

Agenda
Grainger County Commission Meeting
Monday November 10, 2025 @ 7:00PM

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 October 13, 2025 meeting.
8. Election of Notaries
9. Approval of Notary Bonds
10. Elections
11. Reports-Annual, Quarterly and Monthly
 - A. Mayor -
 - B. Sheriff Monthly report-Report included in packet.
 - C. Trustee Monthly Report-Report will be provided at meeting.
12. Committee/Director Reports
 - A. Parks and Recreation report- Report included in packet.
 - 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.
 - E. Health Department - Update on Health Department renovations and Primary Care implementation.
13. Budget Amendments
 - A. General Fund - Amendments included in packet
 - B. Department of Education - Amendments included in packet
 - C. Grainger County Highway Department- Two separate amendments included in packet.

14. Resolutions

A.

15. New Business

- A. Rita Jarnagin (Office on Aging) would like to address the commission in reference to adding a part time employee (estimated cost for remainder of budget year (\$8,000)).
- B. Michael Renshaw would like to address the Commission regarding Speed limit signs at 755 Ned Clark Road, Bean Station Tennessee.
- C. Review and approve phone equipment for Health Department. Estimated cost is \$11,734.53. (Debit 34585 Gaming Capital Project Reserve \$11,734.53 and Credit 55110-708 Communications Equipment \$11,734.53.
- D. Discuss Justice Center roof inspection report and HVAC automation system.
- E. Krista Etter (Grainger County Chamber/Tourism Director) would like to share the most recent Tourism data with commission.

16. Unfinished Business

A.

17. Misc.

- A. Grainger County Veterans Ceremony November 11, 2025 @ 11:00 AM at Veterans Overlook
- B. Grainger County Christmas Tree Lighting December 2, 2025 @ 6:30 PM at Courthouse.
- C. County Commission meeting for the month of December will begin at 6:00PM.

Next Commission meeting: December 8, 2025 @ 6:00 PM

Adjournment

DAYS IN CUSTODY (PRETRIAL) 2025

DATE	OVER 700	600-699	500-599	400-499	300-399	250-299	200-249	150-199	100-149	50-99	40-49	30-39	UNDER 29	TOTAL PRETRIAL	TOTAL POP
1/1/25		2			2			2	1	4	1	1	8	21	79
1/15/25		2			2			3	1	3	2	1	7	21	82
2/1/25	1	1		1	1		2	1	3	3	2	1	11	25	74
2/15/25	1	1		2			2	2	1	3	2	1	7	22	76
3/1/25	2			2			2		2	1	2	3	6	18	83
3/15/25	1			2		1	2		1	3	2		13	25	84
4/1/25	1			2		2	1		1	3		5	13	28	87
4/15/25	1			2		2			2	2	3	1	12	25	85
5/1/25	1		1	1	1	2		1	2	4	1	1	15	30	75
5/15/25	1		1	1	2	1		1	3	3	3	1	11	28	78
6/1/25	1		2		3			2	3	7			13	31	86
6/15/25	1		2		3		1	2	3	7		5	13	31	86
7/1/25	1		2		3		1	2	4	6	3	1	15	38	88
7/15/25	1		2		3		1	2	6	6	3	1	16	41	75
8/1/25	1		2		3		2	1	8	7	1	5	24	54	87
8/15/25	1		1		3		2	1	5	8	3	2	21	49	71
9/1/25	1	2		2	1	1	2	4	4	11		6	20	54	80
9/15/25	1	1		3		2	1	4	6	5	1	2	15	41	80
10/1/25		1		3	1	1	1	4	4	6	1	2	13	37	61
10/15/25		1		3	1	1	1	3	7	4	2	4	11	38	61



GRAINGER COUNTY
PARKS
& RECREATION

October 31, 2025

Grainger County Commission:

The Grainger County Parks and Recreation Department would like to provide you with a department report covering through October 31, 2025.

Food Truck Friday

Parks and Recreation has partnered with Grainger County Chamber of Commerce in sponsoring Food Truck Friday at Grainger County Park. November 7th will be last food truck for this year.

