

BOOK 72
PAGE 285

MONDAY, DECEMBER 8, 2025 A. D.

STATE OF TENNESSEE)

COUNTY OF GRAINGER)

BE IT REMEMBERED THAT THE BOARD OF COMMISSIONERS
OF GRAINGER COUNTY, TENNESSEE, MET IN REGULAR SESSION ON MONDAY,
DECEMBER 8, 2025 A.D., MIKE HOLT, GRAINGER COUNTY COMMISSION CHAIR, WAS
PRESENT AND PRESIDING, AND THE FOLLOWING COUNTY COMMISSIONERS PRESENT
TO-WIT:

DARELL STRATTON, SCOTT WYNN, ED MCBEE, RODNEY OVERBAY, LUKE
STRATTON, ANDY CAMERON, TINA DAVIS, DARRELL WILLIAMS, *JAMES
ACUFF, JUSTIN EPPERSON, JENNIFER HOLT, ANNA BLANKEN, JESSE CLINE AND
MIKE HOLT. (14)

*Commissioner Acuff came in after Roll Call.

COUNTY COMMISSIONER'S ABSENT: WENDY NOE. (1)

OPEN BY: SHERIFF HARVILLE

PRAYER BY: RODNEY OVERBAY

PLEDGE BY: SCOTT WYNN

MIKE HOLT, COUNTY COMMISSION CHAIR, CALLED THE MEETING OF THE BOARD
OF COMMISSION OF GRAINGER COUNTY TO ORDER. ANGIE J. LAMB, GRAINGER COUNTY
CLERK, WAS PRESENT AND THE MINUTES OF THE MEETING WERE RECORDED TO WIT:

PUBLIC COMMENTS,

Grainger Journal spoke to the Commissioners, letting them know that they would be doing a section in the paper for each area in Grainger County (Rutledge, Bean Station, Blaine, Washburn, Thorn Hill)

AGENDA, Approval of

UPON MOTION of Commissioner JESSE CLINE, Seconded by Commissioner LUKE STRATTON, the Commission approved the agenda with addendums for the December 8, 2025 Meeting by Voice Vote.

6A

Agenda
Grainger County Commission Meeting
Monday December 8, 2025 @ 6:00PM

Meeting will be open to General Public

1. Call to Order
2. Invocation
3. Pledge to Flag
4. Roll Call
5. Public Comments
6. Approval of Agenda and Addendums as required
7. Approve minutes and corrections as required for November 10, 2025 meeting.
8. Election of Notaries
9. Approval of Notary Bonds
10. Elections
 - A. For the expiring term of Jimmy Frye on Parks and Recreation board please consider Jimmy for another 5-year term. Term will expire 12/13/30.
 - B. For the expiring term of Jennifer Holt on EMS board please consider Jennifer for another 3-year term. Term will expire 12/31/28.
 - C. For the expiring term of Tina Davis, Darrell Williams, Wendy Noe, Justin Epperson and Rodney Overbay please consider all five individuals for another 1-year term. Term will expire 12.31.26.
11. Reports-Annual, Quarterly and Monthly
 - A. Mayor -
 - B. Sheriff Monthly report-Report will be provided at meeting.
 - C. Trustee Monthly Report-Report will be provided at meeting.
12. Committee/Director Reports
 - A. Parks and Recreation report- Report included in packet.

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- B. EMS report-Report will be provided at meeting.
- C. 911 report-Report will be provided at meeting.
- D. Sanitation Report-Report included in packet.

13. Budget Amendments

- A. General Fund & ARP - Amendments included in packet
- B. Department of Education - Amendments included in packet
- C. Grainger County Sheriff's Department- Amendment included in packet.

14. Resolutions

- A. Annexation Resolution 12.8.25A (Lane will be attending meeting to discuss)
- B. Resolution 12.8.25B Authorizing a \$12.50 cost in misdemeanor and felony prosecutions in Grainger County for the purpose of defraying the cost of legal representation and support services provided indigent defendants in criminal proceedings.

15. New Business

- A. Discuss and consider purchase of Blaine Medic 4 building from Delbert Morgan. More information will be provided at meeting.
- B. Approve the surplus of Sheriff Department vehicles to be sold on govdeals.com (Included in packet)
- C. Approve the transfer of Sheriff Department vehicles (Included in packet)
- D. Approve the surplus of Taser equipment by Sheriff Department and donate to Hancock County Sheriff Department (Included in packet).

16. Unfinished Business

- A.

17. Misc.

- A.

Next Commission meeting: January 12, 2026 @ 7:00 PM

Adjournment

MINUTES, Approval of

UPON MOTION of Commissioner DARELL STRATTON, Seconded by
Commissioner DARRELL WILLIAMS, the Commission approved the minutes for the November 10, 2025
Regular County Meeting by Voice Vote.

ELECTION OF NOTARIES,

UPON MOTION of Commissioner ANDY CAMERON, Seconded by Commissioner
ED MCBEE, the Commission approved the following Notary Publics by Voice Vote.

- | | |
|---------------------|---------|
| 1. ROBERT BURTS, JR | RENEWAL |
| 2. ANGELA KELLEY | NEW |
| 3. MARTY MCDANIEL | RENEWAL |

ELECTION OF NOTARY OF BONDS,

UPON MOTION of Commissioner DARRELL WILLIAMS, Seconded by Commissioner DARELL STRATTON, the Commission approved the Following Notary Bonds by Voice Vote.

