LOUDON COUNTY COMMISSION
LOUDON COUNTY, TENNESSEE
Monday, June 29, 2026
Courthouse Annex Building
6:00 P.M.

REGULAR COMMISSION MINUTES

(1) Opening of Meeting

BE IT REMBERED, that the Board of Commission of Loudon County was convened in regular session in Loudon, Tennessee on the 29th day of June 2026.

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

(2) Public Hearing

Loudon County Codes Enforcement Director – Jim Jenkins held the Public Hearing for the four zoning issues for:

1295 Cook Drive, 921 Phelps Road, Jim Dyke Road, 465 Black Road, 18102 Beals Chapel Road (tabled – August 3rd), 6069 Hwy 70 E, 857 Phelps Road,4075 Hwy 11 West, 2921 Moss Road, and a resolution on a moratorium on the approval of Data Center Facility Operations in Loudon County.

(3) Opening of Meeting

Commissioner Bill 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.

(4) Roll Call

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)

Also present, were Mayor Buddy Bradshaw, Director of Accounts and Budgets - Erin Rice and Chief Deputy –Tammie Wampler.

Loudon County Codes Enforcement Director – Jim Jenkins was not present.

Commission Chairman Cullen tuned the meeting over to the Director of Accounts and Budgets – Erin Rice for Budget Adoption.

(5) Budget Adoption – Appropriations 7-1-26 to 6-30-27

Director of Accounts and Budgets – Erin Rice presented to commission the following:

- Consideration of recommendation to approve a Resolution Making Appropriations for the Various Funds, Departments, Institutions, Offices and Agencies of Loudon County, Tennessee for the year beginning July 1, 2026 and ending June 30, 2027

Commissioner Shaver made a motion to approve the recommendation.

Commissioner Whitfield seconded the motion.

Upon Roll Call Vote, the following commissioners voted AYE: Geames, Jenkins, Quillen, Satterfield, Whitfield, Cullen, Morrison, Shaver, Waller, Randolph (10)

Upon Roll Call Vote, the motion PASSED. RESOLUTION 062926-A

(6) Budget Adoption – Tax Levy for fiscal year beginning 7-1-2026

- Consideration of recommendation to approve a Resolution Fixing the Tax Levy in Loudon County, Tennessee for the Fiscal Year Beginning July 1, 2026

Commissioner Shaver made a motion to approve the tax levy.

Commissioner Geames seconded the motion.

Upon Roll Call Vote, the following commissioners voted AYE: Jenkins, Quillen, Satterfield, Whitfield, Cullen, Morrison, Shaver, Waller, Randolph, Geames (10)

Upon Roll Call Vote, the motion PASSED. RESOLUTION 062926-B

(7) Budget Adoption – Non-Profit Organizations – FY 2026-2027

- Consideration of recommendation to approve a Resolution Making Appropriations to Nonprofit Organizations Serving Loudon County, Tennessee for the Year Beginning July 1, 2026 and ending June 30, 2027

Commissioner Shaver made a motion to approve the non-profit recommendation.

Commissioner Satterfield seconded the motion.

Upon Roll Call Vote, the following commissioners voted AYE: **Quillen, Satterfield, Whitfield, Cullen, Morrison, Shaver, Waller, Randolph, Geames, Jenkins** (10)

Upon Roll Call Vote, the motion PASSED. RESOLUTION 062926-C

(8) Budget Approval – Current Property Tax revenue / Gen. Purpose School Fund 141

- Reduce current property tax revenue budget in General Purpose School Fund 141 by $51,445.

Commissioner Shaver made a motion to approve the reduction of the current property tax revenue budget.

Commissioner Satterfield seconded the motion.

Upon Roll Call Vote, the following commissioners voted AYE: **Satterfield, Whitfield, Cullen, Morrison, Shaver, Waller, Randolph, Geames, Jenkins, Quillen** (10)

Upon Roll Call Vote, the motion PASSED.

