The Bradley County Commission meets in **Regular (Voting) Session on July 21, 2025** at the Bradley County Courthouse in Cleveland, Tennessee at 12 NOON EST. Bradley County Mayor, D. Gary Davis; Bradley County Clerk, Donna A. Simpson; and Bradley County Attorney, Crystal Freiberg are present. The County Commission has a special guest sitting in as "Mayor for the Day" Addison Shahan. She is the daughter of Leon and Stacia Shahan and an upcoming seventh grader at Ocoee Middle School. Chairman T. Crye calls for the meeting to order.

The invocation is given by Pastor Ed Robinson, followed by the Pledge of Allegiance led by Commissioner B. Goins.

On roll call, the following Commissioners are present: **DANIEL BEATY; MIKE HUGHES; LOUIE ALFORD; THOMAS L. CRYE; MILAN M. BLAKE; DENNY COLLINS; SCOTT GILBERT; HOWARD LEWIS THOMPSON; BOBBY GOINS; CINDY SLATER; TOMMY LEDFORD; JOSH ROGERS; and BILL WINTERS. TOTAL PRESENT: 13; ABSENT: 1.** There is a quorum present and Chairman T. Crye calls for the first order of business.

Commissioner M. Hughes makes a **Motion to Approve the Minutes for June 27, 2025, Regular Session;** Commissioner H. Thompson seconds the motion. On roll call, the Commission votes as follows: D. Beaty, aye; M. Hughes, aye; L. Alford, aye; T. Crye, aye; M. Blake, aye; D. Collins, aye; S. Gilbert, aye; H. Thompson, aye; B. Goins, aye; C. Slater, aye; T. Ledford, aye; J. Rogers, aye; and B. Winters, aye. **TOTAL FOR: 13; OPPOSED: NONE; ABSENT: 1. The *motion carries.***

Commissioner B. Winters makes a **Motion to Approve the Mayor's Re-Appointment for Lyle Swartzel to the 911 Board, Term Expiring 7-31-2029;** Commissioner C. Slater seconds the motion. On roll call, the Commission votes as follows: D. Beaty, aye; M. Hughes, aye; L. Alford, aye; T. Crye, aye; M. Blake, aye; D. Collins, aye; S. Gilbert, aye; H. Thompson, aye; B. Goins, aye; C. Slater, aye; T. Ledford, aye; J. Rogers, aye; and B. Winters, aye. **TOTAL FOR: 13; OPPOSED: NONE; ABSENT: 1. The *motion carries.***

RE-APPOINTMENT TO THE 911 BOARD RECORDED AS AN ATTACHMENT

Commissioner M. Blake makes a **MOTION TO APPROVE RESOLUTION 2025-26 [Presented by Mayor] AUTHORIZING BRADLEY COUNTY MAYOR TO APPLY FOR AND IF AWARDED TO ENTER INTO AN AGREEMENT FOR $1,360,200 IN CDBG DISASTER FUNDS FOR TRANSITIONAL HOUSING PURPOSES;** Commissioner H. Thompson seconds the motion. On roll call, the Commission votes as follows: D. Beaty, aye; M. Hughes, aye; L. Alford, aye; T. Crye, aye; M. Blake, aye; D. Collins, aye; S. Gilbert, aye; H. Thompson, aye; B. Goins, aye; C. Slater, aye; T. Ledford, aye; J. Rogers, aye; and B. Winters, aye. **TOTAL FOR: 13; OPPOSED: NONE; ABSENT: 1. The *motion carries.***

RESOLUTION 2025-26 RECORDED AS AN ATTACHMENT

Commissioner M. Blake makes a **MOTION TO APPROVE RESOLUTION 2025-27 [Presented by Mayor] AUTHORIZING BRADLEY COUNTY MAYOR TO APPLY FOR AND IF AWARDED TO ENTER INTO AN AGREEMENT FOR $760,400 IN CDBG DISASTER FUNDS FOR AN EMERGENCY OPERATIONS CENTER PROJECT;** Commissioner H. Thompson seconds the motion. On roll call, the Commission votes as follows: D. Beaty, aye; M. Hughes, aye; L. Alford, aye; T. Crye, aye; M. Blake, aye; D. Collins, aye; S. Gilbert, aye; H. Thompson, aye; B. Goins, aye; C. Slater, aye; T. Ledford, aye; J. Rogers, aye; and B. Winters, aye. **TOTAL FOR: 13; OPPOSED: NONE; ABSENT: 1. *The motion carries.***

RESOLUTION 2025-27 RECORDED AS AN ATTACHMENT

Commissioner B. Goins makes a **Motion to Approve the Consent Agenda for July 21, 2025;** Commissioner M. Hughes seconds the motion. On roll call, the Commission votes as follows: D. Beaty, aye; M. Hughes, aye; L. Alford, aye; T. Crye, aye; M. Blake, aye; D. Collins, aye; S. Gilbert, aye; H. Thompson, aye; B. Goins, aye; C. Slater, aye; T. Ledford, aye; J. Rogers, aye; and B. Winters, aye. **TOTAL FOR: 13; OPPOSED: NONE; ABSENT: 1.** ***The motion carries.***

CONSENT AGENDA 7-21-2025 RECORDED AS AN ATTACHMENT

Commissioner M. Hughes makes a **Motion to Approve the Voting Session (Meeting) Agenda for July 21, 2025;** Commissioner J. Rogers seconds the motion. On roll call, the Commission votes as follows: D. Beaty, aye; M. Hughes, aye; L. Alford, aye; T. Crye, aye; M. Blake, aye; D. Collins, aye; S. Gilbert, aye; H. Thompson, aye; B. Goins, aye; C. Slater, aye; T. Ledford, aye; J. Rogers, aye; and B. Winters, aye. **TOTAL FOR: 13; OPPOSED: NONE; ABSENT: 1.** ***The motion carries.***

VOTING SESSION (MEETING) AGENDA 7-21-2025 RECORDED AS AN ATTACHMENT

Commissioner H. Thompson reports to the Commission, "Mr. Chairman, the Building and Land Committee met this morning and voted to recommend approving the clearing and taking down the bank to the property line on Minnis Road Fire Facility, approximately 32' x 200' and referring it to Finance Committee for funding and if the funding is approved, then move forward."