- | | |
|---------------------|--------------------------------|
| 1. ROBERT BURTS, JR | \$10,000 Bond with Farm Bureau |
| 2. ANGELA KELLEY | \$10,000 Bond with Farm Bureau |
| 3. MARTY MCDANIEL | \$10,000 Bond with Farm Bureau |

ELECTIONS;10A;Parks and Rec Board

UPON MOTION of Commissioner JUSTIN EPPERSON, Seconded by Commissioner JENNIFER HOLT, the Commission approved the re-appointment of Jimmy Frye to the Parks and Rec Board with a term to expire December 13, 2030 by Voice Vote.

ELECTIONS;10B;EMS Board

UPON MOTION of Commissioner TINA DAVIS, Seconded by Commissioner JUSTIN EPPERSON, the Commission approved the re-appointment of Jennifer Holt EMS Board with a term to expire December 31, 2028 by Voice Vote.

ELECTIONS;10C; Budget Committee

UPON MOTION of Commissioner JAMES ACUFFE, Seconded by Commissioner JENNIFER HOLT, the Commission approved the re-appointments of Tina Davis, Darrell Williams, Wendy Noe, Justin Epperson and Rodney Overbay to the Budget Committee for a term to expire December 31, 2026 by Voice Vote.

REPORTS, MONTHLY, QUARTERLY & ANNUALLY, Mayor
NO MOTIONS

REPORTS, MONTHLY, QUARTERLY & ANNUALLY, Sheriff
Report Only

11B

Grainger County Sheriff's Department											
November 2024 Monthly Progress Report											
Year:	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Miles:	57,789	58,606	57,890	66,826	59,353	53,999	54,467	49,102	50,641	54,290	58,174
Calls Answered:	836	926	903	680	971	938	767	696	875	739	753
Warrants Served:	146	111	152	100	101	106	118	139	153	136	110
Inmates Booked:	94	107	98	87	96	87	73	61	54	69	45
Inmates Released:	109	120	90	103	107	82	98	54	59	73	46
Inmates Fed:	10,994	8,285	9,227	8,225	7,234	6,679	6,290	5,889	7,116	6,942	4,483
Pounds of Trash:	10,940	21,200	17,820	13,900	11,440	0	13,400	12,340	14,740	11,240	10,580
Inmate Labor Hours Worked:	0	3,960	3,609	5,169	2,021	2,654	2,346	2,087	2,632	2,352	2,352
Total Inmate Population											
TDOC Inmates:	0	0	0	6	4	8	4	6	3	8	5
Split Confinement:	0	0	0	17	16	13	16	23	11	19	5
County Sentenced:	0	0	0	5	14	12	9	17	10	20	8
Pretrial:	0	0	0	52	45	47	32	30	59	50	42
TOTAL:	0	0	0	80	79	80	61	76	83	88	60

REPORTS, MONTHLY, QUARTERLY & ANNUALLY, Trustee Monthly Report

No Motions/Report Only

11c p. 1

Template Name: MTD RDB Report		Grainger County Trustee				User:		Debra Spooner	
Created By: LGC		YTD RDB Report				Date/Time:		12/1/2025 1:35 PM	
		Thru November 2025						Page 1 of 3	
Dept Description		Adjustments	Receipts	Transfers In	Disbursements	Transfers Out	Commissions	Ending Balance	
Beginning Balance									
101	County General								
	-6,413,576.41	-40,906.07	-4,429,831.51	-337,766.15	6,184,868.48	380.00	48,111.81	-4,988,719.85	
112	Courthouse Funds								
	-25,430.47	0.00	-1,263.51	0.00	0.00	0.00	12.64	-26,681.34	
114	Gov Law Library								
	-11,410.50	0.00	-766.95	0.00	4,339.24	0.00	7.67	-7,830.54	
116	Solid Waste								
	-230,099.25	-5,790.13	-383,135.65	-250,380.00	557,652.86	0.00	5,126.64	-306,625.53	
122	Special Fund								
	-59,088.07	0.00	-780.82	0.00	0.00	0.00	7.54	-59,861.35	
123	Parks & Recreation								
	-218,746.39	-979.88	-67,736.11	0.00	97,447.01	766.15	976.96	-188,272.26	
127	General Government Special Revenue								
	-599,337.75	0.00	-10.87	0.00	160,042.78	0.00	0.11	-439,305.73	
128	Opioid Abatement								
	-220,925.81	0.00	-3,022.14	0.00	0.00	0.00	0.00	-223,947.95	
131	Highway								
	-4,110,048.13	-3,727.37	-1,420,091.58	0.00	1,604,719.86	0.00	13,357.38	-3,915,789.84	
141	General Purpose Schools								
	-19,092,171.35	-14,489.53	-14,520,079.02	51,280.00	15,868,203.92	0.00	25,628.54	-17,681,627.44	
142	Federal Projects								
	-1,063,441.29	0.00	-1,112,224.10	0.00	1,365,126.54	0.00	0.00	-810,538.85	
143	School Nutrition Program								
	-631,617.93	0.00	-953,553.59	0.00	1,064,594.30	0.00	0.00	-520,577.22	
151	Debt Service								
	-4,896,169.33	-36,387.06	-1,896,068.82	0.00	136,225.00	587,000.00	12,161.14	-6,093,239.07	
351	City Of Rutledge								
	0.00	0.00	-160,157.14	0.00	158,555.57	0.00	1,601.57	0.00	

