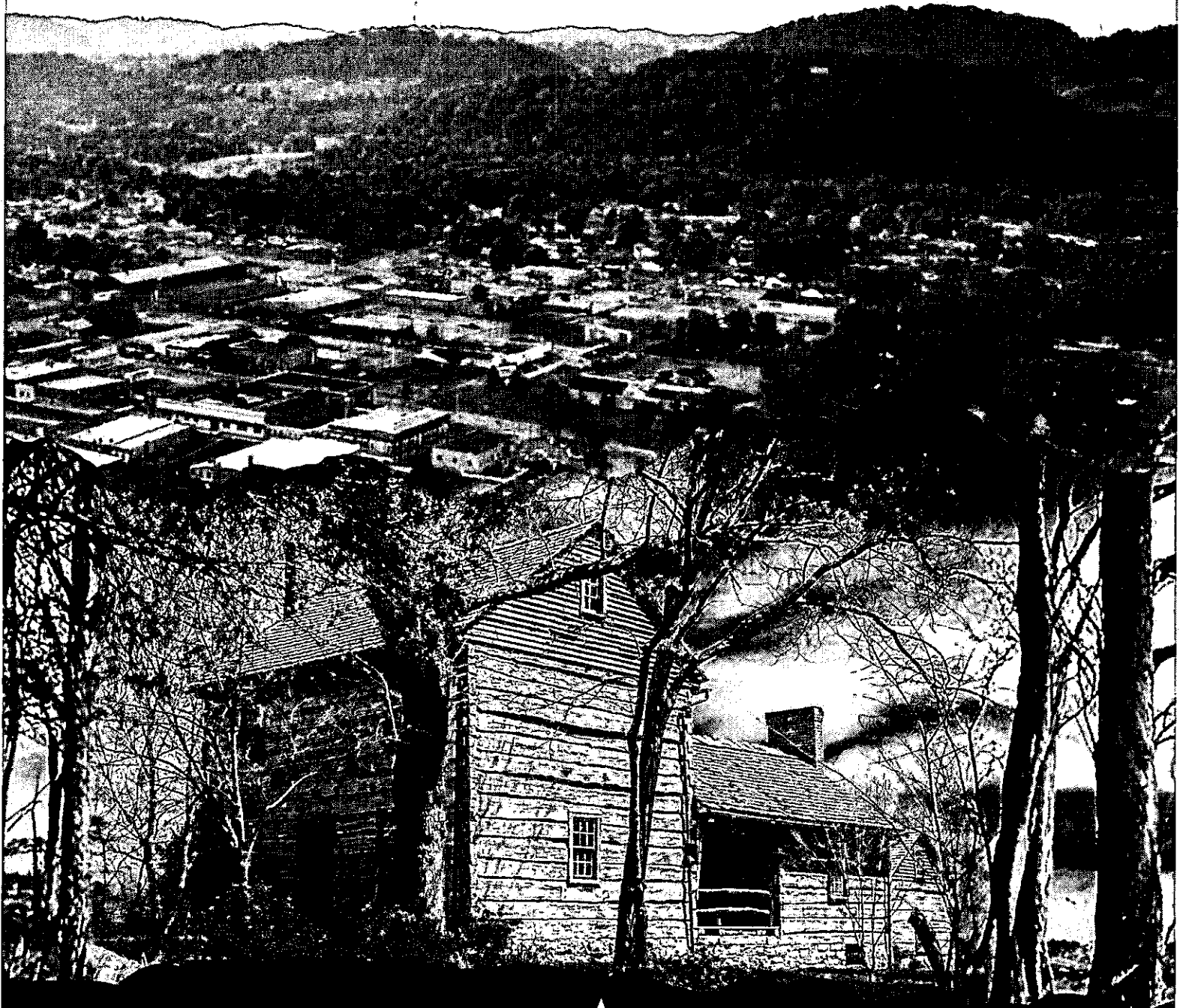
VA Benefits Data: Derived from the monthly VA Compensation and Pension Benefits by Power of Attorney (POA) and County report, typically received on or about the 15th of each month containing prior month totals. Benefits figures represent cumulative monthly payments to county veterans.

