

**LOUDON COUNTY COMMISSION**  
**LOUDON COUNTY, TENNESSEE**  
**Monday, February 6, 2023**  
**Courthouse Annex Building**  
**6 P.M.**

**REGULAR COMMISSION MINUTES**

(1) Public  
Hearing

A resolution to amend the Loudon County Zoning Resolution, Article 5, Section 5.046 M-1, General Industrial District, Pursuant to Tennessee Code Annotated, Section 13-7-105

A resolution amending the Municipal and Regional Subdivision Regulations of Loudon County, Philadelphia, Greenback and the Planning Regions of Lenoir City and Loudon, Article IV, Development Prerequisite to final approval, C. Storm Water Control.

A resolution to amend the Loudon County Zoning Resolution Article 4, Section 4.170 Storm Water Control Standards, Pursuant to Tennessee Code Annotated, Section 13-7-105

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 A-2, Rural Residential District to C-2, General Commercial District. Loudon County Tax Map 025, Parcel 009.00 Located at Interstate LN Loudon County, TN, Situated in the 5<sup>th</sup> Legislative District

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 2.18 acres from A-2, Rural Residential District to M-1, General Industrial District, Loudon County Tax Map 084, Parcel 044.00 located at 7431 Hwy 411 South., Loudon County, TN, Situated in the 3rd Legislative District

(2) Opening of  
Meeting

A joint partnership between the Loudon County Chamber of Commerce & Tourism (**Rodney Grugen – Chamber President** and **Mandy Wolf – Associate Director of Membership and Tourism**) and the Monroe County Tourism (**Blaina Best – Monroe County Tourism Director**) made a presentation and presented a check to the representatives of WATer (**Jeff Rauch and Molly Lenoir**) for the Watershed Association of the Tellico Reservoir. This was made possible from an event – The Polar Plunge and funds raised were \$ 1,150. EXHIBIT 020623-

BE IT REMBERED, that the Board of Commission of Loudon County convened in regular session in Loudon, Tennessee on the 6th day of February 2023.

**Commission Chairman Henry Cullen** called the meeting to order at 6:00 pm.

(3) Roll Call

**Commissioner Satterfield** opened the County Commission Meeting by leading the Pledge of Allegiance to the Flag of the United States of America, and then gave the invocation.

Upon Roll Call, the following commissioners were present: **Chase Randolph, Bill Geames, William Jenkins, Rosemary Quillen, Bill Satterfield, Gary Whitfield, Henry Cullen, Joe Morrison, Van Shaver, Adam Waller** (10)

(4) Agenda  
Approved

Also present, was the **Honorable Mayor Buddy Bradshaw, Director of Accounts and Budgets Tracy Blair, Interim Director of Accounts & Budgets Erin Rice and County Clerk Chief Deputy Tammie Wampler**.

**Commission Chairman Cullen** requested that the February 6<sup>th</sup>, 2023 agenda be adopted. **Commissioner Satterfield** requested to add to the agenda the Re-Zone for Hyde Farms located at 7431 Hwy 411 South, District 3. **Mayor Bradshaw** requested that the E-911 Board be added to the Boards & Committees section. **Commission Chairman Cullen** also stated he would be moving **Commissioner Shaver's** annexation item following the zoning resolutions.

**Commissioner Shaver** made a motion to accept the agenda as amended. **Commissioner Randolph** seconded the motion.

Upon Voice Vote, the motion PASSED unanimously.

(5) Approval of Minutes – December 5, 2022

**Commission Chairman Cullen** requested that the December 5<sup>th</sup>, 2022 Loudon County Commission Meeting Minutes be accepted. **Commissioner Shaver** made the motion to accept the minutes as written. **Commissioner Satterfield** seconded the motion. EXHIBIT 020623-

(6) General Public Comments

Upon Voice Vote, the motion PASSED unanimously.