Commissioner C. Slater makes a **MOTION TO APPROVE (ITEM A) RESOLUTION 2025-28 APPROVING A PAYMENT-IN-LIEU-OF TAXES (PILOT) SCHEDULE AND DELEGATING AUTHORITY TO ENTER INTO A PILOT AGREEMENT;** Commissioner B. Goins seconds the motion. On roll call, the Commission votes as follows: D. Beaty, aye; M. Hughes, aye; L. Alford, aye; T. Crye, aye; M. Blake, aye; D. Collins, aye; S. Gilbert, aye; H. Thompson, aye; B. Goins, aye; C. Slater, aye; T. Ledford, aye; J. Rogers, aye; and B. Winters, aye. **TOTAL FOR: 13; OPPOSED: NONE; ABSENT: 1.** ***The motion carries.***

RESOLUTION 2025-28 RECORDED AS AN ATTACHMENT

Commissioner M. Blake makes a **Motion to Approve (Item B) To Appropriate Three Thousand Three Hundred Thirty-Five Dollars ($3,335.00) From the Public Water Fund to Fully Fund the County's Share of the Moore Circle Road Waterline Extension Project;** Commissioner B. Winters seconds the motion. On roll call, the Commission votes as follows: D. Beaty, aye; M. Hughes, aye; L. Alford, aye; T. Crye, aye; M. Blake, aye; D. Collins, aye; S. Gilbert, aye; H. Thompson, aye; B. Goins, aye; C. Slater, aye; T. Ledford, aye; J. Rogers, aye; and B. Winters, aye. **TOTAL FOR: 13; OPPOSED: NONE; ABSENT: 1.** ***The motion carries.***

Commissioner L. Alford makes a **Motion to Approve (Item C) To Award the Duty Handgun to Lieutenant Cheryl Holloway upon Retirement On August 21, 2025;** Commissioner B. Goins seconds the motion. On roll call, the Commission votes as follows: D. Beaty, aye; M. Hughes, aye; L. Alford, aye; T. Crye, aye; M. Blake, aye; D. Collins, aye; S. Gilbert, aye; H. Thompson, aye; B. Goins, aye; C. Slater, aye; T. Ledford, aye; J. Rogers, aye; and B. Winters, aye. **TOTAL FOR: 13; OPPOSED: NONE; ABSENT: 1.** ***The motion carries.***

AWARDING HANDGUN LETTER RECORDED AS AN ATTACHMENT

Commissioner J. Rogers make a **MOTION TO APPROVE (ITEM D) RESOLUTION 2025-29 TO REZONE FROM FAR FORESTRY/AGRICULTURAL/RESIDENTIAL DISTRICT TO I-1 GENERAL INDUSTRIAL DISTRICT PROPERTY LOCATED AT 3410 BENTON PIKE AND IDENTIFIED BY TAX MAP: .051 PARCEL: 036.03 [Requested By Regional Planning Commission];** Commissioner M. Hughes seconds the motion.

At this time, Chairman Crye opens the floor for a Public Hearing and ask if anyone would like to speak for or against this issue. [Item D - 3410 Benton Pike]

On roll call, the Commission votes as follows: D. Beaty, aye; M. Hughes, aye; L. Alford, aye; T. Crye, aye; M. Blake, aye; D. Collins, aye; S. Gilbert, aye; H. Thompson, aye; B. Goins, aye; C. Slater, aye; T. Ledford, aye; J. Rogers, aye; and B. Winters, aye. **TOTAL FOR: 13; OPPOSED: NONE; ABSENT: 1.** ***The motion carries.***

RESOLUTION 2025-29 RECORDED AS AN ATTACHMENT

Commissioner J. Rogers makes a **MOTION TO APPROVE (ITEM E) RESOLUTION 2025-30 TO REZONE FROM FAR FORESTRY/AGRICULTURAL/RESIDENTIAL DISTRICT TO C-1 RURAL COMMERCIAL DISTRICT PROPERTY LOCATED AT 874 SOUTH MCDONALD ROAD AND IDENTIFIED BY TAX MAP: 071 A PORTION OF PARCEL: 079.00 [Planning Commission passed 6 -1];** Commissioner H. Thompson seconds the motion.

At this time, Chairman Crye opens the floor for a Public Hearing and ask if anyone would like to speak for or against this issue. [Item E – 874 South McDonald Road]

On roll call, the Commission votes as follows: D. Beaty, aye; M. Hughes, aye; L. Alford, aye; T. Crye, aye; M. Blake, aye; D. Collins, aye; S. Gilbert, aye; H. Thompson, aye; B. Goins, aye; C. Slater, aye; T. Ledford, aye; J. Rogers, aye; and B. Winters, aye. **TOTAL FOR: 13; OPPOSED: NONE; ABSENT: 1.** ***The motion carries.***

RESOLUTION 2025-30 RECORDED AS AN ATTACHMENT

Commissioner J. Rogers makes a **MOTION TO APPROVE (ITEM F) RESOLUTION 2025-31 TO REZONE FROM FAR FORESTRY/AGRICULTURAL/RESIDENTIAL DISTRICT TO R-4 RESIDENTIAL MOBILE HOME PARK AND TRAVEL TRAILER PARK DISTRICT PROPERTY LOCATED AT WATERLEVEL HIGHWAY AND IDENTIFIED BY TAX MAP: 059 PARCEL: 062.00 [Did Not Pass Planning Commission Unanimously];** Commissioner C. Slater seconds the motion.

At the time, Chairman T. Crye opens the floor for a Public Hearing and ask if anyone would like to speak for or against this issue. [Item F – Waterlevel Highway]

On roll call, the Commission votes as follows: D. Beaty, nay; M. Hughes, nay; L. Alford, nay; T. Crye, nay; M. Blake, nay; D. Collins, nay; S. Gilbert, nay; H. Thompson, nay; B. Goins, nay; C. Slater, nay; T. Ledford, nay; J. Rogers, nay; and B. Winters, nay. **TOTAL FOR: NONE; OPPOSED: 13; ABSENT: 1.** ***The motion FAILS.***

****FAILED RESOLUTION 2025-31 RECORDED AS AN ATTACHMENT**

Commissioner J. Rogers makes a **Motion to Approve (Item G) The Request to Close the Right-Of-Way Located at 153 Kersey Road NE;** Commissioner C. Slater seconds the motion. On roll call, the Commission votes as follows: D. Beaty, aye; M. Hughes, aye; L. Alford, aye; T. Crye, aye; M. Blake, aye; D. Collins, aye; S. Gilbert, aye; H. Thompson, aye; B. Goins, aye; C. Slater, aye; T. Ledford, aye; J. Rogers, aye; and B. Winters, aye. **TOTAL FOR: 13; OPPOSED: NONE; ABSENT: 1.** ***The motion carries.***

PETITION TO CLOSE RIGHT-OF-WAY W/MAP RECORDED AS AN ATTACHMENT

There is no more business to come before the Commission and Chairman T. Crye motions to adjourn at 12:48 P.M. EST.

