

COUNTY COMMISSION-REGULAR SESSION

FEBRUARY 20, 2025

BE IT REMEMBERED THAT:

COUNTY COMMISSION MET PURSUANT TO ADJOURNMENT IN REGULAR SESSION OF THE SULLIVAN COUNTY BOARD OF COMMISSIONERS THIS THURSDAY EVENING, FEBRUARY 20, 2025, AT 6:00 P.M. IN BLOUNTVILLE, TENNESSEE. PRESENT AND PRESIDING WAS COMMISSIONER ZANE VANOVER, CHAIRMAN PRO TEMPORE AND TERESA JACOBS, COUNTY CLERK OF SAID BOARD OF COMMISSIONERS,

TO WIT:

The Commission was called to order by Commissioner Zane Vanover Chairman Pro Tempore, Sheriff Jeff Cassidy opened the commission and Commissioner Crawford gave the invocation. The pledge to the flag was led by Sheriff Jeff Cassidy.

COMMISSIONERS PRESENT AND ANSWERING ROLL WERE AS FOLLOWS:

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

21 PRESENT, 3 ABSENT

ABSENT AT ROLL CALL: JOE CARR, JOHN GARDNER, JOE MCMURRAY

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

Motion was made by Comm. Means, and seconded by Comm. Crawford to approve the minutes of the Work Session held on January 9, 2025, and the minutes of the Regular Session held on January 16, 2025. Approved 21 Yes, 3 Absent.

# Agenda subject voting report

Meeting name

Sullivan County Commission February 20 2025

2/20/2025

2 Roll Call by Teresa Jacobs, County Clerk  
Roll Call

**612**

**Description** Roll Call  
**Chairman** Venable, Richard

**Total vote result**

**Voting start time** 5:06:19 PM  
**Voting stop time** 5:06:42 PM  
**Voting configuration** Roll Call - Attendances  
**Voting mode** Open  
**Vote result**

Present	21
Total Present	21
Total Seats	28
Absent	3

**Group voting result**

Group	Yes	Absent
No group	21	0
<b>Total result</b>	<b>21</b>	<b>0</b>

**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  
Order of Business  
February 20, 2025  
5:00 p.m.

**COUNTY COMMISSION REGULAR SESSION**

- ❖ Call to Order by Sheriff Jeff Cassidy
- ❖ Speaker Pro Tempore Zane Vanover presiding.
- ❖ Invocation
- ❖ Pledge to the American Flag
- ❖ Roll Call by Teresa Jacobs, Sullivan County Clerk
- ❖ Speakers:
  - 1) Jason Mumpower, Tennessee Comptroller of the Treasury
  - 2) Sullivan County Trustee Angela Taylor
- ❖ Approval of Commission Minutes of January 9, 2025, Rezoning Hearing/Work Session Meeting and January 16, 2025, Regular Session Meeting (Minutes are provided to commission members electronically and are available to the public at [www.sullivancountyclerktn.com/commission-minutes](http://www.sullivancountyclerktn.com/commission-minutes))
- ❖ Approval of Notaries Public
- ❖ Public Comment on Agenda Items
- ❖ Public Comment on Items not on the agenda
- ❖ Resolutions on Consent (3, 4, 5, 6, 7, 9, 10, 12, 13) 3 removed from consent by Comm. Ireson
- ❖ Resolutions
- ❖ Announcements
- ❖ Adjournment

## Agenda subject voting report

Meeting name

Sullivan County Commission February 20 2025

2/20/2025

10. Approval of Commission Minutes  
Vote

614

**Description**

Approval of Commission Minutes of January 9, 2025, Rezoning Hearing/Work Session Meeting and January 16, 2025, Regular Session Meeting

**Chairman**

Venable, Richard

**Total vote result**

**Voting start time** 6:00:14 PM  
**Voting stop time** 6:00:28 PM  
**Voting configuration** Vote  
**Voting mode** Open  
**Vote result**

Motion to approve by Comm. Means  
2<sup>nd</sup> by Comm. Crawford

Yes	21
Abstain	0
No	0
Total Present	21
Absent	3

**Group voting result**

Group	Yes	Absent
No group	21	0
<b>Total result</b>	<b>21</b>	<b>0/3</b>

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

615

Notaries to be elected February 20,2025

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CHASE AUSTIN	MILTON THAINE MCKEE
PATRICIA KAREN BAGLEY	KELLY MENENDEZ
CATHY Y. BANKS	J. DAVID MILLER
KOBE DILLON BLANKENSHIP	SHEILA MURRAY
ERIKA E. BRAMMER-ALLISON	EVELYN Y. PERRY
PENNY D. CANTER	CHRISTOPHER DAVID PETERS
BARRY LEE CARRIER	PEGGY PHIPPS
CINDY L. COATES	TIFFANY RUNGE
ALEX COOK	KATHERINE E. RUSH
HEATHER K CRUSSELL	CINDY STOKES SCOTT
ZONA L. DENETTE	H. LYNN SHOEMAKER
MAKALA DICHELLE DILLOW	JULIETTE WINSTON SLAGLE
R. ERIC DUNCAN	SELINA SMITH
LISA RENEE DUNN	TAMMY SPANGLER
CANDACE FREEMAN	TRISHA NICOLE SPROLES
DEBRA GARDNER	CHARLOTTE D. THOMAS
KADEN GATES	AMBRE MICHELLE TORBETT
AMY M. HENDERSON	JESSICA ANN TORRES
SONYA K HENSLEY	MICHELLE L TURNER
LETTIE T. JACKSON	SIERRA WAMPLER
EUGENE MARSHALL KEELER III	AMY A. WILLIAMS
SUSAN L. KENNEDY	CYNTHIA B. WILLIAMS
ROBERT CALHOUN LOONEY	TYLER WILLIAMS
WILLIAM KYRIN MAXWELL	

PERSONAL SURETY  
BOND NO. 65457675N

UPON MOTION MADE BY COMM. MEANS AND SECONDED BY COMM. CRAWFORD, THE  
NOTARY APPLICATIONS HEREON WERE APPROVED BY ROLL CALL VOTE OF THE COMMISSION.

20 YES, 1 ABSTAIN, 3 ABSENT

STATE OF TENNESSEE  
COUNTY OF SULLIVAN

616

APPROVAL OF NOTARY

SURETY BONDS

February 20, 2025

<b>Name of Notary</b>	<b>Personal Surety</b>	<b>Personal Surety</b>
<b>Mark Anthony Vance</b>	<b>Billy J. Barr</b>	<b>Jerry A. Feathers</b>

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

**20 YES, 1 ABSTAIN, 3 ABSENT**

## Agenda subject voting report

Meeting name

Sullivan County Commission February 20 2025

2/20/2025

91 Approval of Notaries Public  
Vote

Description

Approval of Notaries Public

617

Chairman

Venable, Richard

**Total vote result**

Voting start time 6:02:50 PM

Voting stop time 6:03:08 PM

Motion to approve by Comm. Akard  
2<sup>nd</sup> by Comm. Cross

Voting configuration Vote

Voting mode Open

**Vote result**

Yes	20
Abstain	1
No	0
Total Present	21
Absent	3

**Group voting result**

Group	Yes	Abstain	Absent
No group	20	1	0
<b>Total result</b>	<b>20</b>	<b>1</b>	<b>0 3</b>

**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  
Board of County Commissioners  
February 20, 2025

618

CONSENT AGENDA

Item 3 Resolution No. 2025-02-02 Bumped from Consent agenda by Sponsor

Sponsors: Vanover/Ireson

**RESOLUTION TO AUTHORIZE THE SULLIVAN COUNTY PURCHASING AGENT TO ENTER INTO A FORTY- EIGHT (48) MONTH LEASE WITH CONTRACTOR'S MACHINERY, TRI-CITIES, INC. FOR THE PROVISION OF A TRACK LOADER FOR THE SCHOOL MAINTENANCE DEPARTMENT.**

Item 4 Resolution No. 2025-02-03

Sponsors: Crosswhite/Vanover

**RESOLUTION TO AUTHORIZE THE SULLIVAN COUNTY SCHOOL BOARD TO APPROVE AN EXPENDITURE/APPROPRIATION FROM THE SULLIVAN COUNTY BOARD OF EDUCATION GENERAL PURPOSE SCHOOL FUND UNDESIGNATED FUND BALANCE TO BE UTILIZED AS STARTUP FUNDS FOR THE PROPOSED CHILD CARE PROGRAMS.**

Item 5 Resolution No. 2025-02-04

Sponsors: Crosswhite/Leonard

**RESOLUTION TO ACCEPT AND APPROPRIATE THE TENNESSEE HISTORICAL COMMISSION PRESERVATION GRANT FOR THE ANDERSON TOWNHOUSE RESTORATION PROJECT – PHASE III, WHICH IS LOCATED WITHIN THE BLOUNTVILLE HISTORIC DISTRICT OF SULLIVAN COUNTY.**

Item 6 Resolution No. 2025-02-05

Sponsors: Calton/Vanover

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

Item 7 Resolution No. 2025-02-06

Sponsors: Means/Cole

**RESOLUTION TO TRANSFER HEALTH DEPARTMENT FUNDS FROM VARIOUS ACCOUNTS BELOW. THESE FUNDS ARE STATE AND FEDERAL CONTRACTS. NO LOCAL FUNDS.**

CONTINUED



CONSENT AGENDA  
CONTINUED

619

Item 9 Resolution No. 2025-02-08

Sponsors: Cross/Cole

**RESOLUTION TO APPROVE THE GRANT FUNDING PROVIDED BY THE OFFICE OF CRIMINAL JUSTICE PROGRAMS FOR THE IMPLEMENTATION OF THE EVIDENCE-BASED JAIL PROGRAMMING PROJECT IN THE AMOUNT OF \$949,282.50 OVER THE NEXT THREE FISCAL YEARS WITH NO MATCHING FUNDS REQUIRED. ALSO TO APPROVE THE SHERIFF'S DEPARTMENT TO SUBCONTRACT WITH THE FOLLOWING AGENCIES: FAMILIES FREE AND ALLARDCONSULTING TO PROVIDE EVIDENCE-BASED PROGRAMMING TO ITS INMATES THROUGH THE PROJECT AWARD OF MARCH 2025 TO JUNE 2027.**

Item 10 Resolution No. 2025-02-09

Sponsors: Cross/Cole

**RESOLUTION TO RECOGNIZE AND APPROPRIATE ADDITIONAL FUNDS FROM THE STATE OF TENNESSEE TO FUND AN ADDITIONAL \$800 SALARY SUPPLEMENT FOR POST CERTIFIED OFFICERS THAT ARE PLACED IN THE ROLE OF SCHOOL RESOURCE OFFICERS IN THE AMOUNT OF \$4,800.00 FOR FISCAL YEAR 2024-2025 WITH NO MATCHING FUNDS.**

Item 12 Resolution No. 2025-02-11

Sponsors: Ireson/Crosswhite

**RESOLUTION TO AUTHORIZE THE SULLIVAN COUNTY ASSESSOR OF PROPERTY TO INSTITUTE A TWO-YEAR REAPPRAISAL CYCLE, THEREBY ELIMINATING THE SALES RATIO STUDY THAT EXISTS IN THE CURRENT FOUR-YEAR REAPPRAISAL CYCLE AND WHICH MOST RECENTLY CAUSED A \$5 MILLION ANNUAL DROP IN COUNTY REVENUES.**

Item 13 Resolution No. 2025-02-12

Sponsors: Crosswhite/Calton

**A RESOLUTION TO APPROVE ALLOCATION OF UP TO \$485,533.39 FROM THE OPIOID ABATEMENT TRUST FUND TO TWO NON-PROFIT ORGANIZATIONS HELPING INDIVIDUALS ACHIEVE AND SUSTAIN RECOVERY.**

## Agenda subject voting report

Meeting name

Sullivan County Commission February 20 2025

2/20/2025

94 Consent Agenda  
Vote

620

Description

Consent Agenda, 3, 4, 5, 6, 7, 9, 10, 12, 13

Chairman

Venable, Richard

#3 was removed from consent  
by Comm. Ireson

**Total vote result**

Voting start time **6:04:58 PM**

Voting stop time **6:05:17 PM**

Voting configuration **Vote**

Voting mode **Open**

Vote result

Motion to approve by Comm. Locke  
2<sup>nd</sup> by Comm. Crawford

Yes	21
Abstain	0
No	0
Total Present	21
Absent	3

**Group voting result**

Group	Yes	Absent
No group	21	0
<b>Total result</b>	<b>21</b>	<b>0 3</b>

**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			

RESOLUTIONS

621

OLD BUSINESS

Item 1 Resolution No. 2024-11-09 Resolution No. 2024-12-16 **WITHDRAWN**

Sponsors: Slagle/Harvey

**RESOLUTION TO SUPPORT NEW PASSENGER AIR SERVICE AT TRI-CITIES AIRPORT.**

Item 2 Resolution No. 2025-01-08 **APPROVED**

Sponsors: King/Vanover

**RESOLUTION TO APPROVE THE EXPENDITURE FOR VEHICLES FOR THE SHERIFF'S DEPARTMENT OF 14 (FOURTEEN) FORD PURSUITS PATROL CARS AND 1 (ONE) CHEVROLET TAHOE NOT TO EXCEED \$993,000 FROM ARPA FUNDS.**

NEW BUSINESS

Item 3 Resolution No. 2025-02-02 **WITHDRAWN**

(ON CONSENT) REMOVED FROM CONSENT BY IRESON.