Template Name: MTD RDB Report
Created By: LGC

Grainger County Trustee
YTD RDB Report
Thru November 2025

User:
Date/Time:

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12/1/2025 1:35 PM
Page 2 of 3

352	City Of Blaine	0.00	-340,931.02	0.00	337,521.71	0.00	3,409.31	0.00
	0.00	0.00						
353	City Of Bean Station	0.00	-283,719.84	0.00	280,882.63	0.00	2,837.21	0.00
	0.00	0.00						
21100	Accounts Payable	0.00	-1,214.80	0.00	1,214.80	0.00	0.00	0.00
	0.00	0.00						
28310	Undistributed Taxes	-0.39	0.39	0.00	0.00	0.00	0.00	0.00
	0.00							
28311	Undistributed Taxes Paid In Advance	-49,902.95	75,007.99	-25,205.04	0.00	0.00	0.00	-100.00
29900	Fee/Commission Account	-52,310.11	110.00	0.00	99,006.82	0.00	-113,238.52	-66,431.81
		-37,674,275.74	-27,162.44	-25,599,792.12	-536,866.15	27,920,401.52	588,146.15	0.00
								-35,329,548.78

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Grainger County Trustee
YTD RDB Report
Thru November 2025

User:
Date/Time:

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Summary Of Assets	Beginning Balance	Ending Balance
11120 Cash On Hand	1,672.00	1,672.00
11130 Cash In Bank	5,692,393.65	5,323,011.78
11300 Investments	31,979,435.77	30,000,000.00
11400 LGC Credit Card Receivable	282.32	0.00
11410 Accounts Receivable	492.00	4,865.00
	37,674,275.74	35,329,548.78

This Report is Submitted In Accordance With Requirements Of Section S-8-505, And/Or 67-5-1902, Tennessee Code Annotated, And to The Best Of My Knowledge And Belief Accurately Reflects Transactions Of This Office For The Year Ended November 2025.


Rena Greer
(Signature)

12-01-25
(Date)

Grainger County Trustee
(Title)

COMMITTEE/DIRECTOR REPORTS, Parks and Recreation
Report/No Motions

12a



GRAINGER COUNTY
PARKS
& RECREATION

November 25, 2025

Grainger County Commission:

The Grainger County Parks and Recreation Department would like to provide you with a department report covering through November 25, 2025.

Youth Basketball league


Sign ups for the youth basketball league started on Monday October 20 and closed on Monday, November 24. We hope to start practice on Monday December 15, 2025 with the season starting on Monday January 19, 2026. As of this report we have 270 kids signed up with a total of 34 teams. Anyone signing up now will go on a wait list.

Community Centers

We have both our community centers Washburn and Thorn Hill rented every full weekend and several week days in December for Christmas party's and Church Dinners.

Feel free to contact my office with any questions or concerns at any time at 865-828-9900 or by email at randy.evans@graingercountyttn.gov.

Sincerely,



Randy Evans
Director
Grainger County Parks & Recreation

COMMITTEE/DIRECTOR REPORTS, EMS
Report/No Motions



GRAINGER COUNTY EMERGENCY MEDICAL SERVICE

County Commission

Information for the month of November 2025

December 8, 2025

A. NUMBER OF CALLS (November)

- 285 including 182 transports (12/2/2025 - ESO)
 - Monthly Average Response Time: 14:56 (149 Emergency Responses)
 - Annual Average Response Time: 14:43 (2,325 Emergency Responses)

UNIT	TRANSPORTS	TOTAL CALLS
Medic 1	44	75
Medic 2	66	97
Medic 3	23	35
Medic 4	49	77

B. REVENUE COLLECTED (November)

- Monthly Total: \$105,817.95 (12/2/2025 – Trustee)
- FY Rolling Total: \$492,707.96 (12/2/2025 – Trustee)

C. STAFFING

- Full-Time: 20 Part-Time: 14

Paramedic		Advanced EMT		EMT	
Full-Time	11	Full-Time	5	Full-Time	4
Part-Time	5	Part-Time	5	Part-Time	4

D. VEHICLES (November)

AMBULANCE: MILEAGE / STATUS

(11/26/2025 – EmStat-Pro)

UNIT	ASSIGNMENT	MAKE	MODEL	MONTHLY MILEAGE	TOTAL MILEAGE
79	Reserve (Washburn)	Chevrolet	2014	364	369,982
80	Decommission	Chevrolet	2015	0	257,523
81	Reserve – (Rutledge)	Chevrolet	2017	1,450	199,812
82	Washburn	Chevrolet	2019	2,738	192,001
83	Reserve – (Blaine)	Chevrolet	2017	634	204,799
85	Bean Station	Chevrolet	2023	3,434	91,758
86	Blaine	Chevrolet	2023	2,184	71,163
87	Rutledge	Chevrolet	2023	1,818	50,777
88	Pre-Licensed	Ford	2026	0	178