7-21-2025

Thomas L. Crye, Chairman

Donna A. Simpson, County Clerk

Bradley County Commission Committees
Appointed by the *County Mayor*
*with confirmation from the County Commission

911 Board		Lyle Swartzel		County Mayor Appt		7/31/2029	Re-Appoint
Four Year Term		Rusty McMahan		County Mayor Appt		7/31/28	
Three County Mayor Citzen Appts.		David Benton		County Mayor Appt		7/27	

RESOLUTION 2025-26

RESOLUTION AUTHORIZING BRADLEY COUNTY MAYOR TO APPLY FOR AND IF AWARDED TO ENTER INTO AN AGREEMENT FOR $1,360,200 IN CDBG DISASTER FUNDS FOR TRANSITIONAL HOUSING PURPOSES

WHEREAS, on April 12, 2020, a presidentially declared disaster (FEMA-4521-DR) occurred due to tornadoes which caused extensive damage in Bradley County; and

WHEREAS, the disaster resulted in at least $225,000,000 in public infrastructure damage; and

WHEREAS, Bradley County and its municipalities had to pay for emergency infrastructure costs in 2020, due to needing to make fast repairs that helped the citizens of Bradley County recover from these tornadoes; and

WHEREAS, the State of Tennessee worked with FEMA to determine the Community Development Block Grant-disaster allocation should be $2,120,600, in order to begin to allow the County to continue to investment in public infrastructure costs; and

WHEREAS, the State of Tennessee Community Development Block Grant-Disaster program allows these grant funds to be used for Transitional Housing purposes; and

WHEREAS, these CDBG Disaster Grants have no local match requirement.

BE IT THEREFORE RESOLVED that the Bradley County Commission authorizes the County Mayor to submit an application for $1,360,200 in CDBG Disaster funds for the county to partner with Transitional Housing nonprofits, in order to purchase and renovate dilapidated properties and to transform the properties into transitional housing for people in need of these services.

BE IT FURTHER RESOLVED that the County Mayor is authorized to enter into any agreements necessary for the successful award of the grant and to enter into a project administration agreement with the Southeast Tennessee Development District, subject to its approval by the State.

Adopted this 21st Day of July 2025.

Thomas Crye, Chairperson

RATIFY/VETO:

Donna A. Simpson, County Clerk

D. Gary Davis, County Mayor

RESOLUTION 2025-27

RESOLUTION AUTHORIZING BRADLEY COUNTY MAYOR TO APPLY FOR AND IF AWARDED TO ENTER INTO AN AGREEMENT FOR $760,400 IN CDBG DISASTER FUNDS FOR AN EMERGENCY OPERATIONS CENTER PROJECT

WHEREAS, on April 12, 2020, a presidentially declared disaster (FEMA-4521-DR) occurred due to tornadoes which caused extensive damage in Bradley County; and

WHEREAS, the disaster resulted in at least $225,000,000 in public infrastructure damage; and

WHEREAS, Bradley County and its municipalities had to pay for emergency infrastructure costs in 2020, due to needing to make fast repairs that helped the citizens of Bradley County recover from these tornadoes; and

WHEREAS, the State of Tennessee worked with FEMA to determine the Community Development Block Grant-disaster allocation should be $2,120,600, in order to begin to allow the County to continue to investment in public infrastructure costs; and

WHEREAS, the State of Tennessee Community Development Block Grant-Disaster program allows these grant funds to be used for an emergency operations center, which will play a critical role in disaster preparedness for Bradley County; and

WHEREAS, these CDBG Disaster Grants have no local match requirement.

BE IT THEREFORE RESOLVED that the Bradley County Commission authorizes the County Mayor to submit an application for $760,400 in CDBG Disaster funds for an Emergency Operations Center Project for Bradley County.

BE IT FURTHER RESOLVED that the County Mayor is authorized to enter into any agreements necessary for the successful award of the grant and to enter into a project administration agreement with the Southeast Tennessee Development District, subject to its approval by the State.

Adopted this 21st Day of July, 2025.

Thomas Crye, Chairperson

RATIFY/VETO:

D. Gary Davis, County Mayor

Donna A. Simpson, County Clerk

Bradley County Commission
Thomas Crye, Chairperson
CONSENT AGENDA
July 21, 2025, at 12:00p.m.
Bradley County Courthouse

APPOINTMENTS

1. Reappoint Tony Young to the Industrial Development Board term expiring July 31, 2031
2. Appoint Charles McSpadden to the Agriculture Committee term expiring July 31, 2027
3. Reappoint Greg Hooper to the Beer Board representing the 1st District term expiring July 31, 2029
4. Reappoint Floyd Clevenger to the Beer Board representing the 7th District term expiring July 31, 2029
5. Reappoint Mitchell Kinder to the Equalization Board term expiring July 2027
6. Reappoint David Hannah to the Equalization Board term expiring July 2027
7. Reappoint Ricky Hentz to the Equalization Board term expiring July 2027
8. Reappoint Sherry Davis to the Equalization Board term expiring July 2027
9. Reappoint Beau Burris as an Alternate to the Equalization Board term expiring July 2027
10. Reappoint Tim Radar to the Greenway Board term expiring July 2027
11. Reappoint Jill Barrett to the Greenway Board term expiring July 2027
12. Reappoint Jennifer Taylor the HCI Committee representing the 7th District term expiring July 2029
13. Appoint Terri Murray to the Nursing Home Board representing the 2nd District term expiring August 30, 2029

REQUESTS TO DISPOSE OF ASSETS

14. County Clerk request to dispose of a mini PC asset number 15613 (see page 4)

NOTARIES PUBLIC

15. Notaries public (will be presented at the meeting)

SCRAP AND SURPLUS PROPERTY DISPOSAL AUTHORIZATION FORM

Note: For Vehicle Disposition Use "Change of Vehicle Status Form"

This form is to be completed in accordance with Bradley County general fixed assets policies and procedures for declaring property surplus or scrap and to make the property available for redeployment, sale or disposal.

SALE_____ SCRAP X TRANSFER _____ TRADE-IN _____

DEPARTMENT: County Clerk CONTACT PERSON: Donna Simpson

DATE: 5-21-25 PHONE NUMBER: 423-728-7226

List and describe each item to be declared scrap/surplus – List only one item per form except for matching items.

Complete Description – Include color, materials, measurements, condition, etc. Mini PC

Serial Number: 89999 Item Location (Building/Office) _____

Asset Number: 15613 Original Price: $ 1172.13

Current Value: $ 0 Purchase Date: 7-4-18

Does the item include memory? _____ If memory, date cleaned by department: _____

Disposition of Property Described Above

Price: $_____ Disposal Date: 5-21-25

Auctioned/Scraped by I3 Vertical If transfer, which department _____

Approved by: Donna A. Simpson 5-28-25

Department head/Elected official Date

SUBMIT THIS FORM TO: FINANCE OFFICE/PURCHASING

Must submit form to Finance Office/Purchasing one week prior to voting session.
County Commission approval is required prior to disposal.

