

PUBLIC HEARING
AMENDMENTS TO ZONING RESOLUTION

BE IT REMEMBERED that the Quarterly County Court of Loudon, Tennessee, on March 4, 1974, at 9:00 A. M. pursuant to public notice duly published in the two newspapers of Loudon County, held a public hearing with the following Squires present:

| | |
|-----------------|--------------------|
| J. J. Blair | Roy Bledsoe |
| J. G. Hudson | I. D. Conner |
| Henry C. Foster | Curtis A. Williams |

Absent:

| | |
|-------------------|----------------|
| R. P. Hamilton | Boyd Duckworth |
| James M. Hartsook | |

The public hearing was on two proposed amendments to the Zoning Resolution as follows:

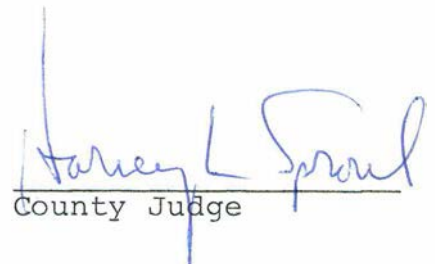
FLOOD FRINGE

(1) Amendment to the Flood Fringe Area Regulations which would lower the elevation for the construction of certain buildings so that the 100-Year Flood Elevation would be used rather than the Regional Flood Elevation (to be applicable in the General Industrial District (M-1).

ASPHALT & CONCRETE
PLANTS

(2) The proposed amendment would provide for the temporary operation of asphaltic and concrete manufacturing plants upon a use on review where there is to be major road building or other exceptional circumstances and this would be allowed in all districts except residential districts.

There being no persons present in the Courtroom indicating an interest in asking questions or making comments, the Public Hearing was declared to be closed.


County Judge

BE IT REMEMBERED that the Quarterly County Court of Loudon County met on March 4, 1974, at 9:00 A. M. with the Honorable Harvey L. Sproul, County Judge, presiding and with Mrs. Addie Ruth Clarke, Deputy Clerk of said Court, present; whereupon Deputy Sheriff Kenneth Brown opened Court.

Squires present were:

ROLL CALL

| | |
|-----------------|--------------------|
| J. J. Blair | Roy Bledsoe |
| J. G. Hudson | I. D. Conner |
| Henry C. Foster | Curtis A. Williams |

Absent:

| | |
|-------------------|----------------|
| R. P. Hamilton | Boyd Duckworth |
| James M. Hartsook | |

PUBLIC HEARING

The Public Hearing on two proposed amendments to the County Zoning Resolution was held.

MINUTES OF FEB. 4, 1974,
MEETING APPROVED

The minutes of the February 4, 1974, meeting were read, and upon motion by Squire Blair, seconded by Squire Williams, the minutes were unanimously approved, as amended, with the correction being made in pen and ink as to changing the name of C. H. Ray.

OPEN DISCUSSION

HUNTSVILLE HOLLOW
COMPLAINT

As a part of the open discussion period Arthur Wallace of the Huntsville or Jenkins Hollow community was present complaining that damage had been done to his property and the property of other residents because of the County Highway Commissioner's failure to properly maintain a ditch. Road Commissioner *Malone JR* was present and stated that he had done everything possible that he knew was allowed under the law inasmuch as he felt the damage claimed was in reference to private property and that his discretion and authority was limited in regard to private property.

RIVERVIEW CEMETERY

Ed McCown, President of Riverview Public Cemetery, was present and indicated that things were going pretty well at the Riverview Cemetery (which the Quarterly Court had had a lawsuit in order to correct certain legal matters), but that the Cemetery was undergoing a considerable amount of vandalism. He further stated that the Cemetery needed a lawnmower and wanted to know whether or not it would be acceptable to use the \$300 appropriation made by the Court for that purpose. He was advised that it would appear so, and that he should work with the Loudon County Purchasing Agent in this regard in order to determine whether or not there would be enough money available to get the kind of equipment that would be needed and would be adequate.

Squire Blair requested that consideration be given to the possibility of providing a water cooler for the Jury Room.

OTHER MATTERS

Squire Hudson asked that some consideration be given to the possibility of expense money for the Loudon County Board of Public Utilities who had spent a considerable amount of their time and some expense money in the process of working toward the more than \$2,000,000 water project that would benefit Loudon County, most of which would come from Federal Grants.

RESOLUTION REQUESTED:
DR. DAVID ALLEN ET AL

It was moved by Squire Conner, seconded by Squire Foster, and unanimously approved that a resolution be drawn by the County Judge to be brought back for approval at the next meeting of the Quarterly Court recognizing the efforts and the contributions of Dr. David Allen and other members of the State and Loudon County Health Departments who had rendered extra-ordinary service in ministering to Squire James M. Hartsook when he was stricken ill immediately following the February meeting of the Loudon County Quarterly Court, and a resolution commending the Loudon County Ambulance Service.

EXPLANATION OF ABSENTEES

Judge Sproul explained that his understanding was that Squire Hartsook was still confined to his home subsequent to his close call with death, that Squire hamilton was in the hospital for a periodic medical checkup, and that Squire Duckworth was not present because of his employment.

REVENUE SHARING INCREASE

Judge Sproul announced that he had had an estimate from CTAS and that the granting of the County's appeal for the Revenue Sharing fourth entitlement period should mean somewhere in the neighborhood of \$17,000 to \$19,000 for the year additional over what the County would otherwise have received.

