

COUNTY COMMISSION MEETING

SPECIAL CALLED MEETING

SEPTEMBER 16, 1996

1. **Call to order, Roll Call.**
2. **Citizens Speak**
3. **Industrial Recruiter, Doug Berry, explains John Deere proposal**
4. **Resolution approved (John Deere).**
5. **Commissioner Bivens explains vote**
6. **Adjournment**

**COUNTY COMMISSION MEETING
SPECIAL CALLED SESSION
SEPTEMBER 16, 1996**

(1)
Court opened,
Roll Call

Be it remembered that the Loudon County Legislative Body met in Special Called Session on September 16, 1996 in the Loudon County Courthouse Annex, at 7:00 P.M., with the Chairman Roy Bledsoe presiding, and County Executive George Miller was present, whereupon Deputy Sonny Routson, opened Court, led the Pledge of Allegiance, and gave the Invocation. On Roll Call the following Commissioners were present: County Court Clerk, Riley D. Wampler was absent.

Bivens	Masingo	Duff
Randolph	Maples	Park
Bledsoe	Ledbetter	

Commissioner Twiggs was absent on roll call, but arrived at 7:10.

(2)
Citizens speak

Chairman Bledsoe asked if any citizen wished to speak, and these came forward:

Ms. Pat Hunter, citizen from District 5, spoke concerning the proposed development. She opposes the construction citing the cost to the taxpayers. Also the amount paid to the Headlee's for the land, which she states is much higher than the assessed value.

Ms. Aileen Longmire, Matlock Bend resident, spoke and cited her reason for opposition being high cost of land to the taxpayers. She would like some explanations on the proposed resolution. She also states concerns for land values as a result of proposed project.

(3)
Ind. Recruit.
Explains
John Deere
Proposal

Mr. Doug Berry, Industrial Recruiter, spoke to Commission and others concerning the proposed John Deere development. He stated the agreed upon amount to John Deere Company was: 87 acres for \$462,666.00, they will purchase an additional 21,261 acres before 2-15-97 for \$270,280.87, the total being- \$732,946.87. The County and City of Loudon will purchase the house for \$315,000.00 and 53.262 acres for \$637,503.80, a total of \$952,503.80. (of which John Deere Company will purchase 21.261 acres before 2-15-97 for \$270,280.87.). The remainder of the land will be retained by the County and City of Loudon. Mr. Berry also stated that with the current tax rate and property tax that the cost to the County could be recouped in approximately 3 years.

Commissioner Maples made the motion that the proposed resolution be accepted, with Commissioner Park seconding the motion. The Resolution was read by County Attorney Sproul in its entirety.

(4)
Resolution
(J. Deere)
Approved

"Resolution Authorizing the Acquisition and Development of an Industrial Park to be Located on The A. Edward Headlee Farm in Loudon County and the Submission to the Building Finance Committee for the Tennessee Industrial and Agricultural Development Commission of an Application for a Certificate of Public Purpose and Necessity Authorizing the Acquisition and Development of Said Industrial Park." The results of a roll call vote:

Bivens	no	Masingo	yes	Duff	yes
Randolph	yes	Maples	yes	Park	yes
Bledsoe	yes	Ledbetter	yes	Twiggs	yes

Chairman Bledsoe announced the motion carried: 8--yes, 1 no.

The Resolution is hereby included as # 91696, Exhibit# A.

(5)
Co. Bivens
Exp. Vote

Commissioner Bivens in explaining her vote of "no", asked that it be recorded in the minutes that she did not oppose John Deere.

(6)
Adjournment

Commissioner Park made the motion to adjourn at 7:50, with Commissioner Maples seconding the motion. Voice vote indicated approval.