5th Annual Fall Festival

Our final numbers for the Fall Festival were the best we have ever had. We had a total of 34 Arts and Crafts vendors, 8 informational booths, 7 demonstration booths, 7 food trucks, and a cruise in with approximately 25 vehicles at this year's event. Both our magician and "Elvis" impersonator had a large crowd as both interacted with the crowd making it fun for all involved. We are looking forward to next October to improve on what we had this year and make it the biggest festival we have had.

Annual Trunk or Treat

This year's Trunk or Treat was held on Friday, October 31, 2025 at the courthouse. We had quite a few sign up to give out treats to the area's youth.

Youth Basketball league

Sign ups for the youth basketball league started on Monday October 20 and will close on Friday November 21. We hope to start practice on Monday December 15, 2025 with the season starting on Monday January 19, 2026

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

GFL ENVIRONMENTAL DISPOSAL COST TRENDING

	Fuel		Total
	Haul/Rental	Sur-charge	
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			\$0.00
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	\$159,057.98	\$6,624.65	\$165,682.63
Budget - 2025-26			\$643,750.00

Department of Education
Grainger County

P.O. Box 38
7850 Rutledge Pike
Rutledge, Tennessee 37861
Phone 865/828-3611 Fax 865/828-4357
Mark Briscoe, Director

October 30, 2025

Mike Byrd
Grainger County Mayor
P.O. Box 126
Rutledge, TN 37861

Mayor Byrd:

I am providing seventeen (17) copies of budget amendments for approval. This will provide your office two additional copies as well as one for each of the commissioners. These amendments were approved at the October 21, 2025 School Board meeting.

I request for amendments to be considered for approval at the November 10, 2025 meeting of the Grainger County Commission. If you or any of the members of the County Commission need additional information, contact me at 865-828-3611.

Respectfully,



Mark Briscoe
Director

Teach. Learn. Succeed.

Grainger County Schools prohibit discrimination in all its programs and activities on the basis of race, color, national origin, sex, disability, or age

**GENERAL PURPOSE SCHOOL
BUDGET AMENDMENTS
October 21, 2025**

		Decrease/Revenue/DB	Increase/CR
TSW 24-25 Carryover (Amend-In)			8,047.54
71200-189-TSW	Other Salaries and Wages		206.18
71200-201-TSW	Social Security		271.77
71200-204-TSW	State Retirement		677.29
71200-207-TSW	Medical Insurance		99.24
71200-212-TSW	Medicare	9,302.02	
46590-TSW	Other State Education Funds	9,302.02	9,302.02
Total		\$ 9,302.02	\$ 9,302.02

		Decrease/Revenue/DB	Increase/CR
Awning Damage (Amend-In)			6,900.00
72620-335	Maintenance and Repair- Buildings		6,900.00
44170	Miscellaneous Refunds	6,900.00	
Total		\$ 6,900.00	\$ 6,900.00

		Decrease/Revenue/DB	Increase/CR
School Safety Improvements (Amendment)			
72130-170	School Recourse Officer	100,000.00	
72250-599	Other Charges		100,000.00
Total		\$ 100,000.00	\$ 100,000.00

		Decrease/Revenue/DB	Increase/CR
Washburn Property Purchase (Amend-In)			60,000.00
76100-715	Land	60,000.00	
39000	Fund Balance		60,000.00
Total		\$ 60,000.00	\$ 60,000.00

**FEDERAL PROGRAMS
BUDGET AMENDMENTS
October 21, 2025**

		Decrease/Revenue/DB	Increase/CR
Early Literacy PreK Teacher Stipends (Amend-In)			
			7,877.36
950-73400-189	Other Salaries and Wages		488.40
950-73400-201	Social Security		520.02
950-73400-204	State Retirement		114.22
950-73400-212	Medicare	9,000.00	
950-47590	Other Federal Through State	9,000.00	9,000.00
Total		\$ 9,000.00	\$ 9,000.00

		Decrease/Revenue/DB	Increase/CR
Preschool Access for All Network (Amend-In)			
			13,200.00
891-71200-189	Other Salaries and Wages		819.00
891-71200-201	Social Security		924.00
891-71200-204	State Retirement		192.00
891-71200-212	Employer Medicare		7,000.00
891-71200-429	Instructional Supplies and Materials		3,000.00
891-71200-499	Other Supplies and Materials		8,997.00
891-71200-725	Special Education Equipment		15,868.00
891-72220-524	Professional Development	50,000.00	
891-47143	Special Education Grants to States	50,000.00	50,000.00
Total		\$ 50,000.00	\$ 50,000.00