**Commission Chairman Cullen** opened the floor for the General Public Comments. The following people spoke:

- 1) **Matthew Keller** – Annexation by Lenoir City
- 2) **Margaret Moore** – Sewer System
- 3) **Dewayne Birchfield** – Annexation of Property in Lenoir City
- 4) **Mike Thornton** – Loudon County Benevolent Fund
- 5) **Wendy Tittsworth** – Greenback Sewer
- 6) **Rio Valeriano** – Annexation of Property in Lenoir City
- 7) **Tim Purcell** – Annexation by Lenoir City
- 8) **Joel Farmer** – Annexation by Lenoir City
- 9) **Mary Aker** – Greenback Sewer
- 10) **Pat Hunter** – Archives

(7) Zoning Resolution

**Loudon County Codes Enforcement Director, Jim Jenkins** presented to commission:

A resolution to amend the Loudon County Zoning Resolution, Article 5, Section 5.046 M-1, General Industrial District, Pursuant to Tennessee Code Annotated, Section 13-7-105

**Commissioner Shaver** made a motion to approve the resolution. **Commissioner Waller** seconded the motion.

**Commission Chairman Cullen** called for a Voice Vote.

Upon Voice Vote, the motion PASSED unanimously. RESOLUTION 020623-

(8) Zoning Resolution – Storm Water Control

A resolution amending the Municipal and Regional Subdivision Regulations of Loudon County, Philadelphia, Greenback and the Planning Regions of Lenoir City and Loudon, Article IV, Development Prerequisite to final approval, C. Storm Water Control.

**Commissioner Whitfield** made a motion to approve the resolution. **Commissioner Waller** seconded the motion.

**Commission Chairman Cullen** called for a Voice Vote.

Upon Voice Vote, the motion PASSED unanimously. RESOLUTION 020623-

(9) Zoning Resolution

A resolution to amend the Loudon County Zoning Resolution Article 4, Section 4.170 Storm Water Control Standards, Pursuant to Tennessee Code Annotated, Section 13-7-105

**Commissioner Waller** made a motion to approve the resolution.

**Commissioner Randolph** seconded the motion.

**Commission Chairman Cullen** called for a Voice Vote.

Upon Voice Vote, the motion PASSED unanimously. RESOLUTION 020623-

(10) Zoning Resolution – Interstate Lane / 5<sup>th</sup> District/ DENIED

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 A-2, Rural Residential District to C-2, General Commercial District. Loudon County Tax Map 025, Parcel 009.00 Located at Interstate LN Loudon County, TN, Situated in the 5<sup>th</sup> Legislative District

**Commissioner Shaver** made a motion to accept the Planning Commission's recommendation to deny the resolution.

**Commissioner Randolph** seconded the motion. **Commission Chairman Cullen** called for a Roll Call Vote.

The following Commissioners Voted AYE:

**Geames, Jenkins, Quillen, Satterfield, Whitfield, Cullen, Morrison, Shaver, Waller, Randolph**

The motion was DENIED. (10/0) RESOLUTION 020623-

(11) Zoning  
Resolution –  
7431 Hwy 411  
South / 3<sup>rd</sup>  
District

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 2.18 acres from A-2, Rural Residential District to M-1, General Industrial District, Loudon County Tax Map 084, Parcel 044.00 located at 7431 Hwy 411 South., Loudon County, TN, Situated in the 3rd Legislative District

**Commissioner Satterfield** made a motion to approve the resolution.

**Commissioner Shaver** seconded the motion.

**Commission Chairman Cullen** called for a Voice Vote.

Upon Voice Vote, the motion PASSED unanimously. RESOLUTION 020623-

**Commission Chairman Cullen** called for a five - minute break.

(12) Legal Action  
Against  
Lenoir City  
for Illegal  
Annexation

**Commissioner Shaver** presented to commission the consideration of legal action to address Lenoir City's illegal annexation.

**Commissioner Shaver** made a motion to direct our attorney, **Kyle Baisley** to take any and all legal actions necessary to invalidate any illegal annexation by Lenoir City.

**Commissioner Morrison** seconded the motion.

**Commissioner Shaver** asked that **Attorney Kyle Baisley** address county commission and those who attended the meeting opposed to the illegal annexation.

**Commission Chairman Cullen** called for a Roll Call Vote.

The following Commissioners Voted AYE:

**Satterfield, Cullen, Morrison, Shaver, Waller, Randolph, Geames**

The following commissioners Voted NAY:

**Jenkins, Quillen, Whitfield**

The motion was PASSED. (7/3)

**Commission Chairman Cullen** called for a five-minute break.

**Loudon County Road Superintendent Billy Pickel** presented to commission:

(13) Loudon County  
Road List /  
Inventory List/  
Logo Loudon  
County Road  
Superintendent

1) Loudon County Road List EXHIBIT 020623-

2) Inventory List EXHIBIT 020623-

3) Logo EXHIBIT 020623-

**Commissioner Shaver** made a motion to approve items A-C.

**Commissioner Waller** seconded the motion.

**Commission Chairman Cullen** called for a Voice Vote.

Upon Voice Vote, the motion PASSED unanimously.