TASS PLAN OF SERVICES
APPROVED

It was moved by Squire Hudson, seconded by Squire Blair, and unanimously approved by all Squires present on a roll-call vote, after examination and discussion, that the Planning Commission's report and recommendation concerning the proposed Plan of Services for the Tellico Area Services System water construction project in the Third Civil District and the U.S. 411 Corridor (in conjunction with Monroe County) be adopted and approved, said report being attached to these minutes as Exhibit H.

FT. LOUDOUN INDUSTRIAL
PARK AGREEMENT SPREAD
OF RECORD

Judge Sproul presented an executed copy of the Agreement between Lenoir City and Loudon County for the development of the Fort Loudoun Industrial Park, and stated that it would be attached and spread of record of the minutes of the Quarterly Court, there being no objection, with the Agreement or Contract to be marked as Exhibit B to these minutes.

Steve Campbell, ETOSPO, staff member, reported that the Federal Flood Insurance benefits had been improved, and that Loudon County was one of the few Counties in the State to be qualified for this because of its zoning program and that the improvements increased insurance coverage available substantially, and in addition would limit many communities from participating in certain Federal Grants because of not having the program.

FT. LOUDOUN INDUST.
PARK COMMITTEE
APPOINTED

It was moved by Squire Conner, seconded by Squire Williams, and unanimously approved that the County Court's Industrial Committee namely R. P. Hamilton, J. J. Blair, and James M. Hartsook serve on the joint committee with the three representatives from Lenoir City as required and provided for under the Contract for the development of the Fort Loudoun Industrial Park, with Squire Foster to serve as an alternate for any of those who could not be present.

MINUTES AMENDED

Judge Sproul explained that a Public Hearing was held concerning the rezoning of certain property at the January meeting of Court, and that the Court had voted on the amendment but that this action had failed to be included in the minutes by inadvertance. It was then moved by Squire Hudson, seconded by Squire Foster, and unanimously approved by all Squires present on a roll-call vote that the amendments of the January 7, 1974, meeting of the Loudon County Quarterly Court be amended by adding the following as an additional action of the Quarterly Court on Page 94, with the proper notation to be made thereon:

REZONING OF PARCEL ON
BROADWAY IN LENOIR
CITY

It was moved by Squire Hudson, seconded by Squire Foster, and unanimously approved that Resolution No. 4-78, attached to these minutes as Exhibit C, be adopted, said amendment providing for the rezoning of a parcel of property at the Northeast end of Broadway, just outside the Lenoir City limits, the said property now being occupied by the Hartsook Brothers Real Estate and Auction Company, the heading of said Resolution being as follows:

A RESOLUTION AMENDING THE ZONING MAP OF LOUDON COUNTY, TENNESSEE PURSUANT TO CHAPTER FOUR, SECTION 13-405 OF THE TENNESSEE CODE ANNOTATED, TO REZONE FROM R-1 RESIDENTIAL TO C-2 COMMERCIAL THE LAND AT TH CORNER OF HIGHLAND STREET AND U. S. 11 NEAR LENOIR CITY, MORE SPECIFICALLY DESCRIBED AS PARCEL NUMBERS 12, 13, and 14 ON BLOCK K, TAX MAP 23-G.

The Chair declared a recess, after which the meeting resumed.

"NEW TOWN"
LEGISLATION APPROVED
(TIMBERLAKE)

Judge Sproul explained that for several years now there had been contemplated a new town development as a part of the TVA Tellico Project, with most of the residential section to be located in Loudon County on the South bank of the Little Tennessee River (Tellico Lake) between Loudon and Vonore; that TVA had made a contract with a potential master developer, the Boeing Company, and that TVA and the Boeing Company were proposing general State-wide legislation that would provide guidelines in reference to new development, but would also give a developer a certain rights and perogatives so that he would know basicatly where he stood and would be able to look toward a recovery of a reasonable investment many years down the road, (after the front-end heavy expense had already been made) so that the plans could not be changed to where his investment would be put in jeporady. Because of the importance of this legislation to Loudon County and Monroe County, being the probable first "guinea pigs" under the new law, and to help insure local community involvement and participation that he along with the Planning Commission staff, the Planning Commission itself, the Tellico Area Planning Council, and the Local Government Planning Advisory Committee of which he was a member, had reviewed the legislation critically and extensively, and that it like any other legislation probably was not perfect, but that if legislation were going to be passed that as best as can be determined now after all this review that it was as protective to local government and the local community as could be reasonably expected. He further felt that there could be some "loop holes" in it but that the legislation was complicated and that a close watch would have to be kept on the legislation and the Timberlake project itself as time went on and that possibly amendments could be made in the future if "loop holes" or ommissions were found. He further stated that the proposed legislation had been introduced in the General Assembly by State Representative Benny Stafford of Loudon County in conjunction with State Representative Bill Watson of Monroe County with the understanding that because the legislation had not been presented for review until recently to the County Judges and the other groups named above, that it would be of extensive benefit to TVA and to the developer if the legislation could be passed during this Legislative session, but that it would not be passed unless the two Counties most involved were satisfied with the legislation and authorized it to proceed; and further that Representative Stafford had requested that the Loudon County Quarterly Court indicate its approval or at least lack of objection before he proceeded to have the legislation introduced. Accordingly, after discussion, it was moved by Squire Blair, seconded by Squire Williams, and unanimously approved that Representative Stafford be advised that the Quarterly Court although not having had time to review the legislation, but going on the basis of the reviews having been given by the other agencies, had no objections to the legislation being passed at this session provided that the amendments requested and agreed upon were incorporated in the original proposed Act.

