

AGENDA
GREENE COUNTY LEGISLATIVE BODY
Monday, August 21, 2017
6:00 P.M.

The Greene County Commission will meet at the Greene County Courthouse on Monday, August 21, 2017 beginning at 6:00 p.m. in the Criminal Courtroom (Top Floor) in the Courthouse.

Call to Order

- *Invocation - Commissioner Jason Cobble
- *Pledge to Flag - Lt. Charles Morelock, GCSD Courthouse Security
- *Roll Call

Public Hearing

- Joel Hausser

Approval of Prior Minutes

Reports

- Reports from Solid Waste Dept.
- Committee Minutes
- Annual financial report for the office of the Register of Deeds, Trustee, Circuit Court and Sessions Court

Old Business

- Letter from the State Comptroller's Office approving the Greene County fiscal year 2018 budget as adopted by the County Commission

Election of Notaries

Resolutions

- A. A resolution of the County Commission of Greene County, Tennessee approving an Economic Impact Plan for the Welrocenterprises Development area
- B. A resolution to rescind the resolution of February 22, 2011 to rezone certain territory from A-1, General Agriculture District, and M-1, Industrial District, to M-2, Heavy Impact Use District, within the unincorporated territory of Greene County, Tennessee to permit U.S. Nitrogen to establish a manufacturing plant. This action will return the property to its original zoning and require U.S. Nitrogen to dismantle all structures and remove all equipment and chemicals within one year.
- C. A resolution to budget \$1,400 in revenue received from Microclinic International as a donation for the Greene County Health Department for the fiscal year ending June 30, 2018
- D. A resolution of the Greene County Legislative Body authorizing the carryover of \$10,000 from the restricted fund balance for the awarding of the Rural Access To Health and Healthy Active Built Grant to the Greene County Health Department to construct a walking trail
- E. A resolution of the Greene County Legislative Body authorizing the appropriation of \$58,425 from the general fund unassigned balance for the awarding of the Special Needs Funding Grant for the parking lot improvements
- F. A resolution to amend the FY 2018 general fund budget by moving \$51,120 from the restricted fund balance to the Greene County Health Department for building and grounds improvements
- G. A resolution to amend the FYE 2018 Solid Waste budget in the amount of \$30,972 in appropriations for the fiscal year ending June 30, 2018
- H. A resolution of the Greene County legislative body authorizing the Greene County Mayor to submit an application for the FY 2018 Recycling Equipment Grant
- I. A resolution authorizing the expenditure of \$30,000 from the general capital projects fund for the purchase of a vehicle for Building & Zoning for the FYE June 30, 2018
- J. A resolution authorizing expenditure of funds from the general fund unassigned fund balance for the purchase of two trucks and equipment for the Animal Control Department not to exceed \$60,000 for the FYE June 30, 2018
- K. A resolution to budget the \$4,218 in insurance reimbursement for the repair of a Highway vehicle for the fiscal year ending June 30, 2018
- L. A resolution of the Greene County Legislative Body directing the Clerk and Master make no bids on behalf of Greene County for certain parcels of land to be sold at the delinquent tax sale

M. A resolution to approve the sale of certain parcels of property purchased by Greene County at the delinquent tax sale for amounts less the taxes, interest, penalties, and cost that were owed on each parcel

Closed Session

Other Business

Adjournment

Closing Prayer - Commissioner Wade McAmis

REGULAR COUNTY COMMITTEE MEETINGS

AUGUST 2017			
WEDNESDAY, AUG 2	1:00 P.M.	BUDGET & FINANCE	ANNEX
TUESDAY, AUG 8	8:30 A.M. 1:00 P.M.	RANGE OVERSITE COMMITTEE PLANNING	RANGE SITE ANNEX
MONDAY, AUG 21	6:00 P.M.	COUNTY COMMISSION	COURTHOUSE
TUESDAY, AUG 22	8:30 A.M.	INSURANCE	ANNEX
WEDNESDAY, AUG 23	8:30 A.M.	ZONING APPEALS (IF NEEDED)	ANNEX
MONDAY, AUG 28	9:00 A.M. 6:00 P.M.	AIRPORT AUTHORITY HIGHWAY COMMITTEE (IF NEEDED)	TOWN HALL HIGHWAY DEPT.
SEPTEMBER 2017			
SATURDAY, SEPT 2	HOLIDAY	COUNTY CLERK'S OFFICE CLOSED	
MONDAY, SEPT 4	HOLIDAY	ALL OFFICES CLOSED	
TUESDAY, SEPT 5	3:30 P.M.	EDUCATION COMMITTEE	CENTRAL SCHOOL OFFICE
WEDNESDAY, SEPT 6	1:00 P.M.	BUDGET & FINANCE	ANNEX
TUESDAY, SEPT 12	9:00 A.M. 1:00 P.M.	RANGE OVERSITE COMMITTEE PLANNING	RANGE SITE ANNEX
MONDAY, SEPT 18	6:00 P.M.	COUNTY COMMISSION	COURTHOUSE
MONDAY, SEPT 25	9:00 A.M. 6:00 P.M.	AIRPORT AUTHORITY HIGHWAY COMMITTEE (IF NEEDED)	TOWN HALL HIGHWAY DEPT.
TUESDAY, SEPT 26	8:30 A.M.	INSURANCE COMMITTEE	ANNEX
WEDNESDAY, SEPT 27	8:30 A.M.	ZONING APPEALS (IF NEEDED)	ANNEX

****THIS CALENDAR IS SUBJECT TO CHANGE****

CERTIFICATE OF ELECTION OF NOTARIES PUBLIC
 AS A CLERK OF THE COUNTY OF GREENE, TENNESSEE I HEREBY CERTIFY TO
 THE SECRETARY OF STATE THAT THE FOLLOWING WERE ELECTED TO THE OFFICE OF
 NOTARY PUBLIC DURING THE AUGUST 21, 2017 MEETING OF THE GOVERNING BODY:

NAME	HOME ADDRESS	HOME PHONE	BUSINESS ADDRESS	BUSINESS PHONE	SURETY
1. BRITTNEY BELLARS	25 SUNRISE AVENUE GREENEVILLE TN 37745	423 620 8356	1319 TUSCULUM BLVD STE 1 GREENEVILLE TN 37743	423 787 0353	
2. KIMBERLY INEZ FOSHIE	80 NOELLWOOD DRIVE GREENEVILLE TN 37745	423-620-1146	1420 TUSCULUM BLVD GREENEVILLE TN 37745	423-787-5021	
3. SANDRA FOWLER	PO BOX 2942 GREENEVILLE TN 37744	423-798-1779	204 N CUTLER ST GREENEVILLE TN 37745	4237981779	
4. NICHOLAS LEE HIRSCHY	1500 VALIANT DRIVE GREENEVILLE TN 37745	423 329 4399	3145 E ANDREW JOHNSON HWY GREENEVILLE TN 37745	423 588 5341	
5. KATHY DIANE HOLT	85 MAUPIN RD CHUCKEY TN 37641	--	100 SOUTH MAIN STREET GREENEVILLE TN 37743	423-639-5183	
6. AMANDA GOFORTH JOHNSON	10520 WARRENSBURG ROAD MIDWAY TN 37809	423-620-1474	120 N MAIN EXTENSION GREENEVILLE TN 37743	423-638-4006	
7. CHARLES KENT KEY	1012A SUNVALLEY VILLAGE GREENEVILLE TN 37745	423-525-1183	1012A SUNVALLEY VILLAGE GREENEVILLE TN 37745	423-525-1183	
8. LEIGH ANNE LIGHT	1100 WEEMS ROAD GREENEVILLE TN 37745	423-552-0274	124 N. MAIN STREET GREENEVILLE TN 37743	423-783-1015	ANDREW JOHNSON
9. JACQUELINE D. LOVE	5685 OLD ASHEVILLE HIGHWAY GREENEVILLE TN 37743	423-620-2711	1004 SNAPPS FERRY RD. GREENEVILLE TN 37745	423-638-7552	
10. C G MOORHOUSE	150 GRAPEVINE TRAIL GREENEVILLE TN 37745	423-231-8361	1104 TUSCULUM BLVD., SUITE 301 GREENEVILLE TN 37745	423-638-2100	
11. EMALÉE CAROL TORRES	190 CHUCK ROAD ROGERSVILLE TN 37857	423-923-5266	128 SOUTH MAIN STREET GREENEVILLE TN 37743	423-972-4388	
12. VIRGINIA DALE WADDELL	500 CHUCKEY RUITAN RD. S CHUCKEY TN 37641	423-470-2325	404 HOLSTON DRIVE GREENEVILLE TN 37743	423-638-4171	CHRISTY SHELTON KATHY MEREDITH

