

JANUARY 22, 2024 - BE IT REMEMBERED, That the Hartsville/Trousdale County Commission met pursuant to adjournment with the Honorable Mayor Jack McCall, Commission Chairman presiding and the following commissioners present to wit: Beverly Atwood, Tommy Belcher, Shane Burton, Alan Carman, Grant Cothron, Brian Crook, Will Dennis, Jerry Ford, Chris Gregory, T. "Bubba" Gregory, Landon Gulley, Richard Johnson, Judy Kerr, David Nollner, Lesley Overman, Mark Presley, Amber Russell, Lonnie Taylor, and David Thomas.

1. **Open Court** - Sheriff Ray Russell

2. **Invocation** - Will Dennis

3. **Pledge to the American Flag** - Lesley Overman

4. **Roll Call** - Rita Crowder, County Clerk - **19 PRESENT, 1 ABSENT**

5. **Approval of Minutes**

Motion this court approve these minutes as presented.

Motion by Tommy Belcher, Second by Chris Gregory

VOICE VOTE

MOTION CARRIED

6. **Announcements** - Our condolences to Lesley Overman and family on the passing of her dad.

7. **Approval / Amendments to the Agenda**

Remove Budget Amendments 101-09FB and 101-14. Remove American Rescue Plan Funding. Add

Budget Amendment 101-15FB Fire Dept.: Air Compressor for SCBA

Motion this court approve this agenda as amended.

Motion by Landon Gulley, Second by Beverly Atwood

VOICE VOTE

MOTION CARRIED

8. **Citizens' Response to Agenda Items**

The following people signed in to speak to Resolution 2024-03-800: Keith Fry, Lisa Steva, Brad Anderson, Stephen Chambers, Crystal Chambers, Carla Atkins, Robby Atwood, and Faye Atwood

9. **County Mayor Report** - Jack McCall

- The old building located at the end of the bridge on Broadway has been removed. TDOT has reinforced the bridge and will be back in the spring to install permanent pylons underneath. Removal of the building was supposed to take up to two years, but they were able to finish it much sooner.
- Multi - Modal Sidewalk Grant from Broadway to McMurry is still in the process of obtaining the proper permits and approvals for this project.
- Progress is being made on the **141 Bridge Project**. This is estimated to be complete by 2027.
- Ward School - We did meet the deadline to apply for the two million dollar grant for this project. Hopefully, we'll hear something about it soon.
The EPA is ready to do the assessment for the eight acres that will be made into a walking trail.

10. **Committee/Board Reports** - *see attached minutes*

A. **Audit** - Dec 4

B. **Codes & Zoning** - Jan 4

C. **Building** - Jan 8

D. **Finance Committee** - Jan 16

E. **Other Reports** – none presented

11. Active Business

A. Appointments

- 1) **Beer Board**
- Amanda Carman, 4 yr term beginning 02/01/2024
- 2) **Library Board**
- Kathy Robertson, assuming vacated seat by Scott Morrell
- 3) **Medical Examiner / Coroner**
- Dr. Christopher Mark Tripp, 5 yr appt. beginning on February 1, 2024

Motion this court approve all three appointments.

Motion by Chis Gregory, Second by Amber Russell

VOICE VOTE

MOTION CARRIED

B. Resolutions

- 1) **Resolution 2024-01-798** Support of License Plate Reader Program

Motion this court approve this Resolution.

Motion by T. "Bubba" Gregory, Second by Grant Cothron

VOICE VOTE

MOTION CARRIED

- 2) **Resolution 2024-02-799** Support of 2024 HOME Grant application

Motion this court approve this Resolution.

Motion by Jerry Ford, Second by Mark Presley

VOICE VOTE

MOTION CARRIED

- 3) **Resolution 2024-03-800** Support of Purchasing Property for Jail Complex

Motion this court deny this Resolution.

Motion by Brian Crook, Second by Shane Burton

After much discussion, a vote was taken.