Sponsors: Vanover/Ireson

**RESOLUTION TO AUTHORIZE THE SULLIVAN COUNTY PURCHASING AGENT TO ENTER INTO A FORTY- EIGHT (48) MONTH LEASE WITH CONTRACTOR'S MACHINERY, TRI-CITIES, INC. FOR THE PROVISION OF A TRACK LOADER FOR THE SCHOOL MAINTENANCE DEPARTMENT.**

Item 4 Resolution No. 2025-02-03 (ON CONSENT) **APPROVED**

Sponsors: Crosswhite/Vanover

**RESOLUTION TO AUTHORIZE THE SULLIVAN COUNTY SCHOOL BOARD TO APPROVE AN EXPENDITURE/APPROPRIATION FROM THE SULLIVAN COUNTY BOARD OF EDUCATION GENERAL PURPOSE SCHOOL FUND UNDESIGNATED FUND BALANCE TO BE UTILIZED AS STARTUP FUNDS FOR THE PROPOSED CHILD CARE PROGRAMS.**

Item 5 Resolution No. 2025-02-04 (ON CONSENT) **APPROVED**

Sponsors: Crosswhite/Leonard

**RESOLUTION TO ACCEPT AND APPROPRIATE THE TENNESSEE HISTORICAL COMMISSION PRESERVATION GRANT FOR THE ANDERSON TOWNHOUSE RESTORATION PROJECT – PHASE III, WHICH IS LOCATED WITHIN THE BLOUNTVILLE HISTORIC DISTRICT OF SULLIVAN COUNTY.**

Item 6 Resolution No. 2025-02-05 (ON CONSENT) **APPROVED**

Sponsors: Calton/Vanover

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

- Item 7            Resolution No. 2025-02-06 (ON CONSENT)            **APPROVED**  
                     Sponsors: Means/Cole  
**RESOLUTION TO TRANSFER HEALTH DEPARTMENT FUNDS FROM VARIOUS ACCOUNTS BELOW. THESE FUNDS ARE STATE AND FEDERAL CONTRACTS. NO LOCAL FUNDS.**
- Item 8            Resolution No. 2025-02-07            **APPROVED**  
                     Sponsors: Locke/Jones  
**RESOLUTION AUTHORIZING THE APPLICATION, ACCEPTANCE, AND APPROPRIATION OF A \$50,000 NON-MATCHING GRANT FROM THE T-MOBILE HOMETOWN GRANT PROGRAM FOR RENOVATION OF THE BLOUNTVILLE MIDDLE SCHOOL CAFETERIA INTO A COMMUNITY ALL-PURPOSE SPACE.**
- Item 9            Resolution No. 2025-02-08 (ON CONSENT)            **APPROVED**  
                     Sponsors: Cross/Cole  
**RESOLUTION TO APPROVE THE GRANT FUNDING PROVIDED BY THE OFFICE OF CRIMINAL JUSTICE PROGRAMS FOR THE IMPLEMENTATION OF THE EVIDENCE-BASED JAIL PROGRAMMING PROJECT IN THE AMOUNT OF \$949,282.50 OVER THE NEXT THREE FISCAL YEARS WITH NO MATCHING FUNDS REQUIRED. ALSO TO APPROVE THE SHERIFF'S DEPARTMENT TO SUBCONTRACT WITH THE FOLLOWING AGENCIES: FAMILIES FREE AND ALLARDCONSULTING TO PROVIDE EVIDENCE-BASED PROGRAMMING TO ITS INMATES THROUGH THE PROJECT AWARD OF MARCH 2025 TO JUNE 2027.**
- Item 10           Resolution No. 2025-02-09 (ON CONSENT)            **APPROVED**  
                     Sponsors: Cross/Cole  
**RESOLUTION TO RECOGNIZE AND APPROPRIATE ADDITIONAL FUNDS FROM THE STATE OF TENNESSEE TO FUND AN ADDITIONAL \$800 SALARY SUPPLEMENT FOR POST CERTIFIED OFFICERS THAT ARE PLACED IN THE ROLE OF SCHOOL RESOURCE OFFICERS IN THE AMOUNT OF \$4,800.00 FOR FISCAL YEAR 2024-2025 WITH NO MATCHING FUNDS.**
- Item 11           Resolution No. 2025-02-10            **APPROVED**  
                     Sponsors: Jones/Calton  
**A RESOLUTION TO AUTHORIZE THE MAYOR TO SIGN A NEW CONTRACT WITH 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.**
- Item 12           Resolution No. 2025-02-11 (ON CONSENT)            **APPROVED**  
                     Sponsors: Ireson/Crosswhite  
**RESOLUTION TO AUTHORIZE THE SULLIVAN COUNTY ASSESSOR OF PROPERTY TO INSTITUTE A TWO-YEAR REAPPRAISAL CYCLE, THEREBY ELIMINATING THE SALES RATIO STUDY THAT EXISTS IN THE CURRENT FOUR-YEAR REAPPRAISAL CYCLE AND WHICH MOST RECENTLY CAUSED A \$5 MILLION ANNUAL DROP IN COUNTY REVENUES.**

CONTINUED

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- Item 13      Resolution No. 2025-02-12 (ON CONSENT)      **APPROVED**  
Sponsors: Crosswhite/Calton  
**A RESOLUTION TO APPROVE ALLOCATION OF UP TO \$485,533.39 FROM THE OPIOID ABATEMENT TRUST FUND TO TWO NON-PROFIT ORGANIZATIONS HELPING INDIVIDUALS ACHIEVE AND SUSTAIN RECOVERY.**
- Item 14      Resolution No. 2025-02-13      **1<sup>ST</sup> READING**  
Sponsors: Havey/Slagle  
**RESOLUTION TO ESTABLISH THE SULLIVAN COUNTY COMMISSION PARK PERFORMANCE REVIEW & BEST PRACTICES PLAN.**
- Item 15      Resolution No. 2025-02-14      **1<sup>ST</sup> READING**  
Sponsors: Harvey/Stidham  
**RESOLUTION TO ESTABLISH APPROPRIATION PLAN WITHIN THE SULLIVAN COUNTY BUDGET TO PROVIDE UP TO \$200,000 PER YEAR FOR FUNDING ASSISTANCE, AT THE DISCRETION OF THE SULLIVAN COUNTY COMMISSION ON A CASE-BY-CASE BASIS, TO ORGANIZATIONS IN THE COUNTY WHICH DIRECTLY HELP SULLIVAN COUNTY RESIDENTS THROUGH COMMUNITY SERVICE PROGRAMS.**
- Item 16      Resolution No. 2025-02-15      **APPROVED**  
Sponsors: Harvey/Stidham  
**RESOLUTION TO AMEND THE FY 2024-2025 SULLIVAN COUNTY CORRECTIONS BUDGET TO APPROVE 30 OF THE NEEDED 59 FULL-TIME EMPLOYEES AND APPROPRIATE FUNDING TO STAFF THE NEW SULLIVAN COUNTY JAIL EXPANSION, WHICH IS PROJECTED TO BE FULLY OPEN BY DECEMBER 2025.**
- Item 17      Resolution No. 2025-02-16      **APPROVED**  
Sponsors: Slagle/Ireson  
**RESOLUTION TO CREATE A COMMITTEE TO REVIEW, REVISE AND AMEND THE SULLIVAN COUNTY COMMISSION'S LOCAL RULES OF PROCEDURE.**
- Item 18      Motion No. 2025-02-01      **APPROVED**  
To be moved by: Commissioner Mark Ireson
- Item 19      Resolution No. 2025-02-18      **FAILED**  
Sponsors: Crosswhite/Cole  
**RESOLUTION TO AUTHORIZE INSTALLATION OF A DIRECT CURRENT FAST CHARGING STATION AT BLOUNTVILLE WITH THE REQUIRED 3-PHASE POWER SYSTEM AND ENTER INTO AN AGREEMENT WITH RURAL REIMAGINED TENNESSEE TECH UNIVERSITY.**

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

624

Item 1  
Resolution No. 2024-12-16

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

**RESOLUTION TO SUPPORT NEW PASSENGER AIR SERVICE AT TRI-CITIES AIRPORT.**

WHEREAS, the Sullivan County Commission adopted Resolution No. 2024-11-03 authorizing the county to enter into an agreement with Bridge to incentivize new passenger service at Tri-Cities Airport; and

WHEREAS, as stated in Resolution No. 2024-11-03, “Bridge is a privately funded regional economic development organization”; and

WHEREAS, Resolution No. 2024-11-03 designated up to \$10,000 a month, from Sullivan County Portion of the hotel/motel tax revenues over two years (a total of \$240,000) to assist the airport in funding revenue guarantees to incentivize new passenger service routes; and

WHEREAS, the Sullivan County Commission hereby expresses their support for assisting the airport in funding revenue guarantees to incentivize new passenger service routes; and

WHEREAS, the Sullivan County Commission directs that the \$10,000 a month from hotel/motel tax revenues over two years (a total of up to \$240,000) be held in trust in accounts appropriately determined by the office of the Sullivan County Department of Accounts and Budgets; and

WHEREAS, the Sullivan County Commission hereby recognizes the existence of other economic development organizations such as Sullivan County Networks; and

WHEREAS, the Sullivan County Commission hereby acknowledges that a plan of action for funding by additional regional private and public organizations has not been presented or considered; and

WHEREAS, the Sullivan County Commission hereby acknowledges that the airport’s campaign for air service expansion has not matured to a point of final consideration.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of Sullivan County hereby directs that the funding designated in Resolution No. 2024-11-03 be held in trust by Sullivan County until such time as the funding is to be allocated to an organization that is to be determined by resolution duly adopted by vote of the Sullivan County Commission.

**CONTINUED**

**Item 1  
Resolution No. 2024-12-16**

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

Duly passed and approved this \_\_\_\_ day of \_\_\_\_\_ 2025.

Reviewed by Chairman: \_\_\_\_\_  
~~John T. Gardner, Chairman, Sullivan County Commission~~  
Comm. Zane Vanover, Chairman Pro Tempore

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 1  
Resolution No. 2024-12-16**

**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 Matt Slagle**

**Cosponsors: Commissioner Cheryl Harvey**

**ACTIONS:** 12/01/24 1<sup>st</sup> Reading 01/16/24 Commissioner Carr made a motion to defer. 2<sup>nd</sup> by Commissioner Ireson. Voice vote taken and approved. 02/20/25 Withdrawn by Sponsor

*Sullivan County  
Board of County Commissioners  
245<sup>th</sup> Annual Session*

626

Item 2  
Resolution No. 2025-01-08

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

**RESOLUTION TO APPROVE THE EXPENDITURE FOR VEHICLES FOR THE SHERIFF'S DEPARTMENT OF 14 (FOURTEEN) FORD PURSUITS PATROL CARS AND 1 (ONE) CHEVROLET TAHOE NOT TO EXCEED \$993,000 FROM ARPA FUNDS.**

WHEREAS the Sullivan County Sheriff's Department has not purchased patrol vehicles and does not have additional funding in the General Fund to keep vehicles up to date for the current fiscal year; and,

WHEREAS ARPA funds in the amount of \$1,000,000 were planned for the construction of a shooting range for the Sheriff's Department; and,

WHEREAS as of this date the most recently purchased patrol cars for the Sheriff's Departments are, as to be expected, rapidly beginning to age out of front-line vehicles and will need to be replaced; and,

WHEREAS a shooting range is and will be needed sometime in the future while the patrol cars are needed currently.

**NOW THEREFORE BE IT RESOLVED THAT THE BOARD OF COUNTY COMMISSIONERS OF SULLIVAN COUNTY, TENNESSEE, ASSEMBLED IN REGULAR SESSION ON JANUARY 16<sup>TH</sup>, 2025, HEREBY APPROVE EXPENDING NOT TO EXCEED \$993,000 FOR PATROL CARS (14) AND ANEW SUV (1) FOR THE SHERIFF FROM ARPA FUNDS TO RESTORE THE FLEET OF VEHICLES TO MAINTAIN THE SAFETY OF OUR OFFICERS AND THE SHERIFF. ACCOUNTS AND CODES TO BE ASSIGNED BY FINANCE DEPARTMENT STAFF.**

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.

(Waiver of the Rules Requested)

Duly passed and approved this 20<sup>th</sup> day of February 2025.


Reviewed by Chairman:



John T. Gardner, Chairman, Sullivan County Commission

Comm. Zane Vanover, Chairman Pro Tempore

ATTEST:

  
Teresa Jacobs, County Clerk



CONTINUED

Item 2  
Resolution No. 2025-01-08

Delivered to the Sullivan County Mayor or his secretary this the 25<sup>th</sup> day of February 2025 at or about the following time 9:30 am by the following method: Hand delivered

Teresa Jacobs  
Teresa Jacobs, County Clerk

Item 2  
Resolution No. 2025-01-08

ACTION BY MAYOR

Reviewed and ACCEPTED by Mayor, Sullivan County: Richard S. Venold  
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 Dwight King  
Cosponsors: Commissioners, Zane Vanover, Darlene Calton, John Gardner, Joyce Crosswhite, Mark Ireson.

2025-01-08 ACTIONS: Recommended by Budget Committee, 1/15; introduced to Commission at Regular Session, 1/16 with Waiver of Rules Requested. 01/16/24 1<sup>st</sup> Reading 02/13/24 To be heard on 02/20/24 at regular session. 02/20/25 Approved 20 Yes, 1 No, 3 Absent

## Agenda subject voting report

Meeting name

Sullivan County Commission February 20 2025

2/20/2025

5 Item 2 Resolution No. 2025-01-08  
Vote

628

**Description**

RESOLUTION TO APPROVE THE EXPENDITURE FOR VEHICLES FOR THE SHERIFF'S DEPARTMENT OF 14 (FOURTEEN) FORD PURSUITS PATROL CARS AND 1 (ONE) CHEVROLET TAHOE NOT TO EXCEED \$993,000 FROM ARPA FUNDS.

**Chairman**

Venable, Richard

**Total vote result**

**Voting start time** 6:30:06 PM  
**Voting stop time** 6:30:19 PM  
**Voting configuration** Vote  
**Voting mode** Open  
**Vote result**

Yes	20
Abstain	0
No	1
Total Present	21
Absent	3

**Group voting result**

Group	Yes	No	Absent
No group	20	1	0
<b>Total result</b>	<b>20</b>	<b>1</b>	<b>0 3</b>

**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  
Board of County Commissioners  
245<sup>th</sup> Annual Session*

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Item 3  
Resolution No. 2025-02-02

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

**RESOLUTION TO AUTHORIZE THE SULLIVAN COUNTY PURCHASING AGENT TO ENTER INTO A FORTY- EIGHT (48) MONTH LEASE WITH CONTRACTOR'S MACHINERY, TRI-CITIES, INC. FOR THE PROVISION OF A TRACK LOADER FOR THE SCHOOL MAINTENANCE DEPARTMENT.**

**WHEREAS**, the Sullivan County Department of Education has sought the provision of an equivalent quote from other vendors, and this quote is the most cost effective; 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 forty-eight (48) month lease @ \$1,722.07 per month with estimated usage factored at 300 hours per year with Contractor's Machinery, Tri-Cities 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 \_\_\_\_ day of \_\_\_\_\_ 2025.

Reviewed by Chairman: \_\_\_\_\_  
John T. Gardner, Chairman, Sullivan County Commission  
Comm. Zane Vanover, Chairman Pro Tempore

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**

**ACTIONS:** To be heard on 02/20/25 at regular session with a request for Consent. 02/20/24 This resolution was pulled from the Consent agenda and withdrawn by Sponsor.

*Sullivan County  
Board of County Commissioners  
245<sup>th</sup> Annual Session*

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Item 4  
Resolution No. 2025-02-03

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

**RESOLUTION TO AUTHORIZE THE SULLIVAN COUNTY SCHOOL BOARD TO APPROVE AN EXPENDITURE/APPROPRIATION FROM THE SULLIVAN COUNTY BOARD OF EDUCATION GENERAL PURPOSE SCHOOL FUND UNDESIGNATED FUND BALANCE TO BE UTILIZED AS STARTUP FUNDS FOR THE PROPOSED CHILD CARE PROGRAMS.**

**WHEREAS**, the Sullivan County Board of Education recognizes the need for accessible childcare facilities within the Sullivan County Schools community to support families and enhance student welfare; and

**WHEREAS**, the Sullivan Central Middle School campus at the Annex and the Sullivan East High School campus are identified as suitable locations for establishing child care centers to serve the needs of students and faculty; and

**WHEREAS**, the Sullivan County Board of Education is currently in the process of applying for numerous grants to facilitate the initiation of said programs with start dates in the next fiscal year; and

**WHEREAS**, the Sullivan County Board of Education has identified \$75,000 from the school system's undesignated general fund balance for the purpose of expediting the initiation and operation of these child care centers while waiting for said grant funds to be received; and

**NOW THEREFORE BE IT FURTHER RESOLVED THAT** the Board of County Commissioners of Sullivan County hereby authorizes the Sullivan County Board of Education to designate and allocate up to \$75,000 from the Board of Education's undesignated general fund balance specifically for the creation and operation of childcare centers on the Sullivan Central Middle School campus at the Annex and the Sullivan East High School campus with any funds not required because of the receipt of grant funds returning to fund balance.

**BE IT FURTHER RESOLVED** that the Sullivan County Board of Education shall oversee the implementation and management of this childcare center, ensuring that it meets all regulatory requirements and serves the best interests of the students and community.

