

The McMinn County Board of Commissioners met in Regular Session on February 27, 2026, at 6:00 pm, in the Blue Room of the McMinn County Courthouse.

1. CALL TO ORDER

The meeting was called to order by Chairman Curtis.

2. INVOCATION

The Invocation was given by County Mayor, John Gentry.

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 - Absent
Jerry Millsaps – Present
J. W. McPhail - Present
Brent Carter -Present
Tad Simpson - Present
Charles Slack – Present
Travis Crisp – Absent
Scott Cass – Present

5. APPROVAL OF MINUTES

Copies of the Minutes of the Regular Session on February 27, 2026, were provided to the McMinn County Commissioners.

MOTION made by Commissioner King, and seconded by Commissioner Simpson, to approve the minutes of February 27, 2026, meeting.

Motion carried by voice vote.

6. REVIEW AND APPROVAL OF FINANCE RESOLUTIONS

A. A Resolution to Declare Items as Surplus Property.

Mr. Luallen presented resolution #26-013 along with a list from Melinda King, McMinn County Clerk.

RESOLUTION NO. 26-013

A RESOLUTION TO DECLARE ITEMS AS SURPLUS PROPERTY

WHEREAS, McMinn County has authority to declare items as surplus that are no longer deemed necessary or adequate to properly perform the duties of county government as prescribed by law; and

(Res. 26-013 con't)

WHEREAS, McMinn County Clerk, Melinda King, requests to have the following equipment declared as surplus property:

- Decal Printers: 7398, 7399, 7680, 2-no number
- Dell Computers: 7656,7657, 7659, 7660, 7661, 7662, 7664, 7665, 7692, 7695, 7696, 7734, 7739, 8014, 8015, 1-no number
- HP LaserJet Printer: 7733

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF MCMINN COUNTY, TENNESSEE, MEETING IN REGULAR SESSION THIS THE 19th DAY OF MARCH 2026, that this Commission does hereby declare these items as surplus property.

(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 Slack, to approve this resolution.

Motion carried by voice vote.

- B. A Resolution to Approve a Memorandum of Understanding Between the Bureau of Alcohol, Tobacco, Firearms, & Explosives and the McMinn County Sheriff's Office.

Mr. Luallen presented resolution #26-014 along with a copy of the Memorandum. This did have Budget Committee approval.

RESOLUTION NO. 26-014

A RESOLUTION TO APPROVE

A MEMORANDUM OF UNDERSTANDING BETWEEN THE BUREAU OF ALCOHOL, TOBACCO, FIREARMS, & EXPLOSIVES AND THE MCMINN COUNTY SHERIFF'S OFFICE

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 agreements with other entities; and

WHEREAS, McMinn County Sheriff's Department desires to enter into a Memorandum of Understanding with the Bureau of Alcohol, Tobacco, Firearms and Explosives as it relates to the ATF Task Force (herein referred to as the "Task Force"); and

WHEREAS, The authority to investigate and enforce offenses under provisions of the MOU are found at 28 U.S.C § 599A, 28 C.F.R §§ 0.130, 0.131, and 18 U.S.C. § 3051.

WHEREAS, the purpose of this agreement is for the Task Force to perform the activities and duties as follows:

- Deter and Investigate Illegal Firearms Trafficking and Violent Gun Crime
- Deter and Investigate Criminal Organizations
- Deter and Investigate Misuse of Explosives, Bombs, and Bombings
- Deter and Investigate Arson
- Gather and report intelligence data relating to trafficking in firearms

(Res. 26-014 con't)

- Conduct undercover operations where appropriate and engage in other traditional methods of investigation in order that the Task Force’s activities will result in effective prosecution before the courts of the United States and the State of Tennessee

WHEREAS, this MOU is effective for five years from the date of the final signature and supersedes previously signed MOU’s and shall remain in effect until the aforementioned expiration date or until it is terminated in writing, whichever comes first; and

NOW BE IT THEREFORE RESOLVED BY THE BOARD OF COMMISSIONERS OF MCMINN COUNTY, TENNESSEE, MEETING IN REGULAR SESSION ON THIS THE 19th DAY OF MARCH 2026, that this MEMORANDUM OF UNDERSTANDING be approved.