BRADLEY COUNTY CLERK
DONNA A. SIMPSON COUNTY CLERK
PO BOX 46
CLEVELAND TN 37364
Telephone 423-728-7226
Fax 423-478-8845

Notaries to be elected July 21,2025

TRAVIS CHADWICK ADKISSON
TERRY E AMMONS
DEAN BEVERLY
DEANNA G BROWN
LEE ANN BURNS
LISA BYNUM
KIM L CAMPBELL
KAYLA CARROLL
AMANDA MAE CASS
ZENO CRANFIELD
SUZANNE D BURNS
BRITTANY M. DAVIS
CRYSTAL L DAVIS
ANN DOWNS
JANE ERWIN
KAREN G. FIRESTONE
GABRIEL LENOIR GAMBLE
PEGGY GOODINE
HEATHER GRAHAM
KATHERINE LYNN HICKS
MICHAEL D HOSKINS
MATT JENKINS
TINESHA KERTESZ
ARIEL G KETCHERSID

CHRIS A KRAMER
URSULA LANGFORD
STEPHANIE MALONE
KAREN MICHELLE MASSEY
KURT MAXWELL
MICHAEL K MAYNARD
SAMANTHA N MAYO
TAMMIE M MCDOWELL
TINA MENDENHALL
ANDY RATCLIFF
BRANDY RHEA
TIMOTHY W ROBERSON
MATT RUTH
GREGORY MICHAEL SAVOY III
AMBER R SCHROCK
MATTHEW SCOFIELD
TAMARA SECK
JESSICA SMITH
KIM T SUITER
MARISHA TINOCO
HUNTER SIERRA WEST
GWENETTA WEST
KAYLA WITT

PERSONAL SURETY

Bradley County Commission
Thomas Crye, Chairperson
VOTING SESSION AGENDA
July 21, 2025, at 12:00p.m.
Bradley County Courthouse

1. Call to order
2. Invocation – Pastor Ed Robinson
3. Pledge of Allegiance – Commissioner Bobby Goins
4. Roll call
5. Approval of minutes
6. Report from County Mayor
7. Consent agenda (see pages 3-4)
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-taxes (PILOT) schedule and delegating authority to enter into a PILOT agreement (see pages 5-6) – Commissioner Cindy Slater

    B. Motion to appropriate three thousand three hundred thirty-five dollars ($3,335.00) from the Public Water Fund to fully fund the County's share of the Moore Circle Road waterline extension project – Commissioner Milan Blake

C. Motion to award the duty handgun to Lieutenant Cheryl Holloway upon retirement on August 21, 2025 (see page 7) – Commissioner Louie Alford

D. PUBLIC HEARING - Resolution to rezone from Forestry/Agricultural/Residential (FAR) district to General Industrial (I-1) district property located at 3410 Benton Pike and identified by tax map 051 parcel 036.03 (see pages 8-9) – Commissioner Josh Rogers

E. PUBLIC HEARING - Resolution to rezone from Forestry/Agricultural/Residential (FAR) district to Rural Commercial (C-1) district property located at 874 South McDonald Road and identified by tax map 071 a portion of parcel 079.00 (see pages 10-11) – Commissioner Josh Rogers

F. PUBLIC HEARING - Resolution to rezone from Forestry/Agricultural/Residential (FAR) district to Mobile Home Park and Travel Trailer Park (R-4) district property located at Waterlevel Highway and identified by tax map 059 parcel 062.00 (see pages 12-13) – Commissioner Josh Rogers

G. Motion to approve the request to close the right-of-way located at 153 Kersey Road NE (see pages 14-16) – Commissioner Josh Rogers

12. Communication from the audience (Chairperson will recognize and allow five minutes to anyone wishing to speak)

13. Announcements

14. Adjourn

Next meeting: Voting Session – Monday, July 28, at 7:00p.m., Bradley County Courthouse

Upcoming Events
*Planning Commission, July 23, at noon, Commission Room
*Farmers on First, July 27, 11:00a.m.-2:00p.m., First Street Square
*Mainstreet-Cleveland luncheon, July 28, noon, Museum Center

RESOLUTION 2025-28

RESOLUTION APPROVING A PAYMENT-IN-LIEU-OF-PAYMENT (PILOT) SCHEDULE AND DELEGATING 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 LINDE INC. (the "Company") which has purchased certain property from the Board and other owners within Bradley County, Tennessee, for the construction of an Air Separation Unit Facility thereon, and committed to the acquisition and installation of certain machinery, equipment and other personal property for use in manufacturing and related purposes in Bradley County, Tennessee with a capital investment of approximately (but not limited to) $70,000,000 (the "Project");

WHEREAS, the Project is expected to result in the creation of a minimum of 18 new full-time positions with an average annual wage of $85,000;

WHEREAS, the Company has requested that all personal property acquired or utilized 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 sixty-two and one-half percent (62.5%) of the property taxes otherwise due on the Property during the five-year period commencing on January 1, 2026 and ending on December 31, 2030;

WHEREAS, the Board has determined that, notwithstanding the PILOT Arrangement, the Project will result in the payment of in lieu of tax payments to Bradley County, Tennessee in an estimated amount of $907,413.16 over the same five-year period, and an additional $147,888.11 annually thereafter; 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 Bradley County 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 and the Developer 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 21st day of July, 2025.

Thomas Crye, Chairperson

Donna A. Simpson, County Clerk

RATIFY/VETO:

D. Gary Davis, County Mayor

BRADLEY COUNTY SHERIFF'S OFFICE
BRADLEY COUNTY JUSTICE COMPLEX
2290 Blythe Avenue, SE
Cleveland, TN 37311
www.BradleySheriff.com

Telephone # (423) 728-7300 **Fax # (423) 473-1505**

July 9, 2025

Bradley County Commission
Courthouse Annex Bldg.
155 Broad Street
Cleveland, TN 37364

Dear County Commission,

This letter serves as a request to release to Lieutenant Cheryl Holloway her duty handgun upon her retirement from the Bradley County Sheriff's Office on August 21, 2025, respectively. Lieutenant Cheryl Holloway has served Bradley County for 33 years.

Lieutenant Cheryl Holloway's duty handgun is a [redacted]

Thank you for your consideration in this matter. I look forward to your response.

Sincerely,

Steve Lawson

Sheriff Steve Lawson

RESOLUTION 2025-29
RESOLUTION TO REZONE FROM FAR FORESTRY/AGRICULTURAL/RESIDENTIAL DISTRICT TO I-1 GENERAL INDUSTRIAL DISTRICT PROPERTY LOCATED AT 3410 BENTON PIKE AND IDENTIFIED BY TAX MAP: 051 PARCEL: 036.03

WHEREAS, Michael Maslov petitioned the Bradley County Planning Commission to rezone from FAR Forestry/Agricultural/Residential to I-1 General Industrial property located at 3410 Benton Pike and identified by Tax Map: 051 Parcel: 036.03 and said Planning Commission on June 26, 2025, recommended approval of the rezoning request; and

WHEREAS, Michael Maslov requested that the Bradley County Commission consider said petition and notice has been published in a newspaper in general circulation in Bradley County and that the County Commission will hold a public hearing on July 21st, 2025, concerning the passage of this Resolution as required by law, and such hearing having been held.

