

COUNTY COMMISSION-WORK SESSION

FEBRUARY 13, 2025

BE IT REMEMBERED THAT:

COUNTY COMMISSION MET PURSUANT TO ADJOURNMENT IN MONTHLY WORK SESSION OF THE SULLIVAN COUNTY BOARD OF COMMISSIONERS THIS THURSDAY EVENING, FEBRUARY 13, 2025, AT 6:00 P.M. IN BLOUNTVILLE, TENNESSEE. PRESENT AND PRESIDING WAS CHAIRMAN JOHN GARDNER AND TERESA JACOBS, COUNTY CLERK OF SAID BOARD OF COMMISSIONERS,

TO WIT:

The Commission was called to order by Chairman John Gardner, Officer Joyner opened the commission and Commissioner Means gave the invocation. The pledge to the flag was led by Commissioner Travis Ward.

COMMISSIONERS PRESENT AND ANSWERING ROLL WERE AS FOLLOWS:

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

22 PRESENT, 2 ABSENT
ABSENT AT ROLL CALL: HORNE, MCMURRAY

The following pages indicate the action taken by the Commission on rezoning requests for the month of February, 2025.

Agenda subject voting report

Meeting name

Sullivan County Work Session February 13 2025

2/13/2025

2 Roll Call by Teresa Jacobs, County Clerk
Roll Call

463

Description Roll Call
Chairman Venable, Richard

Total vote result
Voting start time 6:08:49 PM
Voting stop time 6:09:29 PM
Voting configuration Roll Call - Attendances
Voting mode Open
Vote result

Present	22
Total Present	22
Total Seats	28
Absent	2

Group voting result

Group	Yes	Absent
No group	22	0
Total result	22	0

Individual voting result

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

SULLIVAN COUNTY
Board of County Commissioners
Order of Business
February 13, 2025
6:00 p.m.

464

REZONING HEARING

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

Item 1 Resolution No. 2025-01-01

Sponsors: Calton/Hayes

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

- Case #1: Rezoning Request from R-1 to R-2, Tammy Reagan, Sharps Hollow Road, Bluff City (District 4)

Public Comment on Reagan Request

Vote on Boyle Rentals Request

- Case #2: Rezoning Request from A-1 to R-1, Arnold Family, Sinking Springs Rd, Bristol (District 1)

Public Comment on Arnold Family

Vote on Arnold Family Request

- ❖ Adjournment of Rezoning Hearing

Sullivan County
Board of County Commissioners
245th Annual Session

Item 1
Resolution No. 2025-02-01

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 13th day of February 2025.

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

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

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

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

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

Duly passed and approved this 13th day of February 2025.

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

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

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

Teresa Jacobs
County Clerk, Sullivan County

CONTINUED

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

Introduced by: Commissioner Darlene Calton

Seconded by: Commissioner David Hayes

2025-02-01 ACTIONS: Introduced at rezoning requests public hearing meeting, February 13, 2025
for vote. – JHO III 02/13/24 Approved 22 Yes, 2 Absent

Agenda subject voting report

Meeting name

Sullivan County Work Session February 13 2025

2/13/2025

10. Item 1 Resolution 2025-02-01 Sponsors: Calton/Hayes
Vote

467

Description

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

Chairman

Venable, Richard

Total vote result

Voting start time 6:09:57 PM
Voting stop time 6:10:21 PM
Voting configuration Vote
Voting mode Open
Vote result

Yes	22
Abstain	0
No	0
Total Present	22
Absent	2

Group voting result

Group	Yes	Absent
No group	22	0
Total result	22	0

Individual voting result

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

Agenda subject voting report

Meeting name

Sullivan County Work Session February 13 2025

2/13/2025

91 Rezoning Request
Vote

468

Description

Case 1 – Tammy Reagan
281 Sharps Hollow Road Bluff City TN
R-1 to R-2
4th Commissioner District

Chairman

Venable, Richard

Total vote result

Voting start time 6:13:03 PM
Voting stop time 6:13:23 PM
Voting configuration Vote
Voting mode Open
Vote result

Yes	22
Abstain	0
No	0
Total Present	22
Absent	2

Group voting result

Group	Yes	Absent
No group	22	0
Total result	22	0

Individual voting result

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

Agenda subject voting report

Meeting name

Sullivan County Work Session February 13 2025

2/13/2025

469

Agenda subject voting report

Meeting name

Sullivan County Work Session February 13 2025

2/13/2025

93 Rezoning Request
Vote

470

Description Case 2 – Arnold Family
Sinking Springs Road
A-1 to R-1
1st Commissioner District

Chairman Venable, Richard

Total vote result	
Voting start time	6:15:11 PM
Voting stop time	6:15:33 PM
Voting configuration	Vote
Voting mode	Open
Vote result	

Yes	22
Abstain	0
No	0
Total Present	22
Absent	2

Group voting result

Group	Yes	Absent
No group	22	0
Total result	22	0

Individual voting result

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

Agenda subject voting report

Meeting name

Sullivan County Work Session February 13 2025

2/13/2025

471

PETITION TO SULLIVAN COUNTY FOR REZONING

473

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

Date: 11/14/24

Property Owner: Tammy Reagan

Address: 281 Sharps Hollow Rd Bluff City TN 37618

Phone number: 423-340-0253

Email: Tammyreagan57@gmail.com

Property Identification

Tax Map: 083

Group: -

Parcel: 09102

Zoning Map:

Zoning District: R-1

Proposed District: R-2

Civil District: 03

Property Location: 281 Sharps Hollow Rd Bluff City TN

Commission District: 4

Purpose of Rezoning: - R2 to place single mobile home

Meetings

Planning Commission: Sullivan County

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

Date: 01-21-2025

Time: 6:00 PM

Approved:

Denied:

County Commission:

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

Date: 02.13.2025

Time: 6:00 PM

Approved:

APPROVED 22 YES, 2 ABSENT

Denied:

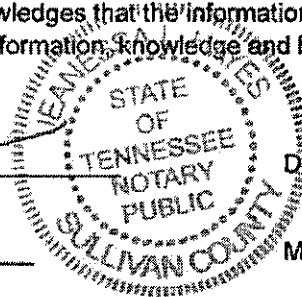
DEED RESTRICTIONS

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

Owner's Signature: [Signature]

Date: 11/16/24

Notary Public: [Signature]



My Commission Expires: 12/28/26

F1. REZONING REQUEST FROM R-1 TO R-2

FINDINGS OF FACT –

Property Owners: Tammy Reagan
Applicants: same
Representative: same
Location: 281 and 289 Sharps Hollow Road, Bluff City
Civil district: 3rd
Commission District: 4th
Parcel ID: Tax Map 083, Parcel 091.02
Surveyor: Cross Land Surveying, Steven Cross RLS
Engineer: n/a
PC1101 Growth Boundary: Sullivan County Rural Area
Utility District: South Fork Utility District
Public Sewer: not available
Existing Zoning: R-1
Surrounding Zoning: R-1 and A-1
Proposed Zoning: R-2
Purpose of Rezoning: To be able to subdivide into ½ acre lots, which is not allowed in A-1
SC Long-Range Plan: 2006-2026 – Future Land Use Plan as Low Density Residential
Public Oppositions: none received prior to meeting

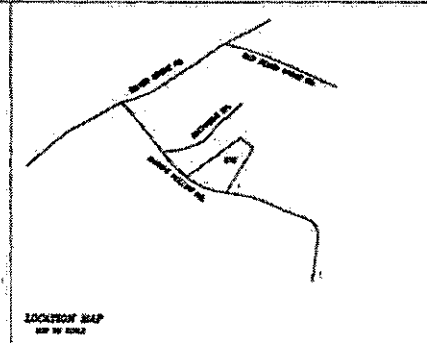
Staff Field Notes and General Comments:

- Ms. Reagan has requested her property to be rezoned to a district that allows a singlewide mobile home. The districts that allow for this type of housing are: A-1, R-2, and R-3. The current zoning of R-1 does not.
- She has submitted a subdivision plat of her property to divide her home and a new vacant lot for her daughter's singlewide manufactured home.
- The surrounding zoning districts are A-1 and R-1. Staff could not recommend the A-1 zoning district as an option as the agricultural district requires a minimum of one-acre lot sizes.
- Comparison:
 - A-1 allows for site-built homes, modular homes and manufactured housing (singlewides) with one dwelling per one acre lot
 - R-1 allows for site-built homes, modular homes but does not allow for manufactured housing (singlewides) with one dwelling per ½ acre lot
 - R-2 allows for site-built homes, modular homes and manufactured housing (singlewides) with one dwelling per ½ acre lot. R-2 also allows for duplexes but would require a one-acre lot size
- Staff recommends in favor of the R-2 rezoning classification for the following reasons:
 - The R-2 and A-1 zoning allow for the same single family dwelling types including a single wide home.
 - The R-2 and R-1 zoning require the same minimum lot size on septic
 - With the lack of public sewer to this neighborhood, these lots will remain low-density, single family
 - Conforms to the Land Use Plan of Low-Density Single Family
 - Not out of character with the neighborhood on housing types and varying lot sizes

Meeting Notes at Planning Commission:

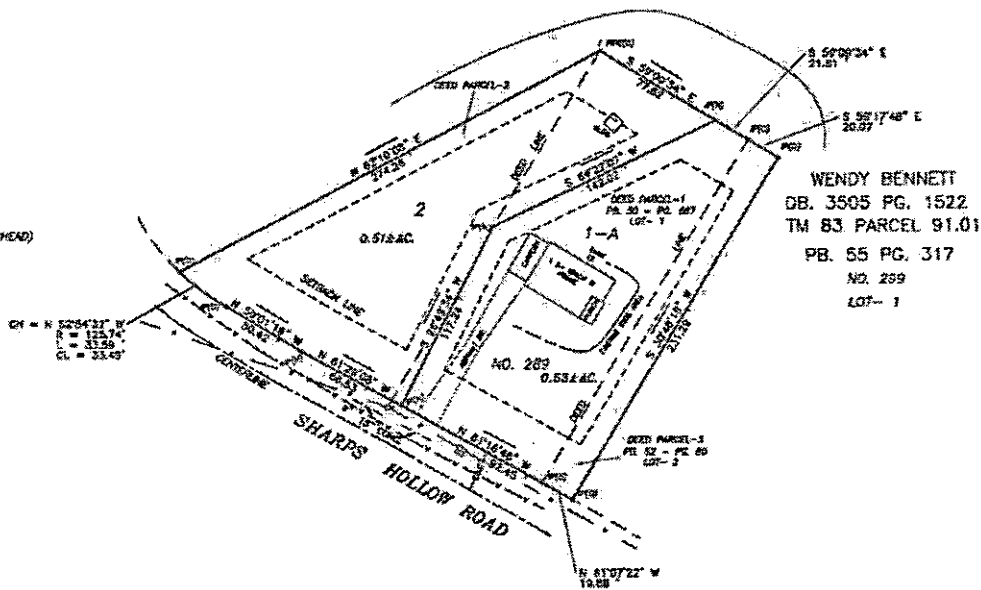
- Applicant Tammy Reagan – 289 Sharps Hollow Rd, Bluff City TN 37618
 - Reagan stated that she is a patient in hospice and requires in-home care.
 - Reagan stated that the proposed rezoning would allow Reagan's daughter and grandchild to place a singlewide mobile home and be close to Ms. Reagan at all times.
 - Reagan stated that her daughter is her primary caregiver.

- Darlene Calton made a motion to forwards a favorable recommendation on to county commission. Laura McMillian seconded the motion made by Darlene Calton. Motion carried unanimously.



LEGEND

- IRON PIN (OLD)
 - IRON PIN (NEW)
 - POINT
 - ◇ POWER POLE
- — — — — POWER LINE (OVERHEAD)



WENDY BENNETT
 DB. 3505 PG. 1522
 TM 83 PARCEL 91.01
 PB. 55 PG. 317
 NO. 259
 LOT- 1

NOTES

1. THIS SURVEY IS BASED UPON EXISTING AGREEMENTS AND EVIDENCE WHICH HAVE BEEN FILED IN THE FIELD AS OF THIS DATE.
2. NO TITLE INSURANCE HAS BEEN OBTAINED BY THIS SURVEYOR.
3. THIS SURVEY IS LIMITED TO ANY TREATMENTS THAT MAY AFFECT SUBJECT PROPERTY, WHETHER OF RECORD OR NOT.
4. LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES SHOWN ARE APPROXIMATE AND THESE SHOWN ARE NOT NECESSARILY ALL OF THE EXISTING UTILITIES AND UNDERGROUND STRUCTURES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXISTENCE AND EXACT LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES.
5. TITLE SOURCE: DEED BOOK 3505, PAGE 261
6. NORTH IS SHOWN ON DEEDS
7. CLOSEST ZONING IS R-1
8. THIS PROPERTY IS LOCATED IN FLOOD ZONE X
9. PLAT REFERENCE: PG. 50 - PG. 62, PG. 52 - PG. 69 & PG. 55 - PG. 517

NOTES

THERE IS HEREBY ESTABLISHED AN EASEMENT AREA A MEASURED BY 1/4" BEING AROUND THE INTERIOR SIDE OF ALL LOT LINES FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND THE MAINTENANCE OF STORM WATER RUNOFF FROM ROOFSIDES OF EACH LOT. SUCH EASEMENT EASEMENT AREA IS IN ADDITION TO ANY OTHER ESTABLISHMENT OF NON-CONCRETE STORM WATER EASEMENT AS MAY BE DEMONSTRATED BY THE LICENSED SURVEYOR AND HIS COLLEAGUES OR THAT WHICH MAY BE REQUIRED BY THE SULLIVAN COUNTY REGIONAL PLANNING COMMISSION.

OWNER: TAMMY M. REAGAN
 289 SHARPS HOLLOW ROAD
 BLUFF CITY, TENNESSEE 37618

PROPERTY ADDRESS: 289 SHARPS HOLLOW ROAD
 BLUFF CITY, TENNESSEE 37618

CROSS LAND SURVEYING & PLANNING

1608 EDGEWORTH AVENUE
 BRISTOL, TENNESSEE 37620 BRISTOL, TENNESSEE 37620
 (423) 764-0229 (423) 764-1687
 EMAIL: CROSS@CROSSLANDSURVEYING.COM

CERTIFICATE OF THE APPROVAL, FOR ANY NECESSARY ADJUSTMENTS

I HEREBY CERTIFY THAT THE ADJUSTMENTS, AS NOTED ON THE FINAL PLAN, ARE APPROVED AS FOLLOWS:

DATE: _____

SULLIVAN COUNTY DEPARTMENT OF CITY AFFAIRS OR PUBLIC PLANNING COMMISSION

CERTIFICATE OF OWNERSHIP AND ACQUISITION

I, WENDY BENNETT, CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ACCEPT THIS PLAN OF SUBDIVISION WITH MY FULL, FREE CONSENT, CONSIDERING THE RIGHTS AND INTERESTS OF ALL PARTIES AND RESERVING ALL RIGHTS, ALIEN, TRUST, MORTGAGE, AND OTHER CLAIMS WHICH I MAY HAVE IN THE PROPERTY AS NOTED.

DATE: _____

NAME: _____

ADDRESS: _____

ADDRESS: _____

ADDRESS: _____

ADDRESS: _____

ADDRESS: _____

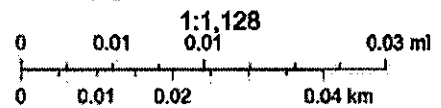
ADDRESS: _____

I HEREBY CERTIFY THAT THIS IS A CATEGORY _____ SURVEY AND THE BASIS OF PROVISION OF THE GUARANTEED SURVEY IS (1) - (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) - (143) (144) - 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Date: December 12, 2024

County: SULLIVAN
Owner: REAGAN TAMMY M
Address: SHARPS HOLLOW RD 289
Parcel ID: 083 091.02
Deeded Acreage: 0
Calculated Acreage: 0
Vexcel Imagery Date: 2023



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

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

R-1 095.00

R-1 096.00

R-1 094.00

BUCHANAN DR

R-1 095.00

R-1 090.00

R-1 092.00

A-1 093.00

A-1 091.00

R-1 091.02

R-1

R-1 090.10

SHARPS HOLLOW RD

090.00

R-1 090.05

R-1

A-1 093.10

R-1 099.20

A-1 094.00

A-1 099.15

SULLIVAN COUNTY

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



479

NOTICE OF REZONING REQUEST

January 2, 2025

Dear Property Owner:

Please be advised that your adjacent landowner, Tammy Reagan, has requested her property located at 281 and 289 Sharps Hollow Road, be rezoned from **R-1 (Single Family Residential) to R-2 (Medium Density Residential)** for the purpose of subdividing the property for another home site so her daughter can live next door. The R-1 zoning allows for modular homes and site-built homes, while the R-2 zoning district also allows for a singlewide mobile home. The property tax ID is: Tax Map 083, Parcel 091.02. The following are the scheduled meeting dates for this request:

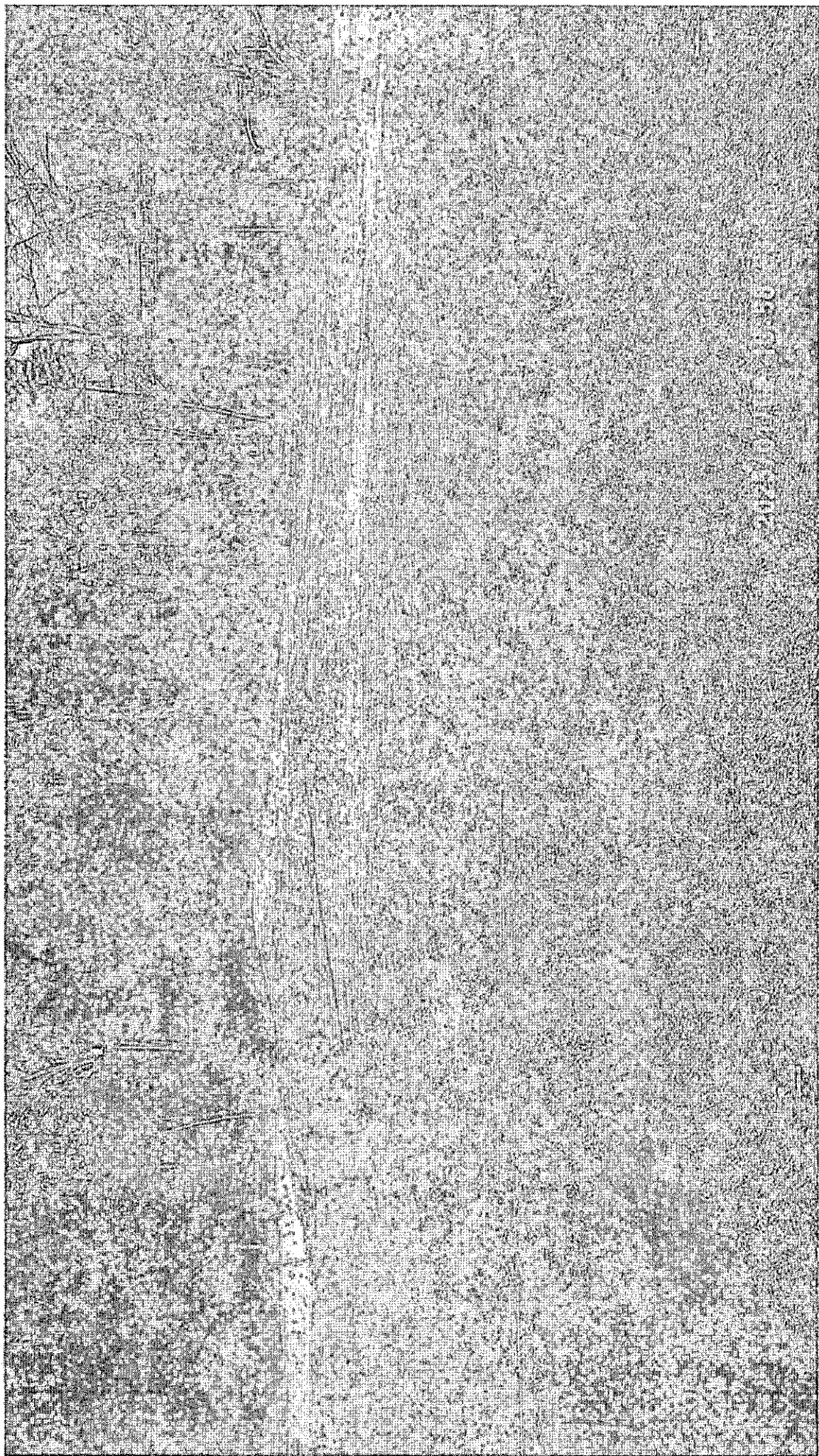
Sullivan County Regional Planning Commission – Tuesday, January 21, 2025 at 6:00PM
(to be held in the Sullivan County Historic Courthouse, 3411 Hwy 126, Blountville, 2nd Floor)