Chairman

Billy D. Wampler
County Court Clerk

George M. Miller
County Executive

LOUDON COUNTY COMMISSION

RESOLUTION NO. 91676

RESOLUTION AUTHORIZING THE ACQUISITION AND DEVELOPMENT
OF AN INDUSTRIAL PARK TO BE LOCATED ON THE
A. EDWARD HEADLEE FARM IN LOUDON COUNTY AND THE
SUBMISSION TO THE BUILDING FINANCE COMMITTEE FOR THE
TENNESSEE INDUSTRIAL AND AGRICULTURAL DEVELOPMENT
COMMISSION OF AN APPLICATION FOR A CERTIFICATE OF
PUBLIC PURPOSE AND NECESSITY AUTHORIZING THE
ACQUISITION AND DEVELOPMENT OF SAID INDUSTRIAL PARK

WHEREAS, municipalities and counties in Tennessee are authorized, pursuant to Sections 9-21-101, et seq., and 13-16-201, et seq., Tennessee Code Annotated, to acquire and develop industrial parks for their own purposes or for the benefit and use of their inhabitants; and

WHEREAS, the County of Loudon is committed to fostering the orderly development of its communities by supporting specific projects to develop industrial properties; and

WHEREAS, the successful retention and recreation of employment opportunities for Loudon County citizens as well as the maintenance and expansion of Loudon County's tax base will be greatly enhanced by the County's ability to expedite current efforts to develop property for industrial uses; and

WHEREAS, the Board of Commissioners of Loudon County (the "County") has determined that it is in the best interest of the County and its inhabitants to acquire land for, and develop an industrial park; and

WHEREAS, it is the intention of the Board of County Commissioners to adopt this Resolution for the purpose of authorizing the acquisition of said land and the development thereof an industrial park, and to obtain from the State of Tennessee necessary approvals for said acquisition and development;

NOW, THEREFORE, BE IT RESOLVED, by the Loudon County Commission, in regular session assembled, this the _____ day of _____, 1996, as follows:

1. The County is hereby authorized to acquire a certain tract of land in the county containing approximately 49.33 acres, more or less, more fully described on Exhibit A attached hereto, and by this reference made a part hereof, for the purchase price of approximately One Million Dollars (\$1,000,000.00), payable in cash at closing. The County Executive and County Clerk are authorized to take all actions necessary and proper to acquire said land, including the payment of the purchase price thereof, acceptance of the deed or deeds thereto conveying the property to the County, the execution of all closing documents and closing statements relating thereto, and the payment of the survey and other legal expenses required in the preparation for closing, and the closing of the transaction.

2. The County is hereby authorized to develop the land as an industrial park and to construct all improvements, roads, and utilities therein and thereto as shall be necessary for said development. The County Executive is hereby authorized to make such actions as he shall deem necessary or appropriate to develop said land as hereinabove described and construct such improvements.

3. The County Executive and County Clerk are hereby authorized to cause to be prepared and submitted to the Building Finance Committee of the Tennessee Industrial and Agricultural Development Commission of the Department of Economic and Community Development, an application for the Certificate of Public Purpose and Necessity containing such information as is required by the rules of the Building Finance Committee and to do all things necessary and proper in order to obtain from the Building Finance Committee a Certificate of Public Purpose and Necessity authorizing acquisition of the land and the development of an industrial park thereon.

4. This Resolution shall be in immediate effect from and after its adoption and all other resolutions and orders, or parts thereof, in conflict with the provisions hereof are, to the extent of such conflicts, hereby repealed.

ADOPTED AND APPROVED this 16 day of Sept, 1996.

COUNTY CHAIRMAN

APPROVED:

George W. Miller
COUNTY EXECUTIVE

ATTEST:

Glenn Swanson
COUNTY CLERK

Exhibit = A

TRACT I

BEING A PARCEL OF LAND LOCATED IN THE FIRST CIVIL DISTRICT OF LOUDON COUNTY, TENNESSEE AND BEING SHOWN ON CLT TAX MAP 43 AND BEING A PORTION OF PARCEL 5, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING ON AN IRON ROD IN THE EASTERN RIGHT-OF-WAY LINE OF CORPORATE DRIVE AND BEING A COMMON CORNER TO MATLOCK BENO DEVELOPMENT INC. (PARCEL 91 AND BEING LOCATED NORTH 03 DEG 54 MIN 26 SEC EAST, 866.77 FEET FROM THE INTERSECTION POINT OF A TVA TRANSMISSION EASEMENT AND CORPORATE DRIVE;

