

Be it remembered that the Bedford County Commissioners, acting as the County Legislative Body, met in a regular session in the Shelbyville Central High School Auditorium in Shelbyville, Tennessee on Tuesday, July 13, 2021 at 7:00 PM. Chairman Chad Graham called the meeting to order. Prayer was led by Commissioner John Brown. Graham led the Pledge of Allegiance and Sheriff Austin Swing opened the meeting. County Clerk Donna Thomas called the roll.

BRENT SMITH	BRIAN FARRIS	SYLVIA PINSON
CHASITY GUNN	JULIE SANDERS	DON GALLAGHER
JANICE BROTHERS	JEFF SWEENEY	PHILIP FARRAR
ED CASTLEMAN	GREG VICK	BILL ANDERSON
MARK THOMAS	JASON SANDERS	JOHN BROWN

There were 15 commissioners present. Commissioners Tony Smith, Anita Epperson, and Linda Yockey were absent.

**APPROVAL OF THE JUNE 8, 2021 COMMISSION MINUTES** – *Placed on the agenda by Rules and Legislative Committee.*

Motion to approve by Thomas. Second by Sweeney. Passed by voice vote.

**ELECTIONS & CONFIRMATIONS**

**1. Elect Notaries** - *Placed on the agenda by Rules and Legislative Committee.*

Motion to approve by Thomas. Second by Anderson. Passed by voice vote.

BEDFORD COUNTY CLERK  
 DONNA THOMAS COUNTY CLERK  
 100 PUBLIC SQ STE 104  
 SHELBYVILLE TN 37160  
 Telephone 931-684-1921  
 Fax 931-685-9590

Notaries to be elected July 13, 2021

RYAN ADCOCK ADAM BATES BRIDGET W BOBO LUKE DAVIDSON ANGELA S FINNEY TAMMY S KING	SASHA KNOWLES AMY MCCULLOUGH ROBIN MOORE IRMA OLIVIA TREVINO P SARAI VARGAS
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**2. Appointments Board of Zoning and Appeals** - *Placed on the agenda by Rules and Legislative Committee.*

Graham put forth Greg Vick. Motion to approve by Thomas. Second by Sweeney. Passed by voice vote.

**PRESENTATIONS**

None

**RESOLUTIONS**

**Resolution 21-32 A Resolution Authorizing the Bedford County Mayor to purchase land for expansion of the 231 North Business Park** – *Placed on agenda by Courthouse & Property Committee..*

Gallagher made a motion to approve and amend the resolution with the following language being inserted into the body of the resolution and waive the reading:

“...and be it further resolved that the Bedford County Board of Commissioners amend the budget to move \$1,050,000 plus any closing costs from the Assigned Fund Balance - Hospital into Account No. 91190-715 Land.”

Second by Vick. Vick said the Resolution has been through committee. Anderson said that not one job has been created from this project over the past 7 years. He said that it appears as though the majority of this land will be for the TCAT school, and that while he is thrilled that the new TCAT school is going to be built, \$67,000 an acre is too much just to make it more visible. Brent Smith said that the price is too high and that he has never heard what kind of industry is coming to Bedford County and whether the jobs created will justify the cost. He said he cannot vote for it. Julie Sanders said that direct access to the park is a requirement by industry coming in. She said that Newton Nissan paid \$6M for 12 acres in 2013.

Motion passed by roll call vote. 13 Ayes 1 No 1 Pass  
Commissioner Anderson voted no. Commissioner Brent Smith passed.

**Resolution 21-32 Expansion of 231 N Business Park (continued)**



Bedford County Board of Commissioners  
Resolution 21-32

**BEDFORD COUNTY BOARD OF COMMISSIONERS**

**Resolution 21-32**

**A Resolution Authorizing the Bedford County Mayor to Purchase Land for Expansion of the 231 North Business Park.**

WHEREAS, on March 12, 2015, Bedford County, Tennessee and the City of Shelbyville, Tennessee entered into a joint venture by interlocal agreement for the creation of a commerce business park now known as the 231 North Business Park (hereinafter the "Business Park"); and

WHEREAS, pursuant to the interlocal agreement, the 231 North Business Park Oversight Committee (hereinafter the "Oversight Committee") was duly created to oversee the day-to-day operations of the Business Park and to make recommendations to the respective legislative bodies of the County and the City when necessitated; and

WHEREAS, the Oversight Committee met in a special called meeting on May 25, 2021 for the purpose of reviewing and approving a no-cost option agreement (hereinafter the "Option") for the purchase of a certain parcel of real property, containing approximately 33 acres more or less, adjacent to the Business Park and fronting U.S. Highway 231 North, located at 2905 Highway 231 North, further identified as Tax Map 050 Parcel 011.00 in the Bedford

County Property Assessor's Office, (hereinafter the "Parcel"), for the purchase price of Two Million One Hundred Thousand Dollars (\$2,100,000.00) before August 19, 2021, a copy of such Option being attached as Exhibit A to this Resolution; and

WHEREAS the Oversight Committee, at its special called May 25, 2021 meeting, did vote to recommend the joint purchase of said Parcel to the Bedford County Commission and the Shelbyville City Council pursuant to the Option, for the expansion of the Business Park to include obtaining road frontage and a new access to the Business Park along U.S. Highway 231 North; and

WHEREAS, it is the intent of the Oversight Committee, as well as that of Bedford County and the City of Shelbyville, that each party will contribute One Million Fifty Thousand Dollars (\$1,050,000.00) to the purchase price and that each party will amend the Business Park interlocal agreement to include the Parcel in the Business Park; and

WHEREAS, the Oversight Committee conveyed the executed Option to the mayor of Shelbyville, Tennessee and the mayor of Bedford County, Tennessee; and

WHEREAS, the mayor of Bedford County did convey the said Option to the Bedford County Finance Committee for consideration at its scheduled May 25, 2021 meeting; and

WHEREAS, the Bedford County Finance Committee at its scheduled meeting on May 25, 2021, did vote to send the Option to the full Bedford County Commission at its June 8, 2021 regularly scheduled meeting; and

WHEREAS, the Bedford County Commission at its June 8, 2021 meeting did vote in the affirmative to send the Option to the Bedford County Courthouse and Property Committee; and

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WHEREAS, at its regularly scheduled meeting held June 10, 2021, the Shelbyville City Council did consider the Option and approved preliminary review for the potential joint purchase of the Parcel, to include conducting any necessary title work, a Phase I ESA study, and a Jurisdictional Waters Assessment; and

WHEREAS, at its June 15, 2021 regularly scheduled meeting the Bedford County Courthouse and Property Committee did vote in the affirmative to send the Option to the regularly scheduled July 13, 2021 meeting of the Bedford County Board of Commissioners with the recommendation for the joint purchase of the Parcel with the City of Shelbyville; and

WHEREAS, the Bedford County Board of Commissioners at its regularly scheduled July 13, 2021 meeting do hereby believe it is in the best interests of Bedford County and its citizens that the Business Park be expanded by the exercise of the Option jointly with the City of Shelbyville, and desires to acquire the Parcel jointly for the purchase price of Two Million One Hundred Thousand Dollars (\$2,100,000.00), each party contributing One Million Fifty Thousand Dollars (\$1,050,000.00) to that purchase price.

THEREFORE, BE IT RESOLVED by the Bedford County Board of Commissioners at its July 13, 2021 meeting, that it authorizes and approves the joint exercise of the Option with the City of Shelbyville for the purchase of the Parcel for Two Million One Hundred Thousand Dollars (\$2,100,000.00), as well as payment of any necessary and reasonable closing costs, to be split equally between the parties, and authorizes the mayor of Bedford County, Tennessee, the Honorable Chad D. Graham, to execute any and all instruments necessary to purchase, obtain and effectuate title to the Parcel pursuant to the terms and conditions of the Option recommended

by the Bedford County Courthouse and Property Committee and approved by the Bedford County Board of Commissioners assembled at the July 13, 2021 monthly meeting.

BE IT FURTHER RESOLVED, that the Bedford County Board of Commissioners amend the budget to move \$1,050,000 plus any closing costs from the Assigned Fund Balance - Hospital to Account No. 91190-715 Land.

Upon the execution of the above instruments title to the Parcel shall be issued in the names of Bedford County, Tennessee and the City of Shelbyville, Tennessee.

This authorization being for the direct action by the Bedford County Board of Commissioners.

Adopted this 13 day of July, 2021.

APPROVED:  
  
Chad D. Graham, Bedford County Mayor

ATTEST:  
  
Donna Thomas, Bedford County Clerk

**ADDITIONAL ITEMS BY STANDING COMMITTEES**

**Rules and Legislative Committee**

- **Second Addendum to the Interlocal Agreement By and Between Bedford County, Tennessee and the City of Shelbyville, Tennessee Concerning the Commerce Business Park to Amend Membership of Oversight Committee**

**Second Addendum to Interlocal Agreement (continued)**

Motion to approve by Thomas. Second by Pinson. Vick said that the bylaws allow for the appointment of a board seat. The 231 board appointed Shane Hooper, however the interlocal agreement does not conform with the bylaws. This addendum makes the agreement conform to the bylaws. Passed by voice vote.

**Law Enforcement Committee**

None

**Courthouse and Property Committee**

- **Surplus: County Clerk's Office – various office and technology equipment**

Motion to approve by Thomas. Second by Farris. Passed by voice vote.

## memo

Bedford County Finance Department

To: Robert Daniel  
From: Juan Orozco  
CC:  
Date: 6/01/2021  
Re: Request to list following as Surplus

Comments: The County Clerk has requested to declare the following as Surplus Property. 1 Battery backup, 1 Calculator, 1 USB Hub, 1 Dell OptiPlex 3020, 1 keyboard, 2 Wooden chairs, 2 Burgundy chairs and 2 Filing cabinets.

Thank You,  
Juan Orozco  
Surplus Clerk

**Financial Management Committee**

- **Surplus:**
  - CTE Annex/SCHS – various technology equipment
  - Cascade Elementary – various technology equipment
  - SCHA – lab chairs
  - Southside – various technology equipment
  - Courthouse Annex, 2nd Floor – various office equipment
  - Veterans Service Office – 2 filing cabinets
  - IT Department – various technology equipment

Motion to approve by Thomas. Second by Pinson. Passed by voice vote.

*A complete list of the items surplused is on file in the Clerk's office.*

**Q4 Reports**


1. Clerk & Master - Absent
2. Circuit Court Clerk/Driving School Director – Absent, submitted report.
3. County Clerk – Donna Thomas reported that total collected through the Clerk's office for the year was up almost \$1M over last year. Revenue for Bedford County was up 22% and total transactions was up 6%.
4. Director of Schools – Dr. Tammy Garrett spoke about the many grants that are being applied for and the projects to be funded with the grant money. She also spoke about the virtual school which will be starting this year.
5. Election Registrar- Absent, submitted report.
6. Hwy Superintendent – Absent, submitted report
7. Property Assessor – Ronda Clanton reported that re-appraisal has been completed and already properties are selling for more than the new appraised values.
8. Registrar of Deeds – Johnny Reed reported that the total collected through the Register's office was up \$867K for the year and that total documents recorded were up 47%. He also said that coming soon will be a free fraud prevention website.
9. Trustee – Tonya Davis reported that property tax collections were up \$263K (1.8/%) over last year. The collections on prior year taxes were up 55%. The amount turned over to the Clerk and Master was down 25.68%.

**ANNOUNCEMENTS**

- Bedford County Fair: July 19-24
- Commissioner Chasity Gunn announced her resignation from the Board of Commissioners as of July 31 due to her upcoming marriage and move outside her district.

**ADJOURN**

There being no further business before the Board, a motion was made to adjourn and Chairman Graham declared the meeting adjourned at 7:49 p.m.



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Chairman Chad Graham  
Bedford County Board of Commissioners

I certify that the minutes were completed on the 23<sup>th</sup> of July and delivered to the Bedford County Mayor's Office.



\_\_\_\_\_  
Donna Thomas  
Bedford County Clerk

I certify that I received these minutes on the 23 day of July, 2021.



\_\_\_\_\_  
Chad Graham  
Bedford County Mayor