

The McMinn County Board of Commissioners met in Regular Session on January 19, 2026 at 6:00 pm, in the Blue Room of the McMinn County Courthouse. Meeting started late (7:22pm) due to meeting for Public Input Meeting for the McMinn County Forest Master Plan and Shooting Sports Complex will be January 19, 2026 @ 5:00 pm.

1. CALL TO ORDER

The meeting was called to order by Chairman Curtis.

2. INVOCATION

The Invocation was given by Commissioner McPhail.

3. PLEDGE TO THE FLAG

The Pledge to the Flag was led by Commissioner Simpson.

4. ROLL CALL

Roll Call was taken by, McMinn County Clerk, Melinda King as recorded:

Chairman Scott Curtis - Present
Tim King – Present
Roger Masingale - Present
Jerry Millsaps – Present
J. W. McPhail - Present
Brent Carter -Present
Tad Simpson - Present
Charles Slack – Present
Travis Crisp – Present
Scott Cass – Present

5. APPROVAL OF MINUTES

Copies of the Minutes of the Regular Session on December 8th, 2025 were provided to the McMinn County Commissioners.

MOTION made by Commissioner King, and seconded by Commissioner Slack, to approve the minutes of December 8th, 2025 meeting.

Motion carried by voice vote.

6. REVIEW AND APPROVAL OF FINANCE RESOLUTIONS

A. A Resolution to Approve the Contract Between McMinn County and State of Tennessee Department of Health.

Mr. Luallen presented resolution #26-001 along with a copy of the agreement.

RESOLUTION NO. 26-001

A RESOLUTION TO APPROVE THE CONTRACT BETWEEN MCMINN COUNTY AND STATE
OF TENNESSEE DEPARTMENT OF HEALTH

(Res. # 26-001 con't)

WHEREAS, it is the conviction of McMinn County that every individual in the County has good health care readily available; and

WHEREAS, in order to properly perform the duties of county government as prescribed by law, it is often in McMinn County's interest to enter into contracts with other entities; and

WHEREAS, McMinn County has previously entered into a contract with the State of Tennessee Department of Health to protect and improve the physical health of the county citizens through the prevention of conditions that may threaten good health; and

WHEREAS, the total appropriation for which the County shall be billed is \$68,500 and

WHEREAS, the McMinn County Health Department does provide these services, and both parties do hereby agree to these provisions in the contract for FY 2025-2026.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF MCMINN COUNTY, TENNESSEE, MEETING IN REGULAR SESSION THIS THE 19th DAY OF JANUARY 2026, that this Commission does hereby approve this contract.

AND FURTHERMORE, resolves to give authority to the County Mayor or his designee to execute and administer the duties of said contract.

(Orig signed by John M. Gentry)
 McMinn County Mayor

Attest:

(Orig signed by Melinda King)
 County Clerk

MOTION made by Commissioner Cass, and seconded by Commissioner Slack, to approve this resolution.

Motion carried by voice vote.

7. APPROVAL OF BUDGET AMENDMENTS

Mr. Luallen presented the following budget amendments, a copy of which was provided to each Commissioner.

Fund: #General Fund #101			Date: 01/15/2026	
DEPARTMENT	ACCOUNT	FOLIO	DEBIT	CREDIT
State of Tennessee	Safe & Drug Free School & Community	46230	150,000.00	
Other Local Revenue	Contributions & Gifts	44570		67,846.00
Special Patrols	Deputies (SRO)	54120-106		64,000.00
Special Patrols	Social Security	54120-201		4,901.00
Special Patrols	State Retirement	54120-204		2,628.00
Special Patrols	Employer Dependent Ins.	54120-205		4,500.00
Special Patrols	Gasoline	54120-425		5,000.00
Special Patrols	Workers' Comp. Insurance	54120-513		1,125.00
Explanation: To amend revenue & expenditures related to additional State School Resource Officer Grant funding for FY 25-26.				
Fund: #General Fund #101			Date: 01/15/2026	
DEPARTMENT	ACCOUNT	FOLIO	DEBIT	CREDIT

(con't)

Revenues Other Sources (Non-Revenue)	Insurance Recovery	49700	32,315.00	
Sheriff	Maintenance & Repair-Vehicles	54100-388		32,315.00
Explanation: To budget revenue & expenditures related to insurance repair services on vehicles.				
State of Tennessee	Other Public Safety Grants (THSO)	46290	30,000.00	
Sheriff's Department	Overtime	54110-187		30,000.00
Explanation: To budget revenue & expenditures related to the State of Tennessee Governor's Highway Safety Alcohol Countermeasures Grant for FY 2025-2026. Commission approved October 20, 2025.				