Jeri Bryant
 SIGNATURE

CLERK OF THE COUNTY OF GREENE, TENNESSEE



DATE

8-1-17



STATE OF TENNESSEE
COMPTROLLER OF THE TREASURY
OFFICE OF STATE AND LOCAL FINANCE
SUITE 1600 JAMES K. POLK STATE OFFICE BUILDING
505 DEADERICK STREET
NASHVILLE, TENNESSEE 37243-1402
PHONE (615) 401-7872
FAX (615) 741-5986

August 3, 2017

Honorable David Crum, Mayor
and Honorable Board of Commissioners
Greene County
204 N. Cutler Street, Suite 202
Greeneville, TN 37745

Dear Mayor Crum and Members of the Board:

This letter acknowledges receipt of a certified copy of the fiscal year 2018 budget.

We have reviewed the budget and have determined that projected revenues and other available funds are sufficient to meet anticipated expenditures. Our review of the budget is based solely on the information we have received and is for determining that the budget appears to be balanced. With regard to programs included in the budget such as education, roads, and corrections, we have not attempted to determine that the local government has complied with specific program statutes or guidelines, or with any financing requirements prescribed by any state or federal agency. A property tax rate may be included in this budget, and we would recommend that local government officials be certain that all program requirements have been met before initiating the tax collection process.

This letter constitutes approval, by this office, for the County's fiscal year 2018 budget as adopted by the County Commission.

If you should have any questions or we may be of assistance, please feel free to call us.

Sincerely,

A handwritten signature in cursive script that reads "Sandra Thompson".

Sandra Thompson
Director of the Office of State and Local Finance

cc: Mr. Bryan Burklin, Assistant Director, Division of Local Government Audit, COT

Greene County Solid Waste

FISCAL YEAR 2018 - JULY 2017									
TRUCK #	YEAR	MAKE	Beginning Mileage	Ending Mileage	Fuel/gas	Fuel/diesel	Fuel Cost	Miles Traveled	USE
2	2004	MACK	232861	234148		413.996	951.77	1287	FRONT LOADER
3	2013	F-250	81007	82616		52.69	121.14	1609	DEMO/METAL
4	1985	IH DUMP	266319	266319		24.055	55.3	0	ROCK TRUCK
5	2001	F-150	150648	150648	16.212		31.6	0	CENTER TRUCK
6	1997	F-350	237784	239137		138.517	318.5	1353	SPARE
7	2000	MACK	262199	263251		231.729	532.67	1052	FRONT LOADER
9	2006	MACK						0	ROLL OFF
12	2008	F-250 4 X 4	111059	112293	136.8246		281.13	1234	CENTER TRUCK
13	1984	C-10						0	SERVICE
14	2014	MACK	59610	60546		135.427	311.35	936	ROLL OFF
15	2014	MACK	88194	90503		436.764	911.11	2309	ROLL OFF
16	2014	MACK	35670	35977		151.287	347.82	307	ROLL OFF
17	2014	MACK	33862	34172		120.903	277.96	310	ROLL OFF
19	2007	F-250 4 X 4	182692	183532	141.032		287.73	840	SERVICE
20	2001	DODGE RAM	105086	105086	24.782		48.3	0	VAN INMATES
21	2007	MACK	200000	200000		497.739	1147.18	0	FRONT LOADER
22	2001	F-350	215242	216799		172.264	381.55	1557	DEMO/Metal
23	2001	MACK	370859	373342		456.0968	1041.55	2483	FRONT LOADER
24	2001	MACK						0	FRONT LOADER
25	2003	F-350						0	MAINTENANCE
Shop Fuel					35.089		68.39		
TOTALS					353.9396	2831.4678	7115.05	15277	

Greene County Solid Waste
Convenience Center Compactor Totals

TONS PER DAY

WEEK OF 7-3-17	7/3/2017	7/4/2017	7/5/2017	7/6/2017	7/7/2017	
CENTER	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	TOTAL
AFTON	20.3				24.17	44.47
BAILEYTON	6.53			6.45		12.98
CLEAR SPRINGS			8.19			8.19
CROSS ANCHOR				7.3		7.3
DEBUSK	7.97					7.97
GREYSTONE	7.15				8.15	15.3
HAL HENARD	16.35				6.6	22.95
HORSE CREEK	9.12				9.05	18.17
MCDONALD	6.66			4.51		11.17
OREBANK			7.09			7.09
ROMEO	6.62		3.53			10.15
ST. JAMES			8.56			8.56
SUNNYSIDE			4.88			4.88
WALKERTOWN	8.6			4.55		13.15
WEST GREENE	20.79			13.91		34.7
WEST PINES				8.67		8.67
CHUCKEY-DOAK						
MOSHEIM						
WEST GREENE HS						
GRAND TOTAL	89.79	0	32.25	45.39	47.97	235.7

Greene County Solid Waste
Convenience Center Compactor Totals

TONS PER DAY

WEEK OF 7-10-17	7/10/2017	7/11/2017	7/12/2017	7/13/2017	7/14/2017	
CENTER	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	TOTAL
AFTON	15.11			8.09	18.84	42.04
BAILEYTON	5.81			5.33		11.14
CLEAR SPRINGS						0
CROSS ANCHOR	9.88			2.95		12.83
DEBUSK	9.56		3.1			12.66
GREYSTONE		8.88				8.88
HAL HENARD	6.88	11.39		6.31		24.58
HORSE CREEK	9.91				7.93	17.84
MCDONALD	7.49			3.26		10.75
OREBANK				7.18		7.18
ROMEO	9.92		5.55			15.47
ST. JAMES		9.55			5.91	15.46
SUNNYSIDE		8.64			5.99	14.63
WALKERTOWN	10.99				7.94	18.93
WEST GREENE	26.76			14.8		41.56
WEST PINES	7.63				9.02	16.65
CHUCKEY-DOAK						0
MOSHEIM						0
WEST GREENE HS						0
GRAND TOTAL	119.94	38.46	8.65	47.92	55.63	270.6

Greene County Solid Waste
Convenience Center Compactor Totals

TONS PER DAY

WEEK OF 7-17-17	7/17/2017	7/18/2017	7/19/2017	7/20/2017	7/21/2017	
CENTER	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	TOTAL
AFTON	12.36				25.51	37.87
BAILEYTON	4.75			7.53		12.28
CLEAR SPRINGS		9.6				9.6
CROSS ANCHOR	6.01				6.02	12.03
DEBUSK	8.71				5.77	14.48
GREYSTONE	9.01				6.51	15.52
HAL HENARD	13.99	8.08		6.68		28.75
HORSE CREEK	9.79			7.3		17.09
MCDONALD	5.07			3.51		8.58
OREBANK		5.63				5.63
ROMEO	7.37		4.56			11.93
ST. JAMES			6.87			6.87
SUNNYSIDE			8.38			8.38
WALKERTOWN	9.35				4.97	14.32
WEST GREENE	13.93	9.21		14.64		37.78
WEST PINES		7.39			6.92	14.31
CHUCKEY-DOAK						0
MOSHEIM						0
WEST GREENE HS						0
GRAND TOTAL	100.34	39.91	19.81	39.66	55.7	255.42

