

# Loudon County Commission Workshop

Loudon, Tennessee  
Monday, October 19, 2020  
Courthouse Annex  
6:00 pm

1. Comments by Members of the General Public
2. Loudon County Codes Enforcement Director – Jim Jenkins
  - A. A RESOLUTION AMENDING THE ZONING MAP OF LOUDON COUNTY, TENNESSEE, PURSUANT TO CHAPTER SEVEN, §13-7-105 OF THE TENNESSEE CODE ANNOTATED, TO REZONE FROM R-1, SUBURBAN RESIDENTIAL DISTRICT TO C-2, GENERAL COMMERCIAL DISTRICT, LOUDON COUNTY TAX MAP 015, PARCEL 145.00 AND REMANING PORTION OF 146.00 LOCATED AT 7077 HWY. 11 EAST., LOUDON COUNTY, TN, SITUATED IN THE 6<sup>th</sup> LEGISLATIVE DISTRICT
  - B. A RESOLUTION AMENDING THE ZONING MAP OF LOUDON COUNTY, TENNESSEE, PURSUANT TO CHAPTER SEVEN, §13-7-105 OF THE TENNESSEE CODE ANNOTATED, TO REZONE APPROXIMATELY 3.8 ACRES FROM A-2, RURAL RESIDENTIAL DISTRICT TO C-2, GENERAL COMMERCIAL DISTRICT, LOUDON COUNTY TAX MAP 027, A PORTION OF PARCEL 138.00, SITUATED IN THE 3<sup>rd</sup> LEGISLATIVE DISTRICT
  - C. A RESOLUTION TO AMEND THE LOUDON COUNTY ZONING RESOLUTION, ARTICLE 4, SECTION 4.082. Minimum Size, PURSUANT TO TENNESSEE CODE ANNOTATED, SECTION 13-7-105
  - D. RESOLUTION ADOPTED BY THE LOUDON COUNTY COMMISSION CLOSING A RIGHT OF WAY NEAR THE INTERSECTION OF HWY. 70 AND HWY. 321, WILLIAMS FERRY RD.
  - E. CURRENT AND PROPOSED CHANGES 2020
3. Mayor - Buddy Bradshaw
  - A. Commission / Workshop Meeting Dates and County Holidays 2021
4. Procurement Director - Susan Huskey
  - A. Multi Year Lease Agreement for Circuit Court Postage Machine
5. Commissioner - Gary Whitfield
  - A. Highway Dedication
6. Commissioner Brewster
  - A. Solid Waste / Landfill
7. Director of Accounts and Budgets – Tracy Blair
  - A. Budget Recommendations
  - B. Statutory Bonds
    1. Michael Ben Campbell
    2. Stephen E. Harrelson

## Loudon County Commission

Resolution # \_\_\_\_\_

# Re-Zone

A RESOLUTION AMENDING THE ZONING MAP OF LOUDON COUNTY, TENNESSEE,  
PURSUANT TO CHAPTER SEVEN, §13-7-105 OF THE TENNESSEE CODE ANNOTATED, TO  
REZONE FROM R-1, SUBURBAN RESIDENTIAL DISTRICT TO C-2, GENERAL COMMERCIAL  
DISTRICT, LOUDON COUNTY TAX MAP 015, PARCEL 145.00 AND REMANING PORTION OF  
146.00 LOCATED AT 7077 HWY. 11 EAST., LOUDON COUNTY, TN, SITUATED IN  
THE 6<sup>th</sup> LEGISLATIVE DISTRICT

RESOLUTION \_\_\_\_\_

**A RESOLUTION AMENDING THE ZONING MAP OF LOUDON COUNTY, TENNESSEE, PURSUANT TO CHAPTER SEVEN, §13-7-105 OF THE TENNESSEE CODE ANNOTATED, TO REZONE FROM R-1, SUBURBAN RESIDENTIAL DISTRICT TO C-2, GENERAL COMMERCIAL DISTRICT, LOUDON COUNTY TAX MAP 015, PARCEL 145.00 AND REMAINING PORTION OF 146.00 LOCATED AT 7077 HWY. 11 EAST., LOUDON COUNTY, TN, SITUATED IN THE 6<sup>th</sup> LEGISLATIVE DISTRICT**

**WHEREAS**, the Loudon County Commission, in accordance with Chapter Seven, §13-7-105 of the Tennessee Code Annotated, may from time to time, amend the number, shape, boundary, area or any regulation of or within any district or districts, or any other provision of any zoning resolution, and

**WHEREAS**, the Regional Planning Commission has forwarded a recommendation regarding the amendment to the Zoning Map of Loudon County, Tennessee,

**WHEREAS**, a notice of public hearing and a description of the resolution appeared in the Loudon County newspaper, the News Herald on September 23, 2020 consistent with the provisions of Tennessee Code Annotated, §13-7-105, and

**NOW, THEREFORE, BE IT RESOLVED** by the Loudon County Commission that the Zoning Map of Loudon County, Tennessee be amended as follows:

Located at 7077 Hwy. 11 East. situated in the 6<sup>th</sup> Legislative District, referenced by Tax Map 015, Parcel 145.00 and remaining portion of 146.00 be rezoned from R-1, Suburban Residential District to C-2, General Commercial District as shown on the attached map; said map being part of this Resolution.

**BE IT FINALLY RESOLVED**, that this Resolution shall take effect immediately, the public welfare requiring it.

\_\_\_\_\_  
ATTEST

\_\_\_\_\_  
LOUDON COUNTY CHAIRMAN

DATE: \_\_\_\_\_

\_\_\_\_\_  
**APPROVED: LOUDON COUNTY MAYOR**

The votes on the question of approval of this Resolution by the Planning Commission are as follows:

APPROVED: 11

DISAPPROVED: 0

\_\_\_\_\_  
**ATTEST: SECRETARY LOUDON COUNTY  
REGIONAL PLANNING COMMISSION**  
Dated: September 15, 2020

RESOLUTION NO. \_\_\_\_\_

ILLUSTRATION ATTACHMENT

REZONE FROM R-1, SUBURBAN RESIDENTIAL  
DISTRICT TO C-2, GENERAL COMMERCIAL DISTRICT REFERENCED BY LOUDON  
COUNTY TAX MAP 015, PARCEL 145.00 AND REMAINING PORTION OF 146.00  
LOCATED AT 7077 HWY. 11 EAST,  
LOUDON COUNTY, TN, SITUATED IN THE 6<sup>th</sup>  
LEGISLATIVE DISTRICT





