

DECEMBER 12, 2024

BE IT REMEMBERED THAT:

COUNTY COMMISSION MET PURSUANT TO ADJOURNMENT IN MONTHLY WORK SESSION OF THE SULLIVAN COUNTY BOARD OF COMMISSIONERS THIS THURSDAY EVENING, DECEMBER 12, 2024, AT 6:00 P.M. IN BLOUNTVILLE, TENNESSEE. PRESENT AND PRESIDING WAS CHAIRMAN JOHN GARDNER AND TERESA JACOBS, COUNTY CLERK OF SAID BOARD OF COMMISSIONERS,

TO WIT:

The Commission was called to order by Chairman John Gardner, Deputy Jones opened the commission and Commissioner Crawford gave the invocation. The pledge to the flag was led by Deputy Jones.

COMMISSIONERS PRESENT AND ANSWERING ROLL WERE AS FOLLOWS:

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

20 PRESENT, 4 ABSENT

ABSENT AT ROLL CALL: DAVID HAYES, TONY LEONARD, JOE MCMURRAY, JESSICA MEANS,

NOTE: LEONARD IN AT 7:05 PM

The following pages indicate the action taken by the Commission on rezoning requests for the month of December, 2024.

Agenda subject voting report

159

Meeting name

Sullivan County Work Session December 12 2024

12/12/2024

2 Roll Call by Teresa Jacobs, County Clerk
Roll Call

Description Roll Call
Chairman Venable, Richard

Total vote result
Voting start time 6:32:12 PM
Voting stop time 6:32:33 PM
Voting configuration Roll Call - Attendances
Voting mode Open
Vote result

Present	20
Total Present	20
Total Seats	28
Absent	4

Group voting result

Group	Yes	Absent
No group	20	0
Total result	20	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 ()	X	
Stidham, Gary ()	X	
Vanover, Zane ()	X	
Ward, Travis ()	X	

SULLIVAN COUNTY
Board of County Commissioners
December 12, 2024
6:00 p.m.

(Immediately Following Tree Lighting On Front Lawn of Courthouse)

COUNTY COMMISSION REZONING HEARING

- ❖ Call to Order
- ❖ Chairman John Gardner presiding
- ❖ Invocation.
- ❖ Pledge to the American Flag.
- ❖ Roll Call by Teresa Jacobs, Sullivan County Clerk.
- ❖ Guest Speaker: John Rose, representing BRIDGE.
- ❖ Public Hearing and Commission Vote for Rezoning Requests and/or Zoning Text Amendments.

Item 1 Resolution No. 2024-12-01

Sponsors: Calton/Hayes

RESOLUTION To Consider Amendment(s) To the Sullivan County Zoning Plan:
Zoning Map or The Zoning Resolution.

- Crystal Steffey (TedEBear Academy Daycare Center), 4918 Hwy. 126, Blountville, R-1 to B-1 to bring into compliance, 5th Civil District, 4th Commissioner District.

Public Comment on Steffey Request

Vote on Steffey Request

- Text Amendment – Temporary RV per Article B-106F

Public Comment on Text Amendment

Vote on Text Amendment

- Text Amendment – Stormwater Drainage Plan per Article 8-103.8

Public Comment on Text Amendment

Vote on Text Amendment

- ❖ Adjournment of Rezoning Hearing

Sullivan County
Board of County Commissioners
244th Annual Session

Item 1
Resolution No. 2024-12-01

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 12th day of December 2024.

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

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

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

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

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

Duly passed and approved this 12th day of December 2024.

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

ATTEST: Teresa Jacobs
Teresa Jacobs, County Clerk, Sullivan County

Delivered to the Sullivan County Mayor or his secretary this the 23rd day of December, 2024 at or about the following time 9:55am by the following method: Email.

Teresa Jacobs
County Clerk, Sullivan County

CONTINUED

Item 1
Resolution No. 2024-12-01

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 23rd
day of December, 2024 at or about the following time 9:55 am by the
following Email method:

Mayor, Sullivan County

Introduced by: Commissioner Darlene Calton
Seconded by: Commissioner David Hayes

2024-12-01 ACTIONS: Introduced at rezoning requests public hearing meeting, December 12,
2024 for vote. – JHO III
12/12/24 Approved 20 Yes, 4 Absent

Agenda subject voting report

Meeting name

Sullivan County Work Session December 12 2024

12/12/2024

10. Item 1 Resolution 2024-11-01 Sponsors: Calton/Gardner
Vote

Description RESOLUTION TO CONSIDER AMENDMENT(S) TO THE SULLIVAN COUNTY ZONING PLAN: ZONING MAP OR THE ZONING RESOLUTION
Chairman Venable, Richard

Total vote result
Voting start time 6:33:22 PM
Voting stop time 6:33:43 PM
Voting configuration Vote
Voting mode Open
Vote result

Yes	20
Abstain	0
No	0
Total Present	20
Absent	4

Group voting result

Group	Yes	Absent
No group	20	0
Total result	20	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 ()	X			
Stidham, Gary ()	X			
Vanover, Zane ()	X			
Ward, Travis ()	X			

**Zoning Plan: Rezoning Requests and/or Zoning Text Amendments
SULLIVAN COUNTY COMMISSION PUBLIC HEARING MEETING**

December 12, 2024 - Work Session

**RESOLUTION #1 - To Consider the following zoning amendments (map or text) as reviewed by the Regional Planning Commission.
motion by: Calton 2nd by: Hayes**

Order of Cases	Date of Application	Applicant's Name	Neighbor Opposition	Staff's Recommendation	Planning Commission's Recommendation	Regional Planning Commission Jurisdiction	Current Zoning District	Requested Zoning District	Civil District	Commissioner Dist
1	10/1/2024	Crystal Steffey (TedEBear Academy Daycare Center)	none received prior to meetings	yes	yes, unanimous	Sullivan voted on 11/19/2024	R-1	B-1	5th	4th
2		Text Amendment - Temporary RV per Article B-106F	none received prior to meetings	yes	yes, unanimous	all three Regional Planning Commissions				
3		Text Amendment - Stormwater Drainage Plan - per Article 8-103.8	none received prior to meetings	yes	yes, unanimous	all three Regional Planning Commissions				
4										
Voting Summary:										
<u>Name</u>	<u>Case Order</u>	<u>yes</u>	<u>no</u>	<u>pass / abstain</u>	<u>absent</u>	<u>Approved (yes or no)</u>				
Steffey	1	20			4	YES				
B-106F	2	20			4	YES				
8-103.8	3	20			4	YES				
	4									

* Completed Application is when all information is signed, fee has been and no outstanding documents needed. Date of Application is when applicant initially files

footnote:

ZTA: Zoning Text Amendment

THE CHAIR READ THE OPENING STATEMENT ON THE PROCESS FOR HEARING REZONING REQUESTS

F1. REZONING REQUEST FROM CRYSTAL STEFFEY – R-1 (SINGLE FAMILY RESIDENTIAL) TO B-1 (NEIGHBORHOOD BUSINESS)

FINDINGS OF FACT –

Landowner:	Samuel and Crystal Steffey, owners
Applicants:	Crystal Steffey, owner/manager of day care
Representative:	same
Location:	4918 Hwy 126, Blountville – day care
Mailing Address of Owners:	4764 Hwy 126, Blountville - residence
Civil district of rezoning:	5th
Commission District of rezoning:	4th
Parcel ID:	Tax Map 064, Parcel 116.01
Subdivision of Record:	n/a
PC1101 Growth Boundary:	Sullivan County Planned Growth Area
Existing Land Use:	Ted E. Bear Academy, daycare center
Utility District:	Kingsport
Public Sewer:	none – private on-site septic
Lot/Tract Acreage:	total acreage – .41 of an acre
Flood Plain:	n/a
Existing Zoning:	R-1
Surrounding Zoning:	R-1, B-3, R-3
Proposed Zoning Request:	B-1 – Neighborhood Business
Surrounding Land Uses:	Low Density Residential, Commercial, Central Middle School, Cemetery
2006 Land Use Plan:	Low Density Residential
Neighborhood Opposition:	No opposition received prior to the meeting

Staff Field Notes and Findings of Facts:

- The owner is requesting a rezoning of the existing daycare to be rezoned to B-1 to bring it into zoning conformance. The daycare center has operated for many years and in good standing with the county.
- Staff recommends in favor of this request for the following reasons:
 - The Sullivan County Land Use Plan area in close proximity to other existing businesses and the Kingsport City limits all zoned B-3.
 - This lot is a corner lot along Hwy 126 and Valley Drive; and while within the subdivision, a B-1 by definition is suitable along arterial and collector roads on corner lots as a place for community facilities serving the neighborhood.

Meeting Notes at Planning Commission:

- *Mr. and Mrs. Steffey were present.*
- *Staff read her report and recommendation. She added that upon confirmation with county records and current owner, the day care center has been in this location for over 40 years, prior to county zoning regulations.*
- *Calvin Clifton mentioned the driveway connection was on Valley Drive but was a corner lot.*
- *No one was present in opposition.*
- *Laura McMillan motioned to send a favorable recommendation to the County Commission for the rezoning request.*
- *Dr. Mary Rouse seconded the motion and the vote in favor passed unanimously.*

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: 10/1/2024

Property Owner: Crystal R. Steffey

Address: 4918 Highway 126 Blountville TN 37617

Home: 4764 Hwy 126 423-914-2980

Phone number: 423-323-2212 Email: tedebcap@btes.tn

Property Identification

Tax Map: 064

Group:

Parcel: 226.00

Zoning Map:

Zoning District: R-1

Proposed District: B-1

Civil District: 5th

Property Location: 4918 Hwy. 126, Blountville

Commission District: 4

Purpose of Rezoning:

Meetings

Planning Commission:

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

Date: 11/19/2024

Time: 6:00 PM

Approved: _____

Denied: _____

County Commission:

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

Date: 12/12/2024

Time: 6:00 PM

APPROVED 20 YES 4 ABSENT

Approved: ✓

Denied: _____

DEED RESTRICTIONS

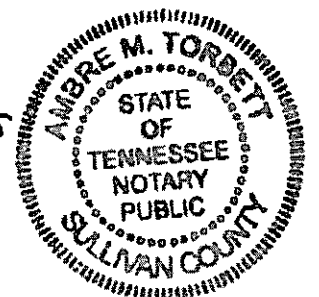
I understand that rezoning does not release my property from the requirements of private deed/Subdivision restrictions. The undersign, being duly sworn, hereby acknowledges that the information provided in this petition to Sullivan County for Rezoning is true and correct to the best of my information,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

Owner's Signature: Crystal R Steffey

Date: 10/1/2024

Notary Public: [Signature]

My Commission Expires: 3/25/2025



Agenda subject voting report

167

Meeting name

Sullivan County Work Session December 12 2024

12/12/2024

91 Rezoning Request
Vote

Description

Crystal Steffey (TedEBear Academy Daycare Center), 4918 Hwy. 126, Blountville, R-1 to B-1 to bring into compliance, 5th Civil District, 4th Commissioner District.

Chairman

Venable, Richard

Total vote result

Voting start time 6:36:01 PM
Voting stop time 6:36:30 PM
Voting configuration Vote
Voting mode Open
Vote result