For questions regarding this report, contact:

Travis Murphy, Assistant Commissioner
Veterans Claim Services (VCS)
615-906-4483 | Travis.Murphy@tn.gov

SULLIVAN COUNTY

Where Tennessee Began



— ★ ★ ★ —
ROCKY MOUNT

— *State Historic Site* —

Tennessee Starts Here

2026 EVENTS

AMERICA
250

TENNESSEE
VOICES & VOLUNTEERS

★★★
ROCKY MOUNT
— State Historic Site —

March



250 Guest Speaker: James P Byrd

March 27 2026

Rocky Mount is proud to host our first speaker of the year for America 250. James P. Byrd is Chair of the Graduate Department Religion and Associate Professor of American Religious History at Vanderbilt University Divinity School.

April



Woolly Days & Colonial Gardening Day

April 24-25 2026

Rocky Mount's annual celebration of our beautiful heritage bred Cotswold Sheep alongside our intricate historic gardens. This event is ideal for families and individuals alike with much to do and learn!

May



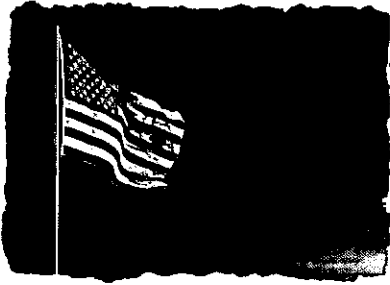
Early Frontier Days & Colonial Trade Fair

May 22-24 2026

In collaboration with the OVTA, Rocky Mount presents Early Frontier Days Festival alongside a new trade fair for the year 2026! More details to come.

2026 EVENTS

June



250 Flag Day Celebration

June 14 2026

Our final ramp up to America's 250 celebration culminates in a Flag Day Celebration weekend!

Rocky Mount Summer Camp

June 16-19 & 23-26 2026

Rocky Mount Summer Camp is back



July



Colonial Independence Day Celebration

July 4th 2026

Come celebrate America's 250th Anniversary at Rocky Mount!
More info to come shortly.

September



First Families of Tenn Reunion

September 11-13 2026

The First Families of Tennessee will gather here at historic Rocky Mount.

2026 EVENTS

September



— activities and Joint bookends —

OVTA Victory Day

September 24 2026

Rocky Mount State Historic Site is proud to host the annual OVTA Victory Day.

October



— activities and Joint bookends —

Harvest Fest

October 10-11 2026

Join us for a crisp weekend filled with apple cider, games, and family fun!

Haunting on the Mount

October 15-17 & 22-24 2026

Come in and sit a spell, listen to spooky tales of the colonial era.



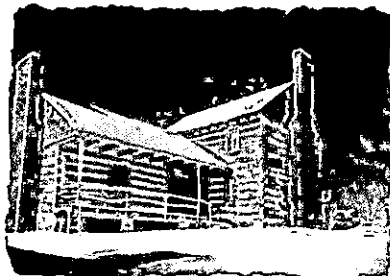
— activities and Joint bookends —



2026 EVENTS

— ★ ★ ★ —
ROCKY MOUNT
— State Historic Site —

November



Frontier Christmas

November 4-7, 11-14 & 18-21

The most wonderful time of the year comes early to Rocky Mount as our regular daytime tours become Frontier Christmas tours.

December



Candlelight Christmas

December 4-5 & 11-12 2026

Close out the year with Christmastime magic. Rocky Mount hosts Candlelight Christmas.