## Loudon County Commission

Resolution # \_\_\_\_\_

# Re-Zone

A RESOLUTION AMENDING THE ZONING MAP OF LOUDON COUNTY, TENNESSEE,  
PURSUANT TO CHAPTER SEVEN, §13-7-105 OF THE TENNESSEE CODE ANNOTATED, TO  
REZONE APPROXIMATELY 3.8 ACRES FROM A-2, RURAL RESIDENTIAL DISTRICT TO C-2,  
GENERAL COMMERCIAL DISTRICT, LOUDON COUNTY TAX MAP 027, A PORTION OF  
PARCEL 138.00, SITUATED IN THE 3<sup>rd</sup> LEGISLATIVE DISTRICT

**RESOLUTION**

**A RESOLUTION AMENDING THE ZONING MAP OF LOUDON COUNTY,  
TENNESSEE, PURSUANT TO CHAPTER SEVEN, §13-7-105 OF THE TENNESSEE  
CODE ANNOTATED, TO REZONE APPROXIMATELY 3.8 ACRES FROM A-2,  
RURAL RESIDENTIAL DISTRICT TO C-2, GENERAL COMMERCIAL DISTRICT,  
LOUDON COUNTY TAX MAP 027, A PORTION OF PARCEL 138.00, SITUATED IN  
THE 3<sup>rd</sup> LEGISLATIVE DISTRICT**

**WHEREAS**, the Loudon County Commission, in accordance with Chapter Seven, §13-7-105 of the Tennessee Code Annotated, may from time to time, amend the number, shape, boundary, area or any regulation of or within any district or districts, or any other provision of any zoning resolution, and

**WHEREAS**, the Regional Planning Commission has forwarded a recommendation regarding the amendment to the Zoning Map of Loudon County, Tennessee,

**WHEREAS**, a notice of public hearing and a description of the resolution appeared in the Loudon County newspaper, News Herald on September 23, 2020 consistent with the provisions of Tennessee Code Annotated, §13-7-105, and

**NOW, THEREFORE, BE IT RESOLVED** by the Loudon County Commission that the Zoning Map of Loudon County, Tennessee be amended as follows:

Located at 13824 Hwy. 321 situated in the 3<sup>rd</sup> Legislative District, referenced by Tax Map 027, a portion of Parcel 138.00, be rezoned from A-2, Rural Residential District to C-2, General Commercial District, being specifically shown on the attached illustrations.

**BE IT FINALLY RESOLVED**, that this Resolution shall take effect immediately, the public welfare requiring it.

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

\_\_\_\_\_  
**LOUDON COUNTY CHAIRMAN**

**DATE:**

November 2, 2020

\_\_\_\_\_  
**APPROVED: LOUDON COUNTY MAYOR**

The votes on the question of approval of this Resolution by the Planning Commission are as follows:

APPROVED: 11

DISAPPROVED: 0

\_\_\_\_\_  
**ATTEST: SECRETARY LOUDON COUNTY  
REGIONAL PLANNING COMMISSION**  
Dated: September 15, 2020

ILLUSTRATION ATTACHMENT

An aerial map showing a large, irregularly shaped shaded area representing a 138.00-acre site. The site is bordered by Jackwood-Cornell Rd to the west and Highway 321 S to the east. Highway 321 S is labeled vertically and diagonally. To the east of the site, a road is labeled 'Highway 321 S' and '731'. Various other land parcels are shown with their acreage values, such as 125.00, 124.00, 123.00, 122.00, 121.00, 120.00, 119.00, 118.00, 117.00, 116.00, 115.00, 114.00, 113.00, 112.00, 111.00, 110.00, 109.00, 108.00, 107.00, 106.00, 105.00, 104.00, 103.00, 102.00, 101.00, 100.00, 99.00, 98.00, 97.00, 96.00, 95.00, 94.00, 93.00, 92.00, 91.00, 90.00, 89.00, 88.00, 87.00, 86.00, 85.00, 84.00, 83.00, 82.00, 81.00, 80.00, 79.00, 78.00, 77.00, 76.00, 75.00, 74.00, 73.00, 72.00, 71.00, 70.00, 69.00, 68.00, 67.00, 66.00, 65.00, 64.00, 63.00, 62.00, 61.00, 60.00, 59.00, 58.00, 57.00, 56.00, 55.00, 54.00, 53.00, 52.00, 51.00, 50.00, 49.00, 48.00, 47.00, 46.00, 45.00, 44.00, 43.00, 42.00, 41.00, 40.00, 39.00, 38.00, 37.00, 36.00, 35.00, 34.00, 33.00, 32.00, 31.00, 30.00, 29.00, 28.00, 27.00, 26.00, 25.00, 24.00, 23.00, 22.00, 21.00, 20.00, 19.00, 18.00, 17.00, 16.00, 15.00, 14.00, 13.00, 12.00, 11.00, 10.00, 9.00, 8.00, 7.00, 6.00, 5.00, 4.00, 3.00, 2.00, 1.00, 0.00. The map also shows a winding road to the west of the site, labeled 'Jackwood-Cornell Rd'.

Loudon County Commission

Resolution # \_\_\_\_\_

## Re-Zone

A RESOLUTION TO AMEND THE LOUDON COUNTY ZONING RESOLUTION, ARTICLE 4,  
SECTION 4.082. Minimum Size, PURSUANT TO TENNESSEE CODE ANNOTATED, SECTION  
13-7-105

RESOLUTION \_\_\_\_\_

**A RESOLUTION TO AMEND THE LOUDON COUNTY ZONING  
RESOLUTION, ARTICLE 4, SECTION 4.082. Minimum Size, PURSUANT TO  
TENNESSEE CODE ANNOTATED, SECTION 13-7-105**

**WHEREAS**, the Loudon County Commission, in accordance with Chapter Seven, §13-7-105 of the Tennessee Code Annotated, may from time to time, amend the number, shape, boundary, area or any regulation of or within any district or districts, or any other provision of any zoning resolution, and

**WHEREAS**, the Regional Planning Commission has forwarded a recommendation regarding the amendment to the Zoning Resolution of Loudon County, Tennessee, and

**WHEREAS**, a notice of public hearing and a description of the resolution appeared in the Loudon County newspaper, the News Herald on September 23, 2020, consistent with the provisions of Tennessee Code Annotated, §13-7-105, and

**NOW, THEREFORE, BE IT RESOLVED** by the Loudon County Commission that the Zoning Resolution of Loudon County, Tennessee be amended deleting Section 4.082. Minimum Size in its entirety and replacing it with the following:

4.082. Minimum Size. The minimum size of a planned unit development shall be seventy-five (75) acres.

**BE IT FINALLY RESOLVED**, that this Resolution shall take effect immediately, the public welfare requiring it.

\_\_\_\_\_  
ATTEST

\_\_\_\_\_  
LOUDON COUNTY CHAIRMAN

DATE: \_\_\_\_\_

\_\_\_\_\_  
APPROVED: LOUDON COUNTY MAYOR

The votes on the question of approval of this Resolution by the Planning Commission on September 15, 2020 are as follows:

APPROVED: 9

DISAPPROVED: 1

\_\_\_\_\_  
ATTEST: SECRETARY LOUDON COUNTY  
REGIONAL PLANNING COMMISSION

Loudon County Commission

Resolution # \_\_\_\_\_

## Re-Zone

RESOLUTION ADOPTED BY THE LOUDON COUNTY COMMISSION CLOSING A RIGHT OF WAY  
NEAR THE INTERSECTION OF HWY. 70 AND HWY. 321, WILLIAMS FERRY RD.

## RESOLUTION

### RESOLUTION ADOPTED BY THE LOUDON COUNTY COMMISSION CLOSING A RIGHT OF WAY NEAR THE INTERSECTION OF HWY. 70 AND HWY. 321, WILLIAMS FERRY RD.

**WHEREAS**, the chief legislative body of the county has the authority, under Tennessee Code Annotated, (TCA) §13-3-406 to accept the dedication of roads, close existing roads, adopt standards for the acceptance of new roads and reopen previously closed or abandoned roads; and

**WHEREAS**, the Loudon County Regional Planning Commission has received for review a request from owners (or their representatives) of property located adjacent to an abandoned road, requesting the closing of that roadway or segment known as Williams Rd.; and

**WHEREAS**, applicant feels the described abandoned roadway has no present nor future public use, and desires that any county encumbrance caused by the presence of the road bed be removed; and

**WHEREAS**, identified affected property owners were notified and a public notice and description of the request appeared in the Loudon County News Herald on September 23, 2020 consistent with the provisions of Loudon County's Procedure for Closing a Public Road; and

**WHEREAS**, the Loudon County Regional Planning Commission has reviewed this matter, including the recommendation of the County Highway Superintendent, and based on its investigation has determined that, in its opinion, the closing of said road will not adversely affect any property owners or the present or future function of the County's roadway system, and recommends the closure of said road, described as follows:

Williams Ferry Rd. being more specifically shown on the attached illustration, incorporated herein.

**NOW, THEREFORE, BE IT RESOLVED** by the Loudon County Commission, in regular session assembled on this Day of November 2, 2020, that the afore described section of the abandoned roadway is hereby closed, with any interest the County has in the roadway being hereby relinquished as provided by law.

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

This Resolution adopted November 2, 2020

\_\_\_\_\_  
Attest, County Court Clerk

\_\_\_\_\_  
Loudon County Chairman

\_\_\_\_\_  
Approved: Loudon County Mayor

The vote on the question of approval of this Resolution by the Planning Commission is as follows:

APPROVED: 11

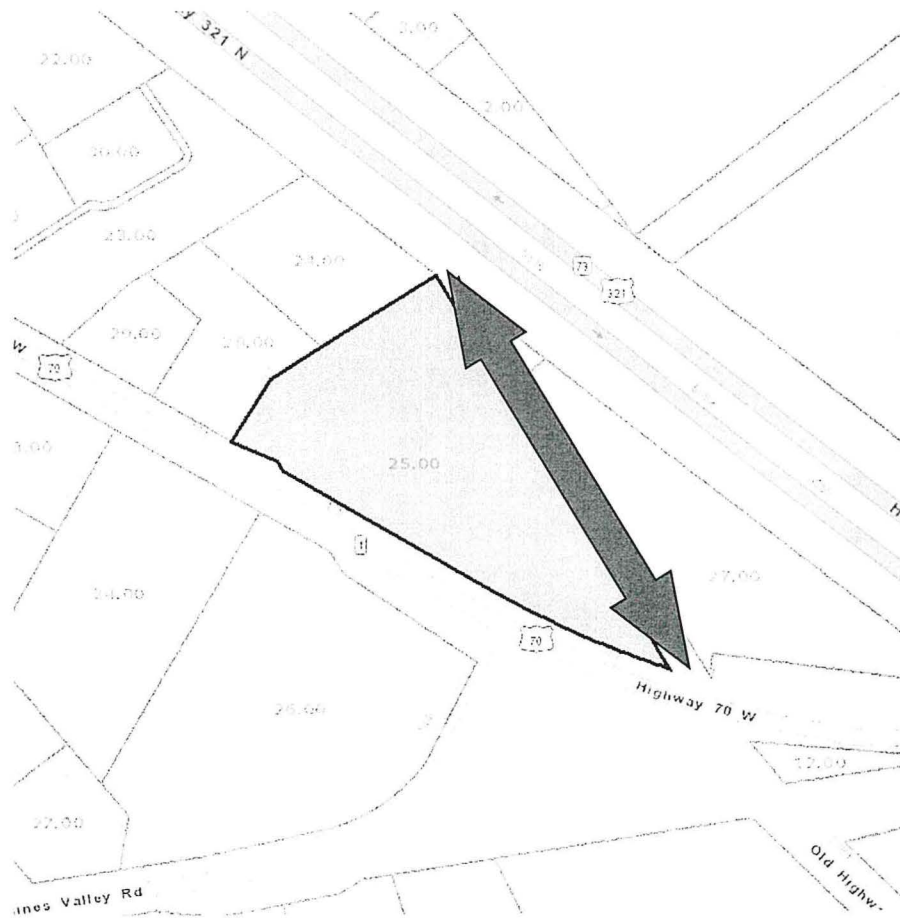
DISAPPROVED: 0

\_\_\_\_\_  
ATTEST: SECRETARY, LOUDON COUNTY  
REGIONAL PLANNING COMMISSION  
DATE: September 15, 2020

RESOLUTION NO. \_\_\_\_\_

ILLUSTRATION ATTACHMENT

RESOLUTION ADOPTED BY THE LOUDON COUNTY COMMISSION CLOSING THE RIGHT-OF-WAY, LOCATED ON LOUDON COUNTY, WILLIAMS FERRY ROAD, AT THE INTERSECTION OF HWY. 321 AND HWY. 70, TAX MAP 010I, GROUP A, PARCEL 025.00.





