

WASHINGTON COUNTY
BOARD OF COUNTY COMMISSIONERS
February 25, 2026 AGENDA

1. Call to order by Chair.
2. Prayer and Pledge to the Flag.
3. Roll Call.
4. Approval of Agenda.
5. Public Comments Regarding Agenda Items.
Each individual shall be given three (3) minutes to address the Board regarding Agenda items. Comments shall be limited to items on the meeting's Agenda.
6. Public Hearings.
*At the conclusion of the public hearings, the Board of County Commissioners will reconvene in regular session.
Upon reconvening, the order of business shall continue as follows:*
7. Resolutions Related to Public Hearings.
 - a. Washington County Regional Planning Commission
 1. Receive minutes of the February 3, 2026 meeting. **pg. 1**
 2. Washington County Board of County Commissioners Planning Agenda. **pg. 2**
 - a. Consider Resolution No. 26-02-01 “Resolution Rezoning Tax Map 043, Parcel 026.03 in the 14th Civil District Presently Owned by Linda Rupp & Erin French.” **pg. 9**
 - b. Consider Resolution No. 26-02-02 “Resolution Amending the Washington County Zoning Resolution Re: Vesting Rights for Site Plans.” **pg. 12**
 - c. Consider Resolution No. 26-02-03 “Resolution Amending the Washington County Zoning Resolution Re: Meat Products Manufacturing & Slaughterhouse.” **pg. 16**
 - b. Washington County Board of Zoning Appeals.
 1. No Meeting.
8. Special Recognition and Proclamations
 - a. Soil & Water Conservation Report. **pg. 19**
9. Board of County Commissioners (Approval of Minutes).
 - a. Receive and consider minutes & attachments from the February 9, 2026 meeting of the Board of County Commissioners. **pg. 24**
10. Elections, Appointments, and Confirmations.
 - a. Consider Resolution No. 26-02-04 “Resolution Appointing Members to the Agricultural Extension Committee.” **pg. 33**

11. Reports of Officials and Committees.
 - a. County Mayor.
 1. No Written Report.
 - b. County Attorney.
 1. Memorandum Re Settlement Agreement Associated with Resolution No. 23-10-12 (Civil Action No. 21-CV-0664 in the Chancery Court for Washington County for Washington County at Jonesborough, Tennessee).
 - c. Director of Health Department.
 1. No Written Report.
 - d. Director of Schools.
 1. Monthly Update Memorandum from Jerry Boyd, Superintendent Washington County Schools. **pg. 35**
 - e. Administrator of Elections
 1. No Written Report.
 2. Submission of Washington County Election Office Employee Handbook T.C.A. § 5-23-103 **pg. 39**
 - f. County Trustee
 1. No Written Report.
 - g. ARPA Committee
 1. No Meeting.
 - h. Audit Committee.
 1. No Meeting.
 - i. Beer Board.
 1. No Meeting.
 - j. Commercial, Industrial & Agricultural Committee.
 1. No Meeting.
 2. Tourism Marketing Report. **pg. 48**
 - k. Communications Task Force.
 1. No Meeting.
 - l. County-Owned Property.
 1. No Meeting.
 - m. Employee Compensation & Benefits Committee.
 1. Receive minutes of the February 5, 2026 meeting. **pg. 49**
 - n. Ethics Committee
 1. No Meeting.

- o. Health, Education & Welfare Committee.
 - 1. Receive minutes & attachments of the February 5, 2026 meeting. **pg. 50**
 - a. Consider Resolution No. 26-02-05 “*Resolution Approving the Adoption of Revisions to the Washington County- Johnson City Animal Control Center Bylaws.*” **pg. 64**
- p. Investment Committee.
 - 1. No Meeting. **pg.**
- q. Public Safety Committee.
 - 1. Receive minutes & attachments of the February 5, 2026 meeting. **pg. 73**
 - a. Consider Resolution No. 26-02-06 “*Resolution Amending Fiscal Year Budget 2025-2026 Re: Sheriff- Deputy Salary Supplement.*” **pg. 81**
 - b. Consider Resolution No. 26-02-07 “*Resolution Amending Fiscal Year Budget 2025-2026 Re: Sheriff-SRO Grant.*” **pg. 83**
 - c. Consider Resolution No. 26-02-08 “*Resolution Authorizing the Disposition of Washington County Sheriff’s Office Surplus Property on Govdeals.Com.*” **pg. 85**
 - d. Consider Resolution No. 26-02-09 “*Resolution Approving and Authorizing the Agreements Between Washington County and Combined Public Communications, LLC & Cyberpath Services, LLC.*” **pg. 88**
- r. Public Works Committee.
 - 1. Receive minutes & attachments of the February 5, 2026 meeting. **pg. 109**
 - a. Consider Resolution No. 26-02-10 “*Resolution Adopting the Revisions to the Washington County Road List to Allow for the Acceptance of a New Road- Parker Court of Saylor’s Ridge Subdivision and Approving and Adopting the Washington County Road List.*” **pg. 120**
 - b. Consider Resolution No. 26-02-11 “*Resolution Approving Renewal of the Lease Agreement Between Washington College Ruritan Club, Incorporated and Washington County, Tennessee.*” **pg. 123**
 - c. Consider Resolution No. 26-02-12 “*Resolution Approving Additional Project with Chuckey Utility District Concerning Water Line Projects Within Certain Unincorporated Areas of Washington County, Tennessee and Authorizing Certain Capital Projects Fund Spending up to \$350,000.00 for FY26.*” **pg. 131**
- s. Purchasing Commission.
 - 1. No Meeting.

- t. Rules Committee
 - 1. No Meeting.
- u. Safety Committee
 - 1. Receive minutes of the February 3, 2026 meeting. **pg. 133**
- v. Washington County Library Board of Trustees.
 - 1. No Meeting.
- w. Water Task Force.
 - 1. No Meeting.
- x. Budget Committee.
 - 1. Receive minutes & attachments of the February 11, 2026 public hearing meeting. **pg. 135**
 - a. Consider Resolution No. 26-02-13 “Resolution Amending Fiscal Year Budget 2025-2026 Re: Circuit Court- Audio Equipment.” **pg. 155**
 - b. Consider Resolution No. 26-02-14 “Resolution Amending Fiscal Year Budget 2025-2026 Re: Register of Deeds- Printer/Copier/Scanner.” **pg. 157**
 - c. Consider Resolution No. 26-02-15 “Resolution Amending Fiscal Year Budget 2025-2026 Re: Emergency Management- Funding Helene Recovery Debris Removal Mutual Aid from Johnson City.” **pg. 159**
 - d. Consider Resolution No. 26-02-16 “Resolution Amending Fiscal Year Budget 2025-2026 Re: Planning-Personnel & Fringe Benefits for Shared Planning Services with Town of Jonesborough.” **pg. 162**
 - e. Consider Resolution No. 26-02-17 “Resolution Amending Fiscal Year Budget 2025-2026 Re: Soil Conservation Personnel and Fringe Benefits for Inspection of NRCS Streambank Stabilization Projects.” **pg. 164**
 - f. Consider Resolution No. 26-02-18 “Resolution Approving and Authorizing Certain Capital Projects Fund Spending up to \$20,623.00 in FY26 for the New Gray Library Renovation Increase and Amending FY26 Budget.” **pg. 166**
 - g. Consider Resolution No. 26-02-19 “Resolution Authorizing the Issuance of General Obligation Refunding Bonds of Washington County, Tennessee, in One or More Series; Making Provision for the Issuance, Sale and Payment of Said Bonds, Establishing the Terms Thereof and the Disposition of Proceeds Therefrom; Providing for the Levy of Taxes for the Payment of Principal of, Premium, if any, and Interest on the Bonds .” **pg. 169**
 - h. Consider Resolution No. 26-02-20 “Resolution Amending Fiscal Year Budget 2025-2026 Re: Increase of the County’s FEMA Consultant (IEM) Contract.” **pg. 224**

12. Old Business.
 - a. None.
13. Notaries.
 - a. Consider Resolution No. 26-02-21 “*Resolution Approving the Election of Notaries Public for Appointment and/or Reappointment for Washington County, Tennessee.*” **pg. 226**
14. New Business.
 - a. Consider Resolution No. 26-02-22 “*Resolution Instructing the Clerk & Master Not to Offer a Bid on Behalf of the County for Properties That Have Environmental Risks or Financial Liabilities Associated with the Properties and/or Exceed the Value of the Parcel.*” **pg. 229**
15. Appendix.
 - a. None.
16. Miscellaneous Announcements.
 - a. The cut-off date and time for next month’s County Commission Agenda is **March 12, 2026** at 12:00 noon.
17. Adjournment.

Washington County Regional Planning Commission Minutes February 3, 2026

Members Present: Chair Sam Lindley, P.E.; Vice-Chair Roger Verran; Johnny Deakins; Jonathan Bailey, PS; Pat Wolfe; Commissioner Malone

Members Absent: Commissioner Huffine

Staff: Angie Charles, AICP; Brice McNamer

Visitors: None

Chair Lindley called the meeting to order at 4:00 p.m. On a motion by Mr. Bailey, seconded by Mr. Deakins, the agenda, as amended to include discussion of a recommendation for a moratorium on data centers, was approved unanimously (6-0).

No conflicts of interest were disclosed to the Planning Commission. On a motion by Mr. Wolfe, seconded by Mr. Deakins, the January 6, 2026, minutes were approved unanimously (6-0).

Chair Lindley opened public comment related to agenda items. Seeing no one present to speak, Chair Lindley closed public comment. Chair Lindley then opened the public hearing for the text amendment item. Seeing no one present to speak, Chair Lindley closed the public hearing.

The Commission considered a text amendment, amending Article V, Sections 511 & 512, establishing Section 511 for Vesting Rights and amending Section 512 related to the expiration of approved site plans. The Commission requested that staff make two minor changes to the phrasing of the amendment. Mr. Verran made a motion to recommend approval of the text amendment with the requested changes; seconded by Mr. Wolfe. The motion carried unanimously upon a voice vote (6-0).

In other business, the Commission briefly discussed a future amendment to the Subdivision Regulations, related to Vesting Rights.

Next, the Commission discussed recommending a moratorium on Data Centers that would include cryptocurrency mining activities. Commissioner Malone made a motion to recommend a moratorium that would extend through June 30, 2027, to the Board of County Commissioners; seconded by Mr. Verran. The motion carried unanimously upon a voice vote (6-0).

There being no further business, Mr. Wolfe made a motion to adjourn the meeting, seconded by Mr. Deakins. The motion carried unanimously (6-0), and the meeting adjourned at 4:25 pm.

**Washington County Board of County Commissioners
Planning Agenda
February 25, 2026**

Rezoning Request

1. Linda Rupp & Erin French – 144 Bob Clark Rd (Tax Map 43, Parcel 26.03), Jonesborough – R-1 Low Density Residential District, to A-1 General Agriculture District (File #25WC-00812). **THE JOHNSON CITY REGIONAL PLANNING COMMISSION RECOMMENDS APPROVAL OF THE REQUEST (9-0) AT THEIR JANUARY 13, 2026 MEETING.**

Zoning Resolution Text Amendment Request

1. Amending Sections 511 and 512. Establishing 511 for Vesting Rights and amending 512 related to the expiration of approved site plans. **THE WASHINGTON COUNTY REGIONAL PLANNING COMMISSION RECOMMENDS APPROVAL OF THE REQUEST (6-0) AT THEIR FEBRUARY 3, 2026, MEETING. THE JOHNSON CITY REGIONAL PLANNING COMMISSION RECOMMENDS APPROVAL OF THE REQUEST (7-1) AT THEIR FEBRUARY 11, 2026 MEETING. THE JONESBOROUGH REGIONAL PLANNING COMMISSION RECOMMENDATION WAS NOT READY AT THE TIME OF PACKET PREPARATION.**
2. Amending definitions: (321) Meat Products Manufacturing & (368) Slaughterhouse of the Zoning Resolution **THE WASHINGTON COUNTY REGIONAL PLANNING COMMISSION RECOMMENDS APPROVAL OF THE REQUEST (7-0) AT THEIR JANUARY 6, 2026, MEETING. THE JOHNSON CITY REGIONAL PLANNING COMMISSION RECOMMENDS APPROVAL OF THE REQUEST (7-0) AT THEIR JANUARY 13, 2026, MEETING. THE JONESBOROUGH REGIONAL PLANNING COMMISSION RECOMMENDED APPROVAL OF THE REQUEST (9-0) AT THEIR JANUARY 20, 2026 MEETING.**

**Rezoning Request – R-1 to A-1
144 Bob Clark Rd, Jonesborough, TN 37659
Tax Map 43, Parcel 26.03, 14th Civil District**

Owner: Linda Rupp & Erin French

Lot Size: 1.46 Acres +/-

**Current Land Use: Residential
Proposed Land Use: Residential**

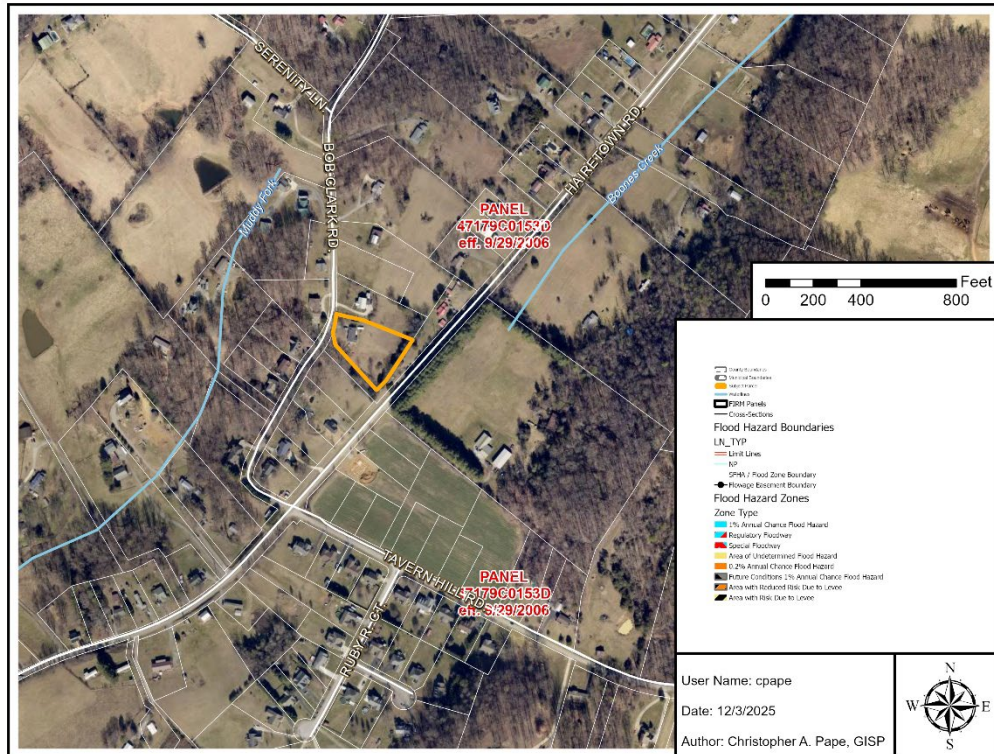
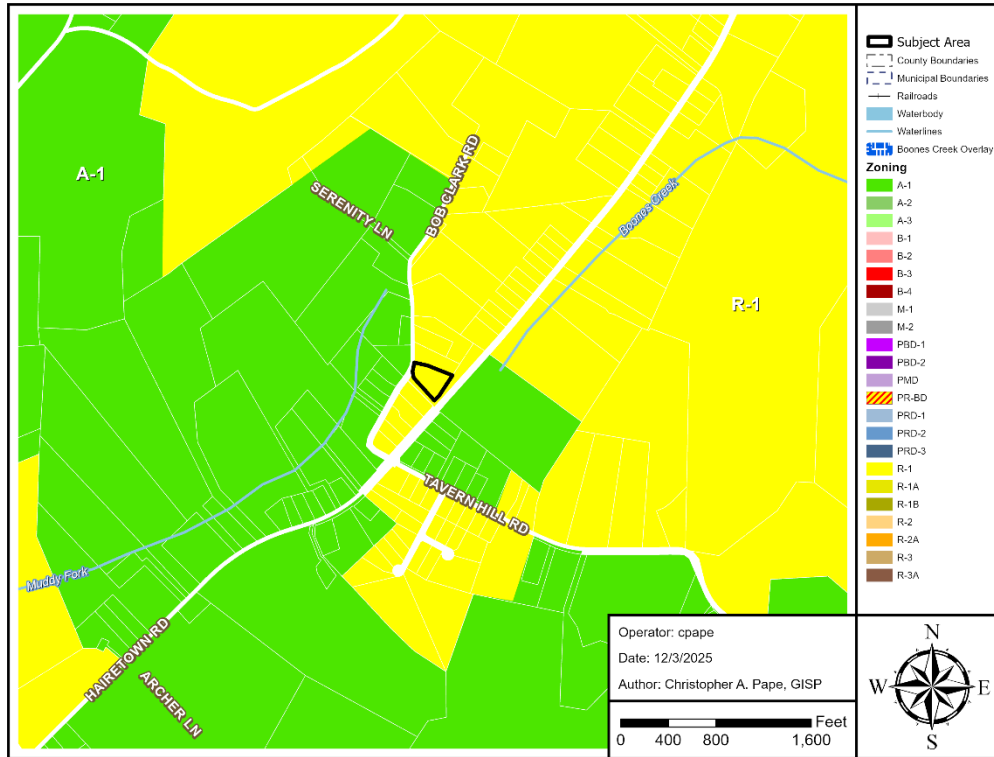
**Current Zoning: R-1 Low Density Residential
Requested Zoning: A-1, General Agriculture**

Surrounding Zoning	Surrounding Land Use
North: R-1 Low-Density Residential	Single Family Residential
South: A-1 General Agriculture R-1 Low Density Residential	Single Family Residential, Hairetown Rd
East: R-1 Low Density Residential A-1 General Agriculture	Single Family Residential, Hairetown Rd
West: R-1 Low Density Residential A-1 General Agriculture	Bob Clark Rd, Single Family Residential

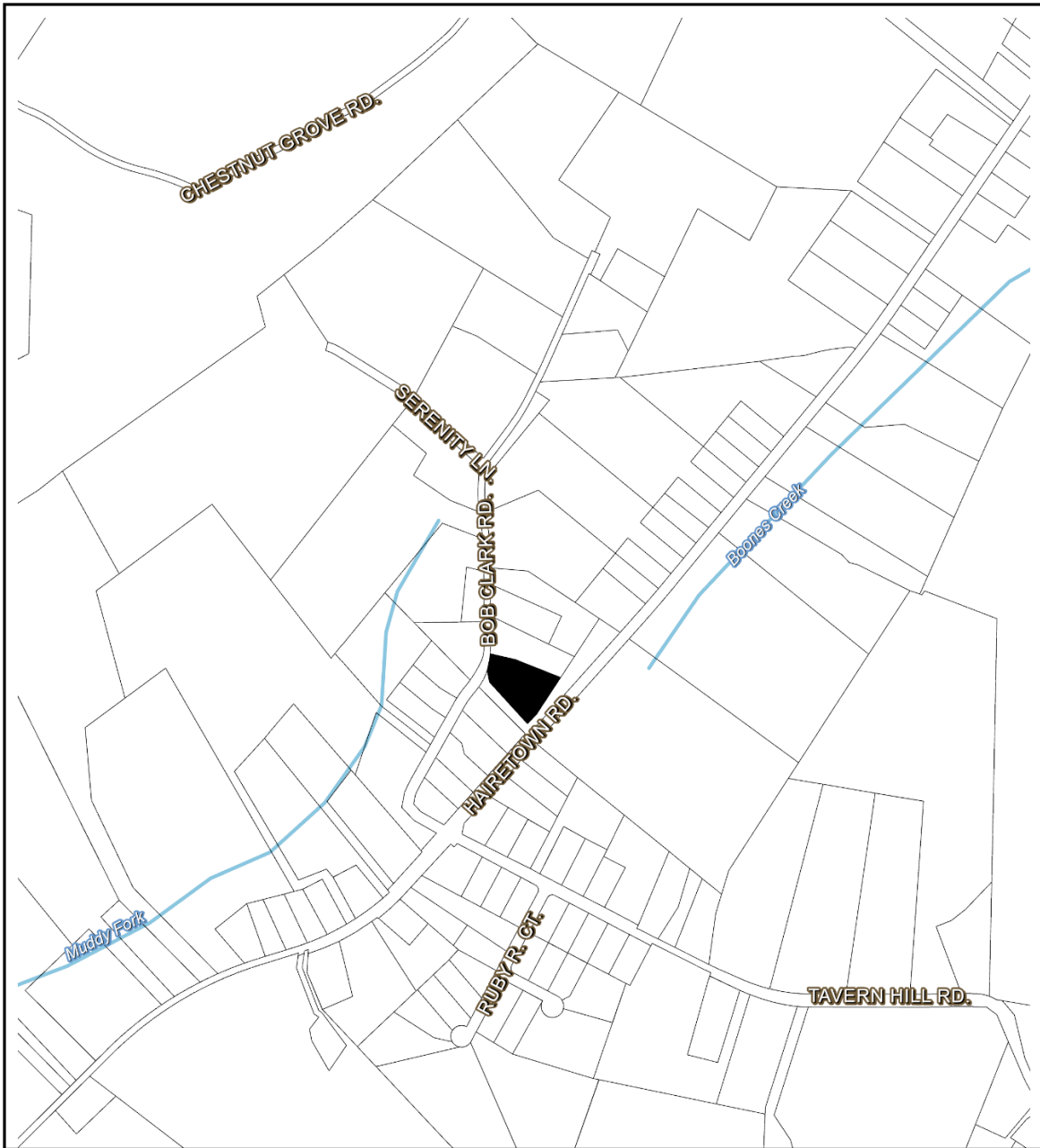
Analysis: Linda Rupp and Erin French request to rezone property located at 144 Bob Clark Road (Parcel ID: 090043 02603) from R-1 (Low Density Residential District) to A-1 (General Agriculture District). The area of this requested rezoning is in Washington County, but within the Johnson City Planning Region. The proposed rezoning intends to accommodate a second, detached residence. A concept plan is not required for this rezoning.

Recommendation: This request to rezone the property from R-1 to A-1 to add an additional single-family home meets the intent of the Neighborhood Residential placetype of the Horizon 2045 Growth Management Plan.

Rezoning – R-1 to A-1 Tax Map 43, Parcel 26.03 – 144 Bob Clark Rd

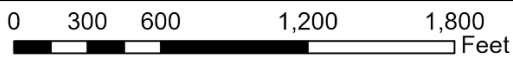


**Rezoning – R-1 to A-1
Tax Map 43, Parcel 26.03 – 144 Bob Clark Rd**



Linda Rupp & Erin French Request, 14th Civil District,
Tax Map 043, Parcel 026.03

*Prepared by the Washington County, Tennessee Zoning Office.
This map is not for engineering purposes.*



- Subject Property
- Municipal Boundaries
- Tax Parcels
- County Boundaries

Coordinate System: NAD 1983 StatePlane Tennessee FIPS 4100 Feet
 Projection: Lambert Conformal Conic
 Datum: North American 1983
 False Easting: 1,968,500.0000
 False Northing: 0.0000
 Central Meridian: -86.0000
 Standard Parallel 1: 35.2500
 Standard Parallel 2: 36.4167
 Latitude Of Origin: 34.3333
 Units: Foot US

*Date Created: 12/2/2025 2:39 PM
 Software Version: ArcGIS Pro 3.5.2
 Cartographer: Christopher A. Pape, GISP*



Text Amendment

Proposed Amendment to the Washington County Zoning Resolution

The following text amendment is recommended to the Washington County Zoning Resolution. The purpose of this amendment is to establish necessary information regarding vesting rights for site plans. Vesting allows a development project to continue regardless of changes in regulations. Vesting rights are a typical component in many municipal and county regulations, however, the Washington County Zoning Resolution is currently silent on the topic.

The proposed amendment also addresses recent State legislation. The first of which (SB1313 / HB1326) changes the start of the vesting period from the date of approval to the date of submittal. The second (SB773 / HB735) prevents the vesting period from expiring due to ongoing litigation.

ARTICLE V GENERAL PROVISIONS

511. ~~RESERVED.~~ Vesting Rights

511.1 To avoid undue hardship, a site plan shall be considered vested for a period of three (3) years from the date of site plan submittal, provided it is in substantial compliance with the applicable requirements at the time of submittal. The vesting period shall be extended an additional two (2) years, provided site preparation has begun during the initial three-year period. If construction commences and the developer maintains all necessary permits, the site plan remains vested for a period not to exceed ten (10) years from the date of original submittal. The vesting period for an approved site plan may be extended as deemed advisable by the Planning Commission. Developments involving multiple phases are vested for a period of fifteen (15) years.

Type of Project	Vesting Period	Required Action
Site Plan	3 years	From date of Site Plan submittal
	2 additional years	Site preparation has commenced
	5 additional years (not to exceed a total of 10 years)	Construction commences and developer maintains all permits
Multi-Phase Site Plan	15 years	Complete construction for each phase, maintains necessary permits

511.2 In addition, the vesting period of a site plan shall not expire earlier than three years from the following:

- a. The date on which the appeal period for challenging such approval or issuance, respectively, has expired, or
- b. The date on which all appeals of such approval or issuance, respectively, have been exhausted.

512. Site Plan Regulations

~~14. — Expiration of Approved Site Plans~~

~~Approval of a site plan shall expire six (6) months after the date of its approval unless a building permit has been issued and substantial progress has been made toward completion of the project.~~

~~15:~~ 14. Administrative Approval for Site Plans

Text Amendment

Proposed Amendment to the Washington County Zoning Resolution

The following text amendment is recommended to the Washington County Zoning Resolution. The purpose of this amendment is to improve existing definitions of Slaughterhouse and Meat Products Manufacturing. This is executed by explicitly stating the uses as distinct from one another, clarifying repeated or similar phrasing, as well as allowing retail components within Meat Product Manufacturing operations.

ARTICLE II DEFINITIONS OF TERMS USED IN RESOLUTION

321. Meat Products Manufacturing – A building ~~where animals are killed and processed;~~ ~~and/or a building~~ where meat, poultry, or eggs are cooked, smoked, or otherwise processed or packed ~~but does not include a butcher shop or rendering plant.~~ Such buildings may include retail sales associated with the products processed on-site, refining of animal byproducts, and Slaughterhouse, as defined.

368. Slaughterhouse – A ~~facility~~ building for the slaughtering and processing of animals ~~and the refining of their byproducts.~~ A Slaughterhouse is not Meat Products Manufacturing, as defined.

WASHINGTON COUNTY, TENNESSEE BOARD OF COUNTY COMMISSIONERS

RESOLUTION NO. 26-02-01

RESOLUTION REZONING TAX MAP 043, PARCEL 026.03 IN THE 14th CIVIL DISTRICT PRESENTLY OWNED BY LINDA RUPP & ERIN FRENCH

WHEREAS, Tax Map 043, Parcel 026.03 in the 14th Civil District of Washington County, Tennessee as shown in Exhibit A attached hereto (the "Subject Property") is presently owned by Linda Rupp & Erin French; and

WHEREAS, the owner has requested that the Subject Property located at 144 Bob Clark Rd, Jonesborough, Tennessee 37659 be rezoned from R-1 Low Density Residential, to A-1, General Agriculture; and

WHEREAS, the Johnson City Regional Planning Commission at its January 13, 2026 meeting **DOES** recommend approval of this request; and

WHEREAS, after public hearing, the Washington County Board of County Commissioners determined that this rezoning request **DOES/DOES NOT** promote the health, safety, morals, convenience, order, prosperity, and welfare of the present and future inhabitants of Washington County, Tennessee; now therefore

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF WASHINGTON COUNTY, TENNESSEE THAT:

SECTION 1. The proposed amendment to the Washington County Zoning Map and Zoning Plan to rezone Tax Map 043, Parcel 026.03 in the 14th Civil District of Washington County, Tennessee, as shown in Exhibit A attached hereto, from R-1 Low Density Residential, to A-1, General Agriculture is hereby **APPROVED/DENIED**.

SECTION 2. This Resolution shall take effect from and after the date on which it is approved by the County Mayor or as indicated by certification of the County Clerk, as hereinafter set forth.

Introduced by Commissioner:
Seconded by Commissioner:
Commissioners Voting FOR:
Commissioners Voting AGAINST:
Commissioners Abstaining:
Commissioners Absent:

ADOPTED BY THE COUNTY LEGISLATIVE BODY, in session duly assembled, on this the 25th day of February, 2026.

CHERYL STOREY, County Clerk

GREG MATHERLY, Chair of the Board

REFERRED to County Mayor this the ____ day of _____ 2026.

CHERYL STOREY, County Clerk

APPROVED by County Mayor on this the ____ day of _____ 2026.

WILLIAM J. GRANDY, County Mayor

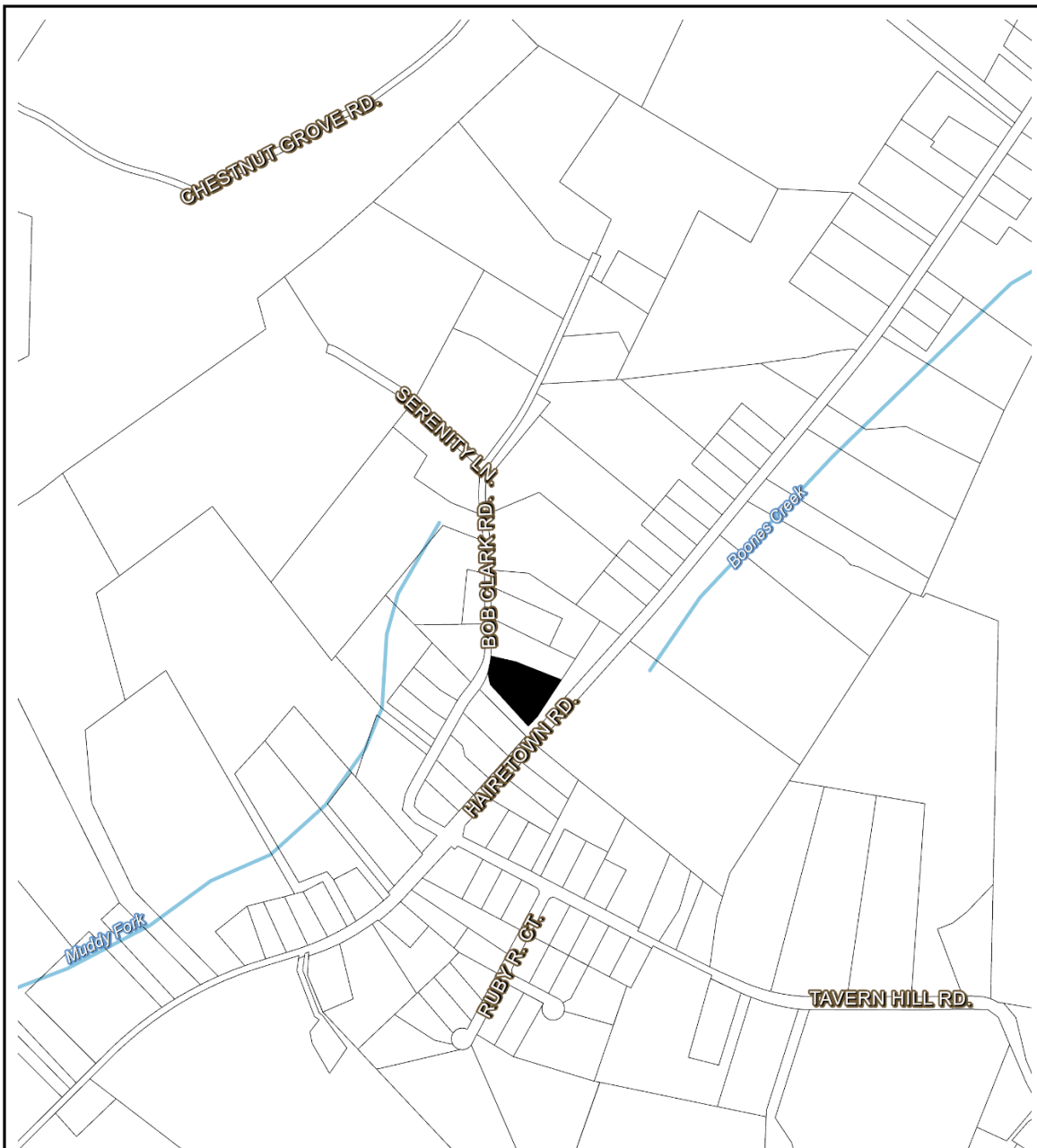
The County Mayor having declined to approve this Resolution, the same became effective on the __ day of _____ 2026, pursuant to Tennessee Code Annotated § 5-6-107(b)(5).

CHERYL STOREY, County Clerk

Approved as to form by the County Attorney this ____ day of _____ 2026.

ALLYSON L. WILKINSON, County Attorney

Rezoning – R-1 to A-1 Tax Map 43, Parcel 26.03 – 144 Bob Clark Rd



Linda Rupp & Erin French Request, 14th Civil District,
Tax Map 043, Parcel 026.03

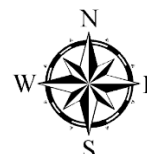
*Prepared by the Washington County, Tennessee Zoning Office.
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- Subject Property
- Municipal Boundaries
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Coordinate System: NAD 1983 StatePlane Tennessee FIPS 4100 Feet
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 Latitude Of Origin: 34.3333
 Units: Foot US

Date Created: 12/2/2025 2:39 PM
 Software Version: ArcGIS Pro 3.5.2
 Cartographer: Christopher A. Pape, GISP



WASHINGTON COUNTY, TENNESSEE BOARD OF COUNTY COMMISSIONERS

RESOLUTION NO. 26-02-02

RESOLUTION AMENDING THE WASHINGTON COUNTY ZONING RESOLUTION RE: VESTING RIGHTS FOR SITE PLANS

WHEREAS, The Planning Director requests consideration of the amendments shown in Exhibit A, to the Washington County Zoning Resolution; and

WHEREAS, the Washington County Regional Planning Commission recommended **APPROVAL** of this Amendment at its February 3, 2026 meeting; and

WHEREAS, the Johnson City Regional Planning Commission recommended **APPROVAL** of this Amendment at its February 11, 2026 meeting; and

WHEREAS, the Jonesborough Regional Planning Commission recommended **APPROVAL/DENIAL** of this Amendment at its February 17, 2026, and staff will provide the recommendation of the Planning Commission at the County Commission meeting on February 25, 2026; and

WHEREAS, after public hearing, the Washington County Board of County Commissioners determined that this Amendment **DOES/DOES NOT** promote the health, safety, morals, convenience, order, prosperity, and welfare of the present and future inhabitants of Washington County, Tennessee; now therefore

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF WASHINGTON COUNTY, TENNESSEE THAT:

SECTION 1. The Washington County Zoning Resolution is amended as shown in Exhibit A.

SECTION 2. This Resolution shall take effect from and after the date on which it is approved by the County Mayor or as indicated by certification of the County Clerk, as hereinafter set forth.

Introduced by Commissioner:
Seconded by Commissioner:
Commissioners Voting FOR:
Commissioners Voting AGAINST:
Commissioners Abstaining:
Commissioners Absent:

ADOPTED BY THE COUNTY LEGISLATIVE BODY, in session duly assembled, on this the 25th day of February, 2026.

CHERYL STOREY, County Clerk

GREG MATHERLY, Chair of the Board

REFERRED to County Mayor this the ____ day of _____ 2026.

CHERYL STOREY, County Clerk

APPROVED by County Mayor on this the ___ day of _____ 2026.

WILLIAM J. GRANDY, County Mayor

The County Mayor having declined to approve this Resolution, the same became effective on the __ day of _____ 2026, pursuant to Tennessee Code Annotated § 5-6-107(b)(5).

CHERYL STOREY, County Clerk

Approved as to form by the County Attorney this ____ day of _____ 2026.

ALLYSON L. WILKINSON, County Attorney

Text Amendment

**Proposed Amendment to the
Washington County Zoning Resolution**

The following text amendment is recommended to the Washington County Zoning Resolution. The purpose of this amendment is to establish necessary information regarding vesting rights for site plans. Vesting allows a development project to continue regardless of changes in regulations. Vesting rights are a typical component in many municipal and county regulations, however, the Washington County Zoning Resolution is currently silent on the topic.

The proposed amendment also addresses recent State legislation. The first of which (SB1313 / HB1326) changes the start of the vesting period from the date of approval to the date of submittal. The second (SB773 / HB735) prevents the vesting period from expiring due to ongoing litigation.

**ARTICLE V
GENERAL PROVISIONS**

511. ~~RESERVED.~~ Vesting Rights

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Type of Project	Vesting Period	Required Action
Site Plan	3 years	From date of Site Plan submittal
	2 additional years	Site preparation has commenced
	5 additional years (not to exceed a total of 10 years)	Construction commences and developer maintains all permits
Multi-Phase Site Plan	15 years	Complete construction for each phase, maintains necessary permits

511.2 In addition, the vesting period of a site plan shall not expire earlier than three years from the following:

- a. The date on which the appeal period for challenging such approval or issuance, respectively, has expired, or
- b. The date on which all appeals of such approval or issuance, respectively, have been exhausted.

512. Site Plan Regulations

~~14. — Expiration of Approved Site Plans~~

~~Approval of a site plan shall expire six (6) months after the date of its approval unless a building permit has been issued and substantial progress has been made toward completion of the project.~~

~~15:~~ 14. Administrative Approval for Site Plans

**WASHINGTON COUNTY, TENNESSEE
BOARD OF COUNTY COMMISSIONERS**

RESOLUTION NO. 26-02-03

***RESOLUTION AMENDING THE WASHINGTON COUNTY ZONING
RESOLUTION RE: MEAT PRODUCTS MANUFACTURING &
SLAUGHTERHOUSE***

WHEREAS, The Planning Director requests consideration of the amendments shown in Exhibit A, to the Washington County Zoning Resolution; and

WHEREAS, the Washington County Regional Planning Commission recommended **APPROVAL** of this Amendment at its January 6, 2026 meeting; and

WHEREAS, the Johnson City Regional Planning Commission recommended **APPROVAL** of this Amendment at its January 13, 2026 meeting; and

WHEREAS, the Jonesborough Regional Planning Commission recommended **APPROVAL** of this Amendment at its January 20, 2026; and

WHEREAS, after public hearing, the Washington County Board of County Commissioners determined that this Amendment **DOES/DOES NOT** promote the health, safety, morals, convenience, order, prosperity, and welfare of the present and future inhabitants of Washington County, Tennessee; now therefore

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF WASHINGTON COUNTY, TENNESSEE THAT:

SECTION 1. The Washington County Zoning Resolution is amended as shown in Exhibit A.

SECTION 2. This Resolution shall take effect from and after the date on which it is approved by the County Mayor or as indicated by certification of the County Clerk, as hereinafter set forth.

Introduced by Commissioner:
Seconded by Commissioner:
Commissioners Voting FOR:
Commissioners Voting AGAINST:
Commissioners Abstaining:
Commissioners Absent:

ADOPTED BY THE COUNTY LEGISLATIVE BODY, in session duly assembled, on this the 25th day of February, 2026.

CHERYL STOREY, County Clerk

GREG MATHERLY, Chair of the Board

REFERRED to County Mayor this the ____ day of _____ 2026.

CHERYL STOREY, County Clerk

APPROVED by County Mayor on this the ___ day of _____ 2026.

WILLIAM J. GRANDY, County Mayor

The County Mayor having declined to approve this Resolution, the same became effective on the __ day of _____ 2026, pursuant to Tennessee Code Annotated § 5-6-107(b)(5).

CHERYL STOREY, County Clerk

Approved as to form by the County Attorney this ____ day of _____ 2026.

ALLYSON L. WILKINSON, County Attorney

Text Amendment

Proposed Amendment to the Washington County Zoning Resolution

The following text amendment is recommended to the Washington County Zoning Resolution. The purpose of this amendment is to improve existing definitions of Slaughterhouse and Meat Products Manufacturing. This is executed by explicitly stating the uses as distinct from one another, clarifying repeated or similar phrasing, as well as allowing retail components within Meat Product Manufacturing operations.

ARTICLE II DEFINITIONS OF TERMS USED IN RESOLUTION

321. Meat Products Manufacturing – A building ~~where animals are killed and processed; and/or a building~~ where meat, poultry, or eggs are cooked, smoked, or otherwise processed or packed ~~but does not include a butcher shop or rendering plant~~. Such buildings may include retail sales associated with the products processed on-site, refining of animal byproducts, and Slaughterhouse, as defined.

368. Slaughterhouse – A ~~facility~~ building for the slaughtering and processing of animals ~~and the refining of their byproducts~~. A Slaughterhouse is not Meat Products Manufacturing, as defined.



Washington County Soil & Water Conservation District

1105 East Jackson Boulevard, Suite 3 • Jonesborough, Tennessee 37659 (423)753-4441

February 2, 2026

Dear Commissioners & Mayor Grandy,

Thank you so much for your continued support of the Washington County Soil and Water Conservation District. Please find enclosed a copy of our Annual Report for the Washington County Soil & Water Conservation District, a brochure about activities in our office, a completion of the local Emergency Watershed Protection Projects, and our 2025 Conservation Award Winners. We sincerely appreciate all you do for the citizens of Washington County. Thank you for your continued support and partnership.

Sincerely,

Roy L. Gillis

Roy L. Gillis, Chairman

Conservation • Development • Self Government

Tennessee Conservation District Employee Association had their annual meeting in July of 2025. WCSWCD Office Staff were awarded many certifications due to their efforts to educate and improve the natural resources in Washington County.

Paul Buck received his Master Level 1 Certification, Houston Ward received his Master Level 1 Certification, and Michaela Saylor received Master Level 2 certification



Why are conservation districts important?

Conservation districts engage people with voluntary actions that keep our air, water, soil, habitats, and farmland healthy for all.

Districts are community-based hubs of natural resource expertise and funding.

They're staffed and led by locals who understand the needs of landscape and fellow community-members that they serve.



How can I get involved?

People are the key to conservation district success, whether serving as officials on district boards of directors or volunteering in many of their community activities! If you are willing to volunteer let them know you are available to help.

Practice good stewardship at home. You can improve your corner of the world by implementing best management practices on your farm. Ask your district for assistance.



**Washington County
Soil & Water
Conservation District &
Jonesborough Field Office NRCs**

1105 E. Jackson Blvd Suite 3
Jonesborough, TN 37659
423-7533-4441 Ext. 3



Madeline Giuliani Created this for the State Poster Contest for 2025 Representing WCSWCD

Washington County Soil and Water Conservation District



Stewards of Our Environment
Preserve our Natural Resources
Local People Solving Local Problems

2025



Funding Provided through the
WCSWCD Office
Year 2025
EQIP Contracts for a total of
\$2 Million Dollars

CSP Contracts for the obligated
contracts of over 1 million and
2025 payments of \$80,000

TDA - Best Management Practices
Obligations of over \$134,000
EWP Projects Obligated over 18.3
Million for Washington County

The Washington County Soil & Water
Conservation District is a division of the
State of Tennessee government and is
organized under the authority of the
Tennessee Soil and Water Conservation
District Act of 1939, State Code §43-14-201.

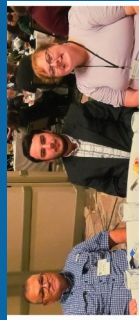
The WCSWCD was chartered July of 1955.
Proudly serving today.

Roy Gillis, Chairman
Michael Saylor, Vice Chairman
Lynice Broyles, Secretary/Treasurer
Bo Shadden, Member
Ben Carader, Member

Our Associate Members are: Ed Bowman,
Dana York-Ensor, Ron Dawson, Joe Bacon,
Jim White, Rigby Harvey, Andy Presley

The Soil & Water Conservation District
(SWCD) works with the Natural Resources
Conservation Service (NRCS) to provide
technical and financial assistance for

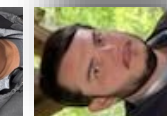
landowner and
agricultural producers in
Washington County.



Staff of Washington County SWCD



Michaela Saylor District
Office Manager



Paul Buck- District Technician
Houston Ward- District Technician



Conservation Partners
Greg Quillen-NRCS
District Conservationist



Nick Rogers-NRCS Soil
Conservationist



Why reach out to the district?

We work collaboratively with people to help them responsibly and efficiently manage their land. We work with NRCS and TDA to help offer assistance in the field.

We have a personal investment and interest in improving the quality of life in our community. Because we are a local office, staff have deep, first-hand knowledge of the natural resource issues and challenges faced by our fellow community members.

Districts are repositories of natural resource expertise, knowledge, education, and dedication. Staff offer expertise in fields such as soil resource management, conservation biology, forest and ecological engineering, and more.

12 Conservation Districts WAYS can help you...



Cost-share programs that help landowners pay for eligible conservation projects.



Assistance with **livestock and nutrient management** including with manure storage, heavy use areas, and fencing through cost share programs



Local source of information about **farm bill programs** and other financial assistance available for conservation work.



Help with **water conservation** with cost share opportunities and funding



Support forest health through forest planning and some offer on-site assessments of wildfire risk.



Solutions for **managing waterfront property** such as planting riparian buffers along streambanks to reduce erosion.



Preserve farmland by connecting you to resources for estate planning, agricultural easements, and market opportunities.



Offer **soil health services** including information on soil testing and erosion control



Help save energy on your farm by assessing ways to **improve efficiency** with cost share opportunities



Help with **noxious weed management** and access to partner biologists



Educate local citizens on conservation issues including stormwater pollutants, agriculture careers, youth education programs, and erosion issues.



Foster **cooperation and collaboration between conservation districts and other partners** (state and federal agencies, tribes, local government, non-governmental organizations) to bring funding and expertise to the local community.





Washington County Convience Center off of State Route 81

“The Emergency Watershed Protection (EWP) Program, a federal emalergency recovery program, helps local communities recover after a natural disaster strikes.”

How the EWP Project Criteria is

- determined:**
- provide protection from flooding or soil erosion;**
- reduce threats to life and property;**
- restore the hydraulic capacity to the natural environment;**
- economically and environmentally defensible**

Jobs Completed in Washington County were inspected daily by Washington County SWCD and NRCs Staff.



AJ Willis EWP Site Progressing

Visit Us

<https://www.nrcs.usda.gov/programs-initiatives/ewp-emergency-watershed-protection>

Washington County Soil & Water Conservation District & Jonesborough Field Office NRCS
1105 E. Jackson Blvd Suite 3
Jonesborough, TN 37659
423-753-4441 Ext. 3



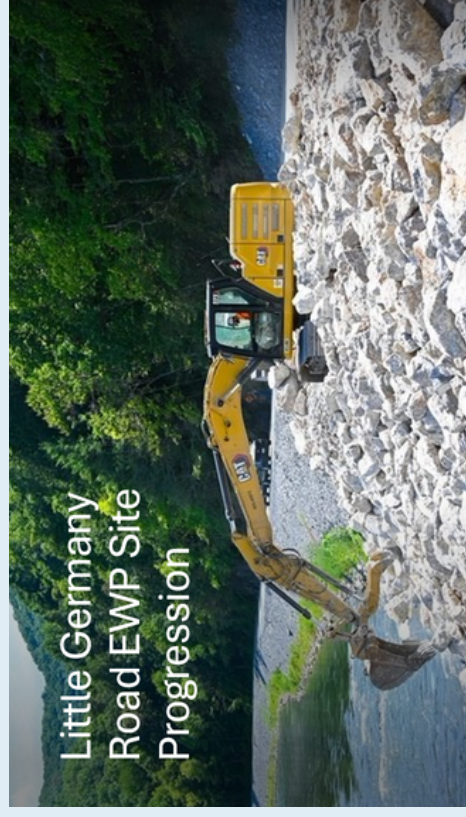
Natural Resources Conservation Service
 U.S. DEPARTMENT OF AGRICULTURE



Little Germany Road EWP Site Progression



1800 Feet of Streambank Stabilization
 Little Germany Road



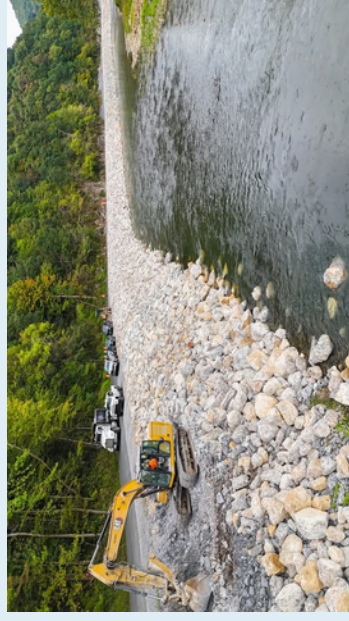
Little Germany Road EWP Site Progression

Little Germany Road Site Progression



Emergency Watershed Protection (EWP) 2024-2025 Hurricane Helene Disaster Recovery

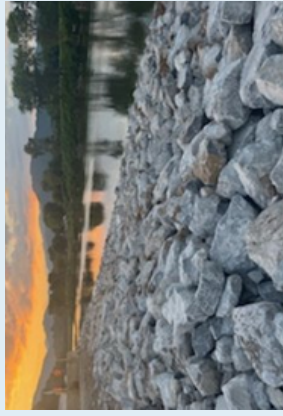
Natural Resource Conservation Service and Washington County Soil and Water Conservation District



Here in Washington County, WCSWCD and NRCS are working in conjunction with the Mayor's Office, Highway Department, and the EMA Director to make sure federal dollars are on the ground in the most effective way possible.

This federal funding has already been secured and is obligated to Washington County at this time.

WE WANT TO THANK EACH AND EVERYONE OF YOU FOR YOUR SUPPORT AND DEDICATION TO THE CONSTITUENTS OF WASHINGTON COUNTY!



The Jonesborough Field Office Staff have been on the forefront and worked closely with FSA and county staff to provide recovery assistance within their scope of work, while also providing technical assistance and educational resources to the landowners within the local community.

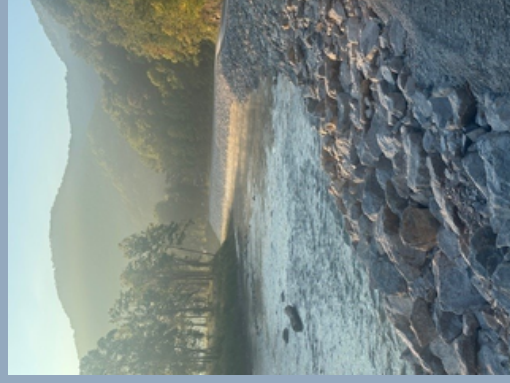
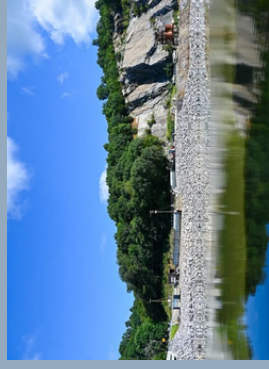
The Jonesborough Field Office Staff worked tirelessly to ensure that work sites are properly surveyed, and cultural resources have been properly documented and permits received.

The main goal of all entities is to ensure that the community is able to preserve and restore vital infrastructures within Washington County.

Financial Impacts of EWP Dollars in Washington County Totalled: **\$6,555,369.89**

EWP Site 21 Recycling Center

- Loss of Bridge
- Loss of Recycling Center
- Extreme sand deposits



There are 14 sites in Washington County that received work due to the federal obligation dollars from EWP Monies.

Practices include:

- Streambank Stabilization Installed exceeding 9,000 Feet
- Obstruction Removal with Clearing and Snagging as well as Cobble Removal exceeding 1,550 Feet
- Estimated Cobble Removal of 5,520 Cubic Yards

Explanations of the Practices that were installed and implemented with the federal dollars provided in EWP Work Scope.



CLEARING AND SNAGGING
NRCS Standard Code 326

DEFINITION Removal of vegetation along the bank (clearing) and selective removal of snags, drifts, or other obstructions (snagging) from natural or improved channels and streams.

PURPOSE Reduce risks to agricultural resources or civil infrastructure by removing obstructions that hinder channel flow or sediment transport to—

- Restore flow capacity and direction
- Prevent excessive bank erosion by eddies or redirection of flow
- Reduce the undesirable formation of bars
- Minimize blockages by debris and ice

STREAMBANK AND SHORELINE PROTECTION CODE

NRCS Standard Code 580

DEFINITION Treatment(s) used to stabilize and protect banks of streams or constructed channels and shorelines of lakes, reservoirs, or estuaries.

PURPOSE This practice is used to accomplish one or more of the following purposes:

- Prevent the loss of land or damage to land uses or facilities adjacent to the banks of streams or constructed channels and shorelines of lakes, reservoirs, or estuaries. This includes the protection of known historical, archaeological, and traditional cultural properties.
- Maintain the flow capacity of streams or channels.
- Reduce the offsite or downstream effects of sediment resulting from bank erosion.
- Improve or enhance the stream corridor or shoreline for fish and wildlife habitat, aesthetics, or recreation.



OBSTRUCTION REMOVAL

NRCS Standard Code 500

DEFINITION Removal and disposal of buildings, structures, other works of improvement; vegetation, debris, or other materials.

PURPOSE This practice may be applied to achieve one or more of the following purposes:

- Improve water quality for surface and ground water
- Prevent future flood damage
- Facilitate other conservation practices

WASHINGTON COUNTY COMMISSION

February 9, 2026

BE IT REMEMBERED, that the County Commission met in regular session on Monday February 9, 2026 at 6:00 pm. Present and presiding, Chairman Greg Matherly, County Clerk Cheryl Storey, County Attorney Allyson Wilkinson and Commissioners to wit.

Commissioners present:

Richard Tucker, Marty Johnson, Jerome Fitzgerald, Josh Edens, Bryan Davenport, Greg Matherly, Larry England, Freddie Malone, David Stout, David Tomita, Jodi Jones, Lewis Wexler, Kenneth Huffine, Jim Wheeler, Ben Carder

Commissioners absent:

None

After the Call to Order, the Invocation was led by Carder and the pledge to the flag was led by Edens.

APPROVAL OF AGENDA

Motion was made by Tucker and seconded by Fitzgerald to remove Resolution 26-01-01 from agenda and move to the February 25, 2026 meeting. Motion passed with an all yes voice vote.

Motion was made by Tomita and seconded by Wexler to suspend the rule and add an item under new business. Motion passed with an all yes voice vote.

Motion was made by Tucker and seconded by Malone to add discussion regarding moving BWXT rezoning from February 25 meeting to March 23 meeting under new business. Motion passed with a majority yes voice vote with Matherly voting no.

Motion was made by Wheeler and seconded by Huffine to approve the agenda as amended. Motion passed with an all yes voice vote.

PUBLIC COMMENTS

Kevin Hendricks 200 Roy Phillips Rd Jonesborough, TN 37659
Gabriel Wilson 249 Clyde Miller Dr Telford, TN 37690

PUBLIC HEARINGS

None

PLANNING COMMISSION

Minutes in packet
Washington County Board of County Commissioners Planning Agenda

WASHINGTON COUNTY BOARD OF ZONING APPEALS

No meeting

SPECIAL RECOGNITION AND PROCLAMATIONS

UT Extension Report to the People
Presentation by Alicia Summers and Lexi Vance of Washington County
Economic Development Council

BOARD OF COUNTY COMMISSIONERS

Motion was made by Jones and seconded by Fitzgerald to approve the minutes from the December 15, 2025 meeting. Motion passed with an all yes voice vote.

ELECTIONS, APPOINTMENTS, AND CONFIRMATIONS

RESOLUTION 26-01-02

**RESOLUTION APPOINTING MEMBERS TO THE WASHINGTON COUNTY
PUBLIC LIBRARY**

Motion was made by Huffine and seconded by England to adopt the resolution. Motion passed with the following roll call vote.

Commissioners voting for:

Tucker, Johnson, Fitzgerald, Edens, Davenport, Matherly, England, Malone, Stout, Tomita, Jones, Wexler, Huffine, Wheeler, Carder

Commissioners voting against:

None

Commissioners absent:

None

RESOLUTION 26-01-03

**RESOLUTION CONFIRMING THE MAYOR'S APPOINTMENTS TO THE
BUDGET COMMITTEE**

Motion was made by Davenport and seconded by Tomita to adopt the resolution. Motion passed with the following roll call vote.

Commissioners voting for:

Tucker, Johnson, Fitzgerald, Edens, Davenport, Matherly, England, Malone, Stout, Tomita, Jones, Wexler, Huffine, Wheeler, Carder

Commissioners voting against:

None

Commissioners absent:

None

RESOLUTION 26-01-17

**RESOLUTION APPOINTING SUPERINTENDENT OF HIGHWAYS FOR
WASHINGTON COUNTY**

Davenport nominate Doug Jones.

Motion was made by Huffine and seconded by Wheeler to close nominations and elect Jones by acclamation. Motion passed with an all yes voice vote.

REPORT OF OFFICIALS AND COMMITTEES

COUNTY MAYOR

No Written Report

COUNTY ATTORNEY

No Written Report

DIRECTOR OF HEALTH DEPARTMENT

No written report

DIRECTOR OF SCHOOLS

Monthly Update Memorandum from Jerry Boyd, Superintendent Washington County Schools

ADMINISTRATOR OF ELECTIONS

No written report

COUNTY TRUSTEE

No written report

ARPA

No meeting

AUDIT COMMITTEE

Minutes in packet

Motion was made by Malone and seconded by Jones to accept the 2025 Audit Report. Motion passed with the following roll call vote.

Commissioners voting for:

Tucker, Johnson, Fitzgerald, Edens, Davenport, Matherly, England, Malone, Stout, Tomita, Jones, Wexler, Huffine, Wheeler, Carder

Commissioners voting against:

None

Commissioners absent:

None

BEER BOARD

No meeting

COMMERCIAL, INDUSTRIAL & AGRICULTURAL COMMITTEE

Receive Visit Johnson City FY26 Second Quarter Report

COMMUNICATIONS TASK FORCE

No meeting

COUNTY-OWNED PROPERTY

Minutes in packet

RESOLUTION 26-01-04

RESOLUTION DECLARING SURPLUS OF A PORTION OF COUNTY-OWNED PROPERTY LOCATED AT 115 COUNTY FARM ROAD, MAP 068, PARCEL 199.00 ON THE SOUTHERLY SIDE OF THE COUNTY FARM ROAD RIGHT-OF-WAY (6.88 ACRES)

Motion was made by Tomita and seconded by Tucker to adopt the resolution. Motion passed with the following roll call vote.

Commissioners voting for:

Tucker, Johnson, Fitzgerald, Edens, Davenport, Matherly, England, Malone, Stout, Tomita, Jones, Wexler, Huffine, Wheeler, Carder

Commissioners voting against:

None

Commissioners absent:

None

RESOLUTION 26-01-05

RESOLUTION DECLARING SURPLUS OF A PORTION OF COUNTY-OWNED PROPERTY LOCATED AT PAINTER RD, MAP 018 PARCEL 57.00 AND MAP 018, PARCEL 57.01 (3.030 ACRES)

Motion was made by Tomita and seconded by Jones to adopt the resolution. Motion passed with the following roll call vote.

Commissioners voting for:

Tucker, Johnson, Fitzgerald, Edens, Davenport, Matherly, England, Malone, Stout, Tomita, Jones, Wexler, Huffine, Wheeler, Carder

Commissioners voting against:

None

Commissioners absent:

None

EMPLOYEE COMPENSATION & BENEFITS COMMITTEE

No meeting

ETHICS COMMITTEE

No meeting

HEALTH, EDUCATION & WELFARE COMMITTEE

Minutes in packet

RESOLUTION 26-01-06

**RESOLUTION APPROVING AND AUTHORIZING CERTAIN EDUCATION
CAPITAL PROJECTS FUND EXPENDITURES UP TO \$60,000.00 IN FY26 FOR
SECURITY ALARM SYSTEM UPGRADES**

Motion was made by Carder and seconded by Fitzgerald to adopt the resolution.
Motion passed with the following roll call vote.

Commissioners voting for:

Tucker, Johnson, Fitzgerald, Edens, Davenport, Matherly, England, Malone,
Stout, Tomita, Jones, Wexler, Huffine, Wheeler, Carder

Commissioners voting against:

None

Commissioners absent:

None

RESOLUTION 26-01-07

**RESOLUTION APPROVING AND AUTHORIZING CERTAIN EDUCATION
CAPITAL PROJECTS FUND EXPENDITURES UP TO \$100,000.00 IN FY26 FOR
REPAIR/REPLACEMENT ROOF ON WCS TRANSPORTATION BUILDING**

Motion was made by Carder and seconded by Wexler to adopt the resolution.
Motion passed with the following roll call vote.

Commissioners voting for:

Tucker, Johnson, Fitzgerald, Edens, Davenport, Matherly, England, Malone,
Stout, Tomita, Jones, Wexler, Huffine, Wheeler, Carder

Commissioners voting against:

None

Commissioners absent:

None

RESOLUTION 26-01-08

**RESOLUTION APPROVING AND AUTHORIZING A MEMORANDUM OF
UNDERSTANDING BETWEEN WASHINGTON COUNTY, TENNESSEE AND
E-RECORDING PARTNERS NETWORK, LLC**

Motion was made by Carder and seconded by Wexler to adopt the resolution.
Motion passed with the following roll call vote.

Commissioners voting for:

Tucker, Johnson, Fitzgerald, Edens, Davenport, Matherly, England, Malone,
Stout, Tomita, Jones, Wexler, Huffine, Wheeler, Carder

Commissioners voting against:

None

Commissioners absent:

None

RESOLUTION 26-01-09

**RESOLUTION AMENDING FISCAL YEAR BUDGET 2025-2026 RE:
RECOVERY COURT FUNDING**

Motion was made by Carder and seconded by Jones to adopt the resolution.
Motion passed with the following roll call vote.

Commissioners voting for:

Tucker, Johnson, Fitzgerald, Edens, Davenport, Matherly, England, Malone,
Stout, Tomita, Jones, Wexler, Huffine, Wheeler, Carder

Commissioners voting against:

None

Commissioners absent:

None

INVESTMENT COMMITTEE

Minutes in packet

PUBLIC SAFETY COMMITTEE

Minutes in packet

RESOLUTION 26-01-10

**RESOLUTION AUTHORIZING THE DISPOSITION AND DESTRUCTION OF
WASHINGTON COUNTY SHERIFF'S OFFICE SURPLUS PROPERTY ON
GOVDEALS.COM AND BY DESTRUCTION**

Motion was made by Edens and seconded by Tucker to adopt the resolution.
Motion passed with the following roll call vote.

Commissioners voting for:

Tucker, Johnson, Fitzgerald, Edens, Davenport, Matherly, England, Malone,
Stout, Tomita, Jones, Wexler, Huffine, Wheeler, Carder

Commissioners voting against:

None

Commissioners absent:

None

RESOLUTION 26-01-11

**RESOLUTION AMENDING FISCAL YEAR BUDGET 2025-2026 RE: SHERIFF-
TENNESSEE HIGHWAY SAFETY OFFICE (THSO) EQUIPMENT PURCHASE**

Motion was made by Edens and seconded by Fitzgerald to adopt the resolution.
Motion passed with the following roll call vote.

Commissioners voting for:

Tucker, Johnson, Fitzgerald, Edens, Davenport, Matherly, England, Malone,
Stout, Tomita, Jones, Wexler, Huffine, Wheeler, Carder

Commissioners voting against:

None

Commissioners absent:
None

RESOLUTION 26-01-12

RESOLUTION AMENDING FISCAL YEAR BUDGET 2025-2026 RE: SHERIFF-SRO SALARY SUPPLEMENT

Motion was made by Edens and seconded by Davenport to adopt the resolution. Motion passed with the following roll call vote.

Commissioners voting for:
Tucker, Johnson, Fitzgerald, Edens, Davenport, Matherly, England, Malone, Stout, Tomita, Jones, Wexler, Huffine, Wheeler, Carder

Commissioners voting against:
None

Commissioners absent:
None

RESOLUTION 26-01-13

RESOLUTION AMENDING FY26 BUDGET RE: SHERIFF'S OFFICE-INSURANCE RECOVERY-DAMAGED SHERIFF'S DEPUTY CRUISERS

Motion was made by Edens and seconded by Jones to adopt the resolution. Motion passed with the following roll call vote.

Commissioners voting for:
Tucker, Johnson, Fitzgerald, Edens, Davenport, Matherly, England, Malone, Stout, Tomita, Jones, Wexler, Huffine, Wheeler, Carder

Commissioners voting against:
None

Commissioners absent:
None

PUBLIC WORKS COMMITTEE

No meeting

PURCHASING COMMISSION

No meeting

RULES COMMITTEE

No meeting

SAFETY COMMITTEE

No meeting

WASHINGTON COUNTY LIBRARY BOARD OF TRUSTEES

Minutes in packet

WATER TASK FORCE

Minutes in packet

RESOLUTION 26-01-14

RESOLUTION APPROVING ADDITIONAL PROJECT WITH CHUCKEY UTILITY DISTRICT CONCERNING WATER LINE PROJECTS WITHIN CERTAIN AREAS OF THE UNINCORPORATED AREAS OF WASHINGTON COUNTY, TENNESSEE AND AUTHORIZING CERTAIN CAPITAL PROJECTS FUND SPENDING UP TO \$170,000.00 FOR FY26

Motion was made by Davenport and seconded by Fitzgerald to adopt the resolution. Motion passed with the following roll call vote.

Commissioners voting for:

Tucker, Johnson, Fitzgerald, Edens, Davenport, Matherly, England, Malone, Stout, Tomita, Jones, Wexler, Huffine, Wheeler, Carder

Commissioners voting against:

None

Commissioners absent:

None

BUDGET COMMITTEE

Minutes in packet

RESOLUTION 26-01-15

RESOLUTION AMENDING FISCAL YEAR BUDGET 2025-2026 RE: LIBRARY-PATRON WIFI HOT SPOTS

Motion was made by Davenport and seconded by Wexler to adopt the resolution. Motion passed with the following roll call vote.

Commissioners voting for:

Tucker, Johnson, Fitzgerald, Edens, Davenport, Matherly, England, Malone, Stout, Tomita, Jones, Wexler, Huffine, Wheeler, Carder

Commissioners voting against:

None

Commissioners absent:

None

OLD BUSINESS

None

NOTARIES

RESOLUTION 26-01-16

RESOLUTION APPROVING THE ELECTION OF NOTARIES PUBLIC FOR APPOINTMENT AND/OR REAPPOINTMENT FOR WASHINGTON COUNTY, TENNESSEE

Motion was made by Wexler and seconded by Tucker to adopt the resolution. Motion passed with the following roll call vote.

Commissioners voting for:

Tucker, Johnson, Fitzgerald, Edens, Davenport, Matherly, England, Malone, Stout, Tomita, Jones, Wexler, Huffine, Wheeler, Carder

Commissioners voting against:

None

Commissioners absent:

None

NEW BUSINESS

A. Discussion of possible County Owned Property Committee meeting on location of Washington County Training & Learning Center (TLC), 533 Sid Martin Rd Gray, Tennessee 37615, to discuss purchase of additional area of parking lot.

B. Discussion of moving the BWXT rezoning from February 25 meeting to March 23 meeting. Motion was made by Tucker and seconded by Johnson to approve the change. Motion passed with the following roll call vote.

Commissioners voting for:

Tucker, Johnson, Fitzgerald, Davenport, England, Malone, Stout, Tomita, Wexler, Huffine, Wheeler

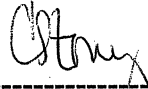
Commissioners voting against:

Edens, Matherly, Jones, Carder

ADJOURNMENT

Motion was made by Fitzgerald and seconded by Wexler to adjourn. Motion passed with an all yes voice vote.

Meeting adjourned.



Cheryl Storey, County Clerk

WASHINGTON COUNTY, TENNESSEE BOARD OF COUNTY COMMISSIONERS

RESOLUTION NO. 26-02-04

RESOLUTION APPOINTING MEMBERS TO THE AGRICULTURAL EXTENSION COMMITTEE

WHEREAS, pursuant to T.C.A. § 49-50-104 all counties cooperating with the University of Tennessee Extension by making an appropriation for extension work shall elect an Agricultural Extension Committee consisting of seven (7) members: three (3) members of the county legislative body, two (2) female farmers and two (2) male farmers; and

WHEREAS, Elizabeth Elizondo Renfro, County Director UT Extension Institute of Agriculture recommends Todd Stone and Stephanie Roark for appointment for a term beginning February 10, 2026 and ending February 9, 2028; now therefore

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF WASHINGTON COUNTY, TENNESSEE THAT:

SECTION 1. The Board of County Commissioners hereby approves the appointment of Todd Stone and Stephanie Roark, to serve on the Agricultural Extension Committee for a term beginning February 10, 2026 and ending February 9, 2028.

SECTION 2. This Resolution shall take effect from and after the date on which it is approved by the County Mayor or as indicated by certification of the County Clerk, as hereinafter set forth.

Introduced by Commissioner:
Seconded by Commissioner:
Commissioners Voting FOR:
Commissioners Voting AGAINST:
Commissioners Abstaining:
Commissioners Absent:

ADOPTED BY THE COUNTY LEGISLATIVE BODY, in session duly assembled, on this the 25th day of February, 2026.

CHERYL STOREY, County Clerk

GREG MATHERLY, Chair of the Board

REFERRED to County Mayor this the ____ day of _____ 2026.

CHERYL STOREY, County Clerk

APPROVED by County Mayor on this the ____ day of _____ 2026.

WILLIAM J. GRANDY, County Mayor

The County Mayor having declined to approve this Resolution, the same became effective on the __ day of _____ 2026, pursuant to Tennessee Code Annotated § 5-6-107(b)(5).

CHERYL STOREY, County Clerk

Approved as to form by the County Attorney this ____ day of _____ 2026.

ALLYSON L. WILKINSON, County Attorney

Jerry S. Boyd
Superintendent



WASHINGTON
COUNTY SCHOOLS
INSPIRE ★ STRIVE ★ THRIVE

BOARD OF EDUCATION
Eric Barnes
Annette Buchanan
Keith Ervin
Chad Fleenor
David Hammond
Gregg Huddleston
Mike Masters
Whitney Riddle
Vince Walters

MEMORANDUM

To: All Members of the Washington County Commission
From: Jerry S. Boyd, Superintendent
Cc: Mayor Joe Grandy; All Members of the Washington County Board of Education
Date: February 12, 2026; Submitted for the February 25, 2026 Regular Meeting
Re: Monthly Updates to Washington County Commissioners

REMINDER: PLEASE MARK THE DATE AND PLAN TO ATTEND THE SPRING 2026 JOINT MEETING OF THE WASHINGTON COUNTY COMMISSION AND WASHINGTON COUNTY BOARD OF EDUCATION

DATE: TUESDAY, APRIL 14, 2026

TIME: 5:30 PM

DURATION: 2 hours (The group can determine if more or less time is needed)

LOCATION: Washington County Schools District Office Building at 405 W. College St; Jonesborough, TN

Please RSVP at your earliest convenience with Jennifer Moore in my office by calling 423-753-1100 or emailing her directly at moorej@wcde.org. If you prefer, you can also confirm your availability with me directly by responding to me via this email.

The format of the meeting will allow open dialog focused on strengthening the working relationship between the two bodies within the focus of improving the quality of education for all students in Washington County.

The purpose of the meeting will be to have open, two-way conversations that are productive and solutions-focused. The primary focus of the meeting will be the Draft Fiscal Year 2027 General Purpose School Budget. The discussions will be intended to contribute to the work in finalizing the FY27 GP School Budget to be submitted to Mayor Grandy by May 1, 2026.

A draft meeting agenda will be shared with all participants prior to the meeting to provide an opportunity for feedback on any needed adjustments or additions.

The WCBOE FY27 Budget Timeline approved by the Board on January 8, 2026 can be viewed/downloaded via this <[LINK](#)>.

Direct Link: <https://bit.ly/WCBOEFY27BudgetTimeline>

Current Enrollment – SY 2025-2026

The following are a few highlights of the Washington County Schools for the Commissioner’s full awareness:

2025-2026 Enrollment (as of 02/11/2026)

- Total Student Enrollment PreK-12 = **7611***
 - *Totals exclude December 2025 Early Graduates
 - **86 Total Early Graduates**
 - **DBHS: 43**
 - **DCHS: 32**
 - **WCS Virtual: 11**
- PreK=173
- K =455
- 1-8 =4560
- 9-12 = 2423*

Below is a detailed breakdown of the the current enrollment by school and grade-level with stated functional capacities of each school:

Updated:02/11/2026 Total Enrollment to date: 7,611		WCS Enrollment (w/ % Capacities) 2025-2026 As of: FEBRUARY 11, 2026														Enrollment TOTAL	Total w/o PK	Functional Capacity	Avail Seats	Percent Capacity	
		P3	P4	K	1	2	3	4	5	6	7	8	9	10	11						12
ELEMENTARY SCHOOLS																					
Boones Creek Elementary School	13	17	86	83	109	82	94	77	101	77	77						816	786	1008	192	81.0%
Fall Branch Elementary School	0	0	20	16	31	20	23	37	27	24	21						219	219	335	116	65.4%
Grandview Elementary School	9	16	47	68	59	67	57	70	54	54	60						561	536	739	178	75.9%
Gray Elementary School	0	19	47	53	52	52	62	51	59	60	52						507	488	582	75	87.1%
Jonesborough Elementary School	0	35	76	97	113	98	113	112	84	91	90						909	874	1100	191	82.6%
Lamar Elementary School	0	19	45	46	45	46	45	32	38	40	42						398	379	515	117	77.3%
Ridgeview Elementary School	0	14	44	60	63	89	76	75	66	85	95						667	653	762	95	87.5%
South Central Elementary School	0	0	15	10	21	15	22	26	16	11	16						152	152	382	230	39.8%
Sulphur Springs Elementary School	0	16	35	38	35	34	44	33	51	38	43						367	351	454	87	80.8%
West View Elementary School	0	0	19	26	27	25	28	33	42	31	34						265	265	478	213	55.4%
HIGH SCHOOLS																					
Daniel Boone High School*												281	273	273	222		1049	1049	1316	267	79.7%
David Crockett High School*												274	278	267	194		1013	1013	1512	499	67.0%
TN Virtual Learning Academy (TNVLA)*												3	9	13	6		31	31			
WCS District-wide services – SWD**																	25	10			
<small>*Asbury Alternative and Optional School enrollments included included in DBHS and DCHS enrollment numbers **District-Wide Special Education Services</small>																					
University School			18	21	22	18	23	48	52	49	52	83	83	82	81		632	632	600	-32	105.3%
TOTAL ENROLLMENT W/O University	22	136	434	497	555	528	564	546	538	511	530	558	560	553	422		6979	6806	9183	2260	76.0%
Total Enrollment Numbers	23	150	455	521	577	547	589	594	590	560	582	641	643	635	504		7611	7438			

NOTE(S):

The “Functional Capacities” are from the August 2022 Facilities Assessment and Future Planning Analysis report.

❖ **Sale of identified portions of the “Old Jonesborough Elementary/Middle School Property” and “Midway Property”**

- The WCBOE has entered into a listing agreement with TCI Group – Jerry Petzoldt Agency, LLC (Johnson City, TN) for the marketing and sale of a portion of the “Old Jonesborough ES/MS properties (~8.3 acres) that includes the “green space” between Hwy 11e and the Old JES building (4.8 acres) and the property on which the Old JMS building is located (3.5 acres).
- The WCBOE approved the listing agreement with TCI Group for the marketing and sale of the “Midway Property”.

❖ **Capital Projects Updates**

- **DBHS Chiller/Boiler Upgrade Project – BID AWARDED/NOTICE TO PROCEED ISSUED – IN PROGRESS – ON TRACK**

The Commission approved Resolution # 25-03-06 (March 2025)
“RESOLUTION APPROVING AND AUTHORIZING CERTAIN EDUCATION CAPITAL PROJECTS FUND EXPENDITURES UP TO \$2,200,000.00 IN FY25 FOR THE DESIGN, ENGINEERING, AND CONSTRUCTION OF A NEW BOILER/CHILLER SYSTEM FOR DANIEL BOONE HIGH SCHOOL”

The Commission approved Resolution #25-10-03 (October 2025) increasing the expenditure amount to **\$2,270,000.00** in addition to approving revisions in the Education Capital Fund plan to reflect the change in the amount authorized for the project.

The architectural firm (Lewis Group Architects; Knoxville) is managing the design and engineering of the project.

The Commission approved Resolution #25-07-11-A (August 2025) authorizing the use of Education Capital funds for the installation of natural gas infrastructure to the location in the amount up to \$310,000.00. The work is to be performed by ATMOS Energy.

The estimated date of completion is July/August 2026. **The project is on track as of this update.**

➤ **SCHOOL SAFETY AND SECURITY UPGRADES – Renovations of secure school entrances –**

- DBHS and DCHS Projects – **COMPLETED**
- K-8 Secure Entrance Upgrades – **IN PROGRESS–Est. Completion July/August 2026**

- The Commission approved Resolution # 2025-09-12 authorizing the use of Education Capital Funds in the amount of not to exceed \$2,000,000.00 for the K-8 School secure entrance enhancements is underway.
- The contractor that has selected by the WCBOE through a competitive process is BurWil Construction, Inc.
- Currently finalizing the construction schedule to minimize school operations during the construction phase.

MONTHLY REPORTING OF ALL FINANCIAL ACTIVITY

- District/school updates, and items for action by the Washington County Board of Education are available for public view on the Washington County Board of Education online agenda each month. All agendas and available documents in the **FEBRUARY 5, 2026 Regular Monthly Board Meeting Agenda** can be viewed/downloaded at this [<LINK>](#)
Direct Link: https://bit.ly/WCBOE_Agenda_02052026
- **TO REVIEW ALL MONTHLY FINANCIAL DOCUMENTS, you will find All financial information listed for review/download under the “Superintendent’s Report” Item (VIII) within the “Monthly Financials” sub-item (VIII.G) on the monthly agenda.**
- All monthly regular Board meetings are “livecasted” on YouTube. Subscribe to: **@washingtoncountytbnboe5062**

Dates of Interest – Washington County Schools Events

- Monday, February 16, 2026: All Schools and District Offices/Services closed in observance of the President's Day Holiday

Upcoming Washington County Board of Education meetings

- **Tues, February 24, 2026; 6:00 PM: WCBOE Workshop (March Meeting); District Office – Board Room**
- **TUESDAY, MARCH 10, 2026; 6:00 PM: Board Regular (February) Monthly Meeting**



**WASHINGTON COUNTY
ELECTION COMMISSION**

STAFF POLICY

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Pursuant to T.C.A § 2-12-201 the Administrator of elections is the chief administrative officer who shall be responsible for the daily operations of the office, execution of all elections, and employment of all office personnel. This manual establishes the policies, procedures, and rules for all employees of the Washington County Election Commission. It shall serve as a departmental policy statement that establishes policies in addition to the policies provided in the Washington County Employee Handbook. The provisions of this manual shall govern in the event they are in conjunction with the provisions of the Washington County Employee Handbook or state and federal law.

PRINCIPLES AND STANDARDS OF CONDUCT FOR ELECTION OFFICIALS

It is our sacred honor to protect and promote public trust and confidence by our conduct of accurate and fair elections.

As the public's guardians of freedom within a democratic society, we are responsible for the integrity of the process. Our role demands that these principles must be placed above personal or partisan gain.

Nurturing or protecting Democracy is a team effort in the profession of elections administration. Our task requires wisdom, courage, and the desire to remain focused on our vision of free and impartial elections despite changes in our society and its laws.

As required by **T.C.A § 2-1-111**, before entering upon the performance of his or her duties, each person charged with the administration of any part of the election laws of this state shall take the following oath:

“I DO SOLEMNLY SWEAR (AFFIRM) THAT I WILL SUPPORT THE CONSTITUTION AND LAWS OF THE UNITED STATES AND THE CONSTITUTION AND LAWS OF THE STATE OF TENNESSEE AND THAT I WILL FAITHFULLY AND IMPARTIALLY DISCHARGE THE DUTIES OF MY OFFICE.”

CODE OF CONDUCT

The Washington County Election Commission staff are expected to faithfully and impartially discharge the duties of their office in order to conduct fair and trustworthy elections. The actions and conduct of the County Election Commission staff impacts the integrity of election process, County Election Commission process. To further the interest of instilling confidence in the electoral process, County Election Commission staff must observe and follow the Code of Conduct as described below:

- 1. Comply with existing laws governing the conduct of elections in Tennessee;
 - a. TCA §§ 2-1-111, 2-1-102
- 2. Implement the election laws in a fair and impartial manner;
 - a. TCA §§ 2-1-111, 2-1-102, 2-2-203, 2-12-116
- 3. Demonstrate impartiality and fairness to all voters, political parties, candidates and their representatives and all members of the public;
 - a. TCA §§ 2-1-111, 2-1-102, 2-12-116
- 4. Do not make disparaging or supportive comments or remarks about candidates or issues on the ballot, including but not limited to writing letters to the editor of a newspaper or posting comments on an internet blog; Facebook, Twitter, Instagram or any other social media, or participating in any way with direct mail, TV, radio, or other forms of communication in favor for or against any candidate or ballot referendum, identifying your position as a County Election Commission Staff or Administrator of Elections;
 - a. TCA §§ 2-1-111, 2-1-102
- 5. Protect the secrecy of each voter's ballot;
 - a. TN Const. Art. IV, § 4 (as interpreted by *Mooney v. Phillips*, 118 S.W.2d 224 (1938) and *Burson v. Freeman*, 112 S. Ct. 1846 (1992)); Atty. Gen. Op. No. 96-027
- 6. Do not provide favors or divulge information which may be advantageous to candidates, or political parties, or ballot issues, unless such favor or information is available or provided to all candidates and political parties;
 - a. TCA §§ 2-1-111, 2-1-102
- 7. Do not participate in the consideration of any election commission decisions involving immediate family members whose names appear on the ballot; and
 - a. TCA §§ 2-1-111, 12-4-114, SEC
- 8. Conduct all duties in a professional manner.
 - a. TCA §§ 2-1-111, 2-1-102, 2-2-203, 2-12-116

Any online activity that violates the Code of Conduct or other policies of the Washington County Election Commission may result in disciplinary action or termination.

ETHICS

The following policies shall be in addition to those set forth in the uniforms ethics policy for Washington County and apply to all full-time employees, part-time employees, temporary employees, and election officials.

- Gratuities, gifts, meals, service, or anything of any value shall not be received or accepted from any candidate, elected official, spouse or immediate family member residing in the same household of elected official or candidate, business associate of candidate or elected official, immediate family member of candidate or elected official, anyone with a direct interest in the election of a candidate or elected official, vendor, contractor, or any entity or individual conducting business with the Washington County Election Commission. § 2-9-118
- No information, data, or service shall be offered or provided to anyone that is not equally available to all candidates, elected officials, or member of the general public.
 - Records are open to public inspection in accordance with § 10-7-503
- New or used resources, supplies, or equipment that are not generally available to the public shall not be utilized for personal gain. Staff removal of any used or recyclable materials from the election office is prohibited.
- No sensitive voter data (e.g. voter registration cards, felon files) or sensitive office data (e.g. passwords) are to be removed from the office by any staff member.
- Social security numbers are to be protected from disclosure. § 47-18-2110
- All voting equipment (e.g. voting machines, poll pads, early voting laptops) must remain on-site and secure when not at a polling location. § 2-6-104
- Before disposal, decommissioned electronic equipment must have data storage removed and processed as determined by the Administrator and Coordinator of Elections.
- No Election Office keys may be copied without approval of the Administrator.
- Any staff member who witnesses voter fraud, election fraud, illegal behavior, false forms, etc. is required to report the infraction to the Washington County Election Commission, the Administrator of Elections, or the Tennessee State Coordinator of Elections. §2-19-109, §2-19-137
- All personnel must attend any required seminars and other educational seminars, to gain knowledge beneficial to the administration of the election commission office or to the electoral process. Personnel must have knowledge of all current laws pertaining to the election process and any changes mandated by the general assembly. § 2-12-201
- The Washington County Election Commission is committed to maintaining a drug-free workplace in compliance with applicable state and federal laws. The unlawful possession, use, distribution, dispensation, sale, or manufacture of controlled substances is prohibited on County Property, including rented, leased, or remote election sites.
- All personnel consent to background checks as determined by the Washington County Election Commission, the Administrator of Elections, and state law.
- Violations of the ethics policy may result in disciplinary action or termination.

Operation of Office

- Staff members shall refrain from commenting on a candidate's merits, abilities, or chances of winning with any member of the voting public. Staff Members cannot display political paraphernalia within our work environment. Yard signs, bumper stickers, etc. are discouraged for employees of the County Election Commission. We demonstrate impartiality and fairness to all voters' political parties' candidates and their representatives, and all members of the public. (Federal Hatch Act 1939)
- Staff members shall not sign any nominating petitions or referendum petitions.
- Coercing or directing employees to vote for any measure, party, or person who may be a candidate for office, of for any person who may be a candidate for nomination for any office is unlawful. § 2-19-134 Any violations should be reported to the AOE immediately.
- All candidates regardless of political affiliations or status as incumbent or challenger shall be given the same information and offered the same level of service.
- Information regarding an individual's registration shall not be provided over the phone for anyone other than the individual that is calling. Before information can be given the individual shall be required to conclusively provide proof of identity (e.g., address, date of birth, place of birth, partial social security number).
- The release or confirmation of a partial (e.g. last four digits) or full social security number is prohibited. A discrepancy, omission, or transposition of a single digit may be addressed by Full-time staff only. §2-2-127
- All work products (e.g. registrations, change of address, petitions) shall be processed in the order for which they are received.
- The public present in the office takes priority over phone calls coming into the office.
- Office phones, computers, and email shall only be utilized for official communication.
- All phone calls shall be answered as follows: "Washington County Election Commission, this is (name), how may I help you?". After the caller has responded they shall be asked their name if they have not already stated it.
- To protect the privacy and safety of staff, when a staff member is unavailable, the preferred response is: "He/She is not available, may I assist you or take a message". The reason a member of staff is unavailable or when they will be available shall not be provided.
- All electronic or written communication is subject to monitor to review at any time without notice.
- Personal mobile phone conversations, text messages, and emails should be brief and limited in frequency. Personal phone call and text messages shall not be disruptive to the professional work environment of the office. Personal phones shall be placed on vibrate or lowest volume setting while in the office.
- Inquiries from the media or law enforcement shall immediately be referred to the Administrator.
- Newspapers shall not be displayed or viewable by the public in the election office, any early voting location, or any precinct.
- Personal office space shall be kept in a clean and orderly fashion. All personal food and apparel items shall be stored neatly and in a sanitary manner.
- Staff breakroom areas and devices (e.g. refrigerator, microwave, toaster, Keurig) shall be kept in a clean and orderly fashion.
- All personal devices or equipment (e.g. fan) shall be approved by the Administrator or Chief Deputy and powered off at the conclusion of each day if applicable.
- Any grievances or complaints by the public or staff shall immediately be referred to the Administrator.
- As a result of their infrequent work schedule, part-time and seasonal staff shall be limited in their responsibilities as directed. They shall not accept, issue, or verify signatures on petitions, process ballots, respond to any inquiries from the media, address any complaints, or otherwise engage in any activity for which they do not have the appropriate training or knowledge. Part-time and seasonal staff shall not process absentee requests without approval from the Administrator.
- All personnel are prohibited from smoking within the Election Office, any Government buildings, and any **Polling Locations**. Smoking is only permitted in designated locations. §39-17-1803

Operation of Office

- Staff is expected to have the office open to the public from 9am to 4pm per § 2-2-10 8. Full-time staff will begin their workday earlier or end their workday later as needed to ensure they meet weekly full-time hour requirements of 37.5 hours. Office Hours will vary during Active Voting times to include evening work hours.
- At minimum, two (2) employees shall be present in the office during working hours therefore employees must coordinate time away from office.
- Scheduled time off thirty (30) days prior to an election or prior to certification will be extremely limited and special circumstances are warranted for approval.
- Full-time employees shall accrue compensatory time off in lieu of cash payment for overtime worked during election years.
- Comp time accrues at the rate of one and one-half (1.5) hours for time worked beyond forty (40) hours in a regular calendar week.
- Employees, therefore, cannot exceed an accrued total of 480 hours of comp time during election years. Time off must be taken the following year. §553.24
- Comp time carried over after non-election years will be limited to 80 hours.

A central priority of the mission statement involves serving citizens. Personal hygiene, attire, and appearance directly reflect on the level of professionalism and reputation of staff and are essential to succeeding in our mission statement.

- Staff is expected to maintain a neat, well-groomed and professional appearance and adhere to a business casual dress code. Clothing should be pressed and never wrinkled. Torn, dirty, stained, or frayed clothing is unacceptable.
- Business casual is defined as follows:
 - Shirts: All shirts with collars, business casual crewneck or V-neck shirts, blouses, golf and polo shirts. Examples of inappropriate shirts include T-Shirts, shirts with inappropriate slogans, tank tops, muscle shirts, camouflage and crop tops. In specified circumstances, T-shirts may be approved and provided for specific events only.
 - Pants: Professional slacks, jeans and trousers without holes, frays, etc. Examples of inappropriate pants generally include cargo pants, capris, shorts, faded, embellished casual jeans, camouflage, spandex pants, and pants worn below the waist or hip line.
 - Footwear: Casual or dress slip-on or tie shoes in neutral colors such as black, grays, white and brown, dress sandals preferably with heel straps. Examples of inappropriate footwear include, thongs, floppy sandals, flipflops, haggard casual shoes, construction and hunting boots.
 - Hats: Hats are not appropriate in the office. Head covers that are required for religious purposes or to honor cultural traditions are allowed.
 - Personal hygiene: Well-kept hair, good personal hygiene, and general neat grooming is expected. Cologne and perfume should not be used in excess.
 - Hair: Hair should be clean, combed and neatly trimmed or styled. Unkempt hair is not permitted. Sideburns, mustaches, and beards should be neatly trimmed. Nontraditional hair colors are not permitted.

Operation of Office

- The department recognizes that tattoos and body art are more common today; however, no visible tattoos during business hours, visible body art or body piercings in, but not limited to areas of the nose, eyebrows, lips are not permitted during business hours. The piercing of small holes in the ears for traditional or a modest earrings presentation are permitted, massive hoops, gauges, or other distracting styles are prohibited.

If a supervisor decides that an employee's dress or appearance is not appropriate as outlined in this policy, he or she may take corrective actions and require the employee to leave the work area and make the necessary changes to comply with the policy. Employees who must leave work to change clothes for business reasons will use annual time to do so.

WASHINGTON COUNTY ELECTION COMMISSION
STAFF POLICY

I have read and been informed about the content, requirements, and expectations of the Staff Policy for employees within the Washington County Election Commission. I have received a copy of the policy and agree to abide by the policy guidelines as a condition of my employment and my continuing employment with the Washington County Election Commission.

Since the information and policies described here are subject to change, I acknowledge that revisions to the Staff Policy may occur. Such revised information may supersede, modify, or eliminate existing policies. I understand that if I have questions, at any time, regarding the Staff Policy, I will consult with the Administrator of Elections.

Please read the Staff Policy carefully to ensure that you understand the policy before signing this document.

Employee Printed Name: _____

Employee Signature: _____

Date: _____

Washington County

JANUARY 2026 MARKETING REPORT

Quarter 1: Spring Planning, Basketball and Festivals



SPRING TRAVEL PLANNING (JOHNSON CITY SPECIFIC)

- Target Cities: Atlanta, Charlotte, Nashville
- Who: Adults ages 25-54
- Placement: Meta (Facebook & Instagram)
- Run Dates: 3/2-3/29
- [\(Click here for samples\)](#)



SPRING TRAVEL PLANNING AND FESTIVALS (JONESBOROUGH SPECIFIC)

- Target Cities: Greenville/Spartanburg/Asheville, Chatt., Charlotte, Knoxville
- Placement: Meta, Display, and paid search
- Run Dates: 1/20/25 – 3/13/25
- Results: *In progress*



BIG SOUTH BASKETBALL CHAMPIONSHIPS TROPHY TOUR

- Target Cities: North Charleston, SC | High Point, NC | Farmville, VA | Asheville, NC | Boiling Springs, NC | Spartanburg, SC | Rock Hill, SC | Clinton, SC | Radford, VA
- Placement: Video board, graphic, PA read, and tables in all Big South Schools
- Run Dates: Jan. 1 - Feb. 28
- [\(Click here for samples\)](#)



DESTINATION TRI (ONGOING)

- Target Cities: Orlando, Washington D.C./Ashburn
- Who: 30-65+ families, outdoor enthusiasts, couples
- Placement: November - February
- Results (mid-way): 535,895 impressions | 2,375 clicks
- Placement: Meta, Display, Billboards, In-Gate Activations
- [Click here for samples](#)



Dec. Occupancy Rates	2024 Hotel: 72%	2025 Hotel: 49%	2024 Rentals: 41%	2025 Rentals: 43%
Yearly Occupancy Rates	2024 Hotel: 63%	2025 Hotel: 67%	2024 Rentals: 49%	2025 Rentals: 47%

EMPLOYEE COMPENSATION AND BENEFITS

February 5, 2026

1st Floor Conference Room – Historic Courthouse

MEMBERS PRESENT: Chairman Matherly, Commissioner Carder, Commissioner England, Commissioner Wexler.

MEMBERS ABSENT: None

OTHERS IN ATTENDANCE: Allyson Wilkinson-County Attorney, Tiffany Matthews – Paralegal, Mitch Meredith-Finance, Lexi Vance – WCEDC, Alisha Summers – WCEDC, Chuck Vest – WCEC, Mayor Grandy

CALL TO ORDER: Chairman Matherly called the meeting to order at 11:30am.

PRAYER & PLEDGE: Commissioner Wexler opened the meeting in prayer, followed by the Pledge of Allegiance led by Commissioner England.

PUBLIC COMMENT: None

APPROVAL OF AGENDA: A motion to approve the agenda was made by Commissioner Carder and seconded by Commissioner England. Motion carried. Yes (4) No (0) Absent (1)

APPROVAL OF MINUTES FROM OCTOBER 2025 MEETING: A motion to approve the minutes was made by Commissioner England and seconded by Commissioner Wexler. Motion carried. Yes (4) No (0) Absent (1)

OTHER BUSINESS:

- Discussion and possible action on Election Commission Staff Policy – Chuck Vest presented revisions to the Washington County Election Office Employee Handbook . After questions and discussion, a motion was made by Commissioner Carder to accept the revised handbook with the recommendation to send it to the full commission. The motion was seconded by Commissioner Wexler.

NEW BUSINESS: None

ADJOURNMENT: A motion was made by Commissioner Carder and seconded by Commissioner England. Motion carried. Yes (4) No (0) Absent (1)

Respectfully submitted by Debby Clark

HEALTH, EDUCATION & WELFARE COMMITTEE

February 5, 2026 – 1:00pm

1st Floor Conference Room – Historic Courthouse

MEMBERS PRESENT: Chairman Carder, Commissioner Davenport, Commissioner Huffine, Commissioner Wexler, Commissioner Jones

MEMBERS ABSENT: None

OTHERS ATTENDING: Allyson Wilkinson – County Attorney, Tiffany Matthews – Paralegal, Mitch Meridith – Finance WC, Angela Charles – Zoning, Lexi Vance – WCEDC, Jerry Boyd – WCS Superintendent, Bob Wilson – WCJC Animal Shelter, Jorgetina Manna-Rea – Reporter JC Press, Mayor Grandy

CALL TO ORDER:

- Chairman Carder called the meeting to order at 1:00PM.

PRAYER/PLEDGE:

- Chairman Carder opened the meeting in prayer, followed by the Pledge of Allegiance.

PUBLIC COMMENTS: None

APPROVAL OF AGENDA: Commissioner Jones made a motion to approve the agenda, followed by a second by Commissioner Huffine. Motion carried. Yes (5) No (0) Absent (0)

APPROVAL OF JANUARY 2026 MINUTES:

- Commissioner Huffine moved to approve January 2026 minutes, followed by a second by Commissioner Davenport. Motion carried. Yes (5) No (0) Absent (0)

OTHER BUSINESS: REPORTS

- Johnson City Schools – None
- Washington County Schools Report – Director Jerry Boyd presented an item for discussion and informational purposes to determine next steps in seeking approval to authorize the use of Washington County Education Capital Funds for repairs to the Lamar Elementary School façade at a cost of approximately 1.5 million. Following questions and discussion, no action was taken at this time
- County Library Report - Director Moree was not present at the meeting; however, she submitted her monthly report to the committee members.
- Health Department Report – No report
- County Attorney Report – Allyson Wilkinson, County Attorney –
 - reported on the status of property on 81N. It is currently proposed for sale in March 2026.

- Legal Department requested citation authority for 110 Sherfey Road, Jonesborough. Following questions and discussion, a motion to approve the request was made by Commissioner Huffine and seconded by Commissioner Davenport. Motion carried. Yes (5) No (0) Absent (0)
- Environmental Cleanup - Angela Charles, Planning Director - None

OLD BUSINESS:

- Animal Control Board: Approval of bylaws – Bob Wilson – WCJC Animal Board President presented the updated/amended Animal Control Board By-Laws. Following questions and discussion a motion was made by Commissioner Jones to approve the by-laws and seconded by Commissioner Wexler. Motion carried. Yes (4) No (1) Absent (0)
- Noise/Nuisance ordinance Discussion: No report or discussion

NEW BUSINESS: None

ADJOURNMENT:

- Commissioner Wexler moved to adjourn the meeting and seconded by Commissioner Davenport. Motion carried. Yes (5) No (0) Absent (0) The meeting was adjourned at 1:37PM.

Respectfully submitted by Debby Clark.

**HEW Updates
Washington County Public Library
February 5th, 2026
Presented by Laura Moree**



Community Cooperation

“Dirty Street Fighters” – Washington County Sheriff’s Office

- The DSF spent two days (1/28 and 1/29) moving all the items from the Citi storage and some from the Library Storage shed. They took apart and put together some of the furniture and desks. Our Friends of the Library provided snacks and lunch. We couldn’t have done it without them!

Storybook Trail Association – Jonesborough

- I attended the first meeting in the New Year, and have agreed to have the Jonesborough library be a drop off point for books being donated to the Little Free Library at Jimmy Neal Smith park.

Community Impact statements:

- Pam Murray facilitated an expert-led Chair Yoga event at the library. Due to space issues in our meeting room, we were only able to have a max of 10 participants. All 10 spots were reserved with 9 attending. It had a wonderful response with multiple patrons wanting it to be a regular event.



Library Board Bites

- 3 library positions were posted and applications are currently in the process of being reviewed. Still in process - weather delayed some interviews.
- The library’s website has been updated with links to the Board’s Agenda packets and Bylaws. Agenda packets are, in compliance with the Bylaws, being published there for the public 1 week before the meetings.
- Updated the Board on new maintenance and logistics answers and questions for the new Gray library.



Newsworthy Notes

- December Snapshot: Jonesborough Library had a total of 15 programs with 182 in attendance (minus teen attendance!) We had 1288 visitors and 9,420 circulations (materials checked out).
- Check out the staff book reviews on the website and posted to Facebook. They are doing a great job!



<https://www.wclibrarytn.org/post/staff-book-review-2>



January 28, 2026

Commissioner Ben Carder
Health, Education and Welfare Committee Chairman
Washington County Commission
Jonesborough, Tennessee

Dear Chairman Carder,

At the December 9, 2025, Animal Control Board meeting, the Board voted unanimously to amend the existing bylaws. These amendments reflect several previously requested revisions by the Washington County Commission. Major changes included the following:

- Section 3.3 Amends the size of the Board from five (5) to nine (9) members to consist of a total of seven (7) members.
- Section 3.4.A. Authorizes the City Commission to appoint two (2) directors to include the City Manager or his/her designee and a City Commissioner or a resident of Johnson City. The amended version changes the second City appointment from a resident of Johnson City to a City Commissioner or a resident of Johnson City.
- Section 3.4.B. Authorizes the County Commission to appoint two (2) directors to include the County Mayor or his/her designee and a County Commissioner or a resident of Washington County. The amended version changes the second County appointment from a resident of Washington County to a County Commissioner or a resident of Washington County.
- Section 3.4.C. The Washington County Humane Society has one (1) seat on the Board which is the President or his/her designee. In the event the Washington County Humane Society President or designee chooses not to serve, this section provides that the Animal Control Board will appoint another 501(c)(3) Washington County animal rescue organization representative. This action would only be triggered if the Humane Society chose to vacate their seat.

- Section 3.4.D. This section amends the number of at-large positions from up to four (4) to two (2) members to be appointed by the Animal Control Board. The Board will establish criteria for the positions and advertise. These positions were previously appointed by the City and County Commissions.
- Section 3.5.B. Provides that the term for City and County Commissioners shall be established by each respective Commission. If a resident of Johnson City or Washington County is appointed, the term shall be three (3) years, not to exceed two (2) consecutive terms.
- Section 3.5.C. In the event the Washington County Humane Society position is filled by a Washington County rescue organization representative, the term shall be three (3) years, not to exceed two (2) consecutive terms.
- Section 3.5.D Sets the term for at-large Directors at three (3) years, not to exceed two consecutive terms.

While the vast majority of the existing bylaws are included in the proposed, they have been reorganized, and the language has been expanded. Other changes include the following:

- Section 3.6. Individual Board members do not have authority to engage in day-to-day shelter operations or to act on behalf of the Board without Board approval.
- Section 3.10. No director will be held personally liable for any debts of the Shelter.
- Section 4.1. Changes President and Vice President to Chair and Vice Chair.
- Section 4.2. Sets annual election of officers at the July meeting.
- Section 5.1.C. Allows the Board Chair to call emergency meetings with at least 48 hours' notice.
- Section 5.3.B. Allows Board to take action on emergency or time sensitive issues without meeting by doing so in writing or email. Any actions taken will be confirmed by vote at the next Board meeting. In order to be in compliance with State legislation passed during the last session, this section was deleted.

Commissioner Carder

January 28, 2026

Page 3

- Section 8.2. Designates the Executive Director is the principal officer and spokesperson of the Shelter.
- Section 8.3.B. Authority to hire, discipline and discharge employees rests solely with the Executive Director

Please schedule this item for consideration by the Health, Education and Welfare Committee on the next available agenda. A copy of the amended by laws is attached for your review. Please feel free to contact me at 423-302-9548 if you have any questions. These proposed bylaws were approved by the City Commission at their January 22nd meeting. Thank you for your consideration.

Very Sincerely,

Bob Wilson

Bob Wilson

President

Washington County Johnson City

Animal Control Board

BY-LAWS

WASHINGTON COUNTY – JOHNSON CITY ANIMAL CONTROL CENTER

D/B/A WASHINGTON COUNTY JOHNSON CITY ANIMAL SHELTER

(A Tennessee Nonprofit Corporation)

ARTICLE 1: NAME AND LOCATION

1.1 Name

The name of the Corporation is Washington County – Johnson City Animal Control Center, Inc., DBA, Washington County Johnson City Animal Shelter, referred to hereinafter as “Corporation.”

1.2 Charter

The Corporation was duly chartered on *April 1st, 1985, and amended June 9th, 1986*, pursuant to the provisions of the Tennessee Nonprofit Corporation Act.

1.3 Location

The principal office of the Corporation is 3411 North Roan Street, Johnson City, TN 37601.

ARTICLE 2: PURPOSE AND MISSION STATEMENT

2.1 Purpose

The purpose of the Corporation is to partner with the Washington County – Johnson City community to find a good home for every adoptable pet, reduce pet population growth through the adjoining spay and neuter clinic, end animal neglect and abuse, and be a positive force in the community for animal welfare. The Corporation is charged with enforcing state, city, and county laws regarding animal welfare.

2.1.A No part of the net earnings of the Corporation will inure to the benefit of, or be distributable to any Animal Control Board, referred to hereinafter as “Director,” or officer of the Corporation or any private persons (except that the Corporation will be authorized and empowered to pay reasonable compensation for services rendered and to make payment and distributions in furtherance of the purposes set forth in the articles of incorporation). No substantial part of the activities of the Corporation will be carried out on propaganda, or otherwise attempting to influence legislation, and the Corporation will not participate in, or intervene in (including the publication or distribution of statements) any political campaign on behalf of, or in opposition to any candidate for public office.

2.1.B Notwithstanding any other provision of the articles, the Corporation will not carry on any other activities not permitted to be carried on (a) by a Corporation exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code, or the corresponding section of any future federal tax

code, or (b) by a Corporation, contributions to which are deductible under Section 170(c)(Q) of the Internal Revenue Code Or the corresponding section of any future federal tax code.

2.2 Mission Statement

To build a community within Washington County - Johnson City, TN who works together to save and protect abused, neglected, and homeless animals by providing temporary, safe shelter, compassionate care and responsible adoption.

ARTICLE 3: BOARD OF DIRECTORS

3.1 Membership

The Corporation is to have no members but will consist of the Board of Directors, commonly referred to as the Animal Control Board, during their respective terms in office.

3.2 Authority of the Board of Directors

The Board of Directors has the general power to control and manage the affairs, funds, and property of the Corporation; disburse the Corporation's monies and dispose of its property in fulfillment of its mission; and provided that the Board of Directors will not permit any part of the net earnings or capital of the Corporation to inure to the benefit of any private individual. The fiduciary responsibilities of individual Directors are those specified for directors in the Tennessee Nonprofit Corporation Act, as amended.

3.3 Number

The affairs of the Corporation will be managed and its corporate powers exercised by a Board of Directors composed of ~~up to nine (9) but not less than five (5)~~ **seven (7) members**.

3.4 Selection **PROPOSED REVISION BELOW**

~~3.4.A The Board of Directors will consist of five (5) standing positions. They are:~~

~~–The City Commission will appoint two Directors:~~

~~(1) City Manager or his/her designee~~

~~(1) City Commissioner or a designated resident of Johnson City~~

~~–The County Commission will appoint two Directors:~~

~~(1) County Mayor or his/her designee~~

~~(1) County Commissioner or a designated resident of Washington County~~

~~–The Washington County Humane Society, Inc will appoint one Director:~~

~~(1) President or his/her designee*~~

~~*If the President of the Washington County Humane Society or their designee does not serve on the Board, the Board will appoint another 501(c)3 Washington County animal rescue organization representative by a majority vote.~~

~~3.4.B— The Board of Directors may include up to four (4) at-large positions, as needed. A two-thirds (2/3) majority of the Board is required to recommend and approve the addition of an at-large position. At-large positions will be established based on criteria approved by the Board. Two (2) of the at-large positions will be filled by a licensed veterinarian and a legal or financial professional. The criteria for the two (2) remaining positions will be established by the Board prior to being advertised. The Board of Directors shall include two (2) at-large positions. Criteria for at-large positions will be established by the Board of Directors.~~

~~3.4.C— At-large positions will be publicly advertised by the Board. Each Director will be given a list of the nominees at least five (5) days prior to the meeting when the position will be considered. Following a review of the applicants, a majority vote of the Board is required to fill the position.~~

The Board of Directors will consist of the following members:

3.4.A The City Commission will appoint two (2) Directors to include the City Manager or his/her designee and a City Commissioner or a designated resident of Johnson City.

3.4.B The County Commission will appoint two (2) Directors to include the County Mayor or his/her designee and a County Commissioner or a designated resident of Washington County.

3.4.C The Washington County Humane Society will appoint one (1) Director who will be the President or his/her designee. In the event the Washington County Humane Society President or designee chooses not to serve, the Board will appoint another 501(c)3 Washington County animal rescue organization representative by a majority vote. Neither of these positions are eligible to serve as a Chairperson.

3.4.D The Animal Control Board will appoint two (2) at-large Directors. Criteria for the at-large positions will be established by the Board. At-large positions will be advertised by the Board. Each Director will be given a list of the nominees at least five (5) days prior to the meeting when the position will be considered. Following a review of the applicants, a majority vote of the Board is required to fill the position.

3.5 Term

3.5.A The City Manager or designee and the County Mayor or designee may continue for as long as they hold office in their respective positions.

3.5.B The term for City and County Commissioners may continue for as long as they hold office in their respective positions shall be established by each respective commission. If a resident of Johnson City or Washington County is approved, the term shall be (3) three years, not to exceed two (2), consecutive terms.

3.5.C The Washington County Humane Society President or designee may continue to serve for as long as they hold office in their respective position. In the event the position is filled by a Washington County rescue representative, they will serve a four (4) the term shall be three (3) years, not to exceed two (2)

~~consecutive terms~~, subject to approval by a majority vote of the Board, ~~and may serve consecutive terms subject to approval by a majority vote of the Board.~~

3.5.D At-Large Directors ~~term shall be three years, not to exceed two (2) consecutive terms~~ ~~one (1), four (4) year term and may serve consecutive terms with a Board majority vote .~~

3.6 Primary Responsibilities of the Board of Directors

The Board of Directors is vested with fiduciary responsibility to set policy, fiscal guidance, and ongoing governance of the agency, and empower its Executive Director with the authority to carry out that responsibility for the day-to-day operations of the Corporation. Individual Directors do not have the authority to act on behalf of the Board ~~or engage in day-to-day shelter operations~~, unless granted approval by majority vote of the Board. Issues regarding the responsibilities of the Board or Corporation will be brought to the attention of the Board of Directors.

3.7 Vacancies

Upon resignation or removal of a Director, such Director will be replaced pursuant to the provisions of 3.4 Selection section hereinabove. Upon resignation of an at-large Director, the Board can appoint an interim at-large Director to fulfill the remainder of the term of the vacant position at such time as agreed upon by both parties.

3.8 Removal of Directors

3.8.A The Board of Directors may request removal of a Director by majority vote. The four (4) standing positions held by City and County representatives may only be removed by the appointing authority. All other board members are subject to removal by majority vote.

3.8.B Any Board Member may resign by submitting a written notice of resignation to the Chair or to the Board of Directors, which will be effective immediately, unless otherwise agreed upon by the Board.

3.9 Conflicts of Interest

It is the responsibility of each Director to make full disclosure to the Board of Directors concerning any actual or potential conflicts of interest in any matter which is the subject of business before the Board. No Director may vote on any matter in which he/she has any actual or potential conflict of interest. Directors will disclose in writing to the Board of Directors any persons to whom they are closely related or organization with which they are affiliated who or which presently transacts business with the Corporation or might reasonably be expected to do so in the future. Each disclosure will be updated and resubmitted on a yearly basis. An affiliation with an organization will be considered to exist when a Director or a member of his/her immediate family, close relative, affectional or life partner is an officer, director, partner, employee or agent of the other organization, or has any substantial interest or dealing with the other organization. Closely related persons will include, in addition to spouses, children, siblings and blood relatives, affectional relationships between persons of the same or opposite sex. As a condition of serving on the Board, a Conflict of Interest form must be completed.

3.10 Personal Liability

No Director will be held personally liable for any debts of the Corporation.

ARTICLE 4: OFFICERS

4.1 Designation

Officers of the Board of Directors will be the officers of this Corporation. They will consist of the Chair, Vice Chair, Secretary and Treasurer, and such other officers as the Board may deem necessary.

4.2 Election

4.2.A The Board will consider and appoint the officers of this Corporation. The officers will take office at the time of election at the beginning of each fiscal year and will serve a (1) year term, until the fiscal year ends or until a successor shall have been duly elected. The officers may be re-elected by a majority vote of the Board. Any other officers which the Board of Directors may designate from time to time may serve upon such terms and for such periods as the Board will determine.

4.3 Responsibilities

4.3.A The Chair will preside at all meetings of the Board of Directors. He/she will have and exercise general charge and supervision of the affairs of the Corporation, at the Board's direction. The Chair will perform such other duties as may be assigned to him/her by the Board of Directors. The Vice Chair will perform the above duties in the absence of the Chair.

4.3.B The Secretary will keep a complete record of meetings of the Board and will have general supervision of the books and records of the Board. The Secretary will review Board documents annually to ensure completion. The Board may decide to assign all or some responsibilities to another qualified individual.

4.3.C The Treasurer will have oversight of all funds, property and securities of the Corporation, subject to such regulations as may be imposed by the Board of Directors. The Treasurer will, in general, perform all duties incident to the Office of Treasurer, subject to the control of the Board of Directors. The Treasurer may delegate any duties to any employee, or agent of the Corporation with the majority vote of the Board of Directors.

ARTICLE 5: MEETINGS

5.1 Participation in Board Meetings

5.1.A Regular meetings of the Board of Directors will be held monthly at the Animal Shelter located at 3411 North Roan Street, Johnson City, Tennessee or at such place and time as the Board will determine. The Board of Directors may reschedule regular meetings as deemed necessary by a majority vote.

5.1.B Notice of regular meetings of the Board of Directors will be given by regular mail or email to each Director at least five (5) days before the date therein designated for such meeting. The notice will specify the time and place of such meeting and the business to be brought before the meeting.

5.1.C The Board Chair may call an emergency meeting of the Board at any time for proper purpose with at least 48 hours' notice. All meetings will comply with the Tennessee Open Meetings Act.

5.1.D Attendance is expected of all Directors at every regular meeting. Failure to attend two (2) consecutive meetings without a valid excuse will constitute cause for recommendation of removal of a Director. When an absence is anticipated, Directors are expected to notify the Chair as soon as possible.

5.2 Quorum

The presence in person of a majority of Directors will be necessary at any meeting of the Board to constitute a quorum to transact business.

5.3 Manner of Acting

~~5.3.A~~ The act of a majority of Directors present at a meeting at which a quorum is present will be the acts of the Board of Directors, unless the acts of a greater number is required by law or these bylaws.

~~5.3.B~~ Any emergency or time sensitive action requiring approval by the Board of Directors may be taken without a meeting if all members of the Board consent in writing or by electronic transmission. Any actions taken will be confirmed by vote at the next Board meeting and documented in the meeting minutes.

ARTICLE 6: VOTING

6.1.A At all meetings of the Board of Directors, each Director will have one (1) vote.

6.1.B If the City Manager or the County Mayor designate someone for their Board positions, both the City Manager and the County Mayor will have the authority to suspend at any time the voting power of their respective designee at any meeting and vote on any matter before the Board. The City Manager and his/her designee will not both vote on the same matter, if both attend the same meeting. The County Mayor and his/her designee will not both vote on the same matter, if both attend the same meeting.

6.1.C Directors will not be permitted to vote in elections by proxy.

ARTICLE 7: COMMITTEES

7.1 Creation and Authority

The Board of Directors will have the power to appoint such committees, along with the rules and expectations of each, as it deems necessary to advise it about the business of the Corporation.

ARTICLE 8: EXECUTIVE DIRECTOR

8.1 Appointment of an Executive Director

The Board of Directors will appoint the Executive Director who will be responsible to the Board for the administrative and business management of the Corporation. The Board of Directors is solely responsible for the recruitment, appraisal, compensation and retention or dismissal of the Executive Director.

8.2 Authority of the Executive Director

The Executive Director is the principal officer and spokesperson of the Corporation. The position will function as follows:

8.2.A The Executive Director will operate the Corporation following the rules, guidelines and policies created by the Board of Directors. He/she will attend all Board meetings and submit budgets for Board approval prior to each fiscal year. The Executive Director will oversee and prepare an annual report for the Board of Directors and make available to the public regarding the business of the Corporation as well as additional reports that may be requested by the Board.

8.3.B The Executive Director may employ, supervise, discipline and discharge such employees and agents of the Corporation as he/she may deem necessary. Authority to hire and discharge employees and agents rests solely with the Executive Director.

ARTICLE 9: FISCAL YEAR

The fiscal year for the Corporation will commence on the 1st day of July and end on the 30th day of June.

ARTICLE 10: DOCUMENTATION

10.1.A The Corporation will keep complete and correct books and records of accounts and will also keep minutes of the Board of Directors meetings and will keep at the principal office a record of the names and addresses of members entitled to vote. All books and records of the Corporation may be inspected by any Director for any proper purpose at any reasonable time.

10.1B The Corporation will establish written policies concerning employment, finances and operations.

ARTICLE 11: INDEMNIFICATION

The Corporation will indemnify any member of the Board who was or is a party, or is threatened to be made a party, to any threatened, pending or completed action, suit or proceeding, whether civil, criminal, administrative or investigative, whether by or in the right of the Corporation or any other party, by reason of the fact that he/she is or was a member of the Board or an officer of the Board, or of any committee of the Corporation against expenses (including attorney's fees), judgments, fines, and amounts paid in settlement actually and reasonably incurred by or imposed on him or her in connection with such action, suit, or proceeding.

ARTICLE 12: AMENDMENTS TO THE BYLAWS

These bylaws and all amendments, revisions, and alterations to them will require the approval of the City Commission and County Commission. The Board of Directors may recommend the amendment, revision, or alteration of these bylaws to the City and County Commissions, from time to time, in whole or in part,

by a majority vote of the Board of Directors present at any meeting of the Directors duly called and convened at which a quorum is present, provided that reasonable advance notice thereof will have been given in writing to each.

ARTICLE 13: DISSOLUTION

The Directors may, after approval of the City Commission and County Commission, voluntarily dissolve the Corporation and convey its assets and property to the City and County in proportion to the total financial investment that the County and City have made in the Corporation presently and in the past, including but not limited to all City and County funding, purchases, donations, and improvements.

Originated 1985, Revised 01.2026

WASHINGTON COUNTY, TENNESSEE BOARD OF COUNTY COMMISSIONERS

RESOLUTION No. 26-02-05

RESOLUTION APPROVING THE ADOPTION OF REVISIONS TO THE WASHINGTON COUNTY- JOHNSON CITY ANIMAL CONTROL CENTER BYLAWS

WHEREAS, the existing Bylaws of the Washington County – Johnson City Animal Control Center, Inc. provide that all amendments, revisions, and alterations shall require the approval of the City Commission and the County Commission; and

WHEREAS, Resolution 25-04-03 was presented to the Board of County Commissioners at the April 28, 2025 meeting and deferred for further revisions, Resolution 25-09-13 was subsequently presented at the September 22, 2025 meeting and failed, and Resolution 25-11-05 was withdrawn from consideration for the November 24, 2025 meeting; and

WHEREAS, at its February 5, 2026 meeting, the Health, Education and Welfare Committee reviewed the revised Bylaws of the Washington County-Johnson City Animal Control Center, Inc., as presented by Bob Wilson on behalf of the Animal Control Board, and considered the proposed revisions which are incorporated into the revised bylaws, attached hereto as Exhibit A; and

WHEREAS, the Health, Education and Welfare Committee at its February 5, 2026 meeting recommended consideration and approval of this request to the Board of County Commissioners; now therefore

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF WASHINGTON COUNTY, TENNESSEE THAT:

SECTION 1. The Board of County Commissioners hereby approves the revised Bylaws of the Washington County-Johnson City Animal Control Center, Inc. (Exhibit A).

SECTION 2. This Resolution shall take effect from and after the date on which it is approved by the County Mayor or as indicated by certification of the County Clerk, as hereinafter set forth.

Introduced by Commissioner:
Seconded by Commissioner:
Commissioners Voting FOR:
Commissioners Voting AGAINST:
Commissioners Abstaining:
Commissioners Absent:

ADOPTED BY THE COUNTY LEGISLATIVE BODY, in session duly assembled, on this the 25th day of February, 2026.

CHERYL STOREY, County Clerk

GREG MATHERLY, Chair of the Board

REFERRED to County Mayor this the ____ day of _____ 2026.

CHERYL STOREY, County Clerk

APPROVED by County Mayor on this the ____ day of _____ 2026.

WILLIAM J. GRANDY, County Mayor

The County Mayor having declined to approve this Resolution, the same became effective on the __ day of _____ 2026, pursuant to Tennessee Code Annotated § 5-6-107(b)(5).

CHERYL STOREY, County Clerk

Approved as to form by the County Attorney this ____ day of _____ 2026.

ALLYSON L. WILKINSON, County Attorney

BY-LAWS

WASHINGTON COUNTY – JOHNSON CITY ANIMAL CONTROL CENTER

D/B/A WASHINGTON COUNTY JOHNSON CITY ANIMAL SHELTER

(A Tennessee Nonprofit Corporation)

ARTICLE 1: NAME AND LOCATION

1.1 Name

The name of the Corporation is Washington County – Johnson City Animal Control Center, Inc., DBA, Washington County Johnson City Animal Shelter, referred to hereinafter as “Corporation.”

1.2 Charter

The Corporation was duly chartered on *April 1st, 1985, and amended June 9th, 1986*, pursuant to the provisions of the Tennessee Nonprofit Corporation Act.

1.3 Location

The principal office of the Corporation is 3411 North Roan Street, Johnson City, TN 37601.

ARTICLE 2: PURPOSE AND MISSION STATEMENT

2.1 Purpose

The purpose of the Corporation is to partner with the Washington County – Johnson City community to find a good home for every adoptable pet, reduce pet population growth through the adjoining spay and neuter clinic, end animal neglect and abuse, and be a positive force in the community for animal welfare. The Corporation is charged with enforcing state, city, and county laws regarding animal welfare.

2.1.A No part of the net earnings of the Corporation will inure to the benefit of, or be distributable to any Animal Control Board, referred to hereinafter as “Director,” or officer of the Corporation or any private persons (except that the Corporation will be authorized and empowered to pay reasonable compensation for services rendered and to make payment and distributions in furtherance of the purposes set forth in the articles of incorporation). No substantial part of the activities of the Corporation will be carried out on propaganda, or otherwise attempting to influence legislation, and the Corporation will not participate in, or intervene in (including the publication or distribution of statements) any political campaign on behalf of, or in opposition to any candidate for public office.

2.1.B Notwithstanding any other provision of the articles, the Corporation will not carry on any other activities not permitted to be carried on (a) by a Corporation exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code, or the corresponding section of any future federal tax

code, or (b) by a Corporation, contributions to which are deductible under Section 170(c)Q of the Internal Revenue Code Or the corresponding section of any future federal tax code.

2.2 Mission Statement

To build a community within Washington County - Johnson City, TN who works together to save and protect abused, neglected, and homeless animals by providing temporary, safe shelter, compassionate care and responsible adoption.

ARTICLE 3: BOARD OF DIRECTORS

3.1 Membership

The Corporation is to have no members but will consist of the Board of Directors, commonly referred to as the Animal Control Board, during their respective terms in office.

3.2 Authority of the Board of Directors

The Board of Directors has the general power to control and manage the affairs, funds, and property of the Corporation; disburse the Corporation's monies and dispose of its property in fulfillment of its mission; and provided that the Board of Directors will not permit any part of the net earnings or capital of the Corporation to inure to the benefit of any private individual. The fiduciary responsibilities of individual Directors are those specified for directors in the Tennessee Nonprofit Corporation Act, as amended.

3.3 Number

The affairs of the Corporation will be managed and its corporate powers exercised by a Board of Directors composed of seven (7) members.

3.4 Selection

The Board of Directors will consist of the following members:

3.4.A The City Commission will appoint two (2) Directors to include the City Manager or his/her designee and a City Commissioner or a designated resident of Johnson City.

3.4.B The County Commission will appoint two (2) Directors to include the County Mayor or his/her designee and a County Commissioner or a designated resident of Washington County.

3.4.C The Washington County Humane Society will appoint one (1) Director who will be the President or his/her designee. In the event the Washington County Humane Society President or designee chooses not to serve, the Board will appoint another 501(c)3 Washington County animal rescue organization representative by a majority vote. Neither of these positions are eligible to serve as a Chairperson.

3.4.D The Animal Control Board will appoint two (2) at-large Directors. Criteria for the at-large positions will be established by the Board. At-large positions will be advertised by the Board. Each Director will be given a list of the nominees at least five (5) days prior to the meeting when the position will be considered. Following a review of the applicants, a majority vote of the Board is required to fill the position.

3.5 Term

3.5.A The City Manager or designee and the County Mayor or designee may continue for as long as they hold office in their respective positions.

3.5.B The term for City and County Commissioners shall be established by each respective commission. If a resident of Johnson City or Washington County is approved, the term shall be three (3) years, not to exceed two (2) consecutive terms.

3.5.C The Washington County Humane Society President or designee may continue to serve for as long as they hold office in their respective position. In the event the position is filled by a Washington County rescue representative, the term shall be three (3) years, not to exceed two (2) consecutive terms, subject to approval by a majority vote of the Board.

3.5.D At-Large Directors term shall be three (3) years, not to exceed two (2) consecutive terms.

3.6 Primary Responsibilities of the Board of Directors

The Board of Directors is vested with fiduciary responsibility to set policy, fiscal guidance, and ongoing governance of the agency, and empower its Executive Director with the authority to carry out that responsibility for the day-to-day operations of the Corporation. Individual Directors do not have the authority to act on behalf of the Board or engage in day-to-day shelter operations, unless granted approval by majority vote of the Board. Issues regarding the responsibilities of the Board or Corporation will be brought to the attention of the Board of Directors.

3.7 Vacancies

Upon resignation or removal of a Director, such Director will be replaced pursuant to the provisions of 3.4 Selection section hereinabove. Upon resignation of an at-large Director, the Board can appoint an interim at-large Director to fulfill the remainder of the term of the vacant position at such time as agreed upon by both parties.

3.8 Removal of Directors

3.8.A The Board of Directors may request removal of a Director by majority vote. The four (4) positions held by City and County representatives may only be removed by the appointing authority. All other board members are subject to removal by majority vote.

3.8.B Any Board Member may resign by submitting a written notice of resignation to the Chair or to the Board of Directors, which will be effective immediately, unless otherwise agreed upon by the Board.

3.9 Conflicts of Interest

It is the responsibility of each Director to make full disclosure to the Board of Directors concerning any actual or potential conflicts of interest in any matter which is the subject of business before the Board. No Director may vote on any matter in which he/she has any actual or potential conflict of interest. Directors will disclose in writing to the Board of Directors any persons to whom they are closely related or organization with which they are affiliated who or which presently transacts business with the Corporation or might reasonably be expected to do so in the future. Each disclosure will be updated and resubmitted on a yearly basis. An affiliation with an organization will be considered to exist when a

Director or a member of his/her immediate family, close relative, affectional or life partner is an officer, director, partner, employee or agent of the other organization, or has any substantial interest or dealing with the other organization. Closely related persons will include, in addition to spouses, children, siblings and blood relatives, affectional relationships between persons of the same or opposite sex. As condition of serving on the Board, a Conflict of Interest form must be completed.

3.10 Personal Liability

No Director will be held personally liable for any debts of the Corporation.

ARTICLE 4: OFFICERS

4.1 Designation

Officers of the Board of Directors will be the officers of this Corporation. They will consist of the Chair, Vice Chair, Secretary and Treasurer, and such other officers as the Board may deem necessary.

4.2 Election

4.2.A The Board will consider and appoint the officers of this Corporation. The officers will take office at the time of election at the beginning of each fiscal year and will serve a (1) year term, until the fiscal year ends or until a successor shall have been duly elected. The officers may be re-elected by a majority vote of the Board. Any other officers which the Board of Directors may designate from time to time may serve upon such terms and for such periods as the Board will determine.

4.3 Responsibilities

4.3.A The Chair will preside at all meetings of the Board of Directors. He/she will have and exercise general charge and supervision of the affairs of the Corporation, at the Board's direction. The Chair will perform such other duties as may be assigned to him/her by the Board of Directors. The Vice Chair will perform the above duties in the absence of the Chair.

4.3.B The Secretary will keep a complete record of meetings of the Board and will have general supervision of the books and records of the Board. The Secretary will review Board documents annually to ensure completion. The Board may decide to assign all or some responsibilities to another qualified individual.

4.3.C The Treasurer will have oversight of all funds, property and securities of the Corporation, subject to such regulations as may be imposed by the Board of Directors. The Treasurer will, in general, perform all duties incident to the Office of Treasurer, subject to the control of the Board of Directors. The Treasurer may delegate any duties to any employee, or agent of the Corporation with the majority vote of the Board of Directors.

ARTICLE 5: MEETINGS

5.1 Participation in Board Meetings

5.1.A Regular meetings of the Board of Directors will be held monthly at the Animal Shelter located at 3411 North Roan Street, Johnson City, Tennessee or at such place and time as the Board will determine. The Board of Directors may reschedule regular meetings as deemed necessary by a majority vote.

5.1.B Notice of regular meetings of the Board of Directors will be given by regular mail or email to each Director at least five (5) days before the date therein designated for such meeting. The notice will specify the time and place of such meeting and the business to be brought before the meeting.

5.1.C The Board Chair may call an emergency meeting of the Board at any time for proper purpose with at least 48 hours' notice. All meetings will comply with the Tennessee Open Meetings Act.

5.1.D Attendance is expected of all Directors at every regular meeting. Failure to attend two (2) consecutive meetings without a valid excuse will constitute cause for recommendation of removal of a Director. When an absence is anticipated, Directors are expected to notify the Chair as soon as possible.

5.2 Quorum

The presence in person of a majority of Directors will be necessary at any meeting of the Board to constitute a quorum to transact business.

5.3 Manner of Acting

The act of a majority of Directors present at a meeting at which a quorum is present will be the acts of the Board of Directors, unless the acts of a greater number is required by law or these bylaws.

ARTICLE 6: VOTING

6.1.A At all meetings of the Board of Directors, each Director will have one (1) vote.

6.1.B If the City Manager or the County Mayor designate someone for their Board positions, both the City Manger and the County Mayor will have the authority to suspend at any time the voting power of their respective designee at any meeting and vote on any matter before the Board. The City Manager and his/her designee will not both vote on the same matter, if both attend the same meeting. The County Mayor and his/her designee will not both vote on the same matter, if both attend the same meeting.

6.1.C Directors will not be permitted to vote in elections by proxy.

ARTICLE 7: COMMITTEES

7.1 Creation and Authority

The Board of Directors will have the power to appoint such committees, along with the rules and expectations of each, as it deems necessary to advise it about the business of the Corporation.

ARTICLE 8: EXECUTIVE DIRECTOR

8.1 Appointment of an Executive Director

The Board of Directors will appoint the Executive Director who will be responsible to the Board for the administrative and business management of the Corporation. The Board of Directors is solely responsible for the recruitment, appraisal, compensation and retention or dismissal of the Executive Director.

8.2 Authority of the Executive Director

The Executive Director is the principal officer and spokesperson of the Corporation. The position will function as follows:

8.2.A The Executive Director will operate the Corporation following the rules, guidelines and policies created by the Board of Directors. He/she will attend all Board meetings and submit budgets for Board approval prior to each fiscal year. The Executive Director will oversee and prepare an annual report for the Board of Directors and make available to the public regarding the business of the Corporation as well as additional reports that may be requested by the Board.

8.3.B The Executive Director may employ, supervise, discipline and discharge such employees and agents of the Corporation as he/she may deem necessary. Authority to hire and discharge employees and agents rests solely with the Executive Director.

ARTICLE 9: FISCAL YEAR

The fiscal year for the Corporation will commence on the 1st day of July and end on the 30th day of June.

ARTICLE 10: DOCUMENTATION

10.1.A The Corporation will keep complete and correct books and records of accounts and will also keep minutes of the Board of Directors meetings and will keep at the principal office a record of the names and addresses of members entitled to vote. All books and records of the Corporation may be inspected by any Director for any proper purpose at any reasonable time.

10.1B The Corporation will establish written policies concerning employment, finances and operations.

ARTICLE 11: INDEMNIFICATION

The Corporation will indemnify any member of the Board who was or is a party, or is threatened to be made a party, to any threatened, pending or completed action, suit or proceeding, whether civil, criminal, administrative or investigative, whether by or in the right of the Corporation or any other party, by reason of the fact that he/she is or was a member of the Board or an officer of the Board, or of any committee of the Corporation against expenses (including attorney's fees), judgments, fines, and amounts paid in settlement actually and reasonably incurred by or imposed on him or her in connection with such action, suit, or proceeding.

ARTICLE 12: AMENDMENTS TO THE BYLAWS

These bylaws and all amendments, revisions, and alterations to them will require the approval of the City Commission and County Commission. The Board of Directors may recommend the amendment, revision, or alteration of these bylaws to the City and County Commissions, from time to time, in whole or in part, by a majority vote of the Board of Directors present at any meeting of the Directors duly called and convened at which a quorum is present, provided that reasonable advance notice thereof will have been given in writing to each.

ARTICLE 13: DISSOLUTION

The Directors may, after approval of the City Commission and County Commission, voluntarily dissolve the Corporation and convey its assets and property to the City and County in proportion to the total financial investment that the County and City have made in the Corporation presently and in the past, including but not limited to all City and County funding, purchases, donations, and improvements.

Originated 1985, Revised 01.2026

PUBLIC SAFETY

February 5, 2026 – 5:00PM

1st Floor Conference Room – Historic Courthouse

MEMBERS PRESENT: Chairman Edens, Commissioner Wheeler, Commissioner Fitzgerald
Commissioner Jones, Commissioner Johnson

MEMBERS ABSENT: None

OTHERS ATTENDING: Allyson Wilkinson – County Attorney, (attending via phone) Tiffany Matthews – Paralegal, Bruce Brocklebank III – SSVFD Chief, Evan Clyburn – EMA Director, Alan McLellan – 911, Tim Jaynes – LVFD Chief, Keith Sexton – Sherriff, Mayor Grandy, Matt Wooten, Mary Grace Wooten, Sarah Roberts – WCSO, Branden Chambers – WCJC EMS, Jim Dawson – FBVFD Chief, Dan Wheeley – WC/JC EMS Chief, Greg Matherly – WC911, William Monk – General Sessions Judge, Johnathan Minga – General Sessions Judge, Emma Caskill – Reporter JC Press, Lexi Vance – WCEDC, Jason Powell – JCFD

CALL TO ORDER: Chairman Edens called the meeting to order at 5:00pm.

PRAYER/PLEDGE: Commissioner Wheeler opened the meeting in prayer followed by the Pledge of Allegiance led by Commissioner Jones.

APPROVAL OF AGENDA: An addition to the agenda under Sherriff's report: Communications Contract with CPC. Commissioner Fitzgerald made a motion to approve the agenda with the additional item and seconded by Commissioner Jones. Motion carried. Yes (5) No (0) Absent (0)

APPROVAL OF JANUARY 2026 MINUTES: Commissioner Wheeler made a motion to approve the minutes. The motion was seconded by Commissioner Johnson. Motion carried. Yes (5) No (0) Absent (0)

PUBLIC COMMENTS: None

OTHER BUSINESS: REPORTS

- Washington County Fire Association – The monthly report was distributed to the members by Bruce Brocklebank III – SSVFD Chief
- EMS - None
- EMA – None
- E-911- None
- Constables – None
- District Attorney - None
- Circuit Court/Judicial Commissioner Program – Judge Minga and Judge Monk presented a report to the members highlighting the success of the Judicial Commissioner Program.

The program began on August 1, 2025, and has yielded positive results to date. They expressed satisfaction with the programs' operations and the outcomes achieved.

- Sherriff
 - Budget Amendment for Deputy Salary – Motion to approve the amendment was made by Commissioner Wheeler and seconded by Commissioner Jones. Motion carried. Yes (5) No (0) Absent (0)
 - Budget Amendment for SRO grant – Motion to approve the amendment was made by Commissioner Jones and seconded by Commissioner Fitzgerald. Motion carried. Yes (5) No (0) Absent (0)
 - February Surplus – The list of surplus items was provided. Motion to approve the surplus list was made by Commissioner Wheeler and seconded by Commissioner Jones. Motion carried. Yes (5) No (0) Absent (0)
 - Communications Contract with CPC – Following questions and discussion a motion was made to approve the contract by Commissioner Wheeler and seconded by Commissioner Fitzgerald. Motion carried. Yes (5) No (0) Absent (0)

NEW BUSINESS: None

ADJOURNMENT: Commissioner Fitzgerald moved to adjourn the meeting, with Commissioner Jones seconding the motion. Motion carried. Yes (5) No (0) Absent (0) Meeting adjourned at 5:30pm.

Respectfully submitted by Debby Clark.



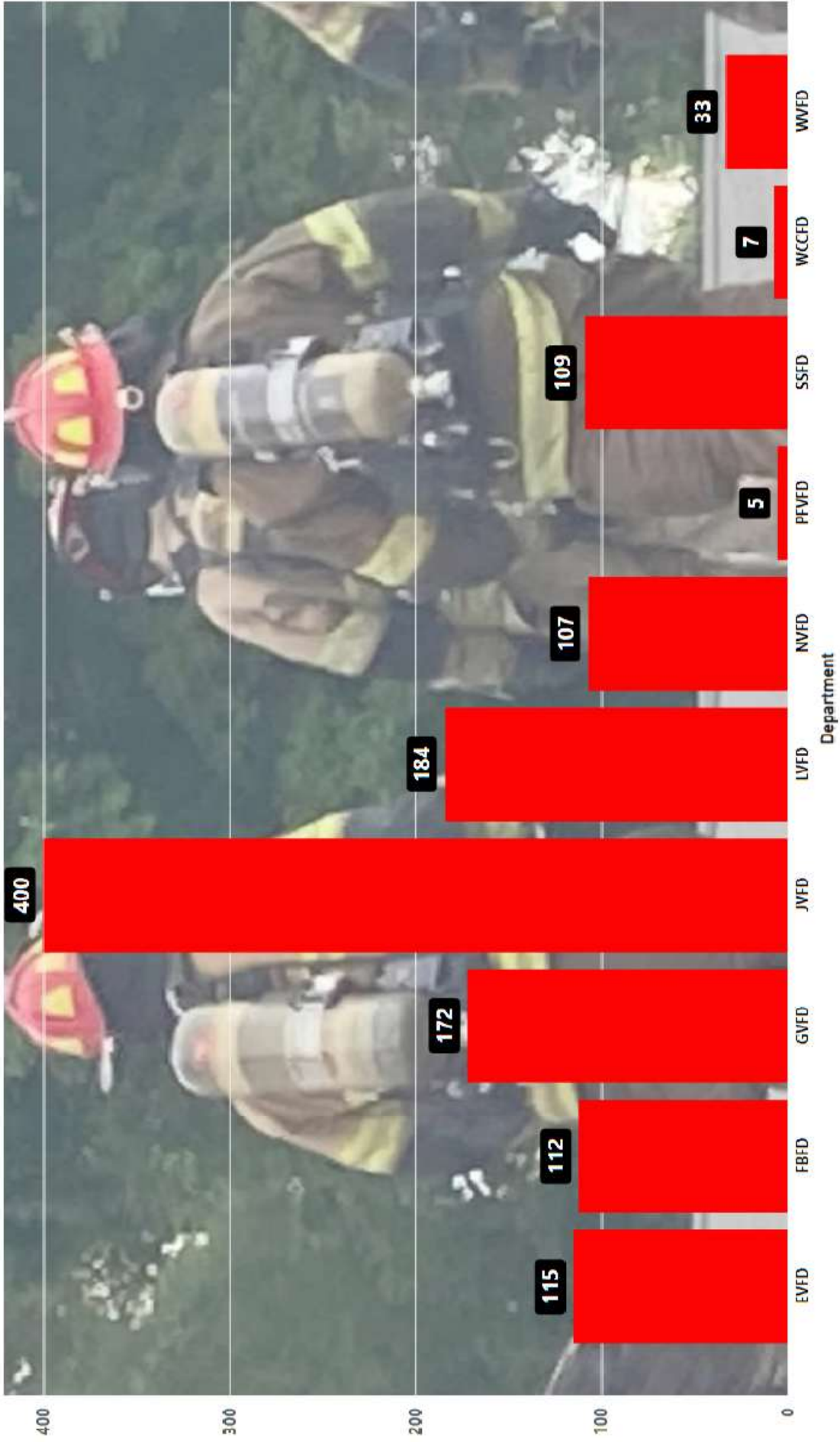
Monthly Report

January 2026



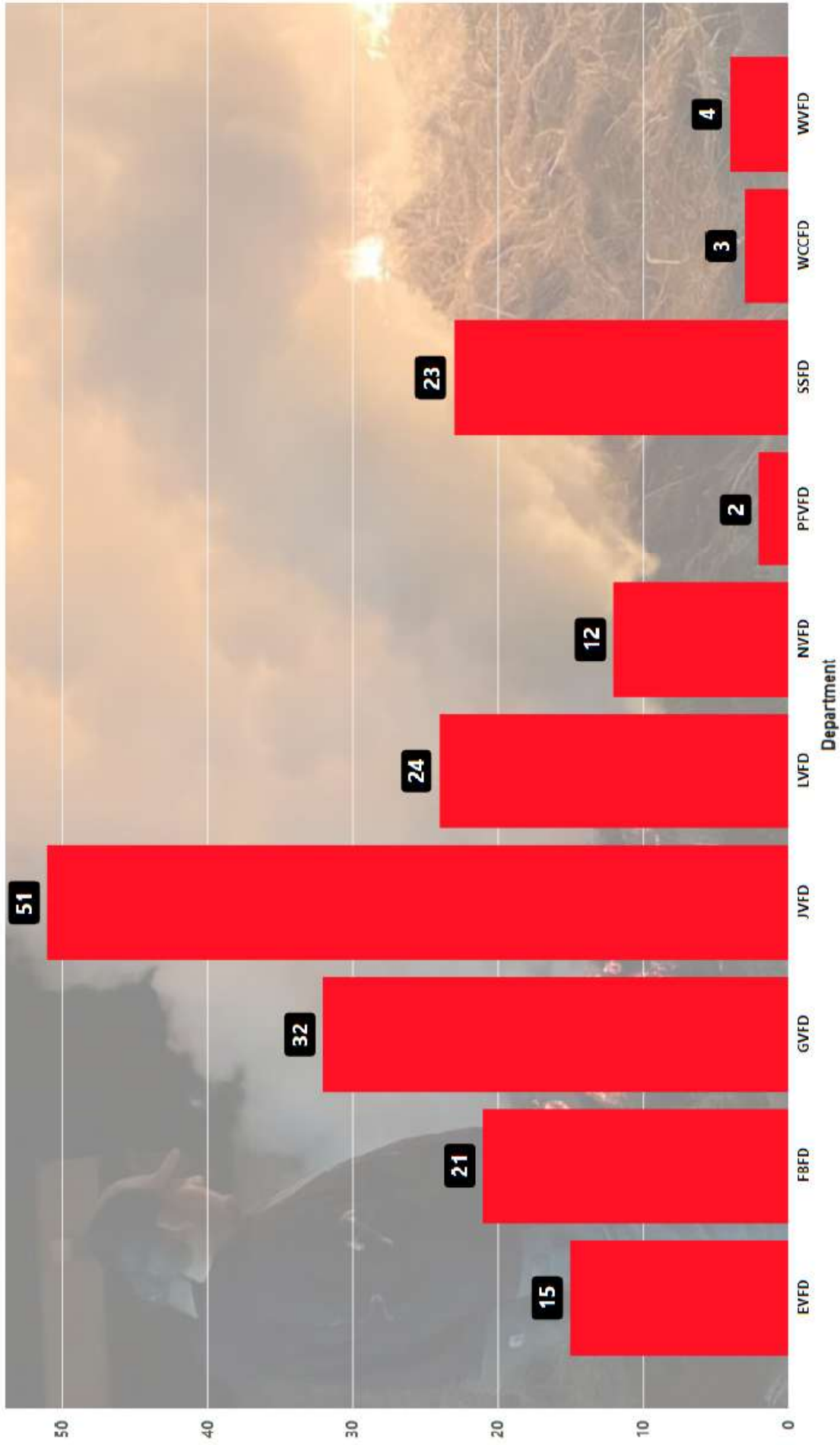
Motor Vehicle Crash
Fall Branch Vol. Fire Department

Count of Department by Department



Total Annual Calls: 1244

Count of Department by Department



January Calls: 187

Count of Department by Department

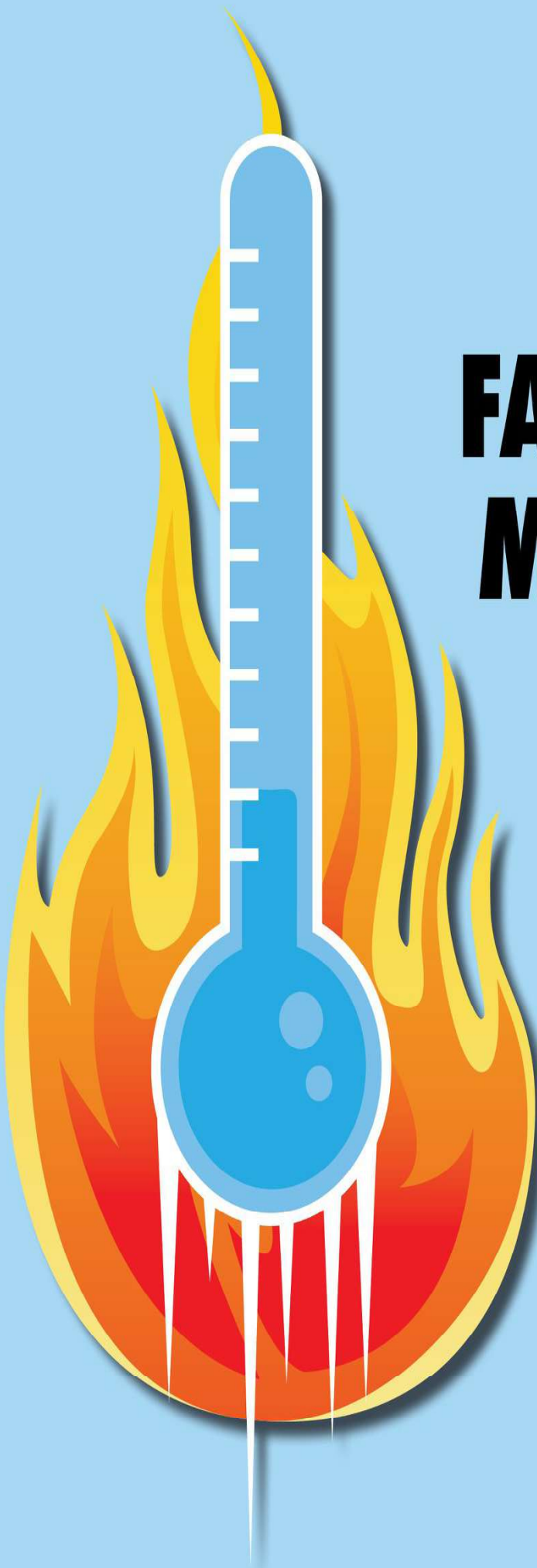


November Heat Chart

Count of Call Type
BY MONTH



Fall Branch 201 Medical Calls



FALLING TEMPS MEAN BIGGER FIRE RISKS!

**Focus on fire safety during
extremely cold weather.**

**Visit tn.gov/commerce
to learn more.**



WASHINGTON COUNTY, TENNESSEE BOARD OF COUNTY COMMISSIONERS

RESOLUTION NO. 26-02-06

RESOLUTION AMENDING FISCAL YEAR BUDGET 2025-2026 RE: SHERIFF- DEPUTY SALARY SUPPLEMENT

WHEREAS, the Sheriff's Office requests the following amendments to Fiscal Year Budget 2025-2026 for Deputy Salary Supplement:

1. Increase \$95,200.00 to revenue line item 101-46210 (Law Enforcement Training Programs);
2. Increase \$6,400.00 to expense line item 101-53920-140 (Courtroom Security- Salary Supplements);
3. Increase \$88,800.00 to expense line item 101-54110-140 (Sheriff's Department- Salary Supplements); and

WHEREAS, at its February 5, 2026 meeting the Public Safety Committee recommended consideration and approval of this request; and

WHEREAS, the Budget Committee at its February 11, 2026 meeting recommended consideration and approval of this request to the Board of County Commissioners; now therefore

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF WASHINGTON COUNTY, TENNESSEE THAT:

SECTION 1. Fiscal Year Budget 2025-2026 is amended to:

1. Increase \$95,200.00 to revenue line item 101-46210 (Law Enforcement Training Programs).
2. Increase \$6,400.00 to expense line item 101-53920-140 (Courtroom Security- Salary Supplements).
3. Increase \$88,800.00 to expense line item 101-54110-140 (Sheriff's Department- Salary Supplements).

SECTION 2. This Resolution shall take effect from and after the date on which it is approved by the County Mayor or as indicated by certification of the County Clerk, as hereinafter set forth.

Introduced by Commissioner:
Seconded by Commissioner:
Commissioners Voting FOR:
Commissioners Voting AGAINST:
Commissioners Abstaining:
Commissioners Absent:

ADOPTED BY THE COUNTY LEGISLATIVE BODY, in session duly assembled, on this the 25th day of February, 2026.

CHERYL STOREY, County Clerk

GREG MATHERLY, Chair of the Board

REFERRED to County Mayor this the ____ day of _____ 2026.

CHERYL STOREY, County Clerk

APPROVED by County Mayor on this the ____ day of _____ 2026.

WILLIAM J. GRANDY, County Mayor

The County Mayor having declined to approve this Resolution, the same became effective on the __ day of _____ 2026, pursuant to Tennessee Code Annotated § 5-6-107(b)(5).

CHERYL STOREY, County Clerk

Approved as to form by the County Attorney this ____ day of _____ 2026.

ALLYSON L. WILKINSON, County Attorney

WASHINGTON COUNTY, TENNESSEE BOARD OF COUNTY COMMISSIONERS

RESOLUTION NO. 26-02-07

RESOLUTION AMENDING FISCAL YEAR BUDGET 2025-2026 RE: SHERIFF-SRO GRANT

WHEREAS, the Sheriff's Office requests the following amendments to Fiscal Year Budget 2025-2026 for School Resource Officer (SRO) Grant:

1. Decrease \$18,493.00 from expense line item 101-54110-170-212 (Sheriff's Department- School Resource Officer);
2. Decrease \$1,448.00 from expense line item 101-54110-201-212 (Sheriff's Department- Social Security);
3. Decrease \$339.00 from expense line item 101-54110-204-212 (Sheriff's Department- Pensions);
4. Decrease \$3,081.00 from expense line item 101-54110-212-212 (Sheriff's Department- Employer Medicare);
5. Increase \$23,361.00 to expense line item 101-54110-716-212 (Sheriff's Department- Law Enforcement Equipment); and

WHEREAS, at its February 5, 2026 meeting the Public Safety Committee recommended consideration and approval of this request; and

WHEREAS, the Budget Committee at its February 11, 2026 meeting recommended consideration and approval of this request to the Board of County Commissioners; now therefore

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF WASHINGTON COUNTY, TENNESSEE THAT:

SECTION 1. Fiscal Year Budget 2025-2026 is amended to:

1. Decrease \$18,493.00 from expense line item 101-54110-170-212 (Sheriff's Department- School Resource Officer).
2. Decrease \$1,448.00 from expense line item 101-54110-201-212 (Sheriff's Department- Social Security).
3. Decrease \$339.00 from expense line item 101-54110-204-212 (Sheriff's Department- Pensions).
4. Decrease \$3,081.00 from expense line item 101-54110-212-212 (Sheriff's Department- Employer Medicare).
5. Increase \$23,361.00 to expense line item 101-54110-716-212 (Sheriff's Department- Law Enforcement Equipment).

SECTION 2. This Resolution shall take effect from and after the date on which it is approved by the County Mayor or as indicated by certification of the County Clerk, as hereinafter set forth.

Introduced by Commissioner:
Seconded by Commissioner:
Commissioners Voting FOR:
Commissioners Voting AGAINST:
Commissioners Abstaining:
Commissioners Absent:

ADOPTED BY THE COUNTY LEGISLATIVE BODY, in session duly assembled, on this the 25th day of February, 2026.

CHERYL STOREY, County Clerk

GREG MATHERLY, Chair of the Board

REFERRED to County Mayor this the ____ day of _____ 2026.

CHERYL STOREY, County Clerk

APPROVED by County Mayor on this the ___ day of _____ 2026.

WILLIAM J. GRANDY, County Mayor

The County Mayor having declined to approve this Resolution, the same became effective on the __ day of _____ 2026, pursuant to Tennessee Code Annotated § 5-6-107(b)(5).

CHERYL STOREY, County Clerk

Approved as to form by the County Attorney this ____ day of _____ 2026.

ALLYSON L. WILKINSON, County Attorney

WASHINGTON COUNTY, TENNESSEE BOARD OF COUNTY COMMISSIONERS

RESOLUTION NO. 26-02-08

RESOLUTION AUTHORIZING THE DISPOSITION OF WASHINGTON COUNTY SHERIFF'S OFFICE SURPLUS PROPERTY ON GOVDEALS.COM

WHEREAS, pursuant to Tenn. Code Ann. §§ 5-7-101 and 5-14-108, the County has the power to make any order for the disposition of its property and sell by public auction, including internet auctions, property that has become surplus, obsolete, or unusable; and

WHEREAS, the Washington County Sheriff's Office requests that the surplus property attached hereto as Exhibit A be declared surplus and sold on GovDeals.com; and

WHEREAS, on February 5, 2026 the Public Safety Committee recommended consideration and approval of this request to the Board of County Commissioners, now therefore

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF WASHINGTON COUNTY, TENNESSEE THAT:

SECTION 1. The described property attached hereto as Exhibit A is hereby declared as surplus, obsolete and/or unusable property and the Washington County Sheriff's Office is authorized to dispose of the property in accordance with state law to allow for it to be sold.

SECTION 2. This Resolution shall take effect from and after the date on which it is approved by the County Mayor or as indicated by certification of the County Clerk, as hereinafter set forth.

Introduced by Commissioner:
Seconded by Commissioner:
Commissioners Voting FOR:
Commissioners Voting AGAINST:
Commissioners Abstaining:
Commissioners Absent:

ADOPTED BY THE COUNTY LEGISLATIVE BODY, in session duly assembled, on this the 25th day of February, 2026.

CHERYL STOREY, County Clerk

GREG MATHERLY, Chair of the Board

REFERRED to County Mayor this the ____ day of _____ 2026.

CHERYL STOREY, County Clerk

APPROVED by County Mayor on this the ___ day of _____ 2026.

WILLIAM J. GRANDY, County Mayor

The County Mayor having declined to approve this Resolution, the same became effective on the __ day of _____ 2026, pursuant to Tennessee Code Annotated § 5-6-107(b)(5).

CHERYL STOREY, County Clerk

Approved as to form by the County Attorney this ____ day of _____ 2026.

ALLYSON L. WILKINSON, County Attorney

Sheriff's Office Surplus

To be sold via GovDeals

2 Juki full table sewing machines

1991 Dodge Dakota VIN #1B7GG26Y4MS255120 (DUI/DOR)

2006 Nissan Sentra VIN #3N1CB51D56L496921 (Drugs)

1997 Saturn SL2 VIN #1G8ZK5279VZ352452 (DUI/DOR)

2000 Honda ULX VIN #1HGCG3246YA019959 (DUI/DOR)

2006 Ford Taurus VIN #1FAFP53U46A224480 (DUI/DOR)

WASHINGTON COUNTY, TENNESSEE BOARD OF COUNTY COMMISSIONERS

RESOLUTION NO. 26-02-09

RESOLUTION APPROVING AND AUTHORIZING THE AGREEMENTS BETWEEN WASHINGTON COUNTY AND COMBINED PUBLIC COMMUNICATIONS, LLC & CYBERPATH SERVICES, LLC

WHEREAS, the Washington County Sheriff's Office requests approval and authorization of agreements between Washington County and Combined Public Communications, LLC. for a general service agreement for inmate communications and a companion agreement with Cyberpath Services, LLC for a service agreement for inmate messaging and handheld devices, attached hereto as Exhibit A and Exhibit B, respectively; and

WHEREAS, in conjunction with the agreements, the Washington County Sheriff's Office negotiated a \$500,000.00 signing bonus which funding shall be restricted for Washington County Detention Center building and equipment upgrades, and such funds shall be receipted to the Capital Fund and applied toward projects in the subsequent fiscal year; and

WHEREAS, the Public Safety Committee at its February 5, 2026 meeting recommended consideration and approval of this request; now therefore

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF WASHINGTON COUNTY, TENNESSEE THAT:

SECTION 1. The agreements between Washington County and Combined Public Communications, LLC and Cyberpath Services, LLC (Exhibit A and Exhibit B) are hereby approved and the County Mayor is authorized to execute such agreements, subject to review and approval by the County Attorney.

SECTION 2. This Resolution shall take effect from and after the date on which it is approved by the County Mayor or as indicated by certification of the County Clerk, as hereinafter set forth.

Introduced by Commissioner:
Seconded by Commissioner:
Commissioners Voting FOR:
Commissioners Voting AGAINST:
Commissioners Abstaining:
Commissioners Absent:

ADOPTED BY THE COUNTY LEGISLATIVE BODY, in session duly assembled, on this the 25th day of February, 2026.

CHERYL STOREY, County Clerk

GREG MATHERLY, Chair of the Board

REFERRED to County Mayor this the ____ day of _____ 2026.

CHERYL STOREY, County Clerk

APPROVED by County Mayor on this the ____ day of _____ 2026.

WILLIAM J. GRANDY, County Mayor

The County Mayor having declined to approve this Resolution, the same became effective on the __ day of _____ 2026, pursuant to Tennessee Code Annotated § 5-6-107(b)(5).

CHERYL STOREY, County Clerk

Approved as to form by the County Attorney this ____ day of _____ 2026.

ALLYSON L. WILKINSON, County Attorney



Combined Public Communications, LLC
Inmate Communications General Service Agreement ("Agreement")

Combined Public Communications, LLC ("CPC"), with its principal place of business located at 100 Aqua Drive in Cold Spring, Kentucky 41076 and Washington County ("Customer") with its principal place of business at 114 W. Jackson Blvd. in Jonesborough, TN 37659 agree as follows:

Exclusive Agreement

CPC provides a broad scope of services to corrections customers, including inmate communication and related technologies and services, as further defined and described herein. Customer agrees to exclusively permit CPC to install the products and services described herein (hereinafter referred to as the "Offering"). CPC shall be the exclusive provider of the Offering, including all associated hardware and software within all pre-existing and future jail and / or detention facilities. CPC shall also be the exclusive provider of all related existing and future inmate communications and personal inmate communication devices which include, but are not limited to, voice, data, video communication, education and entertainment. Communications and communication devices include, but are not limited to, phone calls, messaging applications, email, video, education and entertainment. CPC and Customer agree that no other type of inmate personal communication devices will be installed in the jail / detention facility for inmate use without written agreement between both parties. Upon execution of this Agreement, the current agreement between the parties is superseded and shall have no further force or effect with respect to the subject matter hereof.

Interface Requirements

CPC products and services require an interface with Customer's software that stores inmate data (commonly called JMS). The required inmate data varies based on the products and services being installed. In order to implement services included with this Agreement, CPC requires one of the following options:

Customer or Customer's JMS provider must complete a cost-free interface written to CPC specifications developed, tested, configured, and completely functional 7 days prior to CPC turning on any products or services requiring inmate data.

Customer must provide a cost-free, direct connection to Customer's system's database to pull the required inmate data. CPC can install program to extract the required data, on a server on the same network where Customer's data is stored for the life of the Agreement. The installation of this program would require assistance by a person familiar with the network and server. The installation of this program requires remote access by CPC. The program and installation are provided free of charge to Customer for the life of the Agreement. CPC and Customer will discuss method no later than 30 days prior to implementation and complete it 7 days prior to the installation of CPC services.

Liability:

CPC will have no liability for damage to Customer's premises from the installation, use or removal of the Offering or associated equipment unless such damage is the direct result of negligence of CPC agents or employees. Customer agrees that all recordings required to be obtained and stored as part of providing services under this Agreement are property of the Customer. Customer further agrees that CPC will have no liability for the content of recordings stored on behalf of the Customer. In no event shall CPC's aggregate liability to Customer under this Agreement exceed the amount paid to CPC under this Agreement.

Indemnification:

CPC hereby agrees to indemnify and hold harmless the Customer from any and all claims arising after the Commencement Date by reason of allegations of excessive charges in violation of any state or federal



statute or regulatory ruling. In the event of future legislation or administrative regulation materially alters the charges which may be made by CPC, CPC agrees to abide by any such statute or ruling and bring their conduct of charges into compliance with said authority. In the event that any future legislation or administrative regulation materially alters the terms of this Agreement, then this Agreement shall, at the option of either party, be subject to re-negotiation between the parties. Customer agrees to indemnify and hold harmless CPC from any and all claims arising after the Commencement Date arising from any illegal or unauthorized access granted by Customer to the Offering and/or any illegal or unauthorized use or disclosure of the recordings and other information contained in any parts of the Offering by Customer's employees, staff members and any other persons granted access to the Offering by Customer.

Taxes, Regulatory & Network Costs:

Taxes, regulatory and service costs are deducted at the point of sale; network connection costs are deducted from the total talk time usage.

Regulatory Changes:

In the event that new and/or revised government regulations prevent CPC from providing certain services or economic terms otherwise permitted under this Agreement, CPC will have the right to renegotiate this Agreement with the Customer. CPC reserves the right to change rates or other economic terms to the extent required to comply with applicable law, upon thirty (30) days' written notice to Customer, if such changes arise from any of the following: any (a) rule, regulation, or other action by any government or regulatory entity resulting in increased costs to CPC (b) change in taxes, (c) a change in other communication rates within facility that are imposed or required by law or regulation.

In the event that new and/or revised rule, regulation, or other action by any government or regulatory entity arises, Customer may request that rates be amended to a awful, non-compensatory pricing model during the term of this Agreement. If requested by Customer, CPC and Customer will negotiate in good faith regarding rate adjustments, provided such adjustments are permitted by applicable law. CPC may also accommodate Customer requests to transition to a model where services are paid for directly by the Customer or are taxpayer-funded.

In the event that any of the aforementioned changes occur and renegotiation of this Agreement is necessary, the existing term of the Agreement shall remain in force for the remainder of the then-current term.

Uncontrollable Circumstances:

CPC and Customer reserve the right to renegotiate this Agreement if circumstances arise outside our control related to acts of God, rate changes, regulations, operations mandated by law, reduction in inmate population or capacity, material changes in jail policy or economic conditions.

Service, Maintenance & Repair Agreement:

All service and maintenance of the Offering will be the sole responsibility of CPC. CPC may remove or replace the Offering or associated equipment from any given location when damage to the system or associated equipment, whether by vandalism or otherwise, warrants removal. CPC, with the consent of Customer, may adjust the quantity of the various equipment units at the premise when, in CPC's judgment, the revenue generated by the existing equipment warrants such adjustments.

Service Level Agreement

Response time:

- An individual phone outage: 24 hours
- Section of the building outage: 4 hours
- Complete system wide outage: 2 hours



A routine service failure with no impact on the administrative functions of the system such as an individual phone outage, repair time is 24 hours.

Agreement Term:

This Agreement will remain in force and effective for sixty (60) months from the Commencement Date. Unless written notice is delivered to either party at least ninety (90) days prior to the expiration of the initial term or any renewal term of this Agreement, this Agreement shall automatically renew upon the same terms and conditions as set forth herein, unless otherwise noted in the subsequent sections of this Agreement.

Termination:

Either party may terminate this Agreement in the event that the other party materially fails to perform its obligations under this Agreement and said material failure continues for a period of thirty (30) days after written notice to the defaulting party of said failure is received by the defaulting party. In the event any governmental tariff or regulation prevents CPC from providing services or such tariffs or regulations make continuation of this Agreement impractical for economic reasons or otherwise, then CPC at its sole discretion may terminate this Agreement without liability. In the event of a termination of this Agreement for any reason, the Customer agrees to allow CPC access to the facility in order to remove all equipment, including but not limited to all wall mounted equipment and all associated equipment. CPC agrees to remove the equipment within thirty (30) days after termination of this Agreement.

CPC Equipment:

The Offering and all associated equipment installed under this Agreement shall remain the sole and exclusive property of CPC. Customer will promptly report to CPC misuse, destruction, or vandalism of all systems and associated equipment related to the Offering. Customer will not use the Offering for Customer's business purposes nor list or advertise in any manner the telephone numbers of the Offering without the prior written consent of CPC.

The amount of equipment in the Offering was calculated prior to a through, should a walk through require additional equipment or electrical services, it may be necessary to renegotiate or write an addendum to cover the additional equipment and any necessary electrical installation.

Customer Access to Equipment and Reports:

CPC will provide Customer with password protected access to the various components of the Offering, allowing Customer's staff to monitor and record calls and run call detail reports, among other functionalities. Customer agrees to limit access to the Offering to only those staff members and employees of Customer having a legitimate need for access, and CPC shall not be responsible for the actions of Customer's staff members and employees having access to the Offering. Call detail reports will be stored off site at a secure CPC location. CPC technicians will train Customer's authorized staff on usage of the system.

Resolution of Disputes:

All claims and disputes arising under or relating to this Agreement are to be settled by binding arbitration in Campbell County in the Commonwealth of Kentucky or another location mutually agreeable to the parties. The arbitration shall be conducted on a confidential basis pursuant to the Commercial Arbitration Rules of the American Arbitration Association. Any decision or award as a result of any such arbitration proceeding shall be in writing and shall provide an explanation for all conclusions of law and fact and shall include the assessment of costs, expenses, and reasonable attorneys' fees. Any such arbitration shall be conducted by an arbitrator experienced in commercial contracts and disputes and shall include a written record of the arbitration hearing. Actions commenced within any public court system shall be limited to seeking an award of arbitration which may only be confirmed in a Kentucky court of competent jurisdiction, if necessary.



KIOSK and/or Vending Machine:

Customer agrees to exclusively permit CPC to install a KIOSK and/or vending machine(s) for the purpose of selling prepaid talk time minutes, any other inmate communication services, and any other products that CPC may offer to the inmate or friends and family. The KIOSK or vending machine location(s) will be agreed upon by the Customer and CPC and remain operable and on site throughout the term of the Agreement. CPC technicians will service, stock and maintain the machine(s).

Population Assumptions

The Parties acknowledge that this Agreement is entered into based on the Customer's current Average Daily Population ("ADP") of five hundred fifteen (515). If the ADP decreases by fifteen percent (15%) or more over any consecutive three (3) month period, the Parties agree to review in good faith the operational and economic assumptions underlying this Agreement and discuss any appropriate adjustments permitted by applicable law.

Inmate Telephone System (ITS) Calling Rates:

CPC will charge telephone rates allowed by tariff, if applicable. The rates may be amended by CPC and the Customer.

Feature	Rate*
Prepaid calling within the US	\$0.10/minute
Prepaid International Calling	Rates will vary by country called. A list of countries and costs will be supplied to customer

* FCC-regulated per-minute rates, exclusive of any optional facility cost recovery additive.

Customer should initial one of the following options regarding this technology:

- _____ Option 1: Customer agrees to utilize ITS.
- _____ Option 2: Customer is not interested in utilizing ITS.

Pin Debit Transfers:

Customer may ask CPC to interface with Customer's commissary services provider for the purpose of allowing phone time Pin Debit transfers from an inmate's commissary trust account into an inmate's prepaid phone time account with CPC. As such, deposits will be made into the commissary trust account for the benefit of inmates and collected by and held by Customer. At the time an inmate initiates a transfer to Vendor to purchase prepaid phone time, CPC's system will recognize the prepaid purchase, but Customer will continue to hold the cash deposit. At the end of each month, CPC will invoice Customer for the total amount of inmate-initiated transfers from the commissary trust account to purchase phone time.

Customer agrees that payment terms for this invoice will be "due upon receipt" and will be paid to CPC directly from the commissary trust fund. Additionally, at the request of CPC, Customer agrees to work with CPC to establish a direct ACH transfer to transfer money from the commissary trust account to CPC for the total amount of commissary pin debit transfers. In the event that an invoice remains unpaid for greater than thirty (30) days, CPC may, upon written notice to Customer, withhold payment of any non-regulated revenue shares, incentives, credits, or other discretionary payments otherwise payable to Customer under separate, non-regulated agreements until such past due invoice has been paid in full. Customer explicitly agrees that any such withholding shall not constitute a breach of this Agreement.



CPC View Video Visitation (VV) Rates:

CPC will provide, install, and maintain the CPC View In-Pod Kiosk Solution. The equipment will always remain the property of CPC.

Video Visitation

Feature	Rate*
Onsite Video Visitation	n/a
Remote Video Visitation	\$0.17/min

* FCC-regulated per-minute rates, exclusive of any optional facility cost recovery additive.

Customer should initial one of the following options regarding Video Visitation:

_____ Option 1: Customer agrees to utilize Remote Video Visitation along with Onsite Video Visitation.

_____ Option 2: Customer is not interested in utilizing Video Visitation.

Email

Feature	Rate	Commission
Email	\$0.50/email	20%

Customer should initial one of the following options regarding this technology:

_____ Option 1: Customer agrees to utilize Email.

_____ Option 2: Customer is not interested in utilizing Email.

CPC View Optional Service:

Blurred background is an optional service available on AXXS ONE Connect wall mounted devices with View and AXXS ONE handheld devices with View.

_____ Option 1: Customer acknowledges wanting blurred background on both the inmate and Friends & Family side.

_____ Option 2: Customer acknowledges wanting blurred background on only the inmate side _____ or only the Friends & Family side _____.

_____ Option 3: Customer acknowledges NOT wanting blurred background implemented on either side of video visitation.

CPC Responsibilities

CPC will provide and install the View units and associated operational hardware, provide ongoing service, support and maintenance throughout the term of the Agreement.

Customer Responsibilities:

It is the Customer's responsibility to stop, block, or reprimand behavior for videos, emails, email attachments, or any other communication passed on the View System that is considered to be inappropriate by the Customer.



Remote Video Visitation Storage

CPC will store remote video visits for ninety (90) days.

Facility Cost Recovery Additive

To the extent permitted under applicable Federal Communications Commission (“FCC”) rules, an optional per-minute facility cost recovery rate additive may be assessed in addition to the FCC-capped rates for regulated Incarcerated People’s Communications Services (“IPCS”).

Implementation of any facility cost recovery additive is solely at the Customer’s election and shall occur only upon execution and delivery to CPC of a separate written Rate Additive Attestation & Authorization in a form provided by CPC. CPC shall have no obligation to assess, collect, or remit any facility cost recovery additive unless and until such authorization is received.

Any facility cost recovery additive, if elected, shall not exceed the maximum amount permitted under applicable FCC rules and shall be applied and administered in a manner consistent with such rules. CPC’s role with respect to any facility cost recovery additive shall be limited to administrative collection and remittance, and CPC shall not retain any portion of such amounts.

Additional Investigative Tools

CPC may make available to Customer certain optional investigative and analytical tools that are accessible through the ITS platform and may be enabled or disabled at Customer’s election. Such tools do not result in any additional cost to the Customer, nor do they affect the provision of regulated Inmate Telephone System services or applicable rates.

CPC-ITB 2.0 is a data analysis and investigative support capability that allows authorized users to analyze information derived from lawful data sources, including features such as voice biometrics, translation, and transcription. CPC-ITB 2.0 may be enabled by CPC upon Customer request.

_____ Option 1: Customer elects to enable CPC-ITB 2.0.

_____ Option 2: Customer declines CPC-ITB 2.0.

Authority to Represent:

Each party to this Agreement warrants and represents that it has the unrestricted right and prerequisite authority to enter into and execute this Agreement, to bind the respective party, and to authorize the installation and operation of the Offering. Furthermore, by signing this document Customer confirms to CPC that the detention facility described herein is not under any contract or agreement with any other inmate telephone provider, or alternative provider of any components of the Offering contemplated herein. The person signing this Agreement on behalf of Customer has the authority and hereby directs CPC to install the Offering and all associated equipment. The rights and obligations of this Agreement will be binding and shall inure to the benefit of the respective parties, their subsequent owners, successors, heirs, and assignees.



IN WITNESS WHEREOF, the parties hereto intending to be legally bound, have executed this Agreement to be effective beginning on the ____ day of _____, _____ (the "Commencement Date"¹).

Any and all previous contracts and agreements entered into between these parties are null and void.

Customer

Combined Public Communications, LLC

Signature: _____

Signature: _____

Print Name: _____

Print Name: _____

Print Title: _____

Print Title: _____

Date: _____

Date: _____

¹ Commencement Date will be filled in to match date and time the Agreement is signed by the Mayor.



Inmate Communications General Service Agreement– ACH Authorization

CPC can issue Facility Cost Recovery as an ACH (Automated Clearing House) transaction or a check. Please check the appropriate box and fill out the corresponding information.

Issue ACH payments to the information below:

ACH Information:

Customer Name _____
Remittance Address _____
Remittance City: _____ State: _____ Zip Code: _____
Contact Name: _____ Phone #: _____
E-Mail Address: _____

Banking Information:

Customer's Bank Name: _____
Bank Address: _____
Bank's City: _____ State: _____ Zip Code: _____
Bank Contact Name: _____ Phone #: _____
ABA Routing #: _____ Account #: _____
Account Type (please check only one) Checking Savings

Customer's Authorization:

Please sign below to confirm that you are authorizing CPC to begin transferring payments for your facility cost recovery to the account mentioned above.

Signature Title

Phone Number Date

Issue cost recovery payment as a check to the address listed below:

Cost Recovery check made out to:

Customer Name: _____
Remittance Address: _____
Remittance City: _____ State: _____ Zip Code: _____
Contact Name: _____ Phone #: _____

Signature Title



Cyberpaths Services, LLC

Inmate Messaging and Handheld Device Service Agreement ("Agreement")

CyberPath Services, LLC (Vendor), a subsidiary of Combined Public Communications, LLC (CPC), with its principal place of business located at 1590 Hickory Avenue, Panama City, FL 32405 agrees to provide a messaging service for inmate usage called Chirping to the Washington County (Customer) with its principal place of business at 114 W. Jackson Blvd. in Jonesborough, TN 37659 agree as follows:

Exclusive Agreement

Vendor provides a broad scope of services to corrections customers, including inmate communication and related technologies and services, as further defined and described herein. Customer agrees to exclusively permit Vendor to install the products and services described herein (hereinafter referred to as the "Offering"). Vendor shall be the exclusive provider of the Offering, including all associated hardware and software within all pre-existing and future jail and / or detention facilities. Vendor shall also be the exclusive provider of all related existing and future inmate communications and personal inmate communication devices which include, but are not limited to, voice, data, video communication, education and entertainment. Communications and communication devices include, but are not limited to, phone calls, messaging applications, email, video, education and entertainment. Vendor and Customer agree that no other type of inmate personal communication devices will be installed in the jail / detention facility for inmate use without written agreement between both parties. Upon execution of this Agreement, the current agreement between the parties is superseded and shall have no further force or effect with respect to the subject matter hereof.

Interface Requirements

Vendor's products and services require an interface with Customer's software that stores inmate data (commonly called JMS). The required inmate data varies based on the products and services being installed. In order to implement services included with this Agreement, Vendor requires one of the following options:

Customer or Customer's JMS provider must complete a cost-free interface written to Vendor's specifications developed, tested, configured, and completely functional 7 days prior to Vendor turning on any products or services requiring inmate data.

Customer must provide a cost-free, direct connection to Customer's system's database to pull the required inmate data. Vendor can install program to extract the required data, on a server on the same network where Customer's data is stored for the life of the Agreement. The installation of this program would require assistance by a person familiar with the network and server. The installation of this program requires remote access by Vendor. The program and installation are provided free of charge to Customer for the life of the Agreement. Vendor and Customer will discuss method no later than 30 days prior to implementation and complete it 7 days prior to the installation of CyberPath services.

Liability:

Vendor will have no liability for damage to Customer's premises from the installation, use or removal of the Offering or associated equipment unless such damage is the direct result of negligence of Vendor agents or employees. Customer agrees that all recordings required to be obtained and stored as part of providing services under this Agreement are property of the Customer. Customer further agrees that Vendor will have no liability for the content of recordings stored on behalf of the Customer. In no event shall Vendor's aggregate liability to Customer under this Agreement exceed the amount paid to Vendor under this Agreement.



Indemnification:

Vendor hereby agrees to indemnify and hold harmless the Customer from any and all claims arising after the Commencement Date by reason of allegations of excessive charges in violation of any state or federal statute or regulatory ruling. In the event of future legislation or administrative regulation materially alters the charges which may be made by Vendor, Vendor agrees to abide by any such statute or ruling and bring their conduct of charges into compliance with said authority. In the event that any future legislation or administrative regulation materially alters the terms of this Agreement, then this Agreement shall, at the option of either party, be subject to re-negotiation between the parties. Customer agrees to indemnify and hold harmless Vendor from any and all claims arising after the Commencement Date arising from any illegal or unauthorized access granted by Customer to the Offering and/or any illegal or unauthorized use or disclosure of the recordings and other information contained in any parts of the Offering by Customer's employees, staff members and any other persons granted access to the Offering by Customer.

Taxes

Taxes are deducted at the point of sale; network connection costs are deducted from the total talk time usage on the Chirper if calling is implemented.

Regulatory Changes:

In the event that new and/or revised government regulations prevent Vendor from providing certain services or economic terms otherwise permitted under this Agreement, Vendor will have the right to renegotiate this Agreement with the Customer. Vendor reserves the right to change rates or other economic terms to the extent required to comply with applicable law, upon thirty (30) days' written notice to Customer, if such changes arise from any of the following: any (a) rule, regulation, or other action by any government or regulatory entity resulting in increased costs to Vendor (b) change in taxes, (c) a change in other communication rates within facility that are imposed or required by law or regulation.

In the event that new and/or revised rule, regulation, or other action by any government or regulatory entity arises, Customer may request that rates be amended to a awful, non-compensatory pricing model during the term of this Agreement. If requested by Customer, Vendor and Customer will negotiate in good faith regarding rate adjustments, provided such adjustments are permitted by applicable law. Vendor may also accommodate Customer requests to transition to a model where services are paid for directly by the Customer or are taxpayer-funded.

In the event that any of the aforementioned changes occur and renegotiation of this Agreement is necessary, the existing term of the Agreement shall remain in force for the remainder of the then-current term.

Uncontrollable Circumstances:

Vendor and Customer reserve the right to renegotiate this Agreement if circumstances arise outside our control related to acts of God, rate changes, regulations, operations mandated by law, reduction in inmate population or capacity, material changes in jail policy or economic conditions.

Service, Maintenance & Repair Agreement:

All service and maintenance of the Offering will be the sole responsibility of Vendor. Vendor may remove or replace the Offering or associated equipment from any given location when damage to the system or associated equipment, whether by vandalism or otherwise, warrants removal. Vendor, with the consent of Customer, may adjust the number quantity of the various equipment units at the premise when, in Vendor's judgment, the revenue generated by the existing equipment warrants such adjustments.



Service Level Agreement

Response time:

An individual outage:	24 hours
Section of the building outage:	4 hours
Complete system wide outage:	2 hours

A routine service failure with no impact on the administrative functions of the system such as an individual outage, repair time is 24 hours.

Agreement Term:

This Agreement will remain in force and effective for sixty (60) months from the Commencement Date. Unless written notice is delivered to either party at least ninety (90) days prior to the expiration of the initial term or any renewal term of this Agreement, this Agreement shall automatically renew upon the same terms and conditions as set forth herein, unless otherwise noted in the subsequent sections of this Agreement.

Termination:

Either party may terminate this Agreement in the event that the other party materially fails to perform its obligations under this Agreement and said material failure continues for a period of thirty (30) days after written notice to the defaulting party of said failure is received by the defaulting party. In the event any governmental tariff or regulation prevents Vendor from providing services or such tariffs or regulations make continuation of this Agreement impractical for economic reasons or otherwise, then Vendor at its sole discretion may terminate this Agreement without liability. In the event of a termination of this Agreement for any reason, the Customer agrees to allow Vendor access to the facility in order to remove all equipment, including but not limited to all wall mounted equipment and all associated equipment. Vendor agrees to remove the equipment within thirty (30) days after termination of this Agreement.

CyberPath Handheld Devices and Equipment:

"Handheld Devices" means Vendor-provided inmate-accessible devices, including standalone messaging devices, tablets, or other portable electronic devices, together with associated software, applications, charging equipment, carts, tubs, and related hardware, used to provide non-regulated inmate services under this Agreement

All Handheld Devices and associated equipment provided under this Agreement, including software, applications, charging stations, carts, tubs, and related hardware (collectively, the "Equipment"), shall remain the sole and exclusive property of Vendor. No ownership rights are conveyed to Customer under this Agreement.

Vendor shall provide, install, configure, and maintain the Handheld Devices and associated Equipment necessary to support the non-regulated services offered under this Agreement, including secure inmate messaging, educational content, and entertainment services, as applicable. Vendor shall also provide ongoing service, support, and maintenance for the Handheld Device platform.

Vendor shall determine the initial quantity and configuration of Handheld Devices based on facility characteristics and anticipated usage. Vendor may review Handheld Device utilization approximately ninety (90) days after deployment and, in its discretion, increase the number of Handheld Devices if usage reasonably supports such adjustment. Any additional Handheld Devices provided by Vendor as a result of usage-based review shall be provided at no additional cost to Customer.

Vendor shall also provide, at no additional cost to Customer, replacement Handheld Devices in an amount of up to twenty-five percent (25%) of the initially deployed Handheld Devices per year to account for normal wear and tear, as determined by Vendor.



If Customer requests additional Handheld Devices beyond those determined necessary by Vendor for usage-based reasons, such additional devices may be provided at Vendor's then-current per-device rate.

Customer shall provide, at no cost to Vendor, a secure location for the storage and charging of Handheld Devices, including appropriate electrical service. Customer shall also provide labor necessary to manage the distribution, collection, and charging of Handheld Devices. Customer shall exercise reasonable care to prevent loss, damage, misuse, or vandalism of the Handheld Devices and shall notify Vendor as soon as practicable of any such occurrence.

Customer and its agents shall not alter, modify, repair, enhance, or tamper with any Handheld Devices or associated software, connect the Handheld Devices to unauthorized systems, or permit any third party to do so. Vendor retains sole discretion regarding the brand, type, specifications, applications, and configuration of Handheld Devices and may replace, upgrade, or substitute Handheld Devices during the term of this Agreement.

Customer acknowledges that Handheld Devices are provided solely for inmate use in connection with the services offered under this Agreement and shall not be used for Customer's business purposes or advertised without Vendor's prior written consent.

Customer Access to Equipment and Reports:

Vendor will provide Customer with password protected access to the various components of the Offering, allowing Customer's staff to monitor Chirp messages, record Chirp calls and run Chirp message and call detail reports, among other functionalities. Customer agrees to limit access to the Offering to only those staff members and employees of Customer having a legitimate need for access, and Vendor shall not be responsible for the actions of Customer's staff members and employees having access to the Offering. Chirp messages, calls will be stored off site at a secure Vendor location for five years. Vendor technicians will train Customer's authorized staff on the usage of the system.

Resolution of Disputes:

All claims and disputes arising under or relating to this Agreement are to be settled by binding arbitration in Campbell County in the Commonwealth of Kentucky or another location mutually agreeable to the parties. The arbitration shall be conducted on a confidential basis pursuant to the Commercial Arbitration Rules of the American Arbitration Association. Any decision or award as a result of any such arbitration proceeding shall be in writing and shall provide an explanation for all conclusions of law and fact and shall include the assessment of costs, expenses, and reasonable attorneys' fees. Any such arbitration shall be conducted by an arbitrator experienced in commercial contracts and disputes and shall include a written record of the arbitration hearing. Actions commenced within any public court system shall be limited to seeking an award of arbitration which may only be confirmed in a Kentucky court of competent jurisdiction, if necessary.

Population Assumptions

The Parties acknowledge that this Agreement is entered into based on the Customer's current Average Daily Population ("ADP") of five hundred fifteen (515). If the ADP decreases by fifteen percent (15%) or more over any consecutive three (3) month period, the Parties agree to review in good faith the operational and economic assumptions underlying this Agreement and discuss any appropriate adjustments permitted by applicable law

Operational Assumptions and Related Agreements

See related communication Agreement dated _____ for additional information related to the Inmate Telephone and Video Visitation Systems.



The Inmate Messaging Service is offered as a separate, non-regulated service that is intended to operate alongside the Inmate Telephone System and Video Visitation services. Accordingly, performance assumptions, usage expectations, and certain commercial terms under this Agreement are based on the availability and continued operation of those services as provided for in the referenced agreements. Inmates must have the ability to access and utilize the Inmate Telephone System and the Video Visitation services associated with the Video Visitation System in accordance with the terms of those agreements. If the Inmate Telephone System and/or Video Visitation services are not fully implemented, are materially limited, or are otherwise unavailable, the Inmate Communication Services Vendor reserves the right to reasonably adjust applicable performance assumptions and related commercial terms under this Agreement upon thirty (30) days' written notice.

AXXS Inmate Education and Entertainment (IEE) Rates & Commission

Vendor will provide, install, and maintain an inmate education and entertainment (IEE) solution with an initial installation of 1:1 AXXS ONE handheld devices and charging units, type and quantities to be determined and mutually agreed upon by the Customer and Vendor following the pre-installation walkthrough.

A four dollars (\$4.00) per inmate per month access fee will be implemented for use of paid services only. Free services can continue to be utilized by inmates without incurring this access fee.

AXXS ONE handheld devices can function as an all-in-one device, if the Customer so chooses. In addition to being configured with AXXS IEE, the AXXS ONE handheld can include access to CPC View Video Visitation, Email, Calling, and Inmate Text Messaging. Please select services with Option 1 below to be included on the AXXS ONE handheld device.

Feature	Rate	Commission
AXXS IEE Solution Non-online reading material & courses, entertainment, etc	\$ <u>0.05</u> /minute**	40% all IEE revenue*

*such commission is net of licensing and network costs, excludes applicable taxes/fees/surcharges and free content usage.

_____ Option 1: Customer agrees to utilize AXXS inmate education and entertainment (IEE).

Please select additional services to be included with AXXS IEE on the handheld device:

- _____ AXXS Handheld Calling
(see Inmate Communications General Service Agreement for rates)
- _____ Inmate Secure Text Messaging
(see Inmate Secure Text Messaging section for rates and labor reimbursement details)
- _____ CPC View Video Visitation
(see Inmate Communications General Service Agreement for rates)
- _____ Inmate Email
(see Inmate Communications General Service Agreement for rates and commission details)

_____ Option 2: Customer is not interested in utilizing AXXS IEE.



**This rate applies to all paid AXXS inmate education and entertainment (IEE) services and does not include additional costs for premium services. Vendor maintains the ability to adjust the rate per minute for AXXS handheld devices.

It is the responsibility of the Customer to provide microphone-enabled earphones for inmates on an ongoing basis and have them available at time of installation.

Customer Election:

- _____ Option 1: Customer agrees to order and purchase microphone-enabled earphones from Vendor in bulk.
- _____ Option 2: Customer agrees to provide microphone-enabled earphones through their Commissary or other provider. Vendor will provide technical requirements for earphones.

Vendor has the ability to recover and reclaim unused handheld devices at Vendor's discretion.

Inmate Secure Text Messaging Rates, Funding & Labor Reimbursement:

Feature	Rate	Labor Reimbursement
Chirping	\$0.10/chirp	\$0.02*/completed chirp

** To the extent that chirps are used from chargeback deposits, total chirp count will be adjusted for purposes of calculating the labor reimbursement.*

Inmate Messaging Service implementation, activation and usage is based on sixty percent (60%) of the inmate population utilizing the Inmate Chirping Service daily. Inmates must have the ability to utilize this service for a minimum of twelve (12) hours a day, seven (7) days a week. If less than sixty percent (60%) of inmate population is utilizing the chirpers, or inmates are unable to have access to the service for a minimum of twelve (12) hours a day, seven (7) days a week, the Inmate Communication Services Vendor reserves the right to adjust the proposed ITS commission percentages within thirty (30) day notice.

Chirping funds are added by friends and family through Vendor's customer service center or the inmatesales.com web site.

Handheld Device Loss, Damage, and Replacement

Each Handheld Device provided under this Agreement has an assigned replacement value as determined by Vendor based on the device type and configuration ("Replacement Value"). If a Handheld Device is lost, damaged, destroyed, or rendered inoperable while assigned to an inmate, Customer may assess the applicable Replacement Value to the inmate in accordance with Customer policy and applicable law.

Customer may recover such Replacement Value through authorized inmate accounts, including device-related accounts, messaging accounts, or pin debit accounts, until the assessed amount is paid in full. An inmate may be required to satisfy the assessed Replacement Value before another Handheld Device is assigned, subject to Customer policy.

Vendor shall provide Customer with notice of the applicable Replacement Value for Handheld Devices in use at the facility and may update such values from time to time to reflect changes in device models or configurations. Vendor shall invoice Customer for unrecovered replacement costs associated with lost or damaged Handheld Devices not attributable to normal wear and tear.



Nothing herein shall obligate Vendor to replace Handheld Devices that are lost or damaged due to misuse, negligence, or intentional acts beyond the replacement quantities provided for normal wear and tear under this Agreement.

Disclaimer of Warranties

The Handheld Devices, associated applications, software, content, and any information accessed or obtained through the Handheld Devices are provided "AS IS" and "AS AVAILABLE," without warranty of any kind. Customer acknowledges that content availability may change from time to time at Vendor's discretion.

Vendor expressly disclaims all warranties, whether express or implied, including, without limitation, any warranties of correctness, completeness, legality, merchantability, non-infringement, or fitness for a particular purpose. Vendor does not guarantee that the Handheld Device services will meet all Customer requirements or operate without interruption or error.

While Vendor makes reasonable efforts to maintain and support the Handheld Device platform, including addressing reported defects or issues and prioritizing fixes and enhancements through its development process, Vendor does not guarantee that all issues will be resolved or that any particular feature request will be implemented.

Although Vendor employs commercially reasonable device-level, application-level, and network-level security measures within Vendor's internally maintained systems, Vendor does not warrant or guarantee the security of wireless network access that is owned, operated, or otherwise controlled by Customer, including preexisting, current, or future wireless networks, open or unsecured SSIDs, or personal hotspot functionality enabled on facility staff devices. Vendor recommends that Customer implement encrypted authentication and appropriate security controls for all internal wireless networks prior to deployment of Handheld Devices.

The Customer is solely responsible for the security and management of their wireless network infrastructure as well as facility staff personal communication devices capable of broadcasting an unsecure SSID (hotspot). Any security breach or unauthorized access arising from such networks or devices, whether it is maintained or not by the Customer, shall not constitute a material breach of this Agreement or any Vendor services agreement, as such matters are outside of Vendor's direct control and the Vendor's internally maintained network infrastructure required to provide services.

Agreement Signing Consideration

Vendor may provide Customer a one-time agreement signing consideration in the amount of five hundred thousand dollars (\$500,000), for the Washington County Detention Center use only, in consideration of Customer's execution of this Agreement and anticipated performance throughout the Agreement Term.

The agreement signing consideration shall be available to the Washington County Detention Center, upon execution of this agreement and, at Customer's written request, may be paid directly to the Washington County Detention Center. For purposes of this Agreement, the agreement signing consideration constitutes an advance subject to vesting as set forth below.

The agreement signing consideration will vest over the term in an amount equal to eight thousand three hundred thirty-three dollars and thirty-three cents (\$8,333.33) per month, commencing upon the Commencement Date. In the event this Agreement is terminated prior to expiration of the Agreement Term, the unvested portion of the agreement signing consideration shall be refunded to Vendor within forty-five (45) days of written notice of termination. In addition, if the ADP decreases by fifteen percent (15%) or more over any consecutive three (3) month period, Vendor reserves the right to renegotiate the amount of the agreement signing consideration upon thirty (30) days' advance written notice to Customer. Any additional



agreement signing consideration arrangements shall be negotiated and agreed to by the Parties in a written addendum executed by both Parties. Agreement signing consideration is not subject to any automatic renewal provisions set forth elsewhere in this Agreement. The agreement signing consideration is funded exclusively from revenues derived from Vendor's non-regulated products and services utilized by Customer.

The amount of the Agreement signing consideration is based on: (a) the Customer's current Average Daily Population ("ADP") of 515; (b) this Agreement remaining in effect for the full initial term and any applicable extension term; and (c) continued full implementation, availability, and utilization of the services provided under this Agreement and the related communication Agreements referenced herein.

Authority to Represent:

Each party to this Agreement warrants and represents that they have the unrestricted right and prerequisite authority to enter into and execute this Agreement, to bind the respective party, and to authorize the installation and operation of the equipment. The rights and obligations of this Agreement will be binding and shall inure to the benefit of the respective parties, their subsequent owners, successors, heirs, and assignees.

IN WITNESS WHEREOF, the parties hereto intending to be legally bound, have executed this Agreement to be effective beginning on the _____ day of _____, _____ (the "Commencement Date"¹).

Customer

Cyberpath Services, LLC

Print Name, Title

Print Name, Title

Signature

Signature

Date

Date

¹ Commencement Date will be filled in to match date and time the Agreement is signed by the Mayor.



Inmate Messaging Service – ACH Authorization

Vendor can issue labor reimbursement as an ACH (Automated Clearing House) transaction. Please check the appropriate box and fill out the corresponding information.

Issue ACH payments to the information below:

ACH Information:

Customer Name _____
Remittance Address _____
Remittance City: _____ State: _____ Zip Code: _____
Contact Name: _____ Phone #: _____
E-Mail Address: _____

Banking Information:

Customer's Bank Name: _____
Bank Address: _____
Bank's City: _____ State: _____ Zip Code: _____
Bank Contact Name: _____ Phone #: _____
ABA Routing #: _____ Account #: _____
Account Type (please check only one) Checking Savings

Customer's Authorization:

Please sign below to confirm that you are authorizing Vendor to begin transferring payments for your commissions to the account mentioned above.

Signature _____ Title _____

Phone Number _____ Date _____

Issue Labor Reimbursement as a check to the address listed below:

Labor Reimbursement check made out to:

Customer Name: _____
Remittance Address: _____
Remittance City: _____ State: _____ Zip Code: _____
Contact Name: _____ Phone #: _____
Signature _____ Title _____

Washington County TN
Signed 60-Month ITS/VV Agreement Renewal Term
 with option to add AXXS Tablets
 (04/01/2026 – 07/08/2031)

Description / Feature / Service	Rate	Estimated Annual Facility Cost Recovery	
		Option 1	Option 2
Inmate Telephone System (ITS) <i>(All Call Types)</i>	\$0.10 / minute	\$0.02 / minute Facility Cost Recovery <i>Est. 2,641 per month</i>	\$0.02 / minute Facility Cost Recovery <i>Est. 2,641 per month</i>
CPC View (VV) Remote Video Visitation	\$0.17 / minute	\$0.02 / minute Facility Cost Recovery <i>Est. \$238 per month</i>	\$0.02 / minute Facility Cost Recovery <i>Est. \$238 per month</i>
AXXS® Inmate Educations & Entertainment (IEE) Tablet	\$0.05 / minute	n/a	40% <i>Est. \$4,184 per month</i>
<i>Additional Services Available for Inmate Use</i>			
Chirping® Inmate Real-Time Text Messaging	\$0.10 / message	0.02/Message <i>Est. \$4,507 per month</i>	0.02/Message <i>Est. \$4,507 per month</i>
Estimated Annual Facility Cost Recovery		\$34,548.00	
Estimated Annual Non-Regulated Product Commissions		\$54,084	\$104,292
Total Estimated Paid Annually to Washington County		\$88,632.00 <i>Est. \$7,386 per month</i>	\$138,840.00 <i>Est. \$11,570 per month</i>
One-Time Renewal Signing Consideration (Detention Center use only)		\$500,000	
<i>Inmate Real-Time Capabilities</i>			
CPC's Investigator's Toolbox		Included as a current capability of the ITS platform	

Facility Cost Recovery represents reimbursement to the County for costs directly incurred as a result of IPCS operations, including monitoring, recording, staff time, space utilization, and administrative oversight. Facility Cost Recovery is intended solely to offset such costs, is capped as shown, is not a commission or revenue share, and is independent of, and not a component of, inmate calling rates or charges.

Estimated annual Facility Cost Recovery amounts are provided for illustrative planning purposes only and are based on the following assumptions: (a) full installation, activation, and sustained use of the services identified in the applicable offer for a continuous twelve (12)-month period; and (b) an Average Daily Population (ADP) of 515 inmates. Actual Facility Cost Recovery amounts, if any, will vary based on usage and operational factors and are not guaranteed.

One-Time Renewal Signing Consideration: Upon execution of a 60-month renewal agreement, Company will pay a one-time commercial consideration of \$500,000. This amount is applicable solely to the detention center use case and is not tied to service usage, volumes, or revenues and does not relate to regulated services. This amount is conditioned on a 60-month renewal term and is limited to detention center use. Renewal terms shorter than 60 months may result in an adjustment to the consideration amount.

Nothing in this proposal is intended to create a financial incentive tied to inmate calling volume or to permit recovery beyond documented Facility-incurred costs. (Continued on Next Page)

CPC's proposal is structured in full compliance with applicable federal, state, and local laws and regulations, including current Federal Communications Commission (FCC) rules governing Incarcerated People's Communications Services (IPCS). In the event of existing, pending, or reasonably foreseeable regulatory or industry changes that affect permissible facility cost recovery or non-regulated service offerings, CPC will work with the County to modify the structure of this proposal as necessary to maintain regulatory compliance.

ITS rates are expressed on a per-minute basis. International calling rates vary by country. Subject to applicable law and regulation, rates for certain services may be negotiated and finalized in the executed agreement.

PUBLIC WORKS

February 5, 2026 – 3:00am

Washington County Highway Department

MEMBERS PRESENT: Chairman Davenport, Commissioner Edens, Commissioner Fitzgerald, Commissioner Tucker, Commissioner Johnson

MEMBERS ABSENT: None

OTHERS ATTENDING: Allyson Wilkinson – County Attorney, Tiffany Matthews – Paralegal, Doug Jones – WCHD/Superintendent, Chris Blevins – Project Supervisor, Lewis Haynie – WCSW Director, Mayor Grandy, Lexi Vance – WCEDC, Emma Caskill – Reporter, JCPress

CALL TO ORDER: Chairman Davenport called the meeting to order at 3:00pm.

PRAYER/PLEDGE: Chairman Davenport opened the meeting in prayer, followed by the Pledge of Allegiance.

PUBLIC COMMENTS: None

OLD BUSINESS:

- Commissioner Fitzgerald made a motion to approve the minutes of the November 2026 meeting. The motion was seconded by Commissioner Fitzgerald. Motion carried. Yes (5) No (0) Absent (0)

NEW BUSINESS:

- Request acceptance of new road into the county road system – Parker Court of Saylor’s Ridge Subdivision – Commissioner Tucker made a motion to approve the request and seconded by Commissioner Johnson. Motion carried. Yes (5) No (0) Absent (0)
- Approval for adopting the full Road List for Washington County – This list includes all new roads added in 2025 (a total of over 1000 roads in Washington County). Commissioner Fitzgerald made a motion to approve the Road List followed by a second by Commissioner Edens. Motion carried. Yes (5) No (0) Absent (0)
- Annual Asphalt Report – Superintendent Jones provided an informational report on the amount of asphalt used and the roads on which it was applied during 2025. He noted that additional work remains on several roads damaged by the Storm Helene. No action taken.
- Request of renewed Lease Agreement – Washington College Ruritan – This is for a 5-year lease extension at a cost of \$20,000 per year. Following questions and discussion, Commissioner Johnson made a motion to approve the request followed by a second by Commissioner Edens. Motion carried. Yes (4) No (1) Absent (0)

- Water Task Force – Engineering cost for Dry Creek Road project up to \$350,000.
Following questions and discussion a motion to approve the cost was made by Commissioner Fitzgerald and seconded by Commissioner Tucker. Motion carried. Yes (5) No (0) Absent (0)
- Superintendent Jones made the committee aware of a sign commissioned by the community at the Jackson Bridge for the Nolichucky River, stating “Jackson Bridge – The bridge that stood through the flood of 2024”.

ADJOURNMENT:

- Commissioner Tucker moved to adjourn the meeting, followed by a second by Commissioner Fitzgerald. Motion carried. Yes (5) No (0) Absent (0) Meeting adjourned at 3:22PM.

Respectfully submitted by Debby Clark.

DRAFT

**WASHINGTON COUNTY HIGHWAY DEPARTMENT
ANNUAL YEAR END REPORT
2025**

Total Miles of County Roads Paved	20.63 miles
Total Tons of Hot Mix Asphalt Produced	27,128 tons
Total Line Miles of County Roads Striped (this includes white lines, double yellow and broken yellow lines)	157.52 miles
Total Monies Spent on Striping	\$100,930.94
Total Monies Spent on Sign Installation	\$20,067.98
Total Monies Spent on Guard Rail & Installation	\$2,928.00



**WASHINGTON COUNTY HIGHWAY DEPARTMENT
ROADS PAVED
2025**

NAME OF ROAD	TONS PUT DOWN
AJ Willis Road	720
Walter Martin Road	140
Pendleton Smith Road	200
Arnold Road	3,138
Cherry Grove Road	200
Rock House Road	1,260
Central Point Lane	180
Chalybeate Springs Road	1,080
Raymond Holt Road	420
Cherry Hill Road	1,960
Stateside Drive	140
Deer Ridge Lane	300
Old Wagon Road	310
Miller Drive	380
Creasy Creek Road	20
Precision Blvd.	662
Slate Hill Road	364
Coxes Springs Road	2,876
Parson's Circle	530
Skyline Road	130
Hog Hollow Road	200
Wheelock Road	1,562
Ferguson Road	310
Zeke Crawford Lane	200
County Farm Road	70
Shin Bone Road	440
Charlie Carson Road	540
Guy Brown Road	900
Honeysuckle Lane	1,020
W. Broyles Road	140

NAME OF ROAD	TONS PUT DOWN
Dunbar Road	400
Big Bear Lane	680
Hoyle Fender Road	140
Jackson Bridge Road	280
Tommy Campbell Road	100
Enon Church Road	764
John West Road	212
Ferd Henley Road	360
Thompson Lane	60
Total tons of patching	2,492
Total tons Asphalt put down	22,884
Mileage of roads leveled, patched and paved	20.63
Total Monies spent on Asphalt	\$ 854,580.00
Total gallons Tack	17,361
Total Monies spent on Tack	\$55,381.59

**WASHINGTON COUNTY HIGHWAY DEPARTMENT
PAVING FOR OTHER ENTITIES
YEAR END 2025**

Town of Jonesborough

Patching	108 tons (picked up from Asphalt Plant)	\$10,260.00
Paving	308 tons	\$40,040.00

Paint	1 barrel (used to paint Skyline & Boones Creek Roads (yellow paint/lines))	\$640.75
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Total Monies Collected	\$50,940.75
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Health Department	264 tons	\$43,450.00
11-E EMS & Fire Station	836 tons	\$153,713.00
Lamar & Embreeville Fire	60 tons	\$6,287.00
Sheriff's Department	176 tons	\$20,000.00

Total tons used:	1,336	Monies collected:	\$223,450.00
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**WASHINGTON COUNTY HIGHWAY DEPARTMENT
STRIIPING OF COUNTY ROADS
YEAR END 2025**

Page 1 of 2

<u>NAME OF ROAD STRIPED</u>	<u>LENGTH (FEET)</u>	<u>COLOR PAINTED:</u>		
		<u>YELLOW</u>	<u>WHITE</u>	<u>BOTH</u>
Moulton Road	4110	.50		
Oak Glen Circle	14546	1		
Horton Hwy	8142	.75		
Headtown Road	26,232	.75	1	
Claude Simmons Road	23,103	.75	.75	
Old Boones Creek Road	57,743	1.50	1	
Arnold Road	31,213	1.25	1	
Bowman Avenue	2435	.25		
S. Cherokee Street	4537	.50		
Sand Valley Road	10728	1		
Upper Sand Valley Road	7482	.50		
Creasy Creek Road	2228	.25		
Berry Ridge Road	9720	.50		
Cherry Hill Road	8458	.50		
Blackley Creek Road	12,284	.75		
Coxes Springs Road	9153	1		
Hartmantown Road	13,922	.75		
Hairetown Road	64,447	1.50	2	
Shadden Road	52,096	1.50	2	
Rocky Hollow Road	7689	.25		
Slate Hill Road	8397	1		
Precision Blvd	1784	.25		
Stockyard Road	4304	.50		
Skyline Drive (Jonesborough)	840	.50		
Boones Creek Road (Jonesborough)	5071	.75		
Roy Phillips Road	5423	.50		
Charlie Hoss Road	805	.25		
Ridge Crest Road	13631	1		
Hall Road	4372	.25		
Rock House Road	9733	1		
Cherry Grove Road	10804	1		
Bill Jones Road	8655	.75		
Wheelock Road	7350	.50		
Kinchloe Mill Road	38,847	1.50	1.50	
Harmony Road				
Gray Road	4206	.50		
Hog Hollow Road	28,416	.75	1.25	

NAME OF ROAD STRIPED	LENGTH (FEET)	COLOR PAINTED:		
		YELLOW	WHITE	BOTH
Kitzmilller Road	7067	.50		
Gray Station Road	37,484	.75	1.50	
Old Gray Station Road	37,575	1	1.25	
Hunt Road	7616	.25		
D. Ward Road	9342	.50		
John Carson Road	7822	.50		
Don Carson Road	6873	.50		
Paynetown Road	4820	.50		
Matthews Mill Road	9798	.75		
Glaze Road	3397	.25		
Telford School Road	10155	.75		
Horace Dillow Road	12377	.75		
Charlie Dillow Road	3542	.25		
Jarrett Road	5784	.25		
Treadway Road	2025	.25		
Bugaboo Springs Road	9302	.50		
Boonesboro Road	7046	.75		
Oak Grove Road	11014	.75		
Sid Martin Road	3965	.25		
Tommy Campbell Road	3186	.25		

TOTAL LENGTH STRIPED (IN FEET) -----831,722 ft.

TOTAL LINE MILES STRIPED-----157.52 miles

TOTAL MONIES SPENT-----\$100,930.94

**WASHINGTON COUNTY HIGHWAY DEPARTMENT
SIGN INSTALLATION REPORT
YEAR END 2025**

Description of Signs	Number Erected	Cost of Signs	Total Cost
Brackets	204	\$6.19	\$1262.76
Chevrons	76	\$19.75	\$1501.00
Dead End	32	\$26.38	\$844.16
(Nameplate) 18x6	16	\$15.24	\$243.84
Double Arrow	6	\$33.57	\$201.42
High Water	4	\$44.72	\$178.88
Tractor	2	\$44.72	\$89.44
Divided Highway	2	\$44.72	\$89.44
Right Curve	16	\$27.44	\$439.04
Left Curve	16	\$27.44	\$439.04
Name Plate 12x6	10	\$7.93	\$79.30
18x6	26	\$9.14	\$237.64
24x6	16	\$12.33	\$197.28
30x6	34	\$13.64	\$763.76
36x36	40	\$14.98	\$599.20
No Outlet	4	\$27.44	\$109.76
No Parking	6	\$20.87	\$125.22
Slow	0	\$27.44	0.00
STOP	106	\$40.98	\$4,343.88
STOP Ahead	18	\$48.14	\$866.52
Posts	180	\$25.78	\$4,640.40
Paddleboards- Right	32	\$20.50	\$656.00
Speed Limit 15 MPH	4	\$20.50	\$82.00
20 MPH	36	\$20.50	\$738.00
25 MPH	14	\$20.50	\$287.00
30 MPH	26	\$20.50	\$533.00
35 MPH	30	\$20.50	\$615.00
45 MPH	10	\$20.50	\$205.00

TOTAL MONIES SPENT ON SIGNS-----\$20,067.98

WASHINGTON COUNTY HIGHWAY DEPARTMENT

GUARD RAIL REPORT

YEAR END 2025

NAME OF ROAD	NO. OF FT	NO. OF POST	NO. OF END TERMINALS	NO. OF MEN	NO. OF HOURS
Old Gray Station Road	12'	0	0	9	2
Leesburg Road	25'	1	0	7	2.5
Cash Hollow Road	12'6"	5	0	6	2
Old Boone's Creek Rd.	12'	1	1	7	2
Claude Simmons	12'	2	1	6	3
Total(s)	73.60	9	2	35	11.50
Dollar Total(s)	1472.00	711.00	170.00		\$575.00

TOTAL MONIES SPENT ON GUARDRAIL

\$2,928.00

WASHINGTON COUNTY HIGHWAY DEPARTMENT
SALE OF SCRAP METAL
2025

3/6	Scrap Metal (steel)	690 lbs.	6.75	\$46.58
3/6		957 lbs.	6.75	\$64.60
3/25		4950 lbs.	8.25	\$396.00
4/11		2370 lbs.	7.75	\$183.68
4/11		2430 lbs.	6.25	\$151.88
4/22		24450 lbs.	6.25	\$1,528.13
12/2		5120 lbs.	4.75	\$243.20
12/2		5210 lbs.	4.75	\$247.48
12/3		3700 lbs.	6.00	\$222.00
	Tire adjustment		-0.5838	\$-21.60
				\$3,061.95
3/6	Shredder Sheet Iron	563 lbs.	.67	\$377.21
3/10		2680 lbs.	7.75	\$207.70
3/24		5880 lbs.	7.75	\$455.70
8/13		3160 lbs.	6.25	\$197.50
8/13		3750 lbs.	6.25	\$234.38
8/19		1010 lbs.	6.25	\$63.13
8/21		1610 lbs.	6.25	\$100.63
10/30		2960 lbs.	5.75	\$170.20
11/17		2550 lbs.	5.75	\$146.63
11/20		1900 lbs.	5.75	\$109.25
				\$2,062.33
TOTAL				\$5124.28

WASHINGTON COUNTY, TENNESSEE BOARD OF COUNTY COMMISSIONERS

RESOLUTION No. 26-02-10

RESOLUTION ADOPTING THE REVISIONS TO THE WASHINGTON COUNTY ROAD LIST TO ALLOW FOR THE ACCEPTANCE OF A NEW ROAD- PARKER COURT OF SAYLOR'S RIDGE SUBDIVISION AND APPROVING AND ADOPTING THE WASHINGTON COUNTY ROAD LIST

WHEREAS, Tenn. Code Ann. § 54-10-103 requires the Board of County Commissioners to annually approve and adopt a listing of all county roads with classifications, including a summary of all changes from the road list submitted previously, to be entered of record in the office of the County Clerk; and

WHEREAS, at its February 5, 2025 meeting, the Public Works Committee recommended the following addition to the county road list:

- Acceptance of "Parker Court of Saylor's Ridge Subdivision – (50' ROW / 2,347' Length); and

WHEREAS, the Highway Superintendent has submitted the above-referenced revisions for adoption and approval by the Board of County Commissioners to be incorporated into the county road list; and

WHEREAS, Tenn. Code Ann. § 54-10-103 requires the Board of County Commissioners to annually approve and adopt a listing of all county roads with classifications, including a summary of all changes from the road list submitted previously, to be entered of record in the office of the County Clerk; and

WHEREAS, the Highway Superintendent has submitted the county road list attached hereto as Exhibit A for adoption and approval by the Board of County Commissioners; and

WHEREAS, the Public Works Committee at its February 5, 2026 meeting recommended consideration and approval of this request to the Board of County Commissioners; now therefore

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF WASHINGTON COUNTY, TENNESSEE THAT:

SECTION 1. The Board of County Commissioners hereby adopts and approves the revised county road list to include the following revisions:

- Acceptance of "Parker Court of Saylor's Ridge Subdivision – (50' ROW / 2,347' Length).

•
SECTION 2. The Board of County Commissioners hereby adopts and approves the county road list attached hereto as Exhibit A.

SECTION 3. This Resolution shall take effect from and after the date on which it is approved by the County Mayor or as indicated by certification of the County Clerk, as hereinafter set forth.

Introduced by Commissioner:
Seconded by Commissioner:
Commissioners Voting FOR:
Commissioners Voting AGAINST:
Commissioners Abstaining:
Commissioners Absent:

ADOPTED BY THE COUNTY LEGISLATIVE BODY, in session duly assembled, on this the 25th day of February, 2026.

CHERYL STOREY, County Clerk

GREG MATHERLY, Chair of the Board

REFERRED to County Mayor this the ____ day of _____ 2026.

CHERYL STOREY, County Clerk

APPROVED by County Mayor on this the ____ day of _____ 2026.

WILLIAM J. GRANDY, County Mayor

The County Mayor having declined to approve this Resolution, the same became effective on the __ day of _____ 2026, pursuant to Tennessee Code Annotated § 5-6-107(b)(5).

CHERYL STOREY, County Clerk

Approved as to form by the County Attorney this ____ day of _____ 2026.

ALLYSON L. WILKINSON, County Attorney

THE FULL 78 PAGE 2026 COUNTY ROAD LIST CAN BE FOUND AT
 Washingtoncountyttn.org

Resolution 26-02-10
 Exhibit A

Washington County Highway Department Road List

2026

Road#	BL	CL	Road Name	Beginning	Ending	Length	ROW	Bed	Surf	Stri	Lmt	Dist	Comm	Date In	Grid
369	3	1	A A Deakins	Gray Stat-SS Rd	Kinchloe Mill Rd	22065	60	20	P	Y	45	13-14	SS		
565	2	2	A J Willis Court	A J Willis Rd	Dead End	563	18	18	P	N	6	6	Embr		
1	2	2	A J Willis Rd	HWY 81 South	81 LOOP	10573	18	18	P	Y	35	6	EMB		
1129	3	1	ABC Road	Skipper Ridge Road	Dead Ends	677	40	16	P	N	17	17	Bwfn	01-14-03	
1172	3	2	Ad Murry Rd	Elmer Walker Road	Dead end	1585	16	16	P	N	14	14	SS		
118	1	2	Adam and Corby Rd	Big Limestone Rd	Urbana Rd	4757	18	18	P	Y	30	18	Lmst		M7
370	4	3	Adams Street	Gray Station Rd	Dead End	1593	12	12	P	N	35	12	Gray		C14, H22
746	1	2	Al Sliger Rd	Treadway Tr	Dead End	5066	50	18	P	Y	30	2,4,5	JBO		O 13
1163	4	1	Alden Lane	Prospects Way	Dead End	280	40	40	P	N			BCrk	4/26/21	
1249	3	1	Alfalfa Court	Alfalfa Lane	Dead End	333	50	24	P	N			SS	01-13-04	D 13
1221	3	1	Alfalfa Lane	Bermuda Drive	Dead End	5389	50	24	P	N	12	12	SS	01-13-04	D 13
5	3	2	Alleghanny Rd	Coxes Springs Rd	Butchertown Rd	5419	18	18	P	N	17	17	FBch		E 6
747	2	4	Allen Drive	Mt. Zion Ch Rd	Dead End	616	10	10	P	N	15,2	JBO			L 15
2534	4	1	Allison Court	Walter Way	Dead End	280	50	24	P	N	20		Gray	09-25-95	B 15
1199	3	3	Almeta Moore Rd	Butchertown Road	Dead End	1041	14	14	P	N			FBr		
1082	2	1	American Way	J A Ramsey Ln	Circles	1941	50	24	P	N			JBO	8-9-2005	
983	4	1	Amesbury Court	Glen Abbey Way	Dead End	445	50	26	P	N	11	11	JC	11/10/200	
903	2	2	Anderson Rd	Hwy 81/ JSB Cty Lrnts N	Dead End	1295	14	14	P	N	15,2	JBO			H7,J7,K14
119	1	3	Anderson St	State Route 34	Kenzee Place	2122	50	26	P	N	20	18	Lmst	11-14-06	N 6
253	1	2	Andrew Jennings Rd	Honeysuckle Ln	Dead End	1167	16	16	P	N	1	1	Lmst		R 6
978	4	2	Angeline Dr	Shirley St	Geraldine St	930	16	16	P	N	11	11	BCK		B 19

WASHINGTON COUNTY, TENNESSEE BOARD OF COUNTY COMMISSIONERS

RESOLUTION No. 26-02-11

RESOLUTION APPROVING RENEWAL OF THE LEASE AGREEMENT BETWEEN WASHINGTON COLLEGE RURITAN CLUB, INCORPORATED AND WASHINGTON COUNTY, TENNESSEE

WHEREAS, Resolution 16-01-04 approved a 5-year Lease Agreement by and between Washington College Ruritan Club, Incorporated and Washington County, Tennessee, for the purpose of a convenience center for the collection of garbage and waste disposed of by the citizens of the County; and

WHEREAS, the agreement was renewed and is set to expire June 30, 2026 so a new agreement with the same terms was prepared to serve as a renewal; and

WHEREAS, the Public Works Committee at its February 5, 2025 meeting recommended consideration and approval of the lease agreement, attached hereto as Exhibit A, beginning July 1, 2026 and ending June 30, 2031 to the Budget Committee; and

WHEREAS, the Budget Committee at its February 11, 2026 meeting recommended consideration and approval of a five-year renewal term beginning July 1, 2026 and ending June 30, 2031 to the Board of County Commissioners; now therefore

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF WASHINGTON COUNTY, TENNESSEE THAT:

SECTION 1. The renewal of the lease agreement between Washington College Ruritan Club, Incorporated and Washington County, Tennessee, attached hereto as Exhibit A, is hereby approved for a 5-year renewal term beginning July 1, 2026 and ending June 30, 2031.

SECTION 2. The County Mayor and Solid Waste Director are hereby authorized and empowered to execute said Lease to renew the five-year term.

SECTION 3. This Resolution shall take effect from and after the date on which it is approved by the County Mayor or as indicated by certification of the County Clerk, as hereinafter set forth.

Introduced by Commissioner:
Seconded by Commissioner:
Commissioners Voting FOR:
Commissioners Voting AGAINST:
Commissioners Abstaining:
Commissioners Absent:

ADOPTED BY THE COUNTY LEGISLATIVE BODY, in session duly assembled, on this the 25th day of February, 2026.

CHERYL STOREY, County Clerk

GREG MATHERLY, Chair of the Board

REFERRED to County Mayor this the ____ day of _____ 2026.

CHERYL STOREY, County Clerk

APPROVED by County Mayor on this the ___ day of _____ 2026.

WILLIAM J. GRANDY, County Mayor

The County Mayor having declined to approve this Resolution, the same became effective on the __ day of _____ 2026, pursuant to Tennessee Code Annotated § 5-6-107(b)(5).

CHERYL STOREY, County Clerk

Approved as to form by the County Attorney this ____ day of _____ 2026.

ALLYSON L. WILKINSON, County Attorney

LEASE AGREEMENT

THIS LEASE, made and entered into on this the ____ day of _____, 2026, by and between WASHINGTON COLLEGE RURITAN CLUB, INCORPORATED, a Tennessee non-profit corporation with a principal address of 255 Bill West Road, Limestone, Tennessee, 37681, hereinafter known and referred to as “LESSOR”; and WASHINGTON COUNTY, TENNESSEE, one of the several counties of the State of Tennessee, hereinafter known and referred to as “LESSEE”:

WITNESSETH:

WHEREAS, the Washington County Board of County Commissioners has determined that it is necessary and appropriate for the general benefit of Washington County, Tennessee, to lease certain premises from the LESSOR for the purpose of a convenience center for the collection of garbage and waste disposed of by the citizens of said County pursuant to the requirements of the Solid Waste Management Act of 1991, T.C.A. § 68-211-801 *et seq.*; and

WHEREAS, it has been determined that premises owned by the Lessor is an appropriate site for such a convenience center, and the parties hereto have mutually agreed upon a lease agreement whereby the LESSEE leases from the LESSOR said premises;

NOW THEREFORE, for and in consideration of the mutual covenants and agreements herein set forth and contained, the LESSOR does hereby lease and rent unto the LESSEE, and the LESSEE does hereby lease and rent from the LESSOR, the following described real property:

SITUATE, lying and being in the Third (3rd) Civil District of Washington County, Tennessee and more particularly described as follows:

BEGINNING at an iron pin set in the westerly margin of a County road locally known and referred to as the Bill West Road, formerly Armentrout Road, said point of beginning being approximately 1,000 feet southwest from the Washington College Ruritan Club and Randy Hall common corner as measured along the westerly margin of said Bill West Road, formerly Armentrout Road; thence continuing along the westerly margin of said Bill West Road for a portion of the way and leaving said Road and continuing South 11 West 360 feet to an iron pin set; thence North 79 West 100 feet to an iron pin set; thence North 11 East 360 feet to an iron pin set; thence South 79 East 100 feet to the point of BEGINNING, containing 36,000 square feet, more or less, as shown by map or plat of said property by Hale Surveys dated January 15, 1988, and a copy of pages 29 thru 30 of the Appraisal Report dated April 8, 2015, on the Property Located at 255 Bill West Road, Limestone, Tennessee, prepared by Rex S. Garrison, MAI, AI GRS, Garris on Appraisal Services, 127 Bob Fitz Road, Suite 1, Gray, TN 37615.

LESSEE shall have additional lease lands of approximately 1/3 acres of land for ingress and egress to the leased premises to provide access to dumpsters and other containers.

TERMS AND CONDITIONS OF LEASE:

I. TERM:

The term of this Lease shall serve as a renewal of the Lease Agreement dated 2016 and commence on July 1, 2026 and shall, unless terminated or extended prior thereto, expire on the

30th day of June 2031. This Lease Agreement shall be renewable for an additional period of five (5) years, upon both parties evidencing agreement to the lease renewal by attachment to this lease or in writing hereon by the duly authorized representative of each party, at any time prior to the expiration of the term of this Lease. Any such renewal of this Lease shall be on the same terms and conditions as set forth herein.

II. CONSIDERATION:

In consideration for the leased premises, LESSEE agrees to pay to LESSOR the sum of One Thousand Six Hundred Sixty-Six and 67/100 Dollars (\$1,666.67) monthly (or Twenty Thousand and No/100 Dollars (\$20,000.00) annually), said payment being based upon the market rental value of the leased premises. The monthly lease payment shall be payable by LESSEE to LESSOR on or before the last day of each month. Additionally, it is agreed that LESSEE shall receive all monies and revenue from the sale of any and all recyclable materials, including, but not limited to, cardboard, newspapers, aluminum cans, aluminum and other metals, iron, steel, cooper wire, radiators, plastic jugs and other plastic containers, glass, batteries, or good usable or recyclable items. LESSEE shall be responsible for sorting and processing recyclable items.

III. MAINTENANCE OF THE PREMISES:

LESSEE accepts the premises in an "AS IS" condition, and shall have the sole responsibility for keeping and maintaining the premises in a safe and clean condition at all times, without cost or expense to LESSOR. LESSEE will provide adequate fencing of the premises and other protections deemed appropriate and necessary by LESSEE.

IV. USE OF THE PREMISES:

LESSEE's use of the leased premises shall be for the placement and operation of solid waste collection containers, along with any and all other related items of equipment, machinery or personal property of any kind or nature, used in connection with the collection and disposal of garbage or refuse, the collection of recyclable items. It shall be the obligation of the LESSEE to make any and all necessary arrangements for the removal and disposal of garbage or refuse from the premises as required by state law. LESSOR shall not use leased premises for storage of any trailers or any kind of personal property owned by LESSOR. LESSOR agrees to remove any and all of Lessor's personal property currently stored on the leased premises from the premises within sixty (60) days of the execution of this Lease.

LESSEE shall be the sole operator and manager of the solid waste collection site and convenience center on the leased premises. LESSOR shall not access the convenience center or any portion of the leased premises except as enjoyed by all other county residents and the general public during regular operating hours. LESSEE shall have the right to erect signage related to the operation of the convenience center and to place locks, fences or other fixtures or devices on the leased premises to maintain security and limit access to the leased premises by LESSOR and the general public, except as provided herein during regular operating hours.

V. CANCELLATION:

Upon six (6) months written notice, either party shall have the right to terminate this Lease and shall have no further obligations to each other pursuant to this Lease.

VI. RETURN OF THE PREMISES:

LESSEE agrees to return the leased premises to LESSOR in the same general condition as of the date of the execution of this Lease, excepting and accounting for ordinary wear and tear related to LESSEE's operation of the convenience center thereon.

VII. COUNTY OWNED PROPERTY

All personal property, equipment, fixtures, and other items of any kind or nature belonging to the LESSEE placed upon, delivered to, or used on the leased premises by the LESSEE, shall remain the property of the LESSEE at all times during the term and after expiration or cancellation of this Lease. LESSEE has identified the property and equipment to be initially placed on the property in the attached Exhibit A, which may be supplemented or amended by LESSEE at anytime in its sole discretion, and which is deemed to include all personal property, equipment, fixtures or other items not expressly identified in Exhibit A but placed on the leased premises temporarily or moved around between the several solid waste convenience centers operated by LESSEE. LESSOR agrees that all such items shall remain the property of the LESSEE.

VII. NOTICES:

Any and all notices required or permitted hereunder shall be in writing and delivered by registered mail, return receipt requested, postage prepaid, to the names and addresses of the respective parties to whom notice is given as hereinafter set forth, to wit:

LESSEE: County Mayor Of Washington County, Tennessee
100 East Main Street
P. O. Box 219
Jonesborough, Tennessee 37659

LESSOR: Washington College Ruritan Club
c/o Secretary Of Washington College Ruritan Club
251 Bill West Road
Limestone, Tennessee 37681

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed by their duly authorized representatives, in duplicate, either of which copy may be treated as an original for all purposes, on this the day and date hereinabove written.

LESSOR:

WASHINGTON COLLEGE RURITAN CLUB, INC.

By: _____

Title: _____

LESSEE:

WASHINGTON COUNTY, TENNESSEE

By: _____
William J. Grandy

Title: Washington County Mayor

STATE OF TENNESSEE
COUNTY OF WASHINGTON:

After being duly sworn, personally appeared before me, the undersigned authority, a Notary Public in the State and County aforesaid, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledge himself to be the _____ of the WASHINGTON COLLEGE RURITAN CLUB, INCORPORATED, the within named bargainer, and that he as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of said corporation by himself as such officer.

WITNESS MY HAND AND OFFICIAL SEAL at the office in the State and County aforesaid, this the _____ day of _____ 2026.

NOTARY PUBLIC

My commission expires: _____

STATE OF TENNESSEE
COUNTY OF WASHINGTON:

After being duly sworn, personally appeared before me, the undersigned authority, a Notary Public in the State and County aforesaid, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledge himself to be the COUNTY MAYOR of WASHINGTON COUNTY, the within named bargainer, and that he as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of said corporation by himself as such officer.

WITNESS MY HAND AND OFFICIAL SEAL at the office in the State and County aforesaid, this the _____ day of _____ 2026.

NOTARY PUBLIC

My commission expires: _____

EXHIBIT A

Personal property, equipment, fixtures, and other items of any kind or nature presently owned by Washington County or any of its agencies or departments, or hereinafter acquired by the same, used or placed upon the leased premises, including, but not limited to:

EQUIPMENT	MANUFACTURER	SERIAL NO.	COUNTY NO.	EQUIP. NO.
Paper Container	Valley Enterprise		012108	NP4 WC
Glass Container	Baker's Equip.	08385R	00	G4 WC
Oil Tank	Oil Tainer	0190032612007	013035	O4 WC
Compactor	Marathon	400VL81167	011248	4C WC
Baler	Vemco	1811056	011242	1B WC
Baler Scraped 8/16/10	Gen. Hydraulics	35584 OUT OF SERVICE	011244	3B WC
Baler Scraped 8/16/10	Gen. Hydraulics	35533 OUT OF SERVICE	011244	4B WC
Baler	Little Blue		011246	5B WC
Baler	Max-Pak	02952150 Mod. MP-60	014807	6B WC
Baler	Selco	08831199 Mod. V5HDRD	013342	10B WC
Pressure Washer	USED		013069	WC

Exhibit A shall also be deemed to include all personal property, equipment, fixtures or other items not expressly identified in Exhibit A but placed on the leased premises temporarily or moved around between the several solid waste convenience centers operated by LESSEE.

Exhibit A may be supplemented or amended by LESSEE at anytime in its sole discretion.

WASHINGTON COUNTY, TENNESSEE BOARD OF COUNTY COMMISSIONERS

RESOLUTION NO. 26-02-12

RESOLUTION APPROVING ADDITIONAL PROJECT WITH CHUCKEY UTILITY DISTRICT CONCERNING WATER LINE PROJECTS WITHIN CERTAIN UNINCORPORATED AREAS OF WASHINGTON COUNTY, TENNESSEE AND AUTHORIZING CERTAIN CAPITAL PROJECTS FUND SPENDING UP TO \$350,000.00 FOR FY26

WHEREAS, Resolution 24-09-15 approved an agreement between the Chuckey Utility District, a governmental entity in the state of Tennessee, and Washington County, TN, Concerning Water Line Projects Within Certain Areas of the Unincorporated Areas of Washington County, Tennessee, for the extension of public water service to various locations in Washington County; and

WHEREAS, Prior Resolutions, including Resolution No. 21-06-05, approved water projects in Washington County, including in areas served by the Town of Jonesborough, the City of Johnson City, the City of Kingsport, and the Chuckey Utility District; and

WHEREAS, an additional project has been identified by the Water Task Force:

- Dry Creek Road (Chuckey);

Chuckey Utility District – The additional project generally described as Dry Creek Road project, at a cost up to \$350,000.00; and

WHEREAS, the Capital Projects Funds Policy, adopted August 29, 2016 (Resolution 16-08-14), requires an enabling Resolution approved by the County Commission, identifying a specific project or use of capital funds prior to expenditure or transfer from the Capital Projects Fund; and

WHEREAS, the Washington County Mayor requests authorization to spend up to \$350,000.00 for additional water projects in the Chuckey Utility District; for FY25-FY26 from the County's Capital Project Fund, 171-95900-799, Capital Projects Donated to Other Entities- Other Capital Outlay; and

WHEREAS, the Budget Committee at its February 11, 2026 meeting recommended consideration and approval of this request to the Board of County Commissioners; now therefore

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF WASHINGTON COUNTY, TENNESSEE THAT:

SECTION 1: The Board of County Commissioners hereby approves the additional projects as supplements to Resolution No. 21-06-05.

SECTION 2: The Board of County Commissioners approves and authorizes the expenditure in an amount not to exceed \$350,000.00, from expense line item 171-95900-799, Capital Projects Donated to Other Entities- Other Capital Outlay.

SECTION 3. The County Purchasing Agent and County Mayor are authorized to execute all necessary documents, subject to the approval of the County Attorney.

SECTION 4. This Resolution shall take effect from and after the date on which it is approved by the County Mayor or as indicated by certification of the County Clerk, as hereinafter set forth.

Introduced by Commissioner:
Seconded by Commissioner:
Commissioners Voting FOR:
Commissioners Voting AGAINST:
Commissioners Abstaining:
Commissioners Absent:

ADOPTED BY THE COUNTY LEGISLATIVE BODY, in session duly assembled, on this the 25th day of February, 2026.

CHERYL STOREY, County Clerk

GREG MATHERLY, Chair of the Board

REFERRED to County Mayor this the ____ day of _____ 2026.

CHERYL STOREY, County Clerk

APPROVED by County Mayor on this the ___ day of _____ 2026.

WILLIAM J. GRANDY, County Mayor

The County Mayor having declined to approve this Resolution, the same became effective on the __ day of _____ 2026, pursuant to Tennessee Code Annotated § 5-6-107(b)(5).

CHERYL STOREY, County Clerk

Approved as to form by the County Attorney this ____ day of _____ 2026.

ALLYSON L. WILKINSON, County Attorney

SAFETY COMMITTEE MEETING MINUTES
FEBRUARY 3, 2026

Committee Members Attending:

Scott Chapman	Zoning
Jeanie Devore	UT Extension
Eddie Miller	Assessor
Heidi Kinch	Register of Deeds
Donna Briggs	Archives
Kim Head	Trustee
Christy Widner	Library
Chris Blevins	Highway Dept
Lora Scalf	County Clerk
A Wilkinson	County Attorney
Lewis Haynie	Solid Waste

The meeting was called to order by Lewis Haynie at 1:00

Motion was made by Scott Chapman and seconded by Eddie Miller to approve the minutes from the November 5, 2025 meeting. Motion passed with an all yes voice vote.

Old Business:

None

New Business:

None

Tom Harris went over Workers Comp Claims and Property and Casualty Claims.

The total was 29 claims with a total of \$119,942.00 spent to date.

Our next meeting is set for Tuesday May 5, 2026 at 1:00 p.m

Motion was made by Eddie Miller and seconded by Chris Blevins to adjourn the meeting. Motion passed with an all yes voice vote.

WASHINGTON COUNTY SAFETY MEETING

DATE: 2-3-26

PLEASE PRINT NEATLY

NAME	DEPARTMENT
1. Scott Chapman	Zoning
2. Jennie Layne	UT Extension
3. John Miller	Assessor
4. Heidi Kinch	Register of Deeds
5. Donna Bringer	Archives
6. Kim Head	Trustee
7. Christy Widner	library
8. Chris Blewins	Highway Dept
9. Lora Scott	Co. Clerk
10. A. Wilkerson	County Atty
11.	
12.	
13.	
14.	
15.	
16.	
17.	
18.	
19.	
20.	

Budget Committee Minutes
February 11, 2026 9:00am
1st floor conference room of the Historic Courthouse

Committee members attending: Mayor Joe Grandy, Commissioners Ben Carder, Richard Tucker, Marty Johnson and David Stout

Committee members absent: none

Others in attendance: Mitch Meredith-Director of Finance, Brad Hale-Schools Director of Finance, Keith Sexton-Sheriff, Sarah Roberts, Robbie McGuire-Assessor, Cheryl Storey-County Clerk, Chelsie Summey, Doug Jones-Highway Superintendent, Lewis Haynie-Solid Waste Director, Brenda Downes-Circuit Court Clerk, Laura Moree-Library Director, Laurie Levknecht, Allyson Wilkinson-County Attorney, Tiffany Matthews, Sherry Greene and Emma Caskill-JC Press

The meeting was called to order by Mayor Grandy and opened in prayer by Commissioner Carder.

Mayor Grandy asked if a change could be made to the agenda, moving item 7j to be heard after item 5. Commissioner Carder asked if election of Vice-Chairman could be added as item 8b. Motion was made by Commissioner Stout to approve the agenda with those changes. Motion seconded by Commissioner Tucker. Motion carried unanimously.

Mayor Grandy opened the floor for public comment. Seeing none, the meeting proceeded.

Motion to approve the January 14th minutes was made by Commissioner Tucker, seconded by Commissioner Carder. Motion carried unanimously.

Items discussed:

Item 1 - For informational purposes, Mayor Grandy presented to the Committee, January budget amendments that were approved by the Mayor.

Item 2 - For informational purposes, Mayor Grandy presented the Fund Balance projection.

Item 3 - Elizabeth Zuelke, of Raymond James Financial, and Lillian Blackshear, Bass, Berry & Sims, joined the meeting through video conferencing to speak with the Committee in regards to the proposed Debt Refunding for Washington County. Ms. Zuelke plans to be at the February 25th Commission meeting to answer any questions regarding the proposed refunding. Motion to approve was made by Commissioner Carder, seconded by Commissioner Stout. Motion carried unanimously. Resolution will be presented to the full Commission.

Item 4 – Mayor Grandy presented budget transfers to be approved by the Budget Committee:

- a. Mayor Grandy requested a budget amendment to transfer \$25,000 from part-time personnel to full-time computer programmer in the Highway Department. Motion to approve was made by Commissioner Tucker, seconded by Commissioner Carder. Motion carried unanimously. No resolution required.

Item 5 – Mayor Grandy presented budget amendments requiring a resolution for consideration by the Commission:

- a. From Public Works – Water Task Force, at their September 11, 2025 meeting, had approved to spend up to \$350,000 for engineering cost incurred by Johnson City, on the Dry Creek water project. Public Works approved the spend at their February 5, 2026 meeting. Motion to approve the spend, and forward to the Commission for consideration, was made by Commissioner Tucker, seconded by Commissioner Stout. Motion carried unanimously. Resolution will be presented to the full Commission.

- b. From Public Safety – Sheriff requests amending the FY26 budget with regards to \$23,361 in SRO Grant funds. Monies that will not be spent on salary and benefits will be moved to equipment cost. Motion to approve was made by Commissioner Tucker, seconded by Commissioner Stout. Motion carried unanimously. Resolution will be presented to the full Commission.
- c. From Public Safety – Sheriff requests budgeting the FY26 Deputy Salary Supplement in the amount of \$95,200. Motion to approve was made by Commissioner Stout, seconded by Commissioner Carder. Motion carried unanimously. Resolution will be presented to the full Commission.
- d. Circuit Court requests use of \$25,000 in Data Processing Reserve Funds for the purchase of audio equipment to upgrade courtroom audio control and speech reinforcement to align with courtroom 7, on a smaller scale. Motion to approve was made by Commissioner Stout, seconded by Commissioner Tucker. Motion carried unanimously. Resolution will be presented to the full Commission.
- e. Register of Deeds request use of \$10,500 in Data Processing Reserve Funds for the purchase of printer/copier/scanner equipment. Motion to approve was made by Commissioner Tucker, seconded by Commissioner Johnson. Motion carried unanimously. Resolution will be presented to the full Commission.
- f. Mayor Grandy requests budget amendment for the City of Johnson City's mutual aid invoice for DR-4832 Helene Category A – 75% (Debris Removal). The amount of the Johnson City invoice is \$500,734. Motion to approve was made by Commissioner Carder, seconded by Commissioner Stout. Motion carried unanimously. Resolution will be presented to the full Commission.
- g. Mayor Grandy requests budget amendment for personnel and fringe benefits for shared planning services with the Town of Jonesborough at a cost of \$25,000. Motion to approve was made by Commissioner Tucker, seconded by Commissioner Carder. Motion carried unanimously. Resolution will be presented to the full Commission.
- h. Mayor Grandy requests a \$25,861 budget amendment for Soil Conservation personnel and fringe benefits for inspection of NRCS Streambank Stabilization projects. Motion to approve was made by Commissioner Carder, seconded by Commissioner Tucker. Motion carried unanimously. Resolution will be presented to the full Commission.
- i. Mayor Grandy requests budget amendment in the amount of \$20,623 to cover additional cost from changes to the Gray Library renovations. Motion to approve was made by Commissioner Tucker, seconded by Commissioner Stout. Motion carried unanimously. Resolution will be presented to the full Commission.
- j. Mayor Grandy requests budget amendment to fund increase in IEM's Helene consulting contract utilizing a portion of the Governor's Response and Recovery Fund grant, \$550,000 will be utilized for the increase. This will extend the IEM contract through the end of 2026. Motion to approve was made by Commissioner Tucker, seconded by Commissioner Stout. Motion carried unanimously. Resolution will be presented to the full Commission.

Item 4 – Discussion of Informational items with possible action:

- a. From Public Works – Lease for the Washington College Convenience Center is set to expire June 30, 2026. It is requested that the agreement be signed for an additional lease term at a cost of \$20,000/annually. A resolution will be presented to the full Commission at their February 25th meeting to consider extending the lease.
- b. Election of Vice-Chair – Commissioner Carder nominated Commissioner Tucker to serve as Vice-Chair. Nomination was seconded by Commissioner Stout. Nomination carried unanimously.

Item 5 - For informational purposes, Mayor Grandy presented the Sales Tax update.

The meeting was adjourned at 9:58am.

Attachments:

- Mayor Approved Budget Amendments
- Fund Balance Projection
- Refunding Opportunity – Potential Savings
- Refunding Financial Calendar
- TN Comptroller receipt of report on refunding plan
- Refunding Resolution

- Refunding Escrow Agreement
- Sales Tax Update

Action Items:

- Eleven (11) resolutions will be forwarded to the full Commission at their February 25th meeting for consideration.

Respectfully submitted by Sherry Greene and Mitch Meredith.

DRAFT

BATCH	DESCRIPTION	FISCAL YEAR	POST DATE	BATCH ORIGIN	STATUS
25-00025	Highway - Additional Crushed Stone	2025-2026	01/15/2026	Web Batch Entry	History
<u>LINE</u>	<u>NAME/PROJ</u>	<u>DESCRIPTION/ADDITIONAL DESCRIPTION</u>	<u>ACCOUNT/REFERENCE</u>	<u>QUICK KEY</u>	
1		To increase funds for purchase of crushed stone.	131 E 62000 409 000 00000 000	000	
					0.00
2		To transfer funds for additional crushed stone.	131 E 62000 312 000 00000 000	000	
					0.00
		TOTALS			20,000.00

BATCH	DESCRIPTION	FISCAL YEAR	POST DATE	BATCH ORIGIN	STATUS
25-00026	Register of Deeds - Transfers for Technology	2025-2026	01/21/2026	Web Batch Entry	History
<u>LINE</u>	<u>NAME/PROJ</u>	<u>DESCRIPTION/ADDITIONAL DESCRIPTION</u>	<u>ACCOUNT/REFERENCE</u>	<u>QUICK KEY</u>	
1		Funding for microfilming	101 E 51600 312 000 00000 000	000	
					2,500.00
2		Funding for microfilming	101 E 51600 435 000 00000 000	000	
					0.00
3		Printer Purchase	101 E 51600 709 000 00000 000	000	
					800.00
4		Funding for printer purchase	101 E 51600 411 000 00000 000	000	
					0.00
		TOTALS			3,300.00

BATCH	DESCRIPTION	FISCAL YEAR	POST DATE	BATCH ORIGIN	STATUS
25-00027	To reclassify Maint Agr to Lease/SBITA charge	2025-2026	01/22/2026	Web Batch Entry	History
<u>LINE</u>	<u>NAME/PROJ</u>	<u>DESCRIPTION/ADDITIONAL DESCRIPTION</u>	<u>ACCOUNT/REFERENCE</u>	<u>QUICK KEY</u>	
1		To increase funding for VISA charges for individual support items	101 E 51900 330 000 00000 000	000	
					78,800.00
2		To transfer funds to cover VISA charges for individual support items	101 E 51900 334 000 00000 000	000	
					0.00
		TOTALS			78,800.00

BATCH	DESCRIPTION	FISCAL YEAR	POST DATE	BATCH ORIGIN	STATUS
25-00028	Mental Health Court - Individual Assistance	2025-2026	01/27/2026	Web Batch Entry	History
<u>LINE</u>	<u>NAME/PROJ</u>	<u>DESCRIPTION/ADDITIONAL DESCRIPTION</u>	<u>ACCOUNT/REFERENCE</u>	<u>QUICK KEY</u>	
1		To increase funding for VISA charges for individual support items	101 E 53330 599 239 00000 000	000	
					750.00
2		To transfer funds to cover VISA charges for individual support items	101 E 53330 312 239 00000 000	000	
					0.00
		TOTALS			750.00

BATCH	DESCRIPTION	FISCAL YEAR	POST DATE	BATCH ORIGIN	STATUS
25-00029	Sheriff - Mental Health Transport Grant - Bud	2025-2026	01/28/2026	Submit Transfer	History
<u>LINE</u>	<u>NAME/PROJ</u>	<u>DESCRIPTION/ADDITIONAL DESCRIPTION</u>	<u>ACCOUNT/REFERENCE</u>	<u>QUICK KEY</u>	
1		MHT Grant - Budget transfer to align with purchase	101 E 54110 718 233 00000 000	000	
					0.00
		TOTALS			2,780.00

BATCH	DESCRIPTION	FISCAL YEAR	POST DATE	BATCH ORIGIN	STATUS	ENTRY DATE	DEBIT AMOUNT	CREDIT AMOUNT	
25-00029	Sheriff - Mental Health Transport Grant - Bud	2025-2026	01/28/2026	Submit Transfer	History				
	. . . CONTINUED								
2	MHT Grant - Budget transfer to align with purchase	101 E 54110 716 233 00000 000				01/28/2026	2,780.00	0.00	
	TOTALS							2,780.00	2,780.00
BATCH	DESCRIPTION	FISCAL YEAR	POST DATE	BATCH ORIGIN	STATUS	ENTRY DATE	DEBIT AMOUNT	CREDIT AMOUNT	
25-00030	Bldg Maintenance - Funding for Used Maintenanc	2025-2026	01/29/2026	Web Batch Entry	History				
1	For purchase of maintenance van #2	101 E 51800 718 000 00000 000				01/29/2026	18,000.00	0.00	
2	Transfer of unused funds for maintenanc van #2 purchase	101 E 51800 334 000 10000 000				01/29/2026	0.00	18,000.00	
	TOTALS							18,000.00	18,000.00
BATCH	DESCRIPTION	FISCAL YEAR	POST DATE	BATCH ORIGIN	STATUS	ENTRY DATE	DEBIT AMOUNT	CREDIT AMOUNT	
25-00031	Highway - Transfer to Cover Registration fees	2025-2026	01/31/2026	Web Batch Entry	History				
1	To reallocate funding for registration fees	131 E 61000 356 000 00000 000				02/05/2026	1,412.00	0.00	
2	To reallocate funds for registration fees	131 E 61000 334 000 00000 000				02/05/2026	0.00	1,412.00	
	TOTALS							1,412.00	1,412.00

***** End of report *****

Washington County, Tennessee
Fund Balance Projections
For the Year Ended June 30, 2026

	General Fund	Highway	Solid Waste	Debt Service - 151 & 152*	ARPA - 127	Opioid - 128	Capital Projects - Gen'l 171	Capital Projects - Educ 177	Helene Recovery - 178	Drug - 122	Self-Insurance - 263
FY25 Fund Balance Per Audit	\$ 23,186,060	\$ 10,010,099	\$ 1,224,537	\$ 12,714,920	\$ 4,180,805	\$ 1,666,774	\$ 5,221,222	\$ 6,780,269	\$ 70,337,824	\$ 157,372	\$ 4,402,805
FY26 Budget as Originally Adopted - Revenues	61,808,167	13,141,950	2,789,430	22,869,816	-	490,000	6,813,584	2,943,000	-	10,700	8,694,521
FY26 Budget as Originally Adopted - Expenditures	(68,837,094)	(17,721,548)	(2,773,435)	(18,913,832)	-	(786,000)	(7,050,000)	(3,826,000)	-	(35,000)	(7,874,027)
FY26 Budget as Originally Adopted - Transfers	7,800,000	1,500,000	-	(6,000,000)	-	-	(1,800,000)	-	(1,500,000)	-	-
Projected FY26 Fund Balance, Before Amendments	23,957,133	6,930,501	1,240,532	10,670,904	4,180,805	1,370,774	3,184,806	5,897,269	68,837,824	133,072	5,223,299

#	FY26 Adopted Budget Amendments Impacting Fund Balance	General Fund	Highway	Solid Waste	Debt Service - 151 & 152*	ARPA - 127	Opioid - 128	Capital Projects - Gen'l 171	Capital Projects - Educ 177	Helene Recovery - 178	Drug - 122	Self-Insurance - 263
1	Res 25-07-21 IDB - D&O Liability Premium	(5,000)										
2	Res 25-07-20 County Clerk - Data Processing Reserve	(17,000)										
3	Res 25-07-22 Helene Transfer to Highway & Solid Waste											
4	Res 25-07-24 Election Office HVAC Replacement											
5	Res 25-08-05 Jonesborough Planning Support	25,000						(12,000)		(30,075,000)		
6	Res 25-08-07 Sheriff - Detention Center Water Lines	(40,000)						(15,000)				
7	Res 25-08-08 Sheriff - Detention Center Boiler	(2,000)						(6,287)				
8	Res 25-08-13 Codes Compliance/Zoning - Furniture							(325,000)				
9	Res 25-08-14 Highway - Rebudgeting of unused EMS Paving											
10	Res 25-08-18 Mayor - NE State Renovations to Gray TLC	(500)										
11	Res 25-08-19 Clerk & Master - Liability Claim											
12	Res 25-09-11 ECB - OneDigital Benefits Consultant	(550,000)										
13	Res 25-09-15 Public Safety - Fire Program Expansion	(323,700)										
14	Res 25-09-17 Mayor - FEMA Consultant	(12,800)										
15	Res 25-09-18 Zoning - Plotter Purchase	(70,000)										
16	Res 25-09-19 Archives - HVAC Replacement (estimated)	(4,594)										
17	Res 25-09-20 HR - Retiree Paid-Up Life Insurance	(45,000)										
18	Res 25-10-09 Sheriff - Jail Upgrades from eCig Reserve	(84,411)	(1,060)	(170)					(3,643,000)			(67,000)
19	Res 25-10-03 Education Capital - Various Appropriations											
20	Res 25-10-15 Windows 11 Conversion, MS Office 365 and Netw											
21	Res 25-10-16 NE State Culinary Program Renovations											
22	Res 25-11-04 ARPA - Jonesborough Ag Learning Facility					(617,000)						
23	Res 25-11-11 Sheriff - Vehicle Purchase (eCig Reserve)	(121,376)										
24	Res 25-11-16 County Clerk - Data Processing Equip (DP Reserve)	(30,000)										
25	Res 25-11-17 Circuit Court Clerk - Courtroom A/V Equip (DP Res	(15,000)										
26	Res 25-11-18 HR - Retiree Paid-up Life Insurance (Perez & Clark	(4,780)										
27	Res 25-11-18 Mayor - Gray Library & TLC Signage											
28	Res 25-11-20 Mayor - Safety Director Stipend	(391)										
	Approved Budget Amendments	(1,301,552)	(1,060)	(170)	-	(617,000)	-	(650,967)	(3,643,000)	(30,075,000)	-	(67,000)

#	Proposed Budget Amendments Impacting Fund Balance	General Fund	Highway	Solid Waste	Debt Service - 151 & 152*	ARPA - 127	Opioid - 128	Capital Projects - Gen'l 171	Capital Projects - Educ 177	Helene Recovery - 178	Drug - 122	Self-Insurance - 263
1	Res 26-01-09 - Recovery Court - Additional Funding from Baby D	(50,000)										
2	Res 26-01-15 - Library Data Processing Equipment	(25,000)						4,610				
3	Circuit Court - Courtroom A/V Improvements from Reserve	(12,500)										
4	Reg of Deeds - Printer/Scanner Purchase with Reserves											
	Budgeted Fund Balance Projection	\$ 22,568,081	\$ 6,929,441	\$ 1,240,362	\$ 10,670,904	\$ 3,563,805	\$ 1,370,774	\$ 2,538,449	\$ 2,254,269	\$ 38,762,824	\$ 133,072	\$ 5,156,299
	FY26 Fund Policy Restrictions	(18,716,413)			(7,618,870)							
	Restricted Reserves	(1,317,234)										
	Projected Unassigned Budgeted Fund Balance	\$ 2,534,434	\$ 6,929,441	\$ 1,240,362	\$ 3,052,034	\$ 3,563,805	\$ 1,370,774	\$ 2,538,449	\$ 2,254,269	\$ 38,762,824	\$ 133,072	\$ 5,156,300

	General Fund	Highway	Solid Waste	Debt Service - 151 & 152*	ARPA - 127	Opioid - 128	Capital Projects - Gen'l 171	Capital Projects - Educ 177	Helene Recovery - 178	Drug - 122	Self-Insurance - 263
Cumulative Amendments	\$ (1,389,052)	\$ (1,060)	\$ (170)	\$ -	\$ (617,000)	\$ -	\$ (646,357)	\$ (3,643,000)	\$ (30,075,000)	\$ -	\$ (67,000)

MEMO ONLY

Washington County, TN

Restricted, Committed & Assigned Reserve Balances (Unaudited)

	6/30/2025	Approved	Requested	Available
101 Q 34510 000 420 00000 000 RES IDB ECONOMIC DEVELOPMENT	783,323	(5,000)		778,323
101 Q 34510 000 805 00000 000 ALCOHOL AND DRUG TREATMENT	265,835			265,835
101 Q 34510 000 806 00000 000 DATA PROCESSING - REGISTER	112,735		(12,500)	100,235
101 Q 34610 000 808 00000 000 HOTEL/MOTEL TAX - RESTRICTED	172,840			172,840
101 Q 34610 000 808 00000 000 HOTEL/MOTEL TAX - COMMITTED	290,000			290,000
101 Q 34510 000 810 00000 000 SPORTS BETTING TAX	455,900			455,900
101 Q 34515 000 809 ADDITIONAL \$3.00 TITLE FEE	340,633	(30,000)		310,633
101 Q 34515 000 811 00000 000 COUNTY CLERK CERTIF OF TITLE	91,422	(17,000)		74,422
101 Q 34515 000 812 00000 000 ELECTRONIC INSURANCE VERIFICATION	73,273			73,273
101 Q 34520 000 815 00000 000 DATA PROCESSING - CIRCUIT COURT	160,593	(15,000)	(25,000)	120,593
101 Q 34520 000 816 00000 000 COURTROOM SECURITY	117,969			117,969
101 Q 34520 000 819 00000 000 CIRCUIT COURT E CITATION FEE	4,731			4,731
101 Q 34525 000 213 00000 000 RESTRICTED INMATE eCIGS	504,233	(231,376)		272,857
101 Q 34525 000 214 00000 000 TBE COMMISSARY 7% FEE	80,350			80,350
101 Q 34525 000 818 00000 000 LAW ENFORCEMENT E CITATION FEE	22,331			22,331
101 Q 34525 000 821 00000 000 ASSET FORFEITURE FUNDS	27,470			27,470
101 Q 34525 000 822 00000 000 EMA UNSPENT GRANT FUNDS	907			907
101 Q 34525 000 823 00000 000 SEX OFFENDER REGISTRY	27,459			27,459
102 Q 34525 000 826 00000 000 CONFIS'D WEAPON PROCEEDS	161			161
101 Q 34525 000 827 00000 000 MILITARY SURPLUS PROP PROCEEDS	33,811			33,811
101 Q 34610 000 870 00000 000 ENVIRONMENTAL CLEANUP	109,801	(25,000)		84,801
101 Q 34620 000 030 00000 000 RECOVERY COURT	146,624	(62,500)	(50,000)	34,124
101 Q 34625 000 235 PUBLIC SAFETY - MENTAL HEALTH	13,536			13,536
101 Q 34710 000 852 00000 000 PRESERVATION OF RECORDS	87,776	(70,000)		17,776
101 Q 34786 000 880 00000 000 RETIREE LIFE INSURANCE BENEFIT	15,000			15,000
Totals	3,938,715	(455,876)	(87,500)	3,395,339
NON-RESERVE CALC ACCOUNTS	(372,737)	450,876	75,000	(2,078,105)
RESERVE RESTRICTION	3,565,979	(5,000)	(12,500)	1,317,234



JASON E. MUMPOWER
Comptroller

February 10, 2026

Honorable Mr. Joe Grandy, Mayor
and Honorable Board of Commissioners
Washington County
P.O. Box 219
Jonesborough, TN 37659-0219

Dear Mayor Grandy and Members of the Board:

Thank you for your request. We acknowledge receipt on February 6, 2026, of a request from Washington County (the "County") for a report on a plan of refunding (the "Plan") for the County's proposed issuance of an estimated \$51,970,000 General Obligation Refunding Bonds, Series 2026.

Pursuant to the provisions of Tennessee Code Annotated Title 9, Chapter 21, enclosed is a report based upon our review of the County's Plan. The Plan, this letter, and the enclosed report should be made available on the County's website and must be presented to each member of the Board for review prior to the adoption of an authorizing resolution for the refunding bonds.

Requirements After Debt is Issued

Our website contains specific compliance requirements your local government will be responsible for once the bonds are issued: <http://tncot.cc/debt>. The listing is not all inclusive and you should work with your financial advisor and bond counsel to ensure compliance with legal and regulatory requirements related to the proposed refunding.

If you should have questions or need assistance, please refer to our online resources or feel free to contact your financial analyst, Lori Barnard, at 615.747.5347 or Lori.Barnard@cot.tn.gov.

Sincerely,

A handwritten signature in black ink that reads "Sheila A. Reed".

Sheila Reed, Director
Division of Local Government Finance

cc: Mitch Meredith, Finance Director, Washington County
Lillian Blackshear, Bass, Berry & Sims
Elizabeth Zuelke, Raymond James



**Report on General Obligation Refunding Bonds, Series 2026
Washington County, Tennessee**

This report is being issued pursuant to Tenn. Code Ann. § 9-21-903 and is based upon information as presented in a plan of refunding (the “Plan”) received by our office on February 6, 2026, from Washington County, Tennessee (the “County”). Our report provides information to assist the governing body in its responsibility to understand the nature of the refunding transaction, including the costs and benefits, prior to approving the issuance of the refunding bonds and is designed to provide consistent and comparable information for all local governments in Tennessee. This report does not constitute approval or disapproval of the Plan or a determination that a refunding is advantageous or necessary. This report and the County’s Plan must be presented to the governing body prior to the adoption of a resolution authorizing the refunding bonds.

PROPOSED REFUNDING TRANSACTION:

The County plans to issue an estimated \$51,970,000 General Obligation Refunding Bonds, Series 2026, by competitive sale, to current refund \$56,650,000 General Obligation Refunding Bonds, Series 2016A. The Series 2026 Refunding Bonds are expected to be sold at a premium of \$5,870,172.

COSTS:

Estimated costs of issuance are summarized below and based upon the par amount of \$51,970,000 of the Series 2026 Refunding Bonds:

	Cost	Per \$1,000 Bond
Municipal Advisor (Raymond James)	\$ 69,500.00	\$ 1.34
Bond Counsel (Bass, Berry & Sims)	67,500.00	1.30
Rating Agency	52,000.00	1.00
Estimated Underwriter's Discount	389,775.00	7.50
Miscellaneous	3,350.00	0.06
	\$ 582,125.00	\$ 11.20

BENEFITS:

The County’s stated objective for the refunding is to achieve savings. The anticipated net present value savings are \$2,137,250, achieved by reducing the total interest cost on the debt.

Balloon Indebtedness

The proposed structure of the Series 2026 Refunding Bonds is not balloon indebtedness as defined in Tenn. Code Ann. § 9-21-133 because the repayment structure is level or declining.

Effective Date for this Report

This report is effective for a period of ninety (90) days from the date of the report. If the refunding transaction has not been priced during this ninety (90) day period, a new plan of refunding, with new analysis and estimates based on market conditions at that time, must be submitted to our office. We will then issue a report on the new plan for the County’s governing body to review prior to adopting a new authorizing resolution for the refunding bonds.

Sheila Reed

Director of the Division of Local Government Finance

Date: February 10, 2026

**Washington County, Tennessee
General Obligation Refunding Bonds, Series 2026**

FINANCING SCHEDULE

Issuer: Washington County, TN (the "County")
MA: Raymond James ("RJ")
Bond Counsel: Bass, Berry & Sims ("BC")
Registration Agent: US Bank("RA")

DATE	TASK	RESPONSIBLE PARTY
Pending	Confirm "Sunshine" Notice Regarding County Board of Commissioners Meetings	County
Completed	Distribute Financing Schedule, confirm financing needs, Review and Confirm the County's Continuing Disclosure Filings on the Electronic Municipal Market Access system ("EMMA")	RJ
Pending	Draft Bond Resolutions, Prepare MA Agreement Project Amendment	BC, RJ
Pending	County Agenda Deadline for Regular Meeting	County
Pending	Prepare Refunding Report to Comptroller's office to issue refunding approval (expected turnaround time – two weeks)	BC
Wednesday January 14 th	Washington County Budget Meeting, Raymond James representative, Elizabeth, to be there in person to discuss the refunding opportunity	County, RJ
Wednesday 2/11	Washington County Budget Meeting, Raymond James representative, Elizabeth, will be available via zoom to discuss the refunding opportunity if there are any follow up questions	County, RJ
Wednesday 2/25	County Commission Meeting to approve Resolutions	County
Week of February 23 rd	Circulate Draft of POS	BC
Pending	Submit information to Rating Agency, schedule rating call, Prepare Request Letter to Comptroller's office to issue refunding	RJ, BC

RAYMOND JAMES®

Week of March 2 nd	Rating Call – Virtual	RJ, County
Week of March 2 nd	Circulate 2 nd draft of POS	BC
Mid March	Receive Rating	All
Week of March 16 th	Distribute POS	RJ
Week of March 23 rd	Price Transaction	RJ
Thursday 3/26	Finalize and Distribute final OS	All
Week of March 30 th	Distribute Drafts of Closing Documents	BC
Week of April 13 th	Close transaction	All
April	Present State Form CT-0253 to the County Commission; BC files with Comptroller's Office	BC, County



Refunding Opportunity Preliminary Snapshot of Potential Savings **Raymond James Public Finance – Nashville**

Prepared By: Elizabeth Zuelke, Director
Lukas Fischbach, Associate

Prepared For: Joe Grandy, County Mayor
Mitch Meredith, Director of Accounts & Budget

January 13, 2026

Refunding Snapshot – Series 2016A

Based on today's market data, the County has the potential to save over \$1,795,000 on a gross savings basis or \$1,574,174 on a PV savings basis by utilizing a tax-exempt structure when refinancing all callable maturities of the Series 2016A. The adjacent analysis assumes current tax-exempt, a non-callable structure, and an early-2026 closing.

Washington County, Tennessee		Rating(s) : Aa2/AA Underlying
General Obligation Refunding Bonds, Series 2026		
Refunding of Series 2016A		
Structure: Level I Savings; Escrow funded with SLGS		
Tax Status		Tax-Exempt
Maturities Refunded		2027-2034
Par Amount Refunded		56,650,000
Current Debt Service		67,168,850
Estimated New Debt Service		65,372,958
Total Estimated Gross Savings		1,795,892
Total Estimated Present Value Savings (%)		2.78%
Total Estimated Present Value Savings (\$)		1,574,174
Total Interest Cost (%)		2.96%
Call Date		6/1/2026
Final Maturity of Refunding Bonds		6/1/2034

*Assumes rates and credit spreads as of 12/17/2025

Cash Flow Refunding Analysis			
Date	Old Debt Service	New Debt Service	Savings
6/30/2026	1,053,950.00	991,458.33	62,491.67
6/30/2027	8,262,900.00	8,045,750.00	217,150.00
6/30/2028	8,266,700.00	8,053,500.00	213,200.00
6/30/2029	8,265,500.00	8,047,250.00	218,250.00
6/30/2030	8,269,100.00	8,052,000.00	217,100.00
6/30/2031	8,261,900.00	8,046,500.00	215,400.00
6/30/2032	8,263,900.00	8,045,500.00	218,400.00
6/30/2033	8,264,300.00	8,048,000.00	216,300.00
6/30/2034	8,260,600.00	8,043,000.00	217,600.00
TOTAL	\$ 67,168,850.00	\$ 65,372,958.33	\$ 1,795,891.67

PV (\$) Sensitivity Analysis	
-0.25%	2,233,611
Current Rates	1,576,590
+0.25%	929,336

Current market update

This week's calendar:

\$10.3B negotiated

\$2.02B competitive

\$9.8B 30-Day Visible Supply

Key interest rates and prices

	This Week 1/9/2026	Last Week 1/2/2026	Last Month 12/9/2025	Last Year 1/9/2025
Federal Funds Rate	3.75	3.75	4.00	4.50
Prime Rate	6.75	6.75	7.00	7.50
Treasury - 2 yr	3.53	3.47	3.61	4.26
Treasury - 10 yr	4.17	4.19	4.19	4.69
SOFR	4.13	3.75	3.93	4.30
SIFMA	1.37	2.36	1.92	1.83
SIFMA/SOFR %	33.2	62.9	48.9	42.6
B.B. 20 Bond Index ¹	4.76	4.83	4.81	4.16
B.B. Rev. Index ²	5.05	5.12	5.10	4.45
30-Day Visible Supply ³	9.8 B	8.2 B	15.1 B	10.1 B
10-Year AAA MMD ⁴	2.67	2.78	2.77	3.10
10-Year AAA MMD Ratio to Treasury %	64.1	66.3	66.1	66.1
30-Year Treasury	4.81	4.87	4.81	4.93
30-Year AAA MMD ⁴	4.21	4.25	4.21	3.99

¹ Represents an estimation of the yield on a portfolio of 20 general obligation bonds that matures in 20 years with a composite AA rating.

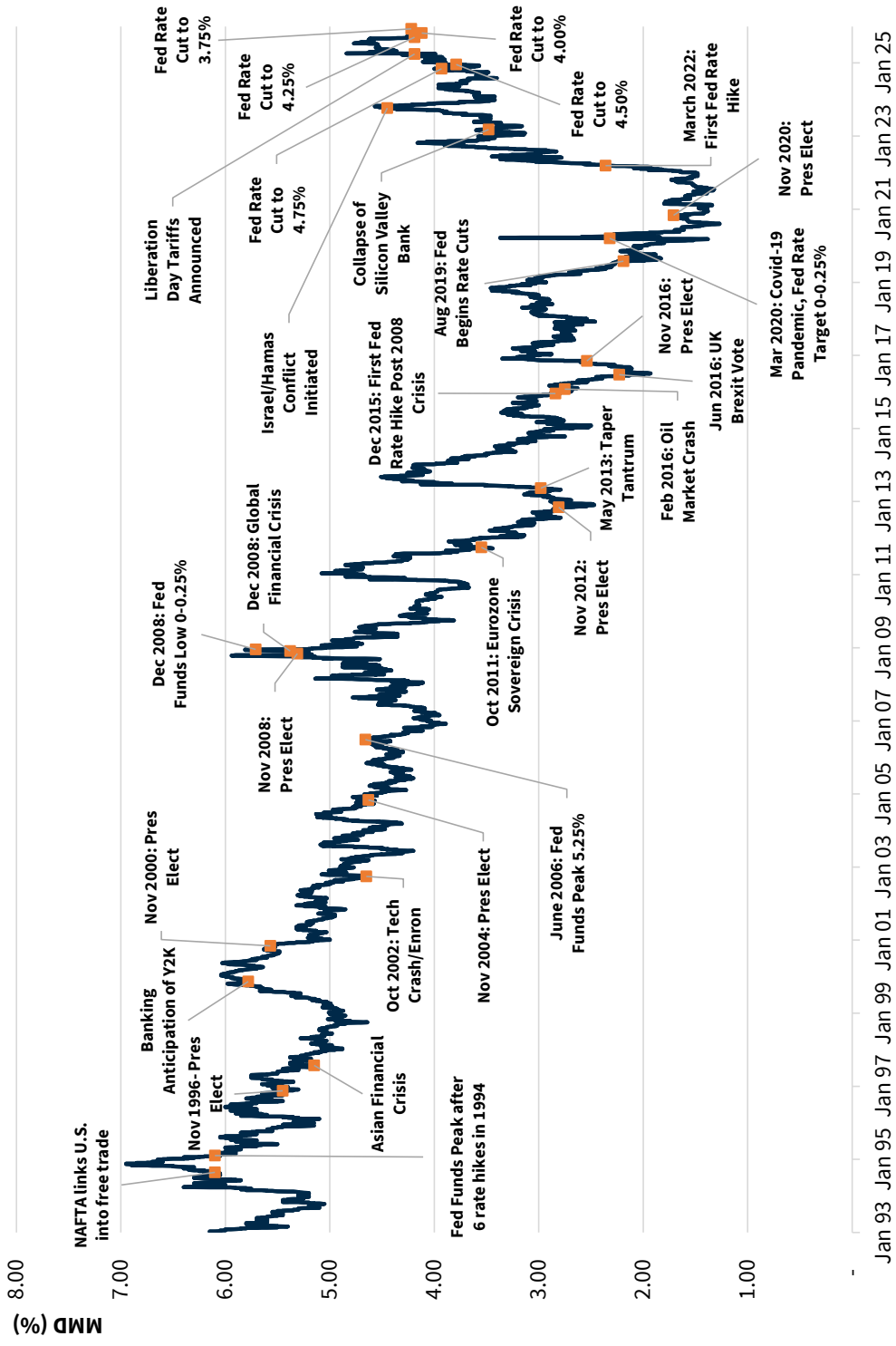
² Represents an estimation of the yield that would be offered on 30-yr revenue bonds. The index is comprised of 25 issuers that cover a broad range of type of issues and vary in ratings.

³ The total dollar volume of municipal securities expected to be offered over the next 30 days.

⁴ Represents the benchmark yield for high grade municipal issues, based on a natural "AAA" rated general obligation bond issue. "AAA" MMD is the benchmark for pricing of all tax-exempt municipal issues.

30YR AAA MMD rate history

30YR MMD since 1993



Source: Thomson Reuters

Themes for Municipal Market today and moving forward

Current market themes

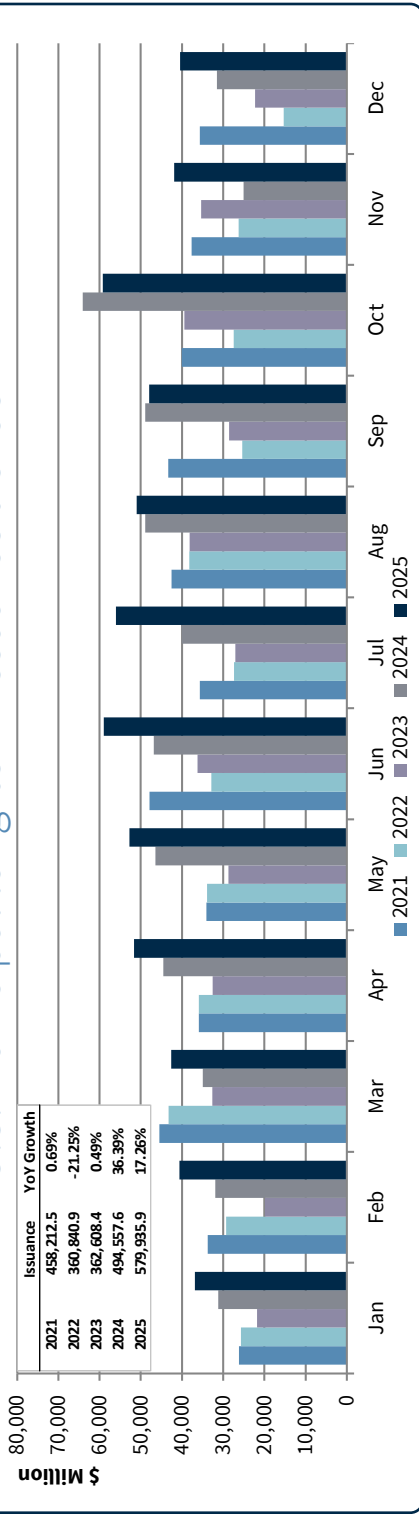
The unemployment rate fell to 4.4% last week, while nonfarm payrolls increased by only 50,000.

The market is currently pricing in just two rate cuts this year, with both expected to occur by the September Fed meeting.

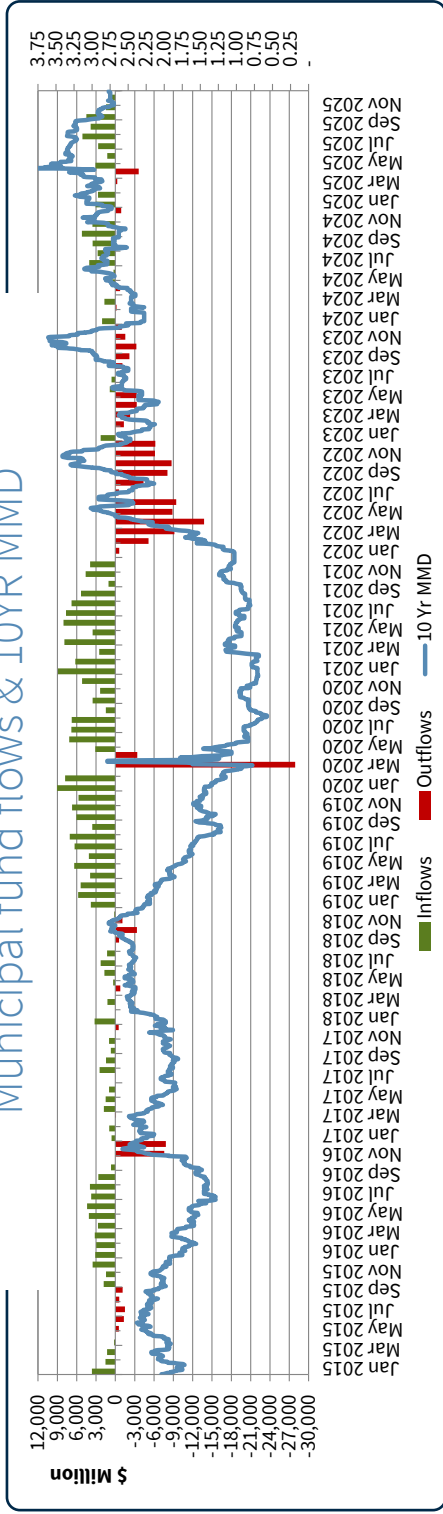
This week's key event are two inflation reports—CPI and PPI.

U.S. Treasury yields were mixed last week, with front-end rates moving higher and the long end rallying, resulting in a modest bull flattening of the yield curve.

U.S. Municipal long-term issuance trends



Municipal fund flows & 10YR MMD



Economic and Rate Projections

Economist Consensus

US Treasury	Current Rate	2026				2027				2028		Change from Current
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	
2 Year	3.55%	3.44%	3.37%	3.33%	3.32%	3.31%	3.31%	3.33%	3.35%	3.32%	3.30%	-0.25%
Economists Surveyed		47	47	47	48	36	36	35	35	23	22	
10 Year	4.19%	4.11%	4.10%	4.09%	4.11%	4.07%	4.07%	4.08%	4.10%	4.08%	4.07%	-0.12%
Economists Surveyed		53	53	53	54	39	39	37	36	24	23	
30 Year	4.85%	4.72%	4.68%	4.66%	4.67%	4.63%	4.63%	4.63%	4.65%	4.59%	4.52%	-0.33%
Economists Surveyed		37	37	37	37	29	29	29	29	21	20	

*Source: Bloomberg as of January 12, 2026.

Bloomberg Consensus

Current Rate	2025				2026				2027				Change from Current Rate to 2027 Q1	
	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3		Q4
Real GDP	4.30%	1.00%	1.00%	2.10%	2.00%	2.01%	2.01%	2.01%	2.01%	2.01%	2.01%	2.01%	2.01%	-2.29%
Consumer Price Index	2.70%	2.98%	2.98%	2.83%	2.99%	2.80%	2.80%	2.80%	2.80%	2.80%	2.50%	2.50%	2.50%	-0.20%
Unemployment	4.40%	4.50%	4.50%	4.50%	4.50%	4.47%	4.47%	4.47%	4.47%	4.35%	4.35%	4.35%	4.35%	-0.05%
Fed Funds Target	3.75%	3.80%	3.80%	3.57%	3.40%	3.27%	3.27%	3.27%	3.27%	3.21%	3.21%	3.21%	3.21%	-0.54%
3-month SOFR	3.65%	3.70%	3.70%	3.49%	3.29%	3.20%	3.20%	3.20%	3.20%	3.17%	3.17%	3.17%	3.17%	-0.48%

*Source: Bloomberg as of January 12, 2026.

Disclaimer

The information contained herein is solely intended to facilitate discussion of potentially applicable financing applications and is not intended to be a specific buy/sell recommendation, nor is it an official confirmation of terms. Any terms discussed herein are preliminary until confirmed in a definitive written agreement. While we believe that the outlined financial structure or marketing strategy is the best approach under the current market conditions, the market conditions at the time any proposed transaction is structured or sold may be different, which may require a different approach.

The analysis or information presented herein is based upon hypothetical projections and/or past performance that have certain limitations. No representation is made that it is accurate or complete or that any results indicated will be achieved. In no way is past performance indicative of future results. Changes to any prices, levels, or assumptions contained herein may have a material impact on results. Any estimates or assumptions contained herein represent our best judgment as of the date indicated and are subject to change without notice. Examples are merely representative and are not meant to be all-inclusive.

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Raymond James does not provide accounting, tax or legal advice; however, you should be aware that any proposed transaction could have accounting, tax, legal or other implications that should be discussed with your advisors and/or legal counsel.

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This Presentation is not a binding commitment, obligation, or undertaking of Raymond James. No obligation or liability with respect to any issuance or purchase of any Bonds or other securities described herein shall exist, nor shall any representations be deemed made, nor any reliance on any communications regarding the subject matter hereof be reasonable or justified unless and until (1) all necessary Raymond James, rating agency or other third party approvals, as applicable, shall have been obtained, including, without limitation, any required Raymond James senior management and credit committee approvals, (2) all of the terms and conditions of the documents pertaining to the subject transaction are agreed to by the parties thereto as evidenced by the execution and delivery of all such documents by all such parties, and (3) all conditions hereafter established by Raymond James for closing of the transaction have been satisfied in our sole discretion. Until execution and delivery of all such definitive agreements, all parties shall have the absolute right to amend this Presentation and/or terminate all negotiations for any reason without liability therefor. Thomson Reuters Municipal Market Data (“MMD”) is a proprietary yield curve which provides the offer-side of AAA rated state general obligation bonds as determined by the MMD analyst team. Raymond James & Associates, Inc., member New York Stock Exchange/SIPC.

Washington County Schools Sales Tax Revenue

Sales Tax Revenue Comparison

	2024						2025						2026	
	Actual			Budget			Actual			Budget			Actual	
	FY2024 Budget	FY2024 Actual	Year/Year	Variance	FY2025 Budget	FY2025 Actual	Year/Year	Variance	FY2026 Budget	FY2026 Actual	Year/Year	Variance	Budget	Actual
July	1,574,361	1,990,791	92,097	5.8%	1,844,307	1,824,507	(166,284)	-9.0%	1,720,489	1,883,990	59,483	3.5%		
August	1,592,880	1,789,745	(131,282)	-8.2%	1,658,055	1,833,757	44,012	2.7%	1,729,211	1,890,349	56,592	3.3%		
September	1,516,538	1,753,458	(75,501)	-5.0%	1,624,438	1,830,076	76,618	4.7%	1,725,740	1,942,413	112,337	6.5%		
October	1,495,668	1,682,817	(120,972)	-8.1%	1,558,995	1,824,106	141,289	9.1%	1,720,110	1,934,260	110,154	6.4%		
November	1,597,047	1,736,275	(189,778)	-11.9%	1,608,519	1,769,380	33,105	2.1%	1,668,504	1,909,227	139,847	8.4%		
December	1,557,636	1,766,029	(112,494)	-7.2%	1,636,084	1,954,793	188,764	11.5%	1,843,347	1,929,802	(24,992)	-1.4%		
January	1,601,478	1,813,961	(117,436)	-7.3%	1,680,489	1,897,212	83,251	5.0%	1,789,049	1,946,501	49,289	2.8%		
February	1,881,487	2,266,647	(2,443)	-0.1%	2,099,866	2,184,610	(82,037)	-3.9%	2,060,062		(2,184,610)	-106.0%		
March	1,493,748	1,573,852	(227,621)	-15.2%	1,458,048	1,638,744	64,891	4.5%	1,545,316		(1,638,744)	-106.0%		
April	1,430,152	1,654,346	(70,431)	-4.9%	1,532,618	1,659,690	5,343	0.3%	1,565,068		(1,659,690)	-106.0%		
May	1,630,880	1,818,285	(148,571)	-9.1%	1,684,494	1,942,460	124,176	7.4%	1,831,717		(1,942,460)	-106.0%		
June	1,628,126	1,742,286	(221,249)	-13.6%	1,614,087	1,910,297	168,011	10.4%	1,801,388		(1,910,297)	-106.0%		
	19,000,000	21,588,492	(1,325,681)	-7.4%	20,000,000	22,269,632	681,140	3.4%	21,000,000	13,436,542	(8,833,090)	-42.1%		

Indicates Highest Revenue Month over 3 years

WASHINGTON COUNTY, TENNESSEE BOARD OF COUNTY COMMISSIONERS

RESOLUTION NO. 26-02-13

RESOLUTION AMENDING FISCAL YEAR BUDGET 2025-2026 RE: CIRCUIT COURT- AUDIO EQUIPMENT

WHEREAS, the Circuit Court requests the following amendments to Fiscal Year Budget 2025-2026 for the purchase of audio equipment to upgrade courtroom:

1. Increase \$25,000.00 to expense line item 101-53100-709 (Circuit Court- Data Processing Equipment);
2. Decrease \$25,000.00 from equity line item 101-34520-815 (Restricted for Administration of Justice- Data Processing Reserve- Circuit Court); and

WHEREAS, the Budget Committee at its February 11, 2026 meeting recommended consideration and approval of this request to the Board of County Commissioners; now therefore

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF WASHINGTON COUNTY, TENNESSEE THAT:

SECTION 1. Fiscal Year Budget 2025-2026 is amended to:

1. Increase \$25,000.00 to expense line item 101-53100-709 (Circuit Court- Data Processing Equipment).
2. Decrease \$25,000.00 from equity line item 101-34520-815 (Restricted for Administration of Justice- Data Processing Reserve- Circuit Court).

SECTION 2. This Resolution shall take effect from and after the date on which it is approved by the County Mayor or as indicated by certification of the County Clerk, as hereinafter set forth.

Introduced by Commissioner:
Seconded by Commissioner:
Commissioners Voting FOR:
Commissioners Voting AGAINST:
Commissioners Abstaining:
Commissioners Absent:

ADOPTED BY THE COUNTY LEGISLATIVE BODY, in session duly assembled, on this the 25th day of February, 2026.

CHERYL STOREY, County Clerk

GREG MATHERLY, Chair of the Board

REFERRED to County Mayor this the ____ day of _____ 2026.

CHERYL STOREY, County Clerk

APPROVED by County Mayor on this the ___ day of _____ 2026.

WILLIAM J. GRANDY, County Mayor

The County Mayor having declined to approve this Resolution, the same became effective on the __ day of _____ 2026, pursuant to Tennessee Code Annotated § 5-6-107(b)(5).

CHERYL STOREY, County Clerk

Approved as to form by the County Attorney this ____ day of _____ 2026.

ALLYSON L. WILKINSON, County Attorney

WASHINGTON COUNTY, TENNESSEE BOARD OF COUNTY COMMISSIONERS

RESOLUTION NO. 26-02-14

RESOLUTION AMENDING FISCAL YEAR BUDGET 2025-2026 RE: REGISTER OF DEEDS- PRINTER/COPIER/SCANNER

WHEREAS, the Register of Deeds requests the following amendments to Fiscal Year Budget 2025-2026 for the purchase of printer/copier/scanner:

1. Increase \$10,500.00 to expense line item 101-51600-709 (Register of Deeds - Data Processing Equipment);
2. Decrease \$10,500.00 from equity line item 101-34510-806 (Restricted for General Government); and

WHEREAS, the Budget Committee at its February 11, 2026 meeting recommended consideration and approval of this request to the Board of County Commissioners; now therefore

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF WASHINGTON COUNTY, TENNESSEE THAT:

SECTION 1. Fiscal Year Budget 2025-2026 is amended to:

1. Increase \$10,500.00 to expense line item 101-51600-709 (Register of Deeds - Data Processing Equipment).
2. Decrease \$10,500.00 from equity line item 101-34510-806 (Restricted for General Government).

SECTION 2. This Resolution shall take effect from and after the date on which it is approved by the County Mayor or as indicated by certification of the County Clerk, as hereinafter set forth.

Introduced by Commissioner:
Seconded by Commissioner:
Commissioners Voting FOR:
Commissioners Voting AGAINST:
Commissioners Abstaining:
Commissioners Absent:

ADOPTED BY THE COUNTY LEGISLATIVE BODY, in session duly assembled, on this the 25th day of February, 2026.

CHERYL STOREY, County Clerk

GREG MATHERLY, Chair of the Board

REFERRED to County Mayor this the ____ day of _____ 2026.

CHERYL STOREY, County Clerk

APPROVED by County Mayor on this the ___ day of _____ 2026.

WILLIAM J. GRANDY, County Mayor

The County Mayor having declined to approve this Resolution, the same became effective on the __ day of _____ 2026, pursuant to Tennessee Code Annotated § 5-6-107(b)(5).

CHERYL STOREY, County Clerk

Approved as to form by the County Attorney this ____ day of _____ 2026.

ALLYSON L. WILKINSON, County Attorney

WASHINGTON COUNTY, TENNESSEE BOARD OF COUNTY COMMISSIONERS

RESOLUTION NO. 26-02-15

RESOLUTION AMENDING FY26 BUDGET RE: EMERGENCY MANAGEMENT- FUNDING HELENE RECOVERY DEBRIS REMOVAL MUTUAL AID FROM JOHNSON CITY

WHEREAS, The remnants of Hurricane Helene impacted several East Tennessee Counties. This impact caused the Tennessee Fire Service Emergency Response System plan to be activated to provide mutual aid assistance to the affected counties; and

WHEREAS, Under the Mutual Aid and Disaster Assistance Agreement Act 2004 the City of Johnson City is a responding party, eligible to recover deployment and operational costs related to personnel, equipment and travel as provided in T.C.A. 58-8-101; and

WHEREAS, The City of Johnson City has submitted a \$500,734.00 request for the debris removal portion of the mutual aid they provided during the Helene event. IEM has advised that the funds are 75% federal and 20% state reimbursable under FEMA's Category A, subject to TEMA/FEMA's review of the submittal. The remaining 5% (\$25,036.70) will be funded from the County's \$3,725,000.00 Governor's Response and Recovery Fund grant previously budgeted; and

WHEREAS, the Emergency Management Agency requests the following amendments to FY26:

1. Increase \$403,835.00 to expense line item 101-54410-599-024 (Civil Defense- Other Charges-Helene);
2. Decrease \$20,192.00 from expense line item 101-54430-599-024-028 (Disaster Relief- Other Charges- TEMA GRRF Grant (5%));
3. Increase \$302,876.00 to revenue line item 101-47230-024 (Disaster Relief- FEMA Reimburse (75%));
4. Increase \$80,767.00 to revenue line item 101-46190-024 (Other General Government Grants- TEMA Reimburse (20%));

WHEREAS, the Budget Committee at its February 11, 2026 meeting recommended consideration and approval of this request to the Board of County Commissioners; now therefore

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF WASHINGTON COUNTY, TENNESSEE THAT:

SECTION 1. Fiscal Year Budget 2025-2026 is amended to:

1. Increase \$403,835.00 to expense line item 101-54410-599-024 (Civil Defense- Other Charges-Helene).
2. Decrease \$20,192.00 from expense line item 101-54430-599-024-028 (Disaster Relief- Other Charges- TEMA GRRF Grant (5%)).
3. Increase \$302,876.00 to revenue line item 101-47230-024 (Disaster Relief- FEMA Reimburse (75%)).
4. Increase \$80,767.00 to revenue line item 101-46190-024 (Other General Government Grants- TEMA Reimburse (20%)).

SECTION 2. This Resolution shall take effect from and after the date on which it is approved by the County Mayor or as indicated by certification of the County Clerk, as hereinafter set forth.

Introduced by Commissioner:
Seconded by Commissioner:
Commissioners Voting FOR:
Commissioners Voting AGAINST:
Commissioners Abstaining:
Commissioners Absent:

ADOPTED BY THE COUNTY LEGISLATIVE BODY, in session duly assembled, on this the 25th day of February, 2026.

CHERYL STOREY, County Clerk

GREG MATHERLY, Chair of the Board

REFERRED to County Mayor this the ____ day of _____ 2026.

CHERYL STOREY, County Clerk

APPROVED by County Mayor on this the ___ day of _____ 2026.

WILLIAM J. GRANDY, County Mayor

The County Mayor having declined to approve this Resolution, the same became effective on the __ day of _____ 2026, pursuant to Tennessee Code Annotated § 5-6-107(b)(5).

CHERYL STOREY, County Clerk

Approved as to form by the County Attorney this _____ day of _____ 2026.

ALLYSON L. WILKINSON, County Attorney

WASHINGTON COUNTY, TENNESSEE BOARD OF COUNTY COMMISSIONERS

RESOLUTION NO. 26-02-16

RESOLUTION AMENDING FISCAL YEAR BUDGET 2025-2026 RE: PLANNING-PERSONNEL & FRINGE BENEFITS FOR SHARED PLANNING SERVICES WITH TOWN OF JONESBOROUGH

WHEREAS, Resolution 25-08-05 approved an agreement between the Town of Jonesborough, Tennessee and Washington County, Tennessee for planning services and amended the FY26 budget; and

WHEREAS, the County Mayor requests the following amendments to Fiscal Year Budget 2025-2026 for personnel and fringe benefits for shared planning services with the Town of Jonesborough:

1. Increase \$25,000.00 to revenue line item 101-48140 (Contracted Services);
2. Increase \$20,700.00 to expense line item 101-51720-187 (Planning- Overtime Pay);
3. Increase \$1,280.00 to expense line item 101-51720-201 (Planning- Social Security);
4. Increase \$2,720.00 to expense line item 101-51720-204 (Planning- Pensions);
5. Increase \$300.00 to expense line item 101-51720-212 (Planning- Employer Medicare); and

WHEREAS, the Budget Committee at its February 11, 2026 meeting recommended consideration and approval of this request to the Board of County Commissioners; now therefore

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF WASHINGTON COUNTY, TENNESSEE THAT:

SECTION 1. Fiscal Year Budget 2025-2026 is amended to:

1. Increase \$25,000.00 to revenue line item 101-48140 (Contracted Services).
2. Increase \$20,700.00 to expense line item 101-51720-187 (Planning- Overtime Pay).
3. Increase \$1,280.00 to expense line item 101-51720-201 (Planning- Social Security).
4. Increase \$2,720.00 to expense line item 101-51720-204 (Planning- Pensions).
5. Increase \$300.00 to expense line item 101-51720-212 (Planning- Employer Medicare).

SECTION 2. This Resolution shall take effect from and after the date on which it is approved by the County Mayor or as indicated by certification of the County Clerk, as hereinafter set forth.

Introduced by Commissioner:
Seconded by Commissioner:
Commissioners Voting FOR:
Commissioners Voting AGAINST:
Commissioners Abstaining:
Commissioners Absent:

ADOPTED BY THE COUNTY LEGISLATIVE BODY, in session duly assembled, on this the 25th day of February, 2026.

CHERYL STOREY, County Clerk

GREG MATHERLY, Chair of the Board

REFERRED to County Mayor this the ____ day of _____ 2026.

CHERYL STOREY, County Clerk

APPROVED by County Mayor on this the ___ day of _____ 2026.

WILLIAM J. GRANDY, County Mayor

The County Mayor having declined to approve this Resolution, the same became effective on the __ day of _____ 2026, pursuant to Tennessee Code Annotated § 5-6-107(b)(5).

CHERYL STOREY, County Clerk

Approved as to form by the County Attorney this ____ day of _____ 2026.

ALLYSON L. WILKINSON, County Attorney

WASHINGTON COUNTY, TENNESSEE BOARD OF COUNTY COMMISSIONERS

RESOLUTION NO. 26-02-17

RESOLUTION AMENDING FISCAL YEAR BUDGET 2025-2026 RE: SOIL CONSERVATION PERSONNEL AND FRINGE BENEFITS FOR INSPECTION OF NRCS STREAMBANK STABILIZATION PROJECTS

WHEREAS, the County Mayor requests the following amendments to Fiscal Year Budget 2025-2026 for the Soil Conservation personnel and fringe benefits for inspection of NRCS streambank stabilization projects:

1. Decrease \$25,861.00 from expense line item 101-54430-599-024/028 (Disaster Relief- Other Charges- GRFF Grant);
2. Increase \$6,948.00 to expense line item 101-57500-187-024/028 (Soil Conservation- Overtime Pay);
3. Increase \$14,486.00 to expense line item 101-57500-189-024/028 (Soil Conservation- Other Salaries and Wages);
4. Increase \$1,297.00 to expense line item 101-57500-201-024/028 (Soil Conservation- Social Security);
5. Increase \$2,827.00 to expense line item 101-57500-204-024/028 (Soil Conservation- Pensions);
6. Increase \$303.00 to expense line item 101-57500-212-024/028 (Soil Conservation- Employer Medicare); and

WHEREAS, the Budget Committee at its February 11, 2026 meeting recommended consideration and approval of this request to the Board of County Commissioners; now therefore

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF WASHINGTON COUNTY, TENNESSEE THAT:

SECTION 1. Fiscal Year Budget 2025-2026 is amended to:

1. Decrease \$25,861.00 from expense line item 101-54430-599-024/028 (Disaster Relief- Other Charges- GRFF Grant).
2. Increase \$6,948.00 to expense line item 101-57500-187-024/028 (Soil Conservation- Overtime Pay).
3. Increase \$14,486.00 to expense line item 101-57500-189-024/028 (Soil Conservation- Other Salaries and Wages).
4. Increase \$1,297.00 to expense line item 101-57500-201-024/028 (Soil Conservation- Social Security).
5. Increase \$2,827.00 to expense line item 101-57500-204-024/028 (Soil Conservation- Pensions).
6. Increase \$303.00 to expense line item 101-57500-212-024/028 (Soil Conservation- Employer Medicare).

SECTION 2. This Resolution shall take effect from and after the date on which it is approved by the County Mayor or as indicated by certification of the County Clerk, as hereinafter set forth.

Introduced by Commissioner:
Seconded by Commissioner:
Commissioners Voting FOR:
Commissioners Voting AGAINST:
Commissioners Abstaining:
Commissioners Absent:

ADOPTED BY THE COUNTY LEGISLATIVE BODY, in session duly assembled, on this the 25th day of February, 2026.

CHERYL STOREY, County Clerk

GREG MATHERLY, Chair of the Board

REFERRED to County Mayor this the ____ day of _____ 2026.

CHERYL STOREY, County Clerk

APPROVED by County Mayor on this the ____ day of _____ 2026.

WILLIAM J. GRANDY, County Mayor

The County Mayor having declined to approve this Resolution, the same became effective on the __ day of _____ 2026, pursuant to Tennessee Code Annotated § 5-6-107(b)(5).

CHERYL STOREY, County Clerk

Approved as to form by the County Attorney this ____ day of _____ 2026.

ALLYSON L. WILKINSON, County Attorney

WASHINGTON COUNTY, TENNESSEE BOARD OF COUNTY COMMISSIONERS

RESOLUTION NO. 26-02-18

RESOLUTION APPROVING AND AUTHORIZING CERTAIN CAPITAL PROJECTS FUND SPENDING UP TO \$20,623.00 IN FY26 FOR THE NEW GRAY LIBRARY RENOVATION INCREASE AND AMENDING FY26 BUDGET

WHEREAS, Washington County acquired property in Gray, Tennessee (the Washington County Training and Learning Center); and

WHEREAS, the Washington County Commission has appropriated funding for the renovation of the Washington County Training and Learning Center (TLC) to include a relocated Gray Library, and

WHEREAS, the County Mayor requests the following amendments to Fiscal Year Budget 2025-2026 for changes to Gray Library renovations which resulted in a \$20,623 increase in the renovation contract:

1. Increase \$20,623.00 to expense line item 171-91110-707-10000 (General Administration Projects- Building Improvements- Gray Library);
2. Decrease \$20,623.00 from expense line item 171-99000-590 (Transfers to Other Funds); and

WHEREAS, the Capital Projects Funds Policy, adopted August 29, 2016 (Resolution 16-08-14), requires an enabling Resolution approved by the County Commission, identifying a specific project or use of capital funds prior to expenditure or transfer from the Capital Projects Fund; and

WHEREAS, the County Mayor requests authorization to spend up to \$20,623.00 of budgeted funds for changes to Gray Library renovations which resulted in a \$20,623 increase in the renovation contract in FY26 from the County's amended Capital Project Fund account 171-91110-707-1000, General Administration Projects-Building Improvements; and

WHEREAS, the Budget Committee at its February 11, 2026 meeting recommended consideration and approval of this request to the Board of County Commissioners; now therefore

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF WASHINGTON COUNTY, TENNESSEE THAT:

SECTION 1. Fiscal Year Budget 2025-2026 is amended to:

1. Increase \$20,623.00 to expense line item 171-91110-707-10000 (General Administration Projects- Building Improvements- Gray Library);
2. Decrease \$20,623.00 from expense line item 171-99000-590 (Transfers to Other Funds); and

SECTION 2. The Board of County Commissioners approves and authorizes the expenditure in an amount not to exceed \$20,623.00, from expense line item 171-91110-707-10000, General Administration Projects- Building Improvements, for changes to Gray Library renovations which resulted in a \$20,623 increase in the renovation contract.

SECTION 3. The County Purchasing Agent and County Mayor are authorized to execute all necessary documents, subject to the approval of the County Attorney.

SECTION 4. This Resolution shall take effect from and after the date on which it is approved by the County Mayor or as indicated by certification of the County Clerk, as hereinafter set forth.

Introduced by Commissioner:
Seconded by Commissioner:
Commissioners Voting FOR:
Commissioners Voting AGAINST:
Commissioners Abstaining:
Commissioners Absent:

ADOPTED BY THE COUNTY LEGISLATIVE BODY, in session duly assembled, on this the 25th day of February, 2026.

CHERYL STOREY, County Clerk

GREG MATHERLY, Chair of the Board

REFERRED to County Mayor this the ____ day of _____ 2026

CHERYL STOREY, County Clerk

APPROVED by County Mayor on this the ___ day of _____ 2026.

WILLIAM J. GRANDY, County Mayor

The County Mayor having declined to approve this Resolution, the same became effective on the ___ day of _____ 2026, pursuant to Tennessee Code Annotated § 5-6-107(b)(5).

CHERYL STOREY, County Clerk

Approved as to form by the County Attorney this _____ day of _____ 2026.

ALLYSON L. WILKINSON, County Attorney

WASHINGTON COUNTY, TENNESSEE BOARD OF COUNTY COMMISSIONERS

RESOLUTION NO. 26-02-19

RESOLUTION AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION REFUNDING BONDS OF WASHINGTON COUNTY, TENNESSEE, IN ONE OR MORE SERIES; MAKING PROVISION FOR THE ISSUANCE, SALE AND PAYMENT OF SAID BONDS, ESTABLISHING THE TERMS THEREOF AND THE DISPOSITION OF PROCEEDS THEREFROM; PROVIDING FOR THE LEVY OF TAXES FOR THE PAYMENT OF PRINCIPAL OF, PREMIUM, IF ANY, AND INTEREST ON THE BONDS

WHEREAS, Section 9-21-101, et seq., inclusive, Tennessee Code Annotated, as amended, authorizes Washington County, Tennessee (the "County"), by resolution of the Board of County Commissioners, to issue and sell bonds to refund outstanding indebtedness; and

WHEREAS, the County has previously issued and has outstanding its General Obligation Refunding Bonds, Series 2016A, dated July 13, 2016 (the "Outstanding Indebtedness"); and

WHEREAS, all or a portion of the Outstanding Indebtedness can now be refunded for the purpose of reducing the debt service requirements of the County; and

WHEREAS, the Board of County Commissioners hereby determines that it is advisable to issue general obligation refunding bonds, in one or more series, for the purpose of refunding all or a portion of the Outstanding Indebtedness; and

WHEREAS, a plan of refunding for the Outstanding Indebtedness has been filed with the Director of the Division of Local Government Finance (the "State Director") as required by Section 9-21-903, Tennessee Code Annotated, as amended, and the State Director has submitted to the County a report thereon (the "Refunding Report"), a copy of which has been made available to the members of the Board of County Commissioners; and

WHEREAS, it is the intention of the Board of County Commissioners of the County to adopt this resolution for the purpose of authorizing general obligation refunding bonds for the above-described purposes, providing for the issuance, sale and payment of said bonds, establishing the terms thereof, and the disposition of proceeds therefrom, and providing for the levy of a tax for the payment of principal thereof, premium, if any, and interest thereon; now therefore

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF WASHINGTON COUNTY, TENNESSEE THAT:

SECTION 1. Authority. The bonds authorized by this resolution are issued pursuant to Section 9-21-101, et seq., Tennessee Code Annotated, as amended, and other applicable provisions of law.

SECTION 2. Definitions. In addition to the terms defined in the preamble above, the following terms shall have the following meanings in this resolution unless the text expressly or by necessary implication requires otherwise:

(a) "Bonds" means the General Obligation Refunding Bonds of the County authorized herein, to be dated their date of issuance, and having such series designation or such other dated date as shall be determined by the County Mayor pursuant to Section 8 hereof.

(b) "Book-Entry Form" or "Book-Entry System" means a form or system, as applicable, under which physical bond certificates in fully registered form are issued to a Depository, or to its nominee as Registered Owner, with the certificate of bonds being held by and "immobilized" in the custody of such Depository, and under which records maintained by persons, other than the County or the Registration Agent, constitute the written record that identifies, and records the transfer of, the beneficial "book-entry" interests in those bonds.

(c) "Code" means the Internal Revenue Code of 1986, as amended, and all regulations promulgated thereunder.

(d) "County Clerk" means the County Clerk of the County, or in the absence, unavailability or incapacity of such officer, such person who is duly authorized to perform the duties otherwise performed by the County Clerk.

(e) "County Mayor" means the County Mayor of the County, or in the absence, unavailability or incapacity of such officer, such person who is duly authorized to perform the duties otherwise performed by the County Mayor.

(f) "County Trustee" means the County Trustee of the County, or in the absence, unavailability or incapacity of such officer, such person who is duly authorized to perform the duties otherwise performed by the County Trustee.

(g) "Depository" means any securities depository that is a clearing agency under federal laws operating and maintaining, with its participants or otherwise, a Book-Entry System, including, but not limited to, DTC.

(h) "Director of Accounts and Budget" means the Director of Accounts and Budget of the County, or in the absence, unavailability or incapacity of such officer, such person who is duly authorized to perform the duties otherwise performed by the Director of Accounts and Budget.

(i) “DTC” means The Depository Trust Company, a limited purpose company organized under the laws of the State of New York, and its successors and assigns.

(j) “DTC Participant(s)” means securities brokers and dealers, banks, trust companies and clearing corporations that have access to the DTC System.

(k) “Governing Body” means the Board of County Commissioners of the County.

(l) “Municipal Advisor” means Raymond James & Associates Inc.

(m) “Refunding Escrow Agent” means the refunding escrow agent appointed by the County Mayor pursuant to the terms hereof, or any successor designated by the Governing Body.

(n) “Refunding Escrow Agreement” means the Refunding Escrow Agreement, dated as of the date of the Bonds, between the County and the Refunding Escrow Agent, in substantially the form of the document attached hereto as Exhibit C, subject to such changes thereto as shall be permitted by the terms of this resolution.

(o) “Refunded Indebtedness” means the maturities or portions of the maturities of the Outstanding Indebtedness designated for refunding by the County Mayor pursuant to the terms hereof.

(p) “Registration Agent” means the registration and paying agent appointed by the County Mayor pursuant to the terms hereof, or any successor designated by the Governing Body.

SECTION 3. Findings of the Governing Body; Compliance with Debt Management Policy.

(a) In conformance with the directive of the State Funding Board of the State of Tennessee, the County has heretofore adopted its Debt Management Policy. The Governing Body hereby finds that the issuance and sale of the Bonds, as proposed herein, is consistent with the County’s Debt Management Policy.

(b) The estimated interest expense and costs of issuance of the Bonds have been made available to the Governing Body and are included in the Exhibits A and B-1, attached hereto. Such estimates are preliminary, and final amounts are to be determined at the time of sale of the Bonds.

(c) Attached hereto as Exhibit B-2 is an engagement letter (the “Bond Counsel Engagement Letter”) by Bass, Berry & Sims PLC, as Bond Counsel (“Bond Counsel”), for its services in connection with the issuance of the Bonds. The Bond Counsel Engagement Letter details the attorney-client relationship to be entered into and the services to be provided by Bond Counsel in connection with the Bonds. The Governing Body hereby approves and authorizes the County Mayor to accept the

Bond Counsel Engagement Letter, and all actions heretofore taken by the officers of the County in that regard are hereby ratified and approved.

(d) The refunding of the Refunded Indebtedness authorized herein will result in the reduction of the debt service payable by the County over the term of such indebtedness, thereby effecting a cost savings to the public.

(e) The Refunding Report of the State Director has been presented to the members of the Governing Body in connection with their consideration of this resolution.

SECTION 4. Authorization and Terms of the Bonds.

(a) For the purpose of providing funds to (i) refund the Refunded Indebtedness and (ii) pay costs incident to the issuance and sale of the Bonds, there is hereby authorized to be issued general obligation refunding bonds, in one or more series, of the County. The aggregate principal amount of the Bonds shall not exceed the principal amount permitted to be issued pursuant to Section 9-21-904, Tennessee Code Annotated, as amended. The Bonds shall be issued in one or more series, in fully registered, book-entry form (except as otherwise set forth herein), without coupons, and subject to the adjustments permitted hereunder, shall be known as "General Obligation Refunding Bonds," shall be dated their date of issuance, and shall have such series designation or such other dated date as shall be determined by the County Mayor pursuant to the terms hereof. The Bonds shall bear interest at a rate or rates not to exceed the maximum rate permitted by applicable Tennessee law at the time of issuance of the Bonds, or any series thereof, payable (subject to the adjustments permitted hereunder) semi-annually on June 1 and December 1 in each year, commencing June 1, 2026. The Bonds shall be issued initially in \$5,000 denominations or integral multiples thereof, as shall be requested by the original purchaser thereof. Subject to the adjustments permitted pursuant to the terms hereof, the Bonds shall mature serially or be subject to mandatory redemption and shall be payable on June 1 of each year, subject to prior optional redemption as hereinafter provided, in the years 2026 through 2034, inclusive; provided, however, such amortization may be adjusted in accordance with the terms hereof.

(b) Except as otherwise permitted in Section 8 hereof, the Bonds shall not be subject to redemption prior to maturity at the option of the County.

If so determined by the County Mayor pursuant to the adjustments permitted under Section 8 hereof, the Bonds may be subject to redemption prior to maturity, as a whole or in part, at any time at the redemption price of par plus accrued interest to the redemption date and/or upon such other terms as may be permitted pursuant Section 8. To the extent the Bonds are subject to redemption and further subject to the adjustments permitted under Section 8 hereof, (a) if less than all the Bonds shall be called for redemption, the maturities to be redeemed shall be selected by the Governing Body in its discretion, and (b) if less than all of the Bonds within a single maturity shall be called for redemption, the interests within the maturity to be redeemed shall be selected as follows:

(i) if the Bonds are being held under a Book-Entry System by DTC, or a successor Depository, the Bonds to be redeemed shall be determined by DTC, or such successor Depository, by lot or such other manner as DTC, or such successor Depository, shall determine; or

(ii) if the Bonds are not being held under a Book-Entry System by DTC, or a successor Depository, the Bonds within the maturity to be redeemed shall be selected by the Registration Agent by lot or such other random manner as the Registration Agent in its discretion shall determine.

(c) Pursuant to the terms hereof, the County Mayor is authorized to sell the Bonds, or any maturities thereof, as term bonds ("Term Bonds") with mandatory redemption requirements corresponding to the maturities set forth herein or as determined by the County Mayor. In the event any or all the Bonds are sold as Term Bonds, the County shall redeem Term Bonds on redemption dates corresponding to the maturity dates set forth herein, in aggregate principal amounts equal to the maturity amounts established pursuant to the terms hereof for each redemption date, as such maturity amounts may be adjusted pursuant to the terms hereof, at a price of par plus accrued interest thereon to the date of redemption. The Term Bonds to be redeemed within a single maturity shall be selected in the manner provided in subsection (b) above.

At its option, to be exercised on or before the forty-fifth (45th) day next preceding any such mandatory redemption date, the County may (i) deliver to the Registration Agent for cancellation Bonds to be redeemed, in any aggregate principal amount desired, and/or (ii) receive a credit in respect of its redemption obligation under this mandatory redemption provision for any Bonds of the maturity to be redeemed which prior to said date have been purchased or redeemed (otherwise than through the operation of this mandatory sinking fund redemption provision) and cancelled by the Registration Agent and not theretofore applied as a credit against any redemption obligation under this mandatory sinking fund provision. Each Bond so delivered or previously purchased or redeemed shall be credited by the Registration Agent at 100% of the principal amount thereof on the obligation of the County on such payment date and any excess shall be credited on future redemption obligations in chronological order, and the principal amount of Bonds to be redeemed by operation of this mandatory sinking fund provision shall be accordingly reduced. The County shall on or before the forty-fifth (45th) day next preceding each payment date furnish the Registration Agent with its certificate indicating whether or not and to what extent the provisions of clauses (i) and (ii) of this subsection are to be availed of with respect to such payment and confirm that funds for the balance of the next succeeding prescribed payment will be paid on or before the next succeeding payment date.

Notice of any call for redemption shall be given by the Registration Agent on behalf of the County not less than twenty (20) nor more than sixty (60) days prior to the date fixed for redemption by sending an appropriate notice to the registered owners of the Bonds to be redeemed by first-class mail, postage prepaid, at the addresses shown on the Bond registration records of the Registration Agent as of the

date of the notice; but neither failure to mail such notice nor any defect in any such notice so mailed shall affect the sufficiency of the proceedings for redemption of any of the Bonds for which proper notice was given. The notice may state that it is conditioned upon the deposit of moneys in an amount equal to the amount necessary to effect the redemption with the Registration Agent no later than the redemption date ("Conditional Redemption"). As long as DTC, or a successor Depository, is the registered owner of the Bonds, all redemption notices shall be mailed by the Registration Agent to DTC, or such successor Depository, as the registered owner of the Bonds, as and when above provided, and neither the County nor the Registration Agent shall be responsible for mailing notices of redemption to DTC Participants or Beneficial Owners. Failure of DTC, or any successor Depository, to provide notice to any DTC Participant or Beneficial Owner will not affect the validity of such redemption. The Registration Agent shall mail said notices as and when directed by the County pursuant to written instructions from an authorized representative of the County (other than for a mandatory sinking fund redemption, notices of which shall be given on the dates provided herein) given at least forty-five (45) days prior to the redemption date (unless a shorter notice period shall be satisfactory to the Registration Agent). From and after the redemption date, all Bonds called for redemption shall cease to bear interest if funds are available at the office of the Registration Agent for the payment thereof and if notice has been duly provided as set forth herein. In the case of a Conditional Redemption, the failure of the County to make funds available in part or in whole on or before the redemption date shall not constitute an event of default, and the Registration Agent shall give immediate notice to the Depository, if applicable, or the affected Bondholders that the redemption did not occur and that the Bonds called for redemption and not so paid remain outstanding.

(d) The Governing Body hereby authorizes and directs the County Mayor to appoint the Registration Agent for the Bonds and hereby authorizes the Registration Agent so appointed to maintain Bond registration records with respect to the Bonds, to authenticate and deliver the Bonds as provided herein, either at original issuance or upon transfer, to effect transfers of the Bonds, to give all notices of redemption as required herein, to make all payments of principal and interest with respect to the Bonds as provided herein, to cancel and destroy Bonds which have been paid at maturity or upon earlier redemption or submitted for exchange or transfer, to furnish the County at least annually a certificate of destruction with respect to Bonds cancelled and destroyed, and to furnish the County at least annually an audit confirmation of Bonds paid, Bonds outstanding and payments made with respect to interest on the Bonds. The County Mayor is hereby authorized to execute and the County Clerk is hereby authorized to attest such written agreement between the County and the Registration Agent as they shall deem necessary and proper with respect to the obligations, duties and rights of the Registration Agent. The payment of all reasonable fees and expenses of the Registration Agent for the discharge of its duties and obligations hereunder or under any such agreement is hereby authorized and directed.

(e) The Bonds shall be payable, both principal and interest, in lawful money of the United States of America at the main office of the Registration Agent. The Registration Agent shall make all interest payments with respect to the Bonds by check or draft on each interest payment date directly to the registered owners as shown on

the Bond registration records maintained by the Registration Agent as of the close of business on the fifteenth day of the month next preceding the interest payment date (the "Regular Record Date") by depositing said payment in the United States mail, postage prepaid, addressed to such owners at their addresses shown on said Bond registration records, without, except for final payment, the presentation or surrender of such registered Bonds, and all such payments shall discharge the obligations of the County in respect of such Bonds to the extent of the payments so made. Payment of principal of and premium, if any, on the Bonds shall be made upon presentation and surrender of such Bonds to the Registration Agent as the same shall become due and payable. All rates of interest specified herein shall be computed on the basis of a three hundred sixty (360) day year composed of twelve (12) months of thirty (30) days each. In the event the Bonds are no longer registered in the name of DTC, or a successor Depository, if requested by the Owner of at least \$1,000,000 in aggregate principal amount of the Bonds, payment of interest on such Bonds shall be paid by wire transfer to a bank within the continental United States or deposited to a designated account if such account is maintained with the Registration Agent and written notice of any such election and designated account is given to the Registration Agent prior to the record date.

(f) Any interest on any Bond that is payable but is not punctually paid or duly provided for on any interest payment date (hereinafter "Defaulted Interest") shall forthwith cease to be payable to the registered owner on the relevant Regular Record Date; and, in lieu thereof, such Defaulted Interest shall be paid by the County to the persons in whose names the Bonds are registered at the close of business on a date (the "Special Record Date") for the payment of such Defaulted Interest, which shall be fixed in the following manner: the County shall notify the Registration Agent in writing of the amount of Defaulted Interest proposed to be paid on each Bond and the date of the proposed payment, and at the same time the County shall deposit with the Registration Agent an amount of money equal to the aggregate amount proposed to be paid in respect of such Defaulted Interest or shall make arrangements satisfactory to the Registration Agent for such deposit prior to the date of the proposed payment, such money when deposited to be held in trust for the benefit of the persons entitled to such Defaulted Interest as in this Section provided. Thereupon, not less than ten (10) days after the receipt by the Registration Agent of the notice of the proposed payment, the Registration Agent shall fix a Special Record Date for the payment of such Defaulted Interest which date shall be not more than fifteen (15) nor less than ten (10) days prior to the date of the proposed payment to the registered Owners. The Registration Agent shall promptly notify the County of such Special Record Date and, in the name and at the expense of the County, not less than ten (10) days prior to such Special Record Date, shall cause notice of the proposed payment of such Defaulted Interest and the Special Record Date therefor to be mailed, first-class postage prepaid, to each registered owner at the address thereof as it appears in the Bond registration records maintained by the Registration Agent as of the date of such notice. Nothing contained in this Section or in the Bonds shall impair any statutory or other rights in law or in equity of any registered owner arising as a result of the failure of the County to punctually pay or duly provide for the payment of principal of, premium, if any, and interest on the Bonds when due.

(g) The Bonds are transferable only by presentation to the Registration Agent by the registered owner, or his legal representative duly authorized in writing, of the registered Bond(s) to be transferred with the form of assignment on the reverse side thereof completed in full and signed with the name of the registered owner as it appears upon the face of the Bond(s) accompanied by appropriate documentation necessary to prove the legal capacity of any legal representative of the registered owner. Upon receipt of the Bond(s) in such form and with such documentation, if any, the Registration Agent shall issue a new Bond or the Bond to the assignee(s) in \$5,000 denominations, or integral multiples thereof, as requested by the registered owner requesting transfer. The Registration Agent shall not be required to transfer or exchange any Bond during the period commencing on a Regular or Special Record Date and ending on the corresponding interest payment date of such Bond, nor to transfer or exchange any Bond after the publication of notice calling such Bond for redemption has been made, nor to transfer or exchange any Bond during the period following the receipt of instructions from the County to call such Bond for redemption; provided, the Registration Agent, at its option, may make transfers after any of said dates. No charge shall be made to any registered owner for the privilege of transferring any Bond, provided that any transfer tax relating to such transaction shall be paid by the registered owner requesting transfer. The person in whose name any Bond shall be registered shall be deemed and regarded as the absolute owner thereof for all purposes and neither the County nor the Registration Agent shall be affected by any notice to the contrary whether or not any payments due on the Bonds shall be overdue. The Bonds, upon surrender to the Registration Agent, may, at the option of the registered owner, be exchanged for an equal aggregate principal amount of the Bonds of the same maturity in any authorized denomination or denominations.

(h) The Bonds shall be executed in such manner as may be prescribed by applicable law, in the name, and on behalf, of the County with the signature of the County Mayor and the attestation of the County Clerk.

(i) Except as otherwise provided in this resolution, the Bonds shall be registered in the name of Cede & Co., as nominee of DTC, which will act as securities depository for the Bonds. References in this Section to a Bond or the Bonds shall be construed to mean the Bond or the Bonds that are held under the Book-Entry System. One Bond for each maturity shall be issued to DTC and immobilized in its custody or a custodian of DTC. The Bond Registrar is a custodian and agent for DTC, and the Bond will be immobilized in its custody. A Book-Entry System shall be employed, evidencing ownership of the Bonds in authorized denominations, with transfers of beneficial ownership effected on the records of DTC and the DTC Participants pursuant to rules and procedures established by DTC.

Each DTC Participant shall be credited in the records of DTC with the amount of such DTC Participant's interest in the Bonds. Beneficial ownership interests in the Bonds may be purchased by or through DTC Participants. The holders of these beneficial ownership interests are hereinafter referred to as the "Beneficial Owners." The Beneficial Owners shall not receive the Bonds representing their beneficial ownership interests. The ownership interests of each Beneficial Owner shall be recorded through the records of the DTC Participant from which such Beneficial Owner

purchased its Bonds. Transfers of ownership interests in the Bonds shall be accomplished by book entries made by DTC and, in turn, by DTC Participants acting on behalf of Beneficial Owners. SO LONG AS CEDE & CO., AS NOMINEE FOR DTC, IS THE REGISTERED OWNER OF THE BONDS, THE REGISTRATION AGENT SHALL TREAT CEDE & CO. AS THE ONLY HOLDER OF THE BONDS FOR ALL PURPOSES UNDER THIS RESOLUTION, INCLUDING RECEIPT OF ALL PRINCIPAL OF, PREMIUM, IF ANY, AND INTEREST ON THE BONDS, RECEIPT OF NOTICES, VOTING AND REQUESTING OR DIRECTING THE REGISTRATION AGENT TO TAKE OR NOT TO TAKE, OR CONSENTING TO, CERTAIN ACTIONS UNDER THIS RESOLUTION.

Payments of principal, interest, and redemption premium, if any, with respect to the Bonds, so long as DTC is the only owner of the Bonds, shall be paid by the Registration Agent directly to DTC or its nominee, Cede & Co., as provided in the Letter of Representation relating to the Bonds from the County and the Registration Agent to DTC (the "Letter of Representation"). DTC shall remit such payments to DTC Participants, and such payments thereafter shall be paid by DTC Participants to the Beneficial Owners. The County and the Registration Agent shall not be responsible or liable for payment by DTC or DTC Participants for sending transaction statements or for maintaining, supervising or reviewing records maintained by DTC or DTC Participants.

In the event that (1) DTC determines not to continue to act as securities depository for the Bonds, or (2) the County determines that the continuation of the Book-Entry System of evidence and transfer of ownership of the Bonds would adversely affect their interests or the interests of the Beneficial Owners of the Bonds, then the County shall discontinue the Book-Entry System with DTC or, upon request of such original purchaser, deliver the Bonds to the original purchaser in the form of fully-registered Bonds, as the case may be. If the County fails to identify another qualified securities depository to replace DTC, the County shall cause the Registration Agent to authenticate and deliver replacement Bonds in the form of fully-registered Bonds to each Beneficial Owner. If the purchaser(s) certifies that it intends to hold the Bonds for its own account, then the County may issue certificated Bonds without the utilization of DTC and the Book-Entry System.

THE COUNTY AND THE REGISTRATION AGENT SHALL NOT HAVE ANY RESPONSIBILITY OR OBLIGATIONS TO ANY PARTICIPANT OR ANY BENEFICIAL OWNER WITH RESPECT TO (i) THE BONDS; (ii) THE ACCURACY OF ANY RECORDS MAINTAINED BY DTC OR ANY DTC PARTICIPANT; (iii) THE PAYMENT BY DTC OR ANY DTC PARTICIPANT OF ANY AMOUNT DUE TO ANY BENEFICIAL OWNER IN RESPECT OF THE PRINCIPAL OF AND INTEREST ON THE BONDS; (iv) THE DELIVERY OR TIMELINESS OF DELIVERY BY DTC OR ANY DTC PARTICIPANT OF ANY NOTICE DUE TO ANY BENEFICIAL OWNER THAT IS REQUIRED OR PERMITTED UNDER THE TERMS OF THIS RESOLUTION TO BE GIVEN TO BENEFICIAL OWNERS; (v) THE SELECTION OF BENEFICIAL OWNERS TO RECEIVE PAYMENTS IN THE EVENT OF ANY PARTIAL REDEMPTION OF THE BONDS; OR (vi) ANY CONSENT GIVEN OR OTHER ACTION TAKEN BY DTC OR ITS NOMINEE, CEDE & CO., AS OWNER.

(j) The Registration Agent is hereby authorized to take such action as may be necessary from time to time to qualify and maintain the Bonds for deposit with DTC, including but not limited to, wire transfers of interest and principal payments with respect to the Bonds, utilization of electronic book entry data received from DTC in place of actual delivery of Bonds and provision of notices with respect to Bonds registered by DTC (or any of its designees identified to the Registration Agent) by overnight delivery, courier service, telegram, telecopy or other similar means of communication. No such arrangements with DTC may adversely affect the interest of any of the owners of the Bonds; provided, however, that the Registration Agent shall not be liable with respect to any such arrangements it may make pursuant to this Section.

(k) The Registration Agent is hereby authorized to authenticate and deliver the Bonds to the original purchaser, upon receipt by the County of the proceeds of the sale thereof and to authenticate and deliver Bonds in exchange for Bonds of the same principal amount delivered for transfer upon receipt of the Bond(s) to be transferred in proper form with proper documentation as hereinabove described. The Bonds shall not be valid for any purpose unless authenticated by the Registration Agent by the manual signature of an officer thereof on the certificate set forth herein on the Bond form.

(l) In case any Bond shall become mutilated, or be lost, stolen, or destroyed, the County, in its discretion, shall issue, and the Registration Agent, upon written direction from the County, shall authenticate and deliver, a new Bond of like tenor, amount, maturity and date, in exchange and substitution for, and upon the cancellation of, the mutilated Bond, or in lieu of and in substitution for such lost, stolen or destroyed Bond, or if any such Bond shall have matured or shall be able to mature, instead of issuing a substituted Bond the County may pay or authorize payment of such Bond without surrender thereof. In every case, the applicant shall furnish evidence satisfactory to the County and the Registration Agent of the destruction, theft or loss of such Bond, and indemnify satisfactory to the County and the Registration Agent; and the County may charge the applicant for the issue of such new Bond an amount sufficient to reimburse the County for the expense incurred by it in the issue thereof.

SECTION 5. Source of Payment. The Bonds shall be payable from unlimited ad valorem taxes to be levied on all taxable property within the County. For the prompt payment of the principal of, premium, if any, and interest on the Bonds, the full faith and credit of the County are hereby irrevocably pledged.

SECTION 6. Form of Bonds. The Bonds shall be in substantially the following form, the omissions to be appropriately completed when the Bonds are prepared and delivered:

(Form of Bond)

REGISTERED REGISTERED

Number _____ \$ _____

UNITED STATES OF AMERICA
STATE OF TENNESSEE
COUNTY OF WASHINGTON
GENERAL OBLIGATION REFUNDING BOND, SERIES 2026

Interest Rate: Maturity Date: Date of Bond: CUSIP No.:

Registered Owner:

Principal Amount:

FOR VALUE RECEIVED, Washington County, Tennessee (the "County"), hereby promises to pay to the registered owner hereof, hereinabove named, or registered assigns, in the manner hereinafter provided, the principal amount hereinabove set forth on the maturity date hereinabove set forth (or upon earlier redemption as set forth herein), and to pay interest (computed on the basis of a 360 day year of twelve 30 day months) on said principal amount at the annual rate of interest hereinabove set forth from the date hereof until said maturity date or redemption date, said interest being payable on [June 1, 2026], and semi-annually thereafter on the first day of [June and December] in each year until this Bond matures or is redeemed. The principal hereof and interest hereon are payable in lawful money of the United States of America by check or draft at the principal corporate trust office of _____, _____, _____, as registration and paying agent (the "Registration Agent"). The Registration Agent shall make all interest payments with respect to this Bond on each interest payment date directly to the registered owner hereof shown on the Bond registration records maintained by the Registration Agent as of the close of business on the fifteenth day of the month next preceding the interest payment date (the "Regular Record Date") by check or draft mailed to such owner at such owner's address shown on said Bond registration records, without, except for final payment, the presentation or surrender of this Bond, and all such payments shall discharge the obligations of the County to the extent of the payments so made. Any such interest not so punctually paid or duly provided for on any interest payment date shall forthwith cease to be payable to the registered owner on the relevant Regular Record Date; and, in lieu thereof, such defaulted interest shall be payable to the person in whose name this Bond is registered at the close of business on the date (the "Special Record Date") for payment of such defaulted interest to be fixed by the Registration Agent, notice of which shall be given to the owners of the Bonds of the issue of which this Bond is one not less than ten (10) days prior to such Special Record Date. Payment of principal of [and premium, if any, on] this Bond shall be made when due upon presentation and surrender of this Bond to the Registration Agent.

Except as otherwise provided herein or in the Resolution, as hereinafter defined, this Bond shall be registered in the name of Cede & Co., as nominee of The Depository Trust Company, New York, New York ("DTC"), which will act as securities depository for the Bonds of the series of which this Bond is one. One Bond for each

maturity of the Bonds shall be issued to DTC and immobilized in its custody, or a custodian of DTC. The Registration Agent is a custodian and agent for DTC, and the Bonds will be immobilized in its custody. A book-entry system shall be employed, evidencing ownership of the Bonds in \$5,000 denominations, or multiples thereof, with transfers of beneficial ownership effected on the records of DTC and the DTC Participants, as defined in the Resolution, pursuant to rules and procedures established by DTC. So long as Cede & Co., as nominee for DTC, is the registered owner of the Bonds, the County and the Registration Agent shall treat Cede & Co. as the only owner of the Bonds for all purposes under the Resolution, including receipt of all principal and maturity amounts of, premium, if any, and interest on the Bonds, receipt of notices, voting and requesting or taking or not taking, or consenting to, certain actions hereunder. Payments of principal, maturity amounts, interest, and redemption premium, if any, with respect to the Bonds, so long as DTC is the only owner of the Bonds, shall be paid directly to DTC or its nominee, Cede & Co. DTC shall remit such payments to DTC Participants, and such payments thereafter shall be paid by DTC Participants to the Beneficial Owners, as defined in the Resolution. Neither the County nor the Registration Agent shall be responsible or liable for payment by DTC or DTC Participants, for sending transaction statements or for maintaining, supervising or reviewing records maintained by DTC or DTC Participants. In the event that (1) DTC determines not to continue to act as securities depository for the Bonds or (2) the County determines that the continuation of the book-entry system of evidence and transfer of ownership of the Bonds would adversely affect its interests or the interests of the Beneficial Owners of the Bonds, the County may discontinue the book-entry system with DTC. If the County fails to identify another qualified securities depository to replace DTC, the County shall cause the Registration Agent to authenticate and deliver replacement Bonds in the form of fully-registered Bonds to each Beneficial Owner. Neither the County nor the Registration Agent shall have any responsibility or obligations to DTC Participant or any Beneficial Owner with respect to (i) the Bonds; (ii) the accuracy or any records maintained by DTC or any DTC Participant; (iii) the payment by DTC or any DTC Participant of any amount due to any Beneficial Owner in respect of the principal or maturity amounts of and interest on the Bonds; (iv) the delivery or timeliness of delivery by DTC or any DTC Participant of any notice due to any Beneficial Owner that is required or permitted under the terms of the Resolution to be given to Beneficial Owners; (v) the selection of Beneficial Owners to receive payments in the event of any partial redemption of the Bonds; or (vi) any consent given or other action taken by DTC, or its nominee, Cede & Co., as owner.

[Bonds of the issue of which this Bond is one shall not be subject to redemption prior to maturity at the option of the County.][Bonds of the issue of which this Bond is one shall be subject to redemption prior to maturity at the option of the County on June 1, 20__ and thereafter, as a whole or in part at any time at the redemption price of par plus accrued interest to the redemption date.]

[If less than all the Bonds shall be called for redemption, the maturities to be redeemed shall be designated by the Board of County Commissioners of the County, in its discretion. If less than all the principal amount of the Bonds of a maturity shall be called for redemption, the interests within the maturity to be redeemed shall be selected as follows:

(i) if the Bonds are being held under a Book-Entry System by DTC, or a successor Depository, the amount of the interest of each DTC Participant in the Bonds to be redeemed shall be determined by DTC, or such successor Depository, by lot or such other manner as DTC, or such successor Depository, shall determine; or

(ii) if the Bonds are not being held under a Book-Entry System by DTC, or a successor Depository, the Bonds within the maturity to be redeemed shall be selected by the Registration Agent by lot or such other random manner as the Registration Agent in its discretion shall determine.]

[Subject to the credit hereinafter provided, the County shall redeem Bonds maturing _____ on the redemption dates set forth below opposite the maturity dates, in aggregate principal amounts equal to the respective dollar amounts set forth below opposite the respective redemption dates at a price of par plus accrued interest thereon to the date of redemption. DTC, as securities depository for the series of Bonds of which this Bond is one, or such Person as shall then be serving as the securities depository for the Bonds, shall determine the interest of each Participant in the Bonds to be redeemed using its procedures generally in use at that time. If DTC or another securities depository is no longer serving as securities depository for the Bonds, the Bonds to be redeemed within a maturity shall be selected by the Registration Agent by lot or such other random manner as the Registration Agent in its discretion shall select. The dates of redemption and principal amount of Bonds to be redeemed on said dates are as follows:

<u>Final Maturity</u>	<u>Redemption Date</u>	<u>Principal Amount of Bonds Redeemed</u>
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*Final Maturity

At its option, to be exercised on or before the forty fifth (45th) day next preceding any such redemption date, the County may (i) deliver to the Registration Agent for cancellation Bonds to be redeemed, in any aggregate principal amount desired, and/or (ii) receive a credit in respect of its redemption obligation under this mandatory redemption provision for any Bonds of the maturity to be redeemed which prior to said date have been purchased or redeemed (otherwise than through the operation of this mandatory sinking fund redemption provision) and cancelled by the Registration Agent and not theretofore applied as a credit against any redemption obligation under this mandatory sinking fund provision. Each Bond so delivered or previously purchased or redeemed shall be credited by the Registration Agent at 100% of the principal amount thereof on the obligation of the County on such payment date and any excess shall be credited on future redemption obligations in chronological order, and the principal amount of Bonds to be redeemed by operation of this mandatory sinking fund provision shall be accordingly reduced. The County shall on or before the forty fifth (45th) day next preceding each payment date furnish the Registration Agent with its certificate indicating whether or not and to what extent the provisions of clauses (i) and (ii) of this subsection are to be availed of with respect to

such payment and confirm that funds for the balance of the next succeeding prescribed payment will be paid on or before the next succeeding payment date.]

[Notice of any call for redemption shall be given by the Registration Agent not less than twenty (20) nor more than sixty (60) days prior to the date fixed for redemption by sending an appropriate notice to the registered owners of the Bonds to be redeemed by first-class mail, postage prepaid, at the addresses shown on the Bond registration records of the Registration Agent as of the date of the notice; but neither failure to mail such notice nor any defect in any such notice so mailed shall affect the sufficiency of the proceedings for the redemption of any of the Bonds for which proper notice was given. The notice may state that it is conditioned upon the deposit of moneys in an amount equal to the amount necessary to effect the redemption with the Registration Agent no later than the redemption date (“Conditional Redemption”). As long as DTC, or a successor Depository, is the registered owner of the Bonds, all redemption notices shall be mailed by the Registration Agent to DTC, or such successor Depository, as the registered owner of the Bonds, as and when above provided, and neither the County nor the Registration Agent shall be responsible for mailing notices of redemption to DTC Participants or Beneficial Owners. Failure of DTC, or any successor Depository, to provide notice to any DTC Participant will not affect the validity of such redemption. From and after any redemption date, all Bonds called for redemption shall cease to bear interest if funds are available at the office of the Registration Agent for the payment thereof and it notice has been duly provided as set forth in the Resolution, as hereafter defined. In the case of a Conditional Redemption, the failure of the County to make funds available in part or in whole on or before the redemption date shall not constitute an event of default, and the Registration Agent shall give immediate notice to the [Depository or the] affected Bondholders that the redemption did not occur and that the Bond called for redemption and not so paid remain outstanding.]

This Bond is transferable by the registered owner hereof in person or by such owner’s attorney duly authorized in writing at the principal corporate trust office of the Registration Agent set forth on the front side hereof, but only in the manner, subject to limitations and upon payment of the charges provided in the Resolution, as hereafter defined, and upon surrender and cancellation of this Bond. Upon such transfer, a new Bond or Bonds of authorized denominations of the same maturity and interest rate for the same aggregate principal amount will be issued to the transferee in exchange therefor. The person in whose name this Bond is registered shall be deemed and regarded as the absolute owner thereof for all purposes and neither the County nor the Registration Agent shall be affected by any notice to the contrary whether or not any payments due on the Bond shall be overdue. Bonds, upon surrender to the Registration Agent, may, at the option of the registered owner thereof, be exchanged for an equal aggregate principal amount of the Bonds of the same maturity in authorized denomination or denominations, upon the terms set forth in the Resolution. The Registration Agent shall not be required to transfer or exchange any Bond during the period commencing on a Regular Record Date or Special Record Date and ending on the corresponding interest payment date of such Bond, nor to transfer or exchange any Bond after the notice calling such Bond for redemption has been made, nor during

a period following the receipt of instructions from the County to call such Bond for redemption.

This Bond is one of a total authorized issue aggregating \$_____ and issued by the County to (i) refund all or a portion of the County's outstanding General Obligation Refunding Bonds, Series 2016A, dated July 13, 2016, and (ii) pay the issuance costs of the Bonds, pursuant to Section 9-21-101, et seq., Tennessee Code Annotated, as amended, and pursuant to a resolution adopted by the Board of County Commissioners of the County on February 25, 2026 (the "Resolution").

The Bonds shall be payable from unlimited ad valorem taxes to be levied on all taxable property within the County. For the prompt payment of the principal of, premium, if any, and interest on the Bonds, the full faith and credit of the County are hereby irrevocably pledged.

This Bond and the income therefrom are exempt from all present state, county and municipal taxes in Tennessee except (a) Tennessee excise taxes on interest on the Bond during the period the Bond is held or beneficially owned by any organization or entity, other than a sole proprietorship or general partnership, doing business in the State of Tennessee and (b) Tennessee franchise taxes by reason of the inclusion of the book value of the Bond in Tennessee franchise tax base of any organization or entity, other than a sole proprietorship or general partnership, doing business in the State of Tennessee.

It is hereby certified, recited, and declared that all acts, conditions and things required to exist, happen and be performed precedent to and in the issuance of this Bond exist, have happened and have been performed in due time, form and manner as required by law, and that the amount of this Bond, together with all other indebtedness of the County, does not exceed any limitation prescribed by the constitution and statutes of the State of Tennessee.

IN WITNESS WHEREOF, the County has caused this Bond to be signed by its County Mayor and attested by its County Clerk under the corporate seal of the County, all as of the date hereinabove set forth.

WASHINGTON COUNTY, TENNESSEE

By: [FORM ONLY – DO NOT SIGN]
County Mayor

(SEAL)

ATTESTED:

[FORM ONLY – DO NOT SIGN]
County Clerk

Transferable and payable at the
principal corporate trust office of:

Date of Registration:

This Bond is one of the issue of Bonds issued pursuant to the Resolution hereinabove described.

Registration Agent

By:

Authorized Officer

(FORM OF ASSIGNMENT)

FOR VALUE RECEIVED, the undersigned sells, assigns and transfers unto _____, whose address is _____ (Please insert Federal Identification or Social Security Number of Assignee _____), the within Bond of City of Washington County, Tennessee, and does hereby irrevocably constitute and appoint _____, attorney, to transfer the said Bond on the records kept for registration thereof with full power of substitution in the premises.

Dated:

NOTICE: The signature to this assignment must correspond with the name of the registered owner as it appears on the face of the within Bond in every particular, without alteration or enlargement or any change whatsoever.

Signature guaranteed:

NOTICE: Signature(s) must be guaranteed by a member firm of a Medallion Program acceptable to the Registration Agent

SECTION 7. Levy of Tax. The County, through its Governing Body, shall annually levy and collect a tax upon all taxable property within the County, in addition to all other taxes authorized by law, sufficient to pay principal of, premium, if any, and interest on the Bonds when due, and for that purpose there is hereby levied a direct

annual tax in such amount as may be found necessary each year to pay principal and interest coming due on the Bonds in said year. Principal and interest falling due at any time when there are insufficient funds from this tax levy on hand shall be paid from the current funds of the County and reimbursement therefor shall be made out of the taxes hereby provided to be levied when the same shall have been collected. The tax herein provided may be reduced to the extent of any direct appropriations from other funds, taxes and revenues of the County to the payment of debt service on the Bonds.

SECTION 8. Sale of Bonds.

(a) The Bonds shall be offered for competitive public sale in one or more series, at a price of not less than 98% of par, plus accrued interest, as a whole or in part from time to time as shall be determined by the County Mayor, in consultation with the Municipal Advisor. The Bonds, or any series thereof, shall be sold by delivery of bids via physical delivery, mail, fax, or telephone or by electronic bidding means of an internet bidding service as shall be determined by the County Mayor, in consultation with the Municipal Advisor.

(b) If the Bonds are sold in more than one series, the County Mayor is authorized to cause to be sold in each series an aggregate principal amount of Bonds such that the total aggregate principal amount of all series issued does not exceed the total aggregate principal amount of Bonds permitted to be sold pursuant to Section 9-21-904, Tennessee Code Annotated, as amended.

(c) The County Mayor is further authorized with respect to each series of Bonds to:

(1) change the dated date of the Bonds, or any series thereof, to a date other than the date of issuance of the Bonds;

(2) change the designation of the Bonds, or any series thereof, to a designation other than "General Obligation Refunding Bonds" and to specify the series designation of the Bonds, or any series thereof;

(3) change the first interest payment date on the Bonds, or any series thereof, to a date other than June 1, 2026, provided that such date is not later than twelve months from the dated date of such series of Bonds;

(4) adjust the principal and interest payment dates and the maturity amounts of the Bonds, or any series thereof, provided that (A) the total principal amount of the Bonds does not exceed the amount permitted to be issued pursuant to Section 9-21-904, Tennessee Code Annotated, as amended, and (B) the final maturity date of any of the Bonds does not extend beyond the reasonably expected economic life of the projects refinanced thereby;

(5) add, adjust or remove the County's optional redemption provisions of the Bonds, provided that the premium amount to be paid on Bonds or any series thereof does not exceed two percent (2%) of the principal amount thereof;

(6) refund less than all of the Outstanding Indebtedness and determine which maturities of the Outstanding Indebtedness, or portions thereof, shall be refunded with proceeds of the Bonds;

(7) sell the Bonds, or any series thereof, or any maturities thereof as Term Bonds with mandatory redemption requirements corresponding to the maturities set forth herein or as otherwise determined by the County Mayor, as he shall deem most advantageous to the County; and

(8) cause all or a portion of the Bonds to be insured by a bond insurance policy issued by a nationally recognized bond insurance company if such insurance is requested and paid for by the winning bidder of the Bonds, or any series thereof.

The form of the Bond set forth in Section 6 hereof shall be conformed to reflect any changes made pursuant to this Section 8 hereof.

(d) The County Mayor is authorized to sell the Bonds, or any series thereof, simultaneously with any other bonds or notes authorized by resolution or resolutions of the Governing Body. The County Mayor is further authorized to sell the Bonds, or any series thereof, as a single issue of bonds with any other bonds with substantially similar terms authorized by resolution or resolutions of the Governing Body, in one or more series as the County Mayor shall deem to be advantageous to the County and in doing so, the County Mayor is authorized to change the designation of the Bonds to a designation other than "General Obligation Refunding Bonds"; provided, however, that the total aggregate principal amount of combined bonds to be sold does not exceed the total aggregate principal amount of Bonds authorized by this resolution or bonds authorized by any other resolution or resolutions adopted by the Governing Body.

(e) The County Mayor is authorized to award the Bonds, or any series thereof, in each case to the bidder whose bid results in the lowest true interest cost to the County, provided the rate or rates on the Bonds does not exceed the maximum rate prescribed by Section 4 hereof. The award of the Bonds by the County Mayor to the lowest bidder shall be binding on the County, and no further action of the Governing Body with respect thereto shall be required.

(f) The County Mayor and County Clerk are authorized to cause the Bonds, in book-entry form (except as otherwise permitted herein), to be authenticated and delivered by the Registration Agent to the successful bidder, and County officers, including but not limited to the County Mayor, County Clerk, County Trustee and Director of Accounts and Budget are further authorized to execute, publish, and deliver all certificates and documents, including an official statement and closing certificates, as they shall deem necessary in connection with the sale and delivery of the Bonds. The County Mayor is hereby authorized to (i) enter into a contract and/or an amendment to a contract with the Municipal Advisor for municipal advisory services in connection with the sale of the Bonds, which contract and/or amendment to such contract is attached hereto as Exhibit B-1 and (ii) accept the Bond Counsel

Engagement Letter from Bass, Berry & Sims PLC, as hereinabove provided and attached hereto as Exhibit B-2, regarding representation of the County as bond counsel in connection with the Bonds.

SECTION 9. Disposition of Bond Proceeds. The proceeds of the sale of the Bonds shall be disbursed as follows:

(a) An amount sufficient, together with such other County funds as may be identified by the County Mayor and, if applicable, investment earnings on the foregoing, to refund the Refunded Indebtedness shall be applied to the refunding thereof by depositing such funds with the Refunding Escrow Agent and/or paying such funds directly to the holders (or paying agents or trustees for the holders) of the Refunded Indebtedness.

(b) The remainder of the proceeds of the sale of the Bonds shall be used to pay the costs of issuance of the Bonds, including necessary legal, accounting and fiscal expenses, printing, engraving, advertising and similar expenses, bond insurance premium, if any, administrative and clerical costs, rating agency fees, Registration Agent fees and other miscellaneous expenses incurred in connection with the issuance and sale of the Bonds. Notwithstanding the foregoing, costs of issuance of the Bonds may be withheld from the good faith deposit or purchase price of the Bonds and paid to the Municipal Advisor to be used to pay costs of issuance of the Bonds. Any excess proceeds of the sale of the Bonds not needed to pay costs of issuance of the Bonds may be deposited to the Debt Service Fund and used to pay debt service on the Bonds on the first interest payment date thereof.

(c) In accordance with state law, the various department heads responsible for the fund or funds receiving and disbursing funds are hereby authorized to amend the budget of the proper fund or funds for the receipt of proceeds from the issuance of the obligations authorized by this resolution including bond and note proceeds, accrued interest, reoffering premium and other receipts from this transaction. The department heads responsible for the fund or funds are further authorized to amend the proper budgets to reflect the appropriations and expenditures of the receipts authorized by this resolution.

SECTION 10. Official Statement. The officers of the County, or any of them, are hereby authorized and directed to provide for the preparation and distribution of a Preliminary Official Statement describing the Bonds. After bids have been received and the Bonds have been awarded, the officers of the County, or any of them, shall make such completions, omissions, insertions and changes in the Preliminary Official Statement not inconsistent with this resolution as are necessary or desirable to complete it as a final Official Statement for purposes of Rule 15c2 12(e)(3) of the Securities and Exchange Commission. The officers of the County, or any of them, shall arrange for the delivery to the successful bidder on the Bonds of a reasonable number of copies of the Official Statement within seven (7) business days after the Bonds have been awarded for delivery, by the successful bidder on the Bonds, to each potential investor requesting a copy of the Official Statement and to each person to whom such bidder and members of his bidding group initially sell the Bonds.

The officers of the County, or any of them, are authorized, on behalf of the County, to deem the Preliminary Official Statement and the Official Statement in final form, each to be final as of its date within the meaning of Rule 15c2 12(b)(1), except for the omission in the Preliminary Official Statement of certain pricing and other information allowed to be omitted pursuant to such Rule 15c2 12(b)(1). The distribution of the Preliminary Official Statement and the Official Statement in final form shall be conclusive evidence that each has been deemed in final form as of its date by the County except for the omission in the Preliminary Official Statement of such pricing and other information.

Notwithstanding the foregoing, no Official Statement is required to be prepared if the Bonds, or any series thereof, are purchased by a purchaser that certifies that such purchaser intends to hold the Bonds, or any series thereof, for its own account and has no present intention to reoffer the Bonds, or any series thereof.

SECTION 11. Refunding Escrow Agreement. With respect to each emission of Bonds, for the purpose of providing for the payment of the principal of and premium, if any, and interest on the Refunded Indebtedness and if determined by the County Mayor in consultation with the Municipal Advisor to be in the best interest of the County, the County Mayor is hereby authorized to execute and the County Clerk to attest on behalf of the County the Refunding Escrow Agreement with the Refunding Escrow Agent and to deposit with the Refunding Escrow Agent amounts to be held in cash or amounts to be used by the Refunding Escrow Agent to purchase Government Securities as provided therein; provided, however, that the yield on such investments shall be determined in such manner that none of the Bonds will be an "arbitrage bond" within the meaning of Section 148(a) of the Code. The form of the Refunding Escrow Agreement presented to this meeting and attached hereto as Exhibit C is hereby in all respects approved, and the County Mayor and the County Clerk are hereby authorized and directed to execute and deliver same on behalf of the County in substantially the form thereof presented to this meeting, or with such changes as may be approved by the County Mayor and the County Clerk, their execution thereof to constitute conclusive evidence of their approval of all such changes. The Refunding Escrow Agent is hereby authorized and directed to hold and administer all funds deposited in trust for the payment when due of principal of and premium, if any, and interest on the Refunded Indebtedness and to exercise such duties as set forth in the Refunding Escrow Agreement.

SECTION 12. Redemption and Prepayment of Indebtedness. The County Mayor and the County Clerk, or either of them, are hereby authorized and directed to take all steps necessary to prepay or redeem the Refunded Indebtedness within 90 days of the issuance of the Bonds, including the giving of and publication of any prepayment or redemption notice as required by the resolution authorizing the issuance of such indebtedness.

SECTION 13. Discharge and Satisfaction of Bonds. If the County shall pay and discharge the indebtedness evidenced by any series of the Bonds in any one or more of the following ways, to wit:

(a) By paying or causing to be paid, by deposit of sufficient funds as and when required with the Registration Agent, the principal of and interest on such Bonds as and when the same become due and payable;

(b) By depositing or causing to be deposited with any trust company or financial institution whose deposits are insured by the Federal Deposit Insurance Corporation or similar federal agency and which has trust powers (an "Agent"; which Agent may be the Registration Agent) in trust or escrow, on or before the date of maturity or redemption, sufficient money or Defeasance Obligations, as hereafter defined, the principal of and interest on which, when due and payable, will provide sufficient moneys to pay or redeem such Bonds and to pay interest thereon when due until the maturity or redemption date (provided, if such Bonds are to be redeemed prior to maturity thereof, proper notice of such redemption shall have been given or adequate provision shall have been made for the giving of such notice);

(c) By delivering such Bonds to the Registration Agent for cancellation by it;

and if the County shall also pay or cause to be paid all other sums payable hereunder by the County with respect to such Bonds, or make adequate provision therefor, and by resolution of the Governing Body instruct any such Agent to pay amounts when and as required to the Registration Agent for the payment of principal of and interest on such Bonds when due, then and in that case the indebtedness evidenced by such Bonds shall be discharged and satisfied and all covenants, agreements and obligations of the County to the holders of such Bonds shall be fully discharged and satisfied and shall thereupon cease, terminate and become void.

If the County shall pay and discharge the indebtedness evidenced by any of the Bonds in the manner provided in either clause (a) or clause (b) above, then the registered owners thereof shall thereafter be entitled only to payment out of the money or Defeasance Obligations deposited as aforesaid.

Except as otherwise provided in this Section, neither Defeasance Obligations nor moneys deposited with the Registration Agent pursuant to this Section nor principal or interest payments on any such Defeasance Obligations shall be withdrawn or used for any purpose other than, and shall be held in trust for, the payment of the principal and interest on said Bonds; provided that any cash received from such principal or interest payments on such Defeasance Obligations deposited with the Registration Agent, (A) to the extent such cash will not be required at any time for such purpose, shall be paid over to the County as received by the Registration Agent and (B) to the extent such cash will be required for such purpose at a later date, shall, to the extent practicable, be reinvested in Defeasance Obligations maturing at times and in amounts sufficient to pay when due the principal and interest to become due on said Bonds on or prior to such redemption date or maturity date thereof, as the case may be, and interest earned from such reinvestments shall be paid over to the County, as received by the Registration Agent. For the purposes of this Section, Defeasance Obligations shall be direct obligations of, or obligations, the principal of and interest on which are guaranteed by, the United States of America, which bonds

or other obligations shall not be subject to redemption prior to their maturity other than at the option of the registered owner thereof.

SECTION 14. Federal Tax Matters Related to the Bonds.

(a) The Bonds are expected to be issued as federally tax-exempt bonds. To that end, the County hereby covenants that it will not use, or permit the use of, any proceeds of the Bonds in a manner that would cause the Bonds to be subjected to treatment under Section 148 of the Code, and applicable regulations thereunder, as an “arbitrage bond”. Further to that end, the County shall comply with applicable regulations adopted under said Section 148. The County further covenants with the registered owners from time to time of the Bonds that it will, throughout the term of the Bonds and through the date that the final rebate, if any, must be made to the United States in accordance with Section 148 of the Code, comply with the provisions of Sections 103 and 141 through 150 of the Code and all regulations proposed and promulgated thereunder that must be satisfied in order that interest on the Bonds shall be and continue to be excluded from gross income for federal income tax purposes under Section 103 of the Code.

(b) The appropriate officers of the County are authorized and directed, on behalf of the County, to execute and deliver all such certificates and documents and follow all such policies and procedures that may be required of the County or advisable in connection with compliance with the provisions of this Section related to the issuance of the Bonds.

SECTION 15. Continuing Disclosure. The County hereby covenants and agrees that it will provide annual financial information and event notices if and as required by Rule 15c2 12 of the Securities Exchange Commission for the Bonds. The County Mayor is authorized to execute at the closing of the sale of the Bonds an agreement for the benefit of and enforceable by the owners of the Bonds specifying the details of the financial information and event notices to be provided and its obligations relating thereto. Failure of the County to comply with the undertaking herein described and to be detailed in said closing agreement shall not be a default hereunder, but any such failure shall entitle the owner or owners of any of the Bonds to take such actions and to initiate such proceedings as shall be necessary and appropriate to cause the County to comply with their undertaking as set forth herein and in said agreement, including the remedies of mandamus and specific performance.

SECTION 16. Reasonably Expected Economic Life. The remaining “reasonably expected economic life” of all projects refinanced by the Bonds within the meaning of Sections 9 21 101, et seq., Tennessee Code Annotated, is greater than the term of the Bonds refinancing such projects.

SECTION 17. Resolution a Contract. The provisions of this resolution shall constitute a contract between the County and the registered owners of the Bonds, and after the issuance of the Bonds, no change, variation or alteration of any kind in

the provisions of this resolution shall be made in any manner until such time as the Bonds and interest due thereon shall have been paid in full.

SECTION 18. Separability. If any section, paragraph or provision of this resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this resolution.

SECTION 19. Repeal of Conflicting Resolutions and Effective Date. All other resolutions and orders, or parts thereof in conflict with the provisions of this resolution, are, to the extent of such conflict, hereby repealed and this resolution shall be in immediate effect from and after its adoption.

Introduced by Commissioner:
Seconded by Commissioner:
Commissioners Voting FOR:
Commissioners Voting AGAINST:
Commissioners Abstaining:
Commissioners Absent:

ADOPTED BY THE COUNTY LEGISLATIVE BODY, in session duly assembled, on this the 25th day of February, 2026.

CHERYL STOREY, County Clerk

GREG MATHERLY, Chair of the Board

REFERRED to County Mayor this the ____ day of _____ 2026.

CHERYL STOREY, County Clerk

APPROVED by County Mayor on this the ___ day of _____ 2026.

WILLIAM J. GRANDY, County Mayor

The County Mayor having declined to approve this Resolution, the same became effective on the __ day of _____ 2026, pursuant to Tennessee Code Annotated § 5-6-107(b)(5).

CHERYL STOREY, County Clerk

Approved as to form by the County Attorney this ____ day of _____ 2026.

ALLYSON L. WILKINSON, County Attorney

EXHIBIT A

Estimated Interest Expense*

<u>Period Ending</u>	<u>Principal</u>	<u>Coupon</u>	<u>Interest</u>	<u>Debt Service</u>
06/30/2026	430,000	5.000%	541,354.17	971,354.17
06/30/2027	5,395,000	5.000%	2,577,000.00	7,972,000.00
06/30/2028	5,670,000	5.000%	2,307,250.00	7,977,250.00
06/30/2029	5,950,000	5.000%	2,023,750.00	7,973,750.00
06/30/2030	6,250,000	5.000%	1,726,250.00	7,976,250.00
06/30/2031	6,560,000	5.000%	1,413,750.00	7,973,750.00
06/30/2032	6,890,000	5.000%	1,085,750.00	7,975,750.00
06/30/2033	7,235,000	5.000%	741,250.00	7,976,250.00
06/30/2034	7,590,000	5.000%	379,500.00	7,969,500.00
	51,970,000		12,795,854.17	64,765,854.17

*All costs of the Bonds, including interest costs and costs of issuance, are estimated, preliminary and subject to change based upon market conditions at the time of sale. The amount of the Underwriter's Discount will be determined through a competitive bid process and disclosed in the winning bid. Amortization schedules may be adjusted (shortened or lengthened) as permitted by the terms of the resolution.

EXHIBIT B-1

Municipal Advisory Agreement

(Attached)

PROJECT AMENDMENT 2026
BY AND BETWEEN
WASHINGTON COUNTY, TENNESSEE
AND
RAYMOND JAMES & ASSOCIATES INC.

Section 1. Consistent with the Municipal Advisor Agreement executed on April 28, 2016, (the “Master Agreement”) incorporated herein by reference, the Issuer’s formally adopted Debt Management Policy as supplemented or revised and in the interest of full disclosure and transparency, the following disclosures supplement those included in the Master Agreement and are made and hereby acknowledged as fully disclosed and waived where applicable.

Section 2. It is hereby acknowledged that a copy of the services, service providers and estimated costs related to the sale, issuance and delivery of the Debt Obligations contemplated by this “Project Amendment” has been provided to the Issuer at the earliest possible date once individual projects, timetables and similar determinations are made. Fees payable to the Municipal Advisor shall be determined based on Article III of the Master Agreement.

The services, service providers and estimated costs related to the sale and issuance of Debt Obligations to provide funds to finance the Issuer’s proposed (i) General Obligation Refunding Bonds, Series 2026 to provide funds for refinancing the County’s General Obligation Refunding Bonds, Series 2016A (collectively, the “Project”) are estimated as follows:

<u>Service</u>	<u>Provider</u>	<u>Estimated Cost</u>
Municipal Advisor:	Raymond James & Associates	\$69,500
Bond Counsel:	Bass Berry & Sims PLC	67,500
Rating Agency:	Moody’s	52,000
Registration/Paying Agent:	US Bank	850
CUSIPS:	CUSIP Global Service	1,000
POS/OS Distribution	I-deal Prospectus	<u>1,500</u>
Estimated Total:		<u>\$192,350</u>

Section 3. Underwriter’s compensation relating to the purchase of the of the Issuer’s Debt Obligations is determined through the formal pricing process on the sale date. This compensation is embedded in the Debt Obligation pricing and is not a separately stated cost of issuance.

Section 4.A State Form CT-0253 depicting the actual costs of issuance of all actual transaction costs will be prepared and executed at the closing and delivery of the Debt

Obligations, presented to the Board of County Commissioners of the Issuer at its next scheduled meeting following the delivery of the Debt Obligations and filed with the Tennessee Comptroller of the Treasury's Director of State and Local Finance in a timely fashion as required by prevailing State law.

Section 5. To the extent other related Raymond James personnel assist with and provide investment services to the Issuer, it is acknowledged that separate compensation will be paid for any such services and that up to one-half of any such fees paid to Raymond James may be shared internally with representatives of the Municipal Advisor acting as a solicitor and that any such fees charged will be the same regardless of whether a solicitor is used or not.

Section 6. Raymond James serves as Dissemination Agent for the Issuer. Accordingly, a separate annual fee for performance of such services paid.

Section 7. From time to time, Bass Berry & Sims PLC has represented Raymond James on matters unrelated to the Issuer and may continue to do so in the future.

Section 8. Please see the attached Exhibit A for important disclosures.

IN WITNESS WHEREOF, THE PARTIES HERETO HAVE DULY CAUSED THIS PROJECT AMENDMENT to be signed and sealed by their respective authorized officers this ___th day of February 2025.

WASHINGTON COUNTY, TENNESSEE

By: _____
Name: Joe Grandy
Title: County Mayor

RAYMOND JAMES & ASSOCIATES, INC.

By: _____
Name: Elizabeth Zuelke
Title: Director

Exhibit A
Disclosure Letter for Municipal Advisor Agreement

Joe Grandy, County Mayor
100 E. Main Street
P.O. Box 219
Jonesborough, TN 37659

This letter is provided under Municipal Securities Rulemaking Board (MSRB) Rule G-42 in connection with our engagement as financial advisor and municipal advisor under the Municipal Advisor Agreement to which this letter is attached (the "Agreement") between **Raymond James & Associates, Inc.** ("Raymond James") and **Washington County, Tennessee** (the "Client"). This letter will serve as written documentation required under MSRB Rule G-42 of certain specific terms, disclosures and other items of information relating to our municipal advisory relationship.

1. Scope of Services. (a) ***Services to be provided.*** The scope of services with respect to Raymond James's engagement with the Client is as provided in the Agreement (the "Scope of Services").

(b) ***Limitations on Scope of Services.*** The Scope of Services is subject to such limitations as may be provided in the Agreement.

(c) ***IRMA status.*** If the Client has designated Raymond James as its independent registered municipal advisor ("IRMA") for purposes of SEC Rule 15Ba1-1(d)(3)(vi) (the "IRMA exemption"), the Scope of Services is not deemed to be expanded to include all actual or potential issuances of municipal securities or municipal financial products merely because Raymond James, as IRMA, reviews a third-party recommendation relating to a particular actual or potential issuance of municipal securities or municipal financial product not otherwise considered within the Scope of Services. Raymond James is not responsible for verifying that it is independent (within the meaning of the IRMA exemption as interpreted by the SEC) from another party wishing to rely on the exemption from the definition of municipal advisor afforded under the IRMA exemption. Raymond James requests that the Client provide to it, for review, any written representation of the Client contemplated under SEC Rule 15Ba1-1(d)(3)(vi)(B) that references Raymond James, its personnel and its role as IRMA. In addition, Raymond James requests that the Client not represent, publicly or to any specific person, that Raymond James is Client's IRMA with respect to any aspect of municipal financial products or the issuance of municipal securities, or with respect to any specific municipal financial product or any specific issuance of municipal securities, not within the Scope of Services without first discussing such representation with Raymond James.

2. Raymond James's Regulatory Duties When Servicing the Client. MSRB Rule G-42 requires that Raymond James make a reasonable inquiry as to the facts that are relevant to the Client's determination whether to proceed with a course of action or that form the basis for any advice provided by Raymond James to the Client. The rule also

requires that Raymond James undertake a reasonable investigation to determine that it is not basing any recommendation on materially inaccurate or incomplete information. Raymond James is also required under the rule to use reasonable diligence to know the essential facts about the Client and the authority of each person acting on the Client's behalf.

Accordingly, Raymond James will seek the Client's assistance and cooperation, and the assistance and cooperation of Client's agents, with the carrying out by Raymond James of these regulatory duties, including providing to Raymond James accurate and complete information and reasonable access to relevant documents, other information and personnel needed to fulfill such duties. In addition, to the extent the Client seeks to have Raymond James provide advice with regard to any recommendation made by a third party, Raymond James requests that the Client provide to Raymond James written direction to do so as well as any information it has received from such third party relating to its recommendation.

3. Term. The term of Raymond James's engagement as municipal advisor and the terms on which the engagement may be terminated are as provided in the Agreement.

4. Compensation. The form and basis of compensation for Raymond James's services as municipal advisor are as provided in the Agreement.

5. Required Disclosures. MSRB Rule G-42 requires that Raymond James provide you with the following disclosures of material conflicts of interest and of information regarding certain legal events and disciplinary history.

(a) ***Disclosures of Conflicts of Interest.*** MSRB Rule G-42 requires that municipal advisors provide to their clients disclosures relating to any actual or potential material conflicts of interest, including certain categories of potential conflicts of interest identified in Rule G-42, if applicable. If no such material conflicts of interest are known to exist based on the exercise of reasonable diligence by the municipal advisor, municipal advisors are required to provide a written statement to that effect.

Accordingly, Raymond James makes the following disclosures with respect to material conflicts of interest in connection with the Scope of Services under this Agreement, together with explanations of how Raymond James addresses or intends to manage or mitigate each conflict. To that end, with respect to all of the conflicts disclosed below, Raymond James mitigates such conflicts through its adherence to its fiduciary duty to the Client, which includes a duty of loyalty to the Client in performing all municipal advisory activities for the Client. This duty of loyalty obligates Raymond James to deal honestly and with the utmost good faith with the Client and to act in the Client's best interests without regard to Raymond James's financial or other interests. In addition, because Raymond James is a broker-dealer with significant capital due to the nature of its overall business, the success and profitability of Raymond James is not dependent on maximizing short-term revenue generated from individualized recommendations to its clients but instead is dependent on long-term profitably built on a foundation of integrity

and quality of service. Furthermore, Raymond James's municipal advisory supervisory structure, leveraging our long-standing and comprehensive broker-dealer supervisory processes and practices, provides strong safeguards against individual representatives of Raymond James potentially departing from their regulatory duties due to personal interests. The disclosures below describe, as applicable, any additional mitigations that may be relevant with respect to any specific conflict disclosed below.

I. Raymond James discloses that Raymond James and its affiliates are involved in a wide range of activities, including interest rate swaps, securities trading, or other business or financial arrangements from which conflicting interests or duties may arise. These potential conflicts are mitigated by the general mitigations described above.

II. *Compensation-Based Conflicts.* The fees due under this Agreement will be based on the size of the issue and the payment of such fees will be contingent upon the delivery of the issue. While this form of compensation is customary in the municipal securities market, this may present a conflict because it could create an incentive for Raymond James to recommend unnecessary financings or financings that are disadvantageous to the Client, or to advise the Client to increase the size of the issue. This conflict of interest is mitigated by the general mitigations described above.

III. *Other Municipal Advisor or Underwriting Relationships.* Raymond James serves a wide variety of other clients that may from time to time have interests that could have a direct or indirect impact on the interests of the Client. For example, Raymond James serves as municipal advisor to other municipal advisory clients and, in such cases, owes a regulatory duty to such other clients just as it does to the Client under this Agreement. These other clients may, from time to time and depending on the specific circumstances, have competing interests, such as accessing the new issue market with the most advantageous timing and with limited competition at the time of the offering. In acting in the interests of its various clients, Raymond James could potentially face a conflict of interest arising from these competing client interests. In other cases, as a broker-dealer that engages in underwritings of new issuances of municipal securities by other municipal entities, the interests of Raymond James to achieve a successful and profitable underwriting for its municipal entity underwriting clients could potentially constitute a conflict of interest if, as in the example above, the municipal entities that Raymond James serves as underwriter or municipal advisor have competing interests in seeking to access the new issue market with the most advantageous timing and with limited competition at the time of the offering. None of these other engagements or relationships would impair Raymond James's ability to fulfill its regulatory duties to the Client.

IV. *Broker-Dealer and Investment Advisory Business.* Raymond James is a broker-dealer and investment advisory firm that engages in a broad range of securities-related activities to service its clients, in addition to serving as a municipal advisor or underwriter. Such securities-related activities, which may include but are not limited to the buying and selling of new issue and outstanding securities and investment advice in connection with such securities, including securities of the Client, may be undertaken on behalf of, or as

counterparty to, the Client, personnel of the Client, and current or potential investors in the securities of the Client. These other clients may, from time to time and depending on the specific circumstances, have interests in conflict with those of the Client, such as when their buying or selling of the Client's securities may have an adverse effect on the market for the Client's securities, and the interests of such other clients could create the incentive for Raymond James to make recommendations to the Client that could result in more advantageous pricing for the other clients. Furthermore, any potential conflict arising from Raymond James effecting or otherwise assisting such other clients in connection with such transactions is mitigated by means of such activities being engaged in on customary terms through units of Raymond James that operate independently from Raymond James's municipal advisory business, thereby reducing the likelihood that the interests of such other clients would have an impact on the services provided by Raymond James to the Client under this Agreement.

V. *Secondary Market Transactions in Client's Securities.* Raymond James, in connection with its sales and trading activities, may take a principal position in securities, including securities of the Client, and therefore Raymond James could have interests in conflict with those of the Client with respect to the value of the Client's securities while held in inventory and the levels of mark-up or mark-down that may be available in connection with purchases and sales thereof. In particular, Raymond James or its affiliates may submit orders for and acquire the Client's securities issued in an issue under the Agreement from members of the underwriting syndicate, either for its own account or for the accounts of its customers. This activity may result in a conflict of interest with the Client in that it could create the incentive for Raymond James to make recommendations to the Client that could result in more advantageous pricing of the Client's bond in the marketplace. Any such conflict is mitigated by means of such activities being engaged in on customary terms through units of Raymond James that operate independently from Raymond James's municipal advisory business, thereby reducing the likelihood that such investment activities would have an impact on the services provided by Raymond James to the Client under this Agreement.

(b) ***Disclosures of Information Regarding Legal Events and Disciplinary History.*** MSRB Rule G-42 requires that municipal advisors provide to their clients certain disclosures of legal or disciplinary events material to its client's evaluation of the municipal advisor or the integrity of the municipal advisor's management or advisory personnel.

Accordingly, Raymond James sets out below required disclosures and related information in connection with such disclosures.

I. *Material Legal or Disciplinary Event*

Raymond James discloses the following legal or disciplinary events that may be material to the Client's evaluation of Raymond James or the integrity of Raymond James's management or advisory personnel: We are aware of no such event.

- ADDITIONAL DISCLOSURES

The SEC permits certain items of information required on Form MA or MA-I to be provided by reference to such required information already filed by Raymond James in its capacity as a broker-dealer on Form BD or Form U4 or as an investment adviser on Form ADV, as applicable. If any of the above forms provides that a DRP has been filed on Form ADV, BD, or U4 for the applicable event, information provided by Raymond James on Form BD or Form U4 is publicly accessible through reports generated by BrokerCheck at <http://brokercheck.finra.org>, and Raymond James's most recent Form ADV is publicly accessible at the Investment Adviser Public Disclosure website at <http://www.adviserinfo.sec.gov>. For purposes of accessing such BrokerCheck reports or Form ADV, Raymond James's CRD number is 705.

II. *How to Access Form MA and Form MA-I Filings.* Raymond James's most recent Form MA and each most recent Form MA-I filed with the SEC are available on the SEC's EDGAR system at <http://www.sec.gov/cgi-bin/browse-edgar?action=getcompany&CIK=000724743>. The SEC permits certain items of information required on Form MA or MA-I to be provided by reference to such required information already filed by Raymond James in its capacity as a broker-dealer on Form BD or Form U4 or as an investment adviser on Form ADV, as applicable. Information provided by Raymond James on Form BD or Form U4 is publicly accessible through reports generated by BrokerCheck at <http://brokercheck.finra.org>, and Raymond James's most recent Form ADV is publicly accessible at the Investment Adviser Public Disclosure website at <http://www.adviserinfo.sec.gov>. For purposes of accessing such BrokerCheck reports or Form ADV, Raymond James's CRD number is 705.

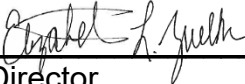
III. *Most Recent Change in Legal or Disciplinary Event Disclosure.* Raymond James has not made any material legal or disciplinary event disclosures on Form MA or any Form MA-I filed with the SEC that may be material to the Client's evaluation of Raymond James or the integrity of Raymond James's management or advisory personnel.

(c) ***Future Supplemental Disclosures.*** As required by MSRB Rule G-42, this Section 5 may be supplemented or amended, from time to time as needed, to reflect changed circumstances resulting in new conflicts of interest or changes in the conflicts of interest described above, or to provide updated information with regard to any legal or disciplinary events of Raymond James. Raymond James will provide the Client with any such supplement or amendment as it becomes available throughout the term of the Agreement.

(d) ***MSRB Rule G-10 Required Disclosures.*** Raymond James is registered with and subject to the rules and regulations of the U.S. Securities and Exchange Commission (SEC) and the Municipal Securities Rulemaking Board (MSRB). Both the SEC and the MSRB publish websites containing information and resources designed to educate investors. In addition to educational materials about the municipal securities market and municipal securities market data, the MSRB website includes an investor brochure

describing protections that may be provided by MSRB rules, including how to file a complaint with the appropriate regulatory authority. For more information, visit www.sec.gov and www.msrb.org.

Raymond James & Associates, Inc.

By: 

Title: Director
Date: February 25, 2026

EXHIBIT B-2

Engagement Letter

(Attached)

BOND COUNSEL ENGAGEMENT LETTER

BASS BERRY SIMS PLC

21 Platform Way South, Suite 3500
Nashville, TN 37203
(615) 742-6200

Washington County, Tennessee
Jonesborough, Tennessee
Attention: Joe Grandy, County Mayor

**Re: Issuance of Washington County, Tennessee, General
Obligation Refunding Bonds, Series 2026**

Dear County Mayor:

The purpose of this engagement letter is to set forth certain matters concerning the services we will perform as bond counsel to Washington County, Tennessee (the "Issuer"), in connection with the issuance of the above-referenced bonds (the "Bonds"). We understand that the Bonds are being issued for the purposes of providing funds necessary to refinance certain outstanding indebtedness of the Issuer and to pay the costs incident to the sale and issuance of the Bonds. It is anticipated that the Bonds will be sold at competitive sale.

SCOPE OF ENGAGEMENT

In this engagement, we expect to perform the following duties:

- (1) Subject to the completion of proceedings to our satisfaction, render our legal opinion (the "Bond Opinion") regarding the validity and binding effect of the Bonds, the source of payment and security for the Bonds, and the excludability of interest on the Bonds from gross income for federal income tax purposes.
- (2) Prepare and review documents necessary or appropriate for the authorization, issuance and delivery of the Bonds, coordinate the authorization and execution of such documents, and review enabling legislation.
- (3) Assist the Issuer in seeking from other governmental authorities such approvals, permissions and exemptions as we determine are necessary or appropriate in connection with the authorization, issuance, and delivery of

the Bonds, except that we will not be responsible for any required blue-sky filings.

- (4) Review legal issues relating to the structure of the Bonds; and
- (5) Prepare those sections of the official statement to be disseminated in connection with the sale of the Bonds involving the description of (i) federal law pertinent to the validity of the Bonds and the tax law treatment thereon, (ii) the terms of the Bonds and (iii) our Bond Opinion.

Our Bond Opinion will be addressed to the Issuer and the purchaser of the Bonds and will be delivered by us on the date the Bonds are exchanged for its purchase price (the "Closing").

The Bond Opinion will be based on facts and law existing as of its date. In rendering our Bond Opinion, we will rely upon the certified proceedings and other certifications of public officials and other persons furnished to us without undertaking to verify the same by independent investigation, and we will assume continuing compliance by the Issuer with applicable laws relating to the Bonds. During the course of this engagement, we will rely on you to provide us with complete and timely information on all developments pertaining to any aspect of the Bonds and their security. We understand that you will direct members of your staff and other employees of the Issuer to cooperate with us in this regard.

Our duties in this engagement are limited to those expressly set forth above. Among other things, our duties do not include:

- a.
 - 1) Assisting in the preparation or review of an official statement or any other disclosure document with respect to the Bonds other than as described in (5) above, or
 - 2) Performing an independent investigation to determine the accuracy, completeness or sufficiency of any such document, or
 - 3) Rendering advice that the official statement or other disclosure documents
 - i) Do not contain any untrue statement of a material fact or
 - ii) Do not omit to state a material fact necessary to make the statements contained therein, in light of the circumstances under which they were made, not misleading.
- b. Preparing requests for tax rulings from the Internal Revenue Service, or no action letters from the Securities and Exchange Commission.
- c. Preparing blue sky or investment surveys with respect to the Bonds.

- d. Drafting state constitutional or legislative amendments.
- e. Pursuing test cases or other litigation, (such as contested validation proceedings) except as set forth above.
- f. Making an investigation or expressing any view as to the creditworthiness of the Issuer or the Bonds.
- g. Except for defending our Bond Opinion, representing the Issuer in Internal Revenue Service examinations or inquiries, or Securities and Exchange Commission investigations.
- h. After Closing, providing continuing advice to the Issuer or any other party concerning any actions necessary to assure that interest paid on the Bonds will continue to be excludable from gross income for federal income tax purposes (*e.g.*, our engagement does not include rebate calculations for the Bonds).
- i. Opining on a continuing disclosure undertaking pertaining to the Bonds or, after Closing, providing advice concerning any actions necessary to assure compliance with any continuing disclosure undertaking.
- j. Addressing any other matter not specifically set forth above that is not required to render our Bond Opinion.

ATTORNEY-CLIENT RELATIONSHIP

Upon execution of this engagement letter, the Issuer will be our client and an attorney-client relationship will exist between us. We assume that all other parties will retain such counsel as they deem necessary and appropriate to represent their interests in this transaction. We further assume that all other parties understand that in this transaction we represent only the Issuer, we are not counsel to any other party, and we are not acting as an intermediary among the parties. Our services as bond counsel are limited to those contracted for in this letter; the Issuer's execution of this engagement letter will constitute an acknowledgment of those limitations. In our representation of the Issuer, we will not act as a "municipal advisor," as such term is defined in the Securities Exchange Act of 1934, as amended.

Our representation of the Issuer and the attorney-client relationship created by this engagement letter will be concluded upon issuance of the Bonds. Nevertheless, subsequent to Closing, we will mail the appropriate Internal Revenue Service Form 8038-G, and prepare and distribute to the participants in the transaction a transcript of the proceedings pertaining to the Bonds.

As you are aware, our firm represents many political subdivisions, companies and individuals. It is possible that during the time that we are representing the Issuer, one or

more of our present or future clients will have transactions with the Issuer. It is also possible that we may be asked to represent, in an unrelated matter, one or more of the entities involved in the issuance of the Bonds. We do not believe such representation, if it occurs, will adversely affect our ability to represent you as provided in this letter, either because such matters will be sufficiently different from the issuance of the Bonds as to make such representations not adverse to our representation of you, or because the potential for such adversity is remote or minor and outweighed by the consideration that it is unlikely that advice given to the other client will be relevant to any aspect of the issuance of the Bonds.

FEES

Based upon: (i) our current understanding of the terms, structure, size and schedule of the financing represented by the Bonds; (ii) the duties we will undertake pursuant to this engagement letter; (iii) the time we anticipate devoting to the financing; and (iv) the responsibilities we will assume in connection therewith, our fee will be \$67,500.

If, for any reason, the financing represented by the Bonds as described in the paragraph above is completed without the delivery of our Bond Opinion as bond counsel or our services are otherwise terminated, we will expect to be compensated at our normal rates for the time actually spent on your behalf plus client charges as described above unless we have failed to meet our responsibilities under this engagement, but in no event will the amount we are paid exceed the amounts provided above.

RECORDS

At your request, papers and property furnished by you will be returned promptly upon receipt of payment for outstanding fees and client charges. All goods, documents, records, and other work product and property produced during the performance of this contract are deemed to be Issuer's property. Our own files, including lawyer work product, pertaining to the transaction will be retained by us for a period of three (3) years and be subject to inspection by Issuer upon reasonable notice.

OTHER MATTERS

We have not retained any persons to solicit or secure this engagement from the Issuer upon an agreement or understanding for a contingent commission, percentage, or brokerage fee. We have not offered any employee of the Issuer a gratuity or an offer of employment in connection with this engagement and no employee has requested or agreed to accept a gratuity or offer of employment in connection with this engagement.

Any modification or amendment to this engagement letter must be in writing, executed by us and contain the signature of the Issuer. The validity, construction and effect of this engagement letter and any and all extensions and/or modifications thereof shall be governed by the laws of the State of Tennessee.

CONCLUSION

If the foregoing terms are unacceptable to you, please so indicate in writing. Otherwise, we look forward to working with you.

EXHIBIT C

Form of Refunding Escrow Agreement
(Attached)

49416688.1

WASHINGTON COUNTY, TENNESSEE

\$ _____ GENERAL OBLIGATION REFUNDING BONDS, SERIES 2026

REFUNDING ESCROW AGREEMENT

This Refunding Escrow Agreement is made and entered into as of _____, 2026, by and between Washington County, Tennessee (the "Issuer") and _____, _____, _____ (the "Agent").

WITNESSETH:

WHEREAS, the Issuer has determined to provide for payment of the debt service requirements of certain of its outstanding bonds, as described herein (the "Outstanding Bonds"), by depositing in escrow with the Agent funds sufficient, together with investment income therefrom and other available monies of the Issuer, to pay the principal of and interest on the Outstanding Bonds, as set forth on Exhibit A hereto; and

WHEREAS, in order to obtain the funds needed to refund the Outstanding Bonds, the Issuer has authorized and issued its General Obligation Refunding Bonds, Series 2026 (the "Refunding Bonds"); and

WHEREAS, a portion of the proceeds derived from the sale of the Refunding Bonds, together with other available monies of the Issuer, will be deposited in escrow with the Agent hereunder and applied to the purchase of certain securities described herein, the principal amount thereof together with interest thereon to mature at such times and in such amounts as shall be sufficient to pay when due all of the principal of and interest on the Outstanding Bonds as set forth on Exhibit A; and

WHEREAS, in order to create the escrow hereinabove described, provide for the deposit of said Refunding Bond proceeds and other funds of the Issuer and the application thereof, and to provide for the payment of the Outstanding Bonds, the parties hereto do hereby enter into this Agreement;

NOW, THEREFORE, the Issuer, in consideration of the foregoing and the mutual covenants herein set forth and in order to secure the payment of the Outstanding Bonds according to their tenor and effect, does by these presents hereby grant, warrant, demise, release, convey, assign, transfer, alien, pledge, set over and confirm, to the Agent, and to its successors hereunder, and to it and its assigns forever, in escrow, all and singular the property hereinafter described to wit:

DIVISION I

All right, title and interest of the Issuer in and to \$ _____[, consisting of _____ derived from the proceeds of the sale of the Refunding Bonds and \$ _____ in other available Issuer monies].

DIVISION II

All right, title and interest of the Issuer in and to the Government Securities purchased with the funds described in Division I hereof and more particularly described in Exhibit B, attached hereto, and to all income, earnings and increment derived from or accruing to the Government Securities.

DIVISION III

Any and all other property of every kind and nature from time to time hereafter, by delivery or by writing of any kind, conveyed, pledged, assigned or transferred in escrow hereunder by the Issuer or by anyone in its behalf to the Agent, which is hereby authorized to receive the same at any time to be held in escrow hereunder.

DIVISION IV

All property that is by the express provisions of this Agreement required to be subject to the pledge hereof and any additional property that may, from time to time hereafter, by delivery or by writing of any kind, be subject to the pledge hereof, by the Issuer or by anyone in its behalf, and the Agent is hereby authorized to receive the same at any time to be held in escrow hereunder.

TO HAVE AND TO HOLD, all and singular, the escrowed property, including all additional property which by the terms hereof has or may become subject to this Agreement, unto the Agent, and its successors and assigns, forever.

The escrowed property shall be held in escrow for the benefit and security of the owners from time to time of the Outstanding Bonds; but if the principal of and interest on the Outstanding Bonds shall be fully and promptly paid when due in accordance with the terms hereof, then this Agreement shall be and become void and of no further force and effect, otherwise the same shall remain in full force and effect, subject to the covenants and conditions hereinafter set forth.

ARTICLE I. DEFINITIONS AND CONSTRUCTION

SECTION 1.1 Definitions. In addition to words and terms elsewhere defined in this Agreement, the following words and terms as used in this Agreement shall have the following meanings, unless some other meaning is plainly intended:

“Agreement” means this Refunding Escrow Agreement;

“Code” means the Internal Revenue Code of 1986, as amended, and any lawful regulations promulgated thereunder;

“Escrow Fund” shall have the meaning ascribed to it in Section 2.1 hereof;

“Escrow Property”, “escrow property” or “escrowed property” means the property, rights and interest of the Issuer that are described in Divisions I through IV of this Agreement and hereinabove conveyed in escrow to the Agent;

“Government Securities” means obligations and securities described in Section 9-21-914, Tennessee Code Annotated;

“Outstanding Bonds” means the Issuer’s General Obligation Refunding Bonds, Series 2016A, dated July 13, 2016, maturing _____; and

“Written Request” means a request in writing signed by the County Mayor of the Issuer or by any other officer or official of the Issuer duly authorized by the Issuer to act in his place.

SECTION 1.2 Construction. Words of the masculine gender shall be deemed and construed to include correlative words of the feminine and neuter genders. Words importing the singular number shall include the plural number and vice versa unless the context shall otherwise indicate. The word “person” shall include corporations, associations, natural persons and public bodies unless the context shall otherwise indicate. Reference to a person other than a natural person shall include its successors.

ARTICLE II. ESTABLISHMENT AND ADMINISTRATION OF FUNDS

SECTION 2.1 Creation of Escrow; Deposit of Funds. The Issuer hereby creates and establishes with the Agent a special and irrevocable escrow composed of the Escrowed Property and hereby deposits with the Agent and the Agent hereby acknowledges receipt of \$_____ as described in Division I hereof. The monies so deposited, together with investment income therefrom, are herein referred to as the “Escrow Fund” and shall constitute a fund to be held by the Agent as a part of the Escrowed Property created, established, and governed by this Agreement.

SECTION 2.2 Investment of Funds. The monies described in Section 2.1 hereof shall be held or invested as follows:

(a) the amount of \$_____ shall be used to purchase the Government Securities described on Exhibit B attached hereto; and

(b) the amount of \$_____ shall be held as cash in a non-interest-bearing account.

Except as provided in Sections 2.4 and 2.6 hereof, the investment income from the Government Securities in the Escrow Fund shall be credited to the Escrow Fund and shall not be reinvested. The Agent shall have no power or duty to invest any monies held hereunder or to make substitutions of Government Securities held hereunder or to sell,

transfer, or otherwise dispose of the Government Securities acquired hereunder except as provided herein.

SECTION 2.3 Disposition of Escrow Funds. The Agent shall without further authorization or direction from the Issuer collect the principal of and interest on the Government Securities promptly as the same shall fall due. From the Escrow Fund, to the extent that monies therein are sufficient for such purpose, the Agent (i) to the extent it does not serve as paying agent for the Outstanding Bonds, shall make timely payments to the paying agent or its successor for such Outstanding Bonds of monies sufficient for the payment of the principal of and interest on such Outstanding Bonds as the same shall become due and payable and (ii) to the extent it serves as paying agent for the Outstanding Bonds, shall make timely payments to the holders of such Outstanding Bonds of monies sufficient for the payment of the principal of and interest on such Outstanding Bonds as the same shall become due and payable. Amounts and dates of principal and interest payments and the name of the paying agent(s) with respect to the Outstanding Bonds are set forth on Exhibit A. Payment on the dates and to the paying agent or holders of the Outstanding Bonds (as applicable) in accordance with Exhibit A shall constitute full performance by the Agent of its duties hereunder with respect to each respective payment. The Issuer represents and warrants that the Escrow Fund, if held, invested and disposed of by the Agent in accordance with the provisions of this Agreement, will be sufficient to make the foregoing payments. No paying agent fees, fees and expenses of the Agent, or any other costs and expenses associated with the Refunding Bonds or the Outstanding Bonds shall be paid from the Escrow Fund, and the Issuer agrees to pay all such fees, expenses, and costs from its legally available funds as such payments become due. When the Agent has made all required payments of principal of and interest on the Outstanding Bonds to the paying agent or holders of the Outstanding Bonds (as applicable) as hereinabove provided, the Agent shall transfer any monies or Government Securities then held hereunder to the Issuer and this Agreement shall terminate.

SECTION 2.4 Excess Funds. Except as provided in Section 2.6 hereof, amounts held by the Agent, representing interest on the Government Securities in excess of the amount necessary to make the corresponding payment of principal of and/or interest on the Outstanding Bonds, shall be held by the Agent without interest and shall be applied before any other Escrow Fund monies to the payment of the next ensuing principal and/or interest payment on the Outstanding Bonds. Upon retirement of all the Outstanding Bonds, the Agent shall pay any excess amounts remaining in the Escrow Fund to the Issuer.

SECTION 2.5 Reports. The Agent shall deliver to the Issuer's Finance Director and the County Trustee, on or before the first day of August of each year, a report current as of June 30 of such year, which shall summarize all transactions relating to the Escrow Fund effected during the immediately preceding fiscal year of the Issuer and which also shall set forth all assets in the Escrow Fund as of June 30 and set forth opening and closing balances thereof for that fiscal year.

SECTION 2.6 Investment of Moneys Remaining in Escrow Fund. The Agent may invest and reinvest any monies remaining from time to time in the Escrow Fund until such time as they are needed. Such monies shall be invested in Government Securities, maturing no later than the next interest payment date of the Outstanding Bonds, or for such periods or at such interest rates as the Agent shall be directed by Written Request, provided, however, that the Issuer shall furnish the Agent, as a condition precedent to such investment, with an opinion from nationally recognized bond counsel stating that such reinvestment of such monies will not, under the statutes, rules and regulations then in force and applicable to obligations issued on the date of issuance of the Refunding Bonds, cause the interest on the Refunding Bonds or the Outstanding Bonds not to be excluded from gross income for Federal income tax purposes and that such investment is not inconsistent with the statutes and regulations applicable to the Refunding Bonds and Outstanding Bonds. Any interest income resulting from reinvestment of monies pursuant to this Section 2.6 shall be applied first to the payment of principal of and interest on the Outstanding Bonds to the extent the Escrow Fund is or will be insufficient to retire the Outstanding Bonds as set forth on Exhibit A and any excess shall be paid to the Issuer to be applied to the payment of the Refunding Bonds or the expenses of issuance thereof.

SECTION 2.7 Irrevocable Escrow Created. The deposit of monies, Government Securities, matured principal amounts thereof, and investment proceeds therefrom in the Escrow Fund shall constitute an irrevocable deposit of said monies and Government Securities for the benefit of the holders of the Outstanding Bonds, except as provided herein with respect to amendments permitted under Section 4.1 hereof. All the funds and accounts created and established pursuant to this Agreement shall be and constitute escrow funds for the purposes provided in this Agreement and shall be kept separate and distinct from all other funds of the Issuer and the Agent and used only for the purposes and in the manner provided in this Agreement.

SECTION 2.8 Redemption of Outstanding Bonds. To the extent the Agent is not the paying agent for the Outstanding Bonds, the Agent is hereby authorized and directed to send the notices of redemption for the Outstanding Bonds, in the form of Exhibit C, to the paying agent for the Outstanding Bonds not less than 45 days prior to the date of redemption in accordance with the terms of such Outstanding Bonds. Where the Agent is the paying agent for the Outstanding Bonds, the Agent is hereby authorized and directed to send the notices of redemption for the Outstanding Bonds, in the form of Exhibit C, to the holders of such Outstanding Bonds not less than 30 days prior to the date of redemption in accordance with the terms of the Outstanding Bonds.

ARTICLE III. CONCERNING THE AGENT

SECTION 3.1 Appointment of Agent. The Issuer hereby appoints the Agent as escrow agent under this Agreement.

SECTION 3.2 Acceptance by Agent. By execution of this Agreement, the Agent accepts the duties and obligations as Agent hereunder. The Agent further

represents that it has all requisite power, and has taken all corporate actions necessary to execute the escrow hereby created.

SECTION 3.3 Liability of Agent. The Agent shall be under no obligation to inquire into or be in any way responsible for the performance or nonperformance by the Issuer or any paying agent of its obligations, or to protect any of the Issuer's rights under any bond proceedings or any of the Issuer's other contracts with or franchises or privileges from any state, county, Issuer or other governmental agency or with any person. The Agent shall not be liable for any act done or step taken or omitted to be taken by it, or for any mistake of fact or law, or anything which it may do or refrain from doing, except for its own gross negligence or willful misconduct in the performance or nonperformance of any obligation imposed upon it hereunder. The Agent shall not be responsible in any manner whatsoever for the recitals or statements contained herein or in the Outstanding Bonds or in the Refunding Bonds or in any proceedings taken in connection therewith, but they are made solely by the Issuer. The Agent shall have no lien whatsoever upon any of the monies or investments in the Escrow Fund for the payment of fees and expenses for services rendered by the Agent under this Agreement.

The Agent shall not be liable for the accuracy of the calculations as to the sufficiency of Escrow Fund monies and Government Securities and the earnings thereon to pay the Outstanding Bonds. So long as the Agent applies any monies, the Government Securities and the interest earnings therefrom to pay the Outstanding Bonds as provided herein, and complies fully with the terms of this Agreement, the Agent shall not be liable for any deficiencies in the amounts necessary to pay the Outstanding Bonds caused by such calculations. The Agent shall not be liable or responsible for any loss resulting from any investment made pursuant to this Agreement and in full compliance with the provisions hereof.

In the event of the Agent's failure to account for any of the Government Securities or monies received by it, said Government Securities or monies shall be and remain the property of the Issuer in escrow for the benefit of the holders of the Outstanding Bonds, as herein provided, and if for any improper reason such Government Securities or monies are applied to purposes not provided for herein or misappropriated by the Agent, the assets of the Agent shall be impressed with a trust for the amount thereof until the required application of such funds shall be made or such funds shall be restored to the Escrow Fund.

SECTION 3.4 Permitted Acts. The Agent and its affiliates may become the owner of or may deal in the Refunding Bonds or Outstanding Bonds as fully and with the same rights as if it were not the Agent.

SECTION 3.5 Exculpation of Funds of Agent. Except as set forth in Section 3.3, none of the provisions contained in this Agreement shall require the Agent to use or advance its own funds or otherwise incur personal financial liability in the performance of any of its duties or the exercise of any of its rights or powers hereunder. The Agent shall

be under no liability for interest on any funds or other property received by it hereunder, except as herein expressly provided.

SECTION 3.6 No Redemption or Acceleration of Maturity. The Agent will not pay any of the principal of or interest on or for the Outstanding Bonds, except as provided in Exhibit A attached hereto, and will not redeem or accelerate the maturity of any of the Outstanding Bonds except as provided in Section 2.8 hereof.

SECTION 3.7 Qualifications of Agent. There shall at all times be an Agent hereunder that shall be a corporation or banking association organized and doing business under the laws of the United States or any state, authorized under the laws of its incorporation to exercise the powers herein granted, having a combined capital, surplus, and undivided profits of at least \$75,000,000 and subject to supervision or examination by federal or state authority. If such corporation or association publishes reports of condition at least annually, pursuant to law or to the requirements of any supervising or examining authority above referred to, then for the purposes of this paragraph the combined capital, surplus, and undivided profits of such corporation or association shall be deemed to be its combined capital, surplus, and undivided profits as set forth in its most recent report of condition as published. In case at any time the Agent shall cease to be eligible in accordance with the provisions of this Section, the Agent shall resign immediately in the manner and with the effect specified herein.

SECTION 3.8 Resignation of Agent. The Agent may at any time resign by giving direct written notice to the Issuer and by giving the holders of the Outstanding Bonds notice by first-class mail of such resignation. Upon receiving such notice of resignation, the Issuer shall promptly appoint a successor escrow agent by resolution of its governing body. If no successor escrow agent shall have been appointed and have accepted appointment within thirty (30) days after the publication of such notice of resignation, the resigning Agent may petition any court of competent jurisdiction located in Washington County, for the appointment of a successor, or any holder of the Outstanding Bonds may, on behalf of himself and others similarly situated, petition any such court for the appointment of a successor. Such court may thereupon, after such notice, if any, as it may deem proper, appoint a successor meeting the qualifications set forth in Section 3.7. The Agent shall serve as escrow agent hereunder until its successor shall have been appointed and such successor shall have accepted the appointment.

SECTION 3.9 Removal of Agent. In case at any time the Agent shall cease to be eligible in accordance with the provisions of Section 3.7 hereof and shall fail to resign after written request therefor by the Issuer or by any holder of the Outstanding Bonds, or the Agent shall become incapable of acting or shall be adjudged a bankrupt or insolvent or a receiