MINUTES
OF
PUTNAM COUNTY COMMISSION
DECEMBER 18, 2017

Prepared by: Wayne Nabors
Putnam County Clerk
121 S Dixie Avenue
Cookeville, TN 38501
STATE OF TENNESSEE  
COUNTY OF PUTNAM  

BE IT REMEMBERED: that on December 18, 2017 there was a regular meeting of the Putnam County Board of Commissioners.

There were present and presiding the Chairman Mike Atwood, and County Clerk, Wayne Nabors.

Putnam County Sheriff, Eddie Farris called the meeting to order.

The Chairman recognized Pastor Corey Carroll of the Monterey First Baptist Church for the Invocation.

The Chairman recognized Commissioner Jerry Roberson to lead the Pledge to the Flag of the United States of America.

The Chairman asked the Commissioners to signify their presence at the meeting and the following were present.

PRESENT:

Scott Ebersole  
Tom Short  
Jordan Iwnayszyn  
Jerry Ford  
Jerry Roberson  
Larry Bennett  
Cindy Adams  
Bobby Williams  
Chris Savage  
Chris Cassetty  
Larry Redwine  
Mike Medley  

Ben Rodgers  
Danny Holmes  
Benton Young  
Jimmy Neal  
Vacancy  
Kim Bradford  
Bob Duncan  
Marsha Bowman  
Donny Buttram  
Mike Atwood  
Cathy Reel  

ABSENT:

Jim Martin  

The Clerk announced that twenty-two (22) were present, one (1) absent, and one (1) vacancy. Therefore, the Chairman declared a quorum.

MOTION RE: APPROVE AGENDA

Commissioner Mike Medley moved and Commissioner Kim Bradford seconded the motion to approve the Agenda for the December 18, 2017 Meeting of the Putnam County Board of Commissioners.

(SEE ATTACHED)
AGENDA
PUTNAM COUNTY
BOARD OF COMMISSIONERS

Monthly Awards will be presented at 5:45 PM

Regular Monthly Session
Monday, December 18, 2017 6:00PM

Presiding: Honorable Mike Atwood
Commission Chairman

1. Call to Order - Sheriff Eddie Farris

2. Invocation
District 4

3. Pledge to the Flag of the United States of America
District 4

4. Roll Call - County Clerk Wayne Nabors

5. Approval of the Agenda

6. Approval of the Minutes of Previous Meeting

7. The Election of the 10th District Commissioner. Nominating Committee
recommends the consideration of the following candidates:
   Joe Iwanyszyn
   Judy Morgan
   Danny Morphew

8. Unfinished Business and Action Thereon by the Board

   A. Report of Standing Committees

      1. Planning Committee

      2. Fiscal Review Committee

      3. Nominating Committee

   B. Report of Special Committees

   C. Other Unfinished Business

9. New Business and Action Thereon by the Board

   A. Report of Standing Committees

      1. Planning Committee
2. Fiscal Review Committee
   
a. Recommends approval of budget amendments to the County General Fund.
   
b. Recommends approval of budget amendments to the General Purpose School Fund.
   
c. Recommends approval of sale agreement for lot F-2 in Highland Business Park to Oculus Software for $20,000 per acre and give the County Executive the authority to sign all documents related to this agreement.

3. Nominating Committee
   
a. Consider 1 of the following to serve on the Rail Trail Authority Board for a 3 year term to expire December 2020:
       Donnie Buttram
       Jordan Iwanyszyn

B. Report of Special Committees

C. Resolutions

D. Election of Notaries

E. Other New Business
   
1. Recognize Cash Flow Analysis for the General Purpose School Fund.

10. Announcements and Statements
   
a. Hear from Sheriff Eddie Farris about Sheriff's Office accreditation.

11. Adjourn
The Chairman asked for discussion on the motion to approve the Agenda for the December 18, 2017 Meeting of the Putnam County Board of Commissioners. There was none.

The Chairman asked for a voice vote on the motion to approve the Agenda. The motion carried.

MOTION RE: APPROVE MINUTES

Commissioner Kim Bradford moved and Commissioner Donny Buttram seconded the motion to approve the Minutes of the November 20, 2017 Meeting of the Putnam County Board of Commissioners.

The Chairman asked for discussion on the motion. There was none.

The Chairman asked for a voice vote on the motion to approve the Minutes of the November 20, 2017 Meeting. The motion carried.

THE ELECTON OF THE 10TH DISTRICT COMMISSIONER - NOMINATING COMMITTEE RECOMMENDS THE CONSIDERATION OF THE FOLLOWING CANDIDATES: JOE IWANYSZYN
JUDY MORGAN
DANNY MORPHEW

(SEE ATTACHED)
NOTICE TO COUNTY COMMISSIONERS OF ELECTION

Date: November 29, 2017
To: All County Commissioners of Putnam County
From: County Clerk Wayne Nabors

As I am sure you may be aware, there is currently a vacancy on the Putnam County Commission in District # 10. It will be necessary for the County Commission to fill this vacancy.