Sullivan County Commission's Work Session – Thursday, February 13, 2025 at 6:00 PM
(to be held in the Sullivan County Historic Courthouse, 3411 Hwy 126, Blountville, 2nd Floor)

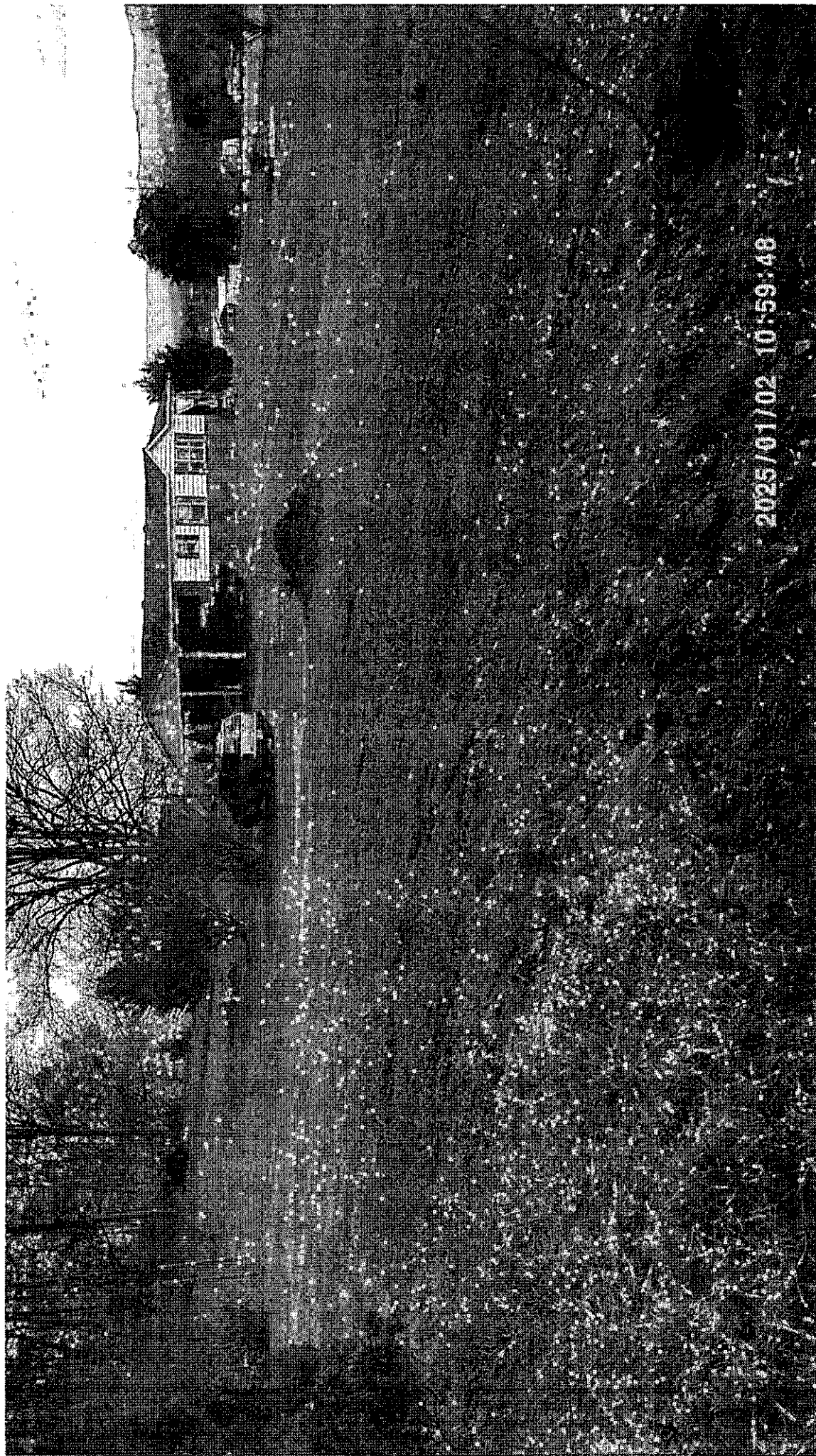
Please let me know if you need any special assistance for these public meetings. The meetings are open to the general public and you are welcome to attend. If you have any questions or concerns on this request, please contact me. You may call, email or stop by our office during normal business hours.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

Regards,

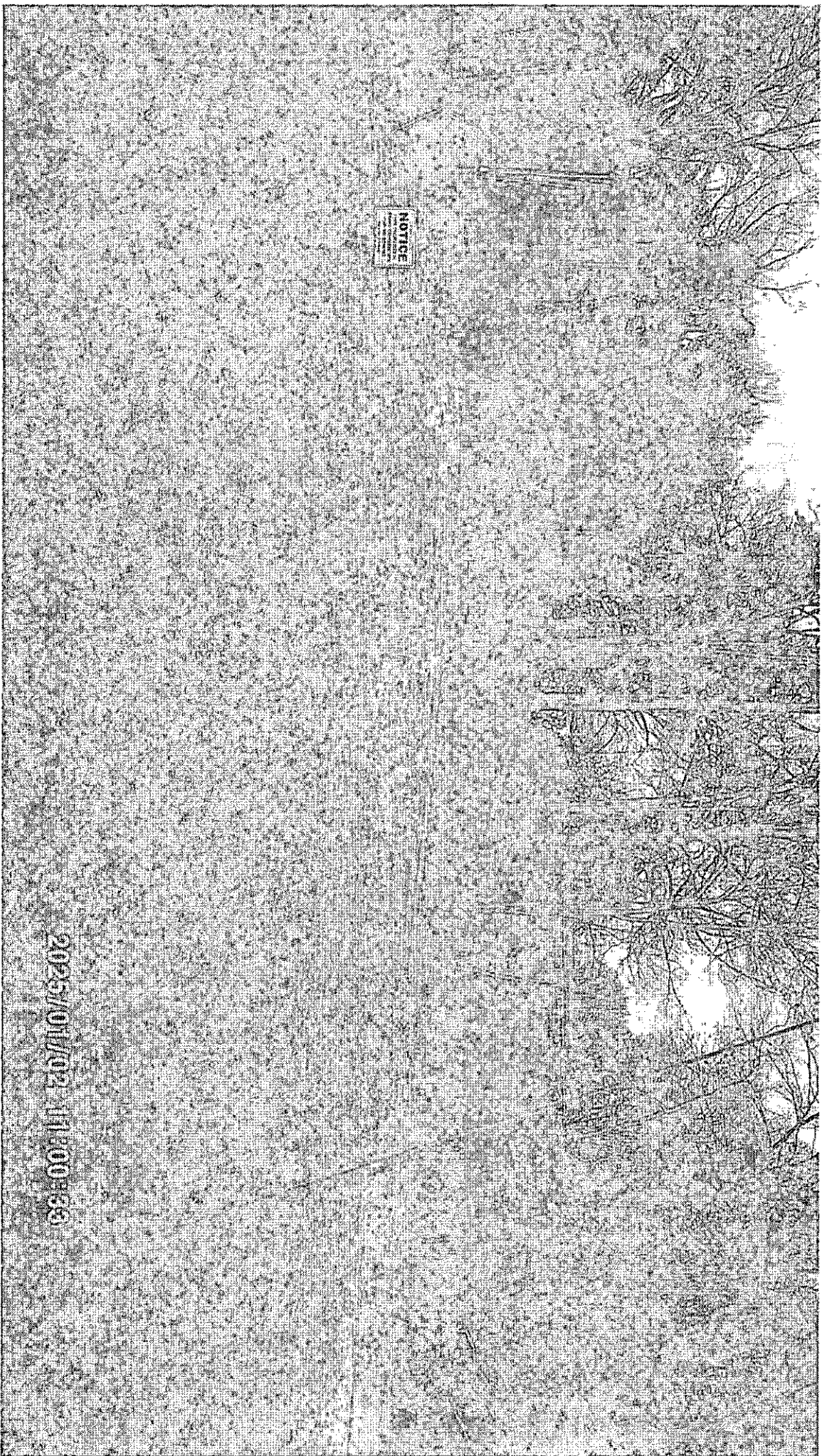
Ambre M. Torbett, AICP
Director of Planning & Community Development
Sullivan County Stormwater Coordinator











NOTICE

2025/01/02 11:00:53

PETITION TO SULLIVAN COUNTY FOR REZONING

Bristol
Sullivan County

485

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

Date: 12/4/2024

Property Owner: Timothy and Nancy Arnold Floyd and Frances Arnold

Address: ³⁹⁶ 384 and 392 Sinking Springs Rd

Phone number: 423-707-1442

Email: bowhtr12@aol.com

Property Identification

Tax Map: 055b

Group: *B*

Parcel: 4101 and 4201

Zoning Map:

Zoning District: A-1

Proposed District: R-1

Civil District: 1

Property Location: Sinking Springs Rd Bristol TN

Commission District: 1

Purpose of Rezoning: Subdivide each home on individual lots and bring into zoning compliance

Meetings

Planning Commission: *Bristol Regional*

Place: ~~Slater Center, 325 McDowell Street Bristol TN 37620~~ *Easley Annex Bldg.*

Date: 1/27/2024

Time: 5:00

Approved: _____

Denied: _____

County Commission:

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

Date: 2/13/2024

Time: 6:00 PM

Approved: APPROVED 22 YES, 2 ABSENT

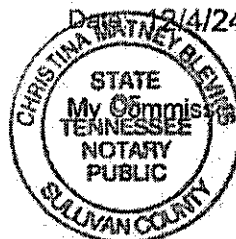
Denied: _____

DEED RESTRICTIONS

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

Owner's Signature: *Timothy & Nancy Arnold Floyd & Arnold*

Notary Public: *Christina Matney Blair*



My Commission Expires
MAY 28, 2025

Expires: *May 28, 2025*

SULLIVAN COUNTY

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



486

NOTICE OF REZONING REQUEST

January 2, 2025

Dear Property Owner:

Please be advised that your adjacent landowners, Timothy & Nancy Arnold Floyd and Frances Arnold, have requested their property located at 384, 392 and 396 Sinking Springs Road, Bristol, be rezoned from **A-1 (General Agricultural)** to **R-1 (Low-Density Single-Family Residential)** for the purpose of replatting the property to allow for one dwelling per lot. The A-1 Zoning District requires a minimum of 1-acre lot size and the R-1 zoning district allows for ½ acre lot size. The property tax ID is: Tax Map 055B, Group B, Parcels 041.01 and 042.01. The following are the scheduled meeting dates for this request:

Bristol Regional Planning Commission – Monday, January 27, 2025 at 5:00PM
(to be held in the Easley Annex Building, Conference Room located at 104 8th Street, Bristol, TN)

Sullivan County Commission's Work Session – Thursday, February 13, 2025 at 6:00 PM
(to be held in the Sullivan County Historic Courthouse, 3411 Hwy 126, Blountville, 2nd Floor)

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

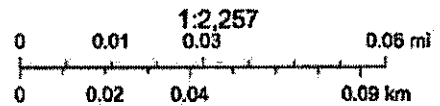
Regards,

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



Date: December 11, 2024

County: SULLIVAN
 Owner: ARNOLD FLOYD E & FRANCES E
 Address: SINKING SPRINGS RD 392
 Parcel ID: 055B B 042.01
 Deeded Acreage: 0
 Calculated Acreage: 2
 Vexcel Imagery Date: 2023



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

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

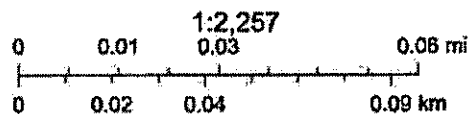
Sullivan County - Parcel: 055B B 041.01

488



Date: December 11, 2024

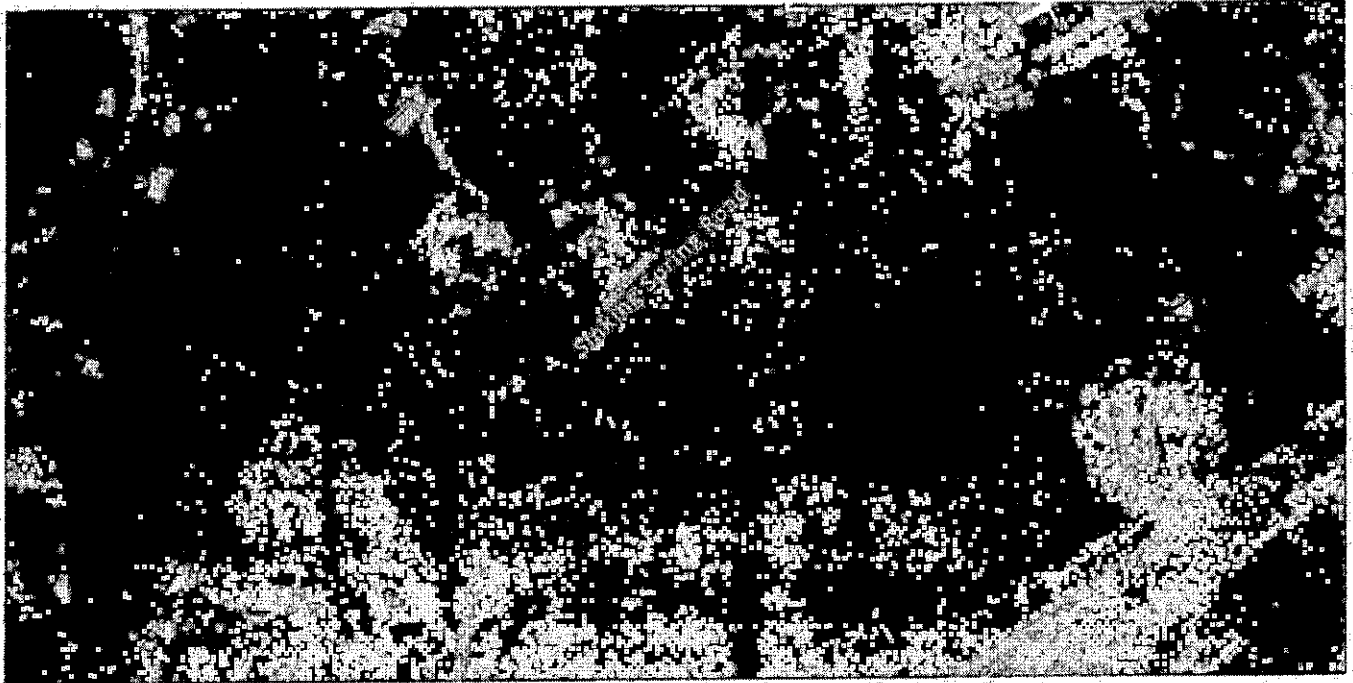
County: SULLIVAN
Owner: ARNOLD TIMOTHY E & NANCY A
Address: SINKING SPRINGS RD 384
Parcel ID: 055B B 041.01
Deeded Acreage: 1
Calculated Acreage: 0



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

The property lines are compiled from information maintained by your local

Sullivan County Rezoning Request



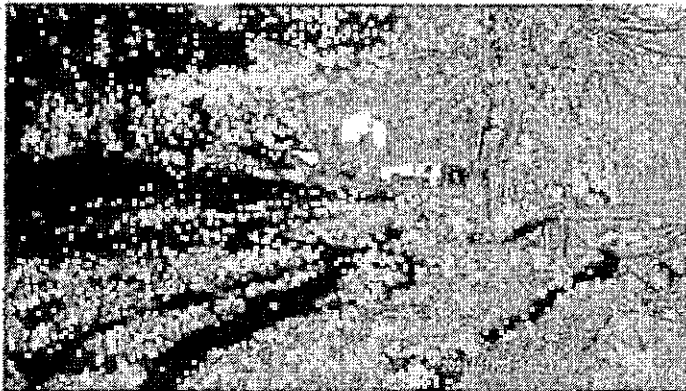
SUMMARY		
Owners/Applicants: Timothy & Nancy Arnold Floyd And Frances Arnold	Request: Rezone (within UGB) from A-1 to R-1	Public Notification: The notification process is handled by Sullivan County. The sign is on the property.
Location: 384, 396, & 392 Sinking Spring Road	Recent Land Use: Residential	Public Comments: One call from adjacent property owner, seeking information
Tax Map (TM): Sullivan County TM 55B, Group B, Parcel 41.01 and 42.01	Future Land Use: Residential	Planner: Heather Moore
Acreage: Approximately 1.45 acres	Water Service: City of Bristol	
Zoning: A-1	Sanitary Sewer Service: Private	

BACKGROUND

The property owners, Timothy & Nancy Arnold Floyd and Frances Arnold, requested that that the adjacent properties, 392, 396, and 384 Sinking Spring Road, be rezoned from Sullivan County, A-1 (General Agricultural/Estate Residential District) to Sullivan County R-1 (Low Density/Single Family Residential District). The addresses of 392 and 396 Sinking Spring Road are included in Sullivan County Tax Map 55B, Group B, Parcels 42.01; 384 Sinking Springs Road is identified as Sullivan County Tax Map 55B, Group B, Parcel 41.01. The following chart shows the 3 addresses on 2 parcels -

Address	Parcel #
392 Sinking Springs Rd	42.01
396 Sinking Springs Rd	42.01
384 Sinking Springs Rd	41.01

State law requires the Bristol Tennessee Municipal-Regional Planning Commission to provide a recommendation on the proposed rezoning because the property is located within the city's Urban Growth Boundary. The recommendation will be forwarded to the Sullivan County Commission for final action on February 13, 2025.