BUILDING CODE
AMENDMENTS POSTPONED

It being indicated that the contractors and suppliers had had a meeting and had a recommendation to be made for amendments to the Loudon County Building Code, that J. W. Wilburn, Jr. who was Chairman of the Committee was out of town because of illness in his family, it was moved by Squire Conner, and seconded by Squire Blair, and unanimously approved that further consideration of the matter be postponed until the next Court meeting.

ZONING RESOLUTION

It was moved by Squire Williams, seconded by Squire Bledsoe, and unanimously approved on a roll-call vote by all Squires present that Resolution number 5-74, attached to these minutes as Exhibit 20, be adopted, the heading of said Resolution being as follows:

FLOOD FRINGE
AMENDMENTS APPROVED

A RESOLUTION AMENDING THE ZONING RESOLUTION OF LOUDON COUNTY, TENNESSEE PURSUANT TO CHAPTER FOUR, SECTION 13-405 OF THE TENNESSEE CODE ANNOTATED, TO ALLOW BUILDING OR STRUCTURES TO BE PLACED ABOVE THE 100-YEAR FLOOD ELEVATION IN M-1 DISTRICTS.

ZONING RESOLUTION
AMENDMENT -
ASPHALTIC & CONCRETE
MFG. PLANTS

It was moved by Squire Blair, seconded by Squire Hudson, and unanimously approved by all Squires present on a roll-call vote, that Resolution No. 6-74, attached to these minutes as Exhibit 2, be adopted, the heading of said Resolution being as follows:

A RESOLUTION AMENDING THE ZONING RESOLUTION OF LOUDON COUNTY, TENNESSEE PURSUANT TO CHAPTER FOUR, SECTION 13-405 OF ~~THE TENNESSEE CODE ANNOTATED~~, TO PROVIDE FOR THE TEMPORARY OPERATION OF ASPHALTIC AND CONCRETE MANUFACTURING PLANTS, NECESSARY FOR THE CONSTRUCTION OF PUBLIC ROADS, SUBJECT TO THE APPROVAL OF THE LOUDON COUNTY BOARD OF ZONING APPEALS.

In reference to the recommendation of the Board of Zoning Appeals that some consideration be given to the hiring of a recording secretary for the Board of Zoning Appeals and the Planning Commission, it was agreed that further study should be given to this matter with a recommendation to be made by the Planning Commission with specific details if further request was to be made.

RECESS

The Chair declared a recess for lunch at 12:00 noon with the Court resuming session at 1:15 P. M.

Squire Blair indicated that the matters that he had brought up at prior Court meetings and under which he understood the State Highway Department was going to make the necessary corrections concerning certain water damage and other damage that had occurred to the property of some of the people bordering on or near New State Highway 72 and Interstate 75 had not been corrected.

NEW STATE 72 AND I-75
CONSTRUCTION DAMAGE TO
ADJ. PROP.

On the property of Dave Murr, he had understood that the State was to put two 60-inch tiles in to help the drainage problem (according to Commissioner Bledsoe) which hasn't been done, and the water continues to come from the Interstate and damage this property and also involves the property of Sam Ferguson and DeWitt Robinson, and maybe others.

It was moved by Squire Blair, and seconded by Squire Williams, that the County Judge write the State concerning this and also as to Queener Road having been used as a "haul road" at the time when it was the only way to get to the bridge, which has done substantial damage to that road, but it was not set up for repair by the State Highway Department as a "haul road", which motion passed unanimously.

VIRTUE ROAD
COMMENTS BY
COMM. MALONE

Road Commissioner Lee Malone indicated that he was having some trouble getting final payment approved for the Virtue Road leading from the Martel Methodist Church at Muddy Creek Road to the Knox County line, that he didn't understand it because two State inspectors had been involved in approval of the road in the first stage or the base and rocking stage, and that he didn't understand why it was the State was now saying that the road was not wide enough and that he could not receive final payment for the paving. The matter was passed, it not being on the agenda for consideration.

CJC RECORDS GRANT
APPROVED

It was moved by Squire Williams, seconded by Squire Hudson, that the \$14,751 "Records" Grant for the County Justice Center with the Tennessee Law Enforcement Planning Agency be accepted by the County and that the County Judge be authorized to execute it.

TRANSFER STATION
"OPEN" HOURS
INCREASED

Judge Sproul explained that the Budget Committee, after consideration of the recommendation of the Sanitation Committee and of the action of the County Personnel Board in setting up a new classification of "Utility Man" which would apply to the operators of the County Transfer Station, had recommended the necessary budget amendments which will be included in the budget amendments to be voted on by the Court, and that the question at this point is whether or not the Quarterly Court wishes to adopt the recommendation of the Sanitation Committee as to offering increased service to the people of Loudon County at the Transfer Station by increasing the time during which an attendant will be present from 66 hours a week to 80 hours a week so that it would be "open with an attendant" from 7 a.m. to 8 p.m. Monday through Saturday, and with the attendant also to cover the Transfer Station 1 hour in the morning and 1 hour in the evening on Sundays. It was moved by Squire Blair, seconded by Squire Williams, and unanimously approved on a roll-call vote that the new service hours as outlined be approved for the operation of the Transfer Station, with the understanding that the duties of the Transfer Station operators would be to take increased responsibility toward keeping the area clean and to help beautify it, keeping the brush and weeds cut, etc., this motion to also include approved the increase in wage from \$1.60 to \$1.90 per hour, which motion passed unanimously.