You are hereby given notice that the Putnam County Board of Commissioners will meet at the Putnam County Courthouse County Commission Chambers on December 18, 2017 at 6:00 p.m. to fill the vacancy in the Putnam County Commission.

This the 29th day of November, 2017.

Wayne Nabors
County Clerk
Putnam County, TN.

cc: Jeff Jones, County Attorney – Randy Porter, County Executive
MOTION RE: NOMINATIONS FOR 10th DISTRICT COMMISSION SEAT CEASE AND PROCEED WITH ELECTION

Commissioner Mike Medley moved and Commissioner Donny Buttram seconded the motion for nominations for 10th District Commission vacancy to cease and proceed with election.

The Chairman asked for discussion on the motion. There was none.

The Chairman asked for a voice vote on the motion. The motion carried.

The Chairman asked the Commissioners to vote for one (1) nominee for the 10th District Commission vacancy. The Commissioners voted as follows:

Scott Ebersole – Joe Iwanyszyn
Tom Short – Joe Iwanyszyn
Bob Duncan – Joe Iwanyszyn
Jim Martin – Absent
Jordan Iwanyszyn – Joe Iwanyszyn
Jerry Ford – Danny Morphew
Larry Bennett – Danny Morphew
Jerry Roberson – Danny Morphew
Cindy Adams – Joe Iwanyszyn
Bobby Williams – Joe Iwanyszyn
Chris Cassetty – Joe Iwanyszyn
Chris Savage – Joe Iwanyszyn
Mike Medley – Danny Morphew
Larry Redwine – Danny Morphew
Danny Holmes – Joe Iwanyszyn
Ben Rodgers – Danny Morphew
Jimmy Neal – Danny Morphew
Benton Young – Danny Morphew
Kim Bradford – Danny Morphew
Donny Buttram – Danny Morphew
Marsha Bowman – Danny Morphew
Cathy Reel – Danny Morphew
Mike Atwood – Danny Morphew

The Clerk announced nine (9) voted for Joe Iwanyszyn, thirteen (13) voted for Danny Morphew, and zero (0) voted for Judy Morgan, one (1) vacancy, and one (1) absent. Danny Morphew is elected as 10th District Commissioner.
OATH OF OFFICE
COUNTY COMMISSIONER OF PUTNAM COUNTY, TENNESSEE

I, DANNY MORPHEW, do solemnly swear that I will support the Constitution of the United States and the Constitution of the State of Tennessee, and that I will perform with fidelity the duties of the Office of County Commissioner for Putnam County, Tennessee, to which I have been duly appointed, and which duties I am about to assume, to the best of my skill and ability. SO HELP ME GOD.

WITNESS my hand this 18th day of December, 2017.

[Signature]
DANNY MORPHEW

Subscribed and sworn to before me this 18th day of December, 2017.

[Signature]
WAYNE NABORS
County Clerk of Putnam County, TN
The Chairman asked for a second attendance roll call. The Commissioners signified their presence as follows:

PRESENT:

Scott Ebersole          Ben Rodgers
Tom Short              Danny Holmes
Jordan Iwnayszyn       Benton Young
Jerry Ford             Jimmy Neal
Jerry Roberson         Danny Morphew
Larry Bennett          Kim Bradford
Cindy Adams            Bob Duncan
Bobby Williams         Marsha Bowman
Chris Savage           Donny Buttram
Chris Cassetty         Mike Atwood
Larry Redwine          Cathy Reel
Mike Medley

ABSENT:

Jim Martin

The Clerk announced that twenty-three (23) were present and one (1) absent. Therefore, the Chairman declared a quorum.

UNFINISHED BUSINESS AND ACTION THEREOF BY THE BOARD

REPORT OF STANDING COMMITTEES

PLANNING COMMITTEE: No unfinished business.

FISCAL REVIEW COMMITTEE: No unfinished business.

NOMINATING COMMITTEE: No unfinished business.

REPORT OF SPECIAL COMMITTEES: None

OTHER UNFINISHED BUSINESS: None.

NEW BUSINESS AND ACTION THEREON BY THE BOARD

REPORT OF STANDING COMMITTEES

PLANNING COMMITTEE: NONE
FISCAL REVIEW COMMITTEE

MOTION RE: THE FISCAL REVIEW COMMITTEE RECOMMENDS APPROVAL OF BUDGET AMENDMENTS TO THE COUNTY GENERAL FUND

Commissioner Chris Savage moved and Commissioner Tom Short seconded the motion to approve Budget Amendments to the County General Fund.