392 and 396 Sinking Springs Rd, Parcel 42.01



384 Sinking Springs Rd, Parcel 41.01

SPECIFICATIONS

492

General

The properties are in the eastern portion of Bristol's Urban Growth Boundary. It has a rolling topography. The map below includes contour lines at 20-foot intervals.

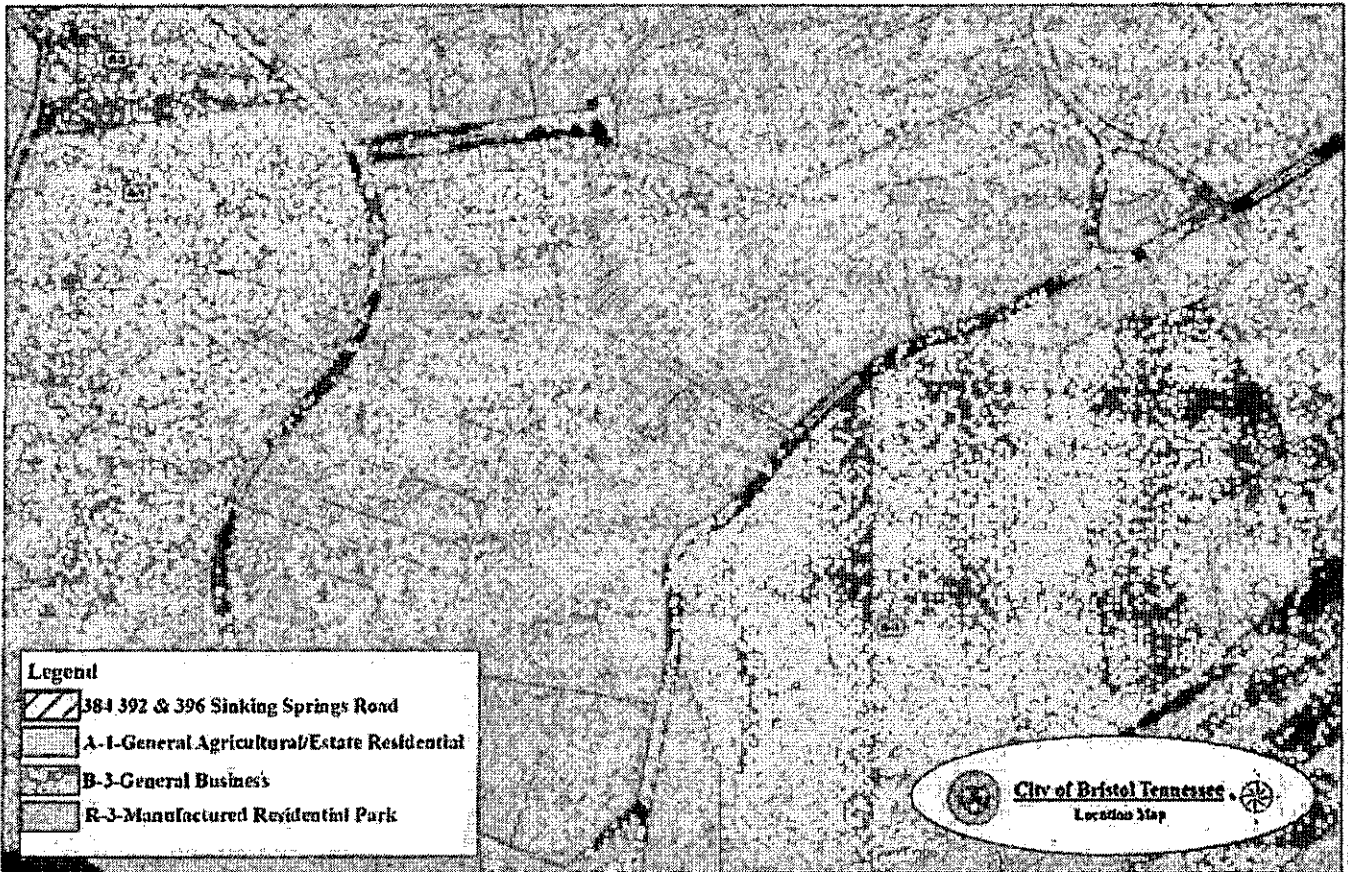


The Public Works Division reviewed the site, and had the following guidance for future development:

1. Water is available from City of Bristol.
2. Sanitary sewer is not available.

Zoning and Land Use

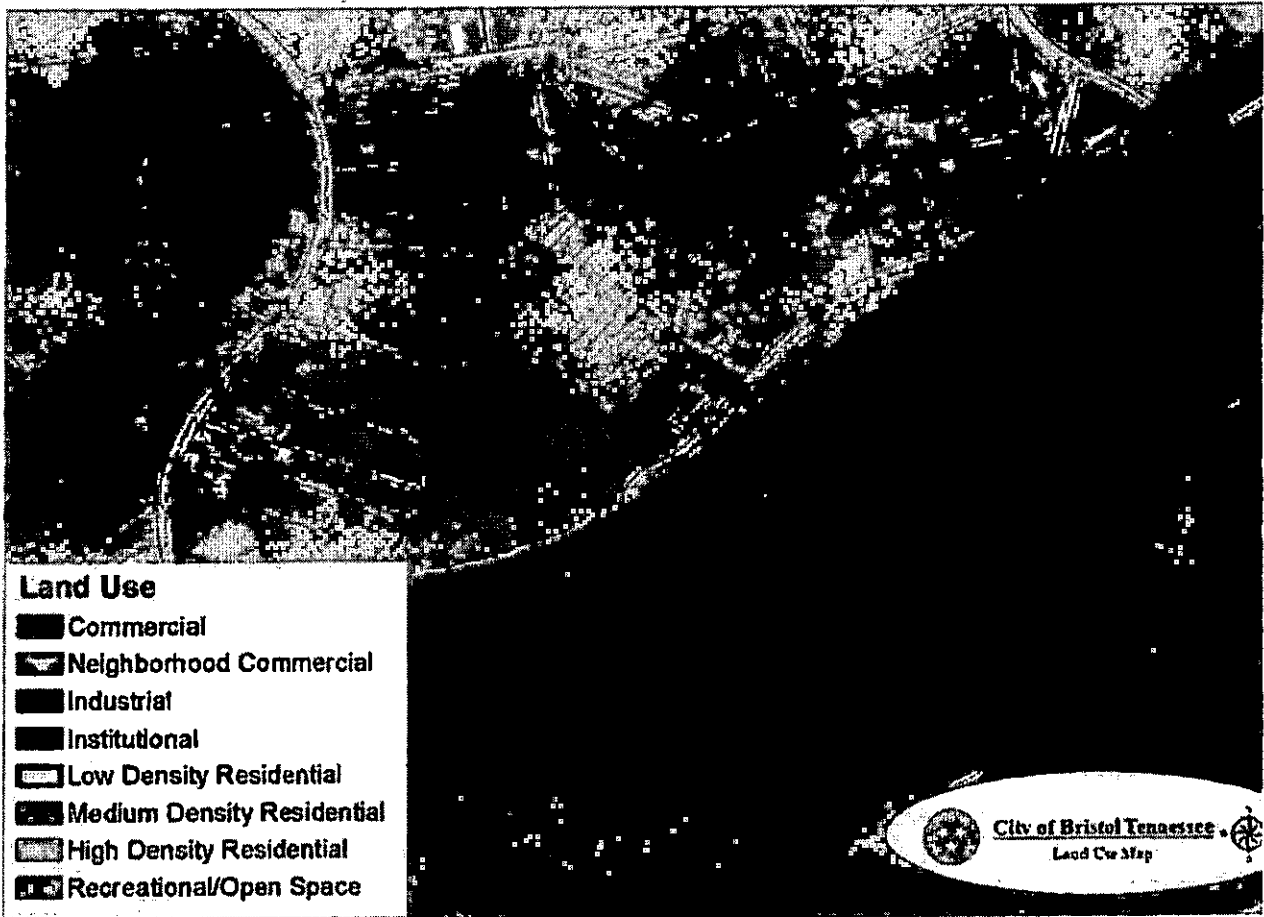
The zoning of the subject property, surrounding parcels, and existing land uses are listed next.



	Existing Zoning	Existing Land Use
Subject Properties	Sullivan County A-1 (General Agricultural/Estate Residential)	Residential - Single-family
North	Sullivan County A-1 (General Agricultural/Estate Residential)	Residential - Single-family
South	Sullivan County B-3 (General Business Services District)	Across Singing Springs Rd, Farmland with no building
East	Sullivan County A-1 (General Agricultural/Estate Residential)	Residential - Single-family
West	Sullivan County A-1 (General Agricultural/Estate Residential)	Residential - Single-family

Land Use Plan and Policy

The Land Use Map indicates that the site will be developed as low density residential.



REVIEW/APPROVAL PROCESS - NEXT STEPS

Staff will communicate the Bristol Municipal Regional Planning Commission's recommendation to the Sullivan County Commission. The Sullivan County Commission is scheduled to hear this request on February 13, 2024.

Heather Moore
Planner

Ambre Torbett

495

From: Heather Moore <hmoore@bristoltn.org>
Sent: Tuesday, January 28, 2025 10:44 AM
To: Ambre Torbett
Cc: Cherith Young
Subject: **EXTERNAL**1/27/25 Bristol PC positive recommendation on 384, 392, and 396 Sinking Springs Road to R-1
Attachments: RZZ24-619 Sinking Springs Rezoning January 27, 2025 Bristol PC packet.pdf

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

Ambre, good morning. The Bristol Municipal Regional Planning Commission reviewed the Sullivan County rezoning request for 384, 392, and 396 Sinking Springs Road to R-1 at the January 27, 2025, monthly meeting. After a brief discussion, the vote was unanimous (8 in attendance) to send a positive recommendation to Sullivan County Commission. Mr. Tim Arnold was in attendance.

Please let me know if I can answer any questions. The packet reviewed by Bristol Planning Commission is attached. Thank you!

Regards,
Heather Moore

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

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Heather Moore

From: Ambre Torbett <planning@sullivancountytn.gov>
Sent: Monday, December 30, 2024 8:27 AM
To: Heather Moore
Cc: Cherith Young
Subject: RE: **EXTERNAL**RE: **EXTERNAL**Sinking Springs Road rezoning - January 27 Bristol PC Meeting

I would be in favor of this as it will bring the lots into conformance and allow for the family to divide out each double wide on its own lot. Homes are currently legal but non-conforming.

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

Sullivan County, Tennessee
 Planning & Codes Department
 3425 Hwy 126 | Historic Snow House
 Blountville, TN 37617
 Desk: 423.279.2603 | Main: 423.323.6440

From: Heather Moore <hmoore@bristoltn.org>
Sent: Monday, December 30, 2024 8:20 AM
To: Ambre Torbett <planning@sullivancountytn.gov>
Cc: Cherith Young <cyoung@bristoltn.gov>
Subject: **EXTERNAL**RE: **EXTERNAL**Sinking Springs Road rezoning - January 27 Bristol PC Meeting

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

It sounds like Sullivan County staff doesn't plan to recommend against the rezoning request. Is this correct?

From: Ambre Torbett <planning@sullivancountytn.gov>
Sent: Monday, December 30, 2024 8:15 AM
To: Heather Moore <hmoore@bristoltn.org>
Cc: Cherith Young <cyoung@bristoltn.gov>
Subject: RE: **EXTERNAL**Sinking Springs Road rezoning - January 27 Bristol PC Meeting

Thank you so much. Should be straight forward.

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

Sullivan County, Tennessee
 Planning & Codes Department
 3425 Hwy 126 | Historic Snow House
 Blountville, TN 37617
 Desk: 423.279.2603 | Main: 423.323.6440

 Outlook

RE: **EXTERNALRe: **EXTERNAL**January PC Meeting**

From Ambre Torbett <planning@sullivancountytn.gov>

Date Tue 12/17/2024 9:39 AM

To Cherith Young <cyoung@bristoltn.gov>

Cc Ross Peters <rpeters@bristoltn.org>; Steve Blankenship <sblankenship@bristoltn.org>

 1 attachment (530 KB)

384 Sinking Springs Rd- Arnold.pdf;

Thank you so much! On that note, here is the rezoning application for Mr. Arnold's rezoning. This request is to rezone from A-1 to R-1 as he, his sister and his dad each have a double wide – with two on one parcel. They want to replat and get each home on an individual lot, but are short about ½ acre for A-1 zoning (1-acre minimum lot size). R-1 allows ½ acre minimum lot size. So the rezoning will allow for them to divide one home per lot and be in zoning conformance. Steve should be aware of this plat which has been on hold. Steven Cross did the survey work. If rezoned, the plat will need to be amended to fit the R-1 zoning. Lots will still be larger than ½ acre each. Thank you,

Ambre M. Torbett, AICP

Director of Planning & Community Development

Stormwater Administrator

Sullivan County, Tennessee

Planning & Codes Department

3425 Hwy 126 | Historic Snow House

Blountville, TN 37617

Desk: 423.279.2603 | Main: 423.323.6440

From: Cherith Young <cyoung@bristoltn.gov>

Sent: Tuesday, December 17, 2024 9:32 AM

To: Ambre Torbett <planning@sullivancountytn.gov>

Cc: Ross Peters <rpeters@bristoltn.org>; Steve Blankenship <sblankenship@bristoltn.org>

Subject: **EXTERNAL**Re: **EXTERNAL**January PC Meeting

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

Hi Ambre,

The PC meeting will be on January 27th.

Thanks,
Cherith

Get [Outlook for iOS](#)

Zoning Final Public Hearing for Zoning Plan Amendments:

Individual Property Rezoning Requests and/or Zoning Resolution Amendments

Sullivan County Commission @ Work Session - Zoning Hearing: February 13, 2025

***Individual Rezoning Requests Reviewed by
Sullivan County Regional Planning Commission – Reagan
Bristol Regional Planning Commission – Arnold***

- *Case #1: Rezoning Request from R-1 to R-2, Tammy Reagan, Sharps Hollow Road, Bluff City (District 4)*
- *Case #2: Rezoning Request from A-1 to R-1, Arnold Family, Sinking Springs Rd, Bristol (District 1)*

Case #1

R-1 to R-2
Medium Density Residential
Tax Map 083, Parcel 091.01
281 and 289 Sharps Hollow Road, Bluff City

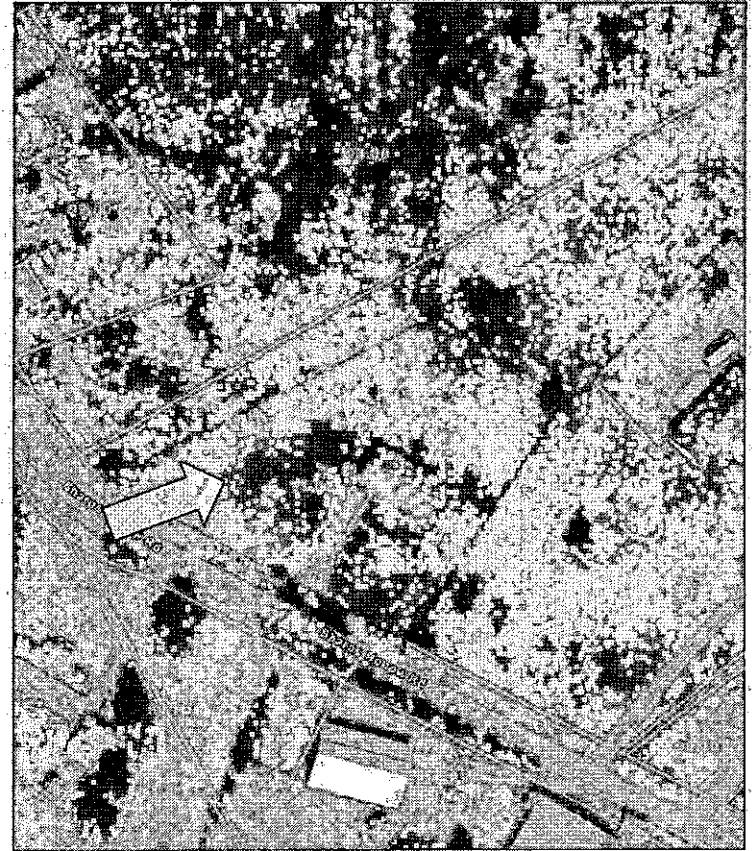
Requested by:
Tammy Reagan
to be able to divide her property to add a singlewide
mobile home for daughter

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

Sullivan County Rural Area

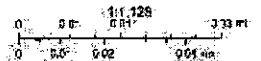
Civil District 3rd
Commission District 4th
(Crosswhite, Cole, Leonard)

