

PUBLIC NOTICE

The Bedford County Planning Commission

On October 6, 2020, has unanimously recommended the rezoning of a portion of property (8.83 Acres +/-) located at Highway 231 North, Shelbyville, TN, tax map 050, parcel 019.00, from present zoning classification A-1 to proposed zoning classification C-1.
On October 20, 2020 the Bedford County Rules and Legislative committee unanimously recommended the zoning request be voted on by the Bedford County Commission.

The Bedford County Planning Commission

On October 6, 2020, has made an unfavorable recommendation against rezoning a portion of property (2.64 Acres +/-) located at 2164 Highway 82 South, Shelbyville, TN, tax map 129, parcel 013.00, from present zoning classification A-1 to proposed zoning classification C-1.
On October 20, 2020 the Bedford County Rules and Legislative committee passed without recommendation the zoning request be voted on by the Bedford County Commission.

The public hearings will occur immediately before the Bedford County Commission meeting which will begin at 7:00 p.m. on November 10, 2020. The public hearings and commission meeting will be held at the Bedford County historic courthouse in the second-floor courtroom.

Accommodations

Persons with a disability who wish to request accommodation to participate in the Public Meeting should notify Anna Frazier at least one (1) business days prior to the Meeting at (931) 684-7944 or email your request to anna.frazier@bedfordcountyttn.org to discuss accommodations. Every reasonable effort will be made to meet your need.

Chairman Chad Graham opened the public hearing for the Highway 231 North rezoning application and asked if anyone wanted to make any comments. No one responded so that hearing was closed.

Graham opened the hearing for the Highway 82-S rezoning application and asked if anyone wanted to make any comments. Firefighter/first responder Tripp Kingree spoke and expressed safety concerns due to there not being enough footage for vehicles to stop for traffic turning onto the property. He said there have been many serious accidents already in that area. Commissioner Mark Thomas asked Zoning Director Chris White if the state has done any kind of study on this. White said no. Thomas also expressed concern, especially since there are many tour buses which take that route to Lynchburg. Joshua Shulda said that he didn't understand why the county would want to change the zoning in this location, which is just two properties over from the overlay that was passed to preserve this rural community. Commissioner Yockey stated that this application has an unfavorable recommendation from the Planning Commission, largely due to there being no other commercial zoning nearby. Not allowing the change to this property will prevent other properties from changing to commercial. There being no further comments, Graham closed the public hearing.

Be it remembered that the Bedford County Commissioners, acting as the County Legislative Body, met in a regular session in the Bedford County Courthouse in Shelbyville, Tennessee on Tuesday, November 10, 2020 at 7:00 PM. Chairman Chad Graham called the meeting to order and asked for a moment of silence in honor of Mrs. Dorothy Brown, wife of Commissioner John Brown, who passed away on November 9. Prayer was led by Commissioner Thomas. Graham led the Pledge of Allegiance and Sheriff Austin Swing opened the meeting. County Clerk Donna Thomas called the roll.

- | | | |
|-----------------|---------------|----------------------------|
| MARK THOMAS | BRENT SMITH | BRIAN FARRIS |
| JOHN BROWN | JULIE SANDERS | DON GALLAGHER |
| JANICE BROTHERS | JEFF SWEENEY | PHILIP FARRAR |
| ED CASTLEMAN | GREG VICK | TONY SMITH |
| SYLVIA PINSON | LINDA YOCKEY | ANITA EPPERSON |
| BILL ANDERSON | CHASITY GUNN | JIMMY PATTERSON (deceased) |

There were 16 commissioners present. Commissioner John Brown was absent.

Pursuant to Governor Lee's Executive order No. 51, Commissioners may participate by telephonic or other electronic means.

APPROVAL OF THE OCTOBER 13, 2020 COMMISSION MINUTES – Placed on the agenda by Rules and Legislative Committee.