(SEE ATTACHED)
### COUNTY GENERAL EXPENDITURES

<table>
<thead>
<tr>
<th>Code</th>
<th>Description</th>
<th>Debit</th>
<th>Credit</th>
</tr>
</thead>
<tbody>
<tr>
<td>53330</td>
<td>Drug Court</td>
<td></td>
<td></td>
</tr>
<tr>
<td>499</td>
<td>Other Supplies &amp; Materials</td>
<td></td>
<td>9,786</td>
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</table>

#### COUNTY GENERAL, REVENUE

<table>
<thead>
<tr>
<th>Code</th>
<th>Description</th>
<th>Debit</th>
</tr>
</thead>
<tbody>
<tr>
<td>46220</td>
<td>Drug Control Funds</td>
<td>9,786</td>
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</tbody>
</table>

**Total**

<table>
<thead>
<tr>
<th>Debit</th>
<th>Credit</th>
</tr>
</thead>
<tbody>
<tr>
<td>$9,786</td>
<td>$9,786</td>
</tr>
</tbody>
</table>
November 28, 2017

Debby Francis
Manager of Account/Budgets
300 East Spring St. Rm. 8
Cookeville, TN 38501

RE: Budget Amendment

Mrs. Francis,

The 13th Judicial District Recovery Courts have received additional grant funding totaling $9,786 for its felony court programs.

We are requesting an amendment to our FY 17-18 budget to include this money in line item #499, other supplies and materials.

Should you have any questions, please feel free to contact me anytime.

Sincerely,

Julie Chambers
Recovery Courts Director
# Z Governmental Grant Contract

(Governmental Grant Contract with an individual, business, non-profit, or governmental entity of another state)

This is a Z Grant Contract under a Delegated Grant Authority (DGA). Z Grant Contracts are fully executed when signed by both parties. Z Grant Contracts do not get Edison ID numbers, but each is assigned a number that uses the DGA number followed by the time period and a sequential number based on the total number of Z Grant Contracts and Z Governmental Z Grant Contracts under the DGA.

<table>
<thead>
<tr>
<th>Begin Date</th>
<th>End Date</th>
<th>Z Governmental Grant Contract Number</th>
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<tbody>
<tr>
<td>October 1, 2017</td>
<td>September 29, 2018</td>
<td>DGA 56388_2017-2018_006</td>
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<table>
<thead>
<tr>
<th>Grantee Legal Entity Name</th>
<th>Edison Vendor ID</th>
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<tbody>
<tr>
<td>Putnam County Government</td>
<td>39</td>
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</table>

<table>
<thead>
<tr>
<th>Subrecipient or Vendor</th>
<th>CFDA #</th>
<th>Substance Abuse and Mental Health Services Administration (SAMHSA) Projects of Regional and National Significance</th>
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</thead>
<tbody>
<tr>
<td>☑ Subrecipient</td>
<td>93.243</td>
<td></td>
</tr>
</tbody>
</table>

| Grantee’s Fiscal Year End | June |

Service Caption (one line only)

Tennessee Felony Court Program for the Transition For Recovery Grant Program

### Funding:

<table>
<thead>
<tr>
<th>FY</th>
<th>State</th>
<th>Federal</th>
<th>Interdepartmental</th>
<th>Other</th>
<th>TOTAL Z Governmental Grant Contract Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>2018</td>
<td></td>
<td>$9,786.00</td>
<td></td>
<td></td>
<td>$9,786.00</td>
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</table>

TOTAL: $9,786.00

<table>
<thead>
<tr>
<th>Ownership/Control:</th>
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</thead>
<tbody>
<tr>
<td>☑ African American</td>
</tr>
<tr>
<td>☑ Asian</td>
</tr>
<tr>
<td>☑ Hispanic</td>
</tr>
<tr>
<td>☑ Native American</td>
</tr>
<tr>
<td>☑ Female</td>
</tr>
<tr>
<td>☑ Person w/Disability</td>
</tr>
<tr>
<td>☑ Small Business</td>
</tr>
<tr>
<td>☑ Government</td>
</tr>
<tr>
<td>☑ NOT Minority/Disadvantaged</td>
</tr>
<tr>
<td>☑ Other</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Grantee Selection Process Summary:</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑ Competitive Selection</td>
</tr>
<tr>
<td>☑ Non-Competitive Selection</td>
</tr>
</tbody>
</table>

**Budget Officer Confirmation:** There is a balance in the appropriation from which obligations hereunder are required to be paid that is not already encumbered to pay other obligations.

<table>
<thead>
<tr>
<th>Speed Chart (optional)</th>
<th>Account Code (optional)</th>
</tr>
</thead>
</table>
The Chairman asked for discussion on the motion to approve Budget Amendments to the County General Fund. There was none.