Loudon County Commission

Exhibit # \_\_\_\_\_

# CURRENT AND PROPOSED CHANGES 2020

*Current Reg.*

maintain the common open space) without first offering to dedicate the same to the county. Said dedication must be approved by the board of zoning appeals and accepted by the Loudon County Quarterly Court.

8. In the event that the organization established to own and maintain common open space, or any successor organization, shall at any time after the establishment of the planned unit development, fail to maintain the common open space in reasonable order and condition in accordance with the adopted master development plan, the building commissioner may serve written notice upon such organization and/or owners or residents of the planned unit development. If deficiencies or maintenance are not corrected after 30 days, the building commissioner shall call upon any public or private agency to maintain the common open space. The cost of such maintenance by such agency shall be assessed proportionally against the properties within the planned unit development that have right of enjoyment of the common open space, and shall become a lien on said properties.

4.082. Minimize Size. The minimum size of a planned unit development is established according to the following table:

Minimum Area (Acres)	District			
	R-1	C-1	A-2	C-2
5	X			X
8		X	X	

4.083. Permitted Activities and Uses. The following activities may be permitted as part of a planned unit development in R-1, C-1, A-2, and C-2 Districts except where expressly noted as not being allowed:

- A. Residential. Multi-family and conventional detached.
- B. Community Facilities. Utility services, streets and rights-of-way to all modes of transportation, open areas or natural reserves; basic installations, including but not limited to communication equipment, government offices, utility substations, radio or television stations, police and fire stations, water tanks and sewage disposal lift stations; community assembly, including but not limited to public, private and parochial schools and day care centers; health care, including clinics, hospitals, rest homes, nursing homes, and homes for the aged.
- C. Commercial activities. Convenience Sales and Services. Including the retail sale, from the premises, of drugs and other frequently needed

## Proposed Reg.

maintain the common open space) without first offering to dedicate the same to the county. Said dedication must be approved by the board of zoning appeals and accepted by the Loudon County Quarterly Court.

8. In the event that the organization established to own and maintain common open space, or any successor organization, shall at any time after the establishment of the planned unit development, fail to maintain the common open space in reasonable order and condition in accordance with the adopted master development plan, the building commissioner may serve written notice upon such organization and/or owners or residents of the planned unit development. If deficiencies or maintenance are not corrected after 30 days, the building commissioner shall call upon any public or private agency to maintain the common open space. The cost of such maintenance by such agency shall be assessed proportionally against the properties within the planned unit development that have right of enjoyment of the common open space, and shall become a lien on said properties.

4.082. Minimize Size. The minimum size of a planned unit development shall be seventy-five (75) acres.

4.083. Permitted Activities and Uses. The following activities may be permitted as part of a planned unit development in R-1, C-1, A-2, and C-2 Districts except where expressly noted as not being allowed:

- A. Residential. Multi-family and conventional detached.
- B. Community Facilities. Utility services, streets and rights-of-way to all modes of transportation, open areas or natural reserves; basic installations, including but not limited to communication equipment, government offices, utility substations, radio or television stations, police and fire stations, water tanks and sewage disposal lift stations; community assembly, including but not limited to public, private and parochial schools and day care centers; health care, including clinics, hospitals, rest homes, nursing homes, and homes for the aged.
- C. Commercial activities. Convenience Sales and Services. Including the retail sale, from the premises, of drugs and other frequently needed small personal convenience items such as toiletries, tobacco, and magazines, as well as the provision of personal convenience services which are typically needed frequently or recurrently, such as barber and beauty care, and includes shoe shining and operation of

Loudon County Commission

Exhibit # \_\_\_\_\_

County Commission  
Meeting and Workshop Dates 2021  
&  
County Holidays 2021



## LOUDON COUNTY COMMISSION

### 2021 Loudon County Commission Meeting Dates

County Commission Meetings	Workshop Meetings
January 4 <sup>th</sup>	January 19 <sup>th</sup>
February 1 <sup>st</sup>	February 16 <sup>th</sup>
March 1 <sup>st</sup>	March 15 <sup>th</sup>
April 5 <sup>th</sup>	April 19 <sup>th</sup>
May 3 <sup>rd</sup>	May 17 <sup>th</sup>
June 7 <sup>th</sup>	June 21 <sup>st</sup>
June 28 <sup>th</sup> (Budget Approval)	July 19 <sup>th</sup>
August 2 <sup>nd</sup>	August 16 <sup>th</sup>
September 7 <sup>th</sup>	September 20 <sup>th</sup>
October 4 <sup>th</sup>	October 18 <sup>th</sup>
November 1 <sup>st</sup>	November 15 <sup>th</sup>
December 6 <sup>th</sup>	December 20 <sup>th</sup>
<b>**Commission Meetings are at 6PM at Annex**</b>	<b>**Workshops are at 6PM at County Office Building**</b>

#### Workshop Meetings Schedule

4:00 PM – 4:30 PM	Capitol Projects Committee	County Office Building
4:30 PM – 5:00 PM	Purchasing Committee	County Office Building
4:00 PM – 5:30 PM	Budget Committee	County Office Building
6:00 PM	Commission Workshop	County Office Building

**\*\* Commission Meeting Agendas are posted at [www.loudoncounty-tn.gov](http://www.loudoncounty-tn.gov) prior to meeting \*\***

## 2021 Loudon County Government Holidays

Day	Date	Holiday
Friday	January 1 <sup>st</sup>	New Year's Day
Monday	January 18 <sup>st</sup>	Martin Luther King Jr. Day
Monday	February 15 <sup>th</sup>	President's Day
Friday	April 2 <sup>nd</sup>	Good Friday
Monday	May 31 <sup>st</sup>	Memorial Day
Monday	July 5 <sup>th</sup>	Independence Day
Monday	September 6 <sup>th</sup>	Labor Day
Thursday	November 11 <sup>th</sup>	Veteran's Day
Thursday	November 25 <sup>th</sup>	Thanksgiving
Friday	November 26 <sup>th</sup>	Day after Thanksgiving
Friday	December 24 <sup>th</sup>	Christmas
Monday	December 27 <sup>th</sup>	Christmas

Loudon County Commission

Exhibit # \_\_\_\_\_

# Multi Year Lease Agreement for Circuit Court Postage Machine



**Government Product Lease Agreement  
with Postage Meter Rental Agreement**

**Section (A) Office Information**

Office Number	Office Name	Phone #	Date
962	Advanced Mailing Systems, Inc	(800) 903-4858	10/13/2020