HOSPITAL REPORT

Under the Hospital report Squire Conner reported that the Emergency Room physician coverage is working very well, although it is expensive from the standpoint that it is costing approximately \$1200 per week for the coverage. He also indicated that the Hospital Board had voted to install vending machines to serve the needs of the employees and the public insofar as meals were concerned.

He further gave the Ambulance Report which shows revenues for the month of January at \$ expense at \$, and a total loss of \$4,123.43, and a net deficit from April 1973 through January 1974 at \$46,065.49.

Squire Blair indicated that he had continued to be in contact with Van Helms and Buddy Guider, both from Loudon, who had both been accepted into medical school at Memphis, but both who needed financial assistance, they both indicating that they were interested in coming back to Loudon County. Judge Sproul stated that he would call the State and attempt to help them concerning the special loan program, and that the County should continue to work with these young men if at all possible.

RECREATIONAL PARK
OLD AIR NAT'L. GUARD
CAMP SITE

The Budget Committee had investigated the Old Air National Guard Camp site on Fort Loudoun Lake which was now available for consideration as to working out an agreement with TVA for the County operation of it, that the park or site was in pretty good condition, including approximately 35 acres, had places for travel trailers to park complete with water and septic tanks, that there was a nice "lodge" building which was in fair shape, a nice lake area with a boat dock and terrace area, that the possibilities that the County might have a "caretaker" to live there were good, that the Fort Loudoun Fraternal Order of Police was also interested in working out some use of this area, that the apparent

best use of the property would be for day and over night use on a reservation basis by Church groups, Scout groups, etc., and that the Budget Committee therefore felt that any expense that might be involved would be minimal compared to the investment already there, and the use that could be made of it, that it would be good, however, to start out on a trial basis and work from there. Judge Sproul further stated that he felt that the County was getting involved in several recreational parks, and that it might be well to consider in the near future the appointment of a County Conservation Board which would be responsible, in addition to its other statutory duties, for the co-ordination and administration of this facility, as well as the Luttrell Recreational Park and the Eaton Ruritan Recreational Park. It was moved by Squire Blair, seconded by Squire Williams, that the recommendation of the Budget Committee be approved and that TVA be contacted toward Loudon County's interest in taking over this park, and to see if something could be worked out on a 1-year temporary basis, with the view of making it permanent later.

Judge Sproul explained that when the Budget was adopted by the Quarterly Court in July, that the Industrial Budget in the amount of \$5,000 had a condition attached to it to the effect that in the program proposed by the Loudon County Industrial Committee of 100 that there must be substantial participation from other contributing agencies before the County's portion would be payable. It was now understood that the City of Loudon and the City of Lenoir City each would be participants in the program, but that the Loudon Utilities and the Lenoir City Utilities would not be, and that in order to keep the matter clear he requested an interpretation as to whether or not this amount of participation would be sufficient to meet the requirements as set forth in the action of the Quarterly Court in July 1973. It was moved by Squire Williams, seconded by Squire Blair, that the previous County Quarterly Court restriction on the industrial appropriation in the amount of \$5,000 be construed to mean that there has been substantial compliance if Lenoir City and Loudon come through with their portions of the program, and further that the entire appropriation may be paid to the Loudon County Committee of 100 with a report of the budgetary spending and as to exactly how this money was used to come back at the end of the year, which motion passed unanimously on a roll-call vote.

Squire Conner explained that he understood that a delegation was going to Washington to meet with the members of Congress representing the State of Tennessee to thank them for their assistance in many matters over the past few years, and to further let them know the feeling of the people of Loudon County concerning the proposed Exxon Nuclear Fuel Reprocessing Plant, and that he felt that it would be helpful to have a resolution from the Quarterly Court to support this. Accordingly, he moved, it being seconded by Squire Blair, and unanimously approved by all Squires present, that Resolution No. 7-74, attached to these minutes as Exhibit 7, be adopted by the Court, the heading of said resolution being as follows:

INDUSTRIAL FUNDS
RELEASED TO COMM. OF
100

EXXON RESOLUTION
APPROVED

BOGART TRUST FUND
USE APPROVED

The Budget Committee's recommendation concerning the Bogart Trust Fund was explained to be that the interest on this money be specifically designated to be paid to the Hospital Fund to apply on the services performed by the Hospital for indigent persons from Loudon County, and it was moved by Squire Blair, seconded by Squire Bledsoe, and unanimously approved that this recommendation be accepted, which motion passed on a roll-call vote by all Squires present.

BUDGET AMENDMENTS
APPROVED

It was moved by Squire Blair, seconded by Squire Williams, and unanimously approved on a roll-call vote that the Budget Amendments for March, attached to these minutes as Exhibit 2, be approved.

AMBULANCE SERVICE
PAYMENTS OF 50% OF
DEFICIT APPROVED,
TO HOSPITAL

It was reported by Judge Sproul that the Budget Committee after going into some detail in studying the situation concerning the deficit at the Loudon County Memorial Hospital in reference to the operation of the Ambulance Service, including a consideration of the current financial status of the Hospital with a declining occupancy rate and a restriction as to its operating procedures and revenues because of the Federal Phase IV guidelines, and in further view of the County's position in reference to the limited General Revenue Funds available, with no money having been set up in the budget for the Ambulance Service, recommended that the net deficit of the Ambulance Service Department of Loudon County Memorial Hospital be paid through December 31, 1973, in the amount of 50% of the net deficit at that time, and that 50% of the net deficit be paid at the end of each quarter thereafter, upon certification of that deficit from the Hospital, to be paid from the General Revenue Sharing Account of Loudon County, with the Court reserving a decision as to payment of the full deficit for later discussion. It was moved by Squire Blair, seconded by Squire Bledsoe, and unanimously by all Squires present on a roll-call vote that this recommendation be accepted, and that the Director of Accounts and Budgets work up the necessary budget amendments for adoption at the next Court meeting.