Budget Amendment
Highway Department Funds
October 21, 2025

I, Charlie McAnally, Superintendent of Roads for Grainger County, Tennessee, do hereby respectfully request that the Grainger County Commission approve the following amendments to my budget:

	DEBIT	CREDIT
46420 State Aid (Revenue)	24,248	
68000 Capital Outlay		
726 State Aid Projects		24,248



Charlie McAnally, Superintendent

Budget Amendment
Highway Department Funds

October 21, 2025

I, Charlie McAnally, Superintendent of Roads for Grainger County, Tennessee, do hereby respectfully request that the Grainger County Commission approve the following amendments to my budget

	DEBIT	CREDIT
62000 HIGHWAY & BRIDGE MAINTENANCE		
404 - Asphalt- Hot Mix	53,836	
68000 CAPITAL OUTLALY		
726 State Aid Projects		53,836



Charlie McAnally, Superintendent

15C.

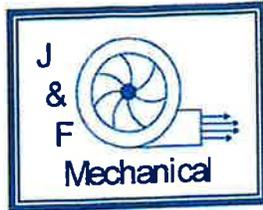
TRILIGHT COMMUNICATIONS

Item	#	Qty	In stock	Order	COST
U7 Lite	53585	2		2	\$579.98
Edge Switch 24	53313	2	1	1	\$389.99
4W2 Wall mount	2857E	13		13	\$649.87
ePhone 4W2	2850	29		29	\$7,249.71
Labor		24			\$2,280.00
ER4	53312	1		1	\$255.00
6 Outlet Surge Protector	4537	1	9	0	\$29.99
Battery Backup	???	1		1	\$199.99
Short Ethernet Patch Cables	???	40		40	\$100.00

Total One-Time Charge
 \$11,734.53

MONTHLY

1Gig/1gig Business Internet-	\$89.99
5 Business Phone Lines-	\$127.50
3 DID for phone line-	\$5.49



J & F MECHANICAL, INC
4589 RUTLEDGE PIKE
RUTLEDGE, TN. 37861
PH. (865) 637-3675 FAX (865) 828-8000
TN. STATE LICENSE # 41175; CMC, CE CLASSIFICATION

10/10/2025

Grainger County Justice Center
Building Automation Upgrade
Attn. Mike Byrd

J and F Mechanical would like to quote the upgrading of the existing Building Automation System.

BAS NETWORK (CONTROLS ONLY)

Includes:

- Providing & installation of a DISTECH Web based BAS system.
- Providing & installation of floorplans and equipment graphics to be used as owner interface.
- Providing 12 Months parts and labor warranty.
- Providing owner training as specified.

HEATING WATER SYSTEM (CONTROLS ONLY)

Includes:

- Providing & installation of new DDC controller for the heating water system.

CHILLED WATER SYSTEM (CONTROLS ONLY)

Includes:

- Providing & installation of new DDC controller for the heating water system.

Excludes:

(13) AIR HANDLING UNITS (CONTROLS ONLY)

Includes:

- Providing & installation of new DDC controller for each of the air handling units.
- Providing and installation of low voltage interlock wiring between the air handling units and the fire alarm system to provide unit shutdown in event of alarm.

(22) VAV TERMINAL UNITS WITH HOT WATER REHEAT (CONTROLS ONLY)

Includes:

- Providing & installation of controls for twenty-two (22) VAV terminal units.
- Providing & installation of zone mounted temperature sensor with local display, set point adjustment & timed local override.
- Providing & installation of discharge air temperature sensor for each

(2) ENERGY RECOVERY VENT (CONTROLS ONLY)

Includes:

- Providing & installation of new DDC controller for each of the two (2) ERV's.
- Providing and installation of low voltage interlock wiring between the ERV and the fire alarm system to provide unit shutdown in event of alarm.

LIGHTING (CONTROLS ONLY)

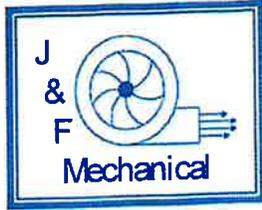
Includes:

- Providing & installation of new DDC controller for outside lighting circuit.

