

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

COUNTY COMMISSION REGULAR SESSION
And Rezoning Hearing

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

CONTINUED

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

COUNTY COMMISSION REGULAR SESSION

And Rezoning Hearing

CONTINUED from prior page

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

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

Item 1
Resolution No. 2025-10-01

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

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

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

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

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

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

Duly passed and approved this ____ day of ____ 2025.

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

ATTEST: _____
Teresa Jacobs, County Clerk, Sullivan County

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

County Clerk, Sullivan County

CONTINUED

Item 1
Resolution No. 2025-10-01

ACTION BY MAYOR

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

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

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

Mayor, Sullivan County

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

Old Business

None.

New Business

Item 1 Resolution 2025-10-02

Sponsors: Vanover/Crosswhite

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

Item 2 Resolution 2025-10-03

Sponsors: Vanover/Crosswhite

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

Item 3 Resolution 2025-10-04

Sponsors: Vanover/Crosswhite

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

Item 4 Resolution 2025-10-05

Sponsors: Locke/Pierce

RESOLUTION FOR APPROPRIATION AND DISTRIBUTION OF GRANT FROM TENNESSEE EMERGENCY MANAGEMENT / HOMELAND SECURITY FOR PURCHASE OF EQUIPMENT / TRAINING.

Item 5 Resolution 2025-10-06

Sponsors: Cross/Cole

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

Item 6 Resolution 2025-10-07

Sponsors: Cross/Cole

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

Item 7 Resolution 2025-10-08

Sponsors: Crosswhite/Vanover

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

Item 8 Resolution 2025-10-09

Sponsors: Ireson/Vanover

RESOLUTION TO RECOGNIZE AND CELEBRATE OPERATION GREENLIGHT IN SULLIVAN COUNTY.

Item 9 Resolution 2025-10-10

Sponsors: King/Glover

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

Item 10 Resolution 2025-10-11

Sponsors: Locke/Vanover

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

Item 11 Resolution 2025-10-12

Sponsors: Vanover/Ireson

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

Item 12 Resolution 2025-10-13

Sponsors: Locke/Crosswhite

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

Item 13 Resolution 2025-10-14

Sponsors: Crosswhite/Cole

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

***SULLIVAN COUNTY
Board of County Commissioners
245th Annual Session***

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

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

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

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

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

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

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

Waiver of the Rules Requested

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

Duly adopted this 16th day of October 2025.

CONTINUED

Reviewed by Chairman: _____
John T. Gardner, 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 Zane Vanover
Cosponsors: Commissioner Joyce Crosswhite; Commissioner Jessica Means; Commissioner Mark Ireson

SULLIVAN COUNTY
Board of County Commissioners
245th Annual Session

Item 2
Resolution No. 2025-10-03

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

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

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

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

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

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

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

Waiver of the Rules Requested

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

Duly adopted this _____ day of _____ 2025.

CONTINUED

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

ATTEST: _____
Teresa Jacobs, County Clerk

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

Teresa Jacobs, County Clerk.

ACTION BY MAYOR

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

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

Mayor, Sullivan County

Sponsor: Commissioner Zane Vanover
Cosponsors: Commissioner Joyce Crosswhite; Commissioner Jessica Means; Commissioner Mark Ireson

SULLIVAN COUNTY
Board of County Commissioners
245th Annual Session

Item 3
Resolution No. 2025-10-04

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

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

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

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

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

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

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

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

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

CONTINUED

Item 3
Resolution No. 2025-10-04

Waiver of Rules Requested

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

Duly adopted this _____ day of _____ 2025.

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

ATTEST: _____

Teresa Jacobs, County Clerk

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

Teresa Jacobs, County Clerk.

ACTION BY MAYOR

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

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

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

Mayor, Sullivan County

Sponsor: Commissioner Zane Vanover

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

SULLIVAN COUNTY
Board of County Commissioners
245th Annual Session

Item 4
Resolution No. 2025-10-05

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

RESOLUTION FOR APPROPRIATION AND DISTRIBUTION OF GRANT FROM TENNESSEE EMERGENCY MANAGEMENT / HOMELAND SECURITY FOR PURCHASE OF EQUIPMENT / TRAINING.

WHEREAS, Sullivan County has received grant funds in an amount up to \$73,567.00 available through the Tennessee Emergency Management Agency / Homeland Security for the purchase of equipment / training; and

WHEREAS, said grant is funded one hundred percent (100%) thereby requiring no matching funds by Sullivan County.

NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session on the 16th day of October 2025 hereby approve accepting a grant up to the amount of \$73,567.00 available through the Tennessee Emergency Management Agency / Homeland Security to be used for the purchase of equipment / training. Account Codes to be assigned by the Director of Accounts and Budgets.

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

Duly adopted this _____ day of _____ 2025.

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

ATTEST: _____
Teresa Jacobs, County Clerk

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

Teresa Jacobs, County Clerk.

CONTINUED

ACTION BY MAYOR

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

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

Mayor, Sullivan County

Sponsor: Hunter Locke
Cosponsors: Commissioner Archie Pierce

SULLIVAN COUNTY
Board of County Commissioners
245th Annual Session

Item 5
Resolution No. 2025-10-06

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

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

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

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

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

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

Expenditure Account: 101 E 54110 100 Program Code 933

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.

WAIVER OF RULES REQUESTED

Duly adopted this _____ day of _____ 2025.

CONTINUED

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

ATTEST: _____
Teresa Jacobs, County Clerk

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

Teresa Jacobs, County Clerk.

ACTION BY MAYOR

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

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

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

Mayor, Sullivan County

Sponsor: Commissioner Andrew Cross
Cosponsor: Commissioner Michael Cole; Commissioner Gary Stidham.

SULLIVAN COUNTY
Board of County Commissioners
245th Annual Session

Item 6
Resolution No. 2025-10-07

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

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

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

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

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

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

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

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

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

Item 6
Resolution No. 2025-10-07

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

WAIVER OF RULES REQUESTED

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

Duly passed and approved this _____ day of _____ 2025.

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

ATTEST: _____
Teresa Jacobs, County Clerk

Item 6
Resolution No. 2025-10-07

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 Andrew Cross
Cosponsor: Commissioner Michael Cole; Gary Stidham

SULLIVAN COUNTY
Board of County Commissioners
245th Annual Session

Item 7
Resolution No. 2025-10-08

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

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

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

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

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

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

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

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

CONTINUED

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

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

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

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

Duly adopted this _____ day of _____ 2025.

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

ATTEST: _____
Teresa Jacobs, County Clerk

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

Teresa Jacobs, County Clerk.

ACTION BY MAYOR

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

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

CONTINUED

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

Mayor, Sullivan County

Sponsor: Commissioner Mark Ireson

Cosponsors: Commissioner Zane Vanover; Commissioner Sam Jones; Commissioner John Gardner; Commissioner Gary Stidham; Commissioner Larry Crawford; Commissioner Joyce Crosswhite.

SULLIVAN COUNTY
Board of County Commissioners
245th Annual Session

Item 8
Resolution No. 2025-10-09

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

RESOLUTION TO RECOGNIZE AND CELEBRATE OPERATION GREENLIGHT IN SULLIVAN COUNTY.

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

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

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

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

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

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

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

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

Duly adopted this _____ day of _____ 2025.

CONTINUED

Item 8
Resolution No. 2025-10-09

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 Zane Vanover; Commissioner Sam Jones; Commissioner John Gardner; Commissioner Gary Stidham; Commissioner Larry Crawford; Commissioner Joyce Crosswhite.

SULLIVAN COUNTY
Board of County Commissioners
245th Annual Session

Item 09
Resolution No. 2025-10-10

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

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

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

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

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

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

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

WHEREAS, the County will also engage an independent third-party evaluator to ensure objectivity, technical accuracy, and defensible prioritization of roadway resurfacing projects; and **WHEREAS**, the outcomes of this effort will promote community safety, economic vitality, and tourism by providing reliable transportation infrastructure that reduces operational costs, attracts investment, and supports a positive visitor experience throughout Sullivan County; and

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

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

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

CONTINUED

Item 9
Resolution No. 2025-10-10

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

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

(Waiver of the Rules requested)

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

Duly adopted this _____ day of _____ 2025.

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

ATTEST: _____
Teresa Jacobs, County Clerk

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

Teresa Jacobs, County Clerk.

