



Bradley County Commission
Thomas Crye, Chairperson
VOTING SESSION AGENDA
February 6, 2023, at 7:00p.m.
Bradley County Courthouse

1. Call to order
2. Invocation
3. Pledge of Allegiance – Commissioner Josh Rogers
4. Roll Call
5. Approval of Minutes
6. Report from County Mayor
7. Consent Agenda (see page 3)
8. Reports from Committees and/or Districts
9. Unfinished Business
10. Approval of Agenda
11. Agenda Items
 - A. Resolution approving a payment-in-lieu of tax (PILOT) schedule and delegating authority to enter into a PILOT program (see pages 4-5) – Commissioner Cindy Slater
 - B. Resolution adopting the Bradley County hazard mitigation plan to improve disaster resistance in the planning area (see page 6) – Commissioner Cindy Slater
 - C. Motion to approve the Road Committee recommendation to approve request for name change of Hickory Road to Freeman Circle (see pages 7-8) – Commissioner Tim Mason
12. Communication from the audience

13. Announcements

14. Adjourn

Next meeting: Work Session, February 13, at 12:00p.m., Bradley County Courthouse

Upcoming Events

*Septic cost sharing program installer meeting, February 9, 6:30p.m., Courthouse



Bradley County Commission
Thomas Crye, Chairperson
CONSENT AGENDA
February 6, 2023, at 7:00p.m.
Bradley County Courthouse

APPOINTMENTS

1. Reappoint Louie Alford to the Audit Committee term expiring September 2023
2. Reappoint Milan Blake to the Audit Committee term expiring September 2023
3. Appoint Cindy Slater to the Audit Committee term expiring September 2023
4. Appoint Bill Winters to the Audit Committee term expiring September 2023
5. Appoint Scott Gilbert to the Audit Committee term expiring September 2023
6. Reappoint Alan Smith to the Audit Committee term expiring September 2023
7. Reappoint William "Buster" Stuart to the Audit Committee term expiring September 2023
8. Reappoint Dr. Dewayne Thompson to the Audit Committee term expiring September 2023
9. Reappoint Louie Alford to the Committee to Work with the Industrial Development Board term expiring September 2026
10. Reappoint Milan Blake to the Committee to Work with the Industrial Development Board term expiring September 2026
11. Reappoint Chuck Hammonds to the HCI Committee, representing the 4th District term expiring February 2027
12. Appoint Josh Rogers to the Committee to work with the Industrial Development Board term expiring August 2026
13. Appoint Aaron Chaplin, District Attorney's Office, to the Misdemeanor Probation Advisory Board
14. Appoint Leon Shahan, Public Defender's Office, to the Misdemeanor Probation Advisory Board
15. Appoint Jerry Hoffer, BAR Association, to the Misdemeanor Probation Advisory Board
16. Appoint Cristi Wall, Sheriff's Office, to the Misdemeanor Probation Advisory Board
17. Appoint Mark Gibson, City of Cleveland, to the Misdemeanor Probation Advisory Board
18. Appoint Milan Blake, Commissioner, to the Misdemeanor Probation Advisory Board term expiring August 2026
19. Appoint Bill Winters, Commissioner, to the Misdemeanor Probation Advisory Board term expiring August 2026

NOTARIES PUBLIC

20. Bradley County Clerk will bring a listing of notary public (County Clerk will bring listing to the meeting)



RESOLUTION 2023-

RESOLUTION APPROVING A PAYMENT-IN-LIEU OF TAXES (PILOT) SCHEDULE AND DELGATING AUTHORITY TO ENTER INTO A PILOT AGREEMENT

WHEREAS, the Industrial Development Board of the County of Bradley and the City of Cleveland, Tennessee (the "Board") has recommended a Payment-In-Lieu-Of-Taxes ("PILOT") schedule for SK Food Group, Inc. (the "Company") which has acquired certain property within the City of Cleveland, Bradley County, Tennessee, the construction of real improvements thereon, and the acquisition and installation of certain machinery, equipment and other personal property for use as manufacturing, warehouse, distribution, and related facilities in the City of Cleveland and Bradley County, Tennessee with a capital investment of approximately \$205,200,000 (the "Project") to be invested in three phases;

WHEREAS, the Project is anticipated to result in the creation of 371 new full-time positions in Phase 1, 342 new full-time jobs in Phase 2, and 132 new direct jobs in Phase 3 with an average annual weighted wage of approximately \$44,000.00 for all employees and a benefit package including health insurance, performance based bonus programs, paid time off, 401K match, long-term and short-term disability insurance, and education assistance/scholarships.