(9) Budget Adoption – 25/55 Bridge Retirement Provision

- Consideration of recommendation to approve a Resolution to replace the previous 25/55 Bridge retirement provision with the new 7 Year Bridge provision for Certified Public Safety Officers and Corrections Guards beginning July 1, 2026

Commissioner Whitfield made a motion to approve the recommendation.

Commissioner Shaver seconded the motion.

Upon Roll Call Vote, the following commissioners voted AYE: **Whitfield, Cullen, Morrison, Shaver, Waller, Randolph, Geames, Jenkins, Quillen, Satterfield** (10)

Upon Roll Call Vote, the motion PASSED. RESOLUTION 062926-D

(10) 10 - Minute Break

Commission Chairman Cullen called for a ten-minute break.

Commission Chairman Henry Cullen requested that the June 29, 2026 agenda be adopted.

(11) Addition to Agenda- Rex Dale Resignation

Loudon County Clerk – Riley Wampler was called to the podium by **Commission Chairman Cullen** for the reading of a letter that action had to be taken on by county commission.

Loudon County Clerk – Riley Wampler read the letter of resignation for **Rex Dale.**

Commissioner Shaver made a motion to add to the agenda. (Add as item 9B on the agenda)

Commissioner Geames seconded the motion.

Upon Voice Vote, the motion PASSED EXHIBIT 062926-E

(12.) Minutes Approval - June 1, 2026

Commission Chairman Henry Cullen requested that the June 1, 2026 Loudon County Commission Meeting Minutes be accepted.

Commissioner Shaver made the motion to accept the minutes as presented.

Commissioner Randolph seconded the motion.

Upon Voice Vote, the motion PASSED.

Commission Chairman Henry Cullen stated that no one had signed up for General Public Comments.

Mayor Bradshaw presented to commission the following zoning items:

(13) Zoning - 1295 Cook Drive

- 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 A-3, DEVELOPING AGRICULTURE DISTRICT. LOUDON COUNTY TAX MAP 049, PARCEL 236.00, LOCATED 1295 COOK DR, LOUDON COUNTY, TN, SITUATED IN THE 1ST LEGISLATIVE DISTRICT APPROXIMATELY (2) ONE ACRE LOT
  Approved – 9 / Disapproved – 0 by Planning Commission

Commissioner Geames made the motion to approve the resolution.

Commissioner Randolph seconded the motion.

Upon Voice Vote, the motion PASSED. RESOLUTION 062926-F

(14) Zoning – 921 Phelps Road

- 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 A-3, DEVELOPING AGRICULTURE DISTRICT. LOUDON COUNTY TAX MAP 021L, GROUP A, PARCEL 002.00, LOCATED 921 PHELPS RD, LOUDON COUNTY, TN,
  SITUATED IN THE 6TH LEGISLATIVE DISTRICT, FOR LOT LINE ADJUSTMENT, APPROXIMATELY 1.3 ACRES
  Approved – 9 / Disapproved – 0 by Planning Commission

Commissioner Waller made the motion to approve the resolution.

Commissioner Shaver seconded the motion.

Upon Voice Vote, the motion PASSED. RESOLUTION 062926-G

(15) Zoning – Jim Dyke Road

- 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 A-3, DEVELOPING AGRICULTURE DISTRICT. LOUDON COUNTY TAX MAP 039, PARCEL 118.00, LOCATED JIM DYKE RD, LOUDON COUNTY, TN, SITUATED IN THE 4TH LEGISLATIVE DISTRICT, FOR (1) ONE ACRE LOT, APPROXIMATELY 19.21 ACRES
  Approved – 9 / Disapproved – 0 by Planning Commission

Commissioner Whitfield made the motion to approve the resolution.

Commissioner Satterfield seconded the motion.

Upon Voice Vote, the motion PASSED. RESOLUTION 062926-H

(16) Zoning – 465 Black Road

- 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-1, AGRICULTURE FORESTRY DISTRICT TO A-2, RURAL RESIDENTIAL DISTRICT & A-1 AGRICULTURE FORESTRY DISTRICT TO A-3 DEVELOPING AGRICULTURE DISTRCT LOUDON COUNTY TAX MAP 084, PARCEL 028.00 LOCATED 465 BLACK RD, LOUDON COUNTY, TN, SITUATED IN THE 3RD LEGISLATIVE DISTRICT FOR (1) FOUR ACRE LOT & (1) ONE ACRE LOT, APPROXIMATELY 5.4 ACRES

Commissioner Satterfield made the motion to approve the resolution.