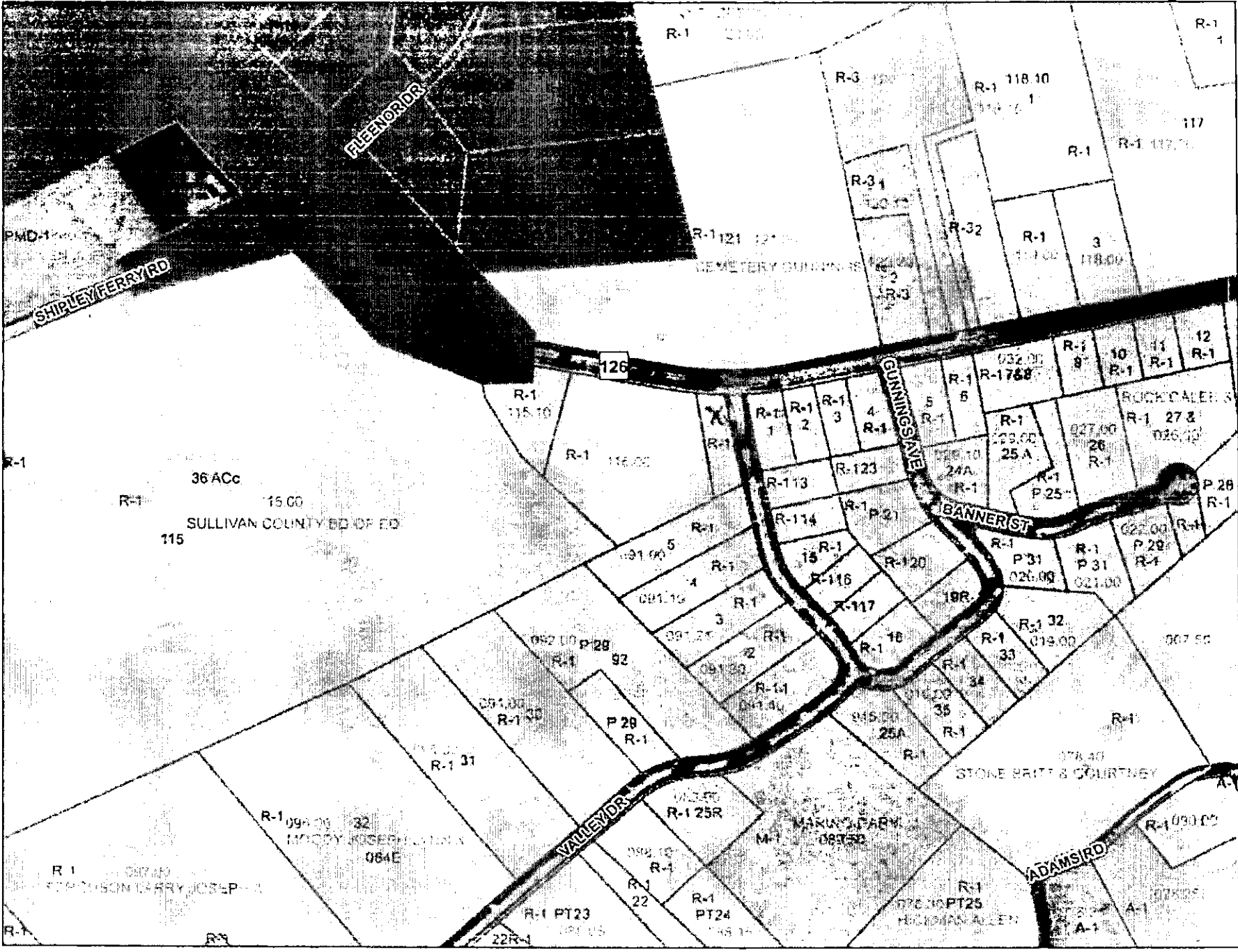
Yes	20
Abstain	0
No	0
Total Present	20
Absent	4

Group voting result

Group	Yes	Absent
No group	20	0
Total result	20	04

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 ()	X			
Stidham, Gary ()	X			
Vanover, Zane ()	X			
Ward, Travis ()	X			



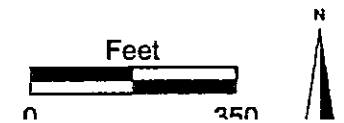
Address Data Source
 Sullivan County: Sull Co 91
 Kingsport: Kp: GIS
 Johnson City: JC GIS
 Bristol: Bristol 911

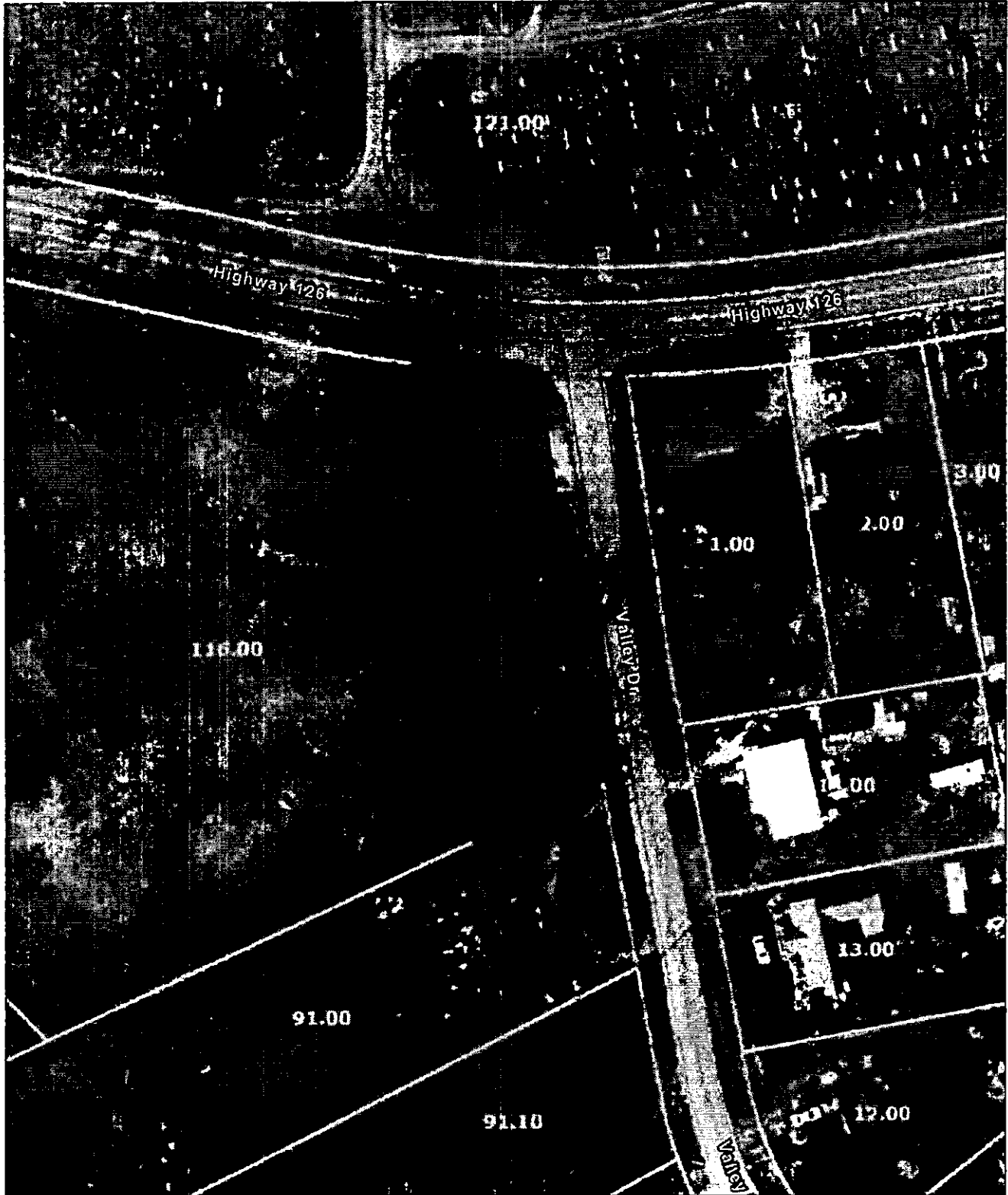
Notice:
 A tax map has no legal status other than the assessment taxes. It cannot be used to establish boundary lines or transfer and convey property. A land surveyor licensed to practice land surveying in the State of Tennessee should be retained for all questions of boundary and / or location of lot lines.

- County Line
- Lot Numbers
- Parcel Acres
- Parcel Numbers
- Parcel Owner Labels
- Parcel Lines
- Kingsport Zoning**
- B-3
- Current Zoning**
- A-1
- B-3
- M-1
- PMD-1
- R-1



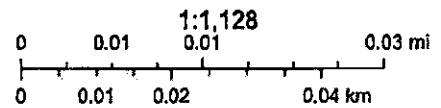
Sullivan County, TN
 Planning and Codes Dept.





Date: August 16, 2024

County: Sullivan
 Owner: STEFFEY SAMUEL M &
 Address: HWY 126
 Parcel Number: 064 116.01
 Deeded Acreage: 0
 Calculated Acreage: 0.41
 Date of TDOT Imagery: 2019
 Date of Vexcel Imagery: 2023



Esri Community Maps Contributors, Tennessee STS GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA)

The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

SULLIVAN COUNTY

Planning & Codes Department
3425 Highway 126 | Historic Snow House
Blountville, TN 37617
Office: 423.323.6440
Fax: 423.279.2886



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NOTICE OF REZONING REQUEST

October 24, 2024

Dear Property Owner:

Please be advised that your adjacent landowner, Crystal R. Steffey, has requested her property located at 4918 Hwy 126, Blountville, to be rezoned from **R-1 (Single Family Residential) to B-1 (Neighborhood Business)** for the purpose of bringing the day care center into zoning conformance. The property tax ID is: Tax Map 064, Parcel 116.01. The following are the scheduled meeting dates for this request:

Sullivan County Regional Planning Commission – Tuesday, November 19, 2024 at 6:00PM
(to be held in the Sullivan County Historic Courthouse, 3411 Hwy 126, Blountville, 2nd Floor)

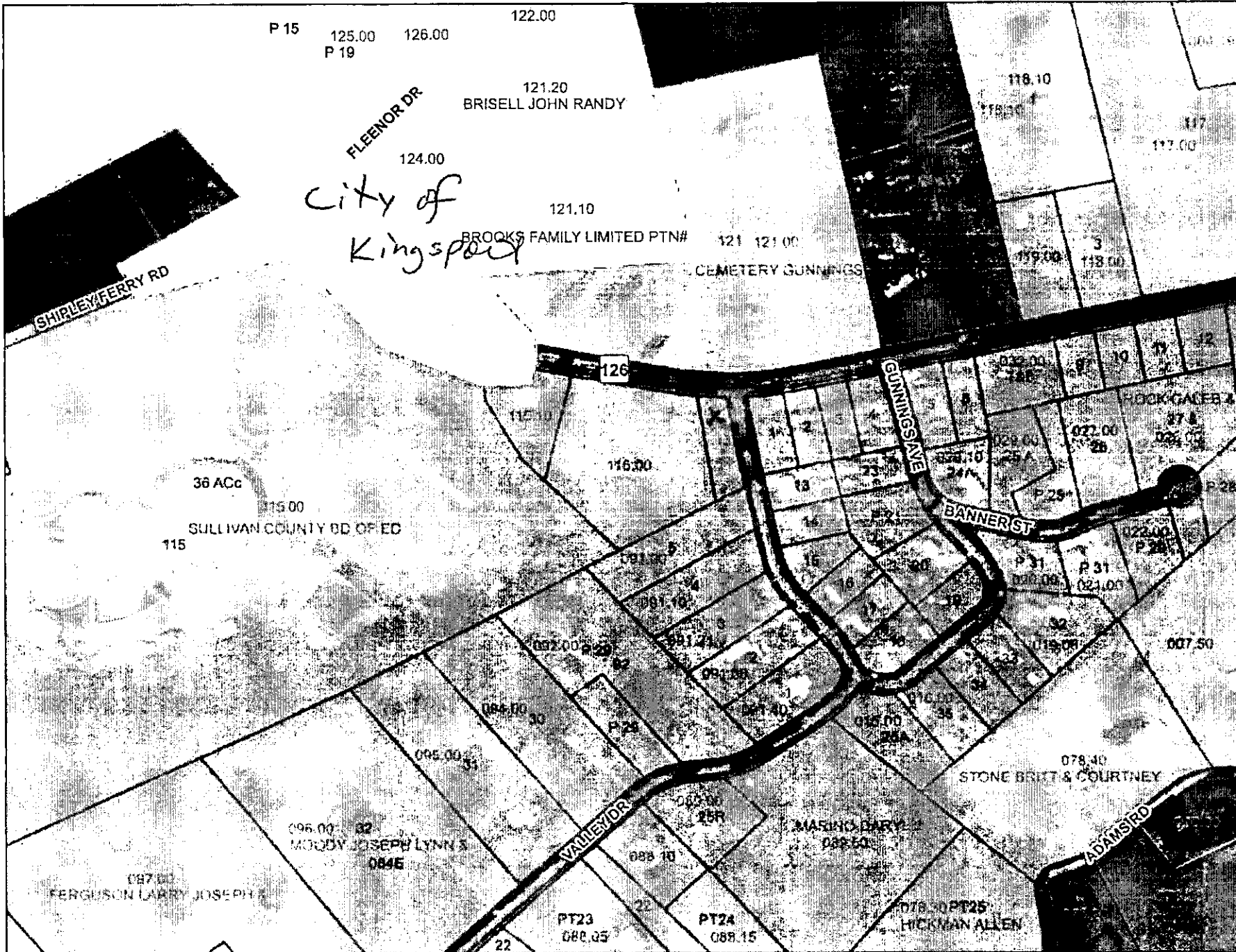
Sullivan County Commission's Work Session – Thursday, December 12, 2024 at 6:00 PM
(to be held in the Sullivan County Historic Courthouse, 3411 Hwy 126, Blountville, 2nd Floor)

Please let me know if you need any special assistance for these public meetings. The meetings are open to the general public and you are welcome to attend. If you have any questions or concerns on this request, please contact me. You may call, email or stop by our office during normal business hours. My email address is planning@sullivancountyttn.gov or you may call me directly at 423.279.2603.

Regards,

A handwritten signature in black ink, appearing to read "A. Torbett".