The Chairman asked the Commissioners to vote on the motion. The Commissioners voted as follows:

FOR:

Scott Ebersole        Ben Rodgers
Tom Short            Danny Holmes
Jordan Iwnayszyn     Benton Young
Jerry Ford           Jimmy Neal
Jerry Roberson       Danny Morphew
Larry Bennett         Kim Bradford
Cindy Adams          Bob Duncan
Bobby Williams       Marsha Bowman
Chris Savage          Donny Buttram
Chris Cassetty       Mike Atwood
Larry Redwine        Cathy Reel
Mike Medley

ABSENT:

Jim Martin

The Clerk announced that twenty three (23) voted for, zero (0) voted against, zero (0) abstained, and one (1) absent. The motion carried.

MOTION RE: THE FISCAL REVIEW COMMITTEE RECOMMENDS APPROVAL OF BUDGET AMENDMENTS TO THE GENERAL PURPOSE SCHOOL FUND

Commissioner Chris Savage moved and Commissioner Donny Buttram seconded the motion to approve the Budget Amendments to the General Purpose School Fund.

(SEE ATTACHED)
December 5, 2017

Honorable Commissioners
Putnam County Courthouse
Cookeville, TN 38501

Honorable Commissioners:

Please consider approval of the following budget amendments to the General Purpose School, as submitted.

Sincerely,

[Signature]

Mark McReynolds
Putnam County Board of Education

Enclosures:

- To budget for Tobacco grant from Putnam County Health Department.
Putnam County Budget Amendment / Line Item Transfer Authorization Form

Department: CSHP/2009-Tobacco

<table>
<thead>
<tr>
<th>Item #</th>
<th>Account #</th>
<th>Account Description</th>
<th>Decrease</th>
<th>Increase</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>141 72130 000 000 02009 000</td>
<td>REVENUE Total Revenue</td>
<td></td>
<td>10,000.00</td>
</tr>
<tr>
<td>2</td>
<td>141 72130 189 2009</td>
<td>OTHER SALARIES &amp; WAGES</td>
<td></td>
<td>5,769.00</td>
</tr>
<tr>
<td>3</td>
<td>141 72130 212 2009</td>
<td>MEDICARE</td>
<td></td>
<td>85.00</td>
</tr>
<tr>
<td>4</td>
<td>141 72130 355 2009</td>
<td>TRAVEL</td>
<td></td>
<td>600.00</td>
</tr>
<tr>
<td>5</td>
<td>141 72130 499 2009</td>
<td>OTHER SUPPLIES &amp; MATERIALS</td>
<td></td>
<td>2,200.00</td>
</tr>
<tr>
<td>6</td>
<td>141 72130 599 2009</td>
<td>OTHER CHARGES</td>
<td></td>
<td>1,355.00</td>
</tr>
</tbody>
</table>

Total Revenue less Total Expenditures: 10,000.00

Explanation: To budget for Tobacco grant from Putnam County Health Department.

Requested by: Melanie Bussell

Recommended for Approval: Official / Department Head

Reviewed by: [Signature]

Action by Fiscal Review Committee:

Recommended for Approval

No Recommendation

Action by County Commission:

Approval

Non-Approval
The Chairman asked for discussion on the motion to approve the Budget Amendments to the General Purpose School Fund. There was none.

The Chairman asked the Commissioners to vote on the motion. The Commissioners voted as follows:

FOR:

Scott Ebersole  Ben Rodgers
Tom Short       Danny Holmes
Jordan lwnayszyn Benton Young
Jerry Ford      Jimmy Neal
Jerry Roberson  Danny Morphew
Larry Bennett   Kim Bradford
Cindy Adams     Bob Duncan
Bobby Williams  Marsha Bowman
Chris Savage    Donny Buttram
Chris Cassetty  Mike Atwood
Larry Redwine   Cathy Reel
Mike Medley

ABSENT:

Jim Martin

The Clerk announced that twenty three (23) voted for, zero (0) voted against, zero (0) abstained, and one (1) absent. The motion carried.

MOTION RE: THE FISCAL REVIEW COMMITTEE RECOMMENDS APPROVAL OF SALE AGREEMENT FOR LOT F-2 IN HIGHLAND BUSINESS PARK TO OCULUS SOFTWARE FOR $20,000 PER ACRE AND GIVE THE COUNTY EXECUTIVE THE AUTHORITY TO SIGN ALL DOCUMENTS RELATED TO THIS AGREEMENT

Commissioner Kim Bradford moved and Commissioner Jimmy Neal seconded the motion to approve the sale agreement for Lot F-2 in Highland Business Park to Oculus Software for $20,000 per acre and give the County Executive the authority to sign all documents related to this agreement.