Created: 11/26/2025

Mardy J. Bowen, EMTP
Director of EMS

270 Justice Center Drive, Suite 101
P.O Box 499
Rutledge, Tennessee 37861

Office: (865) 828-3682
Fax: (865) 828-3713
Mobile: (865) 456-7012

911 REPORT BY MONTH
2025 (911) AT&T ESInet

Call Log	July	Aug	Sept	Oct	Nov	Dec	Total
TEXT to 911	5	0	1	5	1		
911 Calls	911	869	736	729	663		
Non- Emerg Calls	1513	1443	1392	1424	1292		
Total Calls Combined	2429	2312	2129	2158	1956		
Calls Created for Dispatch ³⁴⁷	2168	2446	2253	1992	1754		
Departments Dispatched ⁴⁷⁴	2465	2757	2515	2258	2016		
Domestic Animal Calls	34	28	32	38	35		
Farm Animal Calls	10	10	9	28	15		
Wild Animal Calls	5	7	4	6	4		
New Addresses	5=H 3=M 3=CP 5=CB TOTAL 16	9- H 11-M 2-CP 1-B TOTAL 23	12-H 8-M 4-B 8-APT 10-C TOTAL 42	21-H 4-M 2-B 7-C 1-0 TOTAL 35	12-H 1-M 1-CP 1-B 1-APT TOTAL 16		

ADDRESSES: B = BARN / C = CAMPER IN CAMPGROUND / CP = CAMPERS PERSONAL PROPERTY / H = HOUSE / M – MOBILE HOMES / WATER TAP OR WELL / CB – COMMERCIAL BUILDING / 0 – OTHER (PERSONAL WORKSHOP, STORAGE, WATER TAP OR WELL, ELECTRIC etc..)

COMMITTEE/DIRECTOR REPORTS; Sanitation
No Motions/Report

12d

GFL ENVIRONMENTAL DISPOSAL COST TRENDING			
	Fuel		
	Haul/Rental	Sur-charge	Total
7.31.24	\$50,822.26	\$2,311.34	\$53,133.60
8.31.24	\$49,987.41	\$2,333.64	\$52,321.05
9.30.24	\$46,002.40	\$1,901.59	\$47,903.99
10.31.24	\$53,047.21	\$2,059.92	\$55,107.13
11.30.24	\$49,990.01	\$1,935.68	\$51,925.69
12.31.24	\$54,170.07	\$1,969.43	\$56,139.50
1.31.25	\$43,527.20	\$1,351.52	\$44,878.72
2.29.25	\$45,694.84	\$1,791.32	\$47,486.16
3.31.25	\$52,841.18	\$2,165.25	\$55,006.43
4.30.25	\$50,690.62	\$1,860.64	\$52,551.26
5.31.25	\$55,220.68	\$2,020.59	\$57,241.27
6.30.25	\$49,467.64	\$1,570.60	\$51,038.24
Total	\$601,461.52	\$23,271.52	\$624,733.04
Budget - 2024-25			\$620,000.00
7.31.25	\$54,456.73	\$2,114.58	\$56,571.31
8.31.25	\$53,538.75	\$2,505.66	\$56,044.41
9.30.25	\$51,062.50	\$2,004.41	\$53,066.91
10.31.25	\$53,113.97	\$2,366.46	\$55,480.43
11.30.25			\$0.00
12.31.25			\$0.00
1.31.26			\$0.00
2.29.26			\$0.00
3.31.26			\$0.00
4.30.26			\$0.00
5.31.26			\$0.00
6.30.26			\$0.00
Total	\$212,171.95	\$8,991.11	\$221,163.06
Budget - 2025-26			\$643,750.00

UPON MOTION of Commissioner LUKE STRATTON, Seconded by Commissioner ED MCBEE, the Commission approved the budget amendments for the General Fund & ARP by Roll Call Vote as Follows:

AYE: DARELL STRATTON, SCOTT WYNN, ED MCBEE, RODNEY OVERBAY, LUKE STRATTON, ANDY CAMERON, TINA DAVIS, DARRELL WILLIAMS, JAMES ACUFF, JUSTIN EPPERSON, JENNIFER HOLT, ANNA BLANKEN, JESSE CLINE AND MIKE HOLT. (14)

NAY: (0)

ABSENT: WENDY NOE. (1)

[illegible]

BUDGET AMENMENTS;13B&C; Department of Education and Sheriff Dept.

UPON MOTION of Commissioner ANDY CAMERON, Seconded by Commissioner ED MCBEE, the Commission approved and combined the budget amendments for the Department of Education and the Sheriff’s Department by Roll Call Vote as Follows:

- AYE:

DARELL STRATTON, SCOTT WYNN, ED MCBEE, RODNEY OVERBAY, LUKE STRATTON, ANDY CAMERON, TINA DAVIS, DARRELL WILLIAMS, JAMES ACUFF, JUSTIN EPPERSON, JENNIFER HOLT, ANNA BLANKEN, JESSE CLINE AND MIKE HOLT. (14)
- NAY:

(0)
- ABSENT:

WENDY NOE. (1)