Ambre M. Torbett, AICP
Director of Planning & Community Development
Sullivan County Stormwater Coordinator



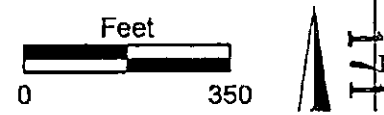
Address Data Set
 Sullivan County: Sull Co GIS
 Kingsport: Kpt GIS
 Johnson City: JC GIS
 Bristol: Bristol 911

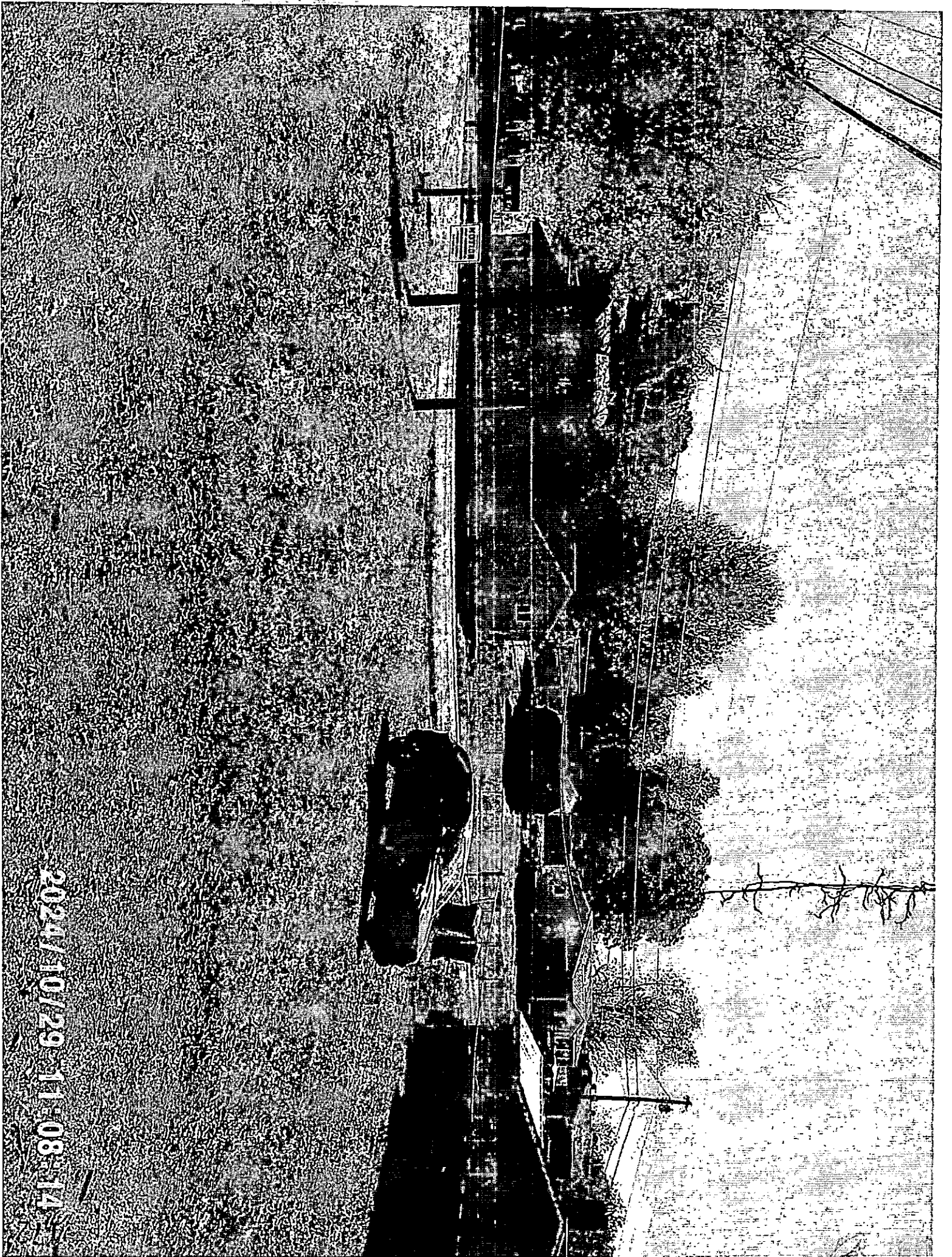
Notice:
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- County Line
- Kingsport
- Lot Numbers
- Parcel Acres
- Parcel Numbers
- Parcel Owner Labels
- Parcel Lines
- Land Use Plan: 200 2026
- Ag / Single Fam Res
- General
- Commercial
- Plan General Col
- Low Density Res

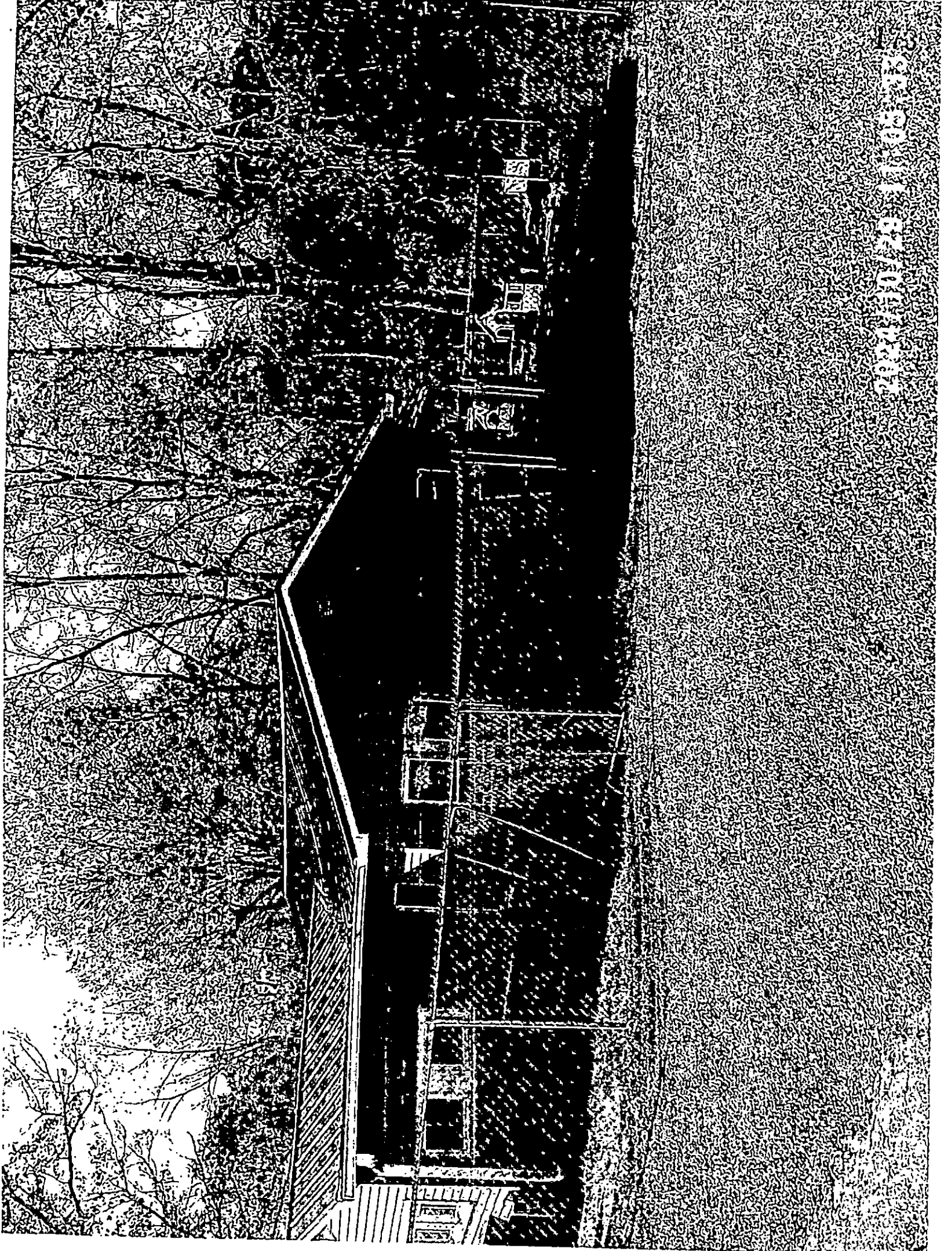


Sullivan County, TN
 Planning and Codes Dept.





2024/10/29 11:08:14





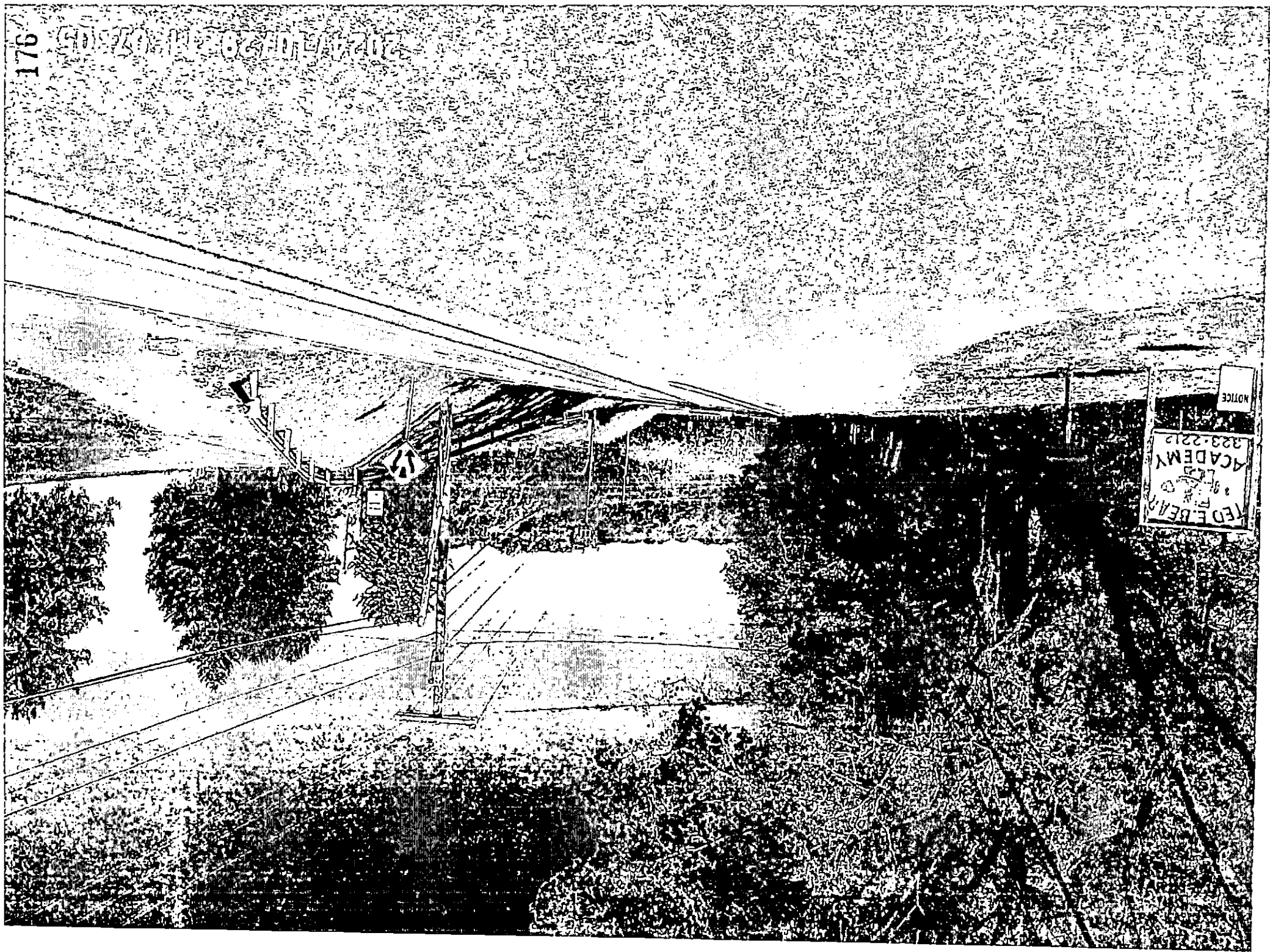
2024/10/29 11:06:18



RED
3 82
4CA
323
NOTICE

2024/10/29 10:07:29 175

10/27/2012 10:00 AM



NOTICE
323-2212
ACADEMY
LTD
FEDERAL

TEDE BEAR
ACADEMY
323-2212

A wooden sign for 'TED BEAR ACADEMY' with the phone number '323-2212'. The sign features a central illustration of a bear and a child. The text is arranged in three lines: 'TED BEAR' at the top, 'ACADEMY' in the middle, and '323-2212' at the bottom.

Sullivan County, TN
NOTICE
THIS PROPERTY IS
BEING CONSIDERED
FOR RE-ZONING
423-323-6440

A white rectangular sign with black text. The text reads: 'Sullivan County, TN', 'NOTICE', 'THIS PROPERTY IS BEING CONSIDERED FOR RE-ZONING', and '423-323-6440'. The sign is mounted on a wooden post.