MOTION made by Commissioner King and seconded by Commissioner Simpson to approve these budget amendments.

- Chairman Scott Curtis – Aye
- Tim King - Aye
- Roger Masingale - Aye
- Brent Carter - Aye
- J. W. McPhail – Aye
- Jerry Millsaps - Aye
- Tad Simpson - Aye
- Charles Slack – Aye
- Travis Crisp - Aye
- Scott Cass – Aye

Motion carried by roll call vote, as recorded:

Mr. Luallen presented the following budget amendments, a copy of which was provided to each Commissioner. These did have School Board approval.

FUND: General Purpose School Fund # 141			DATE: 12/11/2025	
DEPARTMENT	ACCOUNT	FOLIO	DEBIT	CREDIT
Other Local Revenues	Other Local Revenues	44900	15,203.00	
Maintenance of Plant	Other Supplies & Materials	72620-499		5,150.00
Maintenance of Plant	Other Equipment	72620-790		10,053.00
Date: 10/03/2025				
Explanation: To enter budget for a safety grant from Tennessee Risk Management Trust for FY 25-26. These funds will be used to purchase safety shoes, arc flash suit, and safety ladders for maintenance.				

FUND: General Purpose School Fund # 141 Innovated School Models (ISM) #955			Date: 12/12/2025	
Regular Instruction Program	Othe Supplies & Materials	71100-499	37,751.34	
Regular Instruction Program	Regular Instruction Program	71100-722	50,000.00	
Vocational Education Program	Instructional Supplies & Materials	71300-429	70,848.65	
Vocational Education Program	Vocational Instruction Equipment	71300-730	101,000.00	
Regular Capital Outlay	Building Construction	76100-706		415,000.00
Regular Capital Outlay	Building Improvements	76100-707	115,400.00	
Regular Capital Outlay	Other Capital Outlay	76100-799	40,000.00	
Explanation: To amend the Innovative School Models (ISM) Grant for FY 25-26.				

(con't)

Fund: General Purpose School Fund # 141		Date: 12/22/2025		
Regular Instruction Program	Regular Instruction Equipment	71100-722		2,566.93
Vocational Education Program	Instructional Supplies & Materials	71300-429	7,732.48	
Vocational Education Program	Vocational Instruction Equipment	71300-730	834.45	
Regular Capital Outlay	Building Improvements	76100-707		6,000.00
Explanation: To amend the Innovative School Models (ISM) Grant for FY 25-26.				

MOTION made by Commissioner Cass and seconded by Commissioner Masingale to approve these budget amendments.

- Chairman Scott Curtis – Aye
- Tim King - Aye
- Roger Masingale – Aye
- Brent Carter - Aye
- J. W. McPhail – Aye
- Jerry Millsaps - Aye
- Tad Simpson - Aye
- Charles Slack – Aye
- Travis Crisp - Aye
- Scott Cass – Aye

Motion carried by roll call vote, as recorded:

Mr. Luallen presented the following budget amendments, a copy of which was provided to each Commissioner.

FUND: Other Capital Projects # 189		Date: 01/15/2026		
DEPARTMENT	ACCOUNT	FOLIO	DEBIT	CREDIT
State of Tennessee	Airport Maintenance	46120	864,838.00	
	Airport Improvements	91110-702		864,838.00
Explanation: To budget revenue & expenditures related to State of Tennessee Aeronautics Grant for Hangar replacement.				

MOTION made by Commissioner Carter and seconded by Commissioner Crisp to approve these budget amendments.