ROLL CALL, BOOK 3, PAGE 228 - 7 YES, 12 NO, 1 ABSENT

MOTION FAILED

CALL FOR DISCUSSION

- **Landon Gulley** - With this project being an estimated \$25 million price tag, we do need to first purchase property and we need to decide how we are going to pay for this.
- **Chris Gregory** - Would like to know what other properties were considered before we make a decision.
- **Lonnie Taylor** - There were 3 other properties looked at and there was a motion made to allow Mayor McCall to proceed. That motion was made by Comm. Brian Crook. Any property we choose will need water and sewer access and the land will have to be excavated. With growth, comes the need for new schools. How will we fund that? This property was not an option when we began the search. The building is in great shape and can be used to build the new jail. This will save the county money. Our county is too small to build a Taj Mahal, but if we don't do something soon, the State will come in and build us one and send us the bill.
- **Brian Crook** - Stated his previous motion was to allow the Mayor to search for properties. He also accused Mayor McCall of making this decision while on a beach vacation with the owner of the property. We are being told this is the only property to be considered and that without this we may not have use of the parking at the park. He said this was becoming a dictatorship. Vote how you want to, but he will not because the people have reached out to him and asked him not to.
- **David Thomas** - Ethical accusations without any proof against any member of the commission or an elected official, needs to be addressed. This search has been ongoing. Where are the other properties that have been considered?

- **Grant Cothron** - Lots of things to consider with building a larger jail. Wilson County has added a 200 to 300 bed addition that still can't be used because there is a staffing issue. How will we staff our jail when we have staffing issues as it is. Five and a half million dollars is a lot of money. Many things to be considered.
- **Chris Gregory** - We haven't seen all of the properties that have been considered. We haven't seen the engineering reports. Have we gotten an appraisal? The assessment is well below the asking price. If the parking lot used for the park is a major concern, make an offer on the parking lot.
- **T. "Bubba" Gregory** - Can we see the architect report?
- **Jerry Ford** - Has been on the County Court for 30 years. We do need a jail, but this price is awful high. Did this go through the committee? No doubt that we'll have to build a jail, but we have no wheel tax in place to help pay for one. We just don't have enough information to vote on this at this time.

PUBLIC COMMENTS

- **Keith Fry** - Owns the Texas Boot Factory property. He had spoken with the mayor earlier and offered to sell this piece of property to build a new jail. The building itself is not in good shape. It does have water, sewer and parking available. He wanted to know how much square feet is needed.
- **Lisa Steva** - Most of her concerns have already been voiced. She doesn't feel this is a good place for the jail. Just because the current jail is located close to the park, doesn't mean the new one should be located that close to the park. We are putting a lot of money in the new park upgrade to be right across from the jail. She feels other properties need to be considered.
- **Brad Anderson** - He said this was a crooked deal from the start. Property price was way above the assessed price. He suggested building it close to the prison. He confronted Sheriff Russell for not answering a question asked by Mr. Fry. Also said that it was Mr. Crook's 1st Amendment right when Mr. Thomas mentioned the accusations he made against Mayor McCall. He suggested if the jail was built across from the park, the inmates would be watching and making "cat calls" towards the ladies. We know we've needed a jail for at least 10 years and referred to the county government as "The Good Old Boy System".
- **Stephen Chambers** - Mr. Chambers stated that when he was mayor, they formed a Correction Partnership Committee. Initial assessment of all locations have not been released. The committee should have presented all of the properties considered. He's not a fan of the location. He represented an inmate once that escaped and jumped the fence. This property is far more expensive than it's appraised and he does not agree with the process being presented to purchase this property.
- **Crystal Chambers** - read a statement from Mary Helen McGowan asking the commission not to vote for this. The price is too high, location is not good. Why spend the money to update our park just to build a jail across from it. If you love your people, don't vote for this.
- **Carla Ferraro Adkins** - Some of her concerns are where will the tower be placed; where's the greenspace for the jail; cat calling; Sr. Center concerns; people not wanting a jail against their backyard. She also suggested not having a jail and contract our inmates out.
- **Robbie Atwood** - The price is hard for all taxpayers to swallow, but the state says we have to have a new facility. Our current jail is already across from the park and this property will sell at some point in time and we may not have the opportunity to purchase it. This would also take away the parking lot we currently use. As far as assessments, no property owner sells their property for what it's assessed. He

suggested to the crowd that they offer comparable properties that have a usable building, that's been recently sold, and compare the assessed price with the sell price.