13 B- Department of Education

13 B

13b p.1

GENERAL PURPOSE SCHOOL BUDGET AMENDMENTS December 8, 2025			
		Decrease/Revenue/DB	Increase/CR
Innovative School Models (Amend-In)			
71300-116-ISM	Teachers		26,820.00
71300-189-ISM	Other Salaries and Wages		55,000.00
71300-201-ISM	Social Security		5,073.00
71300-204-ISM	State Retirement		5,235.00
71300-206-ISM	Life Insurance		8.00
71300-207-ISM	Medical Insurance		2,808.00
71300-212-ISM	Medicare		1,188.00
71300-429-ISM	Instructional Supplies		141,984.00
71300-471-ISM	Software		75,000.00
71300-499-ISM	Other Supplies and Materials		7,500.00
71300-599-ISM	Other Charges		211,191.33
71300-730-ISM	Vocational Instructional Equipment		404,700.00
72130-123-ISM	Guidance Counselors		84,327.00
72130-201-ISM	Social Security		5,231.00
72130-204-ISM	State Retirement		4,869.00
72130-206-ISM	Life Insurance		48.00
72130-207-ISM	Medical Insurance		11,342.00
72130-212-ISM	Medicare		1,226.00
72230-355-ISM	Travel		5,000.00
72230-499-ISM	Other Supplies and Materials		15,000.00
72230-524-ISM	Professional Development		10,000.00
72230-790-ISM	Other Equipment		20,900.00
72710-399-ISM	Other Contracted Services		15,100.00
72710-425-ISM	Gasoline		22,000.00
46790-ISM	Other Vocational Grants	1,131,550.33	
Total		\$ 1,131,550.33	\$ 1,131,550.33
		Decrease/Revenue/DB	Increase/CR
Public School Security Grant (FY24) (Amend-In)			
72130-790-PSS24	Other Equipment		57,708.00
46980-PSS24	Other State Grants	57,708.00	
Total		\$ 57,708.00	\$ 57,708.00
		Decrease/Revenue/DB	Increase/CR
Public School Security Grant (FY26) (Amend-In)			
72130-499-PSS26	Other Supplies and Materials		52,387.56
72130-790-PSS26	Other Equipment		6,000.00
46980-PSS26	Other State Grants	58,387.56	
Total		\$ 58,387.56	\$ 58,387.56

FEDERAL PROGRAMS
BUDGET AMENDMENTS
December 8, 2025

13b p.2

		Decrease/Revenue/DB	Increase/CR
Title 1 Part A (Amendment)			
101-71100-722	Regular Instruction Equipment		427.96
101-72210-499	Other Supplies and Materials		4.33
101-47141	Title I Grants to LEAs	432.29	
Total		\$ 432.29	\$ 432.29

		Decrease/Revenue/DB	Increase/CR
Title I Neglected (Amendment)			
102-71100-163	Educational Assistants		8.81
102-47141	Title I Grants to LEAs	8.81	
Total		\$ 8.81	\$ 8.81

		Decrease/Revenue/DB	Increase/CR
Title II (Amendment)			
201-72210-499	Other Supplies and Materials		33.61
201-47189	Eisenhower Prof Development Grants	33.61	
Total		\$ 33.61	\$ 33.61

		Decrease/Revenue/DB	Increase/CR
IDEA Partnership for Systemic Change (K-12) (Amendment)			
893-71200-370	Contracted Substitutes(Non-Certified)		8,000.00
893-72220-312	Contracts with Private Agencies		7,000.00
893-72220-524	Staff Development	15,000.00	
Total		\$ 15,000.00	\$ 15,000.00

13C.

Grainger County Sheriff's Dept
Budget Amendments
(December 2025)

1) From 101-49700 (Insurance recovery)	\$65,405.87
To 101-54110-338 (Veh repairs)	\$ 7,193.63
To 101-54110-718 (Vehicles)	\$58,212.24

RESOLUTIONS;14A; Annexation Resolution 12.08.25A

UPON MOTION of Commissioner JAMES ACUFF, Seconded by Commissioner JUSTIN EPPERSON, the Commission approved to move Resolution 14A to the end of the agenda by Voice Vote. `

Resolution 12.8.25 A

Whereas:

On September 1st 1998, the Tennessee State legislature passed Public Chapter 1101, codified in Tennessee Code Annotated 6-58-101-118. PC 1101 is known as The Comprehensive Growth Plan. While the focus of the Act was to deal with Tennessee's tumultuous battles over annexation and incorporation, it was also an attempt to further growth planning statewide.

Every county and associated city was required to pass their own growth plans by the end of the year 2000 or face sanctions from the state. Counties and their associated cities were to work together, through a local coordinating committee, to adopt growth plans where cities anticipated growth for the following 20 years. The goal was to identify territory that is reasonably compact yet sufficiently large to accommodate residential and nonresidential growth projected to occur during the next twenty (20) years. Also to identify territory that a reasonable and prudent person would project as the likely site of high density commercial, industrial and/or residential growth over the next twenty (20) years based on historical experience, economic trends, population growth patterns and topographical characteristics.

In short, cities had to identify areas where they felt their growth would occur over the next 20 years and would only be allowed to annex property within those areas in those 20 years. Those annexations had to be contiguous to the existing city limits. Those areas were known as the city's Urban Growth Boundaries, UGB.

PC 1101 was amended in 2014 by Public Chapter 399. The new amendment effectively eliminated cities the right to forcibly annex any property by and could only annex property, entirely within their UGB, by request or permission of the property owner(s).

PC 1101 was again amended in 2017 by Public Chapter 707. The new amendment would now permit cities to annex property that was non contiguous to the current city limits as long as the property was entirely within the city's UGB.

As stated previously, PC 1101 was intended to eliminate continuous legal battles between cities and counties over annexations and to eliminate corridor annexations and checkerboard annexations.

Unfortunately, over the last 25 years, especially with the passage of the 2017 Public Chapter 707 amendment, PC 1101 has actually intensified problems between cities and counties over annexations. In fact PC 1101 has evolved into a document that has created the very issues it was intended to prevent.