WHEREAS, the Company has requested that all real and personal property acquired in connection with the Project (collectively, the "Property") qualify for an arrangement (the "PILOT Arrangement") whereby the Property shall be exempt from all ad valorem property taxes otherwise due thereon (collectively, "property taxes"), and in lieu of the property taxes, the Company shall be required to make annual payments in lieu of taxes equal to (i) 50% of the property taxes otherwise due on the portion of the Property constituting real property during the ten-year period for each phase starting in the first full year of occupancy and continuing through the year 2040; and (ii) the following payment schedule on the Property constituting personal property for a six year period for each phase starting in the first full year of occupancy and continuing through the year 2036:

Year 1 = 22.7273%
Year 2 = 26.6667%
Year 3 = 31.7460%
Year 4 = 40.0000%
Year 5 = 52.6316%
Year 6 = 80.0000%

with such percentage in a given year being the percentage applied to the property taxes otherwise due on the portion of the Property constituting personal property as depreciated, the intent of which is to tax the personal property in an amount equal to the personal property taxes otherwise due if the personal property is appraised at 20% of the acquisition value and taxed at the full tax rate for the portion of the Property constituting personal property;

WHEREAS, the Board has determined that, notwithstanding the PILOT Arrangement, the Project will result in the payment of in lieu of tax payments to the County of Bradley, Tennessee in an estimated amount of \$7,291,458.13 over the term of the PILOT arrangement; and

WHEREAS, the County of Bradley, Tennessee (the "County") has determined that the proposed PILOT Arrangement is fair, reasonable, and necessary for the continued economic development of the City of Cleveland, Tennessee, and that the payments in lieu of taxes derived from the PILOT Arrangement would be in furtherance of the Board's purposes.

NOW THEREFORE, BE IT RESOLVED by the County Commission of Bradley County, Tennessee as follows:

Section 1. The County hereby agrees to the PILOT Arrangement and hereby delegates the power and authority to the Board to negotiate a PILOT agreement with the Company to reflect the parties' respective rights and obligations in accordance with the PILOT Arrangement.

Section 2. The County hereby authorizes the Mayor to execute any and all documents necessary for the successful completion of the Project, including but not limited to, all documents related to the PILOT Arrangement.

Section 3. This Resolution shall become effective upon its adoption.

Adopted this 6th day of February, 2023.

APPROVED AS TO FORM:

Thomas L. Crye, Chairman

Donna A. Simpson, County Clerk

RATIFY/VETO:

D. Gary Davis, County Mayor



**RESOLUTION 2023 –
A RESOLUTION ADOPTING THE BRADLEY COUNTY HAZARD MITIGATION PLAN
TO IMPROVE DISASTER RESISTANCE IN THE PLANNING AREA**

WHEREAS, the participating jurisdictions of Bradley County have worked together to develop a strategy known as the Bradley County Hazard Mitigation Plan to improve disaster resistance in the planning area; and

WHEREAS, the Federal Disaster Mitigation Act of 2000 (DMA2000) pursuant 44 CFR Part 201 and the Federal Emergency Management Agency (FEMA) require communities to adopt an approved hazard mitigation plan in order to be eligible to receive pre-disaster and post-disaster federal funding for mitigation purposes; and

WHEREAS, the participating jurisdiction has participated in the hazard mitigation plan by the formation of a Mitigation Planning Committee (MPC); and

WHEREAS, the MPC recommends the formal adoption of the Bradley County Hazard Mitigation Plan dated 12/28/2022 by the passing of this resolution, and

NOW, THEREFORE, BE IT RESOLVED by the Bradley County Legislative Body that:

Section 1: The participating stakeholder hereby approves and adopts the updated hazard mitigation plan in its entirety with projects as adopted by the MPC; and agrees to be governed by the Hazard Mitigation Plan dated 12/28/2022 attached hereto and incorporated.

Section 2: The participating stakeholder authorizes the appropriate participating officials to pursue funding opportunities for the implementation of proposals designated therein; and will upon receipt of such funding or other necessary resources, seek to implement the actions contained in the hazard mitigation plan.

Section 3: The participating jurisdiction will continue to cooperate and participate in the hazard mitigation planning process, holding regular meetings, including reporting progress as required by FEMA, the Tennessee Emergency Management Agency (TEMA), and the MPC.

ADOPTED this 6th day of February, 2023.

Thomas Crye, Chairman

RATIFY/VETO:

Donna A. Simpson, County Clerk

D. Gary Davis, County Mayor



Office of Road Superintendent
 Tom Collins
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 E-mail: tcollins@bradleycountyttn.gov

BRADLEY COUNTY, TN

REQUEST FOR NAME CHANGE OF THE FOLLOWING ROAD:

CHANGE FROM: 1370 feet of Hickory Road

TO: Freeman Circle

TAX MAP ID: 45

ROAD LOCATION: Northeast Bradley County

BEGINNING: AT Jct. of Hickory Rd. and Freeman Circle

ENDING: 1370' southeast to Polk Co. line.

POSTED SPEED LIMIT: 30 MPH

ROAD CONSTRUCTED OF: Asphalt

WIDTH OF PAVEMENT: 14'

WIDTH OF RIGHT-OF-WAY: 40'

LENGTH OF ROAD RIGHT-OF-WAY: 1370'

REVIEWED AND APPROVED BY:

To be signed as listed:

Tom Collins

County Road Superintendent

 Road Committee Chair

 Bradley Co. Commission Chair

Date of change: _____

Copies To: Planning Commission
 County Road Superintendent
 County Commission Chairperson
 County Clerk

Polk County Road Department
 EMS/911 Dispatch
 United States Postal Service

Bradley County Planning & Inspections Building Department

Ronald A. Wilson, Chief Building Official

December 27, 2022

Re: Hickory Road NE partial name change to Freeman Circle NE

Mr. Tom Collins,
Bradley County Pike Road Superintendent

During a permit request for a new manufactured home to be placed on Hickory Road NE, a situation was found that needs to be addressed.

That road is in Northeast Bradley County, and it runs from Lower Chestuee Road NE east to a junction point of Freeman Circle, and then runs parallel along the Polk and Bradley County border, and where it runs along the border, it has two names. It is Hickory Road NE in Bradley County and Freeman Circle in Polk County.

It is a Bradley County Road, but there is confusion among the residents on this road and Emergency Responders. Their USPS mail is serviced by Benton and therefore they have two addresses for their property, because Hickory Road, was addressed by Bradley County, and Freeman Circle, was addressed by Polk County for the Benton mail route, and the address numbers do not match and the numbers actually run-in opposite directions. Land-Line calls placed to 911 shows them as, Freeman Circle, Benton, TN.

One of the residents of this road told me that her uncle fell and broke his hip and 911 was called and they wouldn't come out because they showed it as Polk County due to the Freeman Circle address. It was later resolved, and they did go out because they "showed them the deed to property listing it as Bradley County", according to her.

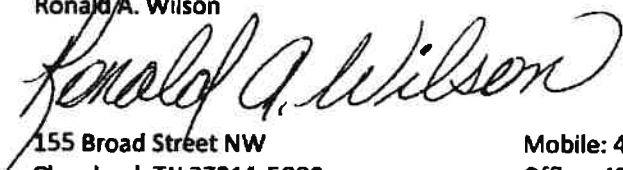
My suggestion is to leave Hickory Road NE as is from its junction point at Lower Chestuee Road NE, approximately 2,250 feet to the Junction of Freeman Circle, then end Hickory Road NE. From that point south approximately 1,480 feet, to the county line, rename that section Freeman Circle NE, to be the same as how it's known now in order to combat the confusion.

I have attached four maps of the area in question.

1. This is a full shot of the area. What is highlighted in orange, is what is known as Freeman Circle in Polk County. The line highlighted in green is the County Line. You can see on this map, Hickory Road NE where it joins Lower Chestuee Road NE, then proceeds east to the Junction of Freeman Circle.
2. The black squiggly line over the road is what is now known as Hickory Road NE, and the dashed orange line is Freeman Circle.
3. What is highlighted in orange is what I suggest should be renamed Freeman Circle NE in Bradley County. Freeman Circle in Polk County is drawn in black.
4. This one shows how the zip code is being redrawn to show what is being used in the area.

Feel free to contact me if needed on this matter.

Ronald A. Wilson



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