**Section (B) Billing Information**

Company Name	Loudon County Circuit Court Clerk		
DBA	Loudon County Purchasing		
Billing Address	100 River Rd, Ste 110		
City State Zip+4	Loudon	TN	37774
Contact Name	Susan Husky	Phone	(865) 458-4665
Contact Title	Senior Buyer	Fax	
Email Address	susan.huskey@loudoncounty-tn.gov	PO #	

**Section (C) Installation Information (if different from billing information)**

Company Name	Loudon County Circuit Court Clerk		
Installation Address	201 Alma Place		
City State Zip+4	Loudon	TN	37774
Contact Name	Debbie Hart	Phone	(865) 458-4663
Contact Title	Chief Deputy Clerk	Fax	
Email Address	debbie.hart@tncourts.gov		
Main Post Office		PO 5-Digit Zip Code	

**Section (D) Products**

Qty	Model / Part Number	Description (include Serial Number, if applicable)
1	IX5HF	iX-5 Series Base w/Hand Feeder, Moistener, Catch Tray & Ink Cartridge
1	IXWP30	IX Series 30 lb Weighing Platform

**Section (E) Lease Payment Information & Lease Payment Schedule**

<b>Tax Status:</b> <input type="checkbox"/> Taxable <input checked="" type="checkbox"/> Tax Exempt <i>Certificate attached</i>	<b>Number of Months</b> First 60	<b>Monthly Payment (Plus applicable taxes)</b> \$125.08
<b>Billing Frequency:</b> <input type="checkbox"/> Monthly <input checked="" type="checkbox"/> Quarterly <input type="checkbox"/> Annually		
<b>Billing Method:</b> <input checked="" type="checkbox"/> Standard <input type="checkbox"/> Arrears		
	Current Lease Number: <b>N15111246</b>	
	<input type="checkbox"/> ACH (Customer to submit authorization form)	

**Section (F) Postage Meter & Postage Funding Information**

<b>Meter Model</b> IX5HFAI	<b>Machine Model</b> IX5HF
<b>Postage Funding Method:</b> <input checked="" type="checkbox"/> Bill Me <input type="checkbox"/> Prepay by Check <input type="checkbox"/> ACH Debit (Submit customer authorization form) <input type="checkbox"/> OMAS <input type="checkbox"/> CPU (include authorization form)	
<b>Postage Funding Account:</b> <input checked="" type="checkbox"/> POC <input type="checkbox"/> TMS <input type="checkbox"/> New <input checked="" type="checkbox"/> Existing Existing Account Number: 8005413	
Agency Code	Sub Agency Code

**Service Products (Check all that apply)**

<input checked="" type="checkbox"/> Online Postal Rates iMeter™ App (SP10)
<input type="checkbox"/> Online Postal Expense Manager iMeter™ App (SP20/NeoStats)
<input type="checkbox"/> Online E-Services iMeter™ App (SP30)
<input checked="" type="checkbox"/> NeoShip PLUS (EP70PLUS)
<input checked="" type="checkbox"/> NeoShip Install & User Guide (EP70GUIDES)
<input type="checkbox"/> RunMyMail <input type="checkbox"/> 3G/4G Cell Service
<input checked="" type="checkbox"/> Maintenance
<input checked="" type="checkbox"/> Installation/Training <input type="checkbox"/> Software Support for premise (non-cloud) solutions

**Section (G) Approval**

Existing customers who currently fund the Postage account by ACH Debit will not be converted to the Postage Funding Account unless initial here \_\_\_\_\_.

This document consists of a Government Product Lease Agreement with Quadient Leasing USA, Inc.; and a Postage Meter Rental Agreement, and Online Services and Software Agreement with Quadient, Inc.; and a Postage Funding Account Agreement with Quadient Finance USA, Inc. Your signature constitutes an offer to enter into such agreements, and acknowledges that you have received, read, and agree to all applicable terms and conditions (version Government-Equipment-Lease-Terms-USPS-Dealer-V9-2020), which are also available at [www.quadient.com/Government-Equipment-Lease-Terms-USPS-Dealer-V9-2020](http://www.quadient.com/Government-Equipment-Lease-Terms-USPS-Dealer-V9-2020), and that you are authorized to sign the agreements on behalf of the customer identified above. The applicable agreements will become binding on the companies identified above only after an authorized individual accepts your offer by signing below, or when the equipment is shipped to you.

**Guided by Quadient, Inc.'s Sustainable Design and Responsible Manufacturing Policy, our Products may contain reused components. For more information visit <https://www.quadient.com/about-us/sustainable-design-and-manufacturing>.**

\*\*\*\*\* SEE PURCHASE ORDER \*\*\*\*\*  
Authorized Signature

Print Name and Title

Date Accepted

Accepted by Quadient Inc. and its Affiliates

Date Accepted



Loudon County Commission

Exhibit # \_\_\_\_\_

Solid Waste / Landfill

## Summary of Proposed Amendment of Operation Agreement with Santek Environmental, Inc.

-The Loudon County Solid Waste Disposal Commission ("LCSWDC") is currently operating under a 20-year Operation Agreement with Santek Environmental, Inc. ("Santek") dated July 1, 2007, for operation of the Matlock Bend Landfill (the "Contract") and proposes to modify the Contract as follows:

- **Expansion of Maximum Permitted Airspace:** Santek will submit a Major Permit Modification to TDEC to reflect a lateral expansion of the current permitted airspace of 41 acres to a revised total footprint of 67.2 acres. However, Santek will only be authorized to fill the remainder of the designated 53 acre portion of the Landfill during the Contract term (the "Amended Footprint").
- **Contract Extension:** The current Contract between LCSWDC and Santek will be extended until the earlier of the date that Santek fills the Amended Footprint or December 31, 2038. (Santek expects to fill the Amended Footprint in 2035 based upon current waste volumes).
- **Maximum Constructed Elevation:** Although the Permit Modification will allow Santek to construct the Landfill to an elevation of 1,125 ft. msl., Santek will agree to limit the constructed elevation to 1,093 ft. msl. (current elevation is 1070 f. msl.) This will improve the appearance of the Landfill but will decrease Santek's potential waste volume by 100,000 cubic yards of waste.
- **Santek's Bonded Closure Obligation:** Santek will agree to be fully responsible for closure of all 53 acres of the Amended Footprint (based upon an estimated closure cost in 2027, this would result in expenditure by Santek of nearly \$9 Million). Further, Santek will agree to maintain a performance bond approved by TDEC for the duration of the Contract to guarantee its closure obligation (with an estimated annual bond premium for Santek of approximately \$200,000, decreasing as closure is completed). Santek's bonding of the closure obligation will also eliminate the need of Loudon County to post annual financial assurance to TDEC to cover the estimated closure costs for the Landfill.
- **Phased Closure Schedule:** Santek will develop and present a phased closure plan to TDEC that includes a strategy and commitment to have Santek gradually close portions of the landfill to reduce the total closure liability for the Landfill during the Contract term.
- **Post-closure of Phase I:** Santek will maintain financial and compliance responsibility for providing post-closure care to the Phase I portion of the Landfill (estimated to be completed in 2029). (Santek will also remain responsible for maintenance and compliance responsibility for all other portions of the landfill that are closed during the extended Contract term.
- **Host Fee:** Santek will increase the monthly Host Fee paid to LCSWDC to 5.5% of gross revenue from the Landfill (this should result in increased revenue to LCSWDC of approximately \$1.1M over the life of the contract extension, see calculation sheet). This increase in the Host Fee was negotiated in exchange for allowing Santek to use soil on adjacent Landfill property for soil cover and will cover the original cost of acquiring the adjacent property as a Landfill buffer.
- **Security Fee for LCSWDC for C/PCC Liability:** Santek will continue to pay LCSWDC a Security Fee each month of the greater of \$1.00 per ton of waste or 5% of gross revenue from the Landfill.
- **Elimination of Out of State Waste:** Santek will agree to prohibit the Landfill from accepting waste generated outside of Tennessee.
- **Installation of Pressurized Wheel Wash:** As part of the Contract negotiations, Santek has already installed a pressurized wheel wash at the Landfill at a cost of nearly \$250,000.

-The Contract Amendment would eliminate a closure liability for LCSWDC of up to \$9 Million in 2027 (Based upon Financial Statements this would eliminate an estimated shortfall of up to \$6 Million)

-The Contract Amendment would provide estimated additional revenue to LCSWDC of up to \$2.7 Million

-Upon the expiration of the Contract Amendment, LCSWDC could have an estimated potential surplus of \$5 Million or more after deduction of remaining Post-Closure Care Obligations.

## Estimated Increase in Host Fee Through Contract Extension

October 13, 2020

### Explanation:

The calculations below estimate the increase in host fee over the duration of the contract extension using an estimated median tipping fee at different daily volumes. The increased host fee from 3.75% to 5.5% was agreed upon to compensate the LCSWDC for the soil Santek utilizes during landfill operations.

### Notes:

- The increased host fee outlined below is an estimate. There are multiple factors that could affect the host fee payments such as tons per day, average tipping fee, utilization rate, etc.,*

Maximum Annual Waste Receipts (Tons)	Waste Receipts (TPD)	Estimated Tipping Fee	Minimum Host Fee at 3.75% (based on today's volume)	New Host Fee At 5.5%	Estimated Number of years until Amended Footprint Reaches Capacity
135,000	500	\$24.50	\$120,000	\$181,912	18yrs
172,800	640	\$24.50	\$120,000	\$232,848	15yrs
216,000	800	\$24.50	\$120,000	\$291,060	12yrs

\$1,114,425 Estimated Increase in Host Fee Through Contract Extension at 500 TPD

\$1,692,720 Estimated Increase in Host Fee Through Contract Extension at 640 TPD

\$2,052,720 Estimated Increase in Host Fee Through Contract Extension at 800 TPD

Loudon County Commission

Exhibit # \_\_\_\_\_

Statutory Bonds

Michael Ben Campbell

Stephen E. Harrelson



SURETY'S BOND NO. 61159862 STATE OF TENNESSEE  
COUNTY OF Loudon  
OFFICIAL STATUTORY BOND  
FOR  
COUNTY PUBLIC OFFICIALS  
OFFICE OF County Assessor

KNOW ALL MEN BY THESE PRESENTS:

That Michael Ben Campbell  
of Friendsville (City or Town), County of Blount  
Tennessee, as Principal, and WESTERN SURETY COMPANY  
as Surety, are held and firmly bound unto THE STATE OF TENNESSEE in the full amount of  
Fifty Thousand and 00/100 Dollars (\$ 50,000.00 )  
lawful money of the United States of America for the full and prompt payment whereof we bind ourselves, our representatives,  
successors and assigns, each jointly and severally, firmly and unequivocally by these presents.

WHEREAS, The said Principal was duly X elected \_\_\_\_\_ appointed to the office of County Assessor  
of and for Loudon County for the 1 year term beginning on the 1st day of  
September, 2020 and ending on the 1st day of September, 2024.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH:

That if the said Michael Ben Campbell, Principal, shall:

1. Faithfully perform the duties of the office of County Assessor of Loudon County during such person's term of office or his continuance therein; and,
2. Pay over to the persons authorized by law to receive them, all moneys, properties, or things of value that may come into such Principal's hands during such Principal's term of office or continuance therein without fraud or delay, and shall faithfully and safely keep all records required in such Principal's official capacity, and at the expiration of the term, or in case of resignation or removal from office, shall turn over to the successor all records and property which have come into such Principal's hands, then this obligation shall be null and void; otherwise to remain in full force and effect.

WITNESS our hands and seals this 6th day of May, 2020.

WITNESS — ATTEST

PRINCIPAL:

Michael Campbell

SURETY: WESTERN SURETY COMPANY

by: Paul T. Bruflat  
Paul T. Bruflat, Vice President

COUNTERSIGNED BY:

NOT NEEDED

Tennessee Resident Agent

(Attach evidence of authority to execute bond)

ACKNOWLEDGEMENT OF PRINCIPAL

STATE OF TENNESSEE  
COUNTY OF LOUDON

Before me, a Notary Public, of the State and County aforesaid, personally appeared MICHAEL BEN CAMPBELL,  
to me known (or proved to me on the basis of satisfactory evidence) to be the individual described in the foregoing bond as  
Principal, and who, upon oath acknowledged that such individual executed the foregoing bond as such individual's free act and  
deed.

WITNESS my hand and seal this 7 day of OCTOBER

My Commission Expires:

JUNE 15, 2023

Notary Public



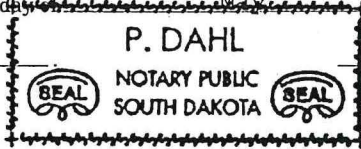


## ACKNOWLEDGEMENT OF SURETY

STATE OF South Dakota  
COUNTY OF Minnehaha

Before me, a Notary Public, of the State and County aforesaid, personally appeared Paul T. Bruflat with whom I am personally acquainted and, who, upon oath, acknowledged himself/herself to be the individual who executed the foregoing bond on behalf of WESTERN SURETY COMPANY, the within named Surety, a corporation duly licensed to do business in the State of Tennessee, and that he/she as such individual being authorized so to do, executed the foregoing bond on behalf of the Surety, by signing the name of the corporation by himself/herself as such individual.