TEXT AMENDMENT PROCESS AND CHECKLIST:

Date: _____

Article Reference (Pg #):

8-106 [F]

Existing Zoning Resolution Text:

Proposed Zoning Resolution Text Amendment:

add temporary RV

Purpose and Need / Background Information: (Staff Report Attached)

Initiated by:

Planning Director

Sullivan County Regional Planning Commission

Landowner/Developer

Review and Recommendation Timeline:

<u>Public Review</u>	<u>Date</u>	<u>Recommendation</u>	<u>Vote Tally</u>
Initial Discussion by SCRPC	10/15/24	yes	unanimous
2 nd Review by SCRPC	11/19/24	yes	unanimous
Bristol Staff	Oct & Nov		
Bristol Regional PC	10/21/24 & 11/18/24	yes	unanimous
Kingsport Staff	Oct & Nov		
Kingsport Regional PC	Oct 17 & Nov 21, 2024	yes	unanimous
Public Notice	10/10/24 & 11/21/24		
County Commission Public Hearing	12/12/2024		
If CC Denies/Remands back for further Study - repeat full public review process			

Agenda subject voting report

Meeting name

Sullivan County Work Session December 12 2024

12/12/2024

92 Text Amendment
Vote

Description Temporary RV per Article B-106F

Chairman Venable, Richard

Total vote result

Voting start time 6:39:20 PM

Voting stop time 6:39:37 PM

Voting configuration Vote

Voting mode Open

Vote result

Yes	20
Abstain	0
No	0
Total Present	20
Absent	4

Group voting result

Group	Yes	Absent
No group	20	0
Total result	20	0/4

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 ()	X			
Stidham, Gary ()	X			
Vanover, Zane ()	X			
Ward, Travis ()	X			

Sullivan County Zoning Text Amendment – October 2024
Text below not highlighted are existing codes for reference
Proposed changes in Highlighted Yellow Text:

180

3-102.6 Temporary Uses - The temporary uses and structures specified in Appendix B, as permissible within residential and agricultural districts may be permitted for the limited time periods indicated for each such use or activity.

8-105 Restriction of Recreational and/or Automotive Vehicles as Permanent Dwellings or Storage - No camper, Recreational Vehicle (RV), or any other automotive vehicle may be used as a permanent residential dwelling or storage structure. All such vehicles or campers shall only be allowed, as they were designed, for temporary and seasonal use within an approved campground facility, approved lake lot, or otherwise stored in an approved storage area not in use. Refer to the Temporary Supplemental Use provision for campground facilities in Appendix B and D.

A-102 GENERAL DEFINITIONS

A-102.1 Application - Except where definitions are specifically included in various articles and sections, words in the text or tables of this resolution shall be interpreted in accordance with the provisions set forth in this section. Where words have not been defined, the standard dictionary definition shall prevail.

Recreational Vehicle – A self-contained vehicle type unit primarily designed as a temporary living quarters for recreation, camping or travel use, which either has its own motor power or is mounted on or drawn by another vehicle. The basic entities are: travel trailer, camping trailer, truck camper and motor home.

B-106 TEMPORARY USES - The provisions of this section are necessary to govern the operation of certain seasonal and other temporary uses. Application for a temporary use and occupancy permit shall be made to the Building Commissioner. The application shall contain information as to the nature of the proposed use, the anticipated period of operation, the number and location of parking spaces and sanitary facilities. No permit issued, herein under, shall be for a time period in excess of that stipulated below for the individual activity indicated.

F. Temporary Dwelling Unit in Cases of Special Hardship or During Construction of Permanent Dwelling
In any agricultural or residential district, the use of a pre-existing residential dwelling may be continued during the construction of the permanent dwelling allowed within the district with the following restrictions: Along with the issuance of a temporary dwelling permit, the applicant must file for a new dwelling permit simultaneously. The purpose of such temporary use shall be to provide shelter for only the residents of the principal structure during the period of construction and to prevent an exceptional hardship on the same. Upon completion of the new dwelling, before a Certificate of Occupancy can be issued for the new dwelling, the pre-existing dwelling must be demolished or removed to comply with 3-103.6(5). Under no circumstances shall such dwelling be used for a permanent accessory structure, as defined herein. (Amended May 19, 2022). As an alternative when no pre-existing dwelling exists, the landowner may temporarily seek shelter within a personal self-contained recreational vehicle, which contains plumbing facilities, during construction of a permanent dwelling. A pop-up camper or RV that does not have such facilities included within, shall not be permitted. Such temporary recreational vehicle shall be connected to electricity, water and septic or sewer with proof of proper connections and permitting with the utility providers. The building inspector shall perform an inspection to check compliance with such electric/water/sewer requirements prior to the RV being occupied. Such temporary recreational vehicle shall be permitted for six (6) months during the construction with an active and approved building permit. The Building Official may extend the temporary dwelling permit so long as the building permit remains active and progress is being made on the construction of the permanent dwelling.

2nd
review 181

Ambre Torbett

To: McMurray, Jessica
Subject: Sullivan County Zoning Text Amendment - Temporary Dwelling in RV during Construction - edits by County Attorney

From: McMurray, Jessica <JessicaMcMurray@KingsportTN.gov>
Sent: Friday, November 22, 2024 8:09 AM
To: Weems, Ken <KenWeems@KingsportTN.gov>; Ambre Torbett <planning@sullivancountytn.gov>; Harmon, Jessica <JessicaHarmon@KingsportTN.gov>
Subject: **EXTERNAL**RE: **EXTERNAL**RE: **EXTERNAL**RE: EXTERNAL: Sullivan County Zoning Text Amendment - Temporary Dwelling in RV during Construction - edits by County Attorney

*** This is an EXTERNAL email. Please exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email ***

Hi Ambre,

The Kpt Planning Commission voted 7-0 to send a positive recommendation in support of your text amendment.

Thanks,
Jessica McMurray
Development Coordinator
City of Kingsport
P: 423-224-2482
C: 423-430-0126
jessicamcmurray@kingsporttn.gov



1st . 182
review

Ambre Torbett

From: McMurray, Jessica <JessicaMcMurray@KingsportTN.gov>
Sent: Friday, October 18, 2024 8:26 AM —
To: Ambre Torbett; Weems, Ken; Pyatte, Lori
Subject: **EXTERNAL**RE: EXTERNAL: ZTA for SC
Attachments: 2024 Sullivan ZTA24-0221 report - October 17, 2024 PC.docx; 2024 Sullivan ZTA24-0222report - October 17, 2024 PC.docx; 2024 Sullivan ZTA24-0223 report - October 17, 2024 PC.docx

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Hey Ambre,

Kingsport Planning Commission sends a favorable recommendation to County Commission for all three. Vote was 6-0.

Thanks,
Jessica McMurray
Development Coordinator
City of Kingsport
P: 423-224-2482
C: 423-430-0126
jessicamcmurray@kingsporttn.gov



From: Ambre Torbett [mailto:planning@sullivancountyttn.gov]
Sent: Wednesday, October 16, 2024 12:33 PM
To: Weems, Ken; McMurray, Jessica; Pyatte, Lori
Subject: EXTERNAL: ZTA for SC

CAUTION: This email originated from outside of the city. DO NOT click links or open attachments unless you recognize and/or trust the sender. Contact the IT Dept with any questions or concerns.

Good afternoon,
All three ZTAs for the county were unanimously supported by County PC last night. Favorable recommendation to County Commission.

Thank you all,

Ambre M. Torbett, AICP
Director of Planning & Community Development
Stormwater Administrator

Sullivan County, Tennessee
Planning & Codes Department
3425 Hwy 126 | Historic Snow House

2nd mtg 183

Ambre Torbett

From: Heather Moore <hmoore@bristoltn.org>
Sent: Friday, November 22, 2024 11:16 AM
To: Ambre Torbett
Cc: Cherith Young
Subject: **EXTERNAL**Bristol Planning Commission 11.18.24 recommendations on 3 Sullivan County text amendments
Attachments: 03 Sullivan County Fee schedule.pdf; 04 Sullivan County Stormwater.pdf; 05 Sullivan County Temporary Use RVs.pdf

*** This is an EXTERNAL email. Please exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email ***

Good morning, Ambre. I hope you are staying warm! This is an email follow-up, written to summarize Bristol Municipal Regional Planning Commission meeting's votes on November 18, 2024. The Commission was in full attendance and reviewed the three Sullivan County text amendments. They voted to send an unfavorable recommendation to Sullivan County Commission on the proposed Sullivan County Fee Schedule amendment (Dr. Webb voted against this). They voted unanimously (nine) in favor of the Sullivan County Stormwater update, and Sullivan County Temporary RVs text amendment. Bristol's staff reports are attached. Please let me know if you have any questions.

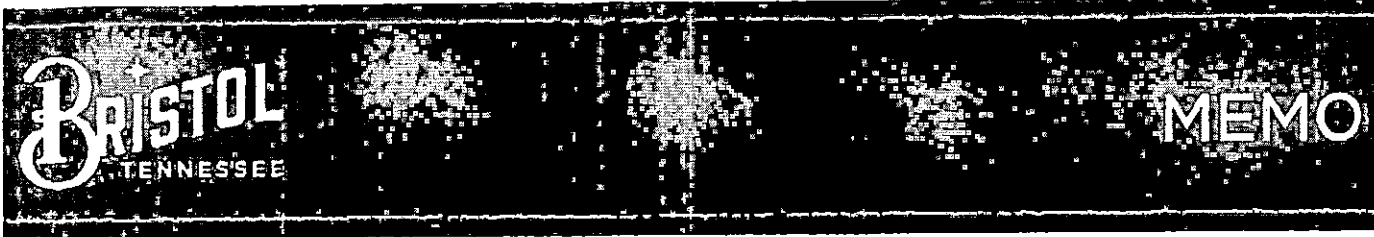
To conclude, is there anything we need to be aware of for December's Planning Commission meeting?

Thank you!

Regards,

Heather Moore, AICP
 Land Use Planner, City of Bristol, Tennessee
 104 8th Street, Bristol, TN 37620
hmoore@bristoltn.org <<mailto:hmoore@bristoltn.org>>
 Office: 423-989-5549
 Fax: 423-989-5717

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To: Bristol Tennessee Municipal-Regional Planning Commission
From: Heather Moore
Date: October 21, 2024
Subject: Amend Sullivan County Zoning Resolution - Temporary residential use in RVs

BACKGROUND

Sullivan County staff submitted a proposal to amend Resolution B-106—Temporary Uses. The proposed ordinance introduces the opportunity for someone to utilize a recreational vehicle as a temporary residence while constructing a permanent home on the same parcel. Director of Planning & Community Development Ambre Torbett emailed an explanation of the issue to the Sullivan County Planning Commission. A copy is included in your packet.

The Sullivan County Planning Commission reviewed the proposal on October 15, 2024, and sent a positive recommendation.

As required by state law, the Bristol Municipal Regional Planning Commission is requested to review and forward a recommendation to the Sullivan County Commission regarding the proposed changes because any text amendment may affect zoning matters on parcels located within Bristol's Urban Growth Boundary. Staff will forward the recommendation to the Sullivan County Commission for final action.

The Bristol Planning Commission previously reviewed the Sullivan County Temporary Use regulations on April 18, 2022. The staff report and minutes from that meeting are included in this packet. The Bristol Planning Commission voted to send a positive recommendation to the Sullivan County Commission in 2022.

PROPOSAL

The proposed amendments are highlighted in yellow on the attached document titled *Section B-106 Temporary Uses*. The ordinance allows the landowner to use a recreational vehicle, with the appropriate water, septic/sanitary sewer, and electric connection, as shelter during the construction of a permanent dwelling unit on the same parcel. The unit must be inspected and is permitted for six months with an active building permit. The temporary permit may be extended so long as progress is made on the primary unit.

Temporary recreational vehicle use is prohibited in Bristol while another home is under construction. The occupancy of a recreational vehicle is only permitted in a temporary or

permanent campground. Staff review concluded that the proposed Temporary Use updates to allow the temporary dwelling in recreational vehicles under the parameters included in the proposal are appropriate in Sullivan County's jurisdiction.

We have yet to receive a public comment as of the writing of this report.

STAFF RECOMMENDATION

Staff recommends that the Bristol Tennessee Municipal-Regional Planning Commission forward a favorable recommendation to the Sullivan County Commission to approve this text amendment.

REVIEW/APPROVAL PROCESS - NEXT STEPS

Staff will communicate the Bristol-Municipal Regional Planning Commission's recommendation to the Sullivan County Commission. They are scheduled to hear this request on November 14, 2024, at 6 p.m.



Heather Moore, AICP
Land Use Planner

B-106 TEMPORARY USES - The provisions of this section are necessary to govern the operation of certain seasonal and other temporary uses. Application for a temporary use and occupancy permit shall be made to the Building Commissioner. The application shall contain information as to the nature of the proposed use, the anticipated period of operation, the number and location of parking spaces and sanitary facilities. No permit issued, herein under, shall be for a time period in excess of that stipulated below for the individual activity indicated.