Sullivan County - Parcel: 083 091.02



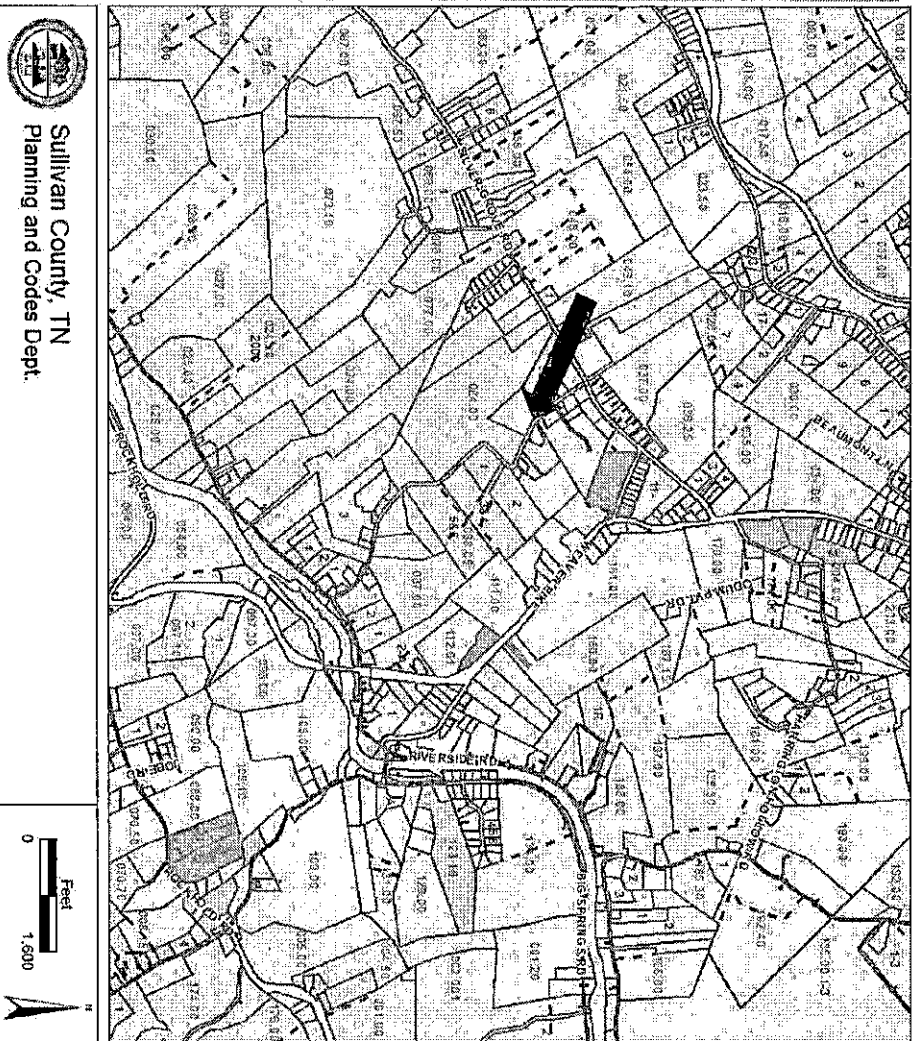
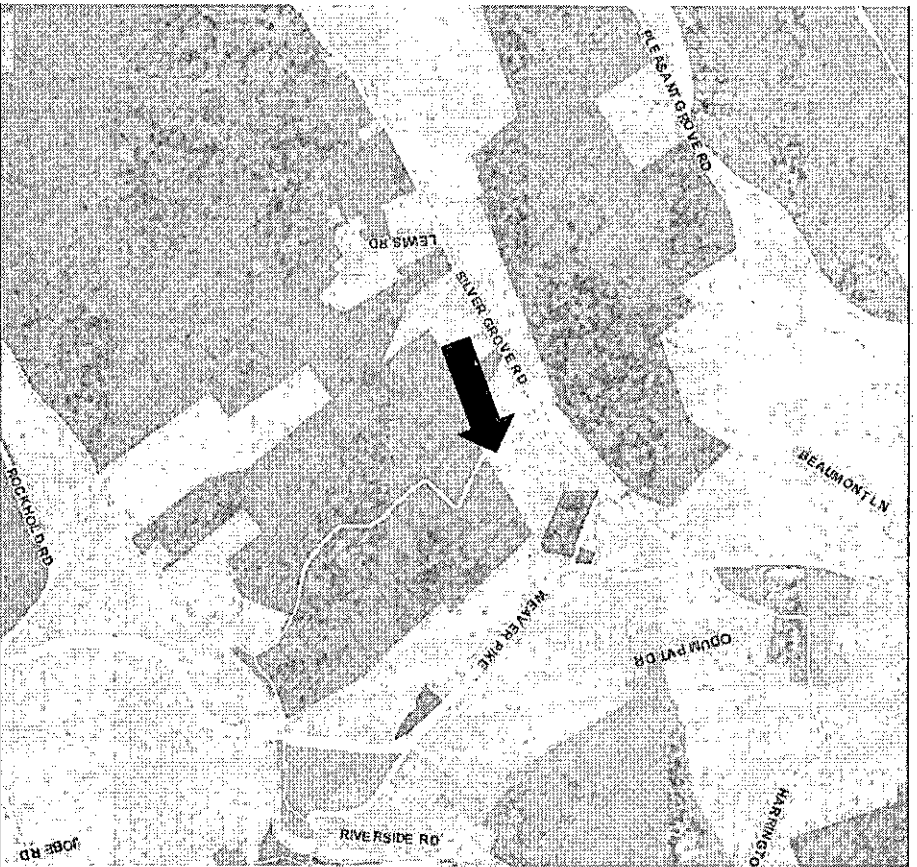
Date: December 12, 2024

County: SULLIVAN
Owner: REAGAN TAMMY M
Address: SHARPS HOLLOW RD 289
Parcel ID: 083 - 091.02
Dedeed Acreage: 0
Calc. Acreage: 0
Veget Imagery Date: 2023

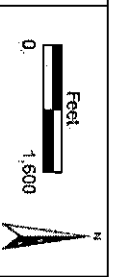


This is a computer-generated map based on the most current data available. It is not a legal document and should not be used for legal purposes. The information is provided for informational purposes only. The County of Sullivan is not responsible for any errors or omissions in this map. The County of Sullivan is not responsible for any damages or losses resulting from the use of this map. The County of Sullivan is not responsible for any claims or liabilities arising from the use of this map. The County of Sullivan is not responsible for any claims or liabilities arising from the use of this map.

Land Use Plan and Existing Zoning Plan



Sullivan County, TN
Planning and Codes Dept.



- Low Density Res
- Medium Density Res
- Mobile Home Park
- Water



- County Line
- Lot Numbers
- Utility Lines / Parcel H 008N
- Parcel Number
- Parcel Lines
- Current Zoning**
 - A1
 - A2
 - 2-1
 - B-1
 - PBD-3
 - R-1
 - R-2
 - R-3
 - RM-4

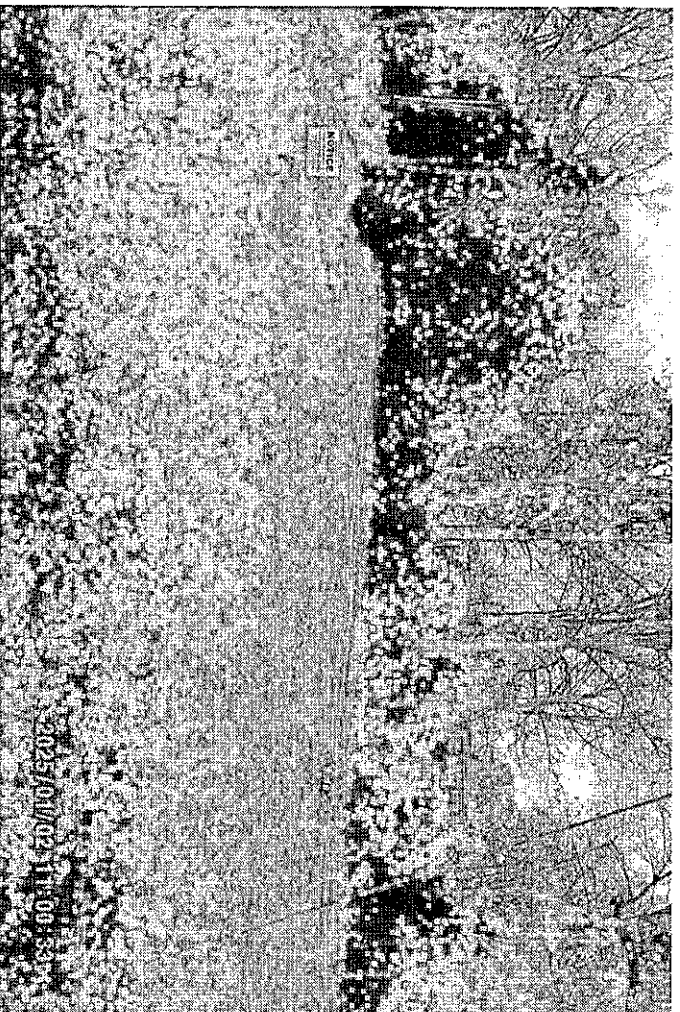
Address Data Source
Sullivan County, TN
Address Data
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Sullivan County, TN

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A user will not be held responsible for any errors or omissions in this information. The user will be responsible for verifying the accuracy of the information.



Sullivan County, TN
Planning and Codes Dept.

Sharps Hollow Road: R-1 to R-2



Case #2

A-1 to R-1

Low Density Residential

Timothy & Nancy Arnold, Floyd & Frances Arnold

Existing Homes at

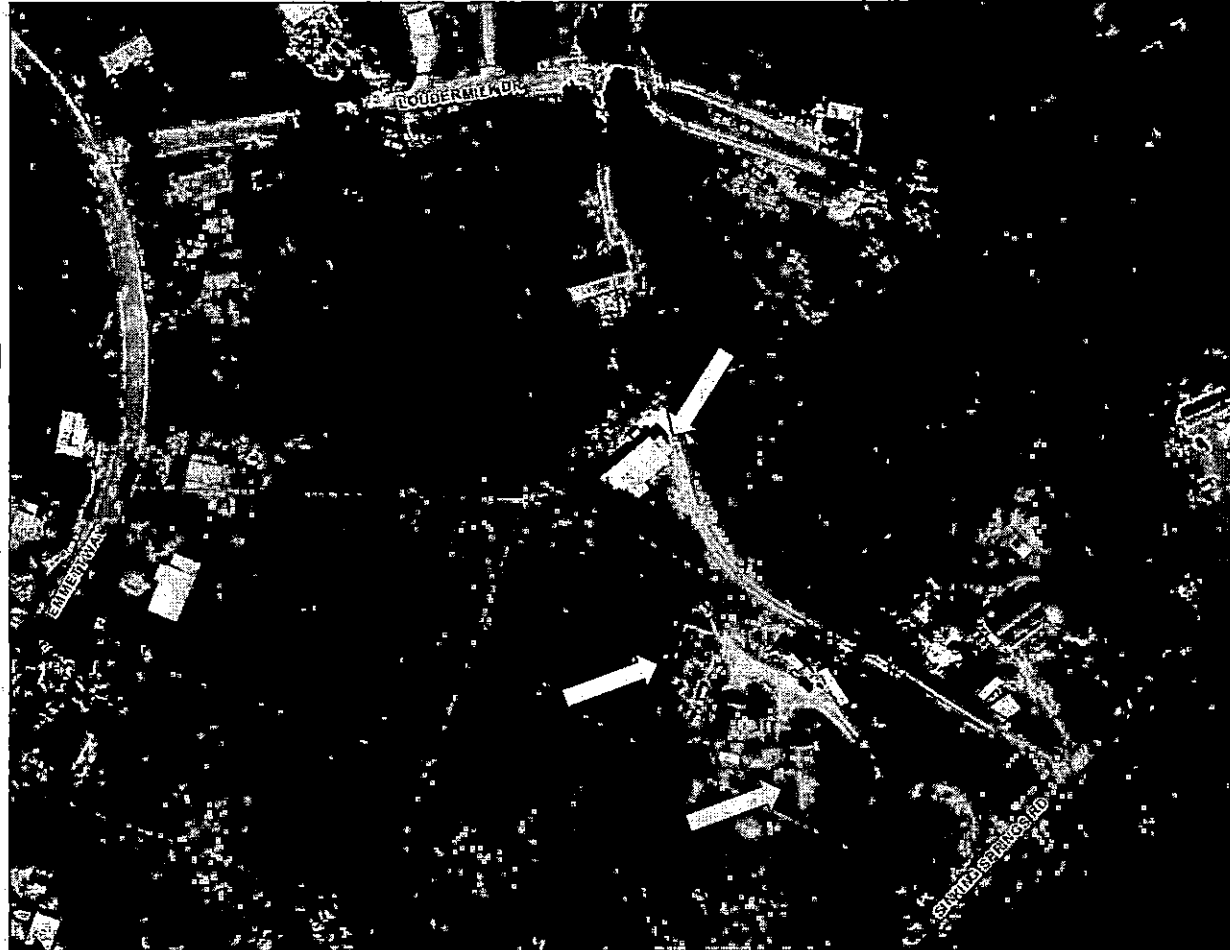
384, 392, & 396 Sinking Springs Road, Bristol

Bristol Regional Planning Commission voted to send a favorable recommendation to the County Commission

Request to rezone so family can replat property and would allow for one home per lot

Bristol Urban Growth Boundary/Planning Area
Tax Map 055B, Group B, Parcels 041.01 and 042.01

Civil District: 1st
Commission District: 1st
(Hayes)



Sullivan County, TN
Planning and Codes Dept.

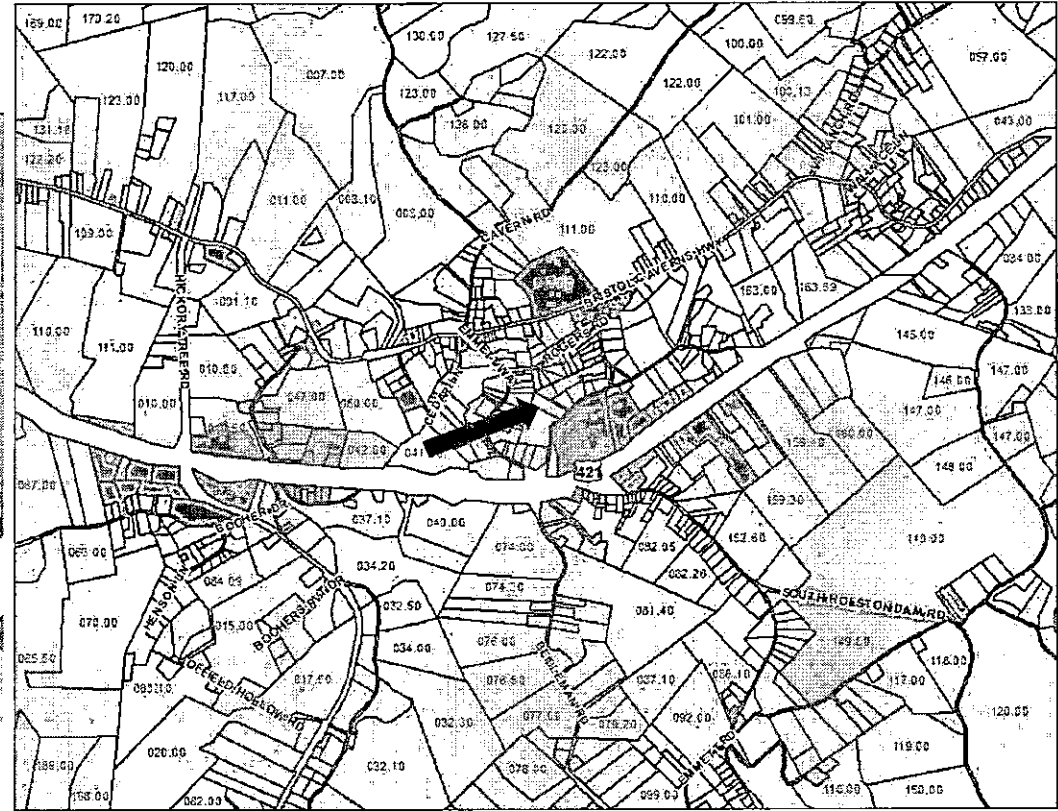


- County Line
- Parcel Numbers
- Parcel Lines

Address Data Source:
Sullivan County: 3/11/05 911
Kingston, KY: GIS
Johnson City: 2/2/06
Bristol: Bristol #11

Notice:
This map has no legal standing other than the assessment of taxes. It cannot be used to establish boundary lines or resolve any survey property. A field surveyor licensed to practice and surveying in the State of Tennessee should be retained for all purposes of boundary and location of lots.

Land Use Plan and Existing Zoning Plan



Address Data Source:
 Sullivan County, TN Co #11
 Report #04 00
 Jurisdiction: 03 03
 Project: 0000 011

Notice:
 All users have the right standing
 other than the address of
 users. It cannot be used as
 evidence in boundary lines or
 similar land conveyance
 Also, surveying is required to
 update land surveying in the
 State of Tennessee should be
 retained for all questions of
 boundary and/or location
 of lots.

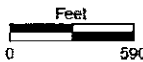
- County Line
- Parcel Numbers
- Parcel Lines
- Current Zoning
- A-1
- B-1
- B-3
- B-4
- M-1
- M-2
- PBD-3
- PBD/3C
- R-1
- R-2
- R-2A
- R-3
- R-3A



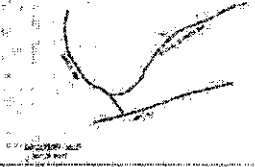
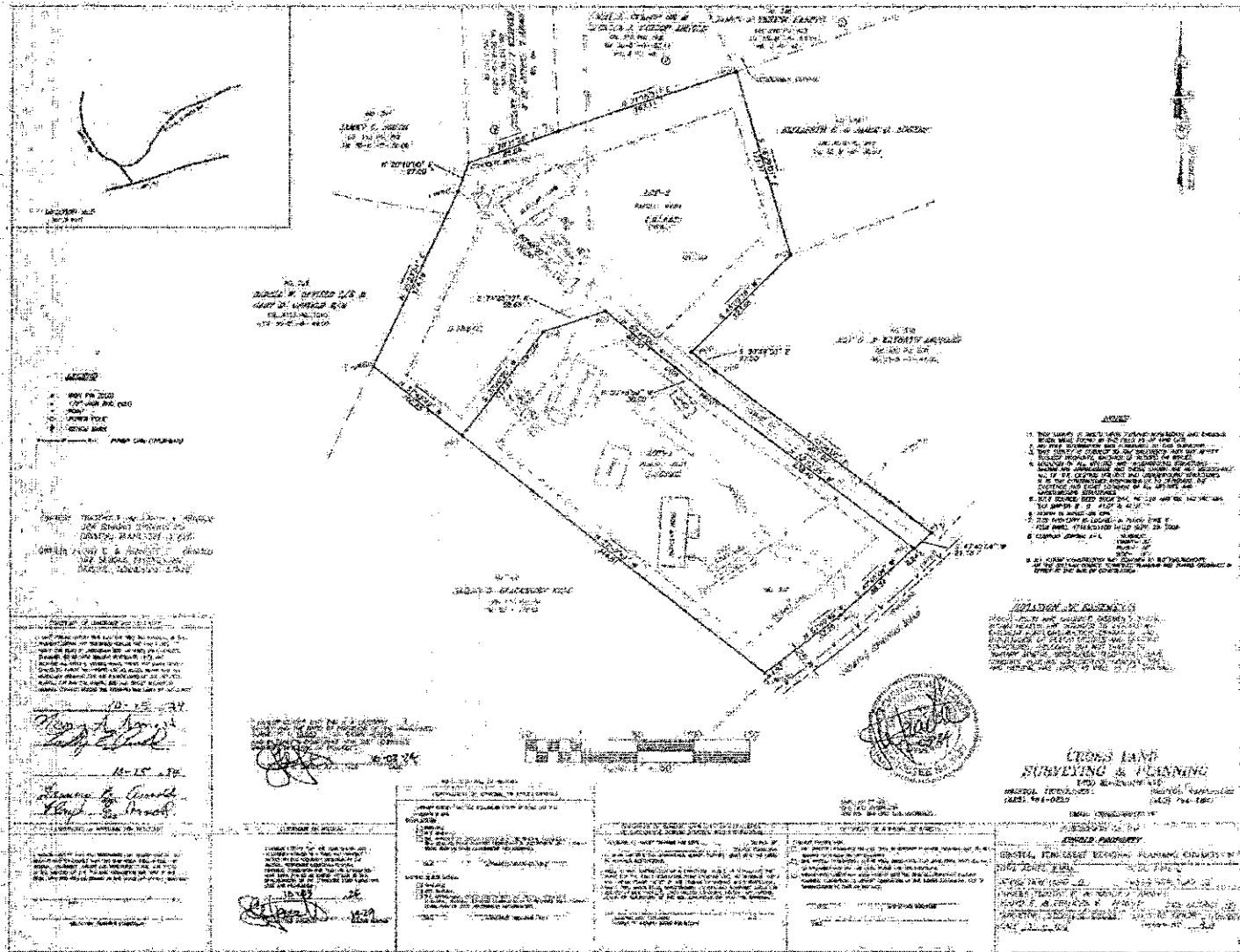
Sullivan County, TN
 Planning and Codes Dept.