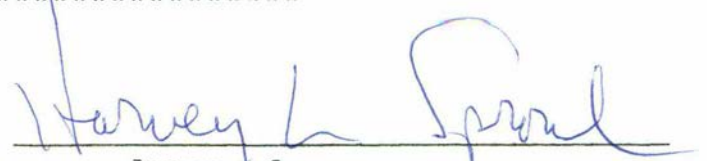
NOTARY PUBLICS ELECTED

It was moved by Squire Blair, seconded by Squire Williams, that the following persons be elected as notary publics:

| | |
|------------------|-----------------|
| Wayne Proaps | Gerry Nichols |
| Ed F. Bell | A. L. Beeman |
| Bland D. Winfrey | Don P. McMurray |
| Henry C. Foster | John E. Farmer |

ADJOURNMENT

It was moved by Squire Blair, seconded by Squire Hudson, and unanimously approved that the meeting be adjourned at 3:00 P. M.


Approved

LOUDON COUNTY REGIONAL PLANNING COMMISSION

LOUDON, TENNESSEE

37774

TO: Loudon County Quarterly Court
FROM: Loudon County Regional Planning Commission - Ben Galyon,
Chairman
DATE: March 4, 1974

SUBJECT: The Loudon County Regional Planning Commission has reviewed the TASS water system proposal for the Tellico area and finds that the plans are consistent with the recommendations of the Blount, Loudon, Monroe Counties Comprehensive Plan (Tri-County Plan). As you may know, the Loudon County Regional Planning Commission has adopted the Tri-County Plan as its official comprehensive plan.

At its regular meeting of January 17, 1974, the planning commission reviewed plans for the water treatment plant, storage tanks, and distribution lines proposed for the Vonore-Greenback area. The Tri-County Plan specifically recommends that, initially, TASS should install water facilities in the Vonore-Greenback area, and that the system should be designed to serve the area with water sufficient for both domestic and industrial purposes. The TASS plan would accomplish this and will additionally provide line sizes, storage capacities, and water flows adequate for fire protection.

The proposed facilities will include a 3.5 million gallon per day water treatment plant to be located on the Little Tennessee River near the mouth of the Tellico River. This plant could serve water to the entire TASS planning area. The proposed first stage water storage facilities will have an aggregate capacity of 1.6 million gallons and are located as to provide adequate pressure and quantity required to provide for future fire flow requirements.

At its meeting of February 21, 1974, the planning commission further reviewed the proposals of the proposed TASS water system, including its financial plan. Costs of the project have been broken down into four sub-projects for the purposes of cost determination. These are as follows: the Madisonville project (separate from Monroe County and funding of the TASS system); water for TVA developmental purposes; the Monroe County project, and the Loudon County project.

Exhibit A

The total project costs for each sub-project and proposed federal financing are as follows:

| | | |
|-----|------------------------------------|-------------|
| (A) | Madisonville - Total project cost | \$196,000 |
| | Less E.D.A. Grant - 60% | 117,600 |
| | Total Madisonville Cost | 80,400 |
| (B) | Monroe County - Total project cost | \$1,111,000 |
| | Less HUD Grant - 50% | 500,000 |
| | Less ARC Grant - 20% | 200,000 |
| | Total Monroe County Cost | 411,000 |
| (C) | Loudon County - Total project cost | \$1,111,000 |
| | Less HUD Grant - 50% | 500,000 |
| | Less ARC Grant - 20% | 200,000 |
| | Total Loudon County Cost | 411,000 |
| (D) | TVA Developmental Use Costs | \$500,000 |
| | TVA loan | 500,000 |

NOTE: Benefits derived by TVA from the TASS project are separated and assigned a dollar figure in order to provide a basis to determine the amount of loan monies required from TVA. However, it should be noted that the TVA portion is a part of the TASS project. It is anticipated that TVA will make a no-interest deferred payment loan of approximately \$500,000.

TOTAL TASS PROJECT COST

| | | |
|--|---------------------|-----------|
| | Monroe County Share | \$411,000 |
| | Loudon County Share | 411,000 |
| | Total TASS Share | 822,000 |
| | Less TVA loan | 500,000 |
| | Less TAP fees | 69,000 |
| | Estimated TASS Cost | 255,000 |

Cyber F A

Page #3

It is proposed by TASS that its share of \$255,000 be financed via a bond issue. It is hoped that a low-interest loan from the Farmers Home Administration can be obtained to finance this cost. The expected revenues, based on projected residential and industrial usage, appears to be adequate to amortize the water system costs and pay for the costs of operating the system. Expected gross revenues from the first year's operation of the system are \$56,900, while expenses are projected to be \$34,400.

If you have any questions, or desire further information on this project, we will be glad to be of assistance.

Respectfully Submitted,

Ben Galyon,
Chairman

BG:sdj

Exp. Exhibit

A

AGREEMENT FOR THE DEVELOPMENT OF THE FORT LOUDOUN INDUSTRIAL PARK

This agreement made this 1st day of January, 1974, between the City of Lenoir City, a municipal corporation, and the County of Loudon, a political sub-division of the State of Tennessee.