Motion to approve by Thomas. Second by Gallagher. Passed by roll call vote. 16 Ayes 0 Noes

ELECTIONS & CONFIRMATIONS

1. Elect Notaries – December 2020 list – Placed on the agenda by Rules and Legislative Committee.

Motion to approve by Pinson. Second by Gallagher. Passed by roll call vote. 16 Ayes 0 Noes

FROM: BEDFORD COUNTY CLERK RE: NOTARY APPLICANTS FOR December 2020
 TO: RULES AND LEGISLATIVE COMMITTEE DATE: 10-13-2020

NAME	NEW/RENEW	RECOMMENDED BY
1. Jennifer K. Smith	Renew	
2. Ladonna Cassady	Renew	
3. Nicole Fowler	Renew	
4. Charlene Jagodinski	Renew	
5. Cassie Drew	Renew	
6. K. Morgan Clardy	Renew	
7. Alan Myers	Renew	
8. Shella R. Orrell	New	Thomas/Pinson
9. Tasha Biles Hall	New	Thomas/Pinson
10. Michelle Sudberry	New	Thomas/Pinson
11. Pamela Y. Edmondson	New	Thomas/Pinson
12. Ndeye Ndiaye	New	Thomas/Pinson
13. Julie O'Connell	New (already notary in Williamson County)	

2. Appointments

- a. **Railroad Authority – Renew Don Gallagher (2-year term)**
- b. **Joint Oversight Committee for Industrial Recruitment and Tourism Development Board Member: Renew Don Gallagher (2-year term)**

Anderson made a motion to approve Don Gallagher for Railroad Authority and Joint Oversight Committee. Second by Pinson. Passed by roll call vote. 16 Ayes 0 Noes

PRESENTATIONS

State Senator Shane Reeves (District 14) and State Representative Pat Marsh (District 62) and Deputy Comptroller, Jason Mumpower, presented Bedford County with an award for a perfect audit for the 2018/2019 fiscal year.

RESOLUTIONS

Resolution 21-12: Strategic Preservation Property Exchange – Sponsored by Commissioner Greg Vick, Commissioner Jeff Sweeney, Commissioner Sylvia Pinson and Commissioner Julie Sanders. *Placed on agenda by the Courthouse and Property Committee with a unanimous recommendation.*

Vick made a motion to approve the resolution with the following amendment:

(Inserting as item number 4) “The County Executive is authorized and directed to take the necessary action and execute the necessary documents specifically including a Deed to consummate the Exchange Agreement and to initiate the public bid process to assure compliance with the laws relative to selling County property.” (Existing paragraphs 4 and 5 would become 5 and 6 respectively.)

Second by Sweeney. Vick stated that this is the Main Street Market project and in order to receive grant money the County must own the property. The intention is for the county to convey 2 acres on the corner of Northcreek Drive and Harts Chapel Road to James Farrar in exchange for the 2 acres located at the corner of North Main Street and East Lane Street. Sweeney said the project has been studied for 11 months and the

Resolution 21-12: Strategic Preservation Property Exchange (continued)

next phase is the feasibility study which should be completed in the first quarter of 2021. The value of the property being traded for is higher than the property being traded.

Brent Smith said that the Commission has yet to see a viability study. He said he would also like to see the feasibility study. He said the property off of 231 N is the gateway to our county. He thinks this is more of a city project and would like to see these studies before moving forward. Anderson said he does not believe the North Main property is worth more than the Harts Chapel property, because it will require cleaning up and tearing down buildings. He thinks it will be a negative swap as far as value. Graham clarified that the property is not on 231 N, but on Harts Chapel. Brent Smith said that it is near the judicial center which is where the future of the county is, whether that be industrial growth or other business growth, and this is where the County needs to put its money.

Sanders said that Commissioners were provided with a viability study in the form of a booklet describing the project. Brent Smith asked what about the feasibility study. Vick said that it will not be completed until 2021 and that this property is a component that will be required for feasibility. Brent Smith said that this is really a city project and we should put our funds more in the county. Anderson asked again for someone to tell him how this property off the square is worth more than the Harts Chapel property. Sweeney said that, based on the property assessor's records, the property on the square has a greater value than the Harts Chapel property. The remainder of the Harts Chapel property is being considered for other government buildings, such as a possible juvenile detention facility. He said the Main Street Market will generate sales tax revenue as well as traffic to other businesses around the county. He asked that tonight's decision be based on property values and the potential for the property.

Passed as amended by roll call vote. 15 Ayes 1 Noes Commissioner Brent Smith voted no.