Sullivan County, TN
 Planning and Codes Dept.



- Low Density Res
- Medium Density Res
- Res
- High Density Res
- Mobile Home Park



- LEGEND**
- 1. BOUNDARY LINE
 - 2. CORNER MARK
 - 3. POWER POLE
 - 4. ROAD

OWNER: JAMES W. GIBSON & SONS
 100 SOUTH 10TH ST
 DENVER, COLORADO 80202

DATE: 10-15-74

[Signature]

BY: James W. Gibson
[Signature]

SCALE: 1" = 100'

[Handwritten notes and signatures]

[Handwritten notes and signatures]



- NOTES:**
1. THIS SURVEY IS BASED UPON THE ORIGINAL SURVEY OF THE LAND...
 2. THE BOUNDARY LINES SHOWN ON THIS MAP ARE THE RESULT OF A RE-SURVEY...
 3. ALL CORNERS ARE MARKED WITH IRON PIPES...
 4. THE AREA SHOWN ON THIS MAP IS THE SAME AS SHOWN ON THE...
 5. THE SURVEY WAS MADE BY THE SURVEYOR...
 6. THE SURVEY WAS MADE ON THE 15TH DAY OF OCTOBER, 1974...
 7. THE SURVEY WAS MADE AT THE FOLLOWING PLACE...
 8. THE SURVEY WAS MADE AT THE FOLLOWING TIME...
 9. THE SURVEY WAS MADE AT THE FOLLOWING PLACE...
 10. THE SURVEY WAS MADE AT THE FOLLOWING TIME...

EXPLANATION OF ABBREVIATIONS:

B.L. = BOUNDARY LINE
 C.M. = CORNER MARK
 P.P. = POWER POLE
 R. = ROAD

CUDES LAND SURVEYING & PLANNING
 1200 UNIVERSITY BLVD
 DENVER, COLORADO 80202

REGISTERED PROFESSIONAL SURVEYOR
 STATE OF COLORADO
 NO. 12345



SULLIVAN COUNTY BOARD OF COMMISSIONERS
County Commission - Work Session
Public Comment 2 - Non Agenda Topics
February 13, 2025

PLEASE PRINT INFORMATION

	Name	Street Address	City
1	Ruth Murray	215 Hwy 394	Blountville
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

COUNTY COMMISSION WORK SESSION

February 13, 2025

- ❖ Presentations & Guest Speakers
 - 1) Tennessee Comptroller of the Treasury Jason Mumpower
Property Appraisal & Reappraisal Cycles
- ❖ Public Comment Agenda Items
- ❖ Public Comment: Non-Agenda Items
- ❖ Review of Old Business and Draft Resolutions
- ❖ Announcements
- ❖ Conclusion of Work Session

SULLIVAN COUNTY BOARD OF COMMISSIONERS
County Commission - Work Session
Public Comment Part 1 (AGENDA ITEMS)
February 13, 2025

PLEASE PRINT INFORMATION

	Name	Street Address	City
1	Tammy Reagan	289 Sharpstallow Rd	Bluff City
2	Jason Mumpower		
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

OLD BUSINESS

Item WS1 Resolution No. 2024-11-09 Resolution No. 2024-12-16

Sponsors: Slagle/Harvey

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

Item WS2 Resolution No. 2025-01-08

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.

DRAFT RESOLUTIONS

Item WS3 Resolution No. to be assigned.

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 WS4 Resolution No. to be assigned.

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 WS5 Resolution No. to be assigned.

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 WS6 Resolution No. to be assigned.

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 WS7 Resolution No. to be assigned.

Sponsors: Means/Cole

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

Item WS8 Resolution No. To be assigned

Sponsors:

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 WS9 Resolution No. To be assigned

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 WS10 Resolution No. To be assigned

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 WS11 Resolution No. To be assigned

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 WS12 Resolution No. To be assigned

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 WS13 Resolution No. to be assigned

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 WS14 Resolution No. to be assigned

Sponsors: Havey/Slagle

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

Item WS15 Resolution No. to be assigned

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 WS16 Resolution No. to be assigned

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 WS17 Resolution No. to be assigned

Sponsors: Slagle/Ireson

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

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

Old Business
Item WS1
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 19th 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

Old Business
Item WS1
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 16th day of January 2025.

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

ATTEST: _____
Teresa Jacobs, County Clerk

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

_____.

Teresa Jacobs, County Clerk

Item WS1
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

2024-12-16 ACTIONS 02/13/25 To be heard on 02/20/25 at regular session

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

**Old Business
Item WS2
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 16th 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 purchase 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 16TH, 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 16th day of January 2025.

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

ATTEST: _____
Teresa Jacobs, County Clerk

CONTINUED

Item WS2
Resolution No. 2025-01-08

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 WS2
Resolution No. 2025-01-08

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 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. 02/13/25 To be heard on 02/20/25 at regular session

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

Item WS3
Draft Resolution No. 2025-02-XX

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

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

ATTEST: _____
Teresa Jacobs, County Clerk

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

_____.

Teresa Jacobs, County Clerk

CONTINUED

ACTION BY MAYOR

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

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

Delivered to the Chairman of the Sullivan County Commission or his designee this the _____
day of , 20__ 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

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

Item WS4
Draft Resolution No. 2025-02-XX

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 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 20th day of February 2025.

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

ATTEST: _____
Teresa Jacobs, County Clerk

Item WS4
Draft Resolution No. 2025-02-XX

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 WS4
Draft Resolution No. 2025-02-XX

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 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

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

**Item WS5
Draft Resolution No. 2025-02-XX**

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 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

Item WS5
Draft Resolution No. 2025-02-XX

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 20th day of February 2025.

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

ATTEST: _____
Teresa Jacobs, County Clerk

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

_____.

Teresa Jacobs, County Clerk

ACTION BY MAYOR

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

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

Delivered to the Chairman of the Sullivan County Commission or his designee this the _____ day of , 20__ 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

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

Item WS6
Draft Resolution No. 2025-02-XX

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 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

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

ATTEST: _____
Teresa Jacobs, County Clerk

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

Teresa Jacobs, County Clerk

CONTINUED

ACTION BY MAYOR

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

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

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

Mayor, Sullivan County

Sponsor: Commissioner Darlene Calton

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

Sullivan County
Board of County Commissioners
245th Annual Session

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Item WS7
Draft Resolution, No. 2025-02-XX

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 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.

Preventive Dental		
Expense		
55110.400.1170.109	22,600	
Revenue		
46310.1170.109		22,600
PHEP		
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 20th day of February 2025.

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

ATTEST: _____
Teresa Jacobs, County Clerk

CONTINUED

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

_____.

Teresa Jacobs, County Clerk

ACTION BY MAYOR

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

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

Delivered to the Chairman of the Sullivan County Commission or his designee this the _____ day of , 20__ 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

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

Item WS8
Draft Resolution, No. 2025-02-XX

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

CONTINUED

Item WS8
Draft Resolution, No. 2025-02-XX

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

_____.

Teresa Jacobs, County Clerk

ACTION BY MAYOR

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

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

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

Mayor, Sullivan County

SPONSOR: LOCKE
COSPONSORS: JONES
Actions: 02/13/25 To be heard on 02/20/25 at regular session.

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

Item WS9
Draft Resolution, No. 2025-02-XX

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 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

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

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

_____.

Teresa Jacobs, County Clerk

ACTION BY MAYOR

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

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

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

Mayor, Sullivan County

SPONSOR: Commissioner 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

Sullivan County
Board of County Commissioners
245th Annual Session

Item WS10
Draft Resolution, No. 2025-02-XX

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 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 20th day of February 2025.

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

ATTEST: _____
Teresa Jacobs, County Clerk

CONTINUED

Item WS10

Draft Resolution, No. 2025-02-XX
Item WS10
Draft Resolution, No. 2025-02-XX

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

_____.

Teresa Jacobs, County Clerk

ACTION BY MAYOR

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

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

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

Mayor, Sullivan County

SPONSOR: Commissioner 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

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

Item WS11
Draft Resolution, No. 2025-02-XX

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

ATTEST: _____
Teresa Jacobs, County Clerk

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

Teresa Jacobs, County Clerk

ACTION BY MAYOR

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

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

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

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

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

Item WS12
Draft Resolution, No. 2025-02-XX

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 20th 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: _____
John T. Gardner, Chairman, Sullivan County Commission

ATTEST: _____
Teresa Jacobs, County Clerk

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

Teresa Jacobs, County Clerk

ACTION BY MAYOR

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

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

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

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

Why Should We Consider More Frequent Reappraisals?

Current Market Value Requires Frequent Revaluation

In a dynamic market, property values should be updated regularly to reflect current conditions. Conventional wisdom suggests that frequent adjustments to property values are essential to maintain alignment with market trends. With advancements in mass appraisal software and technology, more frequent reappraisals are now feasible, offering a more accurate and timely reflection of market shifts.

Appraisal Uniformity and Equity Over Time

Appraisal uniformity and equity can deteriorate as time passes. Frequent reappraisals ensure that pricing indicators like construction costs and acreage pricing are updated regularly promoting fairness and consistency across property valuations. Accurate appraisals are critical to the viability of property taxes, as they ensure equitable property assessments.

Eliminating Equalization Ratios

A two-year reappraisal cycle would eliminate the need for equalization ratios applied to personal property and public utility assessments. These adjustments often result in a significant loss of revenue for taxing jurisdictions. Regular reappraisals help restore consistency, making budget planning more stable and predictable by eliminating the financial impact created by the equalization adjustments.

Smaller, Incremental Increases for Taxpayers

Shorter reappraisal cycles help prevent substantial property value increases from being concentrated into a delayed revaluation period. Long gaps between reappraisals have caused confusion and frustration among property owners, who are often faced with dramatic increases in their property values. By shortening the reappraisal cycle, property owners can prepare for smaller, more manageable value increases.

Fairer Tax Relief for Vulnerable Populations

Under current law, tax relief payments are subject to the equalization ratio, which inadvertently increases the tax burden for low-income elderly residents and disabled veterans. These individuals may end up paying more in taxes during years when the equalization ratio adjustment is applied. A two-year reappraisal cycle would eliminate this issue, ensuring that tax relief payments remain more stable and consistent for these vulnerable groups.

In summary, adopting more frequent reappraisals enhances fairness, accuracy, and stability in property tax assessments, benefiting both taxpayers and taxing jurisdictions alike.

**2 YEAR
REAPPRAISAL PLAN**

Sullivan County

**SUBMISSION DATE:
*13 February 2025***

ASSESSOR OF PROPERTY

Donna Whitaker

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2 YEAR VISUAL INSPECTION CYCLE

START DATE OF INSPECTION CYCLE: JULY 1ST, 2025

ASSESSOR: Donna Whitaker

URBAN 1'=50' & 100' MAPS	<u>58,098</u>	(Except C/I/Other)
RURAL 1'=400' MAPS	<u>22,342</u>	(Except C/I/Other)
COMMERCIAL/INDUSTRIAL	<u>5,381</u>	
ALL OTHER TOTAL	<u>2,821</u>	
PARCELS	<u>88,642</u>	
PARCELS ENTERED	<u>88,642</u>	

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

1 ST INSPECTION YEAR					
PARCELS TO BE INSPECTED FOR 2026					
URBAN	RURAL	COMM/IND	OTHER	TOTAL	%TOTAL
29,907	10,363	2,713	1,644	44,627	50.3%

MAPS TO BE INSPECTED FOR 2024	
1" = 400' MAPS	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

1" = 100' MAPS	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-i,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-o40h-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-p63a-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,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,m97i-p,103e,n,104d,f,i,108c,108e-f,108k-p

1" = 50' MAPS	

PERCENTAGE OF TOTAL PARCELS TO BE INSPECTED THIS YEAR	50.3%
---	-------

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

2nd INSPECTION YEAR					
PARCELS TO BE INSPECTED FOR 2027					
URBAN	RURAL	COMM/IND	OTHER	TOTAL	%TOTAL
27,290	12,191	2,637	1,071	43,189	48.7%

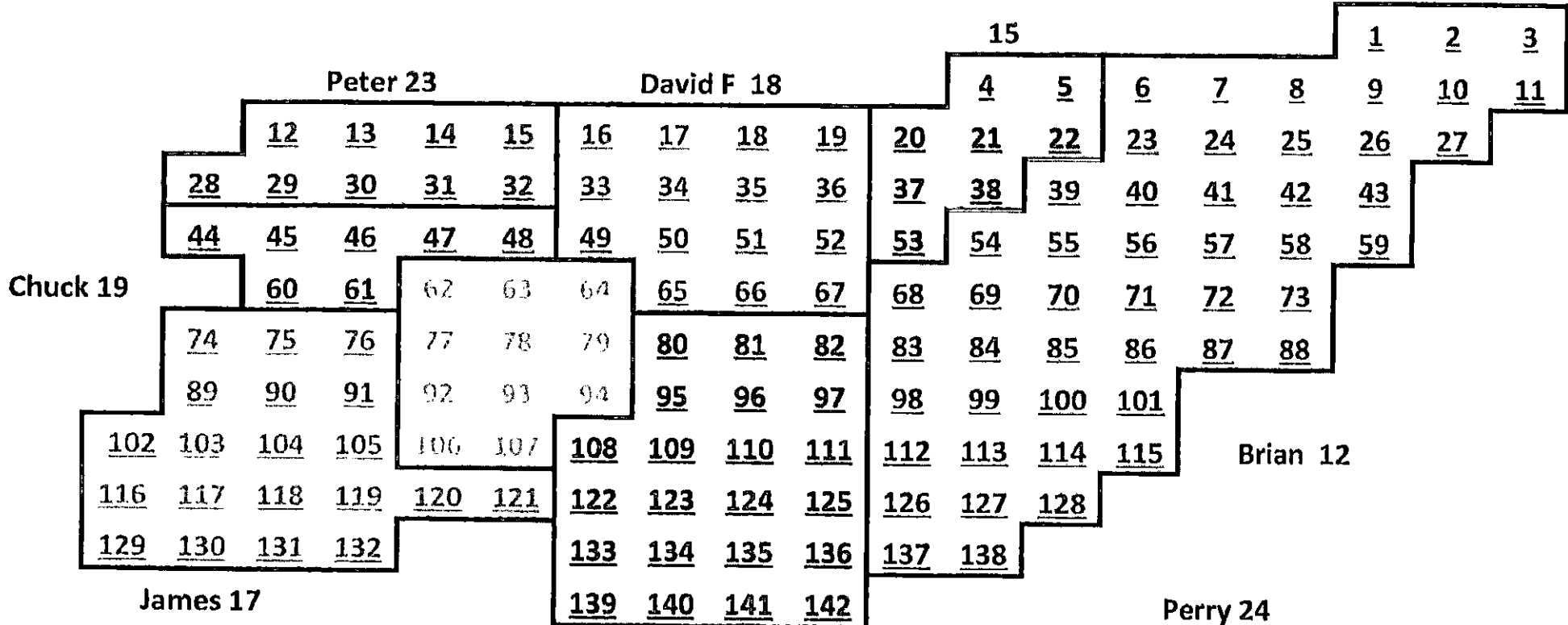
MAPS TO BE INSPECTED FOR 2025	
1" = 400' MAPS	22,23,31,32,37,38,48,49,50,51,52,53,60,61,65,66,67,69,70,73,79,83,84,85,92,94,98,99,100,104,
	105,106,107,109,110,111,112,113,116,117,118,119,120,121,122,123,124,125,126,127,129,131,132,
	133,134,135,136,137,140,141,142

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,105a-k,p,106a-o,107a-b,e,g-j,m-p,109b-d,g-f,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

1" = 50' MAPS	
---------------	--

PERCENTAGE OF TOTAL PARCELS TO BE INSPECTED THIS YEAR	48.7%
---	-------

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



Ken 13 Kingsport Commercial
 David 25 Bristol Commercial

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

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 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.

Assessor's Personnel Assignment

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

POSITION # 7	
TITLE	PERSONAL PROPERTY SPECIALIST
NAME	Stacy Morrell
YEARS OF SERVICE	3
PHASE RESPONSIBILITY	ALL PHASES PERSONAL PROPERTY PROCEDURES Deputy Assessor
POSITION # 8	
TITLE	PERSONAL PROPERTY CLERK
NAME	Vickie Shuttle
YEARS OF SERVICE	2
PHASE RESPONSIBILITY	PERSONAL PROPERTY DATA ENTRY / CLERICAL DUTIES
POSITION # 9	
TITLE	CLERK
NAME	Veronica Rice
YEARS OF SERVICE	
PHASE RESPONSIBILITY	DATA ENTRY/ADDRESS CHANGES
POSITION # 10	
TITLE	DATA ENTRY
NAME	Michelle Houser
YEARS OF SERVICE	22
PHASE RESPONSIBILITY	RESIDENTIAL DATA ENTRY / CLERICAL DUTIES
POSITION # 11	
TITLE	DEPUTY ASSESSOR
NAME	
YEARS OF SERVICE	
PHASE RESPONSIBILITY	RESIDENTIAL APPRAISER / NEW CONSTRUCTION Deputy Assessor
POSITION # 12	
TITLE	DEPUTY ASSESSOR
NAME	Christopher Jones
YEARS OF SERVICE	2
PHASE RESPONSIBILITY	RESIDENTIAL APPRAISER / NEW CONSTRUCTION

POSITION # 13	
TITLE	DEPUTY ASSESSOR
NAME	Lawrence Akard
YEARS OF SERVICE	24
PHASE RESPONSIBILITY	RESIDENTIAL APPRAISER / NEW CONSTRUCTION Deputy Assessor LEVEL 1
POSITION # 14	
TITLE	DEPUTY ASSESSOR
NAME	James Hurt
YEARS OF SERVICE	2
PHASE RESPONSIBILITY	RESIDENTIAL APPRAISER / NEW CONSTRUCTION Deputy Assessor LEVEL 1
POSITION # 15	
TITLE	DEPUTY ASSESSOR
NAME	Charles Rush
YEARS OF SERVICE	8
PHASE RESPONSIBILITY	RESIDENTIAL APPRAISER / NEW CONSTRUCTION Deputy Assessor LEVEL 1
POSITION # 16	
TITLE	DEPUTY ASSESSOR
NAME	David Francisco
YEARS OF SERVICE	9
PHASE RESPONSIBILITY	RESIDENTIAL APPRAISER / NEW CONSTRUCTION Deputy Assessor LEVEL 1
POSITION # 17	
TITLE	DEPUTY ASSESSOR
NAME	Brian Ferguson
YEARS OF SERVICE	3
PHASE RESPONSIBILITY	RESIDENTIAL APPRAISER / NEW CONSTRUCTION Deputy Assessor
POSITION # 18	
TITLE	DEPUTY ASSESSOR
NAME	Peter Hanson
YEARS OF SERVICE	6
PHASE RESPONSIBILITY	RESIDENTIAL APPRAISER / NEW CONSTRUCTION Deputy Assessor LEVEL 1

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

Signature Page

Assessor of Property (Signature)

Date

County Mayor/ Executive (Signature)

Date

Chairman, County Commission (Signature)

Date

ATTACHED RESOLUTION FOR 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 Year Reappraisal Program

FROM: Tennessee Comptroller of the Treasury
Division of Property Assessments

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
- OBV 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:

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*

Item WS13
Draft Resolution, No. 2025-02-XX

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

ATTEST: _____
Teresa Jacobs, County Clerk

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

Teresa Jacobs, County Clerk

ACTION BY MAYOR

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

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

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

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

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

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Item WS14
Draft Resolution, No. 2025-02-XX

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 20th 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 20th day of February 2025.