WHEREAS, for several months, with the assistance and promotion of various local industrial development groups, the City of Lenoir City and the County of Loudon have discussed the joint development of an industrial park located just outside the present city limits of Lenoir City, and immediately West of the Eaton Corporation plant, being approximately 50 acres of land recently purchased by the Fort Loudoun Industrial Development Company and the Lenoir City Committee of 100 from the Lenoir City Company, together with an adjacent 50 acres under option; and

WHEREAS, Loudon County is designated as an EDA Title I area under the Public Works and Economic Development Act of 1965, as amended, and under this Act approved projects in Loudon County are eligible for a 50% grant; and

WHEREAS, the welfare and well-being of the citizens of Lenoir City and Loudon County would be best served by the development of this industrial park;

NOW, THEREFORE, BE IT RESOLVED AND AGREED by the parties as follows:

(1) The consideration for this agreement is the mutual covenants and agreements embodied therein.

(2) The name of the proposed industrial park will be the Fort Loudoun Industrial Park.

(3) The applicant for the grant from the Economic Development Administration or for any other Federal or State grants or assistance requiring one primary applicant will be the City of Lenoir City.

(4) The County agrees to participate in the project in an amount to match 50% of the net amount paid by the City toward the net total cost of the project, the County's participation, however, being limited to a maximum of \$375,000.

Copy to Clerk B

(5) The City of Lenoir City will be responsible for the supervision and carrying on of the project, with the County agreeing to assist and co-operate in every way possible, limited however to the conditions and provisions of this agreement. It is contemplated that the extent of the County's participation includes the purchase of the 100 acres of land originally contracted for with the Lenoir City Company, and the construction of the necessary sewer lines and water lines into and inside the park, as well as necessary road construction.

(6) The County will be responsible for paying to the City of Lenoir City (irrespective of whether the County gets its contribution to the project from a Farmers Home Administration grant, the sale of bonds, revenue notes, or whatever) increments equal to 50% of identical outlays being made by the City as a part of the proposed project, the City to be responsible for setting up an initial tentative schedule of payments that will be needed for contractors, etc., with the City to then further give two weeks' written notice of any specific incremental payments to be made. It is agreed that if the City should decide to expand the project that it may do so as long as it does not involve the County in any additional expense; and it is specifically agreed the County will not be involved in any additional expense beyond what has been contemplated by the engineer and the City and County officials at the time of the execution of this contract (and as outlined and projected in the EDA grant application) without the additional written consent and approval by the Loudon County Quarterly Court. It is agreed that each political sub-division will be responsible for paying interest on whatever money it may borrow as a part of its contribution to this contract, and such expense will not be considered as a part of the total construction and developmental cost involved in this agreement.

(7) It is agreed in any situations where tax-exempt industrial bonds are sold and any of the land, or buildings thereon, or equipment in such buildings, are considered to be non-taxable because of ownership by a political sub-division or by an industrial bond board or some such other type public

agency, that any agreement for In-Lieu-of-Tax payments will be subject to approval by the Loudon County Quarterly Court, and that any such total amount agreed upon as In-Lieu-of-Tax payments will be divided by agreement between the City and County based on the yearly property tax rates and in direct proportion thereto.

(8) It is further agreed that a joint committee, composed of three members each, will be established as between the City and the County with the committee to make recommendations to the City and to the County as to the establishment of a sale price for the industrial land, said committee to have the specific responsibility in co-ordination with other industrial development agencies, as to the development and operation of the industrial park including the decision as to how parcels shall be divided, and as to whether or not interested prospective industries are acceptable and compatible as prospective industries for the park, etc.

(9) The City will reimburse the County 50% of the net revenue coming into the hands of the City from the lease or sale of property and buildings in the Fort Loudoun Industrial Park, said payments to be paid to the County within thirty days from the date of receipt by the said City. The City will keep an accurate accounting of all expenditures and receipts pertaining to the industrial park, together with substantiation of each item. The County has the right to audit the City's records in the event of a dispute or question concerning the accounting and operation of the industrial park receipts and expenditures.

(10) This agreement is predicated upon and shall become binding upon the City only upon approval of the aforesaid EDA grant.

CITY OF LENOIR CITY

By: Joe D. Grayson
Joe D. Grayson, Mayor

ATTEST:

Henry C. Foster
Henry C. Foster,
City Recorder

LOUDON COUNTY, TENNESSEE

By: Harvey L. Sproul
Harvey L. Sproul, Judge

ATTEST:

Edward Alexander
Edward Alexander
County Court Clerk

Copy filed 13

RESOLUTION NO. 4-74

A RESOLUTION AMENDING THE ZONING MAP OF LOUDON COUNTY, TENNESSEE PURSUANT TO CHAPTER FOUR, SECTION 13-405 OF THE TENNESSEE CODE ANNOTATED, TO REZONE FROM R-1 RESIDENTIAL TO C-2 COMMERCIAL THE LAND AT THE CORNER OF HIGHLAND STREET AND U.S. 11 NEAR LENOIR CITY, MORE SPECIFICALLY DESCRIBED AS PARCEL NUMBERS 12, 13, and 14 ON BLOCK K, TAX MAP 23-G.

WHEREAS, the Loudon County Quarterly Court, in accordance with Chapter Four, Section 13-405 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 Loudon County Regional Planning Commission has forwarded its recommendations regarding the amendment of the Zoning Map of Loudon County, Tennessee and the necessary public hearing called for and held;

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

- I. That the land at the corner of Highland Street and Highway U. S. 11 near the Lenoir City Municipal Limits, more specifically described as parcel numbers 12, 13, and 14, on Block K, Tax Map 23-G, be rezoned from R-1 Residential to C-2 Commercial.