- Chairman Scott Curtis – Aye
- Tim King - Aye
- Roger Masingale - Aye
- Brent Carter – Aye
- J. W. McPhail – Aye
- Jerry Millsaps - Aye
- Tad Simpson - Aye
- Charles Slack – Aye
- Travis Crisp - Aye
- Scott Cass – Aye

Motion carried by roll call vote, as recorded:

8. COMMENTS FROM THE AUDIENCE

Eric Bunch gave another update on his property on County Road 130. Mr. Bunch said that TDEC did testing and told him his land is contaminated from an unpermitted landfill. He said December 15th 2025, the judge did require an expert to come in which was TDEC and they done an on-site inspection. Mr. Bunch said the results did show his land was contaminated from landfill leachate and advised him and his family to leave the property. Mr. Bunch gave a brief account of what he was told.

Commissioner Crisp ask Mr. Bunch if they condemned his property. Mr. Bunch said no they did not. County Mayor, John Gentry ask who told him to leave his property. Mr. Bunch said it was TDEC. Mr. Bunch

(con't)

explained what he was told by TDEC. Commissioner Millsaps ask him when are they coming to test the water. He said after 90 days. Mr. Bunch shared what he was told and ask McMinn County for help with this situation.

9. RESOLUTIONS

A. A Resolution to Approve Participation in State of Tennessee Short Term Rental Data Technical Assistance Program.

Mr. Gentry presented resolution # 26-002. This resolution did have Budget Committee approval.

RESOLUTION NO. 26.002

A RESOLUTION TO APPROVE PARTICIPATION IN STATE OF TENNESSEE SHORT TERM RENTAL DATA TECHNICAL ASSISTANCE PROGRAM

WHEREAS, the State of Tennessee Department of Tourist Development has partnered with Granicus, a national provider of rental data and analytics, to develop a program to help communities quantify and better understand the size, scope and dynamics of their local short-term rental market (STR); and

WHEREAS, McMinn County has a growing STR presence and desires to better quantify its impact within its tourism ecosystem; and

WHEREAS, McMinn County has a Hotel/Motel tax that by statute allocates one-third of the revenue to tourism specifically, and two-thirds to general economic development; and

WHEREAS, participating communities will have access to verified STR listings, matched to property tax records through November 2026 at no charge; and

WHEREAS, McMinn County is eligible for the program due to having a dedicated tourism organization (DMO) funded by Hotel/Motel tax revenue.

NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF COMMISSIONERS OF McMINN COUNTY, TENNESSEE MEETING IN REGULAR SESSION ON THIS 19th DAY OF JANUARY 2026, that this Commission approves applying for and participating in the Short-Term Rental Technical Assistance Program, AND FURTHER RESOLVES to dedicate any additional Hotel/Motel revenue collected as a result of the program in accordance to the provisions of the Private Act that established the McMinn County Hotel/Motel lodging tax. The County Mayor and McMinn County Tourism Director are authorized to execute the documents necessary to fulfill the intent of this resolution.

(Orig signed by John M. Gentry)
McMinn County Mayor

Attest:

(Orig signed by Melinda King)
County Clerk

MOTION made by Commissioner McPhail, and seconded by Commissioner Slack to approve this resolution.

Motion carried by voice vote

B. A Resolution to Authorizing McMinn County to Receive Funds for the America 250th Celebration.

Mr. Gentry presented resolution # 26-003.

RESOLUTION NO. 26-003

A RESOLUTION AUTHORIZING MCMINN COUNTY TO RECEIVE FUNDS FOR THE AMERICA 250th
CELEBRATION

WHEREAS, the State of Tennessee has made available \$20,000 per county for archival support, historic preservation, and exhibitions and programs for the celebration of America's 250th Anniversary; and

WHEREAS, these funds will be dispersed through the Tennessee State Museum; and

WHEREAS, McMinn County is seeking \$20,000 for the placement of an American Revolution monument to be located on the McMinn County Courthouse grounds; and

WHEREAS, McMinn County is the final resting place of nearly twenty American Revolution veterans who served in very noteworthy campaigns and played vital roles in securing our nation's liberty; and

WHEREAS, the monument would provide an opportunity to teach students and the general public alike about McMinn County's deep connection to America's founding and act as a lasting tribute to those who fought for our freedom; and

WHEREAS, the grant requires no local match; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF MCMINN COUNTY, TENNESSEE, MEETING IN REGULAR SESSION THIS THE 19th DAY OF JANUARY 2026, that this Commission does hereby authorize the application for the America 250th Grant and FURTHER RESOLVES to grant authority to the County Mayor to execute any and all documents necessary to fulfill the intent of this resolution.