*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.

**CONTINUED**

Duly passed and approved this 20<sup>th</sup> day of February 2025.

Reviewed by Chairman: Zane Vanover  
John T. Gardner, Chairman, Sullivan County Commission  
Comm. Zane Vanover, Chairman Pro Tempore

ATTEST: Teresa Jacobs  
Teresa Jacobs, County Clerk

Delivered to the Sullivan County Mayor or his secretary this the 25<sup>th</sup> day of February 2025 at or about the following time 9:30 am by the following method: Hand delivered

Teresa Jacobs  
Teresa Jacobs, County Clerk

**ACTION BY MAYOR**

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

Reviewed and VETOED by Mayor, Sullivan County: \_\_\_\_\_  
Mayor, Sullivan County

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

\_\_\_\_\_  
Mayor, Sullivan County

**Sponsor: Commissioner Joyce Crosswhite**  
**Cosponsors: Commissioner Zane Vanover.**  
Actions: 02/13/25 To be heard on 02/20/25 at regular session with a request for Consent  
02/20/25 Approved on Consent 21 Yes, 3 Absent

*Sullivan County*  
*Board of County Commissioners*  
*245<sup>th</sup> Annual Session*

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Item 5  
Resolution No. 2025-02-04

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

**RESOLUTION TO ACCEPT AND APPROPRIATE THE TENNESSEE HISTORICAL COMMISSION PRESERVATION GRANT FOR THE ANDERSON TOWNHOUSE RESTORATION PROJECT – PHASE III, WHICH IS LOCATED WITHIN THE BLOUNTVILLE HISTORIC DISTRICT OF SULLIVAN COUNTY.**

WHEREAS, the Sullivan County Board of County Commissioners approved on August 15, 2024 the application to the Tennessee Historical Commission for the Preservation State Grant; and

WHEREAS, the State awarded Sullivan County \$70,000 in State Preservation Funding to use towards the replacement of the cedar shake roofing system; and

WHEREAS, this new Preservation Grant Funding Opportunity requires only a 10% Local Match for properties located on the National Registry Of Historic Properties (Landmark or/and District) for purposes of restoration and preservation and such match shall cover the architectural professional services for the roof project; and

WHEREAS, the original log front section of Anderson Townhouse was constructed in 1795 whereas the addition was constructed in 1840; and is currently the home of the *Ralph Blizard Music Memorial Museum* which houses all of his fiddles, awards, workshop and Veteran Service memorabilia; and

WHEREAS, the Anderson Townhouse & Museum is open to the public during all Blountville events, programs, scheduled group guided tours, and the weekly TAMHA music sessions with the goal of being open to the general public on a more regular basis after roofing repairs are made; and

WHEREAS, the existing cedar roof was installed around 1973 in preparation for the Bicentennial Celebration, but has recently been crumbling and falling on the sidewalks; and

WHEREAS, the project has been recommended by the Sullivan County Finance Committee, Sullivan County Regional Historic Zoning Commission and the Tennessee Historical Commission; and

WHEREAS, this historical structure is part of the Blountville Historic District, the National Register of Historic Places and a key structure that pre-dates the Battle of Blountville Civil War, which is part of the State and National Archeological Site; and

WHEREAS, no new allocation of funding is requested to meet the scope and purposes of the grant with the \$10,000 required match as historic preservation maintenance funding is allocated each year for this purpose.

**CONTINUED**

**NOW THEREFORE BE IT RESOLVED** that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session, hereby accepts the total of \$79,000.00 Awarded Grant funding and therefore authorizes the appropriation of funds by the Sullivan County Finance Department to establish a designated fund for the grant proceeds and appropriate such funds exclusively for the purpose of implementing the scope of the work in accordance with the grant terms and execution of grant documents by the County Mayor and appropriate County Officials for the acceptance and administration of the State Grant Contract and Project Reports.

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

**Waiver of Rules Requested**

Duly passed and approved this 20<sup>th</sup> day of February 2025.

Reviewed by Chairman: Zane Vanover  
John T. Gardner, Chairman, Sullivan County Commission  
Comm. Zane Vanover, Chairman Pro Tempore

ATTEST: Teresa Jacobs  
Teresa Jacobs, County Clerk

Delivered to the Sullivan County Mayor or his secretary this the 25<sup>th</sup> day of February 2025 at or about the following time 9:30 am by the following method: Hand delivered

Teresa Jacobs  
Teresa Jacobs, County Clerk

**ACTION BY MAYOR**

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

Reviewed and VETOED by Mayor, Sullivan County: \_\_\_\_\_  
Mayor, Sullivan County

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

\_\_\_\_\_  
Mayor, Sullivan County



**Sponsor: Commissioner Joyce Crosswhite.**

**Cosponsors: Commissioner Tony Leonard; Commissioner Michael Cole; Commissioner Darlene Calton.**

Actions: 02/13/25 To be heard on 02/20/25 at regular session with a request for Consent  
02/20/25 Approved on Consent 21 Yes, 3 Absent

**Sullivan County  
Board of County Commissioners  
245<sup>th</sup> Annual Session**

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Item 6  
Resolution No. 2025-02-05

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

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

**WHEREAS** the sole copier used by the office of the County Attorney is irreparably inoperable, parts for repairs unavailable and the machine considered obsolete; and

**WHEREAS** the work of the office and the County Attorney are essential to the operation of Sullivan County Government and a new copier is needed post haste.

**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 @ \$28.86 per month with Canon Solutions America, Inc to remedy the lack of a copier in the Office of the County Attorney.

*Waiver of the Rules Requested*

Duly passed and approved this 20<sup>th</sup> day of February 2025.

Reviewed by Chairman: Zane Vanover  
John T. Gardner, Chairman, Sullivan County Commission  
Comm. Zane Vanover, Chairman Pro Tempore

ATTEST: Teresa Jacobs  
Teresa Jacobs, County Clerk

Delivered to the Sullivan County Mayor or his secretary this the 25<sup>th</sup> day of February 2025 at or about the following time 9:30 am by the following method: Hand delivered

Teresa Jacobs  
Teresa Jacobs, County Clerk

**CONTINUED**

ACTION BY MAYOR

Reviewed and ACCEPTED by Mayor, Sullivan County:



Mayor, Sullivan County

Reviewed and VETOED by Mayor, Sullivan County: \_\_\_\_\_  
Mayor, Sullivan County

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

\_\_\_\_\_

---

Mayor, Sullivan County

**Sponsor: Commissioner Darlene Calton**

**Cosponsors: Commissioner Zane Vanover; Commissioner Jessica Means**

**Actions: 02/13/25 To be heard on 02/20/25 at regular session with a request for Consent**

**02/20/25 Approved on Consent 21 Yes, 3 Absent**

*Sullivan County  
Board of County Commissioners  
245<sup>th</sup> Annual Session*

Item 7  
Resolution No. 2025-02-06

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

**RESOLUTION TO TRANSFER HEALTH DEPARTMENT FUNDS FROM VARIOUS ACCOUNTS BELOW. THESE FUNDS ARE STATE AND FEDERAL CONTRACTS. NO LOCAL FUNDS.**

**WHEREAS** State and Federal dollars are granted to Sullivan County for public health services, during this FY the grants below have received additional funds.

**NOW THEREFORE BE IT RESOLVED** the additional grant dollars be appropriated and internal adjustments for this fiscal year.

<b>Preventive Dental</b>		
Expense		
55110.400.1170.109	22,600	
<b>Revenue</b>		
46310.1170.109		22,600
<b>PHEP</b>		
Expense		
55110.100.1170.160	10,000	
55110.100.1170.206	10,174	
55110.200.1170.206	5,000	
55110.300.1170.206	17,020	
55110.400.1170.206	29,580	
55110.700.1170.206	48,000	
Revenue		
47590.1170.160		10,000
47590.1170.206		109,774

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 20<sup>th</sup> day of February 2025.

Reviewed by Chairman: 

~~John T. Gardner, Chairman, Sullivan County Commission~~  
Comm. Zane Vanover, Chairman Pro Tempore

ATTEST:   
Teresa Jacobs, County Clerk

CONTINUED

Item 7  
Draft Resolution, No. 2025-02-06

Delivered to the Sullivan County Mayor or his secretary this the 25<sup>th</sup> day of February 2025 at or about the following time 9:30 am by the following method: hand delivered

Teresa Jacobs  
Teresa Jacobs, County Clerk

**ACTION BY MAYOR**

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

Reviewed and VETOED by Mayor, Sullivan County: \_\_\_\_\_  
Mayor, Sullivan County

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

\_\_\_\_\_  
Mayor, Sullivan County

Actions: 02/13/25 To be heard on 02/20/25 at regular session with a request for Consent  
02/20/25 Approved on Consent 21 Yes, 3 Absent

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

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**Item 8  
Resolution No. 2025-02-07**

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

**A RESOLUTION AUTHORIZING THE APPLICATION, ACCEPTANCE, AND APPROPRIATION OF A \$50,000 NON-MATCHING GRANT FROM THE T-MOBILE HOMETOWN GRANT PROGRAM FOR RENOVATION OF THE BLOUNTVILLE MIDDLE SCHOOL CAFETERIA INTO A COMMUNITY ALL-PURPOSE SPACE,**

**WHEREAS**, the Sullivan County Commission recognizes the importance of enhancing community spaces to better serve county residents; and

**WHEREAS**, the T-Mobile Hometown Grant Program provides financial assistance for community development projects that strengthen local infrastructure and community engagement; and

**WHEREAS**, the County seeks to apply for a non-matching \$50,000 grant to renovate the Blountville Middle School cafeteria into a community all-purpose space, including the installation of audio/visual capabilities to support various community events and activities; and

**WHEREAS**, upon award of the grant, the funds will be utilized exclusively for the renovation project to improve the usability and accessibility of the space for public benefit; and

**WHEREAS**, the County Commission supports the project and acknowledges its potential positive impact on the community;

**NOW, THEREFORE, BE IT RESOLVED** the Sullivan County Board of County Commissioners, meeting in regular session on February 20, 2025: authorizes the appropriate county department to apply for the T-Mobile Hometown Grant in the amount of \$50,000 for the purpose of renovating the Blountville Middle School cafeteria into a community all-purpose space; authorizes the acceptance of the grant funds of awarded; and recognizes appropriation of the full amount of \$50,000 exclusively for the completion of the renovation project as described.

**FURTHER BE IT RESOLVED** the responsible county department shall oversee the project, ensure compliance with all grant conditions, and provide progress updates to the County Commission.

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.

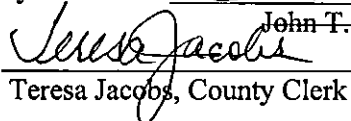
Duly passed and approved this 20th day of February 2025.

Reviewed by Chairman:



John T. Gardner, Chairman, Sullivan County Commission

ATTEST:

  
Teresa Jacobs, County Clerk

Comm. Zane Vanover, Chairman Pro Tempore

**CONTINUED**

Delivered to the Sullivan County Mayor or his secretary this the 25<sup>th</sup> day of February 2025 at or about the following time 9:30 am by the following method: Hand delivered.

Teresa Jacobs  
Teresa Jacobs, County Clerk

**ACTION BY MAYOR**

Reviewed and ACCEPTED by Mayor, Sullivan County:

Richard S. Vonnahme  
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 Hunter Locke

COSPONSORS: Commissioner Sam Jones

Actions: 02/13/25 To be heard on 02/20/25 at regular session. 02/20/24 Approved 18 Yes, 3 No, 3 Absent

## Agenda subject voting report

Meeting name

Sullivan County Commission February 20 2025

2/20/2025

6 Item 8 Resolution No. 2025-02-07 Sponsors: Locke/Jones  
Vote

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**Description**

RESOLUTION AUTHORIZING THE APPLICATION, ACCEPTANCE, AND APPROPRIATION OF A \$50,000 NON-MATCHING GRANT FROM THE T-MOBILE HOMETOWN GRANT PROGRAM FOR RENOVATION OF THE BLOUNTVILLE MIDDLE SCHOOL CAFETERIA INTO A COMMUNITY ALL-PURPOSE SPACE,

**Chairman**

Venable, Richard

**Total vote result:**

**Voting start time** 6:31:49 PM  
**Voting stop time** 6:32:14 PM  
**Voting configuration** Vote  
**Voting mode** Open  
**Vote result**

Yes	18
Abstain	0
No	3
Total Present	21
Absent	3

**Group voting result**

Group	Yes	No	Absent
No group	18	3	0
<b>Total result</b>	<b>18</b>	<b>3</b>	<b>0</b>

**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  
Board of County Commissioners  
245<sup>th</sup> Annual Session*

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**Item 9  
Resolution, No. 2025-02-08**

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

**RESOLUTION TO APPROVE THE GRANT FUNDING PROVIDED BY THE OFFICE OF CRIMINAL JUSTICE PROGRAMS FOR THE IMPLEMENTATION OF THE EVIDENCE-BASED JAIL PROGRAMMING PROJECT IN THE AMOUNT OF \$949,282.50 OVER THE NEXT THREE FISCAL YEARS WITH NO MATCHING FUNDS REQUIRED. ALSO TO APPROVE THE SHERIFF'S DEPARTMENT TO SUBCONTRACT WITH THE FOLLOWING AGENCIES: FAMILIES FREE AND ALLARDCONSULTING TO PROVIDE EVIDENCE-BASED PROGRAMMING TO ITS INMATES THROUGH THE PROJECT AWARD OF MARCH 2025 TO JUNE 2027.**

WHEREAS, the Sullivan County Sheriff's Office is entering into an amended contract to deliver Evidence-Based programming to inmates incarcerated in the Sullivan County Jail, and

WHEREAS, the Sullivan County Sheriff's Office will need approval of the \$949,282.50 Evidence-Based Jail Programming Grant funds. With this being an amended contract that will now span from March of 2025 to June of 2027. The funding will increase the current FY 25 budget by \$80,575.50 to make the new budget total be \$377,088.50. With Funding being allocated as follows:

FY25 budget increase - \$80,575.50      FY26 Budget- \$428,164    FY 27 Budget- \$440,543

WHEREAS, the Sullivan County Sheriff's Office will be entering into subcontracts with the following agencies: Families Free and Allard Consulting, to provide the Evidence Based Programming to its inmates over the three year period.

**NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session, hereby approves the grant funding provided by the Office of Criminal Justice Programs for the implementation of the Evidence-Based Jail Programming project in the amount of \$949,282.50 over the span of the next three fiscal years to be used in accordance with the Grant terms. To approve the Sheriff's department to subcontract with the following agencies: Families Free and Allard Consulting to provide Evidence-Based programming to its inmates through the project award of March 2025 to June 2027. Funding has already been approved and allocated for this fiscal year.**

CONTINUED

Item 9  
Resolution No. 2025-02-08

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 20<sup>th</sup> day of February 2025.