Greene County Solid Waste
Convenience Center Compactor Totals

TONS PER DAY

WEEK OF 7-24-17	7/24/2017	7/25/2017	7/26/2017	7/27/2017	7/28/2017	
CENTER	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	TOTAL
AFTON	11.68			8.66	16.75	37.09
BAILEYTON	6.11			4.65		10.76
CLEAR SPRINGS						0
CROSS ANCHOR			6.43			6.43
DEBUSK			6.79			6.79
GREYSTONE		7.43				7.43
HAL HENARD	5.16			6.91		12.07
HORSE CREEK	8.57			7		15.57
MCDONALD	6.76			3.85		10.61
OREBANK				6.47		6.47
ROMEO	8.14		3.77			11.91
ST. JAMES		6.78			4.96	11.74
SUNNYSIDE		5.95			7.22	13.17
WALKERTOWN	9.29			5.84		15.13
WEST GREENE	23.13			15.42		38.55
WEST PINES			8.6			8.6
CHUCKEY-DOAK			5.71			5.71
MOSHEIM						0
WEST GREENE HS						0
GRAND TOTAL	78.84	20.16	31.3	58.8	28.93	218.03

Greene County Solid Waste
Convenience Center Compactor Totals

TONS PER DAY						
WEEK OF 7-31-17	7/31/2017					
CENTER	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	TOTAL
AFTON	17.07					17.07
BAILEYTON	5.35					5.35
CLEAR SPRINGS						0
CROSS ANCHOR						0
DEBUSK						0
GREYSTONE	8.67					8.67
HAL HENARD	8.6					8.6
HORSE CREEK	9.64					9.64
MCDONALD	5.8					5.8
OREBANK	8.03					8.03
ROMEO	7.92					7.92
ST. JAMES						0
SUNNYSIDE						0
WALKERTOWN	10.22					10.22
WEST GREENE	23.54					23.54
WEST PINES						0
CHUCKEY-DOAK						0
MOSHEIM						0
WEST GREENE HS						0
GRAND TOTAL	104.84	0	0	0	0	104.84

Greene County Solid Waste
Convenience Center Compactor Totals

TOTALS FOR JUNE 2017

AFTON	178.54
BAILEYTON	52.51
CLEAR SPRINGS	17.79
CROSS ANCHOR	38.59
DEBUSK	41.9
GREYSTONE	55.8
HAL HENARD	96.95
HORSE CREEK	78.31
MCDONALD	46.91
OREBANK	34.4
ROMEO	57.38
ST. JAMES	42.63
SUNNYSIDE	41.06
WALKERTOWN	71.75
WEST GREENE	176.13
WEST PINES	48.23
CHUCKEY-DOAK	5.71
MOSHEIM	0
WEST GREENE HS	0
GRAND TOTAL	1084.59

**A RESOLUTION OF THE COUNTY COMMISSION OF GREENE COUNTY,
TENNESSEE APPROVING AN ECONOMIC IMPACT PLAN FOR THE
WELROCENTERPRISES DEVELOPMENT AREA**

WHEREAS, The Industrial Development Board (IDB) of the Town of Greeneville and Greene County, Tennessee (the "IDB") has prepared an economic impact plan (the "Economic Impact Plan") regarding a multi-use commercial development to include hotels, restaurants, retail stores and related facilities, as well as a wastewater collection system and other infrastructure (collectively, the "Project");

WHEREAS, the area subject to the Economic Impact Plan includes certain tracts of real property generally located off Exit 23 of Interstate 81 at approximately 13290 through 13690 W. Andrew Johnson Highway, Greene county, Tennessee, all as more particularly described in the Economic Impact Plan (collectively, the "Plan Area");

WHEREAS, the Economic Impact Plan would permit certain tax increment financing ("Tax Increment Financing") to be provided through the issuance of the Industrial Development Board's bonds, notes or other obligations in the total amount not to exceed \$5,500,000 pursuant to Chapter 53, Title 7 of the Tennessee Code Annotated; and

WHEREAS, the IDB has recommended the adoption of the Economic Impact Plan at its meeting on 29th Day of June, 2017; and

WHEREAS, the proceeds of the Tax Increment Financing would be used to pay the costs of traffic improvements, parking areas, road improvements, sidewalks or other public improvements that are available for public use, wastewater improvements, utility improvements, storm water and drainage improvements and other infrastructure serving the Project (the "TIF Eligible Costs") relating to the construction and installation of the Project and costs relating to the Tax increment Financing; and

WHEREAS, the incremental property tax revenues (the "TIF Revenues") that result from the development of the Plan Area under the Economic Impact Plan will be allocated to the IDB to be used to pay debt service of the Tax Increment Financing; and

WHEREAS, in accordance with the Economic Impact Plan, the IDB would issue the Tax Increment Financing to a lender or lenders to finance the TIF Eligible Costs and would pledge the TIF Revenues to such lender or lenders to apply to the debt service on the Tax Increment Financing; and

WHEREAS, the Tax Increment Financing shall not represent or constitute a debt or pledge of the faith and credit or the taxing power of Greene County, Tennessee, the Town of Mosheim, or the IDB; and

WHEREAS, the Board of Directors of the IDB has approved and submitted the Economic Impact Plan (attached as Exhibit A to this Resolution) to the County Commission of Greene County, Tennessee for approval in accordance with Tenn. Code Ann. § 7-53-312.

NOW, THEREFORE, BE IT RESOLVED by the Greene County Commission, (the "County Commission"), meeting in regular session on the 21st day of August, 2017 a quorum being present and a majority voting in the affirmative to approve the Economic Impact Plan and certain tax increment financing, in as provided in the Plan as shown in Exhibit A, (attached to this Resolution), said Plan being in the best interests of the citizens of Greene County, Tennessee.

Roger A. Woolsey
County Attorney
204 N. Cutler St.
Suite 120
Greeneville, TN 37745
Phone: 423/798-1779
Fax: 423/798-1781

A

BE IT FURTHER RESOLVED that the County Mayor and such other County Officials are authorized to take all appropriate action to carry out the directives of this Resolution and the terms of the Economic Impact Plan.

Budget & Finance

Sponsor

County Clerk

County Mayor

County Attorney

Roger A Woolsey

Roger A. Woolsey
County Attorney
204 N. Cutler St.
Suite 120
Greeneville, TN 37745
Phone: 423/798-1779
Fax: 423/798-1781

**INDUSTRIAL DEVELOPMENT BOARD OF THE
TOWN OF GREENEVILLE AND GREENE COUNTY, TENNESSEE**

**ECONOMIC IMPACT PLAN
FOR
WELROCENTERPRISES DEVELOPMENT AREA**

I. Authority for Economic Impact Plan

Industrial development corporations ("IDBs") are authorized under Tenn. Code Ann. § 7-53-312 to prepare and submit to cities and counties an economic impact plan with respect to an area that includes a project within the meaning of Tenn. Code Ann. § 7-53-101 and such other properties that the IDB determines will be directly improved or benefited due to the undertaking of a project. Tennessee Code Annotated § 7-53-312 also authorizes cities and counties to allocate new incremental tax revenues, which arise from the area subject to the economic impact plan, to the IDB to promote economic development, to pay the cost of projects or to pay debt service on bonds or other obligations issued by the IDB to pay the costs of projects.

II. The Project

WelrocEnterprises, LLC, an affiliate or member thereof or an assignee approved by the Board (collectively, the "Developer"), has acquired or proposed to acquire certain tracts of real property generally located off of Exit 23 of Interstate 81 at approximately 13290 through 13690 W. Andrew Johnson Highway, Greene County, Tennessee (within the Town of Mosheim, Tennessee). Such property consists of approximately 31.95 acres and is ideally situated for commercial development. The Developer has proposed to develop a multi-use commercial district that is expected to include hotels, restaurants, retail stores and related facilities, as well as a wastewater collection system and other infrastructure to serve the district and other adjoining properties. The district will be designated by the Developer as the Mosheim Interchange Development, and such district, wastewater system and other infrastructure supporting the district is collectively referred to herein as the "Project." The Project is an eligible project within the meaning of Tenn. Code Ann. § 7-53-101(15).

In order to make the Project financially feasible, the Developer has requested that Greene County, Tennessee (the "County") approve, as part of this Economic Impact Plan, a plan for tax increment financing through The Industrial Development Board of the Town of Greeneville and Greene County, Tennessee (the "Board") pursuant to Title 7, Chapter 53 of Tennessee Code Annotated to provide funds to pay a portion of the costs of the improvements that are needed to permit the construction and operation of the Project. The proceeds of the tax increment financing would be used to pay eligible costs, in accordance with the Tax Increment Act (as defined below), relating to the Project.