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

ATTEST: _____
Teresa Jacobs, County Clerk

CONTINUED

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

Teresa Jacobs, County Clerk

Item WS14
Draft Resolution, No. 2025-02-XX

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.

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

Item WS15
Draft Resolution, No. 2025-02-XX

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 20th day of February 2025.

CONTINUED

Item WS15
Draft Resolution, No. 2025-02-XX

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

ATTEST: _____
Teresa Jacobs, County Clerk

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

Teresa Jacobs, County Clerk

Item WS15
Draft Resolution, No. 2025-02-XX

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.

Sullivan County
Board of County Commissioners
245th Annual Session

Item WS16
Draft Resolution, No. 2025-02-XX

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

Item WS16
Draft Resolution, No. 2025-02-XX

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

ATTEST: _____
Teresa Jacobs, County Clerk

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

Teresa Jacobs, County Clerk

Item WS16
Draft Resolution, No. 2025-02-XX

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: 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.

Sullivan County Jail
Staffing Request Breakdown

568

On May 24, 2024, Jim Hart from the County Technical Assistance Service (CTAS) provided me with a staffing plan for the new jail expansion. He concluded his report with a recommendation for 106 new jail staff members.

On October 14, 2024, I was requested by the Sullivan County Jail Committee to provide them with a minimum jail staffing plan for the new expansion. With the assistance of the current jail command staff, it was concluded that we could operate with limited overtime with the addition of 59 positions. The positions are broken down as follows:

Staffing Positions

- Shift Correctional Officers: 40
- Inmate Work Crew: 4
- Training Officer: 1
- Population Manager: 1
- Shift Sergeants: 4
- Licensed Practical Nurse (LPN): 4
- Shift Registered Nurse (RN): 4
- Detox Registered Nurse (RN): 1
- **Grand Total: 59**

We are requesting to begin the hiring process within the current budget year, starting in April. We would like to begin hiring 30 initial positions. This will help ensure that we can open the new expansion without any delay. Please note the following reasons:

1. It takes approximately three weeks to complete interviews and background investigations on new applicants.
2. It will take 160 hours for a new employee to complete basic and field training.
3. At maximum, we can process and train 10 new employees every two weeks.
4. With normal attrition, it will take at least 5 months to fill the new positions.

Initial Staffing Positions requested

- Shift Correctional Officers: 20
- Inmate Work Crew: 0
- Training Officer: 1
- Population Manager: 1
- Shift Sergeants: 4
- Licensed Practical Nurse (LPN): 0
- Shift Registered Nurse (RN): 4
- Detox Registered Nurse (RN): 0
- **Grand Total: 30**

An inadequate staffing plan leads to high overtime costs because there aren't enough staff members to cover all shifts and responsibilities. When the facility is understaffed, existing

Sullivan County Jail
Staffing Request Breakdown

569

employees must work extra hours to ensure all tasks are completed and the facility operates smoothly.

Budget Year	Overtime Costs
7/1/23 thru 06/30/2024	288,259.78
7/1/24 thru 02/14/2025	116,523.49

Sullivan County Jail
Jail Extension

570

• **2006 - Jail Extension Construction Began**

- The expansion added 240 beds, increasing the total capacity to 619.
- By the time the extension was completed in 2007, the jail population averaged 624 inmates.

• **May 11, 2007 - Jail Extension Opened**

- The opening of the extension created 25 new staffing positions:
 - 20 Correctional Officers
 - 3 Cooks
 - 1 Captain
 - 1 Licensed Practical Nurse (LPN)
 - Grand Total: **25 new positions.**

• **Staffing Plan Challenges with Jail Extension**

- The staffing plan did not account for factors such as training, sick leave, vacation, or military leave.
- The plan required 5 officers per shift to maintain 24-hour coverage, but typical staffing plans would have recommended a minimum of 7 officers per shift.
- This shortfall of 8 officers upon opening led to excessive overtime requirements.

Year-end stats (01/01/2023 – 01/01/2024)**Inmate on inmate physical altercations: 635****Use of Force incidents: 228****Assaults on Officer(s): 42****Year-end stats (01/01/2024 – 01/01/2025)****Inmate on inmate physical altercations: 581****Use of Force incidents: 277****Assaults on Officer(s): 29**

Within recent years, incidents of violence within the Sullivan County Jail have continued to rise. Correctional officers are frequently called to respond to high-risk situations, which include inmate altercations and significant disturbances within cells. As they carry out their responsibilities, the risk of assault against officers is increasing. There has also been a notable uptick in situations where officers are exposed to drug-related substances while addressing medical emergencies, with some cases leading to officers requiring medical attention due to cross-contamination, effectively creating medical emergencies for them as well. The challenge of accurately classifying inmates further complicates these issues. This situation places considerable strain on confinement conditions and heightens concerns regarding liability and safety within Sullivan County Jail. The existing jail environment significantly impacts the well-being of staff and also affects inmates who seek to live in a secure, clean, and humane setting.

**Recent County Jail
New Construction and
Correction Officers Comparisons**

572

Putnam County Sheriff's Office Jail Expansion

- **60** New Jail Positions added
- **485** Bed addition
- **52 million** Jail Construction Cost

Hamblen County Sheriff's Office Jail Expansion

- **49** New Jail Positions added
- **586** Beds
- **100 million** Jail Construction Cost

Sullivan County Sheriff's Office Jail Expansion

- **59** New Jail Positions Requested
- **784** Beds addition
- **118 million** Jail Construction Cost

Commission discusses Hamblen County budget in five-hour session

- BY DREW C. ROBINSON Tribune Staff Writer
- May 22, 2024 Updated May 22, 2024

The proposed 2024-2025 **Hamblen County** budget has been presented to the County Commission for consideration, debate and adjustment and a safety improvement is being considered.

County Mayor Bill Brittain presented an overview last Tuesday night at the committees meeting and the budget committee met on Saturday for over 5 hours as various department heads and outside agencies gave input for the process.

"We have a history, if you look at the growth of our fund balance, that we've had deficits, not this large, in the budget and we've ended up in the black," Brittain said to explain the large deficit sitting in front of the Commission. "It's because of the way we project budget revenue. Our departments do a good job with managing their money."

The coming budget includes 49 new full employees for a full year, \$1.5 million for the county's building on Buffalo Trail where the Health Department is being relocated and a 5% Cost-of-Living Adjustment (COLA) for every county employee.

There is a planned general fund drawdown as the budget includes a \$4.2 million deficit, which would leave the balance at a still-very-healthy \$11.2 million.

Brittain said the budget is, as usual, crafted using conservative estimates for incoming revenue.

Hamblen County is experiencing unprecedented growth and tax revenue has outpaced every conservative estimate over the past few years including an estimated \$2.1 million

surplus in the current year. Some of that surplus is due to a delay in staffing new justice center employees.

The sheriff is also requesting in the new budget, and the Morristown Police Department in their city budget, money to fund the purchase of Flock cameras.

Flock is a private company that sells cameras and services for the reading, and storing, of license plates on roads.

Sheriff Chad Mullins and Operations Captain Devin Cribley presented the proposal to the commission and said it would allow for faster apprehension of criminals and more effective policing that would save time, money, property and potentially lives.

The cameras would be set up around the county to track every car travelling on the chosen roads and store their location and direction of travel, as well as make and model information.

The company has access to criminal databases and will alert law enforcement if it scans a plate that matches the number on a wanted or stolen vehicle. It can also alert law enforcement to the make, model and color of vehicles.

For example, if a blue Toyota Camry has a fleeing violent offender notice, Flock can alert law enforcement of the location of blue Toyota Camry's and their direction of travel, both current and for the past 30 days, regardless of driver context.

Flock appears to have monopolized automatic license plate readers (ALPRs) in the state and the Sheriff's office appears to be excited about interfacing with other counties' installations and ALPRs set up in private parking lots.

A Flock executive said in an interview with a Knoxville television stations there were over a thousand cameras in the state and the images were "public information on public roads."

The company said on its website it does not store personally identifiable information, does not sell ALPR information to third parties and information for law enforcement is protected by many methods and technologies to avoid abuse of the system.

Several Commissioners expressed enthusiasm for the system.

The 49 new correctional officers at the new Justice Center will see their first full fiscal year with the sheriff's department and will be moving full time to the new jail, after training, when the inmates are moved over, likely in January of 2025 according to a recent report by the project's construction manager.

These employees join Hamblen County's 20 school resource officers for which the sheriff's office is responsible and mark significant personnel growth under the first term of Sheriff Chad Mullins.

The new county space on Buffalo Trail will take the lion's share of proposed capital expenses in this year's budget, but other items include funds set aside to match money raised by the animal shelter for building expansion, money to help expedite the Highway 160 "J-turn" change underway at the MLK Parkway intersection, a vehicle for a building inspector, and \$50,000 for a structural engineer to begin assessment and planning for an eventual repair or replacement of the balcony at the county's courthouse.

Several outside agencies have made requests to the Commission for additional or new funding.

Hamblen County 911, the Morristown-Hamblen Library and Morristown Parks and Recreation have all requested additional funding from the county. Morristown-Hamblen EMS has requested \$300,000 to support their life-saving efforts as the county's only EMS service.

HC*Excell's Tish Jones presented a request for \$10,000 to supplement the "Ready by 6" program that bolsters educational efforts in the county to advance early childhood literacy.

The process starts young, with a focus and help that begins at birth- though there is a pre-natal support plan being developed by the education non-profit.

Friends of Hospice (Serenity House) also requested \$10,000.

Superintendent Arnold Bunch was one of the first up on Saturday morning to speak to the Commission about the school system's budget.

Some school revenue is being switched from property tax to sales tax, but the County's maintenance of effort, the local money it provides every year to supplement state and federal funding for schools, remains the same.

The school system is gearing up for a few more years of larger teacher pay increases to meet statewide requirements passed by the legislature to bring starting teacher salary to \$50,000 per year.

This year school system employees will receive a 3% COLA and future budget increases are planned at 4.5% to reach the goal by the 2026-2027 school year.

New for the coming year is the amount budgeted due to a \$23 increase in the wheel tax by Hamblen County Commissioners.

\$1.45 million raised by that effort will be used to start addressing the derelict roads and the commission was vocal about making sure the wheel tax increase would be used exclusively for improving Hamblen County roads.

	Request of 20 Correctional Officer	Request of 4 Inmate Work Crew	Request of 1 Training Officer	Request of 1 Population Manager	Request of 4 Sergeants	Request of 4 LPN	Request of 1 Dotor/MAT RN	Request of 4 Shift RN
Annual Salary	\$ 12,791.34	\$ 52,021.38	\$ 13,795.53	\$ 14,719.17	\$ 14,719.17	\$ 62,362.83	\$ 78,129.60	\$ 18,472.80
Holiday Pay	\$ 2,477.28	\$ 2,477.28	\$ 2,671.76	\$ 2,850.64	\$ 2,850.64	\$ 1,971.28	\$ 3,577.60	\$ 3,577.60
Est Benefits (30%) - Health, Dental, Retirement, Life, FICA, SUTA)	\$ 4,580.59	\$ 16,350.05	\$ 4,940.19	\$ 5,270.94	\$ 5,270.94	\$ 19,510.45	\$ 28,012.10	\$ 6,615.12
Total Salary and Est Benefits	\$ 19,849.21	\$ 70,850.21	\$ 21,407.48	\$ 22,840.75	\$ 22,840.75	\$ 84,973.01	\$ 102,319.36	\$ 28,665.52
Totals:	\$ 396,984.12	\$ -	\$ 21,407.48	\$ 22,840.75	\$ 91,363.01	\$ -	\$ -	\$ 114,662.08
Equipment Costs								
Motorola Radio	\$ 5,355.20							
Short Sleeve x2	\$ 94.50							
Long Sleeve x1	\$ 50.40							
Uniform Pants x2	\$ 174.20							
Jacket	\$ 54.60							
Boots	\$ 84.89							
Trouser Belt	\$ 31.97							
Badge	\$ 65.05							
Collar Brass	\$ 25.36							
Nameplate	\$ 12.68							
Cuff Case	\$ 27.56							
Cuffs	\$ 23.15							
Spray Case	\$ 25.20							
Spray	\$ 14.06							
Total Equipment Costs	\$ 6,038.82							
Total Equipment Cost for 50 New Correctional Officers	\$ 157,009.32							
Total Requested Costs for Salaries/Benefits and Equipment 1st Year	\$ 804,266.76							
Estimated Cost - Recurring	\$ 647,257.44							

	Request of 40	Request of 4	Request of 1	Request of 1	Request of 4	Request of 4	Request of 1	Request of 4
	Correctional Officer	Inmate Work Crew	Training Officer	Population Manager	Sergeants	LPN	Detox MAT RN	Shift RN
Annual Salary	\$ 52,022.88	\$ 52,022.88	\$ 56,106.96	\$ 59,863.44	\$ 59,863.44	\$ 62,396.88	\$ 75,129.60	\$ 75,129.60
Holiday Pay	\$ 2,477.28	\$ 2,477.28	\$ 2,671.76	\$ 2,850.64	\$ 2,850.64	\$ 2,971.28	\$ 3,577.60	\$ 3,577.60
Est Benefits (30%) - Health, Dental, Retirement, Life, FICA, SUTA)	\$ 16,350.05	\$ 16,350.05	\$ 17,633.62	\$ 18,814.22	\$ 18,814.22	\$ 19,610.45	\$ 23,612.16	\$ 23,612.16
Total Salary and Est Benefits	\$ 70,850.21	\$ 70,850.21	\$ 76,412.34	\$ 81,528.30	\$ 81,528.30	\$ 84,978.61	\$ 102,319.36	\$ 102,319.36
Totals:	\$ 2,834,008.32	\$ 283,400.83	\$ 76,412.34	\$ 81,528.30	\$ 326,113.22	\$ 339,914.43	\$ 102,319.36	\$ 409,277.44
Equipment Costs								
Motorola Radio	\$ 5,355.20							
Short Sleeve x2	\$ 94.50							
Long Sleeve x1	\$ 50.40							
Uniform Pants x2	\$ 174.20							
Jacket	\$ 54.60							
Boots	\$ 84.89							
Trouser Belt	\$ 31.97							
Badge	\$ 65.05							
Collar Brass	\$ 25.36							
Nameplate	\$ 12.68							
Cuff Case	\$ 27.56							
Cuffs	\$ 23.15							
Spray Case	\$ 25.20							
Spray	\$ 14.06							
Total Equipment Costs	\$ 6,038.82							
Total Equipment Cost for 50 New Correctional Officers	\$ 301,941.00							
Total Requested Costs for Salaries/Benefits and Equipment 1st Year	\$ 4,754,915.24							
Estimated Cost - Recurring	\$ 4,452,974.24							

2:19



Photo



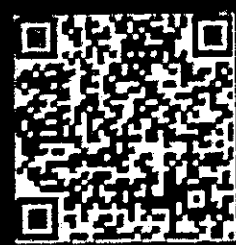
**ARE YOU THE ONE
TO GOES ONE LEARN**

**NOW HIRING
CORRECTIONS DEPUTY**



Pay & Benefits:

- Competitive pay: \$38,000 - \$58,000 (varies with experience and education)
- \$2,000 yearly step raises (with a 10 year top out)
- Health, Dental, and Vision insurance
- Vacation, Holiday, and Sick time
- Uniform allowance
- TCRS retirement (vested after 5 years)



(Scan QR Code for Application)



putnamsheriff tn PCSO CORRECTIONS DEPUTY
HIRING UPDATE

Sheriff Farris is pleased to announce that since the passing of the budget on 7/31/23 we have now hired 20

of the 60 employees that are needed for the opening of our new jail facility that will be opening in May 2024.

580

Sheriff Farris stated, "I am pleased with the hard work from HR Tammie Carr as well as my Recruitment Team for their work in getting these new individuals in at the Sheriff's Office. I challenged all of my employees to find at least one person that they felt would be a good fit to the Office and recruit them to help us reach our goal of 60 new employees. There is still more work to be done but I am confident that my employees will get it done."

August 18, 2023



As of February 11, 2025, the Putnam County Sheriff's Office in Tennessee is actively seeking to hire corrections deputies. The position offers a competitive salary ranging from \$39,500 to \$59,500 annually, depending on experience. Additional benefits include health, dental, and vision insurance, vacation, holiday, and sick time, a uniform allowance, and participation in the Tennessee Consolidated Retirement System (TCRS) with vesting after five years.

putnamcountytntnsheriff.gov

Job Responsibilities:

- Receive, search, book, fingerprint, and photograph incoming prisoners.
- Issue jail uniforms, record and store personal effects, and house inmates by appropriate classification.
- Maintain jail security through observation of inmates, pat searches, strip searches, and cell searches.
- Maintain orderly conduct and discipline.
- Ensure inmates have access to basic needs for hygiene and welfare.
- Prepare and deliver prisoners to court, doctors' offices, hospitals, and other locations.

Qualifications:

- High school diploma or GED.
- Valid driver's license.
- Ability to pass a background check and drug screening.

Interested applicants can download and complete the application form from the Putnam County Sheriff's Office website. Completed applications, along with any supporting documents such as resumes and certifications, can be submitted online or delivered in person to:

Putnam County Sheriff's Office
421 E Spring St.
Cookeville, TN 38501

For more information and to access the application form, please visit the [Putnam County Sheriff's Office Employment Opportunities page](#).

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

Item WS17
Draft Resolution, No. 2025-02-XX

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 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 20th day of February 2025.

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

ATTEST: _____
Teresa Jacobs, County Clerk

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

Teresa Jacobs, County Clerk

CONTINUED

Item WS17
Draft Resolution, No. 2025-02-XX

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 MATT SLAGLE
COSPONSORS: COMMISSIONER MARK IRESON
Actions: 02/13/25 To be heard on 02/20/25 at regular session.

**ARTICLE IIA. MODEL RULES REGULATING
THE PROCEDURES OF THE
BOARD OF COUNTY COMMISSIONERS***

Sec. 1-2-29. Convening the board.