F. Temporary Dwelling Unit in Cases of Special Hardship or During Construction of Permanent Dwelling

In any agricultural or residential district, the use of a pre-existing residential dwelling may be continued during the construction of the permanent dwelling allowed within the district with the following restrictions: Along with the issuance of a temporary dwelling permit, the applicant must file for a new dwelling permit simultaneously. The purpose of such temporary use shall be to provide shelter for only the residents of the principal structure during the period of construction and to prevent an exceptional hardship on the same. Upon completion of the new dwelling, before a Certificate of Occupancy can be issued for the new dwelling, the pre-existing dwelling must be demolished or removed to comply with 3-103.6(5). Under no circumstances shall such dwelling be used for a permanent accessory structure, as defined herein. (Amended May 19, 2022). As an alternative when no pre-existing dwelling exists, the landowner may temporarily seek shelter within a personal self-contained recreational vehicle, which contains plumbing facilities, during construction of a permanent dwelling. A pop-up camper or RV that does not have such facilities included within, shall not be permitted. Such temporary recreational vehicle shall be connected to electricity, water and septic or sewer with proof of proper connections and permitting with the utility providers. The building inspector shall perform an inspection to check compliance with such electric/water/sewer requirements prior to the RV being occupied. Such temporary recreational vehicle shall be permitted for six (6) months during the construction with an active and approved building permit. The Building Official may extend the temporary dwelling permit so long as the building permit remains active and progress is being made on the construction of the permanent dwelling.

Meeting Notes at Planning Commission:

- Staff briefed the commission on the change per review from the County Attorney. He apologized for the delay in review. This amendment was reviewed last month and recommended for approval. He found a typo and recommended using the word restriction rather than regulation. The opening paragraph was amended two years ago and the highlighted in yellow bottom portion is the proposed.
- Dr. Mary Rouse motioned to recommend in favor of the updated amendment. Mary Ann Hager seconded the motion and the vote in favor passed unanimously. Staff reported that Bristol approved the amendment last night (deferred from their October meeting) and Kingsport approved last month as well but will reconsider the update this Thursday (November 21).

SULLIVAN COUNTY ZONING RESOLUTION

TEXT AMENDMENT PROCESS AND CHECKLIST:

Date: _____

Article Reference (Pg #):

8-103

Existing Zoning Resolution Text:

Proposed Zoning Resolution Text Amendment:

add 80% TSS Water Quality

Purpose and Need / Background Information: (Staff Report Attached)

TDEC audit

Initiated by:

Planning Director

Sullivan County Regional Planning Commission

Landowner/Developer

Review and Recommendation Timeline:

<u>Public Review</u>	<u>Date</u>	<u>Recommendation</u>	<u>Vote Tally</u>
Initial Discussion by SCRPC	10/15/2024	yes	} unanimously
2nd Review by SCRPC	11/19/2024	yes	
Bristol Staff	Oct & Nov		
Bristol Regional PC	10/21/24 & 11/18/24	yes	
Kingsport Staff	Oct		
Kingsport Regional PC	10/17/24		
Public Notice	10/10/24 & 11/21/24	requires	
County Commission Public Hearing	12/12/2024	15-day notice prior to CC hearing	
If CC Denies/Remands back for further Study – repeat full public review process			

Agenda subject voting report

Meeting name

Sullivan County Work Session December 12 2024

12/12/2024

93 Text Amendment
Vote

Description Stormwater Drainage Plan per

Article B-103.8

Chairman Venable, Richard

Total vote result

Voting start time 6:40:36 PM

Voting stop time 6:41:05 PM

Voting configuration Vote

Voting mode Open

Vote result

Yes	20
Abstain	0
No	0
Total Present	20
Absent	4

Group voting result

Group	Yes	Absent
No group	20	0
Total result	20	0/4

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 ()	X			
Stidham, Gary ()	X			
Vanover, Zane ()	X			
Ward, Travis ()	X			

F2. Zoning Text Amendment – 8-103 – Stormwater Management Codes

8-103.8 Protection of Adjacent Properties

1. **Use of Buffer Strips** – Vegetated buffer strips shall be used alone only where stormwater runoff is anticipated to occur through sheet flow and shall be a minimum of 20 feet in width and 8 feet in length. If at any time it is found that a vegetated buffer strip alone is ineffective in stopping erosion onto adjacent property, additional perimeter controls shall be provided by the owner.
2. **Directed Discharge** – If stormwater is discharged in concentrated flow, such as from gutters or culverts, in addition to the Buffer Strip an additional mechanism, such as riprap or splash plates, must be implemented such that the velocity of the discharge is reduced to prevent erosion of neighboring properties.
3. **Protection of Streets and Roadways** – To prevent streets from becoming impassable or otherwise unsafe, driveways, parking lots, and other such areas that connect directly to the road must be maintained such that gravel, sediment, and similar debris does not get washed into the public roadway.
4. **Violations** – Any person responsible for a property or premises, which is the source of a violation, may be required to implement, at the person’s expense, the best management practices necessary to prevent further damage to adjacent properties.

8-103.10 Peak Stormwater Management (Drainage Plan) – Pre-construction and Post-construction

In accordance with State requirement, SCMs must be designed, at a minimum, to achieve an overall treatment efficiency of 80% TSS removal from the WQTV with a 1-year, 24- hour design storm event, Uncontaminated roof runoff may be excluded.

Water Quality Treatment Volume and the Corresponding SCM Treatment Type for the 1-year, 24-hour design storm.		
SCM Treatment Type	WQTV	Notes
infiltration, evaporation, transpiration, and/or reuse	runoff generated from the first 1 inch of the design storm	Examples include, but are not limited to, bioretention, stormwater wetlands, and infiltration systems.
biologically active filtration, with an underdrain	runoff generated from the first 1.25 inches of the design storm	To achieve biologically active filtration, SCMs must provide minimum of 12 inches of internal water storage.
Flow-through MTDs must provide an overall treatment efficiency of at least 80% TSS reduction.	runoff generated from the first 2.5 inches of the design storm or the first 75% of the design storm, whichever is less	Examples include, but are not limited to, sand filters, permeable pavers, and underground gravel detention systems. Ponds must provide forebays comprising a minimum of 10% of the total design volume. Existing regional detention ponds are not subject to the forebay requirement.

hydrodynamic separation, baffle box settling, other flow-through manufactured treatment devices (MTDs), and treatment trains using MTDs	maximum runoff generated from the entire design storm	
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8-103.11 Notice of Termination –

8-103.12 Illicit Discharge and Illegal Connections or Dumping –

8-103.13 Prohibition of illicit discharges

8-103.14 Prohibition of illegal connections

8-103.15 Elimination of Discharges or Connections

8-103.16 Notification of Spills

8-103.17 Authority

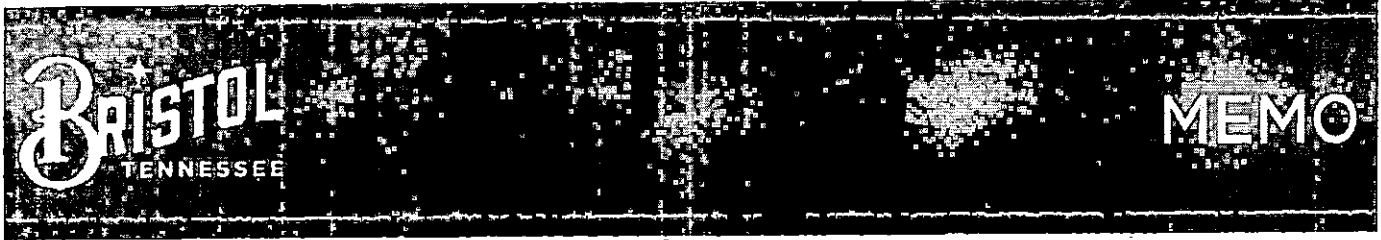
1. The Director may require reports or records from the permit holder or person responsible for eliminating the violation to ensure compliance.

8-103.18 Inspections by the County

8-103.19 Enforcement, Penalties, and Liability

Meeting Summary | Public Comments

- Staff provided copies of the Stormwater Code within Article 8 of the Zoning Code. The changes are highlighted in yellow. This includes all recommendations from TDEC staff during audit last year. This includes clarifying language, the Water Quality Treatment Table and reformatting the last sections from using A, B, C, D, etc., to code numbering for consistency. She stated the Stormwater Codes have evolved over the last 20 years as state and federal mandates necessitate. Therefore, the codes have been piecemealed together over time. These edits should clear up the formatting and reflect the mandates per the last permit cycle and General Construction Permit for Sullivan County. Calvin Clifton motioned to send a favorable recommendation for the amendment to the County Commission. Dr. Rouse seconded the motion and the vote in favor passed unanimously.



To: Bristol Tennessee Municipal-Regional Planning Commission
From: Heather Moore
Date: October 21, 2024
Subject: Amendment of stormwater regulations in Sullivan County Zoning Resolution

BACKGROUND

In an October 1, 2024, email, the Sullivan County staff submitted the attached proposal to amend Sullivan County Resolution *Section 8-103 Peak Stormwater Management and Erosion and Sediment Control Pollution Prevention*. Director of Planning & Community Development and Stormwater Administrator Ambre Torbett explained the last Tennessee Department of Environment and Conservation (TDEC) audit of the county's stormwater program prompted the need for the amendments. The revisions include a Water Quality Treatment Volume table as mandated by TDEC and other revisions to comply with the EPA Clean Water Act and Code of Federal Regulations.

The Sullivan County Planning Commission reviewed the text amendment on October 15, and sent a favorable recommendation.

As required by state law, the Bristol Municipal Regional Planning Commission is requested to review and forward a recommendation to the Sullivan County Commission regarding the proposed changes because any text amendment may affect zoning matters on parcels located within Bristol's Urban Growth Boundary. Staff will forward the recommendation to the Sullivan County Commission for final action.

The Bristol Planning Commission previously reviewed the Sullivan County stormwater regulations on February 20, 2023. The staff report and minutes from that meeting are included in this packet. The Bristol Planning Commission voted to send a favorable recommendation to the Sullivan County Commission in 2023.

PROPOSAL

The attached *Section 8-103 Peak Stormwater Management and Erosion and Sediment Control Pollution Prevention* highlights the proposed amendments/additions in yellow.

The City and County codify their stormwater regulations differently; the stormwater regulations are housed in the Bristol Municipal Code, while Sullivan County adopts theirs through the Zoning Resolution, therefore under the approval authority of the Sullivan

County Planning Commission and County Commission. The Bristol Planning Commission is not required to act on the City's stormwater regulations. The City's Engineering Department is the authorized city department that carries out the stormwater program. The City also recently updated stormwater regulations through Ordinance 24-11. The Ordinance was recently approved on second reading by the Bristol City Council on August 27, 2024.

Staff review concluded that Sullivan County's proposed stormwater updates to the Zoning Resolution are procedural in nature. The amendments should not negatively affect parcels in Bristol's urban growth boundary. Staff sees no conflict with the Zoning Resolution update and supports these revisions as they are needed to comply with state and federal regulations.

Bristol staff have yet to receive any public comments as of the writing of this report.

STAFF RECOMMENDATION

Staff recommends that the Bristol Tennessee Municipal-Regional Planning Commission forward a favorable recommendation to the Sullivan County Commission to approve this text amendment.

REVIEW/APPROVAL PROCESS - NEXT STEPS

Staff will communicate the Bristol-Municipal Regional Planning Commission's recommendation to the Sullivan County Commission. The next Sullivan County Commission will be on November 14, 2024, at 6 p.m.



Heather Moore, AICP
Land Use Planner

BRISTOL TENNESSEE MUNICIPAL-REGIONAL PLANNING COMMISSION MEETING AGENDA

Easley Municipal Annex
104 8th Street | Bristol, TN 37620
November 18, 2024
5:00 PM

- I. CALL TO ORDER AND ROLL CALL**
- II. APPROVAL OF THE AGENDA**
- III. APPROVAL OF MINUTES**
October 21, 2024
- IV. UNSCHEDULED COMMENTS FROM THE PUBLIC**
- V. REPORTS OF OFFICERS AND COMMITTEES**
- VI. OLD BUSINESS**
 - A. Sullivan County Text Amendment: Fee Schedule
 - B. Sullivan County Text Amendment: Stormwater
 - C. Sullivan County Text Amendment: Temporary Uses
- VII. NEW BUSINESS**
 - A. Rezoning Request - Glen Street
 - B. Surety Extension - Centre Pointe
 - C. Surety Extension - Fox Meadows Phase 4A
- VIII. OTHER MATTERS**
 - A. City Council Update
 - B. Training Update
 - C. Site Plan and Subdivision Plats Report
- IX. ADJOURNMENT**

COUNTY COMMISSION WORK SESSION

December 12, 2024

- ❖ Public Comment: Agenda Items
- ❖ Review of Old Business and Draft Resolutions
- ❖ Announcements
- ❖ Public Comment: Non-Agenda Items
- ❖ Conclusion of Work Session

OLD BUSINESS

Item 1 Resolution No. 2024-11-09

Sponsors: Ireson/Harvey

RESOLUTION TO PROVIDE \$600 PER YEAR EDUCATION INCENTIVE PAYMENTS TO COUNTY LEGISLATIVE BODY MEMBERS OF SULLIVAN COUNTY GOVERNMENT.