WITNESS my hand and seal this 6th day of May, 2020  
My Commission Expires: June 18, 2025



P. Dahl  
Notary Public

## APPROVAL AND CERTIFICATION

### SECTION I. (Applicable to all County Officials except Clerks of all Courts)

Bond and Sureties approved by BUDDY BROADSHAW, County Executive/Mayor  
of LOUDON County, on this 8 day of OCTOBER, 2020.

Signed:

Buddy Broadshaw

County Executive/Mayor

### CERTIFICATION:

I, \_\_\_\_\_, County Clerk of \_\_\_\_\_ County,  
hereby certify that the foregoing bond was approved by the Legislative Body of said county, in open session on the \_\_\_\_\_  
day of \_\_\_\_\_, and entered upon the minutes thereof.

Signed:

\_\_\_\_\_  
County Clerk

### SECTION II. (Applicable to all Clerks of all Courts)

### CERTIFICATION:

This is to certify that I have examined the foregoing bond and found the same to be sufficient and in conformity to law, that the sureties on the same are good and worth the penalty thereof and that the same has been entered upon the minutes of said court.

Signed:

Judge of the \_\_\_\_\_ Court of and for said County on  
this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

### SECTION III. (Applicable to all County Officials' Bonds) FOR USE BY REGISTER OF DEEDS

### SECTION IV. (Applicable to all County Officials Bonds)

### ENDORSEMENT:

Filed with the Office of the County Clerk, County of \_\_\_\_\_, this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Signed:

\_\_\_\_\_  
County Clerk

Form Prescribed by the Comptroller of the Treasury, State of Tennessee  
Form Approved by the Attorney General, State of Tennessee

WESTERN SURETY COMPANY  
101 S. Reid St., Ste. 300  
Sioux Falls, SD 57103-7046  
800-331-6053

# Western Surety Company

## POWER OF ATTORNEY

### KNOW ALL MEN BY THESE PRESENTS:

That WESTERN SURETY COMPANY, a corporation organized and existing under the laws of the State of South Dakota, and authorized and licensed to do business in the States of Alabama, Alaska, Arizona, Arkansas, California, Colorado, Connecticut, Delaware, District of Columbia, Florida, Georgia, Hawaii, Idaho, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Maine, Maryland, Massachusetts, Michigan, Minnesota, Mississippi, Missouri, Montana, Nebraska, Nevada, New Hampshire, New Jersey, New Mexico, New York, North Carolina, North Dakota, Ohio, Oklahoma, Oregon, Pennsylvania, Rhode Island, South Carolina, South Dakota, Tennessee, Texas, Utah, Vermont, Virginia, Washington, West Virginia, Wisconsin, Wyoming, and the United States of America, does hereby make, constitute and appoint

Paul T. Bruflat of Sioux Falls,  
State of South Dakota, its regularly elected Vice President,  
as Attorney-in-Fact, with full power and authority hereby conferred upon him to sign, execute, acknowledge and deliver for and on its behalf as Surety and as its act and deed, the following bond:

One County Assessor County of Loudon

bond with bond number 61159862

for Michael Ben Campbell

as Principal in the penalty amount not to exceed: \$50,000.00.

Western Surety Company further certifies that the following is a true and exact copy of Section 7 of the by-laws of Western Surety Company duly adopted and now in force, to-wit:

Section 7. All bonds, policies, undertakings, Powers of Attorney, or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, any Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys-in-Fact or agents who shall have authority to issue bonds, policies, or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile.

In Witness Whereof, the said WESTERN SURETY COMPANY has caused these presents to be executed by its  
Vice President with the corporate seal affixed this 6th day of May,  
2020.

ATTEST

A. Viator

A. Viator, Assistant Secretary

WESTERN SURETY COMPANY

By

Paul T. Bruflat

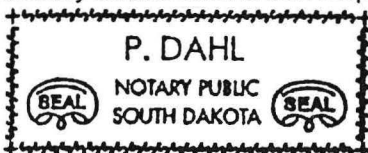
Paul T. Bruflat, Vice President

STATE OF SOUTH DAKOTA }  
COUNTY OF MINNEHAHA } ss



On this 6th day of May, 2020, before me, a Notary Public, personally appeared  
Paul T. Bruflat and A. Viator

who, being by me duly sworn, acknowledged that they signed the above Power of Attorney as Vice President  
and Assistant Secretary, respectively, of the said WESTERN SURETY COMPANY, and acknowledged said instrument to be the  
voluntary act and deed of said Corporation.



My Commission Expires June 18, 2025

P. Dahl

Notary Public







SURETY'S BOND NO. 64448045 STATE OF TENNESSEE  
COUNTY OF Loudon  
OFFICIAL STATUTORY BOND  
FOR  
COUNTY PUBLIC OFFICIALS  
OFFICE OF Circuit Court Clerk

KNOW ALL MEN BY THESE PRESENTS:

That Stephen E Harrelson  
of Lenoir City (City or Town), County of Loudon  
Tennessee, as Principal, and WESTERN SURETY COMPANY  
as Surety, are held and firmly bound unto THE STATE OF TENNESSEE in the full amount of  
One Hundred Thousand and 00/100 Dollars (\$ 100,000.00 )  
lawful money of the United States of America for the full and prompt payment whereof we bind ourselves, our representatives,  
successors and assigns, each jointly and severally, firmly and unequivocally by these presents.

WHEREAS, The said Principal was duly \_\_\_\_\_ elected X appointed to the office of Circuit Court Clerk  
of and for Loudon County for the 2 year term beginning on the 1st day of  
September, 2020 and ending on the 1st day of September, 2022.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH:

That if the said Stephen E Harrelson, Principal, shall:

1. Faithfully perform the duties of the office of Circuit Court Clerk of Loudon County during such person's term of office or his continuance therein; and,
2. Pay over to the persons authorized by law to receive them, all moneys, properties, or things of value that may come into such Principal's hands during such Principal's term of office or continuance therein without fraud or delay, and shall faithfully and safely keep all records required in such Principal's official capacity, and at the expiration of the term, or in case of resignation or removal from office, shall turn over to the successor all records and property which have come into such Principal's hands, then this obligation shall be null and void; otherwise to remain in full force and effect.

WITNESS our hands and seals this 31st day of July, 2020.