Commissioner Shaver seconded the motion.

Upon Voice Vote, the motion PASSED. RESOLUTION 062926-I

(17) Zoning – 18102 Beals Chapel Road

- 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, F-1 FLOODWAY DISTRICT, TO A-3, DEVELOPING AGRICULTURE DISTRICT, F-1 FLOODWAY DISTRICT LOUDON COUNTY TAX MAP 028, PARCEL 049.00, LOCATED 18102 BEALS CHAPEL RD, LOUDON COUNTY, TN, SITUATED IN THE 6TH LEGISLATIVE DISTRICT, APPROXIMATELY 3.84 ACRES
  Approved – 7 / Disapproved – 2 by Planning Commission

Commissioner Waller made the motion to TABLE UNTIL AUGUST 3rd MEETING.

Commissioner Shaver seconded the motion.

Upon Voice Vote, the motion PASSED. RESOLUTION 062926-J

(18) Zoning - 6069 Hwy 70

- 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 CFD, COMMUNITIES FACILITIES DISTRICT, LOUDON COUNTY TAX MAP 010, PARCEL 105.00, LOCATED 6069 HWY 70 E, LOUDON COUNTY, TN, SITUATED IN THE 5TH LEGISLATIVE DISTRICT, FOR A PORTION OF THE PROPERTY
  Approved – 9 / Disapproved – 0 by Planning Commission

Commissioner Shaver made the motion to approve with the following stipulations – This organization that is potentially looking to build a church under CFD regulations it is to be effective only if a church buys and a church builds a church. If both of those don't happen it reverts back to it's current zoning class.

Commissioner Morrison seconded the motion.

Upon Voice Vote, the motion PASSED. RESOLUTION 062926-K

(19) Zoning – 857 Phelps Road

- 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 A-3, DEVELOPING AGRICULTURE DISTRICT. LOUDON COUNTY TAX MAP 021L, GROUP A, PARCEL 001.00, LOCATED 857 PHELPS RD, LOUDON COUNTY, TN, SITUATED IN THE 6TH LEGISLATIVE DISTRICT, FOR LOT LINE ADJUSTMENT, APPROXIMATELY 1.40 ACRES
  Approved – 9 / Disapproved – 0 by Planning Commission

Commissioner Waller made the motion to approve the resolution.

Commissioner Morrison seconded the motion.

Upon Voice Vote, the motion PASSED. RESOLUTION 062926-L

(20) Zoning – 4075 Hwy 11 West

- 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-1, GRICULTURE FORESTRY DISTRICT TO A-3, DEVELOPING AGRICULTURE DISTRICT. LOUDON COUNTY TAX MAP 026, PARCEL

070.00, LOCATED 4075 HWY 11 WEST, LOUDON COUNTY, TN, SITUATED IN THE 5TH LEGISLATIVE DISTRICT, FOR (1) ONE ACRE LOT
Approved – 9 / Disapproved – 0 by Planning Commission

Commissioner Morrison made the motion to approve the resolution.

Commissioner Shaver seconded the motion. RESOLUTION 062926-M

Upon Voice Vote, the motion PASSED.

(21) Zoning – 2921 Moss Road

- 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-1, AGRICULTURE FORESTRY DISTRICT TO A-3, DEVELOPING AGRICULTURE DISTRICT.LOUDON COUNTY TAX MAP 081, PARCEL 004.01 LOCATED 2921 MOSS RD, LOUDON COUNTY, TN, SITUATED IN THE 4TH LEGISLATIVE DISTRICT FOR (1) ONE ACRE LOT APPROXIMATELY 25 ACRES
  Approved – 9 / Disapproved – 0 by Planning Commission

Commissioner Whitfield made the motion to approve the resolution.

Commissioner Shaver seconded the motion.