- **Faye Atwood** - passed on speaking

Mayor McCall asked Lonnie Taylor, chairman Pro Tempore, to step in so that he could address the commission.

Mayor McCall said that his purpose for running for office was to serve the people to the best of his ability and always keep the taxpayer in mind. He observed some activity before assuming the position of Mayor, then, a 150 + bed jail was estimated at \$25 million and now could possibly be \$35 to \$45 million. The Jackson property across from the jail would land locked with no room for expansion later. The prospect of the Holder Warehouse came into conversation. The commission approved the architect, and the architect inspected the warehouse property. It was noted that the most recent rebuilt portion of the warehouse could be used for the jail, this would save several million dollars. He has discussed this plan with other mayors, engineers, and jail administration. Spirit Architecture said that by using that portion, it could drop the price of the project to \$20 and with the Holder property at 5.5 million, it would be \$25.5 million total. Landscaping can disguise the building. Sheriff Russell doesn't want a wired greenspace, and there would be lots of room for Sheriff's offices, court offices, and courtrooms. He also stated that the building on Western, owned by Mr. Fry, is in the middle of a residential neighborhood. There is also no need for this situation to become personal.

Motion this court postpone this Resolution until February, when we can have a Special Called Meeting and have the architect present to go over the details with the commission.

Motion by Chris Gregory, Second by Shane Burton

ROLL CALL, BOOK 3, PAGE 228 - 15 YES, 4 NO, 1 ABSENT

MOTION CARRIED

C. Ordinances

PUBLIC HEARING AND SECOND READING

- 1) **Ordinance 300-2023-37** Rezoning R2 to R3 - 5 Parcels on Greentop

Motion this court close this Public Hearing.

Motion by Landon Gulley, Second by Grant Cothron.

VOICE VOTE

MOTION CARRIED

SECOND READING

- 1) **Ordinance 300-2023-37** Rezoning R2 to R3 - 5 Parcels on Greentop

Motion this court approve this Ord. - **2nd Reading**

Motion by Beverly Atwood, Second by Mark Presley

VOICE VOTE

MOTION CARRIED

FIRST READING

- 1) **Ordinance 301-2024-01** Rezoning A1/R1/R2 to R1 on W McMurry Blvd

Motion this court approve this Ord. - **1st Reading**

Motion by David Thomas, Second by Lonnie Taylor

VOICE VOTE

MOTION CARRIED

D. Budget Amendments

FUND 101 - COUNTY GENERAL

101-08FB	Insurance Premiums Increased 588 to 618	\$	14,400
101-10G	Senior Center GNRC Grant - Amendment		11,958
101-11	Insurance Recovery - Sheriff Dept		14,495
101-12G	Emergency Management Performance Grant		2,035
101-13	Overtime Adjustments		52,782
127-01FB	Fire Departments: Air Compressor for SCBA		35,000

FUND 111 - URBAN SERVICES

111-02FB	Insurance Premiums increased 588 to 618	\$	2,340
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FUND 116 - SOLID WASTE

116-01FB	Insurance Premiums increased 588 to 618	\$	1,440
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FUND 118 - AMBULANCE SERVICES

118-01FB	Insurance Premiums increased 588 to 618	\$	16,632
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FUND 141 - GENERAL SCHOOLS

141-07	Vocational Education Programs	\$	36,400
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Motion this court combine and approve all Budget Amendments.

Motion by Lesley Overman, Second by Grant Cothron

ROLL CALL, BOOK 3, PAGE 228 - 19 YES, 0 NO, 1 ABSENT

MOTION CARRIED

E. Notaries

Debator Troupe
Betty Payne
Nicole Buchmeier
Betty J. Locke
Carl Matthew Carman
Tammy Denney-McDonald

Motion this court approve these Notary applicants.

Motion by Landon Gulley, Second by Amber Russell

VOICE VOTE

MOTION CARRIED

12. Other Business

Chris Gregory announced that the grant that was applied for last year for the Backpack Program has been approved.

Courthouse has passed the final inspection. Use of the building is still pending.

13. Public Comment – none presented

14. Adjourn

Motion this court adjourn.

Motion by Jerry Ford, Second by Tommy Belcher

VOICE VOTE

MOTION CARRIED