(Orig signed by John M. Gentry)
McMinn County Mayor

Attest:

(Orig signed by Melinda King)
County Clerk

MOTION made by Commissioner Simpson, and seconded by Commissioner Crisp to approve this resolution.

Motion carried by voice vote.

10. ELECTIONS, APPOINTMENTS AND CONFIRMATIONS

A. A Resolution to Confirm the Appointment of Dean Williams to the McMinn County Agricultural Extension Committee.

Mr. Gentry presented resolution # 26-004.

(Res. # 26-004 con't)

RESOLUTION NO. 26-004

A RESOLUTION TO CONFIRM THE APPOINTMENT OF DEAN WILLIAMS TO THE MCMINN COUNTY AGRICULTURAL EXTENSION COMMITTEE

WHEREAS, McMinn County has a seven member Agricultural Extension Committee comprised of three McMinn County Commissioners, two male farmers and two female farmers; and

WHEREAS, it is the responsibility of the McMinn County Commission to appoint farmers to this committee; and

WHEREAS, Dean Williams, a farm-man in District 2, has agreed to serve another term on the McMinn County Agricultural Extension Committee; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF McMINN COUNTY, TENNESSEE, MEETING IN REGULAR SESSION ON THIS THE 19th DAY OF JANUARY, 2026, that this commission does hereby confirm the appointment of Dean Williams to the McMinn County Agricultural Extension Committee.

(Orig signed by John M. Gentry)
McMinn County Mayor

Attest:

(Orig signed by Melinda King)
County Clerk

MOTION made by Commissioner Cass, and seconded by Commissioner McPhail, to approve this resolution.

Motion carried by voice vote.

B. A Resolution to Confirm the Appointment of Brent Carter to the McMinn County Agricultural Extension Committee.

Mr. Gentry presented resolution # 26-005

RESOLUTION NO. 26-005

A RESOLUTION TO CONFIRM THE APPOINTMENT OF BRENT CARTER TO THE MCMINN COUNTY AGRICULTURAL EXTENSION COMMITTEE

WHEREAS, McMinn County has a seven member Agricultural Extension Committee comprised of three McMinn County Commissioners, two male farmers and two female farmers; and

WHEREAS, it is the responsibility of the McMinn County Commission to appoint farmers and commissioners to this committee; and

WHEREAS, there is currently a commissioner vacancy on the board; and

WHEREAS, Brent Carter, a Commissioner in District 1, has agreed to serve on the McMinn County Agricultural Extension Committee; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF McMINN COUNTY, TENNESSEE, MEETING IN REGULAR SESSION ON THIS THE 19th DAY OF JANUARY, 2026, that this commission does hereby confirm the appointment of Brent Carter to the McMinn County Agricultural Extension Committee.

(Res. # 26-005 con't)

(Orig signed by John M. Gentry)
McMinn County Mayor

Attest:

(Orig signed by Melinda King)
County Clerk

MOTION made by Commissioner Millsaps, and seconded by Commissioner King, to approve this resolution.

Motion carried by voice vote.

- C. A Resolution to Confirm the Appointment of Evan Thomas to the Calhoun-Charleston Utility District Board of Commissioners.

Mr. Gentry presented resolution # 26-006.

RESOLUTION NO. 26-006

A RESOLUTION TO CONFIRM THE APPOINTMENT OF EVAN THOMAS TO THE CALHOUN-CHARLESTON UTILITY DISTRICT BOARD OF COMMISSIONERS

WHEREAS, Calhoun-Charleston Utility District has a Board of Commissioners to oversee the direction and management of its operations and service; and

WHEREAS, John M. Gentry, as McMinn County Mayor, nominates Evan Thomas for appointment to the Calhoun-Charleston Board of Commissioners for a five-year term, which will begin February 16, 2026 and will end December 31, 2031.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF McMINN COUNTY, TENNESSEE, MEETING IN REGULAR SESSION ON THIS 19th DAY OF JANUARY 2026, that this commission does hereby confirm this appointment.