NOW, THEREFORE BE IT RESOLVED by the county legislative body of Bradley County meeting in session at Bradley County, Tennessee, on the 21st day of July, 2025, that the zoning map of Bradley County, Tennessee be amended to rezone from FAR Forestry/Agricultural/Residential to I-1 General Industrial property located at 3410 Benton Pike and described in Deed Book: 2938 Page: 729, Bradley County Register of Deed's Office and identified by Tax Map: 051 Parcel: 036.03.

This Resolution shall become effective upon adoption, the public welfare requiring it.

Adopted this 21st day of July, 2025.

Thomas Crye, Chairman

Donna A. Simpson, County Clerk

~~RATIFY~~ OR VETO:

D. Gary Davis, County Mayor

Rezoning Request

June 13, 2025
Prepared by the Bradley County Planning Office

Zoning
- C-1
- C-2
- C-3
- FAR
- I-1
- I-2
- P-1
- PUD
- R-1
- R-2
- R-3
- R-4

Applicant: Michael Maslov
Address: 3410 Benton Pike NE
Tax Map:051 Parcel: 036.03
Commission District: 4
Present Zoning: FAR Forestry/Agricultural/Residential
Proposed Zoning: I-1 General Industrial
Current Use: Warehouse
Proposed Use: Warehouse

The Bradley County Regional Planning Commission Recommeded Approval of the Rezoning Request

N
W E
S

00244

RESOLUTION 2025-30
RESOLUTION TO REZONE FROM FAR FORESTRY/AGRICULTURAL/RESIDENTIAL DISTRICT TO C-1 RURAL COMMERCIAL DISTRICT PROPERTY LOCATED AT 874 SOUTH MCDONALD ROAD AND IDENTIFIED BY TAX MAP: 071 A PORTION OF PARCEL: 079.00

WHEREAS, Garrett Miller petitioned the Bradley County Planning Commission to rezone from FAR Forestry/Agricultural/Residential to C-1 Rural Commercial property located at 874 South McDonald Road and identified by Tax Map: 071 a portion of Parcel: 079.00 and said Planning Commission on June 26, 2025, recommended approval of the rezoning request; and

WHEREAS, Garrett Miller requested that the Bradley County Commission consider said petition and notice has been published in a newspaper in general circulation in Bradley County and that the County Commission will hold a public hearing on July 21st, 2025, concerning the passage of this Resolution as required by law, and such hearing having been held.

NOW, THEREFORE BE IT RESOLVED by the county legislative body of Bradley County meeting in session at Bradley County, Tennessee, on the 21st day of July, 2025, that the zoning map of Bradley County, Tennessee be amended to rezone from FAR Forestry/Agricultural/Residential to C-1 Rural Commercial property located at 874 South McDonald and described in Deed Book: 3157 Page: 358, Bradley County Register of Deed's Office and identified by Tax Map: 071 a portion of Parcel: 079.00.

This Resolution shall become effective upon adoption, the public welfare requiring it.

Adopted this 21st day of July, 2025.

Thomas Crye, Chairman

Donna A. Simpson, County Clerk

~~RATIFY~~ OR VETO:

D. Gary Davis, County Mayor

Rezoning Request

June 13, 2025
Prepared by the Bradley County Planning Office

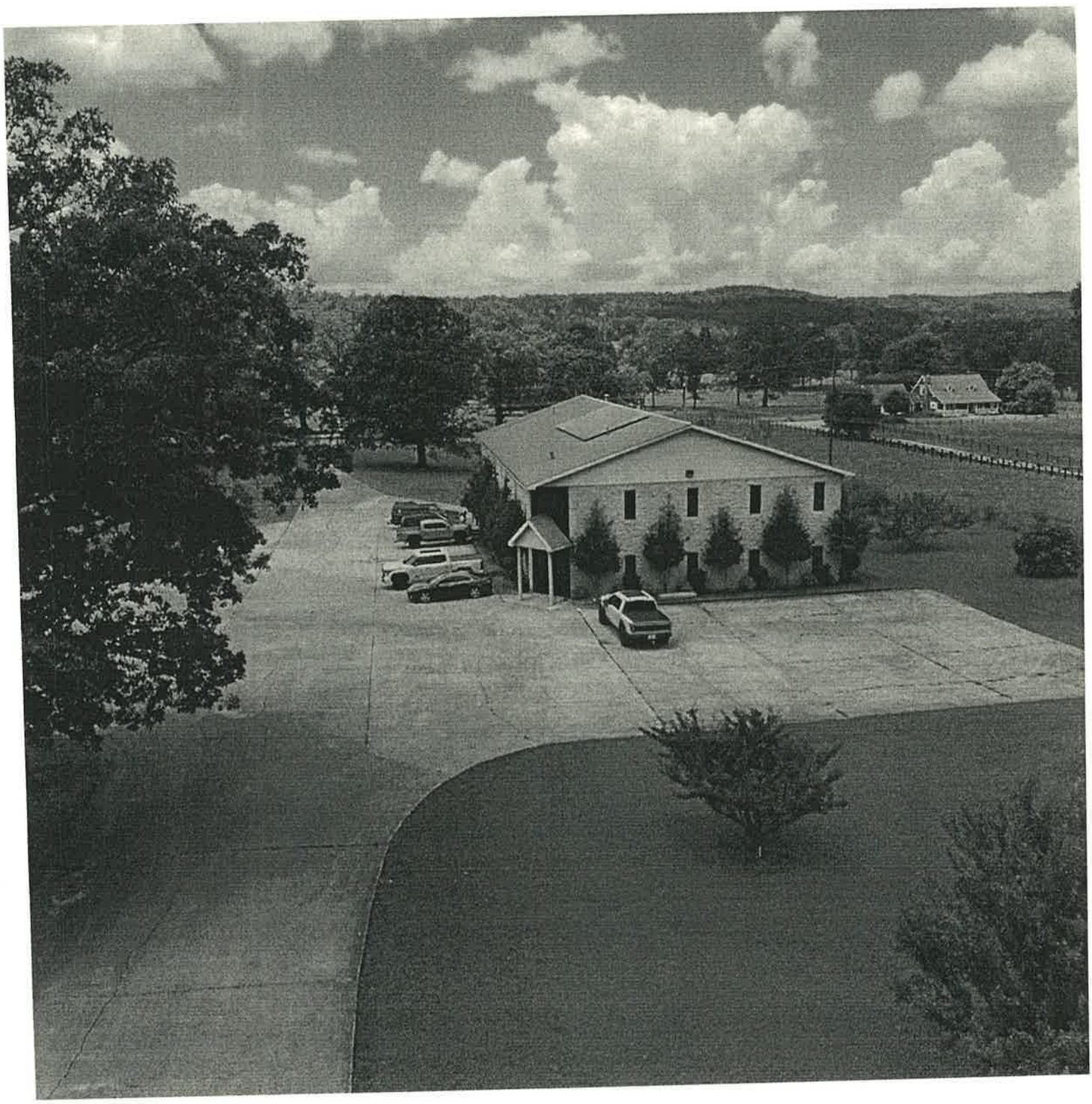
Zoning
- C-1
- C-2
- C-3
- FAR
- I-1
- I-2
- P-1
- PUD
- R-1
- R-2
- R-3
- R-4