In addition, T.C.A. 6-58-111 provides that a municipality may use any of the methods in Chapter 51 to annex property that is within its UGB. However, one of these annexation methods in T.C.A. 6-51-104 is to propose annexation by resolution when petitioned by interested persons. The Tennessee Supreme Court, multiple Tennessee Attorneys General and the Municipal Technical Assistant Service have all indicated that property outside of an approved UGB can only be annexed by referendum vote. However, at least one or more municipalities have attempted annexation of property outside of its approved UGB by owner consent without either first amending its UGB to include the property or holding a referendum vote based upon its interpretation of existing annexation statutes. If this interpretation is correct, then a municipality could annex as much property of a County that adjoins the municipal boundary simply by obtaining owner consent without ever amending its UGB to include the property, without holding a referendum, and without any approval or input of the affected County.

Moreover, T.C.A. 8-3-102 allows a property owner whose property has been the subject of an annexation attempt to file an action with the Tennessee Secretary of State to determine if their property was annexed by a municipality. In at least one instance, an administrative law judge has determined that although an annexation attempt by a municipality was flawed, the statute did not provide the administrative law judge with the authority to set aside the annexation. If this statutory interpretation is correct, then property that was never properly annexed would nevertheless remain within the municipal boundary.

Now with the massive residential growth in Grainger County and many counties throughout the state, many cities are taking great advantage of the amended PC 1101, to create unsustainable residential developments costing counties millions of dollars to support the cities unchecked residential development and causing undue burdens on county residents especially in more rural areas of the county that were included in the city's UGB in 2000.

14ap-2

Now Therefore:

Grainger County pleads with all state legislators and particularly our district representatives, Rick Eldridge and Jessie Seal to, at the very least, review PC 1101, T.C.A. 6-58-111, T.C.A. 6-51-104, T.C.A. 8-3-102 and all existing statutes related to annexations and actions addressing the validity of the same and make corrections/amendments to make our annexation laws more clear and harmonious and to give counties a greater voice in all annexations by requiring county approval for any annexations or at best, completely repeal the now outdated PC 1101 as amended and require all city annexations to be contiguous to current city limits, be within the approved urban growth boundary and require county approval for all annexations.

Adopted the 8th day of December, 2025.

ATTEST:

Grainger County Clerk

Grainger County Commission Chair

Grainger County Mayor

RESOLUTIONS;14B; 12.08.25B;

UPON MOTION of Commissioner DARELL STRATTON, Seconded by Commissioner JAMES ACUFF, the Commission approved Resolution 14B, authorizing a \$12.50 cost in misdemeanor and felony prosecutions in Grainger County for the purpose of defraying the cost of legal representation and support services provided indigent defendants in criminal proceedings by Roll Call Vote as Follows:

AYE: DARELL STRATTON, SCOTT WYNN, ED MCBEE, RODNEY OVERBAY, LUKE STRATTON, ANDY CAMERON, DARRELL WILLIAMS, JAMES ACUFF, JUSTIN EPPERSON, JENNIFER HOLT, ANNA BLANKEN, JESSE CLINE AND MIKE HOLT.
(13)

NAY: TINA DAVIS. (1)

ABSENT: WENDY NOE. (1)

RESOLUTIONS;14A; Annexation Resolution 12.08.25A

UPON MOTION of Commissioner DARELL STRATTON, Seconded by Commissioner ANDY CAMERON, the Commission approved Resolution 12.08.25A authorizing a Resolution concerning Annexation by Roll Call Vote as Follows:

AYE: DARELL STRATTON, SCOTT WYNN, ED MCBEE, RODNEY OVERBAY, LUKE STRATTON, ANDY CAMERON, TINA DAVIS, DARRELL WILLIAMS, JAMES ACUFF, JUSTIN EPPERSON, JENNIFER HOLT, ANNA BLANKEN, JESSE CLINE AND MIKE HOLT. (14)

NAY: (0)

ABSENT: WENDY NOE. (1)

Resolution 12.8.25 A

14ap.1

Whereas:

On September 1st 1998, the Tennessee State legislature passed Public Chapter 1101, codified in Tennessee Code Annotated 6-58-101-118. PC 1101 is known as The Comprehensive Growth Plan. While the focus of the Act was to deal with Tennessee's tumultuous battles over annexation and incorporation, it was also an attempt to further growth planning statewide.

Every county and associated city was required to pass their own growth plans by the end of the year 2000 or face sanctions from the state. Counties and their associated cities were to work together, through a local coordinating committee, to adopt growth plans where cities anticipated growth for the following 20 years. The goal was to identify territory that is reasonably compact yet sufficiently large to accommodate residential and nonresidential growth projected to occur during the next twenty (20) years. Also to identify territory that a reasonable and prudent person would project as the likely site of high density commercial, industrial and/or residential growth over the next twenty (20) years based on historical experience, economic trends, population growth patterns and topographical characteristics.

In short, cities had to identify areas where they felt their growth would occur over the next 20 years and would only be allowed to annex property within those areas in those 20 years. Those annexations had to be contiguous to the existing city limits. Those areas were known as the city's Urban Growth Boundaries, UGB.

PC 1101 was amended in 2014 by Public Chapter 399. The new amendment effectively eliminated cities the right to forcibly annex any property by and could only annex property, entirely within their UGB, by request or permission of the property owner(s).

PC 1101 was again amended in 2017 by Public Chapter 707. The new amendment would now permit cities to annex property that was non contiguous to the current city limits as long as the property was entirely within the city's UGB.

As stated previously, PC 1101 was intended to eliminate continuous legal battles between cities and counties over annexations and to eliminate corridor annexations and checkerboard annexations.