III. Boundaries of Plan Area

The area that would be subject to this Economic Impact Plan, and to the tax increment financing provisions described below, includes only the property on which the Project will be located. The area that will be subject to this Economic Impact Plan (the "Plan Area") is shown on Exhibit A attached hereto. A list of the parcels included in the Plan Area is also attached as part of Exhibit A. The Plan Area is hereby declared to be subject to this Economic Impact Plan, and the Project is hereby identified as the project that will be located within the Plan Area.

III. Financial Assistance to Project

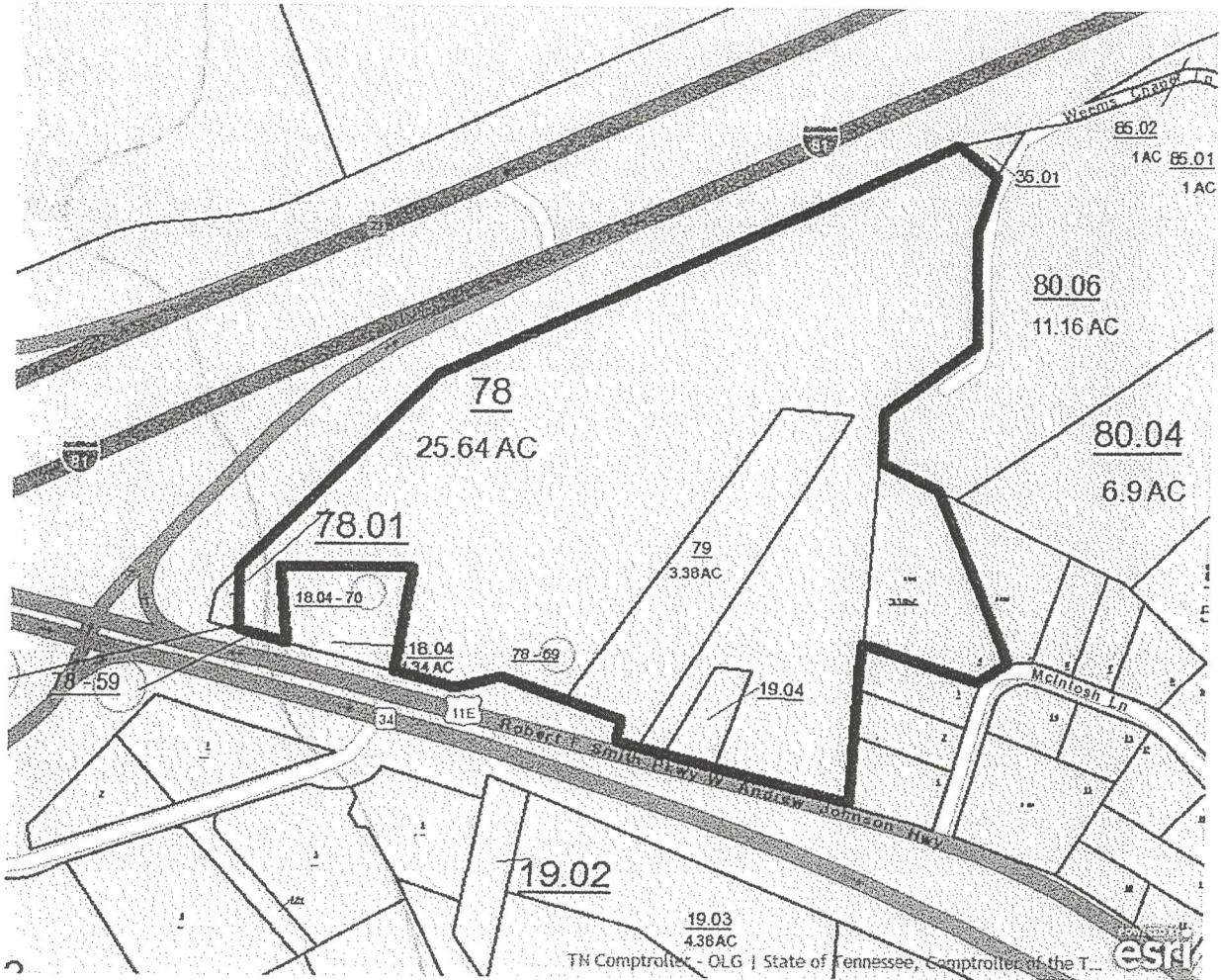
The Board will provide financial assistance to the Project by applying the proceeds of the tax increment financing described herein to pay a portion of certain costs that will be incurred in connection with the development of the Project. These costs include traffic improvements, parking areas, road improvements, sidewalks or other public improvements that are available for public use, wastewater improvements, utility improvements, storm water and drainage improvements and other infrastructure serving the Project. The Board will pay and/or reimburse the Developer for all or a portion of the eligible cost of such improvements upon receipt of adequate documentation of such costs. In connection with the issuance of any tax increment financing, the Board and the Developer will enter into a development agreement specifying the scope and the cost of the improvements and fees to be reimbursed.

Tenn. Code Ann. § 9-23-108 does not permit the application of incremental tax revenues pursuant to this Economic Impact Plan to pay certain costs relating to privately-owned land without first receiving a written determination from the Comptroller of the State of Tennessee (the "State") and the Commissioner of Economic and Community Development of the State that the use of tax increment revenues for such purposes is in the best interest of the State. The Board will not apply the proceeds of the tax increment financing authorized hereunder to pay costs as to which such a written determination is required without first obtaining such written determination. The Developer does not expect to request payment or reimbursement of any costs that require written approval from the Comptroller of the State and the Commissioner of Economic and Community Development of the State.

V. Expected Benefits to the County

Numerous benefits will accrue to the County as a result of the development of the Plan Area. The development of commercial and retail establishments, such as the Project, will assist the County and the Board in promoting economic development. When companies select locations for manufacturing, distribution and office facilities, a significant factor that is considered by site selection firms is the quality of life for the companies' employees in each community being considered as a possible location. By providing a wider array of retail and restaurant choices in the County, the Project will assist the Board with economic development recruiting and help expand the economic base of the County.

The County is also expected to receive substantial additional taxes as a result of the development of the Plan Area. The ad valorem real property taxes for the Plan Area for the year 2016 were \$1,737.00 for the County, which are the base taxes relating to the Plan Area.



23076844.2

23076844.2

Interstate I-81

Lot # 1

Lot # 2

Lot # 3

Lot # 4

Lot # 8

Lot # 6

Lot # 5

Lot # 9

Lot # 7

Road "B"

Lot # 12

Lot # 10

Lot # 13

Lot # 11

Road "A"

TDOT
Drainage

US 11E

Andrew Johnson Highway

US 11E

East Andrew Johnson Highway

Phase 1 of Development

1. Develops Lots 1-9 except # 7
2. Will not complete Roads or Utilities on Road "B"
3. Does not make the Median Improvements

Proposed Project Area

Map No. 1-200-1
Scale: 1" = 100'
Tax Increment Financing 2017
Billed to: L&L Mechanical, Inc.
Baltimore, MD 21214-4523-11-2021



Scale: 1" = 100'