Applicant: Garrett Miller
Address: 874 South McDonald Road
Tax Map:071 Part of Parcel: 079.00
Commission District: 6
Present Zoning: FAR Forestry/Agricultural/Residential
Proposed Zoning: C-1 Rural Commercial
Current Use: Former Nonprofit Ministry
Proposed Use: Shipping, Light Product Development and Manufacturing

N
W E
S

The Bradley County Regional Planning Commission Recommeded Approval of the Rezoning Request

00246



RESOLUTION 2025-31
RESOLUTION TO REZONE FROM FAR FORESTRY/AGRICULTURAL/RESIDENTIAL DISTRICT TO R-4 RESIDENTIAL MOBILE HOME PARK AND TRAVEL TRAILER PARK DISTRICT PROPERTY LOCATED AT WATERLEVEL HIGHWAY AND IDENTIFIED BY TAX MAP: 059 PARCEL: 062.00

WHEREAS, Scott Wright petitioned the Bradley County Planning Commission to rezone from FAR Forestry/Agricultural/Residential to R-4 Residential Mobile Home Park and Travel Trailer Park District property located at Waterlevel Highway and identified by Tax Map: 059 Parcel: 062.00 and said Planning Commission on June 26, 2025, recommended approval of the rezoning request; and

WHEREAS, Scott Wright requested that the Bradley County Commission consider said petition and notice has been published in a newspaper in general circulation in Bradley County and that the County Commission will hold a public hearing on July 21st, 2025, concerning the passage of this Resolution as required by law, and such hearing having been held.

NOW, THEREFORE BE IT RESOLVED by the county legislative body of Bradley County meeting in session at Bradley County, Tennessee, on the 21st day of July, 2025, that the zoning map of Bradley County, Tennessee be amended to rezone from FAR Forestry/Agricultural/Residential to R-4 Residential Mobile Home Park and Travel Trailer Park District property located at Waterlevel Highway and described in Deed Book: 3163 Page: 283, Bradley County Register of Deed's Office and identified by Tax Map: 059 Parcel: 062.00.

This Resolution shall become effective upon adoption, the public welfare requiring it.

Adopted this 21st day of July, 2025.

RATIFY OR VETO:

Thomas Crye, Chairman

D. Gary Davis, County Mayor

Donna A. Simpson, County Clerk

FAILED

Rezoning Request

June 13, 2025
Prepared by the Bradley County Planning Office

Zoning

- C-1
- C-2
- C-3
- FAR
- I-1
- I-2
- P-1
- PUD
- R-1
- R-2
- R-3
- R-4

Applicant: Scott Wright
Address: Waterlevel Highway
Tax Map:059 Parcel: 062.00
Commission District: 4
Present Zoning: FAR Forestry/Agricultural/Residential
Proposed Zoning: R-4 Residential Mobile Home Park and Travel Trailer Park District
Current Use: Agricultural
Proposed Use: Rental Quadplexes and RV Park

The Bradley County Regional Planning Commission Recommeded Denial of the Rezoning Request

N
W E
S

00249

BRADLEY COUNTY PLANNING & INSPECTIONS

PETITION TO CLOSE RIGHT OF WAY

PROPERTY OWNER INFORMATION (ALL ADJOINING PROPERTY OWNERS WHOSE LAND JOINS OR GAINS ACCESS FROM THE SUBJECT RIGHT OF WAY MUST PETITION AND BE IN AGREEMENT TO REQUEST ABANDONMENT. EACH PETITIONER MUST COMPLETE THIS PETITION.)

Name: Kimberly J. Kersey

Address: 153 Kersey Rd NE City: Cleveland State: TN Zip: 37323

Daytime Phone Number: 423-464-0476 Email Address: _____

PROPERTY INFORMATION

Site Address Near Right of Way: 153 Kersey Rd NE

Tax Map _____ Group _____ Parcel _____

Right of Way Name (If a Name Exists): 153 Kersey Rd NE

Signature of Property Owner: Kimberly J. Kersey Date: 5-20-25

***A REVIEW FEE OF $75.00 IS REQUIRED WITH THE REQUEST. A SURVEY PREPARED BY A REGISTERED LAND SURVEYOR LICENSED IN THE STATE OF TENNESSEE IS ALSO REQUIRED TO ACCOMPANY THE PETITION. THE SURVEY AND THE COST OF PREPARING THE SURVEY ARE THE RESPONSIBILITY OF THE PETITIONER(S).**

DB 2354-455, 2324-833

Tax ID 044-008.00

PB 31-PG. 16

00250

12

BRADLEY COUNTY PLANNING & INSPECTIONS

PETITION TO CLOSE RIGHT OF WAY

PROPERTY OWNER INFORMATION (ALL ADJOINING PROPERTY OWNERS WHOSE LAND JOINS OR GAINS ACCESS FROM THE SUBJECT RIGHT OF WAY MUST PETITION AND BE IN AGREEMENT TO REQUEST ABANDONMENT. EACH PETITIONER MUST COMPLETE THIS PETITION.)