Reviewed by Chairman: Zane Vanover  
John T. Gardner, Chairman, Sullivan County Commission  
Comm. Zane Vanover, Chairman Pro Tempore

ATTEST: Teresa Jacobs  
Teresa Jacobs, County Clerk

Delivered to the Sullivan County Mayor or his secretary this the 25<sup>th</sup> day of February 2025 at or about the following time 9:30 am by the following method: Hand delivered

Teresa Jacobs  
Teresa Jacobs, County Clerk

ACTION BY MAYOR

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

Reviewed and VETOED by Mayor, Sullivan County: \_\_\_\_\_  
Mayor, Sullivan County

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

\_\_\_\_\_  
Mayor, Sullivan County

**SPONSOR: Commissioner Andrew Cross**  
**COSPONSORS: Commissioner Michael Cole**  
Actions: 02/13/25 To be heard on 02/20/25 at regular session with a request for Consent  
02/20/25 Approved on Consent 21 Yes, 3 Absent

*Sullivan County  
Board of County Commissioners  
245<sup>th</sup> Annual Session*

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Item 10  
Resolution No. 2025-02-09

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

**RESOLUTION To recognize and appropriate additional funds from the State of Tennessee to fund an additional \$800 Salary Supplement for Post Certified Officers that are placed in the role of School Resource Officers in the amount of \$4,800.00 for Fiscal Year 2024-2025 with no matching funds.**

WHEREAS, the State of Tennessee decided to provide an additional \$800 salary supplement for Post Certified Officers in the role of School Resource Officers; and

WHEREAS, the Sullivan County Sheriff's Office only budgets for one salary supplement in the original approved budget; and

WHEREAS, the Sullivan County Sheriff's Office is requesting that the funds already paid to Sullivan County (101 R 48140) be appropriated to the Sullivan County Sheriff's Office payroll accounts to cover the cost of the additional \$800 Salary Supplement for Post Certified Officers.


**NOW, THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session, hereby approve to recognize and appropriate \$4,800.00 of additional funding from the State of Tennessee to the Sullivan County Sheriff's office to fund the additional Salary Supplement for Post Certified Officers in the role of School Resource Officers.**

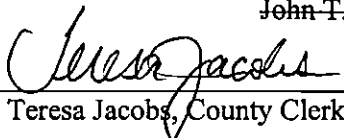
Revenue Account:       101 R 48140  
Expenditure Account: 101 E 54110 100       \$4,800.00

**WAIVER OF RULES REQUESTED**

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

Duly passed and approved this 20<sup>th</sup> day of February 2025.

Reviewed by Chairman:   
John T. Gardner, Chairman, Sullivan County Commission  
Comm. Zane Vanover, Chairman Pro Tempore

ATTEST:   
Teresa Jacobs, County Clerk

**CONTINUED**

Delivered to the Sullivan County Mayor or his secretary this the 25<sup>th</sup> day of February 2025 at or about the following time 9:30 am by the following method: Hand delivered

Teresa Jacobs  
Teresa Jacobs, County Clerk

**ACTION BY MAYOR**

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

Reviewed and VETOED by Mayor, Sullivan County: \_\_\_\_\_  
Mayor, Sullivan County

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

\_\_\_\_\_  
Mayor, Sullivan County

**SPONSOR: Commissioner Andrew Cross**

**COSPONSORS: Commissioner Michael Cole**

Actions: 02/13/25 To be heard on 02/20/25 at regular session with a request for Consent  
02/20/25 Approved on Consent 21 Yes, 3 Absent

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

647

Item 11  
Draft Resolution, No. 2025-02-10

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

**A RESOLUTION TO AUTHORIZE THE MAYOR TO SIGN A NEW CONTRACT WITH 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**

**WAIVER OF RULES REQUESTED**

Duly adopted 20th day of February 2025.

Reviewed by Chairman: Zane Vanover  
John T. Gardner, Chairman, Sullivan County Commission  
Comm. Zane Vanover, Chairman Pro Tempore

ATTEST: Teresa Jacobs  
Teresa Jacobs, County Clerk

Delivered to the Sullivan County Mayor or his secretary this the 25th day of February, 2025 at or about the following time 9:30 am by the following method: Hand delivered.

Teresa Jacobs  
Teresa Jacobs, County Clerk

**ACTION BY MAYOR**

Reviewed and ACCEPTED by Mayor, Sullivan County: Richard D. Donalde  
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; Commissioner David Hayes; Commissioner Joyce Crosswhite; Commissioner Zane Vanover; Commissioner Mark Ireson; Commissioner Travis Ward; Commissioner Archie Pierce; Commissioner Hunter Locke; Commissioner Larry Crawford

Actions: 02/13/25 To be heard on 02/20/25 at regular session with a request for Waiver of Rules  
02/20/24 Approved on Waiver of Rules 17 Yes, 1 Abstain, 3 No, 3 Absent

## Agenda subject voting report

Meeting name

Sullivan County Commission February 20 2025

2/20/2025

9 Item 11 Resolution No. 2025-02-10 Sponsors: Jones/Calton  
Vote

649

**Description**

A RESOLUTION TO AUTHORIZE THE MAYOR TO SIGN A NEW CONTRACT WITH 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.

**Chairman**

Venable, Richard

**Total vote result**

**Voting start time** 6:33:49 PM  
**Voting stop time** 6:34:06 PM  
**Voting configuration** Vote  
**Voting mode** Open  
**Vote result**

Yes	17
Abstain	1
No	3
Total Present	21
Absent	3

**Group voting result**

Group	Yes	Abstain	No	Absent
No group	17	1	3	0
<b>Total result</b>	<b>17</b>	<b>1</b>	<b>3</b>	<b>3</b>

**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  
Board of County Commissioners  
245th Annual Session*

Item 12  
Resolution No. 2025-02-11

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

**RESOLUTION TO AUTHORIZE THE SULLIVAN COUNTY ASSESSOR OF PROPERTY TO INSTITUTE A TWO-YEAR REAPPRAISAL CYCLE, THEREBY ELIMINATING THE SALES RATIO STUDY THAT EXISTS IN THE CURRENT FOUR-YEAR REAPPRAISAL CYCLE AND WHICH MOST RECENTLY CAUSED A \$5 MILLION ANNUAL DROP IN COUNTY REVENUES.**

WHEREAS, Tenn. Code Ann. § 67-5-1601 establishes a general six (6) year reappraisal for updating and equalizing property values for every county in Tennessee for property tax purposes, and

WHEREAS, a four (4) year reappraisal program consists of an on-site review of each parcel of real property over a three-year period followed by revaluation of all such property in the year following completion of the review period and includes a current value updating during the third year of the review cycle and sales ratio studies during the second year of the review cycle, and

WHEREAS, Tenn. Code Ann. § 67-5-1601 provides that upon the submission of a plan by the assessor and upon approval of the State Board of Equalization, a reappraisal program may be completed by a continuous two (2) year cycle comprised of an on-site review of each real property over a two (2) year period followed by revaluation of all such property in the year following completion of the review period, and

WHEREAS, the Board of Commissioners of Sullivan County understands that by approving such a two (2) year reappraisal cycle, a sales ratio study will not be conducted; and

WHEREAS the Comptroller of the State of Tennessee has strongly supported Sullivan County in moving to a two-year reappraisal cycle.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of Sullivan County, meeting in regular session this 20<sup>th</sup> day of February, 2025, and pursuant to T.C.A. 67-5-1601, declares the Sullivan County Assessor of Property shall institute a continuous two-year reappraisal cycle beginning July 1, 2025, comprised of an on-site review of each parcel of real property over a two-year period followed by revaluation of all such property for tax year 2027.

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



**WAIVER OF RULES REQUESTED**

Duly adopted 20th day of February 2025.

Reviewed by Chairman: Zane Vanover  
John T. Gardner, Chairman, Sullivan County Commission  
Comm. Zane Vanover, Chairman Pro Tempore

ATTEST: Teresa Jacobs  
Teresa Jacobs, County Clerk

Delivered to the Sullivan County Mayor or his secretary this the 25th day of February, 2025 at or about the following time 9:30 am by the following method: stand delivered.

Teresa Jacobs  
Teresa Jacobs, County Clerk

**ACTION BY MAYOR**

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

Reviewed and VETOED by Mayor, Sullivan County: \_\_\_\_\_  
Mayor, Sullivan County

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

\_\_\_\_\_  
Mayor, Sullivan County

Sponsor: Commissioner Mark Ireson  
Cosponsors: Commissioner Joyce Crosswhite; Commissioner Gary Stidham, everyone voting in the affirmative

Actions: 02/13/25 To be heard on 02/20/25 at regular session with a request for Consent  
02/20/25 Approved on Consent 21 Yes, 3 Absent

**2**-**YEAR**

**REAPPRAISAL PLAN**

*Sullivan County*

*SUBMISSION DATE:*

*13 February 2025*

*ASSESSOR OF PROPERTY*

*Donna Whitaker*

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**Sullivan County**

654

**1 - YEAR VISUAL INSPECTION CYCLE**

**START DATE OF INSPECTION CYCLE:** JULY 1st, 2025

**ASSESSOR:** Donna Whitaker

URBAN 1'=50' & 100' MAPS	<u>57,960</u>	(Except C//Other)
RURAL 1'=400' MAPS	<u>22,311</u>	(Except C//Other)
COMMERCIAL/INDUSTRIAL	<u>5,343</u>	
ALL OTHER TOTAL	<u>2,845</u>	
PARCELS	<u>88,459</u>	
PARCELS ENTERED	<u>88,459</u>	

TOTAL MAPS	1" = 50'	<u>0</u>
	1' = 100'	<u>649</u>
	1" = 400'	<u>120</u>

<b>1ST INSPECTION YEAR</b>					
<b>PARCELS TO BE INSPECTED FOR 2026</b>					
<b>URBAN</b>	<b>RURAL</b>	<b>COMM/IND</b>	<b>OTHER</b>	<b>TOTAL</b>	<b>% TOTAL</b>
27,926	11,839	2,231	1,168	43,164	48.8%

<b>MAPS TO BE INSPECTED FOR 2026</b>	
<b>1" = 400' Maps</b>	1,2,4,5,6,7,8,9,10,13,14,15,16,17,18,19,20,21,23,24,25,28,29,30,33,34,35,36,39
	40,41,45,46,47,54,55,56,57,58,62,63,64,68,75,76,77,78,80,81,82,89,90,91,93,95,
	96,97,102,103,108

<b>1" = 100' Maps</b>	5n,7p,12j-p,13i,k-l,n-o,14f,j-o,15n,p,17j,o,18e,i-j,l,n,19h,k-o,20a-g,h,j,l-n,p,21a-o,
	24a-l,29b-g,j-k,l-o ,33a,d-e,g-h,n-p,35f,i-j,l-m,36a-d,f-k,p,39e,k,n-o,40h-i,41d,h,o,
	45a-k,n-p,46a-p,47a-b,54a-c,e-g,k,n-p,55a-c,g-h,56i,p,62a-l,n-p,63a-g,i-j,o-p,
	64a-b,e-f,k,68e-g,j,75k-m,76a-b,d,h-k,m,p,77a-c,f-k,p,80a-b,e,g-i,m-o,81b-f,h,l,n-o,

<b>1" = 100' Maps</b>	82a-b,d,f-h,l-o,89n,90d,f,h,j-k,n-o,91a,c-g,j,m,o-p,95a,c,h-j,o,96a-b,g-k,m,97i-p,
	103e,n,104d,f,i,108c,108e-f,108k-p

<b>PERCENTAGE OF TOTAL PARCELS TO BE INSPECTED THIS YEAR:</b>	<b>48.8%</b>
---	--------------

<b>% OF PARCELS CHECKED FOR QUALITY CONTROL</b>				
<b>URBAN</b>	<b>RURAL</b>	<b>COMM/IND</b>	<b>OTHER</b>	<b>TOTAL %</b>
5%	5%	5%	5%	5%

## 2ND INSPECTION YEAR

### PARCELS TO BE INSPECTED FOR 2027

URBAN	RURAL	COMM/IND	OTHER	TOTAL	% TOTAL
30,034	10,472	3,112	1,677	45,295	51.2%

### MAPS TO BE INSPECTED FOR 2027

1" = 400' Maps	22,23,31,32,37,38,48,49,50,51,52,53,60,61,65,66,67,69,70,73,79,83,84,85,92,94,98,
	99,100,104,105,106,107,109,110,111,112,113,116,117,118,119,120,121,122,123,124,
	125,126,127,129,131,132,133,134,135,136,137,140,141,142

1" = 100' Maps	21p,22a-c,22g-i,l,p,30a-l,30n-p,31a-o,32hnm-n,p,37c-g,j-l,n-p,38a-d,f,h-l,47c-e,g-p,
	48a-d,f-p,49a,e,h-l,k,n-p,50a,d-e,l,k,n-o,51d-g,j-k,o-p,52a,d-e,l-m,53a-c,e,h-l,k,
	60a-c,f-j,61c-g,k-m,p,65c-f,k,o-p,66a-b,e,h-l,n-o,67c,f-j,o-p,68k,n-o,69b-c,70b,h,
	78a-c,e,h,79a,l,k,m,83b-c,f-h,m,o-p,84d,92a-c,e-p,93h,k,94a,e,g-h,l,n,98i,p,104k-m,p,

1" = 100' Maps	105a-k,p,106a-o,107a-b,e,g-j,m-p,109b-d,g-l,m,110b-d,n-p,111a-b,d,f,h,k,n-o,112a,
	118a,d,k-l,119a-b,g-j,m-n,p,120b,d-g,j,121a-b,g-h,122b,e,l-m,123d-h,k-l,
	124a,d,f-h,j-k,o-p,125b,132b,134d,h-k,o,135a-d,f,i-j,p,136d,p,139e,140a,d,h

**PERCENTAGE OF TOTAL PARCELS TO BE INSPECTED THIS YEAR:**

**51.2%**

### % OF PARCELS CHECKED FOR QUALITY CONTROL

URBAN	RURAL	COMM/IND	OTHER	TOTAL %
5%	5%	5%	5%	5%

3RD INSPECTION YEAR					
PARCELS TO BE INSPECTED FOR 2028					
URBAN	RURAL	COMM/IND	OTHER	TOTAL	% TOTAL
				0	0.0%

MAPS TO BE INSPECTED FOR 2028	
1" = 400' Maps	N/A

1" = 100' Maps	

1" = 50' Maps	

<b>PERCENTAGE OF TOTAL PARCELS TO BE INSPECTED THIS YEAR:</b>	<b>0.0%</b>
---	-------------

% OF PARCELS CHECKED FOR QUALITY CONTROL				
URBAN	RURAL	COMM/IND	OTHER	TOTAL %
5%	5%	5%	5%	5%

<b>4TH INSPECTION YEAR</b>					
<b>PARCELS TO BE INSPECTED FOR 2029</b>					
<b>URBAN</b>	<b>RURAL</b>	<b>COMM/IND</b>	<b>OTHER</b>	<b>TOTAL</b>	<b>% TOTAL</b>
				0	0.0%

<b>MAPS TO BE INSPECTED FOR 2029</b>	
1" = 400' Maps	N/A

1" = 100' Maps	

1" = 50' Maps	

<b>PERCENTAGE OF TOTAL PARCELS TO BE INSPECTED THIS YEAR:</b>	<b>0.0%</b>
---	-------------

<b>% OF PARCELS CHECKED FOR QUALITY CONTROL</b>				
<b>URBAN</b>	<b>RURAL</b>	<b>COMM/IND</b>	<b>OTHER</b>	<b>TOTAL %</b>
5%	5%	5%	5%	5%



<b>5TH INSPECTION YEAR</b>					
<b>PARCELS TO BE INSPECTED FOR 2030</b>					
<b>URBAN</b>	<b>RURAL</b>	<b>COMM/IND</b>	<b>OTHER</b>	<b>TOTAL</b>	<b>% TOTAL</b>
				0	0.0%