**BEDFORD COUNTY
BOARD OF COMMISSIONERS
RESOLUTION NO 21-12**

**RESOLUTION TO APPROVE A STRATEGIC PRESERVATION
PROPERTY EXCHANGE**

WHEREAS, The Bedford County Commission (Commission) has adopted a process by which Economic Development Opportunities can be or have been identified for development; and,

WHEREAS, Through such a process, The Courthouse and Property Committee has identified a property which the Commission wishes to acquire through a Strategic Preservation Property Exchange Agreement, *hereinafter referred to as gateway property*; and,

WHEREAS, Bedford County owns real property, *hereinafter referred to as County Property*, located on Harts Chapel Road where it intersects with Northcreek Drive, Shelbyville, Bedford County, Tennessee and more property identified as being map 050 parcel 038.10 containing approximately 38 acres +/-; and,

WHEREAS, Bedford County wishes to convey a certain portion of its *said County Property* consisting of 2.01 acres +/- (**Addendum A** - Plat Map), in exchange for the *said gateway property*, specifically described and located at 300 North Main Street (map/parcel 089 H D 05.00) and 316 North Main Street (map/parcel 089-H-D-006.00) and 106 East Lane Street (map/parcel 089-H-D-007.00) (**Addendum B** - Property Tax Maps & Deeds), collectively containing approximately 2 acres +/- and owned by James Farrar; and,

WHEREAS, the appraised value of each of the properties considered by this Strategic Preservation Exchange Agreement are currently consistent with the value of the other; and,

WHEREAS, Bedford County has secured the exchange rights of *said gateway property* under an exclusive option agreement (**Addendum C**); and,

WHEREAS, Bedford County has completed a thorough due-diligence review of the *said gateway property* owned by James Farrar which included a Phase 1 Environmental Audit, and further, *said gateway property* has been identified as a strategic property to enhance job creation, tourism, education and agriculture, and in so doing enhances the work of the Main Street Market Feasibility Committee, and further, county ownership of *said gateway property* may eliminate a blight and provide a more aesthetically pleasing sense of arrival upon the Bedford County Seat's Historic Public Square properties; and,

WHEREAS, Bedford County, under such a Strategic Preservation Exchange may develop, own, maintain and control an integral entry point onto the Bedford County Seat's Historic Public Square.

Now, THEREFORE BE IT RESOLVED by the County Legislative Body of Bedford County meeting in regular session at Shelbyville, Tennessee, on the 10 day of November, 2020, that:

1. The Strategic Preservation Property Exchange Agreement be approved.
2. Approve the transfer of the above-described county-owned property.
3. Approve the option agreement to extend into a purchase by exchange agreement between the two parties.
4. The County executive is authorized and directed to take the necessary action and execute the necessary documents specifically including a Deed to consummate the Exchange Agreement and to initiate the public bid process to assure compliance with the laws relative to selling County property. No Bedford County Property Tax funds have or will be expended in evaluating or in executing this exchange.
5. This resolution shall be effective upon its passage and approval, the public welfare requiring it.

Sponsors: Commissioner Greg Vick- Commissioner Jeff Sweeney-
Commissioner Sylvia Pinson

Passed this 10 day of November, 2020.

Chad K
APPROVED: Bedford County Mayor

11-10-2020
Date

Donna Thomas
ATTEST: Bedford County Clerk

11-10-2020
Date

REPORTS BY STANDING COMMITTEES

Rules and Legislative Committee

1. **Application for Rezoning/Planning: a portion of property (2.64 acres +/-) located at 2164 Highway 82 South, Shelbyville, TN tax map 129, parcel 013.00, from present zoning classification A-1 to proposed zoning classification C-1.** *An unfavorable recommendation from Planning Commission on Oct. 6, 2020 (10 ayes, 1 no) was made for reason of no similarly zoned property in area.*

Yockey made a motion to defer the item until next month. Second by Thomas. Motion to defer passed by roll call vote. 16 Ayes 0 Noes

A copy of the application is on file in the Clerk's office.

2. **Application for Rezoning/Planning: a portion of property (8.83 acres +/-) located at Highway 231 North, Shelbyville, TN tax map 050, parcel 019.00, from present zoning classification A-1 to proposed zoning classification C-1.** *A unanimous favorable recommendation was made from Planning Commission on October 6, 2020.*

Motion to approve by Vick. Second by Yockey. Passed by roll call vote. 16 Ayes 0 Noes

A copy of the application is on file in the Clerk's office.

3. **District 3 commissioner vacancy nominations.**

Graham said that each Commissioner will have the opportunity to nominate one candidate. Epperson made a motion have nominees introduce themselves at the Rules and Legislative Committee meeting next week and be voted on at the December commission meeting. Second by Brent Smith. Vick asked to amend the motion to have the nominees present proof of voter registration. Epperson and Brent Smith agreed to the amendment. Sweeney said that each candidate should be made aware of the responsibilities of a Commissioner. Motion passed as amended by roll call vote. 16 Ayes 0 Noes

Graham opened the floor for nominations which were as follows:

Brothers nominated Terry Davenport.

Sweeney nominated Jason Sanders.

Anderson nominated Brent Stacey.

Epperson nominated Rick Gann.

Vick nominated Rick Frazier.

Vick moved to cease nominations.

4. **Ratify Private Chapter 37 Hotel/Motel Tax.** *A unanimous favorable recommendation was made from Planning Commission on October 6, 2020.*

County Attorney John T. Bobo suggested to add a paragraph to the end of the resolution to read as follows:

“BE IT FURTHER RESOLVED by the Bedford County Board of Commissioners that Private Act No. 37 be and is hereby approved and that such approval shall be proclaimed by the Chairman of the Bedford County Board of Commissioners and certified to the Tennessee Secretary of State.”

Motion to make the change and approve by Sweeney. Second by Pinson. Passed by roll call vote. 16 Ayes 0 Noes

4. Ratify Private Chapter 37 Hotel/Motel Tax (continued)

RESOLUTION 21-14
RESOLUTION APPROVING THE FORM OF THE COUNTY CLERK
FOR REPORTING THE HOTEL PRIVILEGE TAX
AND SETTING THE TAX RATE AT 7%

WHEREAS, it is necessary to approve the tax form for the
Hotel/Motel Privilege Tax; and

WHEREAS, it is necessary to set the Hotel/Motel Privilege Tax Rate.


NOW, THEREFORE, BE IT RESOLVED by the Bedford County
Legislative Body that the proposed Hotel/Motel Tax Form attached is hereby
approved.

BE IT FURTHER RESOLVED that the Hotel/Motel Privilege Tax
rate for Bedford County is hereby set at 7%.

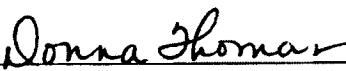
BE IT FURTHER RESOLVED by the Bedford County Board of
Commissioners that Private Act No. 37 be and is hereby approved and that such
approval shall be proclaimed by the Chairman of the Bedford County Board of
Commissioners and certified to the Tennessee Secretary of State.

This 10th day of November, 2020.

APPROVED: 16 AYE 0 NAY



Chad D. Graham,
County Mayor,
Chairman of the Board of Commissioners

ATTEST: 

Donna Thomas, County Clerk

DONNA THOMAS
BEDFORD COUNTY CLERK
100 PUBLIC SQUARE WEST
STE 104
SHELBYVILLE, TN 37160
931-684-1921

HOTEL/MOTEL/CAMPGROUND/OTHER OCCUPANCY TAX

****IMPORTANT: Taxpayer must file return even though no tax is due to the
County Clerk. This report must be filed by the 20th day of the following month for
which a report is due.**

Mailing Address _____ Location _____

Account _____ Owner _____
Number of rooms/spaces of occupancy _____ Number of permanent residents including owners: _____
Assessment covers tax period from 10/01/2020 to 10/31/2020

Hotel/Motel Tax	
1. Gross Receipts for occupancy of rooms/spaces	\$ _____
2. Deductions for Permanent Residents of 30 continuous days or more	\$ _____
3. Net Taxable Receipts (line 1 minus line 2)	\$ _____
4. Tax Due (7% of line 3)	\$ _____
5. Interest should be figured at 12% per annum (daily rate is .000329 of line 4)	\$ _____
6. Penalty (1% for each 30 days of delinquency or any portion of 30 days for tax on line 4)	\$ _____
7. Total Tax Due	\$ _____

I declare under the penalty of perjury that this return has been examined by me and to the best of my
knowledge and belief, this is a true, correct, and complete return.

Signed: _____ Title: _____ Date: _____

** Make checks payable to : BEDFORD COUNTY CLERK **

4. Ratify Private Chapter 37 Hotel/Motel Tax (continued)

SS-7032 (Rev. 03/19)

Local Legislative Body

**NOTICE TO SECRETARY OF STATE
OF RATIFICATION OF PRIVATE ACT**

SECRETARY OF STATE
Division of Publications
312 Ross L. Parbo Avenue
Eightth Floor
William R. Sandgrass Tennessee Tower
Nashville, TN 37243

Private Chapter No. 37 which is House
(Senate or House)
Bill No. 1695 of the 111th General Assembly; (please choose one):
 Passed Failed No Action Taken

The vote took place on 11/10/2020 and the results were as follows:
Date (mm/dd/yyyy)

16 Votes For
0 Votes Against
0 Abstention
(please list number of votes)

Embossed Seal:
(if applicable)

Bedford
County or City

11/10/2020
Date (mm/dd/yyyy)

Presiding Officer of the Local Legislative Body
Chad [Signature]

IDA 147

Law Enforcement Committee
None

Courthouse and Property Committee

1. Approve former workhouse building located on Lane Parkway as new surplus facility.

Motion to approve by Yockey. Second by Thomas. Graham noted that the gym where the surplus is currently stored is in bad shape. Yockey stated that if the former workhouse is not used, the county would probably have to build a \$40K storage building. Anderson asked if moving the surplus will free up the gym to be sold. Graham said that there has been interest expressed in purchasing the gym if that is what the body wants. Sanders said that will be discussed at the Courthouse and Property Committee meeting this month. Motion passed by roll call vote. 16 Ayes 0 Noes

2. Surplus – office furniture from the mayor’s office and human resources

Motion to approve by Anderson. Second by Pinson. Passed by roll call vote. 16 Ayes 0 Noes

- Mayor’s Suite:
Office furniture to surplus
2 reception chairs
1 credenza
1 lamp
1 reception desk



- Human Resources
Request to send to surplus
1 folding small desk



Anna Frazier
Anna Frazier, Assistant to Mayor

10/20/2020
Date

Shanna Boyette
Shanna Boyette, Human Resources Director

10-20-20
Date

Financial Management Committee

1. Quarterly Reports

Motion to approve by Yockey. Second by Brothers. Passed by roll call vote. 16 Ayes 0 Noes

A copy of the Report is on file in the Clerk's office.

2. BoE Budget Amendment No. 1

Motion to approve by Anderson. Second by Tony Smith. Passed by roll call vote. 16 Ayes 0 Noes

A copy of the Budget Amendment is on file in the Clerk's office.

3. County Budget Amendment No. 2

Motion to approve by Tony Smith. Second by Brothers. Passed by roll call vote. 16 Ayes 0 Noes

A copy of the Budget Amendment is on file in the Clerk's office.

Yockey made a motion to suspend the rules to discuss road closure requests as submitted to the Planning Commission by Highway Superintendent Mark Clanton. The closure requests are for 3 short segments of roads that have been problematic. Second by Brothers. Motion to suspend the rules passed by roll call vote. 16 Ayes 0 Noes

Yockey made a motion to take the following sections of road off of the road listing:

- .13 mile on William Fox Lane, requested by Charles and Kathryn Spencer
- .06 mile on North Fork Drive, requested by Seth and Amber Tucker
- .20 mile on Ben Williams Road, requested by Tad Barber

Second by Thomas. Motion passed by roll call vote. 16 Ayes 0 Noes

Copies of the Petitions for Road Closure are on file in the Clerk's office.

ANNOUNCEMENTS

County offices will be closed on November 11 in observance of Veterans Day.

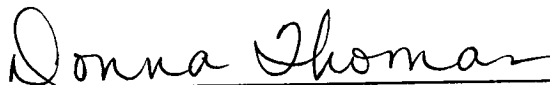
ADJOURN

There being no further business before the Board, Thomas made a motion to adjourn and Chairman Graham declared the meeting adjourned at 8:03 p.m.




Chairman Chad Graham
Bedford County Board of Commissioners

I certify that the minutes were completed on the 17th day of November and delivered to the Bedford County Mayor's Office.



Donna Thomas
Bedford County Clerk

I certify that I received these minutes on the 17 day of November, 2020.



Chad Graham
Bedford County Mayor

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