SULLIVAN COUNTY DAY

★★★
ROCKY MOUNT
— State Historic Site —

October 16th 2026

America 250 • Tennessee 230 • Sullivan County 247

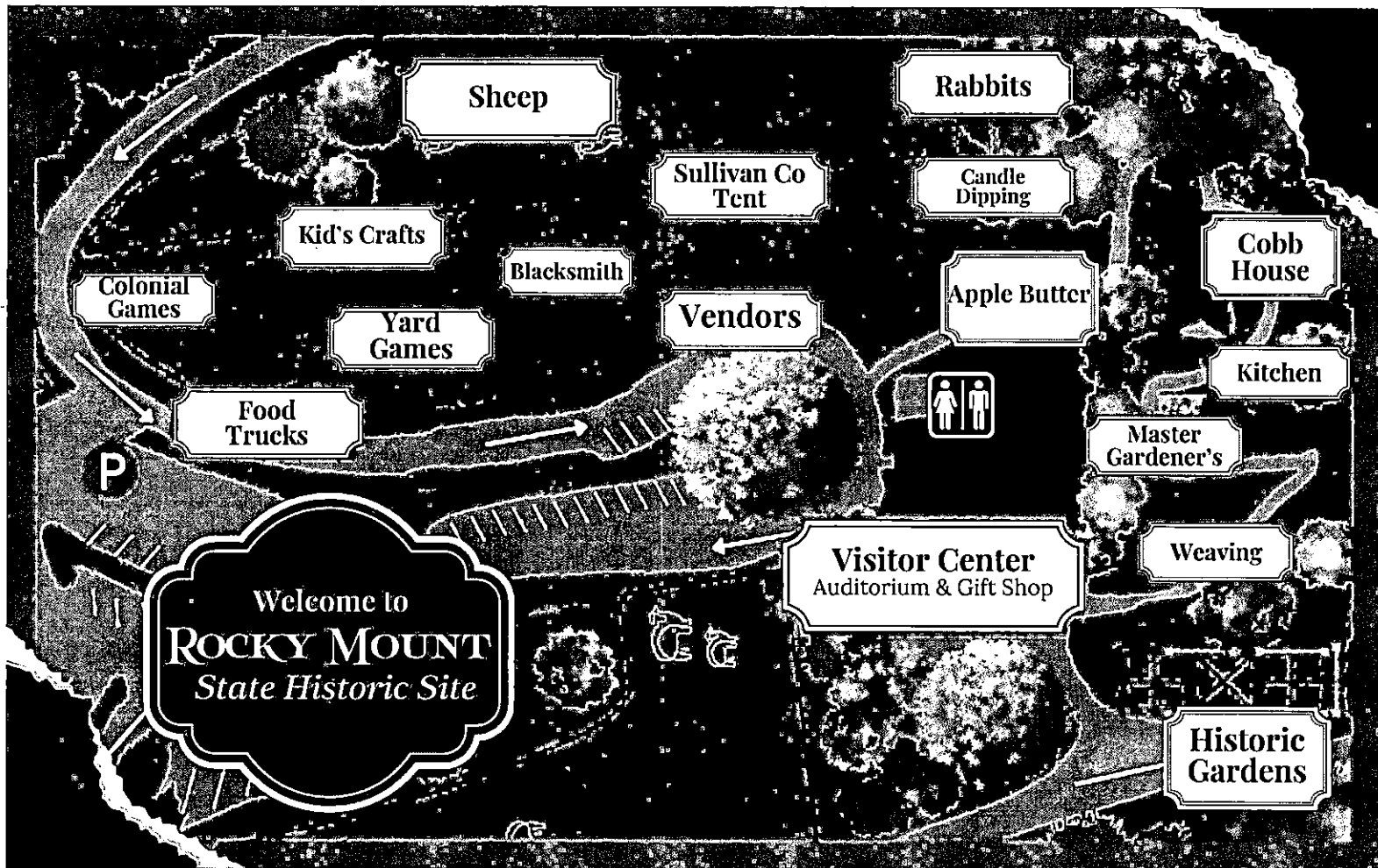


as writer and joint bookman

Activity Highlights:

- Living History Presentation
- Heritage Festival
- "Sullivan County Through the Centuries"
- Children's Activities & Scavenger Hunt
- Guided Historic Tours

Join us at the historic Rocky Mount State Historic Site for Sullivan County Day 2026 – a celebration of our county's rich heritage as part of America's 250th birthday and Tennessee's 230th anniversary of statehood. Following the county's proclamation recognizing the third Thursday of October as Sullivan County Day, this heritage festival brings together the entire Sullivan County community on Friday, October 16th for a day of history, culture, demonstrations, local exhibits, and family-friendly activities at the very site where territorial government began in 1790.



Sullivan County



AND THEREUPON COUNTY COMMISSION ADJOURNED AT 8:10 P.M. UPON MOTION MADE BY COMMISSIONER AKARD TO MEET AGAIN IN WORK SESSION ON DECEMBER 11, 2025.



JOHN T. GARDNER

COMMISSION CHAIRMAN