<b>MAPS TO BE INSPECTED FOR 2030</b>	
<b>1" = 400' Maps</b>	N/A

<b>1" = 100' Maps</b>	

<b>1" = 50' Maps</b>	

<b>PERCENTAGE OF TOTAL PARCELS TO BE INSPECTED THIS YEAR:</b>	<b>0.0%</b>
---	-------------

<b>% OF PARCELS CHECKED FOR QUALITY CONTROL</b>				
<b>URBAN</b>	<b>RURAL</b>	<b>COMM/IND</b>	<b>OTHER</b>	<b>TOTAL %</b>
5%	5%	5%	5%	5%

# County Index Map

YEAR 1    YEAR 2



																		1	2	3
										4	5	6	7	8	9	10	11			
	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27				
28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43					
44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59					
	60	61	62	63	64	65	66	67	68	69	70	71	72	73						
	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88					
	89	90	91	92	93	94	95	96	97	98	99	100	101							
102	103	104	105	106	107	108	109	110	111	112	113	114	115							
116	117	118	119	120	121	122	123	124	125	126	127	128								
129	130	131	132		133	134	135	136	137	138										
					139	140	141	142												

**NARRATIVE INFORMATION --- VISUAL INSPECTION**

- A. **Field Inspectors:** The assessor's office will utilize trained, competent field personnel to measure and list all types of improvements in the field. Assistance may be requested from the Division of Property Assessments (DPA) upon encountering any special or unique improvements where additional expertise is needed.
- B. **Training Recommended:** The assessor's office will participate in DPA, CTAS, and/or TnAAO seminars, workshops, and courses relating to current procedures and valuation of properties.
- C. **Quarterly Progress Reports:** The assessor's office will provide a quarterly progress report to the DPA that accurately documents progress achieved during the reporting period. This report will show the number of parcels reviewed, current data entry status, and a listing of the maps that have been reviewed.
- D. **Accuracy of All Attributes:** Both land and improvements will be reviewed on every parcel during the review phase for accuracy and completeness. This includes the physical attributes of the land, such as topography, and tree lines that may have changed since the last inspection cycle.
- E. **Changes to Parcels:** Any new structures, additions, and remodeling will be keyed in the current file to maintain fairness and equity among all property owners. Changes held until reappraisal or future years, if any, will be nominal in nature. Review will be considered complete when changes have been entered into the CAMA system.
- D. **Geographic Areas Assigned:** Annual visual inspection of parcels are defined for each year in this report. The inspection of all rural, urban, commercial and exempt properties will be completed by the end of the cycle explained within this report.
- F. **Map Maintenance Schedule and Explanations:** Map maintenance will be worked on a daily basis, with the CAMA file being current at all times. Sales verification procedures will comply with procedures outlined in current publications of the DPA.

G. **Use of Aerial Photography for Review:** Maps may be reviewed using a combination of on-site inspection and aerial photography and/or oblique imagery for all attributes of the parcels, provided that the outcome will result in accurate assessments. On-site field review will be utilized when accurate information cannot be ascertained from the aerial and/or oblique imagery.

H. **Quality Assurance Efforts Planned:** Quality of work for visual review and data entry will be maintained by the assessor. All field review work and data entry will be subjected to quality control measures by a staff member in the office who did not complete the initial work. Additionally, assessment summaries and other tools within the CAMA system will be reviewed on a regular basis to identify any irregularities in value which may indicate significant errors.

## NARRATIVE INFORMATION – REVALUATION YEAR

663

- A. **Personnel Needs:** The assessor's office will ensure that staff adequate in quantity and training will be available to perform the functions necessary to complete a timely and acceptable revaluation program. Where additional expertise is needed, the assessor's office may request assistance from the DPA while understanding that existing DPA workload may limit the amount of resources available during the revaluation year. It is further understood that DPA assistance will generally be prioritized first for 6- and 5-year reappraisal cycle counties and lastly for 4-year (or more frequent) reappraisal cycle counties.
- B. **Office Space and Equipment Needs:** Adequate office supplies and necessary equipment for the assessor's office will be planned and budgeted for so that a timely and acceptable revaluation program can be completed.
- C. **Use of Aerial Photographs / Oblique Imagery:** Aerial photography and/or oblique imagery will be utilized to review and update location, access, land grades, improvements, tree lines, acreage, etc. Additional tools that integrate CAMA data into geographic information systems (GIS) will also be used to evaluate and update the consistency of improvement types, land tables, NBHD codes, etc.
- D. **Assistance of Division of Property Assessments:** Technical support in developing base rates (base house, commercial improvement types, etc.), OBY rates, small tract valuation tables, market and use farm schedules, and commercial and industrial property valuation may be requested from the DPA while understanding the constraints as mentioned in section A above.
- E. **Development of Sales File:** Sales data will be entered into the CAMA system in a timely manner to ensure the most relevant, accurate information is available for revaluation purposes. It is understood and acknowledged that ninety (90) days from the date of recording should be considered the maximum amount of time for sales data entry. The assessor's office will make reasonable efforts to minimize the number of days that elapse between the recording of deeds and sales data entry during the revaluation year.
- F. **Neighborhood Codes:** Neighborhood codes will be checked for consistency and delineated in a manner that is reasonable for mass appraisal purposes.

**G. Improvement Valuation:**

1. **Base Rate Development:** Residential improvement values (base house) will be based on the most current market derived data available. Commercial rates will be derived from Marshall & Swift Valuation Service and adjusted for the local market.
2. **Out Building and Yard Items:** OBY costs and depreciation tables will be derived from Marshall & Swift Valuation Service. If the local market dictates a deviation from the published cost data, sufficient evidence will be collected and maintained to support such a deviation.
3. **Collection & Use of Income & Expense Information:** Questionnaires will be sent to selected income producing properties during the revaluation year for use in property valuation and appeals.
4. **Quality Assurance Efforts:** The quality of work completed by field personnel and data entry staff will be reviewed and monitored on a regular basis by the assessor or senior staff. In addition, assessment summaries will be monitored for any irregularities.

**H. Land Valuation:**

1. **Rural Land & Use Value:** Market value schedules with any necessary size and location adjustments will be developed by the assessor with DPA assistance as needed. Use value schedules will be developed by the DPA pursuant to current state law.
  2. **Unit of Measure Tables:** UM tables will be used to value residential land from 0 to 14.99 acres (small tracts). DPA assistance may be requested.
  3. **Commercial & Industrial:** Commercial/industrial land, whether urban or rural, will be reviewed and revalued according to current market data. DPA assistance may be requested.
  4. **Quality Control:** The assessor will conduct quality control at all times with a review of randomly selected parcels. Statistical analysis will be utilized to identify outliers and to ensure standard statistical measures are achieved.
- I. Mineral and/or Leaseholds:** Applicable questionnaires will be mailed to identified properties in the revaluation year by the assessor's office. DPA assistance in the valuation of leaseholds or mineral interests may be requested.

J. **Valuation Analysis:** Statistical analysis will be performed by the DPA to ensure final statistics fall within acceptable standards in all categories of properties. Final value correlation will consider all approaches to value with the most applicable being utilized in each instance where sufficient data exists.

K. **Mapping and Ownership:** Mapping and ownership information will be kept as current as reasonably possible during the revaluation year understanding the importance of timely information during revaluation.

L. **New Construction:** New improvements and/or remodeling will be kept as current as reasonably possible during the revaluation year with emphasis on (including, but not limited to): effective year built (EYB) or condition, proration, and accurate OBY data.

M. **Final Value Meeting:** A final value meeting between the assessor's office and the DPA will address all aspects of revaluation. The final analysis will be based upon standard statistical measures of performance. It is understood and acknowledged that the DPA must approve the final product of the revaluation effort.

N. **Hearings (Formal and Informal):** The assessor's staff will be responsible for informal hearings, and it is understood and acknowledged that DPA assistance for informal hearings cannot be guaranteed. Assistance with formal hearings may be requested from the DPA by submitting such requests on a parcel-by-parcel basis directly to the DPA assistant director for field operations.

Is your county currently on the IMPACT system? Yes  No

Do you plan to change to another system? Yes  No

If so, list the name and the date: \_\_\_\_\_

\_\_\_\_\_ Date

**ASSESSOR'S PERSONNEL ASSIGNMENT**

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<b>POSITION # 1</b>	
TITLE	PROPERTY ASSESSOR
NAME	Donna Whitaker
YEARS OF SERVICE	32
PHASE RESPONSIBILITY	ALL PHASES OF THE REAPPRAISAL PROGRAM
<b>POSITION # 2</b>	
TITLE	CHIEF DEPUTY ASSESSOR/COMMERCIAL
NAME	Ken Collins
YEARS OF SERVICE	24
PHASE RESPONSIBILITY	ALL PHASES OF THE REAPPRAISAL PROGRAM Deputy Assessor Level 1
<b>POSITION # 3</b>	
TITLE	OFFICE ADMINISTRATOR/MANAGER
NAME	Misty Fischer
YEARS OF SERVICE	33
PHASE RESPONSIBILITY	ALL PHASES OF OFFICE PROCEDURES Deputy Assessor Level 1
<b>POSITION # 4</b>	
TITLE	MAPPING
NAME	Mike Betley
YEARS OF SERVICE	28
PHASE RESPONSIBILITY	ALL PHASES OF MAPPING PROCEDURES Deputy Assessor Level II
<b>POSITION # 5</b>	
TITLE	MAPPING
NAME	Jackie Musser
YEARS OF SERVICE	7
PHASE RESPONSIBILITY	ALL PHASES OF MAPPING PROCEDURES Deputy Assessor Level 1
<b>POSITION # 6</b>	
TITLE	DEPUTY ASSESSOR/COMMERCIAL
NAME	David Ketron
YEARS OF SERVICE	9
PHASE RESPONSIBILITY	COMMERCIAL APPRAISER/ NEW CONSTRUCTION Deputy Assessor Level 1



<b>POSITION # 7</b>	
TITLE	PERSONAL PROPERTY SPECIALIST
NAME	Stacy Morrell
YEARS OF SERVICE	3
PHASE RESPONSIBILITY	ALL PHASES PERSONAL PROPERTY PROCEDURES Deputy Assessor
<b>POSITION # 8</b>	
TITLE	PERSONAL PROPERTY CLERK
NAME	Vickie Shuttle
YEARS OF SERVICE	2
PHASE RESPONSIBILITY	PERSONAL PROPERTY DATA ENTRY/CLERICAL DUTIES

<b>POSITION # 9</b>	
TITLE	CLERK
NAME	Veronica Rice
YEARS OF SERVICE	
PHASE RESPONSIBILITY	DATA ENTRY/ADDRESS CHANGES
<b>POSITION # 10</b>	
TITLE	DATA ENTRY
NAME	Michelle Houser
YEARS OF SERVICE	22
PHASE RESPONSIBILITY	RESIDENTIAL DATA ENTRY/CLERICAL DUTIES
<b>POSITION # 11</b>	
TITLE	DEPUTY ASSESSOR
NAME	
YEARS OF SERVICE	
PHASE RESPONSIBILITY	RESIDENTIAL APPRAISER/NEW CONSTRUCTION Deputy Assessor
<b>POSITION # 12</b>	
TITLE	DEPUTY ASSESSOR
NAME	Christopher Jones
YEARS OF SERVICE	2
PHASE RESPONSIBILITY	RESIDENTIAL APPRAISER/ NEW CONSTRUCTION
<b>POSITION # 13</b>	
TITLE	DEPUTY ASSESSOR

NAME	Lawrence Akard
YEARS OF SERVICE	24
PHASE RESPONSIBILITY	RESIDENTIAL APPRAISER/ NEW CONSTRUCTION Deputy Assessor Level 1
<b>POSITION # 14</b>	
TITLE	DEPUTY ASSESSOR
NAME	James Hurt
YEARS OF SERVICE	2
PHASE RESPONSIBILITY	RESIDENTIAL APPRAISER/ NEW CONSTRUCTION Deputy Assessor Level 1
<b>POSITION # 15</b>	
TITLE	DEPUTY ASSESSOR
NAME	Charles Rush
YEARS OF SERVICE	8
PHASE RESPONSIBILITY	RESIDENTIAL APPRAISER/ NEW CONSTRUCTION Deputy Assessor Level 1
<b>POSITION # 16</b>	
TITLE	DEPUTY ASSESSOR
NAME	David Francisco
YEARS OF SERVICE	9
PHASE RESPONSIBILITY	PERSONAL PROPERTY, KEYING AND CLERICAL DUTIES
<b>POSITION # 17</b>	
TITLE	DEPUTY ASSESSOR
NAME	Brian Ferguson
YEARS OF SERVICE	3
PHASE RESPONSIBILITY	RESIDENTIAL APPRAISER/ NEW CONSTRUCTION Deputy Assessor
<b>POSITION # 18</b>	
TITLE	DEPUTY ASSESSOR
NAME	Peter Hanson
YEARS OF SERVICE	6
<b>POSITION # 19</b>	
TITLE	DATA ENTRY SPECIALIST
NAME	Wendy Glover
YEARS OF SERVICE	18
PHASE RESPONSIBILITY	DATA ENTRY SPECIALIST

<b>POSITION # 20</b>	
TITLE	DEEDS/ AGRICULTURE SPECIALIST
NAME	Kim Hatcher
YEARS OF SERVICE	13
PHASE RESPONSIBILITY	DEEDS/ AGRICULTURE/ CLERICAL DUTIES DEPUTY
<b>POSITION # 21</b>	
TITLE	MOBILE HOME SPECIALIST/ CLERK
NAME	Melinda Cunningham
YEARS OF SERVICE	19
PHASE RESPONSIBILITY	DATA ENTRY/ CLERICAL DUTIES
<b>POSITION # 22</b>	
TITLE	DEED SPECIALIST
NAME	Sara Nunley
YEARS OF SERVICE	4
PHASE RESPONSIBILITY	DEED SPECIALIST/ SALES VERIFICATION
<b>POSITION # 23</b>	
TITLE	RECEPTIONIST/ CLERK
NAME	Jennifer Ramsey
YEARS OF SERVICE	18
PHASE RESPONSIBILITY	CLERICAL DUTUES
<b>POSITION # 24</b>	
TITLE	REAPPRAISAL COORDINATOR
NAME	Perry Whitaker
YEARS OF SERVICE	20
PHASE RESPONSIBILITY	ALL PHASES OF REAPPRAISAL PROGRAM Deputy Assessor Level II

Signature Page

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\_\_\_\_\_  
ASSESSOR OF PROPERTY (Signature)

\_\_\_\_\_  
DATE

\_\_\_\_\_  
COUNTY MAYOR / EXECUTIVE (Signature)

\_\_\_\_\_  
DATE

\_\_\_\_\_  
CHAIRMAN, COUNTY COMMISSION (Signature)

\_\_\_\_\_  
DATE

**ATTACHED RESOLUTION FOR 2,3,4 OR 5 YEAR CYCLES?**

YES  \_\_\_\_\_ NO \_\_\_\_\_

**DATE SUBMITTED TO STATE BOARD OF EQUALIZATION:**

DATE \_\_\_\_\_

## MEMORANDUM OF UNDERSTANDING

between

Sullivan County and The Division of Property Assessments

DATE:

2/13/25

TO:

Donna Whitaker, Assessor of Property

Richard Venable, County Mayor (or Executive)

RE:

Sullivan County 2 Year Reappraisal Program

<b>FROM:</b>	<b>Tennessee Comptroller of the Treasury Division of Property Assessments</b>
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The purpose of this memorandum of understanding is to clarify the areas of responsibility for all parties involved in the reappraisal of Sullivan County. It is intended to express the requirements needed to successfully complete reappraisal and to define the extent of involvement expected of the Comptroller's Division of Property Assessments. A reappraisal program is defined as the updating of all values in the county by analyzing current information and establishing new tables, models, schedules, rates and depreciation.