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

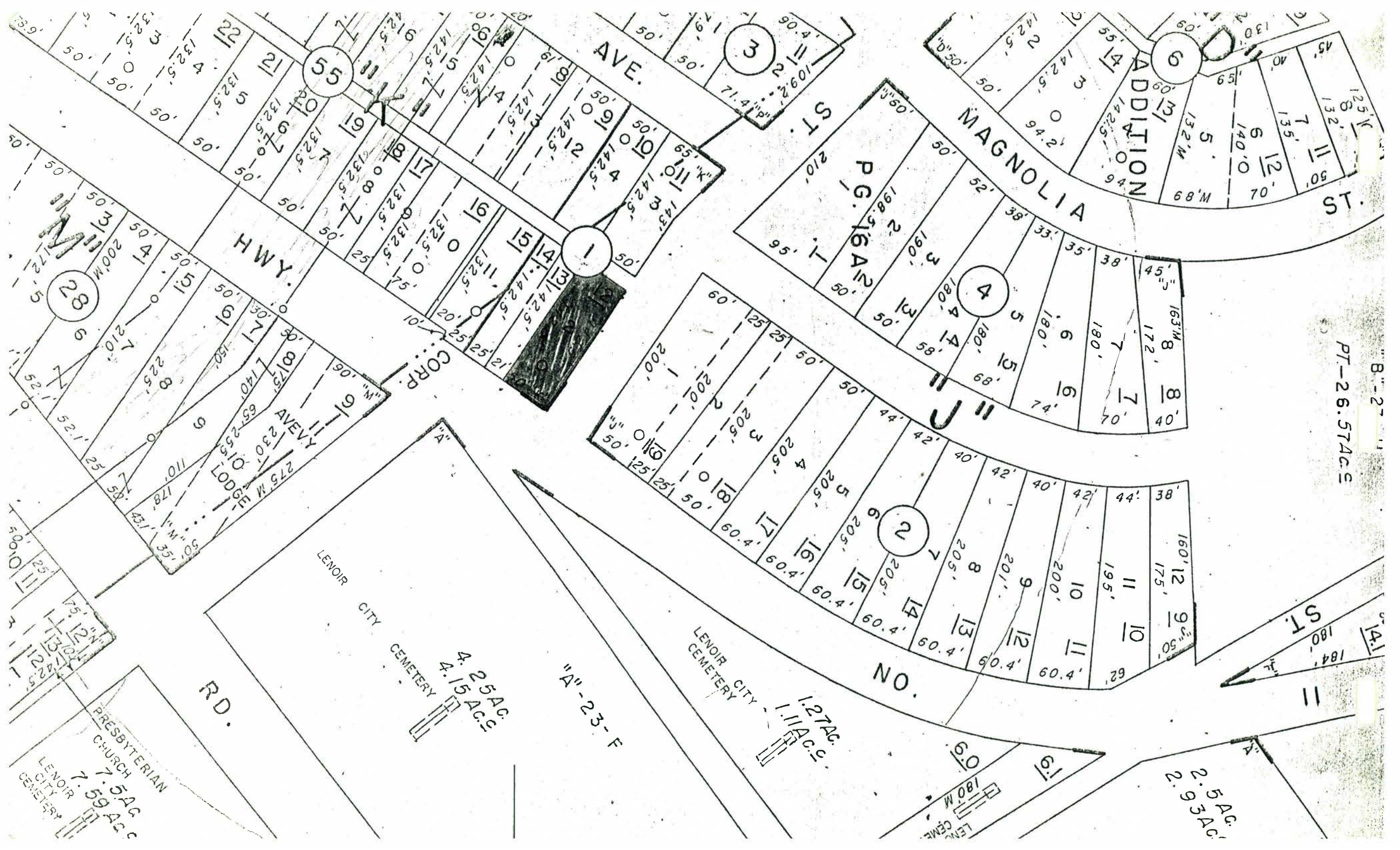
DATE: January 7, 1974

Attested by: Edward Alexander
Loudon County Court Clerk

James L. Sprad
Loudon County Judge

Exhibit C

B-2
PT-26.57AC



RESOLUTION NO. 5-74

A RESOLUTION AMENDING THE ZONING RESOLUTION OF LOUDON COUNTY, TENNESSEE PURSUANT TO CHAPTER FOUR, SECTION 13-405 OF THE TENNESSEE CODE ANNOTATED, TO ALLOW BUILDING OR STRUCTURES TO BE PLACED ABOVE THE 100-YEAR FLOOD ELEVATION IN M-1 DISTRICTS.

WHEREAS, the Loudon County Quarterly Court, in accordance with Chapter Four, Section 13-405 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 Loudon County Regional Planning Commission has forwarded its recommendations regarding the amendment of The Zoning Resolution of Loudon County, Tennessee and the necessary public public hearing called for and held;

NOW THEREFORE, BE IT RESOLVED by the Loudon County Quarterly Court that The Zoning Resolution of Loudon County, Tennessee, Article Four, Section 4.070, Subsection A be amended to read as follows:

- A. In all zoning districts except M-1 General Industrial Districts, no building or structure shall be erected, and no existing building or structure shall be extended or moved unless the main floor of said building or structure is placed above the elevation of the regional flood. No basement or other floor shall be constructed below or at a lower elevation than the main floor. Buildings or structures or the main floor of buildings and structures in the M-1 Districts shall be placed above the 100-year flood elevation, provided, however, that no basement or other floor shall be constructed below or at a lower elevation than the main floor.

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

Date: March 4, 1974

Attested by: Edward P. [Signature]
Loudon County Court Clerk

Harvey L. Spraul
Loudon County Judge

Exhibit D

RESOLUTION No.