Exclusions:

- Providing or installation of disconnects, starters or VFD's.
- Providing or installation of new end-devices ~ all end-devices will be reused.

Total Price.....\$126,811.00



J & F MECHANICAL, INC
4589 RUTLEDGE PIKE
RUTLEDGE, TN. 37861
PH. (865) 637-3675 FAX (865) 828-8000
TN. STATE LICENSE # 41175; CMC, CE CLASSIFICATION

10/29/2025

Grainger County Justice Center
Attn. Mike
RE: Test and Balance

J and F Mechanical would like to provide a quote for Test and Balance.

- Test and Balance to be performed by UTAB
- UTAB Hourly rate:
 - \$185 per hour or \$1,480 per day, per man
- It has been best decided to do test and balance on a time and material basis
- J and F Mechanical will add 10% at end of invoice for assistance in managing 3rd party
- It is suggested to be a 2 week test period, customer will be notified if more time is needed

$$\begin{aligned} \$1480 \times 14 &= 20,720 \times 1 = \$20,720 \\ J \& F 10\% &= 2072.00 \times 1 = \$2,072 \\ &= \$22,792 \end{aligned}$$



E-mail terry.queener@carrier.com

Contact Name Donnie Defrees
Account Grainger County Government
Phone 865-279-8030

Site Address 270 Justice Center Dr
Rutledge
TN
37861-0000
United States
Estimate Date 06/16/2025

Quote Number 01595991

Job Description Upgrade/replace existing digital control system (budget price only)

Scope of Work

Upgrade existing Carrier's current version of I-Vu, includes replacing existing controllers, VAV box reheat valves as required, communication buss, and new computer as required to accommodate the following units.

- 13 Chilled water AHU's with heating coils
- 2 ERV's
- 22 VAV boxes includes new water valves as the existing valves on the existing VAV boxes won't communicate with the new controls
- 2 chillers
- 3 boilers
- Start-up and commission controls and verify proper operation
- Provide training on the new system

Exclusions / Clarifications

This quote does not include the waste disposal and labor performed outside normal business hours unless otherwise noted. In addition, the quoted price does not include any sales, excise, or similar taxes, any that apply will be added at cost.

Quote is contingent on being able to access units' controllers and communication buss as needed.
Excludes any devices or services not mentioned in the above scope of work.
Excludes replacing the water valves on the 13 AHU's which are assumed to be functioning.
Excludes any test and balance.

Payment Schedule:

25% payment upon signed agreement the remainder will be invoiced monthly based on completion of job

Total Quoted Price
Budget price for Scope of Work excluding applicable taxes: \$285,000.00

This proposal is valid for 30 days from the date of proposal. Carrier's terms and conditions will govern in lieu of any other terms and conditions contained in any resulting Purchase, Order, Contract, Agreement, etc. Carrier would like to thank you for the continuing opportunity to be of service.

Sincerely,

Terry Queener

Carrier Commercial Service

Title

Customer Acceptance (signature)

Date

Purchase Order

The attached Terms & Conditions shall govern.

15 D

Jake Greene
Coryell Roofing Inc.
Jul 31, 2025 | 25 Photos



Inspection Report



Roof Overview

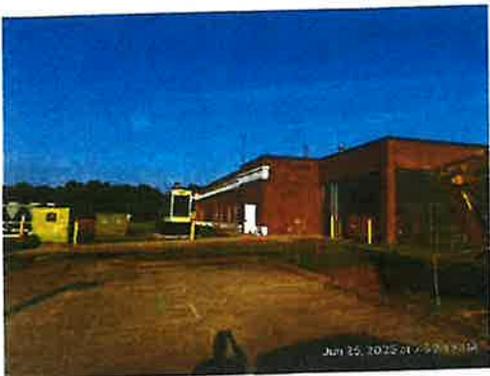
Building Roof Square Feet: 38,975



Project: Grainger County Justice Center
Date: Aug 1, 2025, 12:25 PM
Creator: Jake Greene

Overview Photos

1



Overview

Project: Grainger County Justice Center
 Date: Jun 25, 2025, 6:59 AM
 Creator: Jake Greene