(SEE ATTACHED)
SALE AND PURCHASE AGREEMENT

This SALE AND PURCHASE AGREEMENT (the “Agreement”) made by and between JR SYSTEMS, LLC (“Buyer”) and the CITY OF COOKEVILLE, TENNESSEE and PUTNAM COUNTY, TENNESSEE collectively (“Sellers”) effective the date set forth below.

WITNESSETH:

For the covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Sellers and Buyer agree as follows:

1. **Sale and Purchase.** Subject to and in accordance with the terms of this Agreement, Sellers agrees to sell to Buyer, and Buyer agrees to purchase from Sellers, approximately 4.3 acres of real property located at 12 Venture Drive in the Highlands Business Park, Cookeville, Putnam County, Tennessee, which is generally shown on Map 65 Group C, Parcel 114.11, together with all improvements thereon and all rights, easements, interests, privileges appurtenant thereto (collectively the “Property”).

2. **Purchase Price.** The purchase price (the “Purchase Price”) for the Property shall be $20,000 per acre payable in certified funds at closing. The acreage of the Property for the purposes of calculating the Purchase Price shall be rounded to the nearest hundredth of an acre and shall be established in the Survey prepared in accordance with Section 5 below.

3. **Approval by Cookeville City Council and Putnam County Commission.**
   a. **City Council.** This Agreement is expressly conditioned upon the ratification and approval of this Agreement by the Cookeville City Council. If the Cookeville City Council fails to approve the purchase then this Agreement will be automatically terminated without further obligation to Buyer or Sellers to this agreement.
   b. **Putnam County Commission.** This Agreement is expressly conditioned upon the ratification and approval of this Agreement by the Putnam County Commission. If the Putnam County Commission fails to approve the purchase then this Agreement will be automatically terminated without further obligation to Buyer or Sellers to this agreement.
c. **Earnest Money.** Within ten (10) days after approval of the Agreement by the Cookeville City Council and Putnam County Commission, the sum of Five Thousand and no/100 Dollars ($5,000) shall be paid by Buyer to Sellers and held as Earnest money by the closing attorney until Closing at which time it will be applied to the Purchase Price.

4. **Inspection.** Prior to the Closing or the termination of this Agreement, Buyer and its agents, employees, contractors and representatives shall have the right to enter upon the Property for purposes of performing inspections, tests, surveys, geotechnical reviews, soil tests and borings, site assessments, engineering, environmental audits, feasibility studies and other similar activities. The Inspection Period shall begin at the Effective Date and expire 120 days thereafter. If Buyer terminates this Agreement for cause pursuant to this section, the Earnest Money shall be immediately refunded to Buyer. With respect to damage caused by Buyer or its agents, Buyer shall restore, at its cost, the Property to its condition, to the extent reasonably possible, at the time of Buyer’s first entry upon the Property, and Buyer shall indemnify and hold Seller harmless for all activities and inspections conducted by Buyer, or its agents, upon the Property.

5. **Survey and Legal Description.** Buyer shall obtain a current and stamped boundary survey of the Property prepared by a licensed surveyor and submit it to Seller which shall show the exact acreage of the Property, location of the Property and its relationship to existing streets and sewers, dimensions, length of each boundary, easements, rights-of-way or driveway. Seller shall, at Seller’s expense, cause the Revised Subdivision Plat of the Highlands Business Park, of record in Plat Cabinet G, Page 5A, to be amended to reflect the surveyed area to be purchased. Seller shall furnish Buyer a draft of such amended subdivision plat and Seller shall furnish Buyer with a copy of the final version of such legal description approved by all applicable governmental authorities promptly after Seller’s receipt thereof.

6. **Closing.** The parties agree that time is of the essence with respect to this Agreement. The closing will occur at a mutually agreeable time at the office of the closing attorney David Ledbetter, Attorney, 24 N. Jefferson Ave., Cookeville, Tennessee 38501.

7. **Taxes and Assessments.** All taxes and assessments will be prorated, and any taxes, assessments or liens prior to the Closing will be the sole responsibility of Sellers.

8. **Deed.** As of the effective date of this Agreement and the Closing, Sellers represents and warrants to Buyer that: (i) Sellers is the sole owner and possessors of the Property and has all power and authority required to enter into this Agreement; (ii) has a good right to convey the Property; (iii) there are no pending or, to Sellers’ actual
knowledge, threatened lawsuits, bankruptcy proceedings, encumbrances, assessments or similar matters that could have an adverse effect on the Property or Sellers’ ability to perform its obligations hereunder; (iv) Sellers has good and marketable fee simple absolute title to the Property; (vi) between the effective date and the Closing, Sellers shall not permit or cause any damage to the Property, make any changes, alterations or additions to the Property; (vii) to the Sellers’ knowledge there are no hazardous substances, toxic or nontoxic pollutants or contaminants located on or under the Property and the Property has not been used as a junkyard or dump; (viii) Sellers shall convey the Property to Buyer by special warranty deed, free and clear of all liens and encumbrances, said deed to be delivered at Closing;

9. **Costs.** Each of the parties shall pay the attorney’s fees that it incurs in connection with the transaction contemplated by this Agreement. Buyer shall pay all transfer taxes and recording costs associated with the conveyance of the Property to the Buyer.