Name Jack + Ruth Ann Kersey

Address _____ City _____ State _____ Zip _____

Daytime Phone Number 423 618-4251 Email Address RANK 123 @ Aol. Com

PROPERTY INFORMATION

Site Address Near Right of Way 153 Kersey Road, NE Cleveland, TN

Tax Map _____ Group _____ Parcel _____

Right of Way Name (If a Name Exists) 153 Kersey Road

Signature of Property Owner Jack V. Kersey Date 5/20/2025

Ruth Ann Kersey

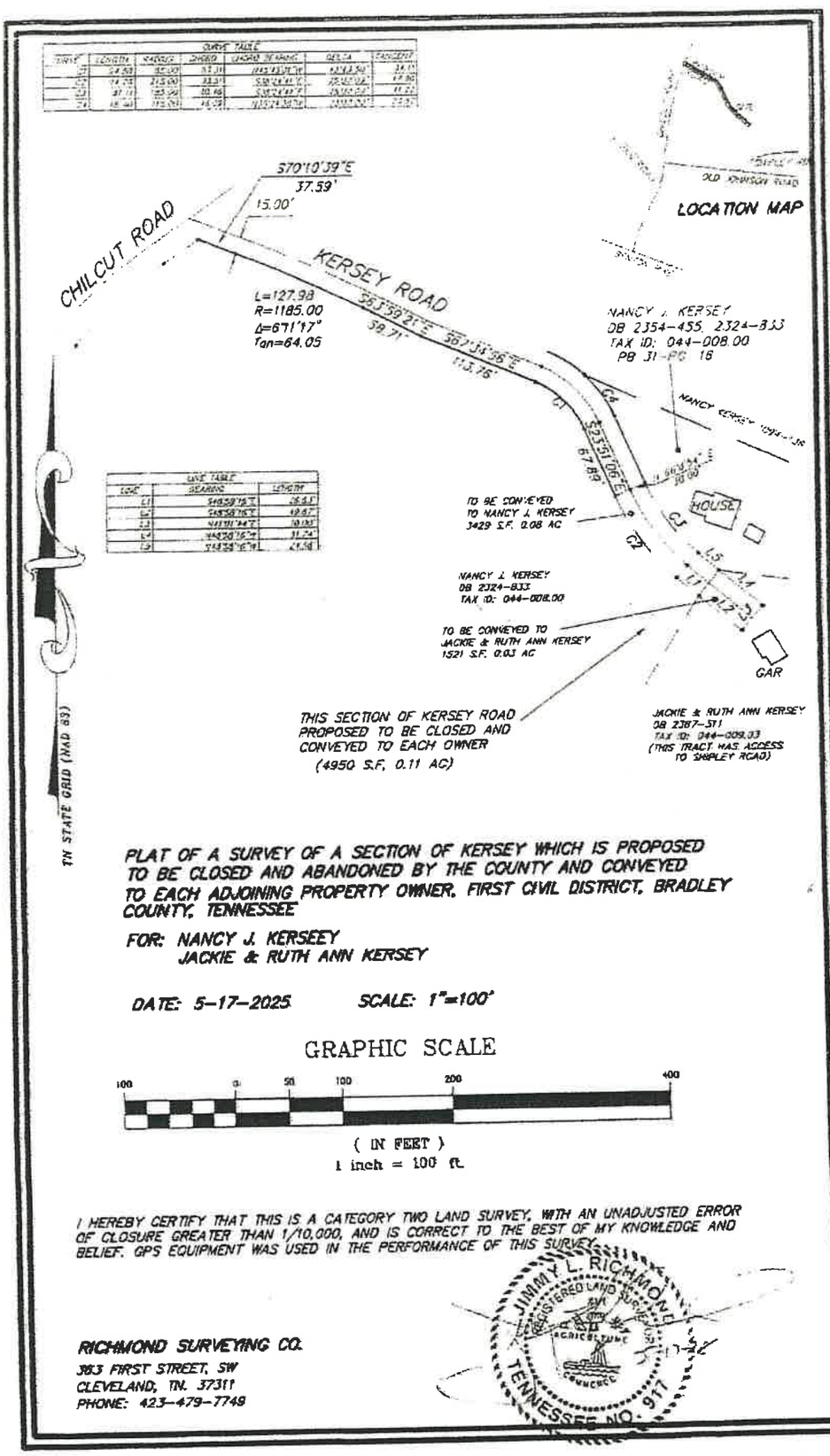
***A REVIEW FEE OF $75.00 IS REQUIRED WITH THE REQUEST. A SURVEY PREPARED BY A REGISTERED LAND SURVEYOR LICENSED IN THE STATE OF TENNESSEE IS ALSO REQUIRED TO ACCOMPANY THE PETITION. THE SURVEY AND THE COST OF PREPARING THE SURVEY ARE THE RESPONSIBILITY OF THE PETITIONER(S).**

DB 2367-511

Tax ID: 044-009.03

00251

15



PLAT OF A SURVEY OF A SECTION OF KERSEY WHICH IS PROPOSED TO BE CLOSED AND ABANDONED BY THE COUNTY AND CONVEYED TO EACH ADJOINING PROPERTY OWNER, FIRST CIVIL DISTRICT, BRADLEY COUNTY, TENNESSEE

FOR: NANCY J. KERSEEY
JACKIE & RUTH ANN KERSEY

DATE: 5-17-2025 SCALE: 1"=100'

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

I HEREBY CERTIFY THAT THIS IS A CATEGORY TWO LAND SURVEY, WITH AN UNADJUSTED ERROR OF CLOSURE GREATER THAN 1/10,000, AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. GPS EQUIPMENT WAS USED IN THE PERFORMANCE OF THIS SURVEY.

JIMMY L. RICHMOND
REGISTERED LAND SURVEYOR
TENNESSEE NO. 917

RICHMOND SURVEYING CO.
363 FIRST STREET, SW
CLEVELAND, TN. 37311
PHONE: 423-479-7748

Bradley County Commission

Thomas Crye, Chairperson

WORK SESSION MINUTES

July 14, 2025, at noon

Bradley County Courthouse Commission Room

Members present: Louie Alford, Daniel Beaty, Denny Collins, Chairman Thomas Crye, Scott Gilbert, Bobby Goins, Mike Hughes, Tommy Ledford, Cindy Slater, Vice Chairman Bill Winters, and non-voting ex officio member D. Gary Davis

Members absent: Milan Blake, Tim Mason, Josh Rogers, Howard Thompson

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Chairman Thomas Crye called the meeting to order. Following the invocation prayed by South Cleveland Church of God Student Pastor Jake Moats, Vice Chairman Bill Winters led the Pledge of Allegiance.

REPORT FROM COUNTY MAYOR

County Mayor D. Gary Davis recognized Cleveland/Bradley Chamber of Commerce Vice President of Economic Development Doug Berry who presented for consideration a resolution approving a payment-in-lieu-of-taxes (PILOT) schedule and delegating authority to enter into a PILOT agreement. RESOLUTION RECORDED AS ATTACHMENT. Commissioner Cindy Slater placed the resolution on the July 21, 2025, Voting Session agenda.

Mayor Davis reported receiving a reimbursement grant for two (2) roll-offs for the Recycling Center that are pending inspection.

Mayor Davis reported receipt of a ninety-five thousand dollars ($95,000.00) Tennessee Department of Economic Development Computer Training Grant for the Senior Center to train seniors and provide forty (40) laptops.

Mayor Davis reported contracting with Colloms Plumbing to address sewer issues at the Bradley County Juvenile Center, with bidding underway for the heating and air project. Mayor Davis added that the funds for Center rails have been encumbered.

Mayor Davis reported a contract with KACE Development for construction of a parking ajacent to the fire facility located at Minnis Road.

Mayor Davis reported receiving an estimate for site preparation at Minnis Road: one hundred fifty thousand dollars ($150,000.00) to clear and level the Minnis Road property with a retaining wall and one hundred thousand dollars ($100,000.00) without a retaining wall. Mayor Davis requested direction on how to proceed, noting that the discussion would impact the parking lot project. Commissioner Louie Alford referred the question to the Building and Land Committee for consideration. Commissioner Mike Hughes also referred to the committee a request for clarification on the intended purpose of the site.