**Mayor Bradshaw** presented to commission the following:

1) Procurement Director Affirmation Hearing for **Matt Kleinschmidt**

(14) Procurement Director Affirmation – Matt Kleinschmidt  
**Commissioner Shaver** made a motion to affirm **Matt Kleinschmidt** as the Procurement Director.

**Commissioner Geames** seconded the motion.

**Commission Chairman Cullen** called for a Voice Vote.

Upon Voice Vote, the motion PASSED unanimously.

(15) Boards & Committees

2) Boards & Committees:

- 1) Adult Oriented Business Board – **Chase Randolph**  
RESOLUTION 020623-
- 2) Animal Control Authority Advisory Board – **Heather Osterman**
- 3) RESOLUTION 020623-
- 4) Capital Projects Committee – **Bill Geames & Matt Kleinschmidt**  
RESOLUTION 020623-
- 5) Economic Development Agency B & D – **Gary Whitfield**  
RESOLUTION 020623-
- 6) Financial Advisory Committee – **Chase Randolph**  
RESOLUTION 020623-
- 7) Governmental Affairs Committee – **Rosemary Quillen**  
RESOLUTION 020623-
- 8) Purchasing Committee – **Adam Waller & Matt Kleinschmidt**  
RESOLUTION 020623-
- 9) Roane State Maintenance & Operations Advisory Committee – **Bill Satterfield** RESOLUTION 020623-
- 10) Salary Benefit AD-HOC Committee – **Matt Kleinschmidt**  
RESOLUTION 020623-
- 11) Senior Citizens Executive Committee – **Becky Wallace & Joe Morrison** RESOLUTION 020623-
- 12) Surplus Property Authority – **Matt Kleinschmidt**  
RESOLUTION 020623-
- 13) E-911 Board- **Kelli Branam, Richard Martin, Don White**  
RESOLUTION 020623-

**Commissioner Waller** stated that there was a vacancy on the Airport Authority Committee. **Commissioner Shaver** stated he would like to be on the committee.

**Commissioner Whitfield** made a motion to add **Commissioner Shaver** to the Committee.

(16) Multi-Year Copier Leases

**Commissioner Waller** seconded the motion.

**Commission Chairman Cullen** called for a Voice Vote.

**Commissioner Shaver** then made a motion to approve the boards and committees as amended.

**Commissioner Whitfield** seconded the motion.

**Commission Chairman Cullen** called for a Voice Vote.

Upon Voice Vote, the motion PASSED unanimously.

**Loudon County Procurement Director Matt Kleinschmidt** presented to Commission:

- 1) Multi Year Copier Lease for Sheriff's Office (60 months at \$ 82.21 per month) EXHIBIT 020623-
- 2) Multi Year Copier Lease for Steekee School (60 months at \$ 108.28 per Month EXHIBIT 020623-
- 3) Multi – Year TSBA District Policy Manual Maintenance and Online Services Agreement (3 Years at \$ 3,500 per year) EXHIBIT 020623-

(17) Purchase of I-Pads for Commissioners

**Commissioner Waller** made a motion to approve items A-C.

**Commissioner Shaver** seconded the motion.

**Commission Chairman Cullen** called for a Roll Call Vote.

The following Commissioners Voted AYE:

**Quillen, Satterfield, Whitfield, Cullen, Morrison, Shaver, Waller, Randolph, Geames, Jenkins**

The motion PASSED unanimously (10/0)

**Commissioner Satterfield** presented to commission the purchase of I-Pads for each commission seat.

**Commissioner Whitfield** seconded the motion.

**Commission Chairman Cullen** called for a Roll Call Vote.

The following Commissioners Voted AYE:

**Satterfield, Whitfield, Cullen, Morrison, Randolph, Geames, Jenkins, Quillen**

The following Commissioners Voted NAY: **Shaver**

The following commissioners ABSTAINED: **Waller**

The motion PASSED unanimously (8/2)

**Interim Director of Budgets Erin Rice** presented to commission:

(18) Termination of Interest Rate SWAP Agreement

A) Consideration of recommendation to approve A Resolution Authorizing the Termination of an Interest Rate SWAP Agreement of the Public Building Authority of Sevier County, Tennessee Relating to Certain of Its' Bonds, the Proceeds of Which Were Loaned to Loudon County, Tennessee