2



Overview

Project: Grainger County Justice Center
 Date: Jun 25, 2025, 7:08 AM
 Creator: Jake Greene

3



Overview

Project: Grainger County Justice Center
 Date: Jun 25, 2025, 7:12 AM
 Creator: Jake Greene

4



Overview

Project: Grainger County Justice Center
 Date: Jun 25, 2025, 7:17 AM
 Creator: Jake Greene

Observation Photos

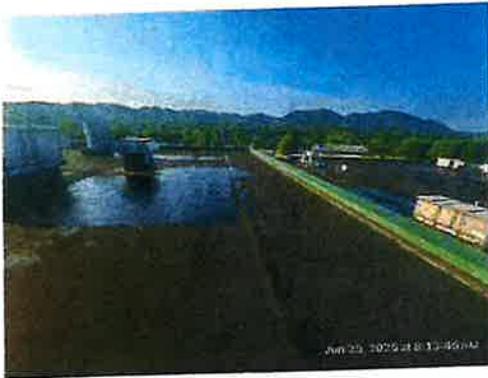
1



Seam and Wall Details

Project: Grainger County Justice Center
 Date: Jun 25, 2025, 7:07 AM
 Creator: Jake Greene

2



HVAC Curbs

Project: Grainger County Justice Center
 Date: Jun 25, 2025, 7:13 AM
 Creator: Jake Greene

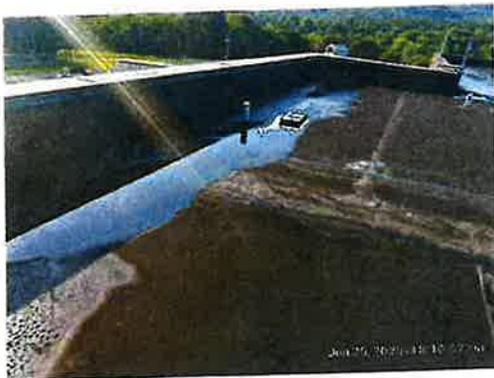
3



Walking Pads

Project: Grainger County Justice Center
 Date: Jun 25, 2025, 7:13 AM
 Creator: Jake Greene

4



Parapet Wall

Project: Grainger County Justice Center
 Date: Jun 25, 2025, 7:16 AM
 Creator: Jake Greene

Composition

1



EPDM 2003

Project: Grainger County Justice Center
Date: Jun 25, 2025, 7:07 AM
Creator: Jake Greene

2



Metal Decking

Project: Grainger County Justice Center
Date: Jun 25, 2025, 8:00 AM
Creator: Jake Greene

Issues

Inspection Report

1



Project: Grainger County Justice Center
Date: Jun 25, 2025, 7:03 AM
Creator: Jake Greene

2



Project: Grainger County Justice Center
Date: Jun 25, 2025, 7:05 AM
Creator: Jake Greene

3



Project: Grainger County Justice Center
Date: Jun 25, 2025, 7:06 AM
Creator: Jake Greene

4



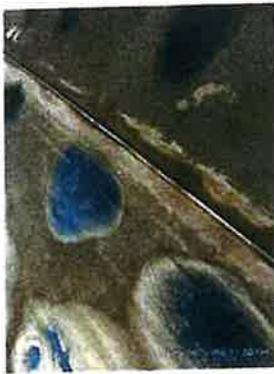
Project: Grainger County Justice Center
Date: Jun 25, 2025, 7:07 AM
Creator: Jake Greene

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Project: Grainger County Justice Center
Date: Jun 25, 2025, 7:09 AM
Creator: Jake Greene

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Project: Grainger County Justice Center
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Creator: Jake Greene

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Project: Grainger County Justice Center
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Creator: Jake Greene

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Creator: Jake Greene

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Project: Grainger County Justice Center
Date: Jun 25, 2025, 7:28 AM
Creator: Jake Greene

10



Project: Grainger County Justice Center
Date: Jun 25, 2025, 7:44 AM
Creator: Jake Greene

11



Project: Grainger County Justice Center
Date: Jun 25, 2025, 7:47 AM
Creator: Jake Greene

12



Project: Grainger County Justice Center
Date: Jun 25, 2025, 7:51 AM
Creator: Jake Greene

13



Project: Grainger County Justice Center
Date: Jun 25, 2025, 7:53 AM
Creator: Jake Greene

14



Project: Grainger County Justice Center
Date: Jun 25, 2025, 7:54 AM
Creator: Jake Greene

Final report

***The price given is strictly for budgetary use. This price DOES NOT reflect a firm price from Coryell Roofing and is typically utilized for planning. If the district would like firm numbers for current market conditions that will be handled through our estimating department.