Item 2 Resolution No. 2024-11-14

Sponsors: Jones/Calton

A RESOLUTION TO AUTHORIZE THE MAYOR TO SEND A LETTER OF INTENT TO THE TENNESSEE VALLEY AUTHORITY EXPRESSING SULLIVAN COUNTY'S INTEREST IN EXTENDING FOR 30 YEARS THE COUNTY'S EASEMENT FROM TVA OF TVA-OWNED LAND KNOWN AND OPERATED FOR NEARLY 50 YEARS AS OBSERVATION KNOB PARK.

DRAFT RESOLUTIONS

Item 3 Resolution No. to be assigned.

Sponsors: Vanover/Ward

A RESOLUTION AUTHORIZING APPLICATION FOR, ACCEPTANCE OF, AND APPROPRIATION OF FUNDS FROM THE U.S. ENVIRONMENTAL PROTECTION AGENCY (EPA) FOR THE IMPROVEMENT OF LOCAL WASTE MANAGEMENT SYSTEMS, INCLUDING THE CONSTRUCTION OF A MATERIALS RECOVERY FACILITY.

Item 4 Resolution No. to be assigned.

Sponsors: Ireson/Ward

RESOLUTION TO ALLOW THE SULLIVAN COUNTY SHERIFF'S OFFICE TO ENTER INTO A FIVE (5) YEAR CONTRACT WITH AXON TO PROVIDE BODY CAMERAS, DIGITAL EVIDENCE MANAGEMENT, AND IMPLEMENTATION AND TRAINING.

Item 5 Resolution No. to be assigned.

Sponsors: Crosswhite/Calton

RESOLUTION TO ADOPT THE 2025 SULLIVAN COUNTY HIGHWAY DEPARTMENT ROAD ATLAS.

Item 6 Resolution No. to be assigned.

Sponsors: Cole/Ward

RESOLUTION TO APPROVE THE ACCEPTANCE OF THE FY 25 TRAINING EQUIPMENT GRANT.

Item 7 Resolution No. to be assigned.

Sponsors: Locke/Pierce

A RESOLUTION TO AUTHORIZE THE COUNTY MAYOR TO SIGN AN INTERLOCAL AGREEMENT BETWEEN SULLIVAN COUNTY AND THE CITY OF KINGSPORT TO ALLOW THE CITY TO LEASE AT ITS DISCRETION LARGELY UNUSED PORTIONS OF REAL PROPERTY AT 225 W CENTER ST (FORMERLY KINGSPORT'S CITY HALL) IN WHICH THE COUNTY HAS UNDIVIDED OWNERSHIP OF 16%.

Item 8 Resolution No. to be assigned.

Sponsors: Ireson/Vanover

RESOLUTION TO AUTHORIZE THE SULLIVAN COUNTY PURCHASING AGENT TO ENTER INTO A SIXTY (60) MONTH LEASE WITH CANON SOLUTIONS AMERICA, INC FOR THE BOARD OF EDUCATION OFFICE COPIERS.

Item 9 Resolution No. to be assigned.

Sponsors: Vanover/Ireson

RESOLUTION to RECOGNIZE THE REMAINING APPROPRIATIONS RESULTING FROM A DONATION FROM THE SULLIVAN COUNTY COMMISSION FOR THE PURPOSE OF PURCHASING TURF FOR THE SOFTBALL/BASEBALL INFIELDS AT SULLIVAN EAST HIGH SCHOOL IN A RESTRICTED ACCOUNT IN THE GENERAL PURPOSE SCHOOL BUDGET.

Item 10 Resolution No. to be assigned.

Sponsors: Ireson/Vanover

RESOLUTION TO APPROVE EXPENDITURES/APPROPRIATIONS FROM THE SULLIVAN COUNTY BOARD OF EDUCATION GENERAL PURPOSE SCHOOL FUND UNDESIGNATED FUND BALANCE FOR THE PORTIONS REMAINING FROM PREVIOUS YEAR FUND BALANCE ALLOCATIONS FOR THE PURPOSE OF PURCHASING AN EMERGENCY ALERT SYSTEM.

Item 11 Resolution No. to be assigned.

Sponsors: Vanover/Ireson

RESOLUTION to APPROVE AN EXPENDITURE/APPROPRIATION FROM THE SULLIVAN COUNTY BOARD OF EDUCATION GENERAL PURPOSE SCHOOL FUND UNDESIGNATED FUND BALANCE TO THE STRUCTURAL REVIEW OF SULLIVAN MIDDLE SCHOOL.

Item 12 Resolution No. to be assigned.

Sponsors: Ireson/Vanover

RESOLUTION TO APPROVE EXPENDITURES/APPROPRIATIONS FROM THE SULLIVAN COUNTY BOARD OF EDUCATION GENERAL PURPOSE SCHOOL FUND UNDESIGNATED FUND BALANCE FOR THE PORTIONS REMAINING FROM PREVIOUS YEAR FUND BALANCE ALLOCATIONS FOR THE PURPOSE OF SUPPLEMENTING THE INNOVATIVE SCHOOL MODEL GRANT PROJECTS AT SULLIVAN EAST MIDDLE SCHOOL AND WEST RIDGE HIGH SCHOOL.

Item 13 Resolution No. to be assigned.

Sponsors: Vanover/Ireson

RESOLUTION to APPROVE EXPENDITURES/APPROPRIATIONS FROM THE SULLIVAN COUNTY BOARD OF EDUCATION GENERAL PURPOSE SCHOOL FUND UNDESIGNATED FUND BALANCE FOR THE PORTIONS REMAINING FROM PREVIOUS YEAR FUND BALANCE ALLOCATIONS FOR THE PURPOSE OF REPLACING THE BOILER AT MILLER PERRY ELEMENTARY SCHOOL.

Item 14 Resolution No. to be assigned.

Sponsors: Ireson/Vanover

RESOLUTION to APPROVE EXPENDITURES/APPROPRIATIONS FROM THE SULLIVAN COUNTY BOARD OF EDUCATION GENERAL PURPOSE SCHOOL FUND UNDESIGNATED FUND BALANCE FOR THE PORTIONS REMAINING FROM PREVIOUS YEAR FUND BALANCE ALLOCATIONS FOR THE PURPOSE OF RENOVATIONS TO THE SULLIVAN EAST HIGH SCHOOL ATHLETIC COMPLEX.

Item 15 Resolution No. to be assigned.

Sponsors: Calton/Gardner

RESOLUTION TO SELL COUNTY OWNED DELINQUENT TAX PROPERTY IN THE 17TH CIVIL DISTRICT.

*Sullivan County
Board of County Commissioners
244th Annual Session*

Old Business
Item 1
Resolution No. 2024-11-09

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 21st day of November 2024.

RESOLUTION TO PROVIDE FOR EDUCATION INCENTIVE PAYMENTS TO COUNTY LEGISLATIVE BODY MEMBERS OF SULLIVAN COUNTY GOVERNMENT.

WHEREAS, under T.C.A. § 5-5-113, counties are authorized and encouraged to pay a supplement of six hundred dollars (\$600) to county legislative body members who successfully complete in each year at least eight (8) hours of continuing education training at conferences or meetings provided or approved by the County Technical Assistance Service (CTAS); and

WHEREAS, Sullivan County desires to provide for such an incentive payment to county legislative body members who successfully complete the annual training, subject to budget availability and appropriation of funds

.NOW THEREFORE, BE IT RESOLVED by the Sullivan County legislative body, meeting in regular session at Sullivan, Tennessee:

SECTION 1. Any county legislative body member of Sullivan County who has completed at least eight (8) hours of continuing education training at conferences or meetings provided or approved by CTAS and whose completion of such training has been verified by CTAS shall be paid the sum of six hundred dollars (\$600) out of county funds appropriated for that purpose.

SECTION 2. This resolution shall take effect upon its passage and approval, the public welfare requiring it. All resolutions in conflict herewith be and the same rescinded insofar as such conflict exists.

ADOPTED this 21st day of November 2024.

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

Item 1

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 Mark Ireson
Cosponsor: Commissioner Cheryl Harvey

*Sullivan County
Board of County Commissioners
244th Annual Session*

Old Business
Item 2
Resolution No. 2024-11-14

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 21st day of November 2024.

A RESOLUTION TO AUTHORIZE THE MAYOR TO SEND A LETTER OF INTENT TO THE TENNESSEE VALLEY AUTHORITY EXPRESSING SULLIVAN COUNTY'S INTEREST IN EXTENDING FOR 30 YEARS THE COUNTY'S EASEMENT FROM TVA OF TVA-OWNED LAND KNOWN AND OPERATED FOR NEARLY 50 YEARS AS OBSERVATION KNOB PARK.

WHEREAS, Sullivan County's 50-year contract with the federal government for an easement on land owned by the Tennessee Valley Authority on South Holston Lake and operated by the county as Observation Knob Park will expire in July 2025; and

WHEREAS, Observation Knob Park's operating season begins months earlier than July 2025; and

WHEREAS, TVA representatives have expressed to park management that the federal agency desires to know as soon as possible if Sullivan County intends to extend its easement, in order to allow the agency to seek an alternative tenant(s) if the County does not intend to do so; and

WHEREAS, Observation Knob Park is in compliance with TVA's operations guidelines; and

WHEREAS, TVA's annual inspection of the park will be in early 2025 prior to the opening date for the season and prior to the annual public lottery for seasonal campsites for the season; and

WHEREAS, park management and the County's Park Committee recommend acceptance of TVA's request to exclude the "421 Boat Ramp Area" – a free-to-the-public lake access area – from the existing and future county easement for the park, a change which will shift responsibility for repairs to a dock there from the county to TVA or TWRA.

NOW, THEREFORE, BE IT RESOLVED the Sullivan County Commission authorizes the County Mayor to initiate extension of the county's contract with TVA/The United States of America for an easement of TVA-owned land on South Holston Lake known and operated as Observation Knob, with the exception of the "421 Boat Ramp Area."

AND FURTHER BE IT RESOLVED the Sullivan County Commission approves immediate exclusion of the "421 Boat Ramp Area" from the existing easement from the July 1975-July 2025 contract.

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.

CONTINUED

Item 2
Resolution No. 2024-11-14

ADOPTED this 21st day of November 2024.

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

Item 2
Resolution No. 2024-11-14

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 Darlene Calton; David Hayes

Item 3
Resolution No. to be assigned.

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 21st day of November 2024.

A RESOLUTION AUTHORIZING APPLICATION FOR, ACCEPTANCE OF, AND APPROPRIATION OF FUNDS FROM THE U.S. ENVIRONMENTAL PROTECTION AGENCY (EPA) FOR THE IMPROVEMENT OF LOCAL WASTE MANAGEMENT SYSTEMS, INCLUDING THE CONSTRUCTION OF A MATERIALS RECOVERY FACILITY.

WHEREAS the proper management of solid waste is vital to the health, safety, and welfare of the residents of Sullivan County; and

WHEREAS Sullivan County recognizes the importance of modernizing waste management infrastructure to improve environmental sustainability, reduce landfill use, and increase the recovery and recycling of materials; and

WHEREAS the U.S. Environmental Protection Agency (EPA) offers funding opportunities to assist local governments in improving waste management systems and promoting environmental stewardship; and

WHEREAS Sullivan County has identified the need for a materials recovery facility to enhance recycling efforts, reduce environmental impact, and generate economic benefits for the community; and

WHEREAS the Sullivan County Commission supports efforts to secure funding for this project, including through applications to the EPA and other federal or state funding sources.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Sullivan County, Tennessee, meeting in regular session, that the County Mayor, or their designee, is hereby authorized to prepare and submit an application to the U.S. Environmental Protection Agency for funding to support improvements to the county's waste management systems, including the construction of a materials recovery facility; and

FURTHER BE IT RESOLVED upon approval of the application and receipt of grant funding, the County Mayor is authorized to execute all necessary agreements and documents required to accept and administer the funds in accordance with applicable federal, state, and local regulations; and

FURTHER BE IT RESOLVED any awarded funds from the EPA for the designated purposes, including costs associated with the design, construction, and implementation of a materials recovery facility and other related improvements shall be appropriated forthwith, accounts and codes designated by the Finance Department; and the County Mayor shall ensure compliance with all reporting requirements and provide updates to the County Commission regarding the progress of the project and the use of funds.

CONTINUED

This resolution shall take effect immediately upon its adoption, the public welfare requiring it. All resolutions in conflict herewith be and the same rescinded as far as such conflict exists.

Duly passed and approved this _____ day of _____ 2024.

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 Richard S. Venable

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

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 Travis Ward; Commissioner Joyce Crosswhite; Commissioner Dwight King; Commissioner Michael Cole; Commissioner Jessica Means; Commissioner Daniel Horne; Commissioner Mark Ireson

*Sullivan County
Board of County Commissioners
244th Annual Session*

Item 4
Resolution No. to be assigned.