Upon Voice Vote, the motion PASSED. RESOLUTION 062926-N

(22) Zoning – Temp. Moratorium on Data Centers

- A RESOLUTION IMPOSING A TEMPORARY MORATORIUM ON THE APPROVAL OF DATA CENTER FACILITY OPERATIONS IN LOUDON COUNTY
  Approved – 8 / Disapproved -0 / Abstained – 1 by Planning Commission

Commissioner Shaver made the motion to approve the resolution.

Commissioner Waller seconded the motion.

Upon Voice Vote, the motion PASSED. RESOLUTION 062926-O

Mayor Bradshaw presented to Commission the following:

(23) Boards & Committees – Solid Waste

-Boards & Committees
Solid Waste Disposal Commission – **Tyler Hunsaker**

Commissioner Waller made the motion to approve the appointee.

Commissioner Shaver seconded the motion.

Upon Voice Vote, the motion PASSED. RESOLUTION 062926-P

(24) Resignation – Rex Dale / General Sessions Judge

-Resignation of **Judge Dale**

Commissioner Shaver made a motion to accept the resignation and declare a vacancy.

Commissioner Waller seconded the motion.

Upon Voice Vote, the motion PASSED EXHIBIT 062926-Q

Commissioner Geames made a motion for the sale of the Loudon Entertainment / Drive- In.

(25) Sale – Loudon Entertainment / Drive-In

Commissioner Randolph seconded the motion

Upon Roll Call Vote, the following commissioners voted AYE: **Cullen, Morrison, Waller, Randolph, Geames, Jenkins, Quillen, Satterfield, Whitfield,** (9)

The following voted NAY: **Shaver** (1)

Upon Roll Call Vote, the motion PASSED. RESOLUTION 062926-R

Director of Accounts and Budgets Erin Rice presented to commission the following:

(26) Budget Recommendation – Sr Center $50,000 Grant

-Consideration of recommendation to apply/accept for the following grants with no matching funds:

Sr. Center – DDA FY 2027 – up to $50,000 for building renovations

Commissioner Shaver made a motion to approve the recommendation.

Commissioner Waller seconded the motion.

Upon Roll Call Vote, the following commissioners voted AYE: **Morrison, Shaver, Waller, Randolph, Geames, Jenkins, Quillen, Satterfield, Whitfield, Cullen** (10)

Upon Roll Call Vote, the motion PASSED.

(27) Budget Amendments – Fund 101 / General

-Consideration of recommendation to approve amendments/line adjustments in the following funds:

1) County General Fund 101

Summary of Amendments:

- Revenue:
  - Sr. Center special events contributions = increase $2,110
  - Other State Rev – increase for HIV meds reimb = $28,235
  - Other State Rev – increase for State Primary reimb = $84,473
  - Insurance Recovery – increase $30,000
- Expenses:
  - Multiple depts w/line adjustments
  - EOY insurance/wage adjustments = decrease $274,517
  - Legal Fees = increase $20,000
  - Other Facilities = increase $5,000
  - Other General Admin = increase $4,000
  - Sheriff vehicle maintenance-usage of insurance recovery funds = increase $30,000
  - Jail – usage of HIV meds revenue to increase medical/dental services (Inmates) = increase $28,235
  - Sr. Center-usage of contributions for special events = increase $2,110
  - Trustee's Commission = increase $40,000
  - Tax relief program = increase $50,000

Overall amendments will increase the fund balance by $239,990

Commissioner Shaver made a motion to approve county revenue Fund 101.

Commissioner Waller seconded the motion.