There are several areas that raise concerns about long-term performance on this roof. There are several areas where sealant around seams are aged and beginning to fail. There are also several areas where blisters have become evident and could lead to potential fractures, leaking, and water damage to the insulation layer.

We would recommend completing a round of repairs to help mitigate leaks as you budget for a new roof system. Our opinion is that the EPDM roof is still in decent enough condition as long as we minimize the amount of leaking, that we will be able to utilize the investments already made by the district. If a new roof system is installed in a timely manner, we may not have to tear the existing roof off down to the decking. We can install a layover roof system directly overtop the EPDM system. Please see below for the system recommendation.

*****Replace any wetted insulation before installing new system*****

1. Mechanically fasten a 900psi (minimum psi) gypsum board overtop existing EPDM system
 - a. Gypsum board provides proven hail resistance and increases roof walkability with firm surface beneath membrane. This will meet SEVERE HAIL RATING
2. Mechanically fasten 60mil PVC Durolast PVC Membrane (up to 86% UV Reflective)
3. Mechanically fasten parapet wall membrane at all parapets
 - a. Parapet material will go all the way over the existing wall to the exterior of building. This ensures the warranty does not stop on top of parapet or on the internal parapet wall.
4. Install custom curbs, penetration flashing, and roof drains
 - a. Custom flashing developed by Durolast and Durolast only. Each penetration, curb, and drain will have exact dimensions that a custom fit flashing will be ordered for.
5. Install new decorative edge metal on exterior of building to finish out the parapet wall detail.
 - a. All metal details manufactured by Durolast and Durolast only
6. Provide client with 20yr NDL warranty (Leak Free Warranty)

a. The durolast warranty is edge to edge. Meaning the warranty goes all the way to the outside of the building where the new edge metal is terminated. Durolast manufactures all components to this roof system. Meaning every item installed by Coryell Roofing will fall under the 20yr NDL and there is no finger pointing if there is an issue.

Overall Roof Grade

Grading Key

A- Roof is "New" or in "Like New" Condition. Continue to monitor and maintain.

B- Roof is "Good" condition. General repairs may be required, and a maintenance program may minimize unnecessary leaks.

C- Roof is in "Fair" Condition. The roof is beginning to show age-related deficiencies or is newer roof that is not performing as expected. A maintenance program may help prevent unnecessary leaks and minimize repair costs.

D- Roof is in "Poor" Condition and is nearing the end of its useful life. Repairs could help reduce unexpected leaks, depending on the severity. .

F- Roof has failed. The roof has exceeded its expected service life. While it may be possible to address active leaks, it should be assumed that leaks will continue to develop.

Roof Grade: D

Roof Replacement Year: 2027

Estimated Temporary Repair Cost: NTE \$9,500

Budgetary Replacement Price: \$646,943.25

VETERANS OVERLOOK

Greater Love hath no man than this, that a man lay down his Life for a friend



VETERANS DAY CEREMONY

Tuesday, November 11, 2025

11 a.m. - 1 p.m.

**VETERANS OVERLOOK
ON CLINCH MOUNTAIN**

GUEST SPEAKER:

Lt. Col. Patrick Ellis

CEREMONY PARTICIPANTS:

- ★ Grainger High School JROTC
- ★ VFW Post 5266 Honor Guard
- ★ Arie Brown (Bagpipes)
- ★ Civil War Ladies & Men (Cannon)
- ★ Vietnam Veterans of America
- ★ Tennessee Army National Guard
(Armored Vehicle)



FOR ADDITIONAL INFORMATION:

ERIC STEPHENS

Veteran Service Office

(865) 828-3423

THEIR PLACES FLY. TO HONOR OUR
GRAINGER CO. & ALL VETERANS