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 19th day of December 2024.

RESOLUTION TO ALLOW THE SULLIVAN COUNTY SHERIFF'S OFFICE TO ENTER INTO A FIVE (5) YEAR CONTRACT WITH AXON TO PROVIDE BODY CAMERAS, DIGITAL EVIDENCE MANAGEMENT, AND IMPLIMENTATION AND TRAINING.

WHEREAS the Use of Law Enforcement Body Cameras started in 2005, were used by nearly one third (1/3) of local law enforcement agencies by 2013, and by 2016, that number had grown to nearly fifty (50) percent; and

WHEREAS the use of law enforcement body cameras has been proven to improve officer safety, increase evidence quality, reduce civilian complaints, reduce agency liability, and improve public trust; and

WHEREAS AXON cameras on officers' vests and tasers will help to de-escalate critical situations quickly and safely, gain operational efficiency and save resources, and maintain transparency internally and externally; and

WHEREAS the use of law enforcement body and taser cameras will decrease litigation liability for Sullivan County and individual officers.

NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session, hereby authorizes the Sullivan County Sheriff's Office to enter into a five (5) years agreement with AXON for its Axon Core Plus program at a cost of \$736,241.62. Account codes to be added by the Finance Department, the payment structure as follows:

Year 1 = \$147,248.32
Year 2 = \$147,248.32
Year 3 = \$147,248.32
Year 4 = \$147,248.32
Year 5 = \$147,248.32

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

Duly passed and approved this _____ day of _____ 2024.

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

CONTINUED

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 Richard S. Venable

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

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 Travis Ward, Commissioner Zane Vanover, Commissioner Gary Stidham

*Sullivan County
Board of County Commissioners
244th Annual Session*

Item 5
Resolution No. to be assigned.

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 19th day of December 2024

RESOLUTION TO ADOPT THE 2025 SULLIVAN COUNTY HIGHWAY DEPARTMENT ROAD ATLAS.

WHEREAS, annually the Sullivan County Highway Department reviews and updates a listing of County Roads as required by Tennessee law; and

WHEREAS, these revisions are necessary to bring the official Sullivan County Road Atlas up-to-date; and

WHEREAS, a summary of the revisions are attached hereto to be effective January 1, 2025.

NOW THEREFORE BE IT RESOLVED by the Sullivan County Board of Commissioners meeting in Regular Session that they hereby authorize the adoption of the Sullivan County Road Atlas as revised, effective January 1, 2025. The Sullivan County Road Atlas in its entirety is available in the Office of the Sullivan County Highway Department for review.

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

Duly passed and approved this 19th day of December 2024.

WAIVER OF RULES REQUESTED

Approved this _____ day of _____ 2024.

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___ following at or about the following time _____ by the following method

Mayor, Sullivan County

Sponsor: Commissioner Darlene Calton
Cosponsor: Commissioner Joyce Crosswhite

*Sullivan County
Board of County Commissioners
244th Annual Session*

Item 6
Resolution No. to be assigned.

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 19th day of December 2024.

RESOLUTION to approve the acceptance of the FY 25 Training Equipment Grant.

WHEREAS, the Sullivan County Sheriff's Office has a need for updated/new equipment to aid in the training of correctional staff; and

WHEREAS, the FY 25 Training Equipment Grant amount is \$12,750 with no matching funds required to be used to procure, install, and utilize new training equipment that assists in the successful execution and facilitation of correctional staff training; and

NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby authorize the Sullivan County Sheriff's Office to execute the FY 2025 Training Equipment Grant application in the amount of \$12,750 and approve the funds to be used as required for law enforcement purposes by the Sullivan County Sheriff's Office. Revenue, Expenditure, Object, and Program codes for the FY 25 Training Equipment Grant will be assigned by 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.

Approved this 12th day of December 2024.

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__ following at or about the following time _____ by the following method

Mayor, Sullivan County

Sponsored By: Michael Cole
Co-Sponsor(s): Travis Ward

*Sullivan County
Board of County Commissioners
244th Annual Session*

Item 7
Resolution No. to be assigned.

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 19th day of December 2024.

A RESOLUTION TO AUTHORIZE THE COUNTY MAYOR TO SIGN AN INTERLOCAL AGREEMENT BETWEEN SULLIVAN COUNTY AND THE CITY OF KINGSPORT TO ALLOW THE CITY TO LEASE AT ITS DISCRETION LARGELY UNUSED PORTIONS OF REAL PROPERTY AT 225 W CENTER ST (FORMERLY KINGSPORT’S CITY HALL) IN WHICH THE COUNTY HAS UNDIVIDED OWNERSHIP OF 16%.

WHEREAS the city and county jointly own a building at 225 W. Center St., in downtown Kingsport which is now largely vacant; and

WHEREAS the city has nonprofit organizations interested in leasing space within the building; and

WHEREAS the attached Interlocal Agreement, a tool outlined in state law, will allow the city to develop lease terms and select lessees it deems “suitable” and charge a “nominal” fee for rent.

NOW THEREFORE BE IT RESOLVED the Board of Commissioners of Sullivan County meeting in regular session authorizes the County Mayor to sign the attached interlocal agreement between Sullivan County and the City of Kingsport.

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

Approved this 12th day of December 2024.

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__ following at or about the following time _____ by the following method

Mayor, Sullivan County

Sponsor: Hunter Locke
Cosponsors: Archie Pierce; John Gardner

INTERLOCAL AGREEMENT

THIS AGREEMENT, to be effective as of the last date signed below, is made and entered into by and between **Sullivan County, Tennessee**, a political subdivision of the State of Tennessee (hereinafter referred to as "County") and the **City of Kingsport, Tennessee**, a municipal corporation of the State of Tennessee (hereinafter referred to as "City").

WITNESSETH:

WHEREAS, on the 9th day of April 1962 City executed a deed which conveyed a 16% undivided interest in the real property located at 225 West Center Street, Kingsport, Sullivan County, Tennessee being more particularly described as follows:

PARCEL NO. 1: BEGINNING at the intersection of the northwesterly sideline of Shelby Street with the southwesterly sideline of West Center Street; thence southwesterly with the northwesterly sideline of Shelby Street at right angles to the southwesterly sideline of West Center Street one hundred fifty (150) feet to a point; thence northwesterly at right angles to the Shelby Street right-of-way line and crossing Block 15, two hundred ninety-five (295) feet to a point in the southeasterly sideline of Clay Street, thence northeasterly at right angles and with the southeasterly sideline of Clay Street one hundred fifty (150) feet to its intersection with the southwesterly sideline of West Center Street; thence southeasterly at right angles to the right-of-way line of Clay Street and with the southwesterly sideline of West Center Street two hundred ninety-five (295) feet to the point of BEGINNING, and being part of Block 15, and containing one and two hundredths (1.02) acres, more or less.

WHEREAS, upon said property was constructed the City-County Administrative building (hereinafter "Building") which housed administrative offices of the City, the offices of the county clerk and county trustee, and which currently houses the law and chancery courts for City as well as offices for the circuit court clerk and clerk and master; and

WHEREAS, County was given control of those spaces occupied by the Deputy Trustee's Office and the Deputy County Court Clerk's offices and City was given control of the remainder of the building; and

WHEREAS, administrative offices for the City and offices for the county clerk and trustee have relocated to alternate sites, leaving only the law and chancery courts and offices of the law court clerk and clerk and master; and

WHEREAS, currently the building is largely unoccupied and City desires to have the building serve a greater public purpose through use of the unoccupied space; and

WHEREAS, certain not for profit entities have expressed an interest in leasing space in the building which will serve the public interest through use of the building for purposes that will benefit the public; and

WHEREAS, in light of the projected use of the building City anticipates leasing the space for a nominal fee.

NOW, THEREFORE, in consideration of the mutual promises and benefits to be derived by each party here from, the County and City agree as follows:

SECTION I

- A) This agreement is entered into pursuant to the Tennessee Interlocal Cooperation Act, Tennessee Code Annotated §12-9-101, et seq.
- B) The purpose of this agreement is to secure County's consent for City to lease the presently unoccupied space in the Building.
- C) Upon becoming effective, this agreement shall remain in full force and effect for the duration of the lease term of twelve months beginning on the execution of the lease and any subsequent renewals of the lease. This agreement shall terminate upon termination of the lease with the lessee(s)
- D) Pursuant to state law, including the Governmental Tort Liability Act, each party hereto will be responsible for its own acts. No provision of this Agreement shall act as or be deemed a waiver by any party of any immunity, its rights or privileges as a sovereign entity, or of any provision of the Tennessee Governmental Tort Liability Act, T.C.A. section 29-20101- et. seq.
- E) Except as otherwise set forth herein, County and City shall be bound by all terms and conditions regarding maintenance, management, use, and control, as set forth in the Deed entered into on the 9th day of April, 1962, recorded at Deed Book 224A, Page No. 435

SECTION II COUNTY'S ACKNOWLEDGMENTS

- A) County hereby consents to lease of unoccupied space in the Building by City.
- B) County authorizes City to establish lease terms as deemed appropriate by the City, authorizes City to select lessees which City deems appropriate, and to enter into and administer lease agreements with lessee(s) on such terms and conditions as City deems appropriate to include authorization of sub-lease agreements that are contingent upon City approval.
- C) County acknowledges lessees will be not for profit corporations authorized to operate within the state of Tennessee and which are acknowledge as tax exempt pursuant to Title 26, Chapter 1, Subchapter F of the United States Code.
- D) County acknowledges space will be rented at a nominal rate and waives any right, claim, title, or interest in lease payments made to City.
- E) County agrees that should it require use of any space in the City-County Administrative Building it will provide written notice to City no less than 150 days prior to the date occupancy is required and will negotiate with City in good faith to determine County's need and mitigate impacts on lessees then occupying space within the building.

SECTION III CITY'S ACKNOWLEDGMENTS

- A) City shall establish lease terms as it deems appropriate and select lessees which it deems suitable.
- B) City shall require documentation of lessees not for profit and tax exempt status and demand other documentation as City deems necessary to ensure lessees operate for a public benefit.
- C) City shall administer all leases and ensure lessees comply with all applicable lease terms.
- D) City shall ensure leased spaces are kept clean and orderly, either through city staff or through requirements imposed upon lessees.
- E) City shall maintain the exterior areas of the property, common areas of the interior of the building, and maintain the mechanical systems of the building.

SECTION IV TERMINATION AND/OR EXPIRATION

This Agreement will terminate upon the expiration of the term of the lease or upon termination of the lease agreement, whichever occurs first

**SECTION V
AMENDMENT**

No amendment to this Interlocal Agreement will be made except upon the written consent of the parties.

**SECTION VI
ENFORCEABILITY**

In the event that any provision or portion of this Interlocal Agreement is found to be invalid or unenforceable, then such provision or portion thereof will be reformed in accordance with the applicable laws. The invalidity or unenforceability of any provision or portion of any of this Interlocal Agreement will not affect the validity or enforceability of any other provision or portion of this Interlocal Agreement.

**SECTION VII
DISPUTE OR DISAGREEMENT**

Upon the occurrence of an alleged default, or a dispute or disagreement between the parties hereto arising out of or in connection with any term or provision of this Agreement or, the subject matter hereof, or the interpretation or enforcement hereof (the "Dispute"), the parties will engage in informal, good faith discussions and attempt to resolve the Dispute. In connection therewith, upon written notice of either party, each of the parties will appoint a designated officer whose task it will be to meet for the purpose of attempting to resolve such Dispute. The designated officers will meet as often as the parties deem to be reasonably necessary. Such officers will discuss the Dispute. If the parties are unable to resolve the Dispute in accordance with this paragraph, and in the event that either of the parties concludes in good faith that amicable resolution through continued negotiation with respect to the Dispute is not reasonably likely, then the parties may mutually agree to submit to nonbinding mediation. If the matter is not resolved by mediation either party will have the right, at its sole option, without further demand or notice, to take whatever action at law or in equity may appear necessary or desirable to enforce its rights including, but not limited to, the suspension or termination of this agreement.

**SECTION VIII
EFFECTIVE DATE**

This Agreement shall take effect upon execution by the authorized representative of each party after approval of the governing body of each party, and shall remain in full force and effect until terminated or expiration of the term.

IN WITNESS WHEREOF, the parties have affixed their respective signatures by their authorized officers.

Sullivan County, Tennessee.

City of Kingsport, Tennessee

Richard Venable, Mayor

Paul W. Montgomery, Mayor

Date

Date

Attest:

Angela Marshall, Deputy City Recorder

Approved as to form:

Rodney B. Rowlett, III, City Attorney

:

*Sullivan County
Board of County Commissioners
244th Annual Session*

Item 8
Resolution No. to be assigned.

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 19th day of December 2024.

RESOLUTION TO AUTHORIZE THE SULLIVAN COUNTY PURCHASING AGENT TO ENTER INTO A SIXTY (60) MONTH LEASE WITH CANON SOLUTIONS AMERICA, INC FOR THE BOARD OF EDUCATION OFFICE COPIERS.