Tenn. Code Ann. § 67-5-1601 provides for assessors of property to have the option to reappraise either on a 6- year cycle with an update of values in the third year or to reappraise on a 4- or 5-year cycle with no updates. Tenn. Code Ann. § 67-5-1601 (d) requires the Division of Property Assessments to provide technical assistance to counties during the year of reappraisal. The resources available to the Division of Property Assessments enable them to provide technical assistance to counties during the reappraisal year; however, the amount of division involvement will be determined by the workload resulting from all counties that are scheduled for reappraisal during each year.

**The amount of Division of Property Assessments involvement must be determined and clearly understood prior to the county producing a plan for reappraisal. The assessor of property will prepare a plan that accomplishes reappraisal in accordance**

with standards and procedures prescribed by the Division of Property Assessments. The reappraisal plan must include all specific items identified in this memorandum of understanding.

## **I. County Responsibility**

The assessor of property will be responsible for ensuring that all phases of the reappraisal program are conducted in accordance with Division of Property Assessment's policies and procedures relating to **property valuation, sales verification, appeal defense and statistical standards**. The county must **resolve data quality reports, provide accurate property characteristics, provide adequate data entry, demonstrate its ability to organize and manage a program, provide adequate staffing and provide financial support**.

**A. Property Valuation:** All types of property will be valued following standard procedures.

**1. Residential** - Residential properties will be valued by determining the proper base rate for each residential improvement type in the jurisdiction. The base rates will be developed using sale properties with recently constructed improvements whenever possible to reduce the difficulties of estimating depreciation and to increase the accuracy of the land values. The base rate analysis will consider the new depreciation that will automatically be calculated when the year of reappraisal changes. The assessor of property shall retain all base rate analyses for appeal purposes. Appropriate depreciation and/or effective age will be used to adjust groups of parcels where market evidence supports it. When additional depreciation or effective age changes are used to adjust values, market analysis must be retained to support the adjustments. Individual property characteristics will not be improperly altered to achieve acceptable analysis results. Outbuildings and Yard Items (OBYs) will be valued using standard abbreviations and updated cost tables. The cost tables will be developed from nationally recognized cost services and calibrated to the local market. The assessor of property will retain all necessary supporting documentation for review and appeal purposes. Residential land will be valued using accepted appraisal practices and available computer techniques. All residential market area (neighborhood) delineation codes will be reviewed to determine their accuracy, and the necessary action will be taken to correct any changes indicated by the market since the last reappraisal program.

**2. Rural Land** - Rural land will be valued using standard rural land valuation procedures. Rural sales will be located and verified to determine if they meet the requirements of a valid transaction. All rural sales will be reviewed by the assessor of property or a staff member

with either the buyer, seller, or agent to determine the conditions of the sale and if any adjustments are needed. A rural land sales verification form will be completed on all rural sales. These forms will be maintained in the assessor of property's office for review and use in appeals. Rural land will be valued using the rural land valuation tables. Appropriate sales analysis must be conducted to produce a rural land schedule and to determine all factors affecting value. Areas of the county that cannot be valued using the base rural land schedule will be valued using the rural land schedule adjusted to the appropriate level of value. Land grade maps will be used to determine the appropriate land grade for each parcel. The land grade maps, if not already available, will be constructed by using Natural Resources Conservation Service (NRCS) soil survey information. All maps will be updated to reflect the most current base features such as wooded areas and areas that have been cleared since the last reappraisal program. All rural market area (neighborhood) delineation codes will be reviewed to insure they conform to current market conditions.

**3. Commercial/Industrial Property** - All commercial and industrial property shall be valued using standard valuation procedures. The listing of commercial and industrial properties will be reviewed for accuracy. All commercial property will be reviewed to determine if valuation by the income approach is the most appropriate method. In these instances, it will be necessary to gather sufficient income and expense data from the market to calculate an indication of value by the income approach. Completed income and expense forms will be retained for review and appeal purposes. All income data must be analyzed by making comparisons with like properties such as comparing offices to offices, warehouses to warehouses, and restaurants to restaurants. All commercial sales will be verified to determine if any special circumstances such as personal property or unusual financing are included. Commercial and industrial base rates will be developed for each type of commercial and industrial improvement in the jurisdiction. This is typically accomplished using a combination of local information and a professional cost service. All industrial properties shall be revalued using the most appropriate method, typically the cost approach. All commercial and industrial land will be revalued using the most appropriate unit of comparison, and all pertinent information such as zoning will be indicated on the land valuation maps. All analyses and sales information used to determine the commercial and industrial land values will be retained by the assessor of property for review and appeal purposes. All commercial and industrial market area (neighborhood) delineation codes will be verified to determine if they need to be revised due to changes in the market.

**4. Small Tracts** - Land that does not qualify as a farm and is not part of an organized development is considered a small tract. It is typically valued as an individual unit and priced per unit or per acre. A total countywide small tract analysis must be accomplished in order to determine reasonable values. After the analysis has been accomplished and a pricing guide developed, the existing small tracts are to be reviewed to determine consistency. After making any needed adjustments to improve consistency, the small tracts will be revalued using accepted appraisal practices and any appropriate computer-assisted techniques. The assessor of property will maintain all analyses and sales information used in the valuation of small tracts for review and appeal purposes. All market area (neighborhood) delineation codes that influence the valuation of small tracts will be reviewed to determine accuracy, and any adjustments needed will be made.

**5. Unique Properties** - Usually, unique properties will exist in a county that will require special treatment. These can be lake properties, mobile homes, large industrial complexes, mineral interest, leasehold interest, etc. The reappraisal plan will address these properties and explain how they will be valued.

**B. Sales Verification:** A major element in the success of a reappraisal program is the completeness and accuracy of the sales file. The Division of Property Assessments maintains a publication entitled *Property Assessor's Procedures for Sales Data Collection and Verification* to guide assessors through this process. These procedures will be followed to ensure the necessary accuracy in sales analysis. Any attempt to influence the results of the analysis by inaccurate sales verification must be avoided. The quality of the final statistical analysis depends on the integrity of the sales file, and every effort should be made to ensure its accuracy. The assessor of property will maintain records on the verification of sales for review and appeal purposes.

**C. Appeal Defense:** Any reappraisal program must have the necessary data and information to defend the appraisals. The assessor of property and staff must have the ability to present the value-supporting data in a manner that provides the property owners and appeal boards with the information necessary to understand how and why the value conclusions were determined. The assessor of property and staff will resist making unnecessary changes just to satisfy the property owner when the appraisal is otherwise correct. All elements of the valuation process must consider the appeal process. An effort must be made to maintain sufficient data to defend the values, and this data includes the following: base rate analysis; sales analysis;



cost information; land valuation information; adjustments to sales; income and expense information; and any other information that will be useful in the appeal process.

**D. Statistical Standards for Reappraisal:** The Division of Property Assessments utilizes statistical standards developed by the International Association of Assessing Officers (IAAO) for evaluating the results of reappraisal programs. The reappraisal program should be completed with these standards as the goal. Failure to meet these standards indicate the reappraisal program may be flawed and unacceptable. The standards apply to property by its statutory classification such as residential, commercial/industrial, and farm. Within each classification, properties may be further stratified based on a detailed analysis of the information available. The data used to produce the analysis must be accurate and uninfluenced by personal bias. The discovery of inaccurate data that has an influence on the results of the statistical analysis will be considered in the overall evaluation of the program. If the results of the statistical analysis fail to meet acceptable standards, said results will be reported to the State Board of Equalization for appropriate action.

**E. Data Quality Reports:** Data quality reports include edits that enable the assessor to identify data problems. Since the success of a reappraisal program is determined by the accuracy of the data, each county must identify and resolve errors found on data quality reports. Typically, this information is produced from the assessor of property's computer file and analyzed locally. Counties utilizing the state computer-assisted mass appraisal (CAMA) system may contact Division of Property Assessments staff for assistance as needed to generate data quality reports. Counties operating independent CAMA systems are expected to accomplish this without Division assistance.

**F. Data Entry:** A reappraisal increases the amount of data entry because of changes and adjustments to the file, especially where extensive field reviews are required. Any plan for reappraisal must consider this additional data entry workload.

**G. Organization and Management:** The completion of a successful reappraisal program is dependent upon the ability of the assessor of property to organize work activities and to manage employees throughout the reappraisal cycle. Any reappraisal plan must consider topics including but not limited to: staffing (both in quantity and in assignment of duties), training, quality control, and office space.

**H. Approval for 4-Year and 5-Year Cycles:** The assessor of property in any county that plans a 4- or 5-year reappraisal program must have approval by resolution from the county legislative body. The plan for reappraisal prepared by the assessor of property must be submitted for review to the county executive and the county legislative body. The county legislative body must provide the funding to accomplish the reappraisal program as outlined in the plan for reappraisal.

**II. Division of Property Assessments' Responsibility:**

Tenn. Code Ann. § 67-5-1601 provides that all work (accomplished by the assessor of property) is subject to the supervision and approval of the director of the Division of Property Assessments. The Division of Property Assessments is required to supervise and direct all reappraisal and revaluation programs. The Division of Property Assessments' statutory responsibilities include providing technical assistance and ensuring the accuracy of the reappraisal program. All counties conducting reappraisal programs accept the condition of limited involvement from the Division of Property Assessments and agree to maintain records and provide sufficient data and reports to enable the Division of Property Assessments to evaluate the quality of the reappraisal program.

**A. Technical Assistance:** Technical assistance is provided to a county by staff members of the Division of Property Assessments. The amount of technical assistance to be provided by the Division of Property Assessments will be determined after considering available resources and existing workload of county reappraisal programs scheduled during each year.

**Examples of technical assistance to the assessor's office may include:**

- Residential Base Rate Development
- Residential Analysis
- OBY Cost Tables Development
- Rural Land Schedule Development
- Homesite Analysis
- Commercial & Industrial Base Rate Development
- Income & Expense Analysis
- Commercial Market Analysis
- Industrial Property Appraisal
- Small Tract Sales Analysis
- Small Tract Pricing Guide Development
- Sales Adjustments Determination
- Sales Verification Instruction
- Unique Properties Appeal Preparation
- Data Preparation for Appeals Defense
- Overall Statistical Results Review
- Data Quality Reports Production
- Assessable Mineral Interest Valuation
- Assessable Leasehold Interest Valuation
- On-The-Job Training for Assessor's Staff
- Market Area (Neighborhood) Delineation Codes Review

**B. Modification of Responsibility**

Due to level of expertise, number of staff members, and resources available to the assessor of property, there may be a need to modify areas of responsibility in the memorandum of understanding. The purpose of the modification of responsibility is to provide latitude between the assessor and the division regarding the identified areas of responsibility. The following are specific modifications to this agreement that will be mutually beneficial for both parties and allow for better utilization of resources during the revaluation program:

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**III. Accuracy of Program**

The assessor of property will prepare a final value report at the end of the revaluation year that will give an overview of the reappraisal program and support the value indications. The accuracy of the reappraisal program shall be determined by a review of the supporting documentation for the following: base rate development; land valuation; application of market adjustments; market area (neighborhood) delineation codes analysis; rural land sales analysis; small tract analysis; identification and valuation of unique properties; completeness of the sales file; quality of records developed for appeal defense; results of the statistical analysis; resolution of the data quality reports; and correctness of property characteristic data.

**IV. Computer Appraisal System**

In the event the assessor of property chooses to change the current CAMA system, information regarding the new system and a detailed plan of implementation must be included with the reappraisal plan for approval by the State Board of Equalization.

**V. Failure to Comply**

It is the expressed intent of this memorandum of understanding to provide the county and the Division of Property Assessments with a clear understanding of the responsibility of each party

regarding the completion of the next reappraisal program. It is the intent of the Division of Property Assessments to take whatever action necessary to ensure the accurate and timely completion of the reappraisal program. Failure on the part of the county on any of the items agreed to herein shall result in the reporting of said failure to the State Board of Equalization for appropriate action.

**It is with full understanding that we accept the conditions identified in this memorandum of understanding and accept responsibility to accomplish all items identified herein. We recognize that failure on the part of the county legislative body or the assessor of property to complete the agreed to requirements will result in the action identified herein.**

**County Mayor (or Executive)** \_\_\_\_\_  
*Signature* *Date*

**Assessor of Property** \_\_\_\_\_  
*Signature* *Date*

**Appraisal Manager**  
**Div. of Property Assessments** \_\_\_\_\_  
*Signature* *Date*

**Area Appraisal Manager**  
**Div. of Property Assessments** \_\_\_\_\_  
*Signature* *Date*

**Assistant Director**  
**Div. of Property Assessments** \_\_\_\_\_  
*Signature* *Date*

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

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Item 13  
Resolution No. 2025-02-12

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

**A RESOLUTION TO APPROVE ALLOCATION OF UP TO \$485,533.39 FROM THE OPIOID ABATEMENT TRUST FUND TO TWO NON-PROFIT ORGANIZATIONS HELPING INDIVIDUALS ACHIEVE AND SUSTAIN RECOVERY.**

WHEREAS, Sullivan County received a total of \$727,707.28 on April 22, 2024, from the Abatement Trust Fund (and \$735,949.15 on February 28, 2023); and

WHEREAS, the county shall obligate all funds for specific purpose within a two-year timeframe from date of receipt of such funds; and

WHEREAS, Sullivan County's Opioid Advisory Committee recommends allocating the following amounts from the Abatement Trust Fund & Subdivision Fund, receipts to the following non-profit organizations, leaving a trust fund balance of \$429,370.63.

NOW, THEREFORE, BE IT RESOLVED the Sullivan County Commission meeting in Regular Session this 20th day of February 2025 approves allocation of \$229,477.39 to the Sullivan County Anti-Drug Coalition; and \$256,056.00 to Northeast State Community College. Accounts and codes to be assigned by the Sullivan County Finance Department.

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

Duly adopted 20th day of February 2025.

Reviewed by Chairman: Zane Vanover  
John T. Gardner, Chairman, Sullivan County Commission  
Comm. Zane Vanover, Chairman Pro Tempore

ATTEST: Teresa Jacobs  
Teresa Jacobs, County Clerk

Delivered to the Sullivan County Mayor or his secretary this the 25th day of February, 2025 at or about the following time 9:30 am by the following method: Hand delivered

Teresa Jacobs  
Teresa Jacobs, County Clerk

CONTINUED

ACTION BY MAYOR

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

Reviewed and VETOED by Mayor, Sullivan County: \_\_\_\_\_  
Mayor, Sullivan County

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

\_\_\_\_\_

\_\_\_\_\_  
Mayor, Sullivan County

Sponsor: Commissioner Joyce Crosswhite  
Cosponsors: Commissioner Darlene Calton; Commissioner Travis Ward; Commissioner Archie  
Pierce; Commissioner Joe Carr, Commissioner Larry Crawford,

Actions: 02/13/25 To be heard on 02/20/25 at regular session with a request for Consent  
02/20/25 Approved on Consent 21 Yes, 3 Absent

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

681

Item 14  
Resolution No. 2025-02-13

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

**RESOLUTION TO ESTABLISH THE SULLIVAN COUNTY COMMISSION PARK PERFORMANCE REVIEW & BEST PRACTICES PLAN.**

WHEREAS the county's operation of Observation Knob Park has proven over its history to incur cyclical periods of growth and/or stagnation and/or distress; and

WHEREAS changes made to the park's management and operations policy in recent years have to date has brought positive changes to both the revenues and use of the park by county residents; and

WHEREAS the county is entering a new contract with the Tennessee Valley Authority for use of the land the park occupies for another 30 years beginning in this year of 2025; and

WHEREAS the current 2022-2026 Board of Sullivan County Commissioners wishes to put in place a process to ensure future commissions remain up to date on park operations, including timely reviews of costs and revenues associated with the park's operation with a goal of preventing or correcting situations prior to any resulting downturns in revenue in order to limit or eliminate added burden to the county taxpayers.