Exit 23 on I-81
Development Costs
Phase 1

Item	Quantity	Unit Cost	Total
Construction Costs			
Roadways	1,100	\$500.00	\$ 550,000.00
Land for Right of Way	1.52	\$50,000.00	\$ 76,000.00
Grading	150,000	\$ 3.00	\$ 450,000.00
Sanitary Sewer	1,100	\$ 75.00	\$ 82,500.00
Manholes	8	\$ 3,000.00	\$ 24,000.00
Tie into Existing Sewer	1	\$2,500.00	\$ 2,500.00
Off site sewer	1	\$235,000.00	\$ 235,000.00
12" D.I.P. Waterline	1,100	\$85.00	\$ 93,500.00
Fire Hydrants	2	\$ 4,000.00	\$ 8,000.00
Valves & Fittings	1	\$ 4,000.00	\$ 4,000.00
Tie Into Existing Water	1	\$ 5,000.00	\$ 5,000.00
Storm Drainage	1,100	\$ 140.00	\$ 154,000.00
Catch Basins	4	\$ 4,000.00	\$ 16,000.00
Energy Dissipater	1	\$4,000.00	\$ 4,000.00
Traffic Signal	1	\$175,000.00	\$ 175,000.00
Total Construction Costs			\$ 1,879,500.00
10% Contingency Costs			\$ 187,950.00
Permit Fees			\$ 14,000.00
Design Fee of 6%			\$ 112,770.00
Soft Costs 20%			\$ 438,844.00
Probable Project Costs			\$ 2,633,064.00
Repayment of Land Costs to Owner	31.95	\$ 49,900.00	\$1,594,305
		Say	\$ 1,595,000.00
Total Investment into 8 Sites			\$ 4,228,064.00
Potential TIF Reimbursement			
If Hotel is built on One Site	90	\$ 97,500.00	\$ 8,775,000.00
Improvements to other Lots	7	\$ 1,750,000.00	\$ 12,250,000.00
Projected Property Improvements			\$ 21,025,000.00
State law allows TIF to be 20% of Improvements			\$ 4,205,000.00

Ask of TIF Funds for Phase 1 will be \$4,000,000 to be expended during Years 1-3

If the Road back to Motel is built 8 lots are opened up for Development

Modifications to Median is not included; also the road and infrastructure is not built on Road "B"

June 19, 2017

Proposed Improvements

If only One Hotel

Property at Exit 23

June 19, 2017

Lot #	Description	Square Footage	Cost /S.F.	Acres	Land Costs	Personal Property Equipment	Personal Property Computers	Total Investment	Year	Employees
1	Restaurant	5,800	\$ 957,000.00	1.9	\$ 744,876.00	\$ 622,050.00	\$ 191,400.00	\$ 2,515,326.00	2019	40
2	Fast Food	3,300	\$ 544,500.00	0.77	\$ 301,870.80	\$ 381,150.00	\$ 81,675.00	\$ 1,309,195.80	2018	15
2	Fast Food	3,500	\$ 577,500.00	0.77	\$ 301,870.80	\$ 392,700.00	\$ 86,625.00	\$ 1,358,695.80	2018	15
3	Hotel	36,000	\$ 5,400,000.00	2.16	\$ 940,896.00	\$ 1,620,000.00	\$ 810,000.00	\$ 8,770,896.00	2020	35
4	Restaurant	7,000	\$ 1,155,000.00	1.9	\$ 827,640.00	\$ 716,100.00	\$ 138,600.00	\$ 2,837,340.00	2019	15
5	Lot 5	4,500	\$ 697,500.00	1.9	\$ 744,876.00	\$ 104,625.00	\$ 52,312.50	\$ 1,599,313.50	2017	12
6	Hotel	36,000	\$ 5,580,000.00	2.16	\$ 799,761.60	\$ 1,674,000.00	\$ 837,000.00	\$ 8,890,761.60	2017	40
7	Restaurant	4,800	\$ 720,000.00	1.9	\$ 744,876.00	\$ 144,000.00	\$ 72,000.00	\$ 1,680,876.00	2019	15
8	Lot 9	4,500	\$ 675,000.00	1.9	\$ 827,640.00	\$ 135,000.00	\$ 81,000.00	\$ 1,718,640.00	2020	12
9	Lot 10	3,800	\$ 570,000.00	1.9	\$ 827,640.00	\$ 114,000.00	\$ 85,500.00	\$ 1,597,140.00	2020	15
10	Lot 11	4,000	\$ 600,000.00	1.9	\$ 827,640.00	\$ 120,000.00	\$ 90,000.00	\$ 1,637,640.00	2021	20
11	Strip Center	7,800	\$ 1,053,000.00	1.75	\$ 762,300.00	\$ 263,250.00	\$ 105,300.00	\$ 2,183,850.00	2022	20
11	Fast Food	3,500	\$ 577,500.00	0.77	\$ 335,412.00	\$ 144,375.00	\$ 86,625.00	\$ 1,894,287.00	2021	15
12	Hotel	36,000	\$ 5,760,000.00	2.16	\$ 940,896.00	\$ 1,728,000.00	\$ 837,000.00	\$ 8,890,761.60	2023	40
TOTAL			\$ 24,867,000.00	23.84	\$ 9,928,195.20			\$ 29,103,200.10		279

*

* Balance of the 30 acres will be used for Streets and Right-of-ways and Regional Drainage Pond

A RESOLUTION TO RESCIND THE RESOLUTION OF FEBRUARY 22, 2011 TO REZONE CERTAIN TERRITORY FROM A-1, GENERAL AGRICULTURE DISTRICT, AND M-1, INDUSTRIAL DISTRICT, TO M-2, HEAVY IMPACT USE DISTRICT, WITHIN THE UNINCORPORATED TERRITORY OF GREENE COUNTY, TENNESSEE TO PERMIT U.S. NITROGEN TO ESTABLISH A MANUFACTURING PLANT.

THIS ACTION WILL RETURN THE PROPERTY TO ITS ORIGINAL ZONING AND REQUIRE U.S. NITROGEN TO DISMANTLE ALL STRUCTURES AND REMOVE ALL EQUIPMENT AND CHEMICALS WITHIN ONE YEAR.

WHEREAS, the Greene County Partnership recommended, and the Greene County Commission approved, without discussion from Commissioners, and with the Governor of Tennessee awaiting across the street for results of the vote, a resolution on February 22, 2011 to rezone certain territory requested by the Greene County Partnership from A-1, General Agriculture District and M-1, Industrial District to M-2, Heavy Impact Use District, within the unincorporated territory of Greene County, Tennessee; and,

WHEREAS, prior to the vote on February 22, 2011, certain promises and representations that were reported in the February 22, 2011 edition of the Greeneville SUN, a newspaper of general circulation published in this County, were made to this Commission by representatives of Austin Power and Austin Nitrogen; and,

WHEREAS, these promises included the following, which were reported by the said Greeneville SUN, but are specifically a not all-inclusive list of promises and representations made on that date:

- (a) That the rezoning was necessary to construct a factory;
- (b) That the factory would make "an important raw material" for the company's Ohio operation;
- (c) That the factory would first make anhydrous ammonia, which would be used to make nitric acid, which in turn would be used to make ammonium nitrate;
- (d) That certain environmental safety processes would be put into place at the factory, including the containment and recycling to safe levels of the nitrous oxide fumes produced by the manufacturing process and the complete containment and treatment both of runoff water from the site and water used from the manufacturing process itself;
- (e) That treated water would be discharged through the Town of Mosheim sewer system;
- (f) That water from the factory would not be discharged directly into any local creek or other body of water;
- (g) That the factory would purchase its water from the Town of Mosheim, which, in turn, purchases its water from the Town of Greeneville.
- (h) That the plant would require a two to three story cooling tower, 800 gallons of water per minute, 24 hours a day, 7 days a week for 340 days a year; and, most importantly,
- (i) That the State and Federal governments would insist on strict standards prior to authorizing permits, but that the operators of the factory planned to "exceed those required safeguards." To allay the fears of the Commissioners, the aforementioned representatives stated that, in cold weather, what may appear to be seen as smoke arising from the plant's cooling tower would actually be "condensation of water vapor as warm air from the cooling tower comes in contact with colder air outside the plant;"

WHEREAS, however, the representations made by the aforementioned representatives to this Commission on February 22, 2011 have turned out to be patently misleading, including, but not limited to, the following examples:

- (a) There has been little, if any, containment of dangerous nitrous oxide fumes.
- (b) The Tennessee Department of Environment and Conservation has issued warnings to the factory, thus belying the representations that the factory would "exceed" environmental standards.
- (c) There has been little, if any, treatment of runoff water; resulting in fines from the city of Mosheim.
- (d) The factory is not purchasing its water from the Town of Mosheim, which, when represented to this Commission, was a basis for this Commission's vote, as the purchase of the water would have economically benefitted the Towns of Mosheim and Greeneville.
- (e) The factory misled this Commission and is, instead, pumping its water directly from the Nolichucky River and discharging same therein, which is a huge environmental hazard.