WHEREAS, the Sullivan County Department of Education has obtained three quotes from reputable vendors and Canon Solutions America, Inc provides the most economical choice; and

NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby authorizes the Purchasing Agent to execute a sixty (60) month lease @ \$16.07 per month plus per copy costs with Canon Solutions America, Inc as recommended by the Sullivan County Board of Education.

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 passed and approved this 19th day of December 2024.

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__ following at or about the following time _____ by the following method

Mayor, Sullivan County

Sponsor: Commissioner Mark Ireson
Cosponsors: Commissioner Zane Vanover

*Sullivan County
Board of County Commissioners
244th Annual Session*

Item 9
Resolution No. to be assigned.

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 19th day of December 2024.

RESOLUTION to RECOGNIZE THE REMAINING APPROPRIATIONS RESULTING FROM A DONATION FROM THE SULLIVAN COUNTY COMMISSION FOR THE PURPOSE OF PURCHASING TURF FOR THE SOFTBALL/BASEBALL INFIELDS AT SULLIVAN EAST HIGH SCHOOL IN A RESTRICTED ACCOUNT IN THE GENERAL PURPOSE SCHOOL BUDGET.

WHEREAS on February 15, 2024, the Sullivan County Commission approved at its regular session Resolution No. 2024-02-06 that placed the remaining funds from the one-time appropriation in a restricted account in the General Purpose School Budget; and

WHEREAS the total amount expended and/or encumbered during the 2023-2024 fiscal year for this approved project was \$0; and

WHEREAS the restricted fund was not established; and

NOW THEREFORE BE IT FURTHER RESOLVED THAT the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby authorizes the allocation of funds resulting from the one-time appropriation to a restricted account within the General Purpose School Budget for the amount of funds remaining from the previously approved resolution totaling \$51,787.87. Said funds are to be distributed amongst the boys and girls programs.

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

Approved this 19th day of December 2024.

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__ following at or about the following time _____ by the following method

Mayor, Sullivan County

Sponsor: Commissioner Zane Vanover
Cosponsors: Commissioner Mark Ireson

*Sullivan County
Board of County Commissioners
244th Annual Session*

Item 10
Resolution No. to be assigned.

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 19th day of December 2024.

RESOLUTION TO APPROVE EXPENDITURES/APPROPRIATIONS FROM THE SULLIVAN COUNTY BOARD OF EDUCATION GENERAL PURPOSE SCHOOL FUND UNDESIGNATED FUND BALANCE FOR THE PORTIONS REMAINING FROM PREVIOUS YEAR FUND BALANCE ALLOCATIONS FOR THE PURPOSE OF PURCHASING AN EMERGENCY ALERT SYSTEM.

WHEREAS on March 7, 2024, the Board of Education during its regularly scheduled meeting approved the expenditure from the Sullivan County Board of Education Undesignated Fund Balance in the amount of \$300,000.00 to cover the cost of an emergency alert system; and

WHEREAS the total amount expended and/or encumbered during the 2023-2024 fiscal year for this approved project was \$142,891.40; and

NOW THEREFORE BE IT FURTHER RESOLVED THAT the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby authorizes the allocation from the Sullivan County Board of Education Undesignated Fund Balance to the General Purpose School Budget for the amount of funds remaining from the previously approved resolution totaling \$157,108.60 to be assigned to appropriate accounts by the Accounts and Budgets Office.

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

Approved this 19th day of December 2024.

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___ following at or about the following time _____ by the following method

Mayor, Sullivan County

Sponsor: Commissioner Mark Ireson
Cosponsors: Commissioner Zane Vanover

*Sullivan County
Board of County Commissioners
244th Annual Session*

Item 11
Resolution No. to be assigned.

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 19th day of December 2024.

RESOLUTION to APPROVE AN EXPENDITURE/APPROPRIATION FROM THE SULLIVAN COUNTY BOARD OF EDUCATION GENERAL PURPOSE SCHOOL FUND UNDESIGNATED FUND BALANCE TO THE STRUCTURAL REVIEW OF SULLIVAN MIDDLE SCHOOL.

WHEREAS on December 10, 2024, the Board of Education during its regularly scheduled meeting approved the expenditure from the Sullivan County Board of Education Undesignated Fund Balance to fund the structural review of Sullivan Middle School by Cain Rash West Architects; and,

WHEREAS the Board of Education approved a total expenditure from undesignated fund balance of up to \$14,800.00 for this project.

NOW THEREFORE BE IT FURTHER RESOLVED THAT the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby authorizes the allocation of funds from the Sullivan County Board of Education Undesignated Fund Balance to the General Purpose School Budget in the amount of up to \$14,800.00 for the structural review of Sullivan Middle School.

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

Approved this 19th day of December 2024.

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__ following at or about the following time _____ by the following method

Mayor, Sullivan County

Sponsor: Commissioner Zane Vanover
Cosponsors: Commissioner Mark Ireson

*Sullivan County
Board of County Commissioners
244th Annual Session*

Item 12
Resolution No. to be assigned.

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 19th day of December 2024.

RESOLUTION TO APPROVE EXPENDITURES/APPROPRIATIONS FROM THE SULLIVAN COUNTY BOARD OF EDUCATION GENERAL PURPOSE SCHOOL FUND UNDESIGNATED FUND BALANCE FOR THE PORTIONS REMAINING FROM PREVIOUS YEAR FUND BALANCE ALLOCATIONS FOR THE PURPOSE OF SUPPLEMENTING THE INNOVATIVE SCHOOL MODEL GRANT PROJECTS AT SULLIVAN EAST MIDDLE SCHOOL AND WEST RIDGE HIGH SCHOOL.

WHEREAS on March 18, 2024, the Board of Education during its regularly scheduled meeting approved the expenditure from the Sullivan County Board of Education Undesignated Fund Balance in the amount of \$550,000.00 to cover the additional costs associated with the building of a construction lab at West Ridge High School that were above the ISM Grant funds; and

WHEREAS the total amount expended and/or encumbered during the 2023-2024 fiscal year for this approved project was \$483,850.00; and

WHEREAS on April 4, 2024, the Board of Education during its regularly scheduled meeting approved the expenditure from the Sullivan County Board of Education Undesignated Fund Balance in the amount of \$850,000.00 to cover the additional costs associated with the building of a 4-classroom addition at Sullivan East Middle School that were above the ISM Grant funds; and

WHEREAS the total amount expended and/or encumbered during the 2023-2024 fiscal year for this approved project was \$60,000.00; and

WHEREAS it has been determined that there is \$61,079.50 of contingency funds within the West Ridge Construction Lab Project that will not be utilized; and

WHEREAS it has also been determined that the 4-classroom addition at East Middle School will require funding above the original approved amount; and

NOW THEREFORE BE IT FURTHER RESOLVED THAT the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby authorizes the allocation from the Sullivan County Board of Education Undesignated Fund Balance to the General Purpose School Budget for the amount of funds remaining from the previously approved resolutions totaling \$856,150.00 with \$5,070.50 to the West Ridge Construction Lab Project and \$851,079.50 to the East Middle 4-Classroom Addition to be assigned to appropriate accounts by the Accounts and Budgets Office.

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

Approved this 19th day of December 2024.

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__ following at or about the following time _____ by the following method

Mayor, Sullivan County

Sponsor: Commissioner Mark Ireson
Cosponsors: Commissioner Zane Vanover

*Sullivan County
Board of County Commissioners
244th Annual Session*

Item 13
Resolution No. to be assigned.

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 19th day of December 2024.

RESOLUTION to APPROVE EXPENDITURES/APPROPRIATIONS FROM THE SULLIVAN COUNTY BOARD OF EDUCATION GENERAL PURPOSE SCHOOL FUND UNDESIGNATED FUND BALANCE FOR THE PORTIONS REMAINING FROM PREVIOUS YEAR FUND BALANCE ALLOCATIONS FOR THE PURPOSE OF REPLACING THE BOILER AT MILLER PERRY ELEMENTARY SCHOOL.

WHEREAS on June 11, 2024, the Board of Education during its regularly scheduled meeting approved the expenditure from the Sullivan County Board of Education Undesignated Fund Balance in the amount of \$300,000.00 to cover the cost of replacing the boiler at Miller Perry Elementary School; and

WHEREAS the total amount expended and/or encumbered during the 2023-2024 fiscal year for this approved project was \$0; and

WHEREAS a more cost-effective solution was identified, and the boiler could be repaired instead of replaced; and

NOW THEREFORE BE IT FURTHER RESOLVED THAT the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby authorizes the allocation from the Sullivan County Board of Education Undesignated Fund Balance to the General Purpose School Budget for the amount of funds remaining from the previously approved resolution totaling \$99,575.00 to cover the cost of repairs to the boiler to be assigned to appropriate accounts by the Accounts and Budgets Office.

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

Approved this 19th day of December 2024.

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__ following at or about the following time _____ by the following method

Mayor, Sullivan County

Sponsor: Commissioner Zane Vanover
Cosponsors: Commissioner Mark Ireson

*Sullivan County
Board of County Commissioners
244th Annual Session*

Item 14
Resolution No. to be assigned.

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 19th day of December 2024.

RESOLUTION to APPROVE EXPENDITURES/APPROPRIATIONS FROM THE SULLIVAN COUNTY BOARD OF EDUCATION GENERAL PURPOSE SCHOOL FUND UNDESIGNATED FUND BALANCE FOR THE PORTIONS REMAINING FROM PREVIOUS YEAR FUND BALANCE ALLOCATIONS FOR THE PURPOSE OF RENOVATIONS TO THE SULLIVAN EAST HIGH SCHOOL ATHLETIC COMPLEX.

WHEREAS on January 4, 2024, the Board of Education during its regularly scheduled meeting approved the expenditure from the Sullivan County Board of Education Undesignated Fund Balance in the amount of \$350,000 to design, purchase and install lighting for the Sullivan East High School baseball field; and,

WHEREAS on March 18, 2024, the Board of Education during its regularly scheduled meeting approved the expenditure from the Sullivan County Board of Education Undesignated Fund Balance in the amount of \$500,000 to design, purchase, and install lighting for the Sullivan East High School softball field and tennis courts, drainage work for the baseball field, and renovation for the football field press box; and

WHEREAS on April 4, 2024, the Board of Education during its regularly scheduled meeting approved the expenditure from the Sullivan County Board of Education Undesignated Fund Balance in the amount of \$250,000 to design, purchase, and install lighting for the Sullivan East High School Football field; and

WHEREAS on June 11, 2024, the Board of Education during its regularly scheduled meeting approved the expenditure from the Sullivan County Board of Education Undesignated Fund Balance in the amount of \$196,450 to cover the additional costs associated with the athletic lighting projects at Sullivan East High School; and

WHEREAS the total amount expended and/or encumbered during the 2023-2024 fiscal year for these approved projects was \$60,000; and

NOW THEREFORE BE IT FURTHER RESOLVED THAT the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby authorizes the allocation from the Sullivan County Board of Education Undesignated Fund Balance to the General Purpose School Budget for the amount of funds remaining from the previously approved resolutions totalling \$1,236,450 to be assigned to appropriate accounts by the Accounts and Budgets Office.

CONTINUED

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

Approved this 19th day of December 2024.

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___ following at or about the following time _____ by the following method

Mayor, Sullivan County

Sponsor: Commissioner Mark Ireson
Cosponsors: Commissioner Zane Vanover

*Sullivan County
Board of County Commissioners
244th Annual Session*

Item 15
Resolution No. to be assigned.

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 19th day of December 2024.

RESOLUTION TO SELL COUNTY OWNED DELINQUENT TAX PROPERTY IN THE 17TH CIVIL DISTRICT.

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

WHEREAS, the current amount owed against the property is \$ 12,351.77 for the parcel; and

WHEREAS, a bid in the amount of \$250.00 has been received from Dennis Ley on the parcel of land located in the 17th Civil District identified as 935 Hill Street Tax Map 020D Group K Parcel 032.00; 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 17th Civil District identified as 935 Hill Street Map 020D Group K Parcel 032.00 to Dennis Ley for \$250.00 for the parcel in accordance with T.C.A. §67-5-2507.

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

Approved this 19th day of December 2024.

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

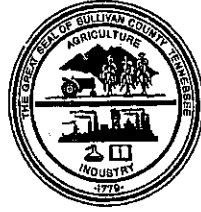
Reviewed and VETOED by Mayor, Sullivan County: _____
Mayor, Sullivan County

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

Mayor, Sullivan County

Sponsor: Commissioner Mark Ireson
Cosponsors: Commissioner Zane Vanover

Sullivan County



AND THEREUPON COUNTY COMMISSION ADJOURNED AT 8:42 P.M. UPON MOTION MADE BY COMMISSIONER CRAWFORD TO MEET AGAIN IN REGULAR SESSION ON DECEMBER 19, 2024.



JOHN GARDNER

COMMISSION CHAIRMAN