WITNESS — ATTEST

PRINCIPAL:

SURETY: WESTERN SURETY COMPANY

by: Paul T. Bruflat  
Paul T. Bruflat, Vice President

COUNTERSIGNED BY:

NOT NEEDED

Tennessee Resident Agent

(Attach evidence of authority to execute bond)

ACKNOWLEDGEMENT OF PRINCIPAL

STATE OF TENNESSEE  
COUNTY OF Loudon

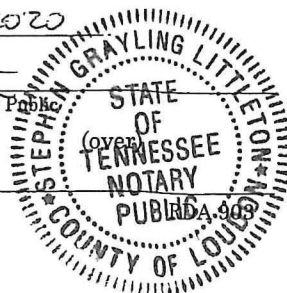
Before me, a Notary Public, of the State and County aforesaid, personally appeared STEPHEN E HARRELSON,  
to me known (or proved to me on the basis of satisfactory evidence) to be the individual described in the foregoing bond as  
Principal, and who, upon oath acknowledged that such individual executed the foregoing bond as such individual's free act and  
deed.

WITNESS my hand and seal this 8 day of OCTOBER

My Commission Expires:

JUNE 13, 2022

Notary Public





## ACKNOWLEDGEMENT OF SURETY

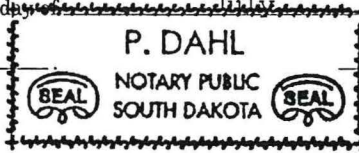
STATE OF South Dakota  
COUNTY OF Minnehaha

Before me, a Notary Public, of the State and County aforesaid, personally appeared Paul T. Bruflat with whom I am personally acquainted and, who, upon oath, acknowledged himself/herself to be the individual who executed the foregoing bond on behalf of WESTERN SURETY COMPANY, the within named Surety, a corporation duly licensed to do business in the State of Tennessee, and that he/she as such individual being authorized so to do, executed the foregoing bond on behalf of the Surety, by signing the name of the corporation by himself/herself as such individual.

WITNESS my hand and seal this 31st day of July, 2020

My Commission Expires:

June 18, 2025



P. Dahl  
Notary Public

## APPROVAL AND CERTIFICATION

SECTION I. (Applicable to all County Officials except Clerks of all Courts)

Bond and Sureties approved by BUDDY BRADSHAW County Executive/Mayor  
of MINNESOTA County, on this 8 day of OCTOBER, 2020

Signed:

Buddy Bradshaw

County Executive/Mayor

### CERTIFICATION:

I, \_\_\_\_\_, County Clerk of \_\_\_\_\_ County, hereby certify that the foregoing bond was approved by the Legislative Body of said county, in open session on the \_\_\_\_\_ day of \_\_\_\_\_, and entered upon the minutes thereof.

Signed:

\_\_\_\_\_  
County Clerk

SECTION II. (Applicable to all Clerks of all Courts)

### CERTIFICATION:

This is to certify that I have examined the foregoing bond and found the same to be sufficient and in conformity to law, that the sureties on the same are good and worth the penalty thereof and that the same has been entered upon the minutes of said court.

Signed:

Judge of the \_\_\_\_\_ Court of and for said County on  
this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

SECTION III. (Applicable to all County Officials' Bonds)  
FOR USE BY REGISTER OF DEEDS

SECTION IV. (Applicable to all County Officials Bonds)

### ENDORSEMENT:

Filed with the Office of the County Clerk, County of \_\_\_\_\_, this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

Signed:

\_\_\_\_\_  
County Clerk

Form Prescribed by the Comptroller of the Treasury, State of Tennessee  
Form Approved by the Attorney General, State of Tennessee

WESTERN SURETY COMPANY  
101 S. Reid St., Ste. 300  
Sioux Falls, SD 57103-7046  
800-331-6053

# Western Surety Company

## POWER OF ATTORNEY

### KNOW ALL MEN BY THESE PRESENTS:

That WESTERN SURETY COMPANY, a corporation organized and existing under the laws of the State of South Dakota, and authorized and licensed to do business in the States of Alabama, Alaska, Arizona, Arkansas, California, Colorado, Connecticut, Delaware, District of Columbia, Florida, Georgia, Hawaii, Idaho, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Maine, Maryland, Massachusetts, Michigan, Minnesota, Mississippi, Missouri, Montana, Nebraska, Nevada, New Hampshire, New Jersey, New Mexico, New York, North Carolina, North Dakota, Ohio, Oklahoma, Oregon, Pennsylvania, Rhode Island, South Carolina, South Dakota, Tennessee, Texas, Utah, Vermont, Virginia, Washington, West Virginia, Wisconsin, Wyoming, and the United States of America, does hereby make, constitute and appoint

Paul T. Bruflat of Sioux Falls,  
State of South Dakota, its regularly elected Vice President,  
as Attorney-in-Fact, with full power and authority hereby conferred upon him to sign, execute, acknowledge and deliver for and on its behalf as Surety and as its act and deed, the following bond:

One Circuit Court Clerk County of Loudon

bond with bond number 64448045

for Stephen E Harrelson

as Principal in the penalty amount not to exceed: \$100,000.00.

Western Surety Company further certifies that the following is a true and exact copy of Section 7 of the by-laws of Western Surety Company duly adopted and now in force, to-wit:

Section 7. All bonds, policies, undertakings, Powers of Attorney, or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, any Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys-in-Fact or agents who shall have authority to issue bonds, policies, or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile.

In Witness Whereof, the said WESTERN SURETY COMPANY has caused these presents to be executed by its  
Vice President with the corporate seal affixed this 31st day of July,  
2020.

ATTEST

A. Viotor

A. Viotor, Assistant Secretary

WESTERN SURETY COMPANY

By

Paul T. Bruflat

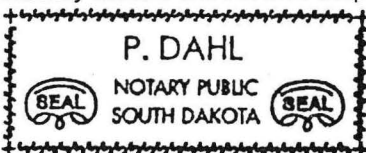
Paul T. Bruflat, Vice President



STATE OF SOUTH DAKOTA }  
COUNTY OF MINNEHAHA } ss

On this 31st day of July, 2020, before me, a Notary Public, personally appeared  
Paul T. Bruflat and A. Viotor

who, being by me duly sworn, acknowledged that they signed the above Power of Attorney as Vice President  
and Assistant Secretary, respectively, of the said WESTERN SURETY COMPANY, and acknowledged said instrument to be the  
voluntary act and deed of said Corporation.



My Commission Expires June 18, 2025

P. Dahl

Notary Public