Upon Roll Call Vote, the following commissioners voted AYE: **Shaver, Waller, Randolph, Geames, Jenkins, Quillen, Satterfield, Whitfield, Cullen, Morrison** (10)

Upon Roll Call Vote, the motion PASSED. RESOLUTION 062926-S

-Public Libraries Fund 115

Summary of Amendments:

(28) Budget Amendments – Fund 115 / Public Libraries

- EOY insurance/wage adjustments
- Loudon library line adjustments

Overall amendments will have no bearing on the fund balance

(29) Budget Amendments – Fund 116 / Convenience Centers

- Convenience Centers Fund 116
  Summary of Amendments:
  - EOY insurance/wage adjustments = decrease $14,869
  - EOY line adjustments

  Overall amendments will increase the fund balance by $14,868

(30) Budget Amendments – Fund 121 / Special Revenue

- Special Revenue (OPIOID) Fund 121
  Summary of Amendments:
  - Revenue-recognize abatement/settlement funds rec'd = increase $233,142
  - Expenses – remove contribution to Boys/Girls Club (this will need to be moved to next FY) = decrease $75,000

  Overall amendments will increase the fund balance by $308,142

(31) Budget Amendments – Fund 122 / Drug Fund

- Drug Fund 122
  Summary of Amendments:
  - Revenue – recognize revenue for sale of K9 = increase $12,500
  - Revenue - EOY adj. for revenue no longer anticipated = decrease $45,000
  - Expenses – EOY adj = no effect
  - Expenses – vehicles = increase $55,621

  Overall amendments will decrease the fund balance by $88,121

(32) Budget Amendments – Fund 127 / Special Purpose (ARPA)

- Special Purpose (ARPA) Fund 127
  Summary of Amendments:
  - Revenue: recognize additional investment income and revenue for TDEC ARPA grant = increase $4,018,542
  - Expenses: recognize expenses for TDEC ARPA grant and retainage payment from $10.5M ARPA = increase $4,020,509

  Overall amendments will have no bearing on the fund balance

(33) Budget Amendments – Fund 131 / Highway Fund

- Highway Fund 131
  Summary of Amendments:
  - EOY insurance/wage adjustments = decrease $3,121
  - EOY line adjustments/amendments = no effect

  Overall amendments will increase the fund balance by $3,121

(34) Budget Amendments – Fund 171 / General Capital Projects

- General Capital Projects Fund 171
  Summary of Amendments:
  - Courthouse (sub-fund CRT) = retainage payments = increase expense $21,039
  - Health Department (sub-fund HFG) = adj for current year expense = increase $6,578
  - Lenoir City County Clerk's office (sub-fund 024) = increase expense $679

  Overall amendments will reduce the fund balance by $28,296

(35) Budget Amendments – Fund 177 / Education Capital Projects

- Education Capital Projects Fund 177
  Summary of Amendments:
  - Adj to revenue/expenses to recognize contracts encumbered and future revenues to pay expenses related to contracts for projects at Greenback School, Philadelphia Elem. School, Loudon High School, and Northend School.

  Overall amendments will have no bearing on the fund balance

Commissioner Waller made a motion to approve Funds 115,116,121,122,127,131,171,177

Commissioner Shaver seconded the motion.

Upon Roll Call Vote, the following commissioners voted AYE: Waller, Randolph, Geames, Jenkins, Quillen, Satterfield, Whitfield, Cullen, Morrison, Shaver (10)

Upon Roll Call Vote, the motion PASSED. RESOLUTION 062926-T

(36) Distribution of Monthly Reports

- Distribution of the following reports:

Approved Budget Committee Minutes – May 18, 2026 EXHIBIT 062926-U

Summary Financial Reports for June 2026 EXHIBIT 062926-V

Report on Debt Obligation – TASS Bond Series 2026 EXHIBIT 062926-W

Commissioner Waller made a motion to approve the following bonds and notaries:

(37) Bonds & Notaries

Sheena Diane Cortez, Stewart Michael Crane, Anita Fouts, Devvin Howard, Abraham Marquez, Donna Parker, Sharon K Snodderly, Tori S. Taylor, Christina Wampler

Commissioner Shaver seconded the motion.

Upon Voice Vote, the motion PASSED. EXHIBIT 062926-X

(38) Adjournmen

There being no further business, a motion being duly made by **Commissioner Waller** and seconded by **Commissioner Shaver** the June 29, 2026 County Commission Meeting was adjourned at 7:02 pm.

Loudon County Commission Chairman

ATTEST:

Loudon County Clerk

Loudon County Mayor