REPORTS FROM COMMITTEES AND/OR DISTRICTS

1st District

Commissioner Daniel Beaty reported the removal of caution barrels from Highway 60.

Commissioner Beaty relayed a constituent complaint regarding SPCA's refusal to accept six (6) kittens from a Bradley County resident.

Commissioner Mike Hughes had no report.

2nd District

Commissioner Louie Alford had no report.

3rd District

Commissioner Denny Collins had no report.

4th District

Commissioner Gilbert thanked the Radio Club for hosting a tour of their facility.

Commissioner Gilbert invited Commissioners to attend the L.E.A.F. Academy graduation at the Cleveland High School Betsy Vines Theater on July 18, 2025, at 10:30a.m.

Commissioner Gilbert requested from the County Attorney guidance on how to proceed with terminating the contract with SPCA.

5th District

Commissioner Bobby Goins had no report.

Commissioner Slater stated SPCA is currently overcrowded as it is caring for a large number of animals rescued from an animal cruelty case.

Commissioner Slater, on behalf of Commissioner Milan Blake, placed on the July 21, 2025, Voting Session agenda a motion to appropriate three thousand three hundred thirty-five dollars ($3,335.00) from the Public Water Fund to fully fund the County's share of the Moore Circle Road waterline extension project.

6th District
Commissioner Tommy Ledford congratulated EMS on a strong collections report.

7th District
Vice Chairman Bill Winters reported the removal of orange barrels from Highway 60 and urged caution in the 35 miles per hour zone.

AGENDA ITEMS
Commissioner Alford placed on the July 21, 2025, Voting Session agenda a motion to award the duty handgun to Lieutenant Cheryl Holloway upon retirement on August 21, 2025.

Commissioner Hughes, on behalf of Commissioner Josh Rogers, placed on the July 21, 2025, Voting Session agenda a resolution to rezone from Forestry/Agricultural/Residential (FAR) district to General Industrial (I-1) district property located at 3410 Benton Pike and identified by tax map 051 parcel 036.03.

Commissioner Hughes, on behalf of Commissioner Josh Rogers, placed on the July 21, 2025, Voting Session agenda a resolution to rezone from Forestry/Agricultural/Residential (FAR) district to Rural Commercial (C-1) district property located at 874 South McDonald Road and identified by tax map 071 a portion of parcel 079.00.

Commissioner Hughes, on behalf of Commissioner Josh Rogers, placed on the July 21, 2025, Voting Session agenda a resolution to rezone from Forestry/Agricultural/Residential (FAR) district to Mobile Home Park and Travel Trailer Park (R-4) district property located at Waterlevel Highway and identified by tax map 059 parcel 062.00.

Commissioner Hughes, on behalf of Commissioner Josh Rogers, placed on the July 21, 2025, Voting Session agenda a motion to approve the request to close the right-of-way located at 153 Kersey Road NE.

COMMUNICATION FROM THE AUDIENCE
There was no communication from the audience.

ANNOUNCEMENTS
*Next meeting – Voting Session, July 14, 2025, at noon, Courthouse
*Landfill Public Meeting – tonight at 6:00p.m., Tri-State Exhibition Center Louie Alford Expo Room
*Farmers on First – July 20, 2025, at 2:00p.m., First Street Square
*Planning Commission – July 23, noon, Courthouse

There being no further business, the meeting adjourned at 1:01p.m.

A RESOLUTION APPROVING A PAYMENT-IN-LIEU-OF TAXES (PILOT) SCHEDULE AND DELEGATING 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 LINDE INC. (the "Company") which has purchased certain property from the Board and other owners within Bradley County, Tennessee, for the construction of an Air Separation Unit Facility thereon, and committed to the acquisition and installation of certain machinery, equipment and other personal property for use in manufacturing and related purposes in Bradley County, Tennessee with a capital investment of approximately (but not limited to) $70,000,000 (the "Project");

WHEREAS, the Project is expected to result in the creation of a minimum of 18 new full-time positions with an average annual wage of $85,000;

WHEREAS, the Company has requested that all personal property acquired or utilized 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 sixty-two and one-half percent (62.5%) of the property taxes otherwise due on the Property during the five-year period commencing on January 1, 2026 and ending on December 31, 2030;

WHEREAS, the Board has determined that, notwithstanding the PILOT Arrangement, the Project will result in the payment of in lieu of tax payments to Bradley County, Tennessee in an estimated amount of $907,413.16 over the same five-year period, and an additional $147,888.11 annually thereafter; 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 Bradley County 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 and the Developer 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 _____ day of _____, 2025.

APPROVED:

_____

Thomas L. Crye, Chairman

ATTEST:

_____

Donna A. Simpson, County Clerk

RATIFIED:

_____

D. Gary Davis, County Mayor

Building and Land Committee

Howard Thompson, Chairperson

MINUTES

July 21, 2025, at 10:30a.m.

Bradley County Courthouse Commission Room

Members present: Daniel Beaty, Mike Hughes, Josh Rogers, Chairman Howard Thompson, and ex-officio non-voting member D. Gary Davis

Members absent: Denny Collins

Others present: Bill Bubblitz, Thomas Crye, Scott Gilbert, Adam Lewis, Allen Mincy, Lorri Moultrie, Troy Spence, Bently Thomas

Chairman Howard Thompson called the meeting to order. Scott Gibert prayed the invocation.

Josh Rogers seconded a motion by Mike Hughes to approve the January 13, 2025, minutes as presented. Motion passed 4-0.

AGENDA ITEMS

Chairman Thompson opined there are a number of reasons to clear and slope the Minnis Road Fire Facility property to the property line including potential future building, access issues after construction, parking, and turn radius requirements. Gilbert added that several tall trees could pose a threat to the building if left in place. County Mayor D. Gary Davis reported that the City of Cleveland provided assurances that turn radius would not be an issue, and confirmed that both project estimates include tree removal, leveling, and graveling. Mayor Davis noted that adding a retaining wall would allow for greater use of the property. Mayor Davis also clarified that the County would be responsible for costs associated with clearing, leveling, and paving or graveling would be the responsibility of the County. Mayor Davis, responding to Rogers' request for available funding, confirmed there are no available funds in the Fire budget for the project. Chairman Thompson seconded a motion by Daniel Beaty moved to go ahead and take it down because it will cost more in the long run. Hughes seconded a substitute motion by Rogers to allow the Mayor to get bids on the project only then once there is a funding mechanism for the project. Mayor Davis noted he cannot solicit bids until funding is secured. Rogers amended the substitute motion to recommend approving the clearing and taking down the bank to the property line on Minnis Road Fire Facility.

approximately thirty-two feet by two hundred feet (32' x 200'), and referring it to Finance Committee for funding and if the funding is approved to move forward. Motion passed 4-0.

OTHER BUSINESS
There was no other business.

COMMUNICATION FROM THE AUDIENCE
There was no communication from the audience.

There being no further business, the meeting adjourned at 11:09a.m.