The board shall meet at the county courthouse, 9:00 a.m. on the third Monday of every month, unless canceled or postponed by the county executive. Should any prescribed meeting date fall on a legal holiday or if an emergency should arise, the board shall meet at 9:00 a.m. on the following day. Notification of the members for regular meetings shall be left to the discretion of the chairman and clerk. (Res. No. 2, § 1, 12-16-82)

Sec. 1-2-30. Quorum.

A quorum for the transaction of business shall be a majority of the duly qualified and acting members of the board of county commissioners. Vacancies shall not be included in determining the membership of the board. (Res. No. 2, § 2, 12-16-82)

*Editor's note--Rules 1--17 of Res. No. 2 of Dec. 16, 1982, have been included as a new art. IIA, §§ 1-2-29--1-2-38.7. Formerly the article consisted of §§ 1-2-29--1-2-38 and was basically derived from Res. No. 33, §§1--8, adopted Dec. 8, 1969, and Res. No. 5, adopted Aug. 9, 1978. The editor has retained former §§ 1-2-37, § 1-2-38, renumbering them to §§ 1-2-38.8, 1-2-38.9, respectively.

Sec. 1-2-31. Order of business.

[The order of business shall be as follows:]

- (1) (a) Call to order by chairman. In the absence of the chairman, the chairman pro tempore shall preside.
 - b) Prayer.
 - (c) Pledge to flag.
- (2) Roll call.
- (3) Reading and approval of the minutes.
- (4) Resolutions for special recognition, memorials, etc.
- (4a) Public discussion.
- (5) Elections, appointments and confirmations.
- (6) Reports--County officials, standing and special committees.
- (7) Unfinished business (2nd readings).

Pass
1/18/11
234
1 Absent

Sullivan County, Tennessee
Board of County Commissioners

585

Item 5
Budget
No. 2010-12-116

To the Honorable Steve M. Godsey, Mayor of Sullivan County, and the Board of Sullivan County Commissioners meeting in Regular Session this 20th day of December 2010.

RESOLUTION Requiring That All Main Motions Involving Expenditures Be Submitted As a Written Resolution

WHEREAS, it is not in the best interest of Sullivan County for expenditures to be approved upon their initial consideration by the full County Commission without discussion in committees.

NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session on the 20th day of December, 2010 hereby establish as a rule of procedure for this body that all main motions coming before the Sullivan County Commission requiring monetary expenditures shall be done by written resolution.

Adoption of this rule of procedure requires approval by two-thirds vote (sixteen (16) affirmative votes).

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

Approved this _____ day of _____ 2010.

Attested: _____
Jeanie Gammon, County Clerk

Approved: _____
Steve M. Godsey, County Mayor

Sponsored By: Eddie Williams
Prime Co-Sponsor(s): Dwight King

2010-12-116	Administrative	Budget	Executive	County Commission
ACTION	Approved 1-10-11	Approved 1-13-11	Approved 1-4-11	

Notes: 1st Reading 12-20-10;

MOTION ON FLOOR

MOTION AS FOLLOWS:

MOTION THAT WE LOOK AT ALLOWING DEPARTMENT HEADS TO LOOK IN THEIR BUDGETS AND IF THEY HAVE MONEY IN THEIR BUDGETS THAT THEY CAN GIVE A \$500 CHRISTMAS BONUS TO THEIR EMPLOYEES, NO COST TO THE COUNTY, HAVE TO COME DIRECTLY OUT OF THEIR BUDGETS AND IT WOULD BE AN OPTIONAL THING, IF THE DEPARTMENTS WANT TO PARTICIPATE.

MOTION MADE BY: CRAWFORD
SECONDED BY: GARDNER

ACTION: MOTION APPROVED 13 AYE, 4 NAY, 5 PASS, 2 ABSENT
11-15-10

MOTION WAS MADE BY MCCONNELL SECONDED BY HOOD TO AMEND THE ABOVE MOTION AS FOLLOWS: "THAT IF ONE DEPARMENT GIVES IT, THAT EVERY EMPLOYEE IN THE COUNTY BE GIVEN THE BONUS".

MOTION NOT ACCEPTED BY SPONSOR CRAWFORD.

ROLL CALL TAKEN AND THIS AMENDMENT FAILED 11-15-10
10 AYE, 9 NAY, 3 PASS, 2 ABSENT.

- (8) New business (1st readings).
- (9) Announcement and statements.
- (10) Adjournment. (Res. No. 2, § 3, 12-16-82)

Sec. 1-2-32. General.

(a) *Who May Address the Board.* It is a commissioner's right to address the chairman and the board at any appropriate time after proper recognition by the chairman. It may be allowable for non-commission members to address the board if there is no objection by the board or if a majority of the membership vote to allow such participation. Any person wishing to address the board must inform the chairman prior to the meeting of their intent and must give the chairman their name, address, and subject on which they wish to speak. A total of thirty (30) minutes will be allotted for public comments with a maximum of five (5) minutes per person.

(b) *Gaining the Floor.* In all cases, the member who shall first rise and address the chairman shall be entitled to speak first; but when two (2) or more members shall rise and address the chairman at the same time, the chairman shall name the member who shall speak first.

(c) *Speaking.* When any member is about to speak in debate, discussion or deliver any address on any matter whatsoever to the board, the member shall rise and respectfully address the chairman and shall, after being recognized by the chairman, proceed with the intended remarks, confining such remarks strictly to the question under debate and avoiding all personalities. Commission members shall be limited to a maximum of fifteen (15) minutes on any one (1) subject.

(d) *Consent to Yield.* While a member is speaking he/she is not to be interrupted, except for a question by another member. If the speaker declines to yield the floor for a question, then they shall not be interrupted, but shall yield to questions at the end of the presentation.

(e) *Points of Order.* If any member, speaking or otherwise, transgresses the rules of the board, the chairman shall, or any member may, call to order, in which case the member so called to order shall immediately sit down. When the point of order has been decided by the chairman, the member having the floor can proceed, subject to the decision made.

(f) *Appeal on Ruling.* Any member of the board may appeal to the board from the ruling of the chairman, and a majority vote of the members present shall decide the appeal. (Res. No. 2, § 4, 12-16-82)

Sec. 1-2-33. Motions.

(a) *Introduction and Debate.* Motions may only be made by members. No motion shall

be debated until the same is seconded and stated by the chairman.

(b) *Motions in Writing.* When a motion is made and seconded, it shall be reduced to writing by the clerk and read by the chairman prior to any debate or vote.

(c) *Requiring Roll Call.* Motions shall be put to the board for a voice vote, by the chairman; provided however, any one (1) member of the board may require a roll call by raising of hand or indicating otherwise. (Res. No. 2, § 5, 12-16-82)

Sec. 1-2-34. Resolutions.

(a) *Introduction.* Any proposed resolution may be introduced only by a member of the board, and the clerk or chairman shall not receive or file any resolution that is not reduced to writing and signed by at least two (2) members of the board.

(b) *Author.* A resolution may have as many signatures as there are members of the board. However, the first two (2) signatures on the resolution shall be deemed the authors for the purpose of debate, and the author or his designated agent shall appear before the appropriate committee to present their resolution(s).

(c) *Roll Call Vote.* Resolutions shall be put to the board for a roll call vote by the clerk. Each member shall vote "yes" or "no" on its passage when the clerk calls their name.

(d) *Changing Vote.* Any member of the board may change their vote before the result of a roll call is announced by the clerk. It shall be the duty of the clerk, at the end of each roll call, to inquire of those who passed or were absent when the roll was called if they desire to vote; also, if anyone who has voted wishes to change their vote. Then, the results shall be announced by the clerk.

(e) *Successful Resolutions.* All successful resolutions shall be submitted to the chairman for his signature and attested by the signature of the clerk. The resolution, along with the vote of the members, shall then be submitted to the county executive within five (5) days of its passage for his consideration.

(f) All resolutions shall be submitted to the appropriate committee for consideration. This rule shall not apply to resolutions which are submitted to the commission for consideration under a waiver of the rules. (Res. No. 2, § 6, 12-16-82)

(g) All resolutions must be submitted to the County Mayor's Office on or before the Thursday before the County Commission meeting in order to be considered. All resolutions submitted after that time will be held over for the following month. (Passed by Motion on Sept. 17, 2007.)

10/17/11

589

Re: **RESCISSION OF NOMINATING COMMITTEE** for Committee assignment

Leading up to committee appointments this year, there were questions raised about how committee assignments are made. I pointed out to inquiring commissioners (Kathy Armstrong was one) and the Mayor was aware that the Model Rules called for the creation of a Nominating Committee to make recommendations of committee assignments.

Today during the county commission meeting, the mayor passed out his committee assignments. Commissioner Bill Kilgore got the floor and said that the Model Rules either needed to be followed or thrown in the trash.

Mayor Godsey talked for a long time about the issue of committee assignment and ended up asking the county commission to vote on whether they wanted him to appoint a nominating committee. They were instructed to vote YES if they wanted a nominating committee and to vote NO if they did not. The county commission voted 14 NO, 7 pass, 1 absent, and 2 yes. The only two commissioners to vote YES (that they wanted a nominating committee) were Kathy Armstrong and Baxter Hood.

Sec. 1-2-35. Elections and appointments.

(a) *Elections and Nominations From the Floor.* When the chairman is to receive nominations from the floor, a member may nominate only one (1) person. The floor will be kept open until every member has had an opportunity to make nominations or until a motion has been made and seconded that nominations cease and a majority of those present so vote.

(b) *Appointments and Confirmations.* When the board is called upon to appoint someone from a list of nominees (such as a county medical examiner) or to confirm an appointee of the county executive (such as a department head), then the name or names of those being considered for the position shall be read to the membership and discussion of each such appointee shall follow.

(c) *Election or Confirmation.* All ballots for election or confirmation shall be cast by roll call vote as each member's name is called by the clerk. If the vote is on confirmation of an appointee, each member will vote either "yes" or "no" on the confirmation. A majority of the membership of the full board is required for election or confirmation.

(d) *Second Ballot.* If no one is elected on a given ballot, the nominee receiving the smallest number of votes will be dropped and the ballot will be cast again until a nominee is elected by the required majority of the membership. (Res. No. 2, § 7, 12-16-82)

(e) *Election or Appointment to Board or Committee.* Standard format resolution to be utilized to fill a vacancy as adopted by the board. (Res. No. 23, 3-16-92, See also §1-2-38.11)

Sec. 1-2-36. Committee membership.

J assume this was rescinded by vote 10/17/11 when

~~*Nominating Committee.* The chairman shall, at the July meeting, appoint a nominating committee from the membership of the board. It shall be the duty of this nominating committee to recommend board members for appointment to the standing committees of the board. This committee shall make its report and recommendations to the full board at the October meeting. However, members of the board may also make committee nominations from the floor. All standing committees shall be elected annually at the regular October meeting. (Res. No. 2, § 8, 12-16-82)~~

Co Com. voted by Sec. not with Com. See previous insert

Sec. 1-2-37. Appropriation requests.

Request for Appropriation. Request for appropriations in addition to those within the annual budget shall be submitted in the following manner:

(a) (i) All resolutions for appropriation of funds are to be submitted to the Accounts and Budget Department for determination of proper accounting codes and cost estimates prior to submittal to any committee.

(ii) The request shall be submitted in writing to the appropriate committee of the board

and shall reflect the estimated cost and a detailed explanation of the request for appropriation which shall be attached to the proposed resolution. (Res. No. 4, 1-20-92)

(b) All request for appropriations falling in this area shall be summarized and submitted in writing to each member of the board at least seven (7) days prior to the regular or called meeting such request is to be submitted.

(c) The committee to which the request has been referred shall in open meeting of the board, assume one of the following positions: (1) Adoption recommended, (2) rejected or (3) submitted to the board without recommendation.

(d) The budget committee chairman or a member designated by him shall advise the board as to fund availability before a vote is taken on appropriations in any amount which are in addition to those of the annual budget.

(e) The resolution requesting such appropriations shall be voted upon by membership of the board as provided by rule 6 of these rules [section 1-2-34 of this article]. (Res. No. 2, § 9, 12-16-82)

Sec. 1-2 38. Suspending the rules.

(a) If a resolution is presented to the Sullivan County Commission on first reading and a suspension of rules is requested, said resolution shall have: (1) been filed with the County Clerk's Office and a complete copy of the resolution mailed or delivered to each member of the board at least seven days prior to time for voting with the resolution stating an intent to call the resolution up for vote on first reading; and the resolution must be approved by sixteen votes of the members of the County Commission; (2) the resolution shall be classified as an emergency resolution; or (3) the resolution shall be in the nature of a proclamation. A resolution meeting the requirements of items (2) or (3) above may be filed at the beginning of the session of which it will be voted if it is noted on the resolution that it will be called up for passage of the resolution and a copy of the resolution will be given to each member of the board and the resolution shall not be voted on until all matters on second reading shall first be considered. (Res. No. 11, 12-6-91)

(b) Sponsors who intend to ask for immediate action upon the first reading of their resolutions shall present said resolutions to the chairman prior to the reading of the resolution. (Res. No. 2, § 10, 12-16-82; Res. No. 3, 4-16-90)

Sec. 1-2-38.1. Robert's Rules of Order.

All matters not covered herein shall be governed by Robert's Rules of Order Revised, as contained in the latest copyrighted edition. (Res. No. 2, § 11, 12-16-82)

MOTION ON FLOOR

MOTION AS FOLLOWS:

MOTION TO ALLOW THE CHAIRMAN IF ELECTED FROM THIS BODY TO BE ABLE TO CAST A VOTE IF HE WOULD LIKE TO AND RIGHT NOW, WE CONTINUE ON THE PROCESS OF THE MAYOR'S SECRETARY AS WELL AS THE ATTORNEY'S OFFICE AS WELL AS OUR CLERK; THE SAME PROCESS UNTIL SOMETHING ELSE NEEDS TO BE ADDRESSED.

MOTION MADE BY: CRAWFORD
SECONDED BY: GARDNER

ACTION: APPROVED 03-17-14
VOICE VOTE

Clarifies
~~*Rescind*~~ Sec 1-2-38.2 (6)

Sec. 1-2-38.2. The chairman.

(a) *Election.* Annually, at its October regular meeting, the board shall elect a chairman and a chairman pro tempore. The chairman may be one of the membership of the board or the county executive. If the board elects as its chairman the county executive, and he accepts the position, then the county executive shall relinquish his veto power.

(b) *Voting by the Chairman.* The chairman may vote only in the case of a tie.

(c) *Call to Order.* The board shall be called to order by the chairman. In the absence of the chairman, the chairman pro tempore shall preside. In the absence of the chairman pro tempore, the board shall be called to order by the county clerk, and shall elect one of its members to preside over the deliberations.

(d) *Speaking.* Should the chairman desire to speak upon any subject either in the negative or the affirmative, he may do so, provided he vacates the chair, whereupon the chairman pro tempore shall preside until the matter under consideration is disposed of by the board. However, the chairman may answer questions, provide information, and give explanations from the chair, the board not objecting.

(e) *Preserve Order.* The chairman shall preserve order and decorum. They may speak to points of order in preference to other members, from their seats for that purpose. They shall decide questions of order, subject to an appeal to the board of any member.

(f) *Order of Recognition.* Before a member is allowed to speak twice on the same subject, the chairman shall inquire if there is another member who has not spoken on that subject and who wishes to speak.

(g) *Motions.* Once a motion has been made and duly seconded, the chairman shall state the motion so that debate on the motion may begin.

(h) *Clarification.* The chairman shall state or put a question and shall clearly state the question before the board before the vote on the question is taken. A member may ask for clarification of the question up until the result of the vote is announced.

(i) *Agenda.* The chairman will forward to each member of the board the tentative agenda of the next board meeting not less than five (5) days prior to meeting date. (Res. No. 2, § 13, 12-16-82)

Sec. 1-2-38.3. The clerk.

(a) *Notice.* The clerk shall notify each member of the board of any special or called meetings not less than five (5) days in advance thereof. Notification of regular meetings shall be within the discretion of the clerk and the chairman.

clarified
~~by Co.~~
by Co.
Comm
3/17/14
Controlle
by TCK
5-5-109.
↓
says
"county
mayor
serving
as
chair"

(b) *Minutes.* The clerk shall reduce the minutes of each board meeting to writing and attach a copy of each resolution considered and the vote thereon. The minutes shall be prepared after said meeting and placed in a well-bound book for public inspection. A copy of the minutes of the last meeting shall be forwarded to each board member with the prepared agenda or meeting notice. (Res. No. 9, 6-17-91)

(c) *Resolutions.* A copy of all resolutions approved by the board shall be submitted to the county executive, within five (5) days after such approval, for his consideration and signature, unless he is elected county chairman.

(d) *Roll call.* In all instances involving authorization to expend public funds, the clerk shall call the roll for "yes" and "no" votes. In all instances where the roll is called for any vote, the clerk shall make such roll call and the vote of each member a part of the record of the meeting and include it in the official minutes.

(e) *Change of vote.* It shall be the duty of the clerk, at the end of each roll call, to inquire of those who passed or were absent when the roll was called if they desire to vote; also, if any member who has voted wishes to change their vote. Subsequently, the clerk shall announce the results. Thereafter, if anyone wishes to change their vote, to do so shall require an affirmative two-thirds vote of the entire legislative body granting permission for the member to change his or her vote and the vote may only be changed during the meeting session in which the original vote was taken. (Res. No. 8, 4-20-98)

(Res. No. 2, § 13, 12-16-82)

Sec. 1-2-38.4. Sheriff.

The sheriff or a deputy designated by him shall attend each session of the board. That officer shall preserve order and carry out orders of the presiding officer of the board. The attending officer shall be paid the prevailing statutory fee for his services unless such officer is paid a salary from county funds. In that instance, no fee will accrue. (Res. No. 2, § 14, 12-16-82)

Sec. 1-2-38.5. County Attorney.

The county attorney shall, as legal consultant, attend all meetings of the board. It shall be the duty of that official to voice their negative opinion when, in their opinion, the board is in the process of taking action outside of its jurisdiction, or in any manner proceeding illegally, and to give their legal opinion on any subject where such guidance is requested by the chairman. (Res. No. 2, § 15, 12-16-82)

Sec. 1-2-38.6. Committees.

(a) All committees, standing and temporary, shall meet and elect from its membership a chairman. The election of a secretary shall be optional in the absence of a specific mandate of the board.

(b) Standing committee chairman shall report to and confer with the chairman on all pertinent matters to be presented at the next meeting of the board.

(c) All committee chairmen shall contact the county attorney on matters appearing to warrant legal evaluation prior to the presentation to the board.

(d) Should questions arise as to jurisdiction of any committee, it shall be referred to the chairman and/or the county attorney for determination, subject to an appeal to the board at its next regular meeting.

(e) The following procedure shall be followed pertinent to committee reports and related action:

- (1) The committee chairman or a member designated by him shall make the presentation in an open meeting of the board.
- (2) Upon completion of a report the speaker shall yield to questions.
- (3) There shall be a vote on the proposition when discussion is complete and when there is a call for the question by the board.

(f) If for any reason the chairman of a committee fails or refuses to call a meeting, the chairman of the board, or a majority of the committee membership may do so. (Res. No. 2, § 16, 12-16-82)

Sec. 1-2-38.7. Conflict with law.