NOW, THEREFORE BE IT RESOLVED THE BOARD OF COMMISSIONERS OF SULLIVAN COUNTY, MEETING IN REGULAR SESSION FEBRUARY 20<sup>TH</sup> 2025 INSTITUTES THE SULLIVAN COUNTY COMMISSION PARK PERFORMANCE REVIEW & BEST PRACTICE PLAN, WHICH SHALL REQUIRE A COMPREHENSIVE REVIEW OF THE COST AND BENEFITS OF CONTINUED COUNTY-OPERATION OF OBSERVATION KNOB PARK, SUCH REVIEWS OCCURRING NO LESS THAN ONCE EVERY THREE SEASONS OF PARK OPERATION, THUS ASSURING EACH SUBSEQUENT FOUR-YEAR-TERM BOARD OF COMMISSIONERS OF SULLIVAN COUNTY CONSIDER AT LEAST ONCE DURING ITS TENURE PERFORMANCE OF THE PARK.

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

Duly adopted \_\_\_\_ day of \_\_\_\_\_ 2025.

Reviewed by Chairman: \_\_\_\_\_

John T. Gardner, Chairman, Sullivan County Commission

Comm. Zane Vanover, Chairman Pro Tempore

ATTEST: \_\_\_\_\_

Teresa Jacobs, County Clerk

**CONTINUED**

Delivered to the Sullivan County Mayor or his secretary this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ at or about the following time \_\_\_\_\_ by the following method: \_\_\_\_\_.

\_\_\_\_\_  
Teresa Jacobs, County Clerk

**ACTION BY MAYOR**

Reviewed and ACCEPTED by Mayor, Sullivan County: \_\_\_\_\_  
Mayor, Sullivan County

Reviewed and VETOED by Mayor, Sullivan County: \_\_\_\_\_  
Mayor, Sullivan County

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

\_\_\_\_\_  
Mayor, Sullivan County

Sponsor: Commissioner Cheryl Harvey  
Cosponsors: Commissioner Matt Slagle; Commissioner Jessica Means  
Actions: 02/13/25 To be heard on 02/20/25 at regular session. 02/20/25 1<sup>st</sup> Reading



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

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Item 15  
Resolution, No. 2025-02-14

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

**RESOLUTION TO ESTABLISH APPROPRIATION PLAN WITHIN THE SULLIVAN COUNTY BUDGET TO PROVIDE UP TO \$200,000 PER YEAR FOR FUNDING ASSISTANCE, AT THE DISCRETION OF THE SULLIVAN COUNTY COMMISSION ON A CASE-BY-CASE BASIS, TO ORGANIZATIONS IN THE COUNTY WHICH DIRECTLY HELP SULLIVAN COUNTY RESIDENTS THROUGH COMMUNITY SERVICE PROGRAMS.**

WHEREAS historically, the Sullivan County Commission has included funding for nonprofit organizations in the county's annual fiscal year budget; and

WHEREAS the total amount of dollars spent to assist nonprofit organizations, as well as the number of organizations seeking and receiving county funding has grown; and

WHEREAS during the 2024-2025 FY Budget Development Process the Commission's Administrative Committee voted to reduce funding to all such organizations by half (50%) compared to the 2023-2024 FY Budget; and

WHEREAS development of the 2025-2026 FY Budget is in its early stages and there is discussion of zeroing out all county funding to nonprofit organizations; and

WHEREAS instead, a change in process would better benefit the county, the nonprofits in question and county residents, and promote (rather than destroy) the goodwill brought upon Sullivan County for continued partnership with those working in community service to help others; and

WHEREAS county funding not only directly helps nonprofit organizations, but also helps, perhaps more so, indirectly, as "seed money" by providing proof to other potential donors that the organizations have the support and confidence of Sullivan County.

**NOW, THEREFORE, BE IT RESOLVED** the Sullivan County Commission approves: establishment of a Community Assistance Appropriation Plan; allocation of \$200,000 within the General Fund for use in fulfilling the Plan's mission for the 2025-2026 fiscal year; and

**FURTHER BE IT RESOLVED** disbursement from the new account will be considered on a case-by-case basis by the Sullivan County Commission or its designee (including an existing or created committee of the Commission) and consideration of requests for funding will take place only after the completion and approval of the 2025-2026 fiscal year, and/or after FY26 begins July 1, 2025, whichever last occurs.

Duly adopted \_\_\_\_ day of \_\_\_\_\_ 2025.

**CONTINUED**

Reviewed by Chairman: \_\_\_\_\_  
~~John T. Gardner, Chairman, Sullivan County Commission~~  
Comm. Zane Vanover, Chairman Pro Tempore

ATTEST: \_\_\_\_\_  
Teresa Jacobs, County Clerk

Delivered to the Sullivan County Mayor or his secretary this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ at or about the following time \_\_\_\_\_ by the following method: \_\_\_\_\_.

\_\_\_\_\_  
Teresa Jacobs, County Clerk

**ACTION BY MAYOR**

Reviewed and ACCEPTED by Mayor, Sullivan County: \_\_\_\_\_  
Mayor, Sullivan County

Reviewed and VETOED by Mayor, Sullivan County: \_\_\_\_\_  
Mayor, Sullivan County

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

\_\_\_\_\_  
Mayor, Sullivan County

Sponsor: Commissioner Cheryl Harvey  
Cosponsors: Commissioner Gary Stidham, Commissioner Darlene Calton, Commissioner Joyce Crosswhite

Actions: 02/13/25 To be heard on 02/20/25 at regular session. 02/20/25 1<sup>st</sup> Reading

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

685

Item 16  
Resolution No. 2025-02-15

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

**RESOLUTION TO AMEND THE FY 2024-2025 SULLIVAN COUNTY CORRECTIONS BUDGET TO APPROVE 30 OF THE NEEDED 59 FULL-TIME EMPLOYEES AND APPROPRIATE FUNDING TO STAFF THE NEW SULLIVAN COUNTY JAIL EXPANSION, WHICH IS PROJECTED TO BE FULLY OPEN BY DECEMBER 2025.**

**WHEREAS** the increase of bed capacity to 1,403 requires additional staff to ensure safe and effective management of the larger inmate population. With more inmates, there is a need for more correctional officers to maintain security and order as well as more medical staff to address the increased demand for healthcare services; and

**WHEREAS** the Sullivan County Sheriff's Office Corrections Division had determined that there is an understaffing of officers and medical staff, and to provide adequate protection to the officers, civilian staff, inmates and the public, additional staffing is recommended; and

**WHEREAS** with an increase in staff within the Sheriff's Office Corrections Division, the protection of officers, civilian staff, inmates and the public can be more effectively accomplished, as more personnel will be required to manage the increased inmate population and maintain safety of the facility; and

**WHEREAS** the Sullivan County Board of Commissioners has the authority to provide the necessary resources to the Sullivan County Sheriff's Office for safety and protection; and

**WHEREAS** the Sullivan County Corrections budget will be increased to accommodate 30 additional Corrections staff positions at a total estimated cost of \$804,266.76.

**NOW, THEREFORE BE IT RESOLVED** the Board of Commissioners of Sullivan County, meeting in regular session on February 20, 2025, approves the hiring of up to 30 new employees for the Sullivan County Sheriff's Office Corrections Division beginning April 1 and throughout the final quarter of Fiscal Year 2024-2025 and appropriates up to the amount necessary to Amend the Current Fiscal Year Budget to cover the cost of the new employees for the three-month period that is the final quarter of Fiscal Year 2024-2025. Account codes and amounts to be determined by the Sullivan County Finance Department.

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

Duly adopted 20th day of February 2025.

**CONTINUED**

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

Comm. Zane Vanover, Chairman Pro Tempore

ATTEST: Teresa Jacobs  
Teresa Jacobs, County Clerk

Delivered to the Sullivan County Mayor or his secretary this the 25<sup>th</sup> day of February, 2025 at or about the following time 9:30 am by the following method: Hand delivered  
Teresa Jacobs  
Teresa Jacobs, County Clerk

**ACTION BY MAYOR**

Reviewed and ACCEPTED by Mayor, Sullivan County: Richard S. Venalide  
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: CHERYL HARVEY**  
**COSPONSORS: DARLENE CALTON; GARY STIDHAM; ZANE VANOVER; DWIGHT KING**  
Actions: 02/13/25 To be heard on 02/20/25 at regular session. 02/20/24 Approved on Waiver of Rules 20 Yes, 1 No, 3 Absent

## Agenda subject voting report

Meeting name

Sullivan County Commission February 20 2025

2/20/2025

14 Item 16 Resolution No. 2025-02-15 Sponsors: Harvey/Calton  
Vote

687

**Description**

RESOLUTION TO AMEND THE FY 2024-2025 SULLIVAN COUNTY CORRECTIONS BUDGET TO APPROVE 30 OF THE NEEDED 59 FULL-TIME EMPLOYEES AND APPROPRIATE FUNDING TO STAFF THE NEW SULLIVAN COUNTY JAIL EXPANSION, WHICH IS PROJECTED TO BE FULLY OPEN BY DECEMBER 2025.

**Chairman**

Venable, Richard

**Total vote result**

**Voting start time** 6:54:31 PM  
**Voting stop time** 6:54:47 PM  
**Voting configuration** Vote  
**Voting mode** Open  
**Vote result**

Yes	20
Abstain	0
No	1
Total Present	21
Absent	3

**Group voting result**

Group	Yes	No	Absent
No group	20	1	0
<b>Total result</b>	<b>20</b>	<b>1</b>	<b>0</b>

**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*  
*Board of County Commissioners*  
*245<sup>th</sup> Annual Session*

688

Item 17  
Resolution No. 2025-02-16

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

**RESOLUTION TO CREATE A COMMITTEE TO REVIEW, REVISE AND AMEND THE SULLIVAN COUNTY COMMISSION'S LOCAL RULES OF PROCEDURE.**

**WHEREAS** the Sullivan County Commission meets regularly and wishes to do so in an orderly manner by following all applicable state laws and regulations, while continuing to also maintain its own Rules of Procedure; and


**WHEREAS** the Commission's own Rules of Procedure are worthy of a review, including possible revisions and/or amendments.

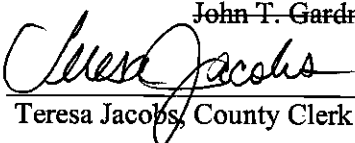
**NOW, THEREFORE BE IT RESOLVED** the Board of Commissioners of Sullivan County, meeting in regular session on February 20, 2025, authorizes creation of an ad hoc committee for the purpose of performing a review of the county legislative body's Rules of Procedure; and

**FURTHER BE IT RESOLVED** such committee shall consist of eight members and be charged with beginning the review no later than March of 2025, and to bring back recommendations for any revisions or amendments to said rules, taking such time as the committee determines necessary to achieve this task.

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

Duly adopted 20<sup>th</sup> day of February 2025.

Reviewed by Chairman:   
John T. Gardner, Chairman, Sullivan County Commission  
Comm. Zane Vanover, Chairman Pro Tempore

ATTEST:   
Teresa Jacobs, County Clerk

**CONTINUED**

Item 17  
Resolution No. 2025-02-16

Delivered to the Sullivan County Mayor or his secretary this the 25<sup>th</sup> day of February, 2025, at or about the following time 4:30 am by the following method: Hand Delivered

Teresa Jacobs  
Teresa Jacobs, County Clerk

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

Reviewed and VETOED by Mayor, Sullivan County: \_\_\_\_\_  
Mayor, Sullivan County

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

\_\_\_\_\_  
Mayor, Sullivan County

**SPONSOR: COMMISSIONER MATT SLAGLE**  
**COSPONSORS: COMMISSIONER MARK IRESON**  
Actions: 02/13/25 To be heard on 02/20/25 at regular session. 02/20/25 Approved Waiver of Rules  
21 Yes, 3 Absent

## Agenda subject voting report

Meeting name

Sullivan County Commission February 20 2025

2/20/2025

15 Item 17 Resolution No. 2025-02-16 Sponsors: Slagle/Ireson  
Vote

690

**Description**

RESOLUTION TO CREATE A COMMITTEE TO REVIEW, REVISE AND AMEND THE SULLIVAN COUNTY COMMISSION'S LOCAL RULES OF PROCEDURE.

**Chairman**

Venable, Richard

**Total vote result**

**Voting start time** 6:59:01 PM  
**Voting stop time** 6:59:17 PM  
**Voting configuration** Vote  
**Voting mode** Open  
**Vote result**

Yes	21
Abstain	0
No	0
Total Present	21
Absent	3

**Group voting result**

Group	Yes	Absent
No group	21	0
<b>Total result</b>	<b>21</b>	<b>03</b>

**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  
Board of County Commissioners  
245th Annual Session*

691

Item 18  
Motion 2025-02-01

Motion to amend Resolution 2024-11-03 to add the following language before “Now Therefore Be It Resolved.”

WHEREAS, the BRIDGE has emerged as the only volunteer to serve the regional needs as the third-party agent for the purposes of negotiating the Minimum Revenue Guarantee (MRG); and

WHEREAS, the BRIDGE will provide:

- (1) An Invoice from BRIDGE to Sullivan County for each period described in the airline payment request per the MRG
- (2) Processing of MRG funds and payments to the airline
- (3) Updates to the Sullivan County Commission as requested; and

WHEREAS, supporting the Minimum Revenue Guarantee (MRG) for expanding air service will in turn support increased tourism in Sullivan County and surrounding communities.

NOW THEREFORE BE IT RESOLVED that the Sullivan County Commission hereby designates \$10,000 a month from the hotel /motel tax revenues over two years (a total of \$240,000) to assist funding the Minimum Revenue Guarantee to incentivize new passenger service routes; and

BE IT FURTHER RESOLVED, that these funds will be held by Sullivan County, in accounts determined by the Sullivan County Finance Department until an Invoice is received from BRIDGE for each period described in the airline payment request per the Minimum Revenue Guarantee. These funds will only be used for the air service project per the Minimum Revenue Guarantee and will not fund any portion of the BRIDGE’s general fund, operating expenses or other projects; and,

BE IT FURTHER RESOLVED, BRIDGE will not request any of the designated funds unless a signed agreement is in place with an airline. The agreement is called a Minimum Revenue Guarantee (MRG). The start date of the Minimum Revenue Guarantee is yet to be determined. If no Minimum Revenue Guarantee contact is achieved, none of these designated funds will be spent on this project; and,

BE IT FURTHER RESOLVED, the \$10,000 per month for this resolution will come from Hotel/Motel tax funds from the unincorporated areas of Sullivan County and the Local Occupancy (Vrbo/Airbnb) properties first. The \$10,000 per month will be set aside prior to the distribution of Hotel/Motel Tax Funds described in Resolution No. 2024-11-08.