ACTION BY MAYOR

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

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

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

Mayor, Sullivan County

Sponsor: Commissioner Dwight King
Cosponsors: Commissioner Hershel Glover

SULLIVAN COUNTY
Board of County Commissioners
245th Annual Session

Item 10
Resolution No. 2025-10-11

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

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

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

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

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

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

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

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

Duly passed and approved this _____

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

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

Sponsors: Commissioner Hunter Locke
Cosponsors: Commissioner Zane Vanover

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

QUITCLAIM DEED

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

WITNESSETH:

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

Tract I

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

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

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

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

Tract II

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

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

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

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

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

RESTRICTIONS:

THE FOREGOING CONVEYANCE AND GRANT IS SUBJECT TO THE FOLLOWING:

No portion of the property conveyed hereby (the 'Property') shall be owned, operated or used in direct competition with any service offered by Party of the First Part or any affiliate of Party of the First Part, unless such ownership, operation or use is approved in writing by Party of the First Part. For descriptive purposes, a "service" includes, but is not limited to, the following: a medical or clinical laboratory, a purpose of which is the testing of specimens in order to diagnose, treat, or prevent disease; radiology/diagnostic imaging; nuclear medicine services; surgery centers; acute care hospital facilities; replacement therapy, elimination or reduction or opioid usage, or detoxification through the use of methadone or other opioid analgesics; wellness services and long term care facilities. Approval by Party of the First Part is in the sole discretion of its president/chief executive

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

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

RIGHT OF REVERSION:

Notwithstanding anything contained herein to the contrary and in consideration of the conveyance by Party of the First Part to Party of the Second Part of the Property, Party of the Second Part agrees to use and develop the Property as a station for the providing of emergency medical and rescue services and as a vehicle to promote and enhance Sullivan County, Tennessee's health and safety together with all services incident or related thereto (the "EMS Services"). If Party of the Second Part for any reason ceases to use the Property as a station providing EMS Services, then the Property shall be subject to a right of reversion (the "Reversionary Interest") in favor of Party of the First Part. In order to exercise the Reversionary Interest, Party of the First Part shall give written notice to Party

of the Second Part that it is in default and that Party of the First Part is invoking its Reversionary Interest remedy (the "Reversionary Interest Notice"). If Party of the Second Part fails to cure the default within ninety (90) days from the date of the Reversionary Interest Notice, then Party of the First Part shall have the right, in its discretion, to exercise its Reversionary Interest. If Party of the First Part exercises its Reversionary Interest, then title to the Property shall automatically revert to Party of the First Part, subject only to the encumbrances that existed as of the date of the original conveyance of the Property to Party of the Second Part. Upon request by Party of the First Part, Party of the Second Part shall ensure that Party of the First Part acquires marketable title to the Property and shall execute such deeds or other documents necessary to convey such title including Party of the Second Part paying or satisfying any lien, mortgage, or other similar debt encumbering the Property. Party of the Second Part acknowledges and understands that Party of the First Part's exercise of its Reversionary Interest shall entitle Party of the First Part to ownership of the Property including all improvements thereto and any fixtures attached to the Property without any payment or compensation due Party of the Second Part. If Party of the First Part is required to enforce its Reversionary Interest by legal action for specific performance or to quiet title, then Party of the First Part shall also be entitled to recover its costs and expenses including reasonable attorney's fees. This Reversionary Interest reserved to Party of the First Part shall run with the land, will remain in effect in perpetuity, will be binding on Party of the Second Part, its successors and assigns, and will be enforceable by Party of the First Part, its successors and assigns.

RIGHT OF FIRST REFUSAL:

If Party of the Second Part enters into a contract or similar agreement (the "Contract") with a third party for the purchase of all or any portion of the Property, the terms of which Party of the Second Part intends to accept, Party of the Second Part shall notify Party of the First Part, its successors or assigns, in writing of the terms of the Contract and provide Party of the First Part with a full copy of the Contract within five (5) days after the full execution of the Contract. Party of the First Part shall have a period of thirty (30) days within which to notify Party of the Second Part it is exercising the right to purchase the Property or such portion thereof, under the same terms and conditions set forth in the Contract including the purchase price set forth therein. Party of the First Part shall be allowed a further period of Ninety (90) days from the date of such notification of its intent to exercise the right of first refusal or the period provided for closing provided in the Contract, whichever is greater, within which to engage in its due diligence and to close the purchase thereof. If Party of the First Part exercises its right of first refusal but then fails to close and pay the balance of the purchase price, then the right of first refusal granted herein shall cease and terminate, but Party of the Second Part shall have no cause of action against Party of the Second Part for damages or otherwise.