THENCE, LEAVING THE EASTERN RIGHT-OF-WAY LINE OF CORPORATE DRIVE, AND RUNNING WITH MATLOCK BENO DEVELOPMENT CORPORATION, NORTH 35 DEG 19 MIN 57 SEC EAST, 855.52 FEET TO A NEW IRON ROD;

THENCE, NORTH 42 DEG 53 MIN 29 SEC EAST, 200.67 FEET TO AN EXISTING METAL FENCE POST;

THENCE, NORTH 33 DEG 58 MIN 22 SEC EAST, 700.86 FEET TO AN EXISTING IRON ROD AT A FENCE INTERSECTION, BEING A COMMON CORNER TO EDWARD HEADLEE (CLT TAX MAP 35 PARCEL 64);

THENCE, LEAVING MATLOCK BENO DEVELOPMENT AND RUNNING WITH HEADLEE, SOUTH 43 DEG 53 MIN 19 SEC EAST, 1494.42 FEET TO A NEW IRON ROD;

THENCE, LEAVING HEADLEE (PARCEL 64) AND RUNNING WITH A NEW SEVERANCE LINE, SOUTH 35 DEG 50 MIN 30 SEC WEST, 522.99 FEET TO A NEW IRON ROD;

THENCE, NORTH 51 DEG 13 MIN 25 SEC WEST, 1522.87 FEET TO A NEW IRON ROD;

THENCE, SOUTH 31 DEG 01 MIN 45 SEC WEST, 947.63 FEET TO A NEW IRON ROD;

THENCE, SOUTH 89 DEG 05 MIN 00 SEC WEST, 251.04 FEET TO A NEW IRON ROD, IN THE EASTERN RIGHT-OF-WAY LINE OF CORPORATE DRIVE;

THENCE, WITH THE EASTERN RIGHT-OF-WAY LINE OF CORPORATE DRIVE, NORTH 00 DEG 32 MIN 14 SEC WEST, 105.76 FEET TO THE POINT OF BEGINNING,

CONTAINING 1228515 SQUARE FEET OR 28.203 ACRES MORE OR LESS, ALL AS SHOWN ON SURVEY ENTITLED 'BOUNDARY SURVEY ON 28.203 AC TRACT LOUDON CO. INDUSTRIAL COMMITTEE' DRAWN BY TRI-COUNTY LAND SURVEYS, SIGNED BY MICHAEL D. TREADWAY, TENN RLS NO 1622, DATED SEPTEMBER 3, 1996 AND BEARING JOB NO 1108-07C.

TRACT II

BEING A PARCEL OF LAND LOCATED IN THE FIRST CIVIL DISTRICT OF LOUDON COUNTY, TENNESSEE AND BEING SHOWN ON CLT TAX MAP 43 AND BEING A PORTION OF PARCEL 5, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING ON A NEW IRON ROD IN THE EASTERN RIGHT-OF-WAY LINE OF CORPORATE DRIVE AND IN THE CENTERLINE OF A TVA TRANSMISSION EASEMENT, SAID ROD BEING LOCATED SOUTH 58 DEG 46 MIN 17 SEC EAST, 79.00 FEET FROM THE INTERSECTION POINT OF THE CENTERLINE OF CORPORATE DRIVE AND THE CENTERLINE OF THE TVA TRANSMISSION EASEMENT;

THENCE, WITH THE EASTERN RIGHT-OF-WAY LINE OF CORPORATE DRIVE, SOUTH 00 DEG 32 MIN 14 SEC EAST, 1178.46 FEET TO A NEW IRON ROD;

THENCE, CONTINUING WITH THE RIGHT-OF-WAY LINE OF CORPORATE DRIVE, SOUTH 45 DEG 31 MIN 08 SEC WEST, 1665.17 FEET TO A NEW IRON ROD;

THENCE, SOUTH 43 DEG 48 MIN 06 SEC WEST, 162.25 FEET TO A NEW IRON ROD;