(Letter from BRIDGE to the Sullivan County Commission, dated 01-16-2025, will be included with this resolution.)

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

Duly adopted 20th day of February 2025.

Reviewed by Chairman: Zane Vanover

John T. Gardner, Chairman, Sullivan County Commission  
Comm. Zane Vanover, Chairman Pro Tempore

ATTEST: Teresa Jacobs  
Teresa Jacobs, County Clerk

Delivered to the Sullivan County Mayor or his secretary this the 25<sup>th</sup> day of February, 2025 at or about the following time 9:30 am by the following method: Hand delivered

Teresa Jacobs  
Teresa Jacobs, County Clerk

**ACTION BY MAYOR**

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

Reviewed and VETOED by Mayor, Sullivan County: \_\_\_\_\_  
Mayor, Sullivan County

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

\_\_\_\_\_  
Mayor, Sullivan County

**SPONSOR: Commissioner Mark Ireson**

Actions: On February 13, 2025, Commissioner Ireson requested inclusion in February 20, 2025 Agenda in order to give advance notice of intent to make motion. 02/20/24 Commissioner Ireson made the above motion to amend Resolution 2024-11-03 03 to add the above referenced language before "Now Therefore Be It Resolved." 2<sup>nd</sup> by Crosswhite, Jones and Crawford. Approved 17 Yes, 4 No, 3 Absent

## Agenda subject voting report

Meeting name

Sullivan County Commission February 20 2025

2/20/2025

16 Item 18 Resolution No. 2025-02-17 Sponsors: Ireson  
Vote

**Description**

MOTION TO AMEND RESOLUTION 2024-11-03 TO ADD THE FOLLOWING LANGUAGE BEFORE "NOW THEREFORE BE IT RESOLVED."

693

**Chairman**

Venable, Richard

**Total vote result:**

**Voting start time** 7:02:55 PM  
**Voting stop time** 7:03:11 PM  
**Voting configuration** Vote  
**Voting mode** Open  
**Vote result**

Yes	17
Abstain	0
No	4
Total Present	21
Absent	3

**Group voting result**

Group	Yes	No	Absent
No group	17	4	0
<b>Total result</b>	<b>17</b>	<b>4</b>	<b>0</b>

**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			



# BRIDGE

Building Regional Investment,  
Development, Growth, & Engagement

694

Julie Bennett  
Chair, BRIDGE  
10431 Wallace Alley Street  
Kingsport, TN 37663

January 16, 2025

Board of Commissioners of Sullivan County  
John Gardner, Chair  
Sullivan County Courthouse  
3411 Hwy 126  
Blountville, TN 37617

Dear Chairman Gardner and members of the Board of Commissioners:

BRIDGE, a privately funded non-profit 501 (c) 6 regional economic development organization, is honored to have been granted the opportunity by the Tri-Cities Airport Authority to act in support of the airport's goal of increasing passenger air service. The Sullivan County Board of Commissioners' November 21, 2024 vote to support this effort showed vision, forethought, and a commitment to the airport and its goals, and both BRIDGE and the airport appreciate that support of this effort.

Since that vote, questions have been raised regarding the process and mechanisms by which the funding you approved will be implemented in service of the airport's goals. On behalf of the full BRIDGE board, I thank you for the opportunity to clarify this.

1. All funds provided by Sullivan County will be held by Sullivan County until BRIDGE provides an invoice based on the Minimum Revenue Guarantee (MRG).
2. BRIDGE will use the funds only for the air service project per the MRG and will not use any portion of the funds for BRIDGE's general fund, operating expenses or other projects. BRIDGE has paid for the air service consultant, Mead & Hunt.
3. BRIDGE will not request any of the designated funds unless a signed agreement is in place with an airline. The agreement is called a Minimum Revenue Guarantee (MRG).
4. BRIDGE will provide:
  - a. Invoice from BRIDGE to Sullivan County for each period described in the airline payment request per the MRG.
  - b. Processing of MRG funds and payment to airline.
  - c. Updates to the commission as requested.
5. Sullivan County to provide a commitment via resolution that funds the air service project and names BRIDGE as the recipient of the funds for the purpose of working directly with the airline.
6. Start date to be determined in the MRG with a goal of starting in the second quarter of 2025.



# BRIDGE

Building Regional Investment,  
Development, Growth, & Engagement

695

We hope this answers the questions that have been raised since the passage of Resolution No. 2024-11-03 to your satisfaction. We look forward to working with other public and private parties in funding the rest of the MRG with the assurance that Sullivan County has led the way in support of the airport and its goals.

Sincerely,

A handwritten signature in cursive script that reads "Julie P. Bennett".

Julie Bennett  
Chair, BRIDGE

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

696

Item 19  
Resolution No. 2025-02-18

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

RESOLUTION TO AUTHORIZE INSTALLATION OF A *DIRECT CURRENT FAST CHARGING STATION* AT BLOUNTVILLE WITH THE REQUIRED 3-PHASE POWER SYSTEM AND ENTER INTO AN AGREEMENT WITH *RURAL REIMAGINED TENNESSEE TECH UNIVERSITY*.

**WHEREAS**, Tennessee Technological University (Tennessee Tech) is conducting a U.S. Department of Energy-supported Plug-in Electric Vehicle (PEV) demonstration project called *Rural Reimagined EV Charging Network Program*; and

**Whereas**, *Direct Current Fast Charging Station* (DCFC) stations are currently available in TTU's program, Sullivan County meets the competitive criteria to satisfy the requirements of the program, 3-Phase Power, High Visibility, Close to Interstate, Ease of Accessibility, Visitors Center, Bristol Motor Speedway Major Tourism Asset, Tourist have assets and areas of interest to visit during charging, the site according to Associate Professor, Department of Mechanical Engineering seems suitable for selection, and form completed and submitted; and

**Whereas**, the Director of Sullivan County Department of Archives and Tourism met with First Tennessee Development District Rural Planning Coordinator to discuss and identify suitable Site Host Program Locations; and

**Whereas**, passing this resolution is vital in securing the County Seat of Blountville as a designated area as a *Direct Current Fast Charging Station* Location; and

**Whereas**, Sullivan County Government will implement the necessary components needed for the site to be successful and best experience for visitors and locals alike; and

**Whereas**, consumers/users of the DCFC will pay per occurrence/charge.

**NOW THEREFORE BE IT FURTHER RESOLVED THAT** the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby authorizes the expenditure up to \$25,000 to properly install a *Direct Current Fast Charging Station* with the required 3-Phase Power system, and enter into an agreement with *Rural Reimagined Tennessee Tech University*. Funding and Accounts to be Assigned by the Finance and Administration Director's 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**

CONTINUED

Duly adopted \_\_\_\_ day of \_\_\_\_\_ 2025.

697

Item 19  
Resolution No. 2025-02-18

Reviewed by Chairman: \_\_\_\_\_  
~~John T. Gardner, Chairman, Sullivan County Commission~~  
Comm. Zane Vanover, Chairman Pro Tempore

ATTEST: \_\_\_\_\_  
Teresa Jacobs, County Clerk

Delivered to the Sullivan County Mayor or his secretary this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ at or about the following time \_\_\_\_\_ by the following method: \_\_\_\_\_.

\_\_\_\_\_  
Teresa Jacobs, County Clerk

**ACTION BY MAYOR**

Reviewed and ACCEPTED by Mayor, Sullivan County: \_\_\_\_\_  
Mayor, Sullivan County

Reviewed and VETOED by Mayor, Sullivan County: \_\_\_\_\_  
Mayor, Sullivan County

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

\_\_\_\_\_  
Mayor, Sullivan County

**SPONSOR: Commissioner Joyce Crosswhite**  
**COSPONSORS: Commissioner Michael Cole; Commissioner Gary Stidham; Commissioner Tony Leonard**

Actions: Introduced 02/20/25 at regular session, waiver of rules requested. 02/20/25 Failed 8 Yes, 13 No, 3 Absent

## Agenda subject voting report

Meeting name

Sullivan County Commission February 20 2025

2/20/2025

17 Item 19 Resolution No. 202-02-18 Sponsors: Crosswhite/Cole  
Vote

698

**Description**

RESOLUTION TO AUTHORIZE INSTALLATION OF A DIRECT CURRENT FAST CHARGING STATION AT BLOUNTVILLE WITH THE REQUIRED 3-PHASE POWER SYSTEM AND ENTER INTO AN AGREEMENT WITH RURAL REIMAGINED TENNESSEE TECH UNIVERSITY.

**Chairman**

Venable, Richard

**Total vote result**

**Voting start time** 6:25:09 PM  
**Voting stop time** 6:25:29 PM  
**Voting configuration** Vote  
**Voting mode** Open  
**Vote result**

Yes	8
Abstain	0
No	13
Total Present	21
Absent	3

**Group voting result**

Group	Yes	No	Absent
No group	8	13	0
<b>Total result</b>	<b>8</b>	<b>13</b>	<b>0 3</b>

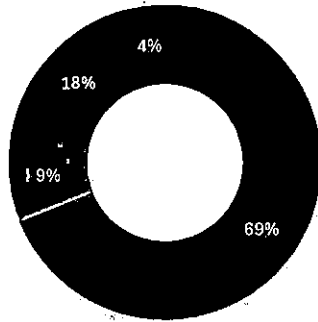
**Individual voting result**

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 Trustee Tax Relief Comparison

## 2024 Tax Relief Submissions



### 2024 SUBMITTED:

Elderly - 2768  
 Disabled - 354  
 Disabled Veteran - 727  
 Dis.Veteran Widow(er) - 163

**Submissions = 4012**  
 as of Feb 18, 2025

Potential Increase from Prior Year  
 17.2%

### 2023 PAID OUT:

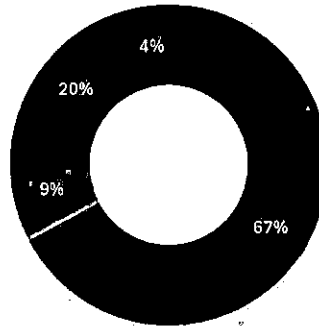
Elderly - 2303  
 Disabled - 307  
 Disabled Veteran - 664  
 Dis.Veteran Widow(er) - 150

**Total Recipients = 3424**

Increase from Prior Year  
 5.9%

Paid by State = \$848,592  
 Paid by County = \$228,725

## 2023 Tax Relief Recipients



### 2022 PAID OUT:

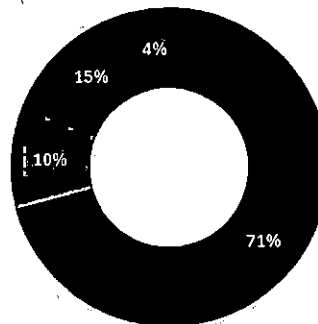
Elderly - 2292  
 Disabled - 333  
 Disabled Veteran - 489  
 Dis.Veteran Widow(er) - 120

**Total Recipients = 3234**

Increase from Prior Year  
 4.6%

Paid by State = \$957,060

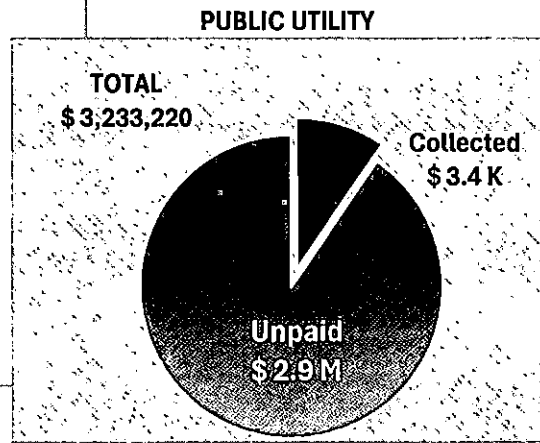
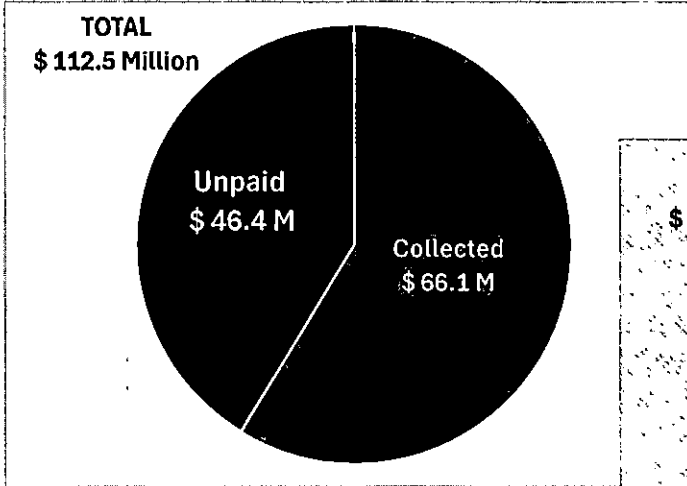
## 2023 Tax Relief Recipients



Sullivan County Trustee  
Tax Collection Comparison  
As of February 18th

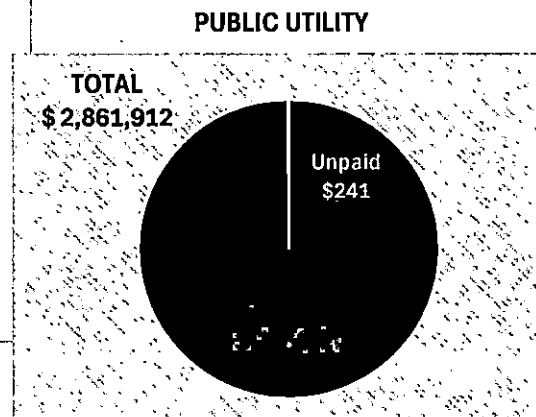
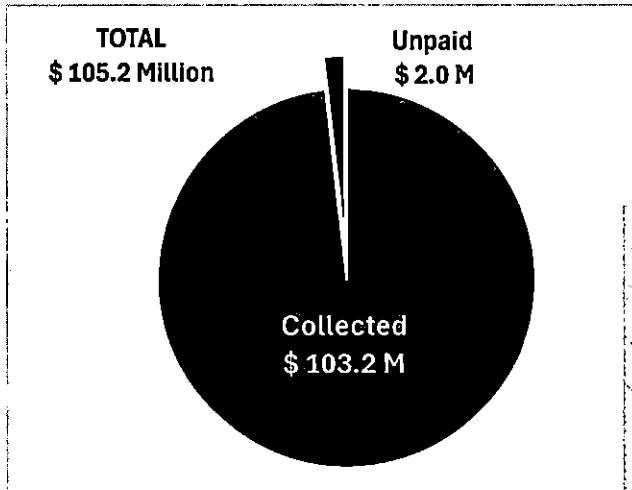
2024 Tax Year

Personal & Real Property Taxes



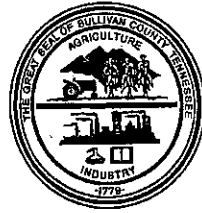
2023 Tax Year

Personal & Real Property Taxes



# *Sullivan County*

701



**AND THEREUPON COUNTY COMMISSION ADJOURNED AT 7:05 P.M. UPON MOTION MADE BY COMMISSIONER CALTON TO MEET AGAIN IN WORK SESSION ON MARCH 13, 2025.**

A handwritten signature in cursive script, reading "Zane Vanover".

---

**COMM. ZANE VANOVER**

**CHAIRMAN PRO TEMPORE**