This right of first refusal shall be a continuing one and shall apply so long as Party of the Second Part is the owner of the Property. If Party of the First Part fails to exercise this right of first refusal to purchase the Property, or any portion thereof, Party of the Second Part may complete the sale thereof to such third party but only on such terms and conditions including the purchase price contained in the Contract. If Party of the Second Part completes a sale or transfer of the Property, or any portion thereof, under the terms and

conditions set forth in the Contract, Party of the First Part shall have no further right of first refusal to purchase and Party of the First Part agrees to execute a release of this right of first refusal upon request of Party of the Second Part. During the term of this right of first refusal, Party of the Second Part shall have the right to mortgage or otherwise encumber the Property and grant leases for all or part of the Property, as the Party of the Second Part deems fit; provided that Party of the Second Part may not grant any lessee an option to purchase all or any part of the Property.

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

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

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

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

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

[SIGNATURE PAGE FOLLOWS]

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

**MOUNTAIN STATE
PROPERTIES, INC.**

By: _____

Title: _____

**BLUE RIDGE MEDICAL
MANAGEMENT CORPORATION**

By: _____

Title: _____

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

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

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

_____.

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

Notary Public
My Commission Expires:

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

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

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

Notary Public
My Commission Expires:

**STATE OF TENNESSEE:
COUNTY OF _____:**

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

Affiant

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

Notary Public
My Commission Expires:

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

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

Same as above

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

SULLIVAN COUNTY
Board of County Commissioners
245th Annual Session

Item 11
Resolution No. 2025-10-12

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

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

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

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

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

WHEREAS, 50 percent of total receipts for the first quarter equals \$138,738.67 (rounded up one half cent).

NOW, THEREFORE BE IT RESOLVED, the Board of Commissioners of Sullivan County, meeting in Regular Session, approves appropriation of \$138,738.67 and authorizes payment in that amount to NETTA to fulfill the Commission's commitment to directing 50 percent of Sullivan County occupancy tax revenue to NETTA on a quarterly basis in exchange for tourism marketing and promotion of Sullivan County Tennessee. Accounts and codes to be assigned by the Sullivan County Finance Department.

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

Duly adopted this _____ day of _____ 2025.

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

ATTEST: _____
Teresa Jacobs, County Clerk

CONTINUED

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

Teresa Jacobs, County Clerk.

ACTION BY MAYOR

Reviewed and ACCEPTED by Mayor, Sullivan County: _____

Mayor, Sullivan County

Reviewed and VETOED by Mayor, Sullivan County: _____

Mayor, Sullivan County

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

Mayor, Sullivan County

Sponsor: Commissioner Zane Vanover
Cosponsors: Commissioner Mark Ireson; Commissioner John Gardner

SULLIVAN COUNTY
Board of County Commissioners
245th Annual Session

Item 12
Resolution No. 2025-10-13

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

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

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

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

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

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

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

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

Duly adopted this _____ day of _____ 2025.

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

ATTEST: _____
Teresa Jacobs, County Clerk

CONTINUED

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

Teresa Jacobs, County Clerk.

ACTION BY MAYOR

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

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

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

Mayor, Sullivan County

Sponsor: Commissioner Hunter Locke
Cosponsors: Commissioner Joyce Crosswhite

SULLIVAN COUNTY
Board of County Commissioners
245th Annual Session

Item 13
Resolution No. 2025-10-14

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

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

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

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

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

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

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

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

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

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

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

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

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

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

WAIVER OF RULES REQUESTED

Duly passed and approved this ____ day of _____ 2025.

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

Duly passed and approved this _____

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 Michael Cole; Commissioner Tony Leonard.

WAIVER OF RULES REQUESTED

(in order to meet the November 7, 2025, grant deadline)

SULLIVAN COUNTY
Board of County Commissioners
245th Annual Session

Item
No.

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

RESOLUTION To Sell County Owned Delinquent Tax Properties

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

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

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

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

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

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

NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby approves the sale of property located in the 5th Civil District identified as Highway 126 Map 064E Group A Parcel 035.00; Highway 126 Tax Map 064E Group A Parcel 036.00; Highway 126 Tax Map 064E A 037.00; 12th Civil District identified as Virginia Drive S Tax Map 013I Group C Parcel 001.10; 16th Civil District identified as 650 Sky Wa Mo Tax Map 126 Parcel 182.30; to Josh Barrett for \$ 1,195.00 for the parcels in accordance with T.C.A. §67-5-2507.

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

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

Duly adopted 16th day of October 2025.

Reviewed by Chairman: _____

John T. Gardner, 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 Gardner

Cosponsors: Commissioner Jones