(f) The alleged water vapors alluded to in the February 22, 2011 talk to this Commission are actually dangerous chemical fumes; and,

WHEREAS, this Commission, taking its responsibility very seriously as the elected body of representatives for the people of Greene County in this State and Republic, also realizes that said zoning plan must be changed from time to time when the health, safety, morals, and general welfare of the people of this great County, a cradle of liberty in this country, so require; and,

WHEREAS, the Commission, after frank and thoughtful discussion, realizes that the rezoning resolution of February 22, 2011 was in error, due to certain misrepresentations made to this Commission, which it herewith states that it neither appreciates nor accepts, and that the public welfare of the citizens of this County demands that the resolution of February 22, 2011 rezoning, from A-1 General Agricultural Use and M-1 Industrial District, to M-2 Heavy Impact Use District certain property more particularly described as Tax Map 83, Parcels 1.01, 81.03, 84.00, 84.01 85.00, 85.01, 85.02, 85.03, 87.02, 87.04, 96.00, 96.01, 97.00 Tax Assessor's Office for Greene County, Tennessee, as shown on the Assessor's Tax Maps as of February 22, 2011, be rescinded in order to *inter alia*, (1) avoid death or serious injury to its citizenry, (2) avoid serious or irreparable damage to the beautiful land of Greene County, and (3) avoid serious or irreparable damage to this County's waterways, such as Lick Creek, and the Nolichucky River; and,

WHEREAS, because the miniscule positive economic impact the factory has had on the general weal of this County has been far outweighed by its continued operation, and possible subjection of this County to multiple litigation and potential costs and damages, the sense of the Commission is that the factory, i.e. U.S. Nitrogen, should remove all raw materials, finished product, and machinery and equipment utilized in same located on the affected property within one (1) year from the date of the passage of this resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE GREENE COUNTY COMMISSION, A/K/A THE GREENE COUNTY LEGISLATIVE BODY, MEETING IN REGULAR SESSION ON MONDAY, AUGUST 21, 2017, WITH A QUORUM BEING PRESENT AND A MAJORITY VOTING IN THE AFFIRMATIVE:

1. That the Greene County Commission rescind its resolution of February 22, 2011, which re-zoned certain real estate from A-1 General Agricultural District and M-1 Industrial District to M-2 Heavy Impact Use District.
2. That the following property which was rezoned to M-2 Heavy Impact Use District by the resolution passed by this Commission on February 22, 2011 be rezoned and restored to its prior zoning classification of either A-1, General Agriculture District, and/or M-1, Industrial District, as the case may be:

SITUATE in Greene County, Tennessee, and being that property more particularly described by Tax Map 83, Parcels 1.01, 81.03, 84.00, 84.01, 85.00, 85.01, 85.02, 85.03, 87.02, 87.04, 96.00, 96.01, 97.00, Tax Assessor's Office for Greene County, Tennessee, as said records existed on February 22, 2011.

3. That the factory, i.e. U.S. Nitrogen, completely remove all raw materials, finished product, machinery and equipment utilized in the production processes for which it was established, within one (1) year of the date of the passage of this resolution.

This change shall take effect after its passage, the welfare of the County requiring it.

Approved for Recommendation by the Sponsor



Date of Public Hearing by the Greene County Commission:



8-7-17
Date

Date

Approved by the Greene County Commission:

Date

Approved and Signed in Open Meeting:

County Mayor

Attest:

County Court Clerk

Approved as to Form:



County Attorney

**A RESOLUTION TO BUDGET \$1,400 IN REVENUE RECEIVED FROM
MICROCLINIC INTERNATIONAL AS A DONATION FOR THE GREENE COUNTY
HEALTH DEPARTMENT FOR THE FISCAL YEAR ENDING JUNE 30, 2018**

WHEREAS the Greene County Health Department received \$1,400 from a partnership with the MicroClinic International in offering sixteen (16) week health sessions through the MicroClinic International program curriculum to residents for Greene County; and

THEREFORE, let the General Fund Budget be amended as follows:

INCREASE BUDGETED REVENUE

48610 Donations	<u>\$ 1,400</u>
Total Increase in Budgeted Revenues	<u><u>\$ 1,400</u></u>

INCREASE IN APPROPRIATIONS

55900 Other Public Health and Welfare	
499 Other Supplies and Materials	<u>\$ 1,400</u>
Total Increase in Appropriations	<u><u>\$ 1,400</u></u>

NOW, THEREFORE; be it resolved by the Greene County Legislative Body meeting in regular session this 21st day of August, 2017 a quorum being present and a majority voting in the affirmative, that the General Fund budget be amended as above.

County Mayor

County Clerk

Budget and Finance Committee

Sponsor


County Attorney

C.

**A RESOLUTION OF THE GREENE COUNTY LEGISLATIVE BODYING
AUTHORIZING THE CARRYOVER OF \$10,000 FROM THE RESTRICTED FUND
BALANCE FOR THE AWARDING OF THE RURAL ACCESS TO HEALTH AND
HEALTHY ACTIVE BUILT GRANT TO THE GREENE COUNTY HEALTH
DEPARTMENT TO CONSTRUCT A WALKING TRAIL**

- WHEREAS,** the Greene County Mayor's Office received the aforementioned grant from the Tennessee Department of Health;
- WHEREAS,** the Greene County Legislative Body approved a resolution on the 21st day of February, 2017 to place in the Unassigned fund Balance for the construction of the walking trail, and
- WHEREAS,** Construction of walking trail will be on the grounds of the McDonald Elementary School and due to unforeseen construction and project issues, funds could not be encumbered prior to the end of FY 2017
- THEREFORE,** let the General Fund Budget be amended as follows:

INCREASE IN BUDGETED FUND BALANCES

34585 Restricted for Public Health & Welfare	<u>\$ 10,000</u>
Total Increase in Budgeted Fund Balances	<u><u>\$ 10,000</u></u>

INCREASE IN APPROPRIATIONS

55900 Other Public Health and Welfare	
791 Other Construction	<u>\$ 10,000</u>
Total Increase in Appropriations	<u><u>\$ 10,000</u></u>

NOW, THEREFORE; be it resolved by the Greene County Legislative Body meeting in regular session this 21st day of August, 2017 a quorum being present and a majority voting in the affirmative, that the General Fund budget be amended as above.

County Mayor

Budget and Finance Committee

Sponsor

County Clerk



County Attorney

**A RESOLUTION OF THE GREENE COUNTY LEGISLATIVE BODY AUTHORIZING
THE APPROPRIATION OF \$58,425 FROM THE GENERAL FUND UNASSIGNED
BALANCE FOR THE AWARDING OF THE SPECIAL NEEDS FUNDING GRANT FOR
THE PARKING LOT IMPROVEMENTS**

- WHEREAS,** the Greene County Mayor's Office received the aforementioned grant from the Tennessee Department of Health;
- WHEREAS,** the Greene County Legislative Body approved a resolution on the 20th day of March, 2017 to place in restricted fund balance totaling \$110,000 for the construction projects build a Covered Walk for the Main Patient/Guest Entrance and Repave and Restripe the Upper Main Parking Lot, and
- WHEREAS,** Funding in the amount of \$51,575 having already been encumbered toward the construction of the Covered Walk with remaining funds to be used for repaving;
- THEREFORE,** let the General Fund Budget be amended as follows:

INCREASE BUDGETED FUND BALANCES

34585 Restricted for Public Health & Welfare	<u>\$ 58,425</u>
Total Increase in Budgeted Fund Balances	<u><u>\$ 58,425</u></u>

INCREASE IN APPROPRIATIONS

55110 Local Health Center	
791 Other Construction	<u>\$ 58,425</u>
Total Increase in Appropriations	<u><u>\$ 58,425</u></u>

NOW, THEREFORE; be it resolved by the Greene County Legislative Body meeting in regular session this 21st day of August, 2017 a quorum being present and a majority voting in the affirmative, that the General Fund budget be amended as above.

County Mayor

Budget and Finance Committee

Sponsor

County Clerk



County Attorney

E.

**A RESOLUTION TO AMEND THE FY 2018 GENERAL FUND BUDGET BY MOVING
\$51,120 FROM THE RESTRICTED FUND BALANCE TO THE GREENE COUNTY
HEALTH DEPARTMENT FOR BUILDING AND GROUNDS IMPROVEMENTS**

WHEREAS, the Greene County Health Department is in need of certain renovations to allow the building to remain structurally sound and make improvements to upper patient and employee parking area. Repairs and improvements will include repair to exterior wall due to cracks in the brick and re-asphalting of upper parking lot. Additional funding to be used for re-asphalting will come from carryover Capital Projects Special Needs funds provided by the State of Tennessee Department of Health, and

WHEREAS, the Greene County Legislative Body approved a resolution on the 15th day of June, 2015 to place in restricted fund balance totaling \$93,916 for the future construction project to correct these problems at the Greene County Health Department building, and

WHEREAS, the Greene County Health Department Director wishes to expend these funds during the current fiscal year, and

THEREFORE, let the General Fund Budget be amended as follows:

INCREASE BUDGETED FUND BALANCES

34585 Restricted for Public Health & Welfare	<u>\$ 51,120</u>
Total Increase in Budgeted Fund Balances	<u><u>\$ 51,120</u></u>

INCREASE IN APPROPRIATIONS

55110 Local Health Center	
335 Maintenance & Repairs - Buildings	\$ 4,000
791 Other Construction	<u>\$ 47,120</u>
Total Increase in Appropriations	<u><u>\$ 51,120</u></u>

NOW, THEREFORE; be it resolved by the Greene County Legislative Body meeting in regular session this 21st day of August, 2017 a quorum being present and a majority voting in the affirmative, that the General Fund budget be amended as above.

County Mayor

Budget and Finance Committee

Sponsor

County Clerk



County Attorney

**A RESOLUTION TO AMEND THE FYE 2018 SOLID WASTE BUDGET IN
THE AMOUNT OF \$30,972 IN APPROPRIATIONS FOR THE FISCAL YEAR
ENDING JUNE 30, 2018**

WHEREAS, the Greene County Solid Waste Department requests to reduce twenty eight thousand one hundred eighty dollars (\$28,180) from Solid Waste Management (#116-55710), and

WHEREAS, the Greene County Solid Waste Department requests to reduce two thousand seven hundred ninety two dollars (\$2,792) from Solid Waste Pickup/Truck Driver (#116-55731-147), and

WHEREAS, the Greene County Solid Waste Department requests to redistribute the aforementioned appropriations and;

THEREFORE, let the Solid Waste budget be amended as follows:

DECREASE IN BUDGETED APPROPRIATIONS

55710	SOLID WASTE MANAGEMENT	
161	Secretary	\$ 5,738
201	Social Security	355
204	Pension	356
207	Health	21,648
212	Medical	83
55731	SOLID WASTE PICKUP	
147	Truck Drivers	2,792
	Total Decrease in Budgeted Appropriations	\$ 30,972

INCREASE BUDGETED APPROPRIATIONS

55731	SOLID WASTE PICKUP	
142	Mechanics	\$ 8,403
201	Social Security	348
204	Pension	348
206	Life Ins.	45
207	Health Ins.	21,648
208	Unemployment	9
212	Medicare	171

TOTAL INCREASE IN APPROPRIATIONS	\$ 30,972
---	------------------

G

**A RESOLUTION TO AMEND THE FYE 2018 SOLID WASTE BUDGET IN
THE AMOUNT OF \$30,972 IN APPROPRIATIONS FOR THE FISCAL YEAR
ENDING JUNE 30, 2018**

NOW, THEREFORE; be it resolved by the Greene County Legislative Body meeting in regular session this 21st day of August, 2017, a quorum being present and a majority voting in the affirmative, that the budget be amended as above.

County Mayor

County Clerk

Budget and Finance Committee

Sponsor


County Attorney

**A RESOLUTION OF THE GREENE COUNTY LEGISLATIVE BODY AUTHORIZING
THE GREENE COUNTY MAYOR TO SUBMIT AN APPLICATION FOR THE FY 2018
RECYCLING EQUIPMENT GRANT**

WHEREAS, the Greene County Mayor's Office intends to apply for the aforementioned grant from the Tennessee Department of Environment and Conservation; and

WHEREAS, the Greene County Mayor will be the Grant Administrator of this grant if it is approved, and

WHEREAS, the grant will provide funding for recycling equipment of up to fifty thousand dollars (\$50,000), and

WHEREAS, if awarded, the proceeds will be used toward the purchase of a front loader for the Solid Waste Department, and

WHEREAS, all local match for the grant will be funded by the Solid Waste Fund, and

WHEREAS, the contract for the grant will impose certain legal obligations upon the County Mayor's Office.

NOW, THEREFORE BE IT RESOLVED:

1. That should said application be approved by Tennessee Department of Environment and Conservation, then the County Mayor is authorized to execute contracts or other necessary documents, which may be required to signify acceptance of the FY 2018 Recycling Equipment Grant by Greene County.

NOW, THEREFORE; be it resolved by the Greene County Legislative Body meeting in regular session this 21st day of August, 2017, a quorum being present and a majority voting in the affirmative, that the budget be amended as above.

County Mayor

Budget and Finance Committee
Sponsor

County Clerk

Roger A. Woolsey

County Attorney

H.

**RESOLUTION AUTHORIZING THE EXPENDITURE OF \$30,000
FROM THE GENERAL CAPITAL PROJECTS FUND FOR THE PURCHASE OF A
VEHICLE FOR BUILDING & ZONING FOR THE FYE JUNE 30, 2018**

WHEREAS, the County Commission authorized the addition of Assistant for Building and Zoning and;

WHEREAS, Building and Zoning is requesting a vehicle for the new position to perform their responsibilities and;

THEREFORE, let the General Capital Projects Fund budget be amended to the following:

DECREASE BUDGETED APPROPRIATIONS

91190 OTHER GENERAL GOVERNMENTAL PROJECTS

799 Other Capital Outlay

\$30,000

Total adjustment to budgeted revenues

\$30,000

INCREASE BUDGETED APPROPRIATIONS

91190 OTHER GENERAL GOVERNMENTAL PROJECTS

718 Motor Vehicles

\$30,000

Total Appropriations

\$30,000

NOW, THEREFORE; be it resolved by the Greene County Legislative Body meeting in regular session this 21st day of August, 2017, a quorum being present and a majority voting in the affirmative, that the budget be amended as above.

County Mayor

County Clerk

Budget and Finance Committee

Sponsor

Roger A. Woolsey

County Attorney

I

**RESOLUTION AUTHORIZING EXPENDITURE OF FUNDS
FROM THE GENERAL FUND UNASSIGNED FUND BALANCE FOR THE
PURCHASE OF TWO TRUCKS AND EQUIPMENT FOR THE ANIMAL CONTROL
DEPARTMENT NOT TO EXCEED \$60,000 FOR THE FYE JUNE 30, 2018**

- WHEREAS,** the Greene County Animal Control Department is in need of two new animal control trucks and equipment to perform their duties; and
- WHEREAS,** The Animal Control department is collecting \$1.00 for each cat and dog that is vaccinated in Greene County and is set aside to pay for capital expenditures; and
- WHEREAS,** it is in the best interest of Greene County to approve the purchase of two Animal Control trucks and equipment with the total cost not to exceed sixty thousand dollars and no cents (\$60,000.00); and

THEREFORE, let the General Fund budget be amended to the following:

DECREASE UNASSIGNED FUND BALANCE

39000	Unassigned Fund Balance	<u>\$60,000</u>
	Total Decrease to Unassigned Fund Balance	<u><u>\$60,000</u></u>

INCREASE APPROPRIATIONS

55120	RABIES AND ANIMAL CONTROL	
718	Motor Vehicles	<u>\$60,000</u>
	Total Increase to Appropriations	<u><u>\$60,000</u></u>

NOW, THEREFORE; be it resolved by the Greene County Legislative Body meeting in regular session this 21st day of August, 2017, a quorum being present and a majority voting in the affirmative, that the budget be amended as above.

County Mayor

County Clerk

Animal Control Committee

Sponsor

Roger A. Valsey
County Attorney

J.