Unfortunately, over the last 25 years, especially with the passage of the 2017 Public Chapter 707 amendment, PC 1101 has actually intensified problems between cities and counties over annexations. In fact PC 1101 has evolved into a document that has created the very issues it was intended to prevent.

In addition, T.C.A. 6-58-111 provides that a municipality may use any of the methods in Chapter 51 to annex property that is within its UGB. However, one of these annexation methods in T.C.A. 6-51-104 is to propose annexation by resolution when petitioned by interested persons. The Tennessee Supreme Court, multiple Tennessee Attorneys General and the Municipal Technical Assistant Service have all indicated that property outside of an approved UGB can only be annexed by referendum vote. However, at least one or more municipalities have attempted annexation of property outside of its approved UGB by owner consent without either first amending its UGB to include the property or holding a referendum vote based upon its interpretation of existing annexation statutes. If this interpretation is correct, then a municipality could annex as much property of a County that adjoins the municipal boundary simply by obtaining owner consent without ever amending its UGB to include the property, without holding a referendum, and without any approval or input of the affected County.

Moreover, T.C.A. 8-3-102 allows a property owner whose property has been the subject of an annexation attempt to file an action with the Tennessee Secretary of State to determine if their property was annexed by a municipality. In at least one instance, an administrative law judge has determined that although an annexation attempt by a municipality was flawed, the statute did not provide the administrative law judge with the authority to set aside the annexation. If this statutory interpretation is correct, then property that was never properly annexed would nevertheless remain within the municipal boundary.

Now with the massive residential growth in Grainger County and many counties throughout the state, many cities are taking great advantage of the amended PC 1101, to create unsustainable residential developments costing counties millions of dollars to support the cities unchecked residential development and causing undue burdens on county residents especially in more rural areas of the county that were included in the city's UGB in 2000.

17ap-2

Now Therefore:

Grainger County pleads with all state legislators and particularly our district representatives, Rick Eldridge and Jessie Seal to, at the very least, review PC 1101, T.C.A. 6-58-111, T.C.A. 6-51-104, T.C.A. 8-3-102 and all existing statutes related to annexations and actions addressing the validity of the same and make corrections/amendments to make our annexation laws more clear and harmonious and to give counties a greater voice in all annexations by requiring county approval for any annexations or at best, completely repeal the now outdated PC 1101 as amended and require all city annexations to be contiguous to current city limits, be within the approved urban growth boundary and require county approval for all annexations.

Adopted the 8th day of December, 2025.

ATTEST:

Grainger County Clerk

Grainger County Commission Chair

Grainger County Mayor

NEW BUSINESS, 15A; Medic 4 Building

UPON MOTION of Commissioner DARELL STRATTON, Seconded by Commissioner LUKE STRATTON, the request to purchase the Medic 4 Building from Delbert Morgan for \$300,000 with Delbert Morgan financing it for 3 (three) years for \$320,000 with the money coming from debt service investment FAILED by Roll Call Vote as Follows:

AYE: DARELL STRATTON, RODNEY OVERBAY, LUKE STRATTON, ANDY CAMERON, DARRELL WILLIAMS, JESSE CLINE AND MIKE HOLT. (7)

NAY: SCOTT WYNN, ED MCBEE, TINA DAVIS, JAMES ACUFF, JUSTIN EPPERSON, JENNIFER HOLT AND ANNA BLANKEN. (7)

ABSENT: WENDY NOE. (1)

NEW BUSINESS, 15B; Sheriff's Department Surplus

UPON MOTION of Commissioner TINA DAVIS, Seconded by Commissioner ED MCBEE, the Commission approved the Sheriff's Department surplus vehicles to be sold on govdeals.com by Roll Call Vote as Follows:

AYE: DARELL STRATTON, SCOTT WYNN, ED MCBEE, RODNEY OVERBAY, LUKE STRATTON, ANDY CAMERON, TINA DAVIS, DARRELL WILLIAMS, JAMES ACUFF, JUSTIN EPPERSON, JENNIFER HOLT, ANNA BLANKEN, JESSE CLINE AND MIKE HOLT. (14)

NAY: (0)

ABSENT: WENDY NOE. (1)

15 B

Grainger County Sheriff's Dept

Surplus

(December 2025)

**The following vehicles are requested to be
declared surplus and to be sold on govdeals.com**

1-2016 Ford Interceptor

**VIN 1FM5K8AT7GGB73843 (Uses oil
excessively) mileage: 236,839**

2- 2016 Ford Interceptor

**VIN 1FM5K8AT3GGB73841 (Bad water pump,
uses oil) mileage: 234,403**

3- 2010 Ford Crown Vic

**VIN 2FABP7BV5AX127406 (paint is peeling,
body has several dents, etc.) mileage: 134,280**

NEW BUSINESS, 15C; Sheriff's Department Transfer of Vehicle

UPON MOTION of Commissioner ANDY CAMERON, Seconded by Commissioner JUSTIN EPPERSON, the Commission approved the transfer of the Sheriff's Department Vehicles to Grainger County EMS and EMA by Roll Call Vote as Follows:

AYE: DARELL STRATTON, SCOTT WYNN, ED MCBEE, RODNEY OVERBAY, LUKE STRATTON, ANDY CAMERON, TINA DAVIS, DARRELL WILLIAMS, JAMES ACUFF, JUSTIN EPPERSON, JENNIFER HOLT, ANNA BLANKEN, JESSE CLINE AND MIKE HOLT. (14)

NAY: (0)

ABSENT: WENDY NOE. (1)

15C

Grainger County Sheriff's Dept

Vehicle transfers

(December 2025)

The following vehicles are requested to be transferred to other county entities.