(Orig signed by John M. Gentry)
McMinn County Mayor

Attest:

(Orig signed by Melinda King)
County Clerk

MOTION made by Commissioner Crisp, and seconded by Commissioner Millsaps, to approve this resolution.

Motion carried by voice vote.

- D. A Resolution to Confirm the Appointment of Todd Watson to the Hiwassee Utilities Board of Directors.

Mr. Gentry presented resolution # 26-007

RESOLUTION NO. 26-007

A RESOLUTION TO CONFIRM THE APPOINTMENT OF TODD WATSON TO THE HIWASSEE UTILITIES BOARD OF DIRECTORS

WHEREAS, Hiwassee Utilities has a Board of Directors to oversee the direction and management of its operations and service; and

(Res. # 26-007 con't)

WHEREAS, John M. Gentry as McMinn County Mayor, nominates Todd Watson for appointment to the Hiwassee Utilities Board of Directors for a three-year term, which will expire February 1, 2029.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF McMINN COUNTY, TENNESSEE, MEETING IN REGULAR SESSION ON THIS 19th DAY OF JANUARY 2026, that this commission does hereby confirm this appointment.

(Orig signed by John M. Gentry)
McMinn County Mayor

Attest:

(Orig signed by Melinda King)
County Clerk

MOTION made by Commissioner Masingale, and seconded by Commissioner Slack, to approve this resolution.

Motion carried by voice vote.

11. REPORTS FROM COMMITTEES, COUNTY OFFICIALS, COMMENTS FROM COMMISSIONERS

Chairman Curtis—Budget Committee met prior to tonight's meeting and approved budget calendar and forms also approved recommendation for Resolution #2 for Short Term Rental agreements.

Commissioner Masingale—thanked everyone for all they did during the death of his wife Janice Masingale.

Commissioner Slack—thanked everyone for all they did during the death of his dad Don Slack.

Finance Director, Jason Luallen—pointed out a typo on the “more than \$1,000.00 for the Highway Department. Should be for Utility Trailer and Long Arm Attachment for \$148,041.23.

12. COMMENTS FROM THE COUNTY MAYOR

County Mayor—Voiced his appreciation to a board and citizens who have a lot of maturity and goes through public hearing with maturity.

County Mayor—said there should be some good news coming out soon. He said the state has granted a Rural Fire Grant possibly for \$600,000 that will go to the individual fire departments in McMinn County. He said Billy Roach stepped in and help with the grant.

County Mayor—Opioid Council met January 6th 2026 and got a few tweaks on the new application and announcements are already ready and will be getting with the DPA for public announcement. He said the applications will be due by March and hopefully recommendations for funding by April.

County Mayor—said this year's Planning Session will be February 27 and may start at noon and looking at the Higher Education Center for location.

County Mayor—said everyone is welcome to come see the new Health Department in its current stage. He said he has been by there and he is very pleased with the progress they have made. He also said he appreciated everyone's attendance tonight.

Commissioner Crisp-said Riceville Fire Department got a grant for a side-by-side for \$38,000.00.

13. APPROVAL OF NOTARY APPLICATIONS

Notaries to be elected January 19, 2026

CHARLES AARON ANDERSON
JASON CHRISTOPHER BUCHANAN
JUANITA MARIE CAGLE
CHRISTOPHER MICHAEL CALDWELL
CINDY CASTEEL
ANGELA D. COLEMAN
DENISE FERGUSON
AMBER HARRELL
JULIE HECKETHORN
SAVANNAH HUTCHINSON

CARRIE A KANAWYER
KANDICE LANE
DAVID L LEVERITT
JUSTIN L MAPLES
C. DANNIELLE MCMURRAY
EVAN BRADFORD MILLSAPS
KIMBERLY WILSON RIDDLE
JILL MARIE SPALLIERO
LESLIE DAVIS TUCKER

MOTION made by Commissioner McPhail, and seconded by Commissioner Cass, to approve these notary applications.

Motion carried by voice vote.

14. ANY OTHER BUSINESS THAT MAY LEGALLY COME BEFORE THE COMMISSION

None.

There being no other business, Chairman Curtis declared the Commission meeting adjourned at 7:49 pm. (meeting started at 7:22pm)

MELINDA KING
McMinn County Clerk

Attest:

Deputy Clerk (date)