



*Bradley County Commission*  
**Johnny Mull, Chairman**  
**WORK SESSION MINUTES**  
August 23, 2021, at 7:00p.m.  
Bradley County Courthouse

Members present: Louie Alford, Milan Blake, Vice Chairman Thomas Crye, Erica Davis, Dennis Epperson, Mike Hughes, Tim Mason, Chairman Johnny Mull, Charlotte Peak, Kevin Raper, Cindy Slater, Howard Thompson, Bill Winters, and non-voting Ex Officio member D. Gary Davis

Members absent: Bobby Goins

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Chairman Johnny Mull called the meeting to order. Following the Pledge of Allegiance led by Commissioner Erica Davis, First Presbyterian Pastor Kyle Schmidt prayed the invocation.

**REPORT FROM COUNTY MAYOR**

Mayor Davis presented to the Commission a letter from the Tennessee Comptroller of the Treasury Jason E. Mumpower confirming receipt of the Bradley County fiscal year 2022 budget. LETTER RECORDED AS ATTACHMENT.

Mayor Davis invited Commissioners to attend the TCCA Regional meeting on September 13, at 5:00p.m. at the Elks Lodge.

Mayor Davis announced the county received the final census numbers and is now awaiting the redistricting software which is expected at the end of the week.

Mayor Davis reported there are one thousand eighty-nine (1,089) active Covid-19 cases in Bradley County which is the highest number of active cases since January. Mayor Davis reported hospitalizations are up, but noted only six percent (6%) of those have been vaccinated. Mayor Davis urged everyone to utilize their general practitioners and urgent care facilities to alleviate overcrowding at the hospitals and to free up ambulances for emergencies. Mayor Davis said he trusts the people of Bradley County to do the right thing and choose what is best for themselves when considering either wearing the mask or getting the vaccine. Mayor Davis said he does not believe it is the job of government to mandate or require what those choices should be. Mayor Davis asked that you please have the discussion with your medical doctor and you and your medical doctor can come to the best decision. Commissioner Bill Winters reported the Bradley County Health Care and Rehabilitation Center is currently locked down due to Covid-19, but continues to offer virtual visitation.

## REPORTS FROM COMMITTEES AND/OR DISTRICTS

### 7<sup>th</sup> District

Commissioner Winters reported property value negotiations are delaying the Highway 60 project. Mayor Davis reported the project went to bid last week with the bid opening date scheduled for September 20, 2021. Mayor Davis noted this is a four year project.

Commissioner Kevin Raper reported the Walker Valley Field inauguration was a wonderful event.

### 6<sup>th</sup> District

Commissioner Davis invited everyone to the Commissioner Jeff Yarber Command Center Ceremony at 10:00a.m. on August 25, at the Sheriff's Office. Commissioner Davis encouraged everyone to arrive early for breakfast.

Commissioner Tim Mason announced the Road Committee will meet August 26, at 9:30a.m. at the Road Department.

### 5<sup>th</sup> District

Commissioner Cindy Slater had no report.

### 4<sup>th</sup> District

Commissioner Howard Thompson had no report.

Commissioner Charlotte Peak recognized Blake Allison, developer and past President of Ocoee Region Builders Association, who urged the Commission to reconsider the proposed annexation of property identified by tax map 056, parcels 35.00 and 35.04. Allison opined sewer, which increases density, is essential for affordable housing.

Commissioner Peak recognized River County Association of Realtors representative Max Phillips. Phillips reported housing costs have risen thirty-eight percent (38%) in the last twelve (12) month and noted existing homes are being condemned for failing septic systems. Phillips maintained the current one hundred thirty-six (136) homes on the market is less than a month's supply of homes. Phillips suggested the county tax revenues on the parcel requesting annexation will increase dramatically with ninety-four (94) new homes. Phillips asked the Commission, on behalf of the Association's nine hundred (900) members and one hundred ten (110) affiliate members, to reconsider the annexation request for the property owned by ACTH Properties and Douglas and Dawn Dunsmore and identified by tax map 056 parcels 35.00 and 35.04.

### 3<sup>rd</sup> District

Commissioner Milan Blake reported the HCI Committee met last week and approved a 2021 grant timeline which includes a workshop for interested non-profits and governmental agencies on September 2, 2021, at 5:30p.m. in the Courthouse.

Commissioner Blake placed on the September 7, 2021, voting session agenda a resolution authorizing the County Mayor to enter into an annexation interlocal agreement between the City of Cleveland and Bradley County regarding the non-contiguous annexation of the property currently owned by ACTH Properties and Douglas and Dawn Dunsmore, tax map 056, parcels

35.00 and 35.04. Commissioner Blake explained many of the questions he had about the request were answered by city officials and county school officials. Blake noted the jointly agreed upon urban growth plan allows for city expansion into identified areas which includes this property.