10. **Possession.** Buyers shall be entitled to immediate and exclusive possession of the property from the date of the Closing. (i) Sellers agree to cause any tenants or others present on the Property to vacate the Property prior to the Closing, at Sellers’ cost, if any; (ii) At the time of Closing the Property will not be affected by any service, maintenance, property management, or other contract of any kind; (iii) At the time of Closing there will be no leases, use rights, or other rights of occupancy affecting the Property or any portion thereof, and there shall be no other parties, entities, or individuals in possession of any portion of the Property;

11. **Title.** Buyer has a right to inspect Sellers’ title to the property, at any time prior to Closing. If upon such inspection the Sellers’ title is not reasonably satisfactory to Buyer, then Buyer shall have the right to cancel this Agreement without further obligation to Sellers.

12. **Default.** Should Buyer default hereunder, the Earnest Money shall be forfeited. Should Sellers default, the Earnest Money shall be refunded and Buyer shall have all rights and remedies available at law or equity, including the right of specific performance or rescission.

13. **Disputes.** In the event of any dispute concerning this Agreement or the transaction contemplated hereby, exclusive jurisdiction and venue for same will be in the Chancery Court for Putnam County, Tennessee, and the parties each agree to consent to jurisdiction and venue in same. Each party will pay its own costs and fees.

14. **Risk of Loss.** Until Closing, all risks, including any risk of loss or damage by fire or other casualty, shall be and is assumed exclusively by Sellers’ until the Closing.
15. **Brokerage.** Sellers represent and warrant that there are no brokerage or real estate commissions due from the sale of the Property.

16. **Headings.** All headings contained herein are for the convenience of the parties, and shall not constrain the obligations contained in this Agreement.

17. **Binding Effect.** This Agreement shall be binding on and inure to the benefit of the parties, their heirs, personal representatives, successors and assigns.

IN WITNESS WHEREOF, the parties have each executed this Agreement on this ______ day of November, 2017.

SELLERS:
CITY OF COOKEVILLE, TENNESSEE
By ______________________
  MIKE DAVIDSON
  CITY MANAGER

PUTNAM COUNTY, TENNESSEE
By ______________________
  RANDY PORTER
  COUNTY EXECUTIVE

BUYER:
JR Systems, LLC
By ______________________
The Chairman asked for discussion on the motion to approve the sale agreement for Lot F-2 in Highland Business Park to Oculus Software for $20,000 per acre and give the County Executive the authority to sign all documents related to this agreement. The Commissioners discussed the motion.

The Chairman asked the Commissioners to vote on the motion. The Commissioners voted as follows:

FOR:

Scott Ebersole  Ben Rodgers  
Tom Short  Danny Holmes  
Jordan Iwnayszyn  Benton Young  
Jerry Ford  Jimmy Neal  
Jerry Roberson  Danny Morphew  
Larry Bennett  Kim Bradford  
Cindy Adams  Bob Duncan  
Bobby Williams  Marsha Bowman  
Chris Savage  Donny Buttram  
Chris Cassetty  Mike Atwood  
Larry Redwine  Cathy Reel  
Mike Medley

ABSENT:

Jim Martin

The Clerk announced that twenty three (23) voted for, zero (0) voted against, zero (0) abstained, and one (1) absent. The motion carried.

NOMINATING COMMITTEE:

MOTION RE: NOMINATING COMMITTEE RECOMMENDS TO CONSIDER 1 OF THE FOLLOWING TO SERVE ON THE RAIL TRAIL AUTHORITY BOARD FOR A 3 YEAR TERM TO EXPIRE DECEMBER 2020: DONNY BUTTRAM  JORDAN IWANYSZYN

MOTION RE: CEASE NOMINATIONS AND VOTE ON NOMINATIONS MADE TO THE RAIL TRAIL AUTHORITY BOARD

Commissioner Mike Medley moved and Commissioner Kim Bradford seconded the motion to cease nominations and vote on the nominations made to the Rail Trail Authority Board.

The Chairman asked for discussion on the motion. There was none.