THENCE, LEAVING THE RIGHT-OF-WAY LINE OF CORPORATE DRIVE, SOUTH 02 DEG 12 MIN 03 SEC EAST, 518.74 FEET TO A NEW IRON ROD, LOCATED ON THE NORTHERN RIGHT-OF-WAY LINE OF OLD TENNESSEE HIGHWAY 72;

THENCE, WITH THE NORTHERN RIGHT-OF-WAY LINE OF THE OLD TENNESSEE HIGHWAY 72, NORTH 72 DEG 14 MIN 50 SEC EAST, 51.90 FEET TO A NEW IRON ROD;

THENCE, LEAVING THE NORTHERN RIGHT-OF-WAY LINE OF OLD TENNESSEE HIGHWAY 72, NORTH 02 DEG 12 MIN 03 SEC WEST, 483.60 FEET TO A NEW IRON ROD;

THENCE, NORTH 43 DEG 04 MIN 06 SEC EAST, 294.49 FEET TO A FENCE POST;

THENCE, NORTH 44 DEG 53 MIN 55 SEC EAST, 443.96 FEET TO A FENCE POST;

THENCE, NORTH 46 DEG 04 MIN 59 SEC EAST, 1021.37 FEET TO A NEW IRON ROD;

THENCE, SOUTH 00 DEG 17 MIN 03 SEC EAST, 206.90 FEET TO A NEW IRON ROD, BEING A COMMON CORNER TO SURRETT;

THENCE, WITH SURRETT, THE FOLLOWING THIRTEEN (13) CALLS;

- (1) NORTH 78 DEG 41 MIN 59 SEC EAST, 274.23 FEET TO A FENCE POST
- (2) NORTH 78 DEG 44 MIN 25 SEC EAST, 113.43 FEET TO A FENCE POST
- (3) NORTH 76 DEG 33 MIN 40 SEC EAST, 60.67 FEET TO A FENCE POST
- (4) NORTH 58 DEG 51 MIN 09 SEC EAST, 35.42 FEET TO A FENCE POST
- (5) NORTH 49 DEG 56 MIN 38 SEC EAST, 86.70 FEET TO A FENCE POST
- (6) NORTH 57 DEG 12 MIN 47 SEC EAST, 108.32 FEET TO A FENCE POST
- (7) NORTH 53 DEG 52 MIN 20 SEC EAST, 66.97 FEET TO A 10 INCH HICKORY
- (8) NORTH 26 DEG 29 MIN 24 SEC EAST, 181.39 FEET TO A 24 INCH OAK
- (9) NORTH 62 DEG 41 MIN 28 SEC EAST, 42.33 FEET TO A 24 INCH OAK
- (10) NORTH 50 DEG 32 MIN 26 SEC EAST, 115.75 FEET TO A 24 INCH OAK
- (11) NORTH 50 DEG 27 MIN 32 SEC EAST, 117.22 FEET TO A 10 INCH CHICAR
- (12) NORTH 24 DEG 29 MIN 05 SEC EAST, 80.87 FEET TO A FENCE POST
- (13) NORTH 52 DEG 04 MIN 57 SEC EAST, 140.43 FEET TO A NEW IRON ROD IN THE CENTERLINE OF A TVA TRANSMISSION EASEMENT;

THENCE, LEAVING SURRETT AND RUNNING WITH THE CENTERLINE OF THE TVA TRANSMISSION EASEMENT, NORTH 58 DEG 46 MIN 17 SEC WEST, 1332.75 FEET TO A NEW IRON ROD, BEING THE POINT OF BEGINNING.

CONTAINING 1048007 SQUARE FEET OR 24.059 ACRES MORE OR LESS, AS SHOWN ON PLAT ENTITLED 'BOUNDARY SURVEY 24.059 AC TRACT LOUDON COUNTY INDUSTRIAL COMMITTEE', DRAWN BY TRI-COUNTY LAND SURVEYS, SIGNED BY MICHAEL D. TREADWAY, TENN RLS NO 1622, DATED SEPTEMBER 3, 1996, AND BEARING JOB NO. 1108-07E.

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