1-2015 Ford Interceptor

**VIN 1FM5K8AR3FGC27643 (Transfer to
Grainger County Emergency Management)**

2- 2015 Ford Interceptor

**VIN 1FM5K8AT4FGB68243 (Transfer to
Grainger County Emergency Services)**

NEW BUSINESS, 15D; Sheriff's Department Taser Equipment

UPON MOTION of Commissioner ANDY CAMERON, Seconded by Commissioner JUSTIN EPPERSON, the Commission approved for the Sheriff's Department to donate a surplus of tasers to the Hancock County Sheriff's Department by Roll Call Vote as Follows:

AYE: DARELL STRATTON, ED MCBEE, RODNEY OVERBAY, LUKE STRATTON, ANDY CAMERON, TINA DAVIS, DARRELL WILLIAMS, JAMES ACUFF, JUSTIN EPPERSON, JENNIFER HOLT, ANNA BLANKEN, JESSE CLINE AND MIKE HOLT.
(13)

NAY: SCOTT WYNN. (1)

ABSENT: WENDY NOE. (1)

15.D

Grainger County Sheriff's Dept

Surplus taser

(December 2025)

I hereby request a surplus of 16 Taser X2 CEW (Control Energy Weapon) devices and accessories be given to Hancock County Sheriff's Department. These devices are no longer utilized by us since we have new ones. Hancock County will assume maintenance and other responsibilities with these devices.

Serial numbers are as follows:

- 1.X3000906T
- 2.X300090MC
- 3.X30002TMA
- 4.X3000333P
- 5.X30002Y9F
- 6.X30002Y8X
- 7.X300032WM
- 8.X30007K0P
- 9.X30007KR2
- 10.X30001X8K
- 11.X300032W1
- 12.X300090K2
- 13.X300032VF
- 14.X30003PR1
- 15.X30002V0M
- 16.X3000325W



1

NEW BUSINESS;15A;Reconsider 15A, Purchasing the Blaine Medic 4 Building

UPON MOTION of Commissioner DARRELL WILLIAMS, Seconded by Commissioner ANNA BLANKEN; the Commission approved the purchase of the Blaine Medic 4 Building from Delbert Morgan for \$320,001, which includes the 3 year finance charge from Delbert Morgan, who will finance the building and property for the County, by Roll Call Vote as Follows:

AYE: DARELL STRATTON, ED MCBEE, RODNEY OVERBAY, LUKE STRATTON,
ANDY CAMERON, TINA DAVIS DARRELL WILLIAMS, JAMES ACUFF, JUSTIN
EPPERSON, JENNIFER HOLT, ANNA BLANKEN, JESSE CLINE AND MIKE HOLT.
(13)

NAY: SCOTT WYNN. (1)

ABSENT: WENDY NOE. (1)

Single Tree Realty
268 Rutledge Pike
Blaine, TN 37709
865-465-3397



FAX

DATE: 11-26-2025

TO: Del Morgan

FROM:

FAX: 210 Webster

PAGE 1 OF:

PHONE:

☐ STANDARD

☐ URGENT

☐ PLEASE REPLY

☐ PLEASE COMMENT

Retail Values BPO

1. Land- Commercial 200,000

2. Building-house 250,000 - 300,000 (Value Replacement)

3. Total 450,000 - 500,000 Commercial Value.

Built 1955 1396 SF 70 yrs old

Vargas House At County line 257,000

Built 1955 1317 SF 70 years old

Buckner - Mills house @ County line 150,000 (Needs Major TLC)

Thanks! David Wyrick
Broker - Owner

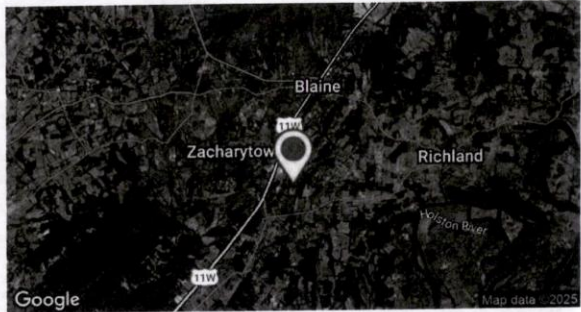
UNFINISHED BUSINESS, 16A

NONE

15A

Property Summary

Blaine Deft



PROPERTY DESCRIPTION

2010 build single family home in good condition on prime commercial property near major commercial developments such as: Food City, Taco Bell, Waffle House, Fast Pace Urgent Care, and more.

OFFERING SUMMARY

Broker's OpinionOf Value:	\$450,000
Lot Size:	0.33 Acres
Building Size:	784 SF
Year Built:	2010



MISC.;

ANNOUNCEMENTS;

NONE

ADJOURN,

UPON MOTION of Commissioner RODNEY OVERBAY, Seconded by Commissioner LUKE STRATTON, the Commission adjourned until the next regular called meeting on January 12, 2026, at 7:00 p.m. by Voice Vote.

Meeting ended at 7:01 p.m.

MIKE HOLT, COUNTY COMMISSION CHAIRMAN

ATTEST:

ANGIE J. LAMB, GRAINGER COUNTY CLERK