**A RESOLUTION TO BUDGET THE \$4,218 IN INSURANCE
REIMBURSEMENT FOR THE REPAIR OF A HIGHWAY VEHICLE FOR
THE FISCAL YEAR ENDING JUNE 30, 2018**

WHEREAS, the Highway Department has received an insurance reimbursement for the repair of a vehicle totaling \$4,218, and

WHEREAS, the Highway Department. wishes to expend those funds during the fiscal year and

THEREFORE, let the Highway Fund budget be amended as follows:

INCREASE BUDGETED REVENUES

49700	Insurance Recovery	\$ 4,218
	Total Increase in Revenue	<u>\$ 4,218</u>

INCREASE BUDGETED APPROPRIATIONS

63100	OPERATION AND MAINTENANCE OF EQUIPMENT	
338	Maintenance and Repair Services - Vehicles	\$ 4,218

TOTAL INCREASE IN APPROPRIATIONS	<u>\$ 4,218</u>
---	------------------------

NOW, THEREFORE; be it resolved by the Greene County Legislative Body meeting in regular session this 21st day of August, 2017, a quorum being present and a majority voting in the affirmative, that the budget be amended as above.

County Mayor

County Clerk

Budget and Finance Committee

Sponsor



County Attorney

K.

RESOLUTION OF THE GREENE COUNTY LEGISLATIVE BODY DIRECTING THE CLERK AND MASTER MAKE NO BIDS ON BEHALF OF GREENE COUNTY FOR CERTAIN PARCELS OF LAND TO BE SOLD AT THE DELINQUENT TAX SALE

WHEREAS, pursuant to T.C.A. § 67-5-2501(a)(2) and T.C.A. § 67-5-2506 (a)(2), it is the duty of the Clerk of the Court ordering the sale (of parcels of land to be sold for delinquent taxes) to bid, on behalf of the governmental entities for which the taxes are owing, to ascertain the amount due for taxes, interest, penalties and costs, where no other bid or offer is the same or higher bid; and

WHEREAS, the statutes further provide that the governmental entity to which taxes are owing may make a determination that such parcel(s) of property pose an environmental risk or has financial liabilities associated with the properties such that it is not in the best interest of the County to take possession of the property; and

WHEREAS, the County Mayor with the assistance of the Assessor of Property and the Building Official has reviewed the parcels of land to be sold for delinquent property taxes on August 25, 2017 and has determined that some of the parcels of land offered for sale for delinquent taxes if purchased by Greene County would in fact impose an environmental risk or has financial liabilities associated with such parcels; and

WHEREAS, the County Mayor based on the assessments by the Assessor of Property and the County Building Official has determined based on environmental and financial considerations that it is in the best interest of the citizens of Greene County and Greene County as a whole to not purchase certain parcels of land at the delinquent tax sale and will at the Commission meeting review with the Commissioners the assessments of those parcels including the amount of delinquent

Roger A. Woolsey
County Attorney
204 N. Cutler St.
Suite 120
Greeneville, TN 37745
Phone: 423/798-1779
Fax: 423/798-1781

L.

taxes, interest, penalty, and cost due, the fair market value of each parcel and the anticipated cost for cleaning up or otherwise making the property marketable to enable the Greene County Legislative Body to determine which parcels if any that the Clerk and Master should be directed to not offer a bid on.

NOW, THEREFORE, BE IT RESOLVED by the Greene County Legislative Body meeting in regular session on the 21st day of August, 2017, a quorum being present and a majority voting in the affirmative that the Clerk and Master is directed not to offer a bid of those parcels of land identified by map no., parcel no., and address on the list as approved by the Greene County Legislative Body.

BE IT FURTHER RESOLVED that the County Mayor shall furnish to the Clerk and Master that list of the properties for which the County Legislative Body has determined by Resolution that the Clerk and Master should not offer a bid at the delinquent tax sale conducted by the Clerk and Master.

Jason Cobble
Sponsor

County Mayor

County Clerk

County Attorney

Roger A. Woolsey
County Attorney
204 N. Cutler St.
Suite 120
Greeneville, TN 37745
Phone: 423/798-1779
Fax: 423/798-1781

RESOLUTION TO APPROVE THE SALE OF CERTAIN PARCELS OF PROPERTY PURCHASED BY GREENE COUNTY AT THE DELINQUENT TAX SALE FOR AMOUNTS LESS THE TAXES, INTEREST, PENALTIES, AND COST THAT WERE OWED ON EACH PARCEL

WHEREAS, Greene County has purchased parcels of real property at delinquent tax sales pursuant to T.C.A. § 67-5-2501 and T.C.A. § 67-5-2506; and

WHEREAS, T.C.A. § 67-5-2507(b) (1), provides that a committee of four (4) members shall be elected by the county legislative body, from the county legislative body, who, together with the county mayor, shall place a fair price on each tract of land, for which price the same shall be sold; and

WHEREAS, that duly appointed Committee consisting of Lyle Parton, Eddie Jennings, Zak Neas, and Jason Cobble along with the County Mayor advertised for sale the various parcels owned by the County that were purchased at the Delinquent Tax Sale; and

WHEREAS, after reviewing the various bids received for the properties, the Committee determined that the highest bid for certain parcels was equal to or more than the outstanding taxes, interest and penalties for that individual parcel and those parcels were in fact sold to the highest bidder; and

WHEREAS, for other individual parcels listed below, the highest and best bid was less than the outstanding taxes, interest, penalties, and cost for that parcel:

Roger A. Woolsey
County Attorney
204 N. Cutler St.
Suite 120
Greeneville, TN 37745
Phone: 423/798-1779
Fax: 423/798-1781

m.

Property Address	Tax Parcel	Taxes Owed as of 3/2017	Bid Amount
Spencer Street	Parcel # 098E-A-049.00	\$ 4,266.23	\$ 1,200.00
Old Mountain Road	Parcel # 148-105.02	\$ 3,786.08	\$ 1,000.00
Upland Avenue	Parcel #111B-C-025.01	\$ 5,121.10	\$ 1,500.00
1015 Chucky Hwy	Parcel #077-011.03	\$ 3,786.08	\$ 150.00
100 Robinson Street	Parcel #098F-B-013.0	\$ 8,986.40	\$ 9,000.00
N. Hill Street	Parcel #098D-B-024.0	\$ 2,390.25	\$ 1,500.00
Totals		\$ 28,336.14	\$ 14,350.00

WHEREAS, T.C.A. § 67-5-2507(b)(3) provided that no tract of land shall be sold for an amount less than the total amount of the taxes, penalty, cost, and interest, unless the legislative body, upon application, determines that it is impossible to sell the tract of land for this amount and grants permission to offer the land for sale at some amount to be fixed by such legislative body; and

WHEREAS, after evaluating those properties in which the highest bids were less than the outstanding total amount of taxes, penalty, cost, and interest owed, the Property Sales Committee has determined that it is in Greene County's best interest to sell each parcel listed above and is recommending the sale of the above listed properties to the highest bidder for each individual parcel; and

WHEREAS, the Greene County Legislative Body has determined that it is impossible to sell each tract of land above specified for the total amount of taxes, penalty, cost, and interest outstanding and grants permission to offer the land for sale to the individual that offered the highest bid on each respective tract of land for the bid amount specified above.

Roger A. Woolsey
County Attorney
204 N. Cutler St.
Suite 120
Greeneville, TN 37745
Phone: 423/798-1779
Fax: 423/798-1781

NOW, THEREFORE, BE IT RESOLVED by the Greene County Legislative Body meeting in regular session on the 21st day of August, 2017, a quorum being present and a majority voting in the affirmative that the County Mayor on behalf of Greene County is authorized to sell the above listed parcels of real property for the bid amount above specified to the individual who submitted the highest bid on each individual parcel.

BE IT FURTHER RESOLVED that the County Mayor is authorized to execute such deeds and documents as is necessary to transfer the parcels.

Property Sales Committee
Sponsor

County Clerk

County Mayor

Roger A. Woolsey
County Attorney

Roger A. Woolsey
County Attorney
204 N. Cutler St.
Suite 120
Greeneville, TN 37745
Phone: 423/798-1779
Fax: 423/798-1781