The Chairman asked for a voice vote on the motion. The motion carried.
The Chairman asked the Commissioners to vote on the nominations of Donny Buttram and Jordan Iwanyszyn to the Rail Trail Authority Board. The Commissioners voted as follows:

Scott Ebersole – Jordan Iwanyszyn  
Tom Short – Donny Buttram  
Bob Duncan – Jordan Iwanyszyn  
Jim Martin – Absent  
Jordan Iwanyszyn – Jordan Iwanyszyn  
Jerry Ford – Jordan Iwanyszyn  
Larry Bennett – Donny Buttram  
Jerry Roberson – Donny Buttram  
Cindy Adams – Jordan Iwanyszyn  
Bobby Williams – Jordan Iwanyszyn  
Chris Cassetty – Jordan Iwanyszyn  
Chris Savage – Jordan Iwanyszyn  
Mike Medley – Donny Buttram  
Larry Redwine – Donny Buttram  
Danny Holmes – Donny Buttram  
Ben Rodgers – Jordan Iwanyszyn  
Jimmy Neal – Donny Buttram  
Benton Young – Donny Buttram  
Danny Morphew – Donny Buttram  
Kim Bradford – Donny Buttram  
Donny Buttram – Donny Buttram  
Marsha Bowman – Donny Buttram  
Cathy Reel – Donny Buttram  
Mike Atwood – Donny Buttram

The Clerk announced fourteen (14) voted for Donny Buttram, nine (9) voted for Jordan Iwanyszyn, and one (1) absent. Donny Buttram is elected to the Rail Trail Authority Board.

REPORT OF SPECIAL COMMITTEES: None

RESOLUTIONS: None

MOTION RE: APPROVE THE ELECTION OF NOTARIES

Commissioner Donny Buttram moved and Commissioner Kim Bradford seconded the motion to approve the Election of Notaries.
Notaries to be elected December 18, 2017

<table>
<thead>
<tr>
<th>MICHAELA BROWN</th>
<th>DONNA ROBINSON</th>
</tr>
</thead>
<tbody>
<tr>
<td>ROY CHESNUT</td>
<td>JACLYN ROSE</td>
</tr>
<tr>
<td>SANDRA K FREEMAN</td>
<td>THERESA G TAYES</td>
</tr>
<tr>
<td>AMY K HARGROVE</td>
<td>LORA G WILLS</td>
</tr>
<tr>
<td>MARGARET LANGFORD</td>
<td>JEANNE T WINNARD</td>
</tr>
<tr>
<td>SHANNON PADGETT</td>
<td>MICHAEL B WRIGHT</td>
</tr>
<tr>
<td>BARBARA A PALMER</td>
<td></td>
</tr>
<tr>
<td>WANDA GAIL PIPPIN</td>
<td></td>
</tr>
</tbody>
</table>
The Chairman asked for discussion on the motion to approve the Election of Notaries. There was none.

The Chairman asked the Commissioners to vote on the motion to approve the Election of Notaries. The Commissioners voted as follows:

FOR:

Scott Ebersole
Tom Short
Jordan Iwnayszyn
Jerry Ford
Jerry Roberson
Larry Bennett
Cindy Adams
Bobby Williams
Chris Savage
Chris Cassetty
Larry Redwine
Mike Medley

Ben Rodgers
Danny Holmes
Benton Young
Jimmy Neal
Danny Morphew
Kim Bradford
Bob Duncan
Marsha Bowman
Donny Buttram
Mike Atwood
Cathy Reel

ABSENT:

Jim Martin

The Clerk announced that twenty three (23) voted for, zero (0) voted against, zero (0) abstained, and one (1) absent. The motion carried.

OTHER NEW BUSINESS

RECOGNIZE CASH FLOW ANALYSIS FOR THE GENERAL PURPOSE SCHOOL FUND (NO ACTION REQUIRED)

(SEE ATTACHED)
December 12, 2017

Honorable Commissioners
Putnam County Courthouse
Cookeville, TN 38501

Honorable Commissioners:

Please see attached Cash Flow Analysis for the General Purpose School Fund (141) for year FY18.

Sincerely,

Mark McReynolds
Putnam County Board of Education

Enclosures:

- General Purpose School Fund Cash Flow Analysis for year FY17 as of December 1, 2017.
Putnam County
General Purpose School Fund
Cash Balance FY18

$18,000,000.00
$16,000,000.00
$14,000,000.00
$12,000,000.00
$10,000,000.00
$8,000,000.00
$6,000,000.00
$4,000,000.00
$2,000,000.00
$0.00


7/1/2017 $7,795,094.85
8/1/2017 $6,233,584.09
9/1/2017 $6,893,755.80
10/1/2017 $6,363,062.45
11/1/2017 $7,609,577.47
12/1/2017 $7,395,064.53
ANNOUNCEMENTS AND STATEMENTS