#### 2<sup>nd</sup> District

Vice Chairman Thomas Crye placed on the September 7, 2021, voting session agenda a motion to send a request to the City of Cleveland to waive the annexation requirement to access sewer for the property owned by ACTH Properties and Douglas and Dawn Dunsmore and identified by tax map 056 parcels 35.00 and 35.04.

Vice Chairman Crye asked Commissioner Mason to discuss Marina Hills Drive at the upcoming Road Committee meeting.

Commissioner Louie Alford had no report.

#### 1<sup>st</sup> District

Commissioner Mike Hughes requested a meeting with the City of Cleveland to discuss the proposed annexation of property owned by ACTH Properties and Douglas and Dawn Dunsmore and identified by tax map 056 parcel 35.00 and 35.04.

Commissioner Dennis Epperson recognized Cleveland/Bradley Chamber of Commerce Vice President of Economic Development Doug Berry. Berry opined heads in beds drive development and noted the need for affordable workforce housing.

Ed Cagle, developer of the property owned by ACTH Properties and Douglas and Dawn Dunsmore identified by tax map 056 parcels 35.00 and 35.04, announced the development has been reduced to eighty (80) homes priced affordably around two hundred forty thousand dollars (\$240,000.00). Cagle estimated the project, if approved, would be completed in April 2022.

#### AGENDA ITEMS

Commissioner Winters introduced Justin Thomas with the Bradley County Extension Office. Thomas provided a year to date report on the office and introduced Extension Agent I and County Director Hannah Goodson. Thomas announced he recently accepted a position in the Eastern Region Office.

#### COMMUNICATION FROM THE AUDIENCE

David Sanders, Realtors Association, asked the Commission to approve the annexation of the property owned by ACTH Properties and Douglas and Dawn Dunsmore, tax map 056, parcels 35.00 and 35.04.

Jonathan Craft, 525 Johnson Boulevard, reported the median household income in Bradley County is fifty two-thousand dollars (\$52,000.00). Craft opined the sale point of the homes in the proposed development is appropriate for these households. Craft suggested the county requires three hundred eighty-five (385) new homes each year to keep pace with the number of people relocating to Bradley County. Craft asked the Commission to approve the annexation of property owned by ACTH Properties and identified by tax map 056 parcels 35.00 and 35.04.

Lisa Hartman, 2502 Elm Drive, asked the Commission, on behalf of the River County Association of Realtors, to approve the annexation of property owned by ACTH Properties and identified by tax map 056 parcels 35.00 and 35.04.

#### ANNOUNCEMENTS

\*Next meeting – Voting Session, September 7, at 7:00p.m., Courthouse

\*Yarber Command Center Ceremony, August 25, at 10:00a.m., Sheriff's Office (Breakfast at 9a.m.)

\*Road Committee, August 26, at 9:30a.m., Road Department

\*County Offices closed September 7, in observation of Labor Day holiday

\*Finance Committee, September 7, at 11:30a.m., Courthouse

There being no further business, the meeting was adjourned.



Jason E. Mumpower  
*Comptroller*

August 18, 2021

Honorable Gary Davis, Mayor  
and Honorable Board of Commissioners  
Bradley County  
P.O. Box 1167  
Cleveland, TN 37364

Dear Mayor Davis and Board of Commissioners:

This letter acknowledges receipt of a certified copy of the fiscal year 2022 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. 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. Please note local officials are required to ensure the budget remains balanced throughout the fiscal year and that all maintenance of effort requirements are met – our office has not reviewed or approved any maintenance of effort programs in this budget. Budget amendments must be sent to our office for formal acknowledgement after they are approved by the local governing body (submit to: [LGF@cot.tn.gov](mailto:LGF@cot.tn.gov)).

This letter constitutes approval, by this office, for the County's fiscal year 2022 budget as adopted by the County Commission.

Please ensure next year's budget is adopted prior to the beginning of the fiscal year and filed with our office within 15 days of its adoption. Please be aware that budgets that are not filed with our office within two months of the beginning of the fiscal year will not be approved by our office. Pursuant to state law the County may not issue debt or financing obligations without an approved budget from our office.

If you should have questions or need assistance, please refer to our online resources on our website or feel free to contact your financial analyst, William Wood, at 615-401-7893 or [william.wood@cot.tn.gov](mailto:william.wood@cot.tn.gov).

Very truly yours,



Betsy Knotts

Director of the Division of Local Government Finance

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

BK:ww