In the event any of the foregoing rules are determined to be in conflict with statutory provisions, that part in conflict shall be null and void. (Res. No. 2, § 16, 12-16-82)

Sec. 1-2-38.8. Copies of agenda for public use.

Fifteen (15) copies of the agenda shall be provided at each regular and adjourned Session of the court for the use of attending citizens. (Res. No. 6, 8-9-78)

The agenda of the County Commission meeting shall be furnished to the municipalities by sending seven copies to the Kingsport Board of Mayor and Aldermen, five copies to the Bristol City Council, and six copies to the Bluff City Board of Mayor and Aldermen. (Res. No. 33, 9-19-94)

*Editor's note--Res. No. 6, adopted Aug. 9, 1978, did not specifically amend this compilation. Inclusion herein as § 1-2-37 was, therefore, at the discretion of the editor. For the renumbering of this section, see the editor's note to this Art. II.

Sec. 1-2-38.9. Distribution of committee minutes to commissioners.

A copy of the minutes of each Sullivan County Board of Commissioners committee meeting [shall] be distributed to each Sullivan County Board of Commissioners member regardless of whether that member is a member of that committee of the member enters his name on a request list in the judge's office to receive all minutes on a regular basis. (Res. No. 11, 1-21-80)

*Editor's note--Inclusion of a resolution adopted Jan. 21, 1980, as § 1-2-38 was at the discretion of the editor. For the renumbering of this section, see the editor's note to this art. II.

Sec. 1-2-38.10. County Buildings to be Tobacco Free.

The inside of all county buildings shall be tobacco free environments and "No Smoking" signs shall be placed within the entry ways of all county buildings. (Res. No. 2006-10-118 of Oct. 16, 2006.)

*Editor's note--Res. No. 8, adopted Oct. 22, 1984, originally prohibited smoking in the Commission Room and called for "No Smoking" signs to be posted; however, passage of the above resolution prohibits tobacco inside of all county buildings.

Sec. 1-2-38.11. Notification of county commissioners of vacancies and/or expirations of terms on boards and commissions.

(a) Notices of vacancies and/or expirations of terms on the various boards and commissions to which the Sullivan County Commission makes appointments or confirmations [shall] be furnished the commission one (1) month prior to the appointment date.

(b) Resumes of these nominees, with the exception of current members of the Sullivan County Commission and other currently elected officials and appointed officials, [shall] be included with the above-mentioned notices. (Res. No. 9, 7-17-89; Res. No. 11, 8-21-89)

*Editor's note--Res. No. 9, adopted July 17 1989, did not specifically amend this compilation; hence, inclusion as § 1-2-38.11 was at the discretion of the editor. The provisions were amended by Res. No. 11, adopted Aug. 21, 1989. See §1-2-35 as to form of resolution.

Sec. 1-2-38.12. Observing certain requirements when County Commission or Standing Committees in Executive Session.

During an executive session of the Sullivan County Board of Commissioners or its three standing committees, all persons required to leave the room during such session shall take with them all personal belongings as well as any equipment designed for the purpose of registering or recording information such as cameras, tape recorders, etc., and all entrances to the Commission Room shall be closed to public access until the executive session is adjourned and the Board of Commissioners returns to its regular meeting.

Sec. 1-2-38.14. Oral Reports from County Departments.

In order to be more informed, the County Commission requests quarterly oral reports from the following county departments: Planning & Zoning, Safety & Insurance, Accounts and Budgets, Health Department, Animal Control, Industrial Commission, Park, Solid Waste, County Buildings, EMA/EMS and any committee that needs to report. The assignment of reports to be determined by the County Executive. (Res. No. 3, 8-20-01)

**ARTICLE III. OFFICERS AND EMPLOYEES
DIVISION 1. GENERALLY**

Sec. 1-2-39. Sick leave: Accumulation; persons eligible; documentation. The Sullivan County Quarterly Court authorizes an increase in sick leave for eligible employees employed by Sullivan County as outlined:

- (a) County employees shall earn one (1) day of sick leave per month which may be accumulated and used for sick leave or retirement. [Effective 2-27-92]
- (b) The officeholders or supervisors of each department will verify that employees are sick when absent and requesting to use sick leave time and will furnish to the payroll department a list of employees taking a "sick day". The Accounts and Budget Director will furnish to the County Commission a listing by departments of sick days taken by each department in the previous month at its regular meeting.
- (c) Maximum sick leave days for any one illness shall be thirty (30) days unless a longer period of time is approved by the County Commission.
- (d) The accounts and budget department shall compile and keep current an annual record of all full days lost time by county employees. Lost time records will be kept for a period of five (5) years.
- (e) New employees shall be eligible for sick leave benefits upon completion of thirty (30) days service.
- (f) For the purposes of calculating sick leave, a year is herein defined as twelve (12) calendar months running from January 1 through December 31.
- (g) Time off from work by employees on authorized sick leave will be paid at their regular rate.

The method of allocating annual leave and sick leave shall be on a monthly basis. (Res. of 12-16-68; Res. No. 9, 1974; Res. No. 11, 7-24-80; Res. No. 16, 12-1-80; Res. No. 11, 4-25-83; Res. No. 2, 2-17-92; Res. No. 8, 4-15-96)

TO THE HONORABLE GIL HODGES, COUNTY EXECUTIVE, AND THE MEMBERS OF THE SULLIVAN COUNTY BOARD OF COMMISSIONERS IN REGULAR SESSION THIS THE 16th DAY OF MARCH, 1998.

RESOLUTION AUTHORIZING Amendment to Model Rules Regulating the Procedures of the Board of County Commissioners

WHEREAS, TENNESSEE CODE ANNOTATED; SECTION _____ AUTHORIZES COUNTIES TO _____

NOW, THEREFORE BE IT RESOLVED by the Board of County Commissioners of Sullivan County, Tennessee assembled in Regular Session on the 16th day of March, 1998;

NOW, THEREFORE, BE IT RESOLVED that Section 1-2-38 3(e) of the Sullivan County Laws and Resolutions be amended to read as follows:

(e) Change of Vote: It shall be the duty of the clerk, at the end of each roll call, to inquire of those who passed or were absent when the roll was called if they desire to vote; also, if any member who has voted wishes to change their vote. Subsequently, the clerk shall announce the results. Thereafter, if anyone wishes to change their vote, to do so shall require an affirmative two-thirds vote of the entire legislative body granting permission for the member to change his or her vote.

Amend:
Comm.
Williams
3/16/98

~~AND WHEREAS BE IT RESOLVED THAT BEING APPROVED BY THE COUNTY COMMISSIONERS' MINUTES, NO VOTE CAN BE CHANGED.~~

4/20/98 Delete the above amendment and add the attached amendments.

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

This resolution shall become effective on _____, 19__, the public welfare requiring it.

Duly passed and approved this 20th day of April 1998.

Attested: _____ Date: _____
County Clerk County Executive

INTRODUCED BY COMMISSIONER Blalock ESTIMATED COST: _____

SECONDED BY COMMISSIONER Gonce FUND: _____

Committee Action	Approved	Disapproved	Deferred	Date
Administrative				
Budget				
Executive				

Commission Action	Aye	Nay	Pass	Absent	Total
Roll Call	15	5	1	3	
Voice Vote					

COMMENTS: FIRST READING 3/16/98 APPROVED AS AMENDED -
ROLL CALL
SEE FOLLOWING AMENDMENTS

RESOLUTION #8

AMENDMENTS TO RESOLUTION #8

4/20/98

Motion by: Commissioner Blalock

2nd by: Commissioner Boyd

BE IT RESOLVED that after the clerk has announced the vote, only during the meeting session in which the original vote was taken will a vote be allowed to be changed, and the request for change of vote must be approved by two thirds (2/3) vote of the Commission.

BE IT FURTHER RESOLVED that no vote can be changed after adjournment of the session of County Commission in which the vote was taken.

COMMENTS: APPROVED 4/20/98 ROLL CALL

Pass 1/17/12
15 Y
1 N
4 A

Sullivan County, Tennessee
Board of County Commissioners

Item 2
Administrative/ Budget/Executive
No. 2011-12-110
Amendment

To the Honorable Steve M. Godsey, Mayor of Sullivan County, and the Board of Sullivan County Commissioners meeting in Regular Session this 19th day of December, 2011.

Resolution To Stop A Resolution That Has Failed In The Sullivan County Commission From Being Revived For Another Vote

WHEREAS, a resolution that has gone through first reading and the three main committees has been subjected to thorough discussion and does not need to take up more valuable time at a later date; and

WHEREAS, Commissioners are elected by the voting public to address many issues and needs in Sullivan County and it is counterproductive to the entire process if our effectiveness is limited by unnecessary attention to a subject that has already had a Full Commission vote, and has been rejected.

NOW, THEREFORE, BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby agrees that a Failed Resolution is not to be revived taking up valuable time that is needed for other important County business.

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

Approved this _____ day of _____ 2012.

Attested: _____
Jeanie Gammon, County Clerk

Approved: _____
Steve M. Godsey, County Mayor

Sponsored By: John Crawford
Prime Co-Sponsor(s): Matthew Johnson, W. G. "Bill" Kilgore

2011-12-110	Administrative	Budget	Executive	County Commission
ACTION	No Action 12-5-11	Approved 12-8-11	Approved 12-6-11	

Notes: 1st Reading 12-19-11;

Amendment No. 1 To Resolution No. 2011-12-110

December 19, 2011

Whereas, it is standard procedure for a resolution to be considered upon first reading by suspending the rules with a 2/3 vote of the Full County Commission (16 votes), commonly referred to as "Waiver Of Rules"/"First Reading".

Whereas, when a resolution is brought before the Full Sullivan County Commission on First Reading, and a vote is taken at that time on a Waiver Of The Rules which nets less than 13 votes in its failure, it is to be removed from the agenda that day and cannot be returned to another agenda for a minimum of 30 days following that vote.

By Sponsor: John Crawford

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 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.

3258 Highway 126
Suite 101
Blountville, Tennessee
37617

Sullivan County



Teresa Jacobs

County Clerk
Phone 423-323-6428

BRANCH OFFICES
Bristol - 801 Anderson St.
423-989-4366

Kingsport - 408 Clay St.
423-224-1790

DATE: 02/13/25

TO: SULLIVAN COUNTY COMMISSIONERS

FROM: TERESA JACOBS, COUNTY CLERK

The Jefferson County Commission passed Resolution 2025-11 related to property rights. At their request, I am forwarding this resolution (attached) to you for your consideration of passing a sister resolution. If you have any questions related to this resolution, you may contact the Jefferson County Mayor's Office at 865-397-3800.

Sincerely,

Teresa Jacobs
County Clerk

**JEFFERSON COUNTY, TENNESSEE
BOARD OF COMMISSIONERS**

RESOLUTION 2025-11

**A RESOLUTION RECOMMENDING THE GENERAL ASSEMBLY OF THE STATE OF
TENNESSEE PROTECT PRIVATE PROPERTY RIGHTS BY MAKING OR AMENDING LAW
TO LIMIT THE POWER OF EMINENT DOMAIN**

Sponsor: Terry Dockery

Co-sponsors: Janet Norton, Austin Brooks, Marcus Reed, Jimmy Dale Patterson, Joe Coleman, Greg Byrd, Rob Blevins, Paul Lowe, Jimmy Carmichael, Ronnie Coleman, A.J. Walker, Katy Huffaker, Randy Bales, Sammy Solomon, John Johnson, James Snodgrass, John Neal Scarlett, and Ransom Douglas

WHEREAS, property rights are the foundation of our capitalist economic system in the United States of America and are worthy of enhanced protections under Tennessee law; and

WHEREAS, the broad definition of "blighted areas" under T.C.A. § 13-20-201 place non-blighted, well-kept, code compliant property at risk of condemnation by housing authorities within redevelopment areas for private economic development, private gain, and private benefit; and

WHEREAS, certain non-blighted, well-kept, code compliant private property(s) that may exist within a "blighted area" as defined by T.C.A. § 13-20-201, are at risk of taking by eminent domain proceedings for private economic development, private use, and private benefit under T.C.A. § 29-17-102 (2) (c); and

WHEREAS, abandoning the "area" definition of blight and replacing it with a property-by-property definition of blight would protect the owners of non-blighted, well-kept, code compliant property from eminent domain proceedings; and

WHEREAS, narrowing the definition of blight, abandoning the "area" definition of blight, under T.C.A. § 13-20-201, and further enhancing the due process provisions of state law for property takings would protect property owners in the state of Tennessee from eminent domain proceedings.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of Jefferson, County Tennessee, meeting on this 21st day of January 2025, as follows:

SECTION 1: That the General Assembly of the State of Tennessee is urged to enact proposed legislation HB0444/SB480 or similar language, titled and otherwise cited as the **Tennessee Property Rights Protection Act**, attached hereto as **Exhibit A**.

SECTION 2: That upon approval and signing of this resolution, a copy be transmitted by the County Clerk to the State Representatives and State Senator that represent Jefferson County, Tennessee and to the Tennessee Association of County Clerks with a cover letter requesting that a copy of this resolution be transmitted to other county legislative bodies in Tennessee for consideration.

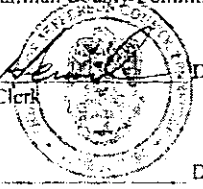
NOW THEREFORE, BE IT RESOLVED by the Board of Commissioners of Jefferson County, Tennessee, meeting in regular session on the 21 day of January, 2025, as follows:

Date Received by County Mayor: 1-29-2025

Votes: Yes: 16 No: 1 Abstain: 0 Absent: 4

Approved: [Signature] Date: 1/29/25
James E. Carmichael-Chairman County Commission

Attest: [Signature] Date: 1-29-25
Frank Herndon-County Clerk



Approved: [Signature] Date: 1-29-25
Mark Potts-County Mayor

Vetoed: _____ Date: _____
Mark Potts-County Mayor

Veto Override:

Votes: Yes: _____ No: _____ Abstain: _____ Absent: _____

Veto Override: _____ Date: _____
James E. Carmichael-Chairman County Commission

SENATE BILL 480
By Bowling

HOUSE BILL 444

By Hulsey

AN ACT to amend Tennessee Code Annotated, Title 13,
Chapter 20; Title 13, Chapter 21 and Title 29,
Chapter 17, relative to housing authorities.

WHEREAS, the General Assembly expressed the need to protect private property from eminent domain in Public Chapter 863 in 2006 with the following statement: "It is the intent of the general assembly that the power of eminent domain shall be used sparingly, and that laws permitting the use of eminent domain shall be narrowly construed so as not to enlarge by inference or inadvertently the power of eminent domain."; and

WHEREAS, under Tennessee Code Annotated, Section 13-20-201, the broad definition of "blighted areas" places non-blighted real property at risk of acquisition by eminent domain because "blighted areas" may contain individual properties that do not meet the definition of "blighted areas" under such statute; and

WHEREAS, this act deletes the "blighted areas" definition in Tennessee Code Annotated, Section 13-20-201, and replaces it with a property-by-property definition to protect well-kept, code-compliant, non-blighted real properties from being taken by the power of eminent domain while preserving the ability of housing authorities to use the power of eminent domain to acquire properties for redevelopment that are truly blighted properties; and

WHEREAS, this act improves due process for property owners by providing a reasonable amount of time for owners of blighted property to correct code violations that cause their property to be deemed as blighted before their property is subjected to acquisition by eminent domain proceedings by housing authorities; and

HB0444
000688
- 1 -

909

WHEREAS, this act replaces and narrows the definition of "blighted areas" while preserving the ability of housing authorities to acquire property by the power of eminent domain for public use; now, therefore,

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF TENNESSEE:

SECTION 1. This act is known and may be cited as the "Tennessee Property Rights Protection Act."

SECTION 2. Tennessee Code Annotated, Section 13-20-201, is amended by deleting the section and substituting:

As used in this part, "blighted property":

(1) Means an improvement to real property that was inspected by the appropriate local governmental authority and cited for one (1) or more enforceable housing, maintenance, or building code violations that:

(A) Affect the safety of the occupants or the public;

(B) Involve one (1) or more of the following:

- (i) A roof, or roof framing element;
- (ii) Support walls, beams, and headers;
- (iii) Foundation, footings, and subgrade conditions;
- (iv) Light and ventilation;
- (v) Fire protection, including egress;
- (vi) Internal utilities, including electricity, gas, and water;
- (vii) Flooring and flooring elements; or
- (viii) Walls, insulation, and exterior envelope; and

(C) Have not been remedied within a reasonable time after two

(2) notices to cure the noncompliance; and

(2) Does not include land used primarily in the production of agriculture, as that term is defined in § 1-3-105.

SECTION 3. Tennessee Code Annotated, Section 13-20-202, is amended by adding the following new subsections:

(d) When a housing authority or other condemning authority approves a prospective or actual taking under this part 2, the property owner has a right to have a court of competent jurisdiction determine if the taking is to remediate blight and resell the property.

(e) This section does not preclude:

(1) A housing authority or community development agency from designating an area for the purpose of urban renewal or redevelopment, subject to approval by the governing body of the local government in which the urban renewal or redevelopment area is located;

(2) A municipality from establishing a tax increment financing zone within or without a redevelopment area or urban renewal area; or

(3) A municipality or housing authority from applying for and using grant funding to facilitate a redevelopment or urban renewal plan.

SECTION 4. Tennessee Code Annotated, Section 13-20-203, is amended by adding the following new subsections:

(c) A housing authority may acquire real property through a negotiated sale, without the use of eminent domain. A housing authority may pay more than fair market value for a property that is not a blighted property.

(d) A housing authority may contract with a third-party agent, at the housing authority's expense, for the purpose of negotiating the purchase price of real property

within an urban renewal or redevelopment area if the property is not subject to acquisition by eminent domain.

SECTION 5. Tennessee Code Annotated, Section 13-20-202(a)(1), is amended by deleting the language "blighted areas" and substituting "blighted property".

SECTION 6. Tennessee Code Annotated, Section 13-20-209, is amended by deleting the language "blighted areas" wherever it appears and substituting "blighted property".

SECTION 7. Tennessee Code Annotated, Section 13-20-216(a), is amended by deleting the language "blighted area" and substituting instead the language "blighted property".

SECTION 8. Tennessee Code Annotated, Section 29-17-102, is amended by deleting subdivision (2)(C) and substituting:

(C) The acquisition of property by a housing authority or community development agency to implement an urban renewal or redevelopment plan as authorized by title 13, chapter 20, part 2; provided, that the power of eminent domain is used only for the acquisition of:

- (i) Blighted property as defined in § 13-20-201; or
- (ii) Property that is for public use;

SECTION 9. This act takes effect upon becoming a law, the public welfare requiring it.

Sullivan County



AND THEREUPON COUNTY COMMISSION ADJOURNED AT 8:50 P.M. UPON MOTION MADE BY COMMISSIONER AKARD TO MEET AGAIN IN REGULAR SESSION ON FEBRUARY 20, 2025.



JOHN GARDNER

COMMISSION CHAIRMAN