(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.

C. A Resolution to Renew Airport Maintenance Contract with State of Tennessee Department of Transportation.

Mr. Luallen presented resolution #26-015 along with a copy of the contract.

RESOLUTION NO. 26-015

A RESOLUTION TO RENEW AIRPORT MAINTENANCE CONTRACT WITH STATE OF TENNESSEE DEPARTMENT OF TRANSPORTATION

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 desires to renew their Airport Maintenance Contract with the State of Tennessee, Department of Transportation; and

WHEREAS, the term of this grant is July 1, 2025 through June 30, 2026, with the state portion not exceeding \$20,000.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF MCMINN COUNTY, TENNESSEE, MEETING IN REGULAR SESSION THIS THE 19th DAY OF MARCH 2026, that this Commission does hereby agree to renew this Airport Maintenance Contract with the State of Tennessee,

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

(Res. 26-015 con't)

Attest:

(Orig signed by Melinda King)
County Clerk

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

Motion carried by voice vote.

D. A Resolution to Allow the McMinn County Sheriff's Office to Apply for a Project Safe Neighborhoods Grant.

Mr. Luallen presented resolution #26-016 along with a copy of the grant. This did have Budget Committee approval.

RESOLUTION NO. 26-016

A RESOLUTION TO ALLOW THE MCMINN COUNTY SHERIFF'S OFFICE TO APPLY FOR A
PROJECT SAFE NEIGHBORHOODS GRANT

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 Sheriff's office has the opportunity to apply for a Project Safe Neighborhoods (PSN) Grant ; and

WHEREAS, this is an equipment-only grant for up to \$47,000 with no matching funds required; and

WHEREAS, the application deadline is March 25, 2026; and

WHEREAS, the grant period would be one year beginning July 1, 2026, and would require the development of a project aligned with these objectives.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF MCMINN COUNTY, TENNESSEE, MEETING IN REGULAR SESSION THIS THE 19th DAY OF MARCH 2026, that this Commission does hereby agree apply and accept these grants and does hereby authorize the county mayor or his designee to execute all documents essential to administering the duties of said contracts.

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

Attest:

(Orig signed by Melinda King)
County Clerk

MOTION made by Commissioner King, 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: Other Capital Projects # 189		Date: 03/12/2026		
DEPARTMENT	ACCOUNT	FOLIO	DEBIT	CREDIT
Federal Through State	ARP Grant-Health Dept	47402-ARPH	4,848,050.00	
General Administration Projects	Building Purch.(Courthouse Improve	91110-702ARPH		4,848,050.00
Explanation: To budget revenue & expenditures related to State of Tennessee ARP Grant for Health Department Construction.				

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

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

Motion carried by roll call vote, as recorded:

8. COMMENTS FROM THE AUDIENCE

None.

9. RESOLUTIONS

A. A Resolution Authorizing a Continuous Five (5) Year Reappraisal Cycle.

Mr. Gentry presented resolution # 26-017. This resolution did have Budget Committee approval.

RESOLUTION NO. 26-017

A RESOLUTION AUTHORIZING A CONTINUOUS
 FOUR (4) YEAR REAPPRAISAL CYCLE

WHEREAS, Tennessee Code Annotated §67-5-1601 establishes a general six (6) year reappraisal for updating and equalizing property values for every county in Tennessee for property tax purposes; and

WHEREAS, a six (6) year reappraisal program consists of an on-site review of each parcel of real property over a five-year period followed by revaluation of all such property in the year following completion of the review period and includes a current value updating during the third year of the review cycle and sales ratio studies during the second and fifth years of the review cycle; and

(Res. 26-017 con't)

WHEREAS, Tenn. Code Ann. §67-5-1601 provides that upon the submission of a plan by the assessor and upon approval of the State Board of Equalization, a reappraisal program may be completed by a continuous four year cycle comprised of continuous on-site review of each real property over a four (4) year period with a revaluation of all such property in the fourth year of the review period; and

WHEREAS, Tenn. Code Ann. §67-5-1601(a)(3) authorizes a reappraisal plan specifying a schedule for continuous onsite review or photo review, not to exceed four (4) years; and

WHEREAS, the county legislative body of McMinn County understands that by approving such a four (4) year reappraisal cycle a sales ratio study will be conducted during the second year of the review cycle and the centrally assessed properties and commercial/industrial tangible personal property will be equalized by the sales ratio adopted by the State Board of Equalization.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF MCMINN COUNTY, TENNESSEE MEETING THIS THE 19th DAY OF MARCH, 2026, that pursuant to Tennessee Code Annotated Section 67-5-1601, reappraisal shall be accomplished in McMinn County by a continuous four (4) year cycle beginning July 1, 2023 comprised of an on-site review of each parcel of real property over a four (4) year period followed by revaluation of all such property for tax year 2027.

(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

B. A Resolution to Approve McMinn County Water Project Matching Funds for Etowah Utilities Water Line Extension and Hydrant on County Road 610.

Mr. Gentry presented resolution # 26-018.

RESOLUTION NO. 26-018

TO APPROVE MCMINN COUNTY WATER PROJECT MATCHING FUNDS
FOR ETOWAH UTILITIES WATER LINE EXTENSION AND HYDRANT
ON COUNTY ROAD 610

WHEREAS, Etowah Utilities is extending a water main line located on County Road 610; and

WHEREAS, this water main line extension will be a 6" PVC main installed along the county right-of-way for approximately 1000 feet.

WHEREAS, this main line extension meets the requirements established by McMinn County for the 30% reimbursement; and

(Res. 26-018 con't)

WHEREAS, the estimated construction cost of the lines and hydrants should not exceed \$12,610 which includes materials, labor and installation with McMinn County's 30% share being \$3,783; and

WHEREAS, the project also includes the installation of a fire hydrant, for which McMinn County shall provide reimbursement in the amount of \$5,000 in accordance with the County's established reimbursement policy;

WHEREAS, McMinn County encourages these utility district partnerships that provide public water service to unserved homes; and

WHEREAS, the McMinn County Commission agrees to provide the necessary 30% matching funds for the construction expenses associated with the water line extension, as well as \$5,000 for the installation of the fire hydrant, for a total reimbursement cost of \$8,783.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF McMINN COUNTY, TENNESSEE, MEETING IN REGULAR SESSION THIS THE 19th DAY OF MARCH 2026, that this Commission does hereby approve this resolution and FURTHER RESOLVES that the McMinn County Mayor is authorized to execute all documents related to this project.

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

Attest:

(Orig signed by Melinda King)
County Clerk

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

Motion carried by voice vote.

C. A Resolution to Approve McMinn County Water Project Matching Funds for Etowah Utilities Water Line Extension and Hydrant on County Road 784.

Mr. Gentry presented resolution # 26-019.

RESOLUTION NO. 26-019

TO APPROVE MCMINN COUNTY WATER PROJECT MATCHING FUNDS
FOR ETOWAH UTILITIES WATER LINE EXTENSION AND
HYDRANT ON COUNTY ROAD 784

WHEREAS, Etowah Utilities is extending a water main line located on County Road 784; and

WHEREAS, this water main line extension will be a 6" PVC main installed along the county right-of-way for approximately 2500 feet.

WHEREAS, this main line extension meets the requirements established by McMinn County for the 30% reimbursement; and

(Res. 26-019 con't)

WHEREAS, the estimated construction cost of the lines and hydrants should not exceed \$55,000 which includes materials, labor and installation with McMinn County's 30% share being \$16,500; and

WHEREAS, the project also includes the installation of a fire hydrant, for which McMinn County shall provide reimbursement in the amount of \$5,000 in accordance with the County's established reimbursement policy;

WHEREAS, McMinn County encourages these utility district partnerships that provide public water service to unserved homes; and

WHEREAS, the McMinn County Commission agrees to provide the necessary 30% matching funds for the construction expenses associated with the water line extension, as well as \$5,000 for the installation of the fire hydrant, for a total reimbursement cost of \$21,500.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF McMINN COUNTY, TENNESSEE, MEETING IN REGULAR SESSION THIS THE 19th DAY OF MARCH 2026, that this Commission does hereby approve this resolution and FURTHER RESOLVES that the McMinn County Mayor is authorized to execute all documents related to this project.

(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.

10. ELECTIONS, APPOINTMENTS AND CONFIRMATIONS

None.

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

Chairman Curtis— Budget Committee met prior to this meeting and gave the go ahead to get started working on the schools this summer within our budget. Mr. Curtis said there's a chance they could come back and ask for more money, but we'll address that then. Also addressed the Safe Neighborhoods grant and ATF resolutions too.

12. COMMENTS FROM THE COUNTY MAYOR

County Mayor—Just a few things on the landfill. We've been ongoing with the Class 1 overfill. He said they will submit a corrective action plan in April. We've been doing, staying in constant contact with them as we're still trying to make sure, we can build our new class 3-4 with that fix and put that extra dirt on that

(con't)

berm. They seem very receptive to that. We had to do a seismic stability test for them, and all has been completed and turned in.

We are trying to engineer the size of the buttresses of how official dirt will have to go on the side. So, the engineering group is working on that. That should be submitted in April, and we will let you know if that's accepted and then we'll go from there.

Mr. Gentry said they are still doing the permit for the expansion of class 3-4 at the same time.

So with that being said, usually this time of year, we would ask for approval for cleanup, fix up week.

If you notice last several years, we have not been requesting that until class 3-4 is finished, we just don't have the capacity to bring in a whole lot of free stuff right now. Mr. Gentry said that hopefully we will be able to do that in the future.

Mayor Gentry said they are meeting with the City of Athens tomorrow to talk about some kind of Tire Amnesty program with their recycle center.

Maybe we'll do this in lieu of that, working with Liberty Tire with the city of Athens that we will set up for residents only, isn't for businesses. We're going to work with them to set up a trailer at the Athens Recycle Center for two different days of a weekend. We're trying to figure out those dates, and the City of Athens is going to help fund all this. He said he would keep everyone updated.

County Mayor-T-hanger project they're pouring concrete now.

County Mayor—The Health Department is still ahead of schedule.

County Mayor—Mount Verd clearing project is about 40 to 50 % complete.

County Mayor—North Etowah project has been put to bid and did come considerably under bid.

County Mayor—County Forestry. Mr. Gentry said he will be going down tomorrow after a Development District meeting to talk about their newer rendition. He said he talked to Commissioner, Jerry Millsaps about having a Recreation meeting on March 30th at 4:00 pm. He also talked to Tim Woods about calling his folks and having a joint meeting to go over what they're proposing and review the comments from the list. He said they will go over what the options are going forward.

Commissioner McPhail wanted to know how much land they are clearing at Mount Verd. Mr. Gentry said he thinks it's about 20 acres.

13. APPROVAL OF NOTARY APPLICATIONS

Notaries to be elected March 19,2026

DAVID ANZIANO
TRACY T BAGLEY
KAYLA BAILEY
TAMMY S BROWN
HALEY CABRERA
PEGGY CLARK
AMANDA NICOLE COOLEY

LAUREN G LUALLEN
ASHLEY MIRANDA MOORE
TAMARA G TANZI
TIA N TORBETT
NORMA D WEBB
JUSTIN B WHITE
MITCHELL HOOPER

(con't)

MOTION made by Commissioner McPhail, and seconded by Commissioner Slack, 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 6:12 pm.

MELINDA KING
McMinn County Clerk

Attest:

Deputy Clerk (date)