6-74

A RESOLUTION AMENDING THE ZONING RESOLUTION OF LOUDON COUNTY, TENNESSEE PURSUANT TO CHAPTER FOUR, SECTION 13-405 OF THE TENNESSEE CODE ANNOTATED, TO PROVIDE FOR THE TEMPORARY OPERATION OF ASPHALTIC AND CONCRETE MANUFACTURING PLANTS, NECESSARY FOR THE CONSTRUCTION OF PUBLIC ROADS, SUBJECT TO THE APPROVAL OF THE LOUDON COUNTY BOARD OF ZONING APPEALS.

WHEREAS, the Loudon County Quarterly Court, in accordance with Chapter four, section 13-405 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 ordinance, and

WHEREAS, the Loudon County Regional Planning Commission has forwarded its recommendations regarding the amendment of The Zoning Resolution of Loudon County, Tennessee and the necessary public hearing called for and held;

NOW, THEREFORE, BE IT RESOLVED by the Loudon County Quarterly Court The Zoning Resolution of Loudon County, Tennessee, Article Four, Section 4.050 be amended to add the following provision:

I. Temporary Manufacture of Road Materials:

In any district, except the R-1 Suburban Residential District, a Temporary Use Permit may be issued upon approval by the Loudon County Board of Zoning Appeals to operate manufacturing plants which are necessary in order to produce the materials required for the construction of approved public roads where the Board of Zoning Appeals finds that such a use is not potentially noxious, dangerous, or offensive. In the exercise of its approval, the Board of Zoning Appeals may impose such conditions upon the proposed plants as it may deem advisable in the furtherance of the general purposes of this resolution.

Copy to Clerk E

Such a permit may be initially issued for a nine (9) month period. A permit may be renewed for up to six (6) months at a time, the total time for all permits not exceeding a total of twenty-four (24) months.

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

Date:

January 7, 1974

Attested by:

Edward Alexander
Loudon County Court Clerk

Harvey L. Spraul
Loudon County Judge

RESOLUTION OF LOUDON COUNTY COURT

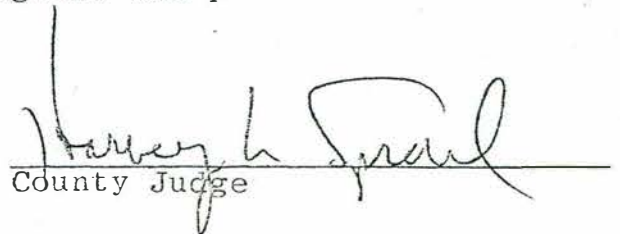
Whereas Exxon Nuclear, Inc., has selected an industrial site in Loudon County, Tennessee, for the development of a nuclear plant thereon; and,

Whereas Exxon Nuclear, Inc., has applied to the United States government its agencies and commissions for a license to operate said nuclear development; and,

Whereas a group of local Loudon County citizens are making a special journey to Washington to petition the Tennessee Congressional Delegates on behalf of the said Exxon Nuclear Development.

BE IT THEREFORE RESOLVED that the Loudon County Court meeting at its regular session on the 4th day of March, 1974, wishes the Delegates well on their mission and respectfully urges the Tennessee Congressional Delegates to use their influence in the speedy furtherence of Exxon Nuclear, Inc.'s, license request.

BE IT FURTHER RESOLVED, that a copy of this resolution be taken with said citizen delegates and presented to the Tennessee Delegation.


County Judge

ATTEST


County Court Clerk

I, Edward Alexander, hereby certify that I am the duly qualified and acting County Court Clerk of Loudon County, Tennessee, and as such official I further certify that this resolution has been duly recorded in the minutes of the Quarterly County Court minutes of March 4, 1974, meeting.

WITNESS my official signature and the seal of my office this 4th day of March, 1974.


County Court Clerk

Exhibit 7

Budget Amendments for

March 4th Agenda

General Purpose School

Transfer \$8,743.80 from Acct. 97 (Unappropriated Surplus) to
Acct. 2590.9 (Payment to Lenoir City Schools for pupils transported.)

Title I 73/41

Approve attached budget amendment for Title I 73/41.

Lenoir City School Fund

| | <u>Dr.</u> | <u>Cr.</u> |
|---|-------------|-------------|
| Acct. 41 Estimated Revenues (1400-14-Sales Tax) | \$86,000.00 | |
| Acct. 81 Appropriations (1400-14-Payments to L.C. for Sales Tax To set up budget for Sales Tax for Lenoir City Schools | | \$86,000.00 |

General Fund

Transfer \$400.00 from Acct. 1107-46 (Equipment-Civil Defense)
To Acct. 1107-08 (Maintenance-Civil Defense)

Transfer \$12.96 from Acct. 1107-09 (Other contractual services-
Civil Defense) to Acct. 1107-08 (Maintenance-Civil Defense).

Transfer \$316.30 from Acct. 301-46 (Equipment-Central Accounting)
to Acct. 301-09 (Office Supplies-Central Accounting)

Transfer \$8,223.00 From Acct. 97 (Unappropriated Surplus) to the
following accounts: Acct. 204.2-10 (County Office Operational Supplies)-
\$250.00; Acct. 501-08 (Repairs and Maintenance-Sheriffs Office)-\$4,500.00;
Acct. 1300-01 (Salaries-Sanitary Landfill)-\$2,600.00; and Acct. 807.1-02
Salary of Janitor at County Office Building-\$873.00.

Exhibit 2