(19) Replacement LIBOR Interest Rate Index

B) Consideration of recommendation to approve A Resolution Approving Amendments to Local Government Public Improvement Bonds, Series E-3-C and the Related Supplemental Indenture to Extend the Applicable Index Rate Period Relating to Such Bonds and to Provide for Replacement for the LIBOR Interest Rate Index for Such Bonds

**Commissioner Shaver** made a motion to approve items A & B.

**Commissioner Whitfield** seconded the motion.

**Commission Chairman Cullen** called for a Roll Call Vote.

The following Commissioners Voted AYE:

**Whitfield, Cullen, Morrison, Shaver, Waller, Randolph, Geames, Jenkins, Quillen, Satterfield**

The motion PASSED unanimously (10/0) RESOLUTION 020623- /

RESOLUTION 020623-

(20) \$ 116,400 Department of Health (ARPA)

C) Consideration of recommendation to approve acceptance of \$465,500 State Department of Health Grant for facilities improvements; required 25% matching funds \$116,400 previously approved from County ARPA standard allowance

**Commissioner Satterfield** made a motion to approve the recommendation.

**Commissioner Shaver** seconded the motion.

**Commission Chairman Cullen** called for a Roll Call Vote.

The following Commissioners Voted AYE:

**Cullen, Morrison, Shaver, Waller, Randolph, Geames, Jenkins, Quillen, Satterfield, Whitfield**

The motion PASSED unanimously (10/0) RESOLUTION 020623-

(21) \$ 422,658 Building for County Records Storage (ARPA)

D) Consideration of recommendation to approve A Resolution to Approve Expenditure of a Portion of Loudon County's Allocation of the American Rescue Plan Act of 2021 (ARPA) to Purchase a Building for County Records Storage, Cost Not to Exceed \$422,658

**Commissioner Shaver** made a motion to approve the resolution.

**Commissioner Quillen** seconded the motion

**Commission Chairman Cullen** called for a Roll Call Vote.

**Morrison, Shaver, Waller, Randolph, Geames, Jenkins, Quillen, Satterfield, Whitfield, Cullen**

The motion PASSED unanimously (10/0) RESOLUTION 020623-

(22) \$ 110,000  
Shelving for  
County  
Records  
Storage  
Retrieval  
(ARPA)

E) Consideration of recommendation to approve A Resolution to Approve Expenditure of a Portion of Loudon County's Allocation of the American Rescue Plan Act of 2021 (ARPA) to Purchase a Shelving System for County Records Storage and Retrieval, Cost Not to Exceed \$65,000

**Mayor Bradshaw** called for **Loudon County Procurement Director Matt Kleinshmidt** to return to the floor for discussion on this resolution. The new quote that was received was for \$ 110,000.

**Commissioner Satterfield** made a motion for the \$ 110,000 to purchase and move the old shelves from the ARPA funds.

**Commissioner Shaver** seconded the motion.

**Commission Chairman Cullen** called for a Roll Call Vote.

The following Commissioners Voted AYE:

**Shaver, Waller, Randolph, Geames, Jenkins, Quillen, Satterfield, Whitfield, Cullen, Morrison**

The motion PASSED unanimously (10/0) RESOLUTION 020623-

(23) \$ 175,000  
Tellico Village  
Fire  
Department  
(ARPA)

F) Consideration of recommendation to approve A Resolution to Approve Expenditure of a Portion of Loudon County's Allocation of the American Rescue Plan Act of 2021 (ARPA) to Provide Funds for Tellico Village Fire Department Commission District Seven, Cost Not to Exceed \$175,000

**Commissioner Shaver** made a motion to approve the resolution.

**Commissioner Whitfield** seconded the motion.

**Commission Chairman Cullen** called for a Roll Call Vote.

The following Commissioners Voted AYE:

**Waller, Randolph, Geames, Jenkins, Quillen, Satterfield, Whitfield, Cullen, Morrison, Shaver**

The motion PASSED unanimously (10/0) RESOLUTION 020623-

(24) \$ 477,913  
Renovate  
County Office  
Building  
(ARPA)

G) Consideration of request to approve A Resolution to Approve Expenditure of a Portion of Loudon County's Allocation of the American Rescue Plan Act of 2021 (ARPA) to renovate the County Office Building, Cost Not to Exceed \$447,913

**Commissioner Shaver** made a motion to approve the resolution.

**Commissioner Randolph** seconded the motion.

**Commission Chairman Cullen** called for a Roll Call Vote.

The following Commissioners Voted AYE:

**Randolph, Geames, Jenkins, Quillen, Satterfield, Whitfield, Cullen, Morrison, Shaver, Waller**

The motion PASSED unanimously (10/0) RESOLUTION 020623-

(25) Travel Expense  
Reimbursement

H) Consideration of recommendation to approve A Resolution to Amend the Policy and Procedure Handbook for Loudon County Government Section 6.18 Travel Expense Reimbursement

**Commissioner Shaver** made a motion to approve the resolution.

**Commissioner Geames** seconded the motion.

**Commission Chairman Cullen** called for a Roll Call Vote.

The following Commissioners Voted AYE:

**Geames, Jenkins, Quillen, Satterfield, Whitfield, Cullen, Morrison, Shaver, Waller, Randolph**

The motion PASSED unanimously (10/0) RESOLUTION 020623-

(26) Statutory  
Bond – Matt  
Kleinschmidt

Consideration of recommendation to approve Statutory Bond for **Procurement Director Matthew Kleinschmidt**

**Commissioner Shaver** made a motion to approve the resolution.

**Commissioner Quillen** seconded the motion.

**Commission Chairman Cullen** called for a Roll Call Vote.

The following Commissioners Voted AYE:

**Randolph, Geames, Jenkins, Quillen, Satterfield, Whitfield, Cullen, Morrison, Shaver, Waller**

The motion PASSED unanimously (10/0) EXHIBIT 020623-

(27) Budget  
Amendments  
– Fund 101

A) Consideration of recommendation to approve Resolutions for amendments in the following funds:

A. County General Fund 101 RESOLUTION 020623-

**Commissioner Whitfield** made a motion to approve the resolution.

**Commissioner Jenkins** seconded the motion.

**Commission Chairman Cullen** called for a Roll Call Vote.

The following Commissioners Voted AYE:

**Geames, Jenkins, Quillen, Whitfield, Cullen, Randolph**

The following Commissioners Voted NAY:

**Satterfield, Morrison, Shaver, Waller**

The motion PASSED unanimously (6/4)

(28) Budget  
Amendments  
– Fund 115,  
127,131,141,1  
42,143,171

B. Public Libraries Fund 115 RESOLUTION 020623-

C. Other General Government Special Revenue Fund 127  
RESOLUTION 020623-

D. Highway Department Fund 131 RESOLUTION 020623-

E. General Purpose School Fund 141 RESOLUTION 020623-

F. School Federal Projects Fund 142 RESOLUTION 020623-

G. Central Cafeterias Fund 143 RESOLUTION 020623-

H. General Capital Projects Fund 171 RESOLUTION 020623-

**Commissioner Shaver** made a motion to approve the resolutions for items B - H.

**Commissioner Waller** seconded the motion.

**Commission Chairman Cullen** called for a Roll Call Vote.

The following Commissioners Voted AYE:

**Jenkins, Quillen, Satterfield, Whitfield, Cullen, Morrison, Shaver, Waller, Randolph, Geames**

The motion PASSED unanimously (10/0)



**Interim Director of Accounts and Budgets Erin Rice** asked that the record reflect that prior to the meeting the following reports were distributed:

(29) Monthly Reports

- A) Summary Financial Statement – January 2023 EXHIBIT 020623-
- B) Budget Committee Minutes – November 21, 2022 EXHIBIT 020623-

**Commissioner – Adam Waller**

(30) Bonds & Notaries

- A) Bonds & Notaries  
 Susanne D. Anderson, Rhonda Blue, Natalie Branson, Melinda Sue Brooks, Austin Cabot, Erika Johanna Carvajal, Alicia Cecil, Abby Clendenen, Patti Cloud, Samantha Cole, Amber Morinda Copenhaver, Lawrence P. Drolet, Matt Etter, James Ford, Martha McNabb Gulden, Michelle Ham, Ashley Diane Haynes, Sarah K. Hurt, Amy Jones, Nancy Kelley, Amy J. Langley, Susan Kay Matthews, Kacy May, Debra J. Montenieri, Sonya Sophia Mynatt, Linda Lucille Parton, Stephanie Richmond, Stacey Rinesmith, Leah Michelle Sledge, Chad Perry Tate, Matthew Thornton, Mac K. Tobler, Krista Vincil, Katelynn A. Wampler, Shannon Windle  
EXHIBIT 020623-

**There being no further business a motion was made by Commissioner Waller and seconded by Commissioner Shaver, the February 6, 2023 County Commission Meeting was adjourned at 8.40 pm.**

(31) Adjournment

Loudon County Commission Chairman

ATTEST:

Loudon County Clerk

Loudon County Mayor