HEAR FROM SHERIFF EDDIE FARRIS ABOUT SHERIFF’S OFFICE RECEIVING ACCREDIATION

EMPLOYEE OF THE MONTH: BEN HERRON – WINNINGEST FOOTBALL COACH IN UPPERMANN HIGH SCHOOL HISTORY

CITIZEN OF THE MONTH: None

SPECIAL RECOGNITION: DANA MCWILLIAMS – GIRLS BASKETBALL COACH OF THE YEAR IN TENNESSEE

SPECIAL RECOGNITION: KEN HALL AND MONTEREY LIONS CLUB DISASTER TEAM
Disaster Response

The Monterey Lions Club Disaster Response Team is made up of local volunteers who respond to the call for help throughout the United States. Since the team's formation in 2008, they have responded to 27 disasters including tornados, floods, ice storms and missing children.

Team members usually sleep in their trucks and pay for their own meals to help cut down on the cost of operating. The Monterey Lions Club is a small club and helps financially as much as possible but gasoline costs are the team's biggest expense. Your tax deductible donation will help the team help others in their time of need.
(SEE ATTACHED)

ADJOURN

Commissioner Mike Medley moved and Commissioner Donny Buttram seconded the motion to adjourn.

The motion passed.
PLANNING COMMITTEE MEETING

TO: Putnam County Board of Commissioners

FROM: Randy Porter, County Executive

DATE: December 6, 2017

RE: Planning Committee Agenda

Listed below are items to be considered by the County's Planning Committee on Monday, December 11, 2017 IMMEDIATELY AFTER FISCAL REVIEW COMMITTEE MEETING.

1. Any business that needs to be reviewed by the Planning Committee.
PLANNING COMMITTEE
MINUTES
December 11, 2017
Prepared by Deborah Francis

Bob Duncan Present
Tom Short Present
Chris Cassetty Present
Larry Bennett Present
Bobby Williams Present
Mike Atwood Present
Danny Holmes Present
Donny Buttram Present
Jimmy Neal Present
Jordan Iwanyszyn Present
Larry Redwine Present

Item #1 Any business that needs to be reviewed by the Planning Committee.

NONE

ADJOURNED
TO: Putnam County Board of Commissioners
FROM: Randy Porter, County Executive
DATE: December 6, 2017
RE: Fiscal Review Committee Agenda

Listed below are items to be considered by the County's Fiscal Review Committee on December 11, 2017 at 5:30 PM in the County Commission Chambers at the Courthouse.

1. Consider budget amendment to the County General Fund.

2. Consider budget amendments for the General Purpose School Fund.

3. Consider approval of sale agreement for lot F-2 in Highland Business Park to Oculus Software for $20,000 per acre and give the County Executive the authority to sign all documents related to this agreement.

4. Any other business that needs to be reviewed by the Fiscal Review Committee.
FISCAL REVIEW COMMITTEE
MINUTES
December 11, 2017
Prepared by Deborah Francis

ROLL CALL

Jim Martin    Absent
Jerry Ford    Present
Scott Ebersole Present
Cindy Adams   Present
Mike Medley   Present
Jerry Roberson Present
Benton Young  Present
Kim Bradford  Present
Marsha Bowman Present
Cathy Reel    Present
Ben Rodgers   Absent
Chris Savage  Present

Item #1  
Budget Amendment for County General Fund

Motion: Recommends approval of budget amendments to the County General Fund.

Made By: Medley
Seconded: Bradford
VOICE VOTE APPROVED

Item #2  
Budget Amendments to the General Purpose School Fund.

Motion: Recommends approval of budget amendments to the General Purpose School Fund.

Made By: Medley
Seconded: Young
VOICE VOTE APPROVED

Item #3  
Sale of property in Business Park

Motion: Recommends approval of sale agreement for lot F-2 in Highland Business Park to Oculus Software for $20,000 per acre and give the County Executive the authority to sign all documents related to this agreement.

Made By: Medley
Seconded: Bradford
VOICE VOTE APPROVED

Item #4  
Any other business

NONE

ADJOURNED
NOMINATING COMMITTEE

TO: Putnam County Board of Commissioners

FROM: Randy Porter, County Executive

DATE: December 6, 2017

RE: Nominating Committee Agenda

Listed below are items to be considered by the Nominating Committee on Monday December 11, 2017 AFTER THE PLANNING COMMITTEE MEETING.

1. Consider appointment to the Rail Trail Authority Board for a 3 year term to expire December 2020.
   - Current member - Larry Redwine

2. Consider nomination to fill unexpired term of Commissioner in the 10th District.
   - Joe Iwanyszyn
   - Judy Morgan
   - Danny Morphew

3. Any other business that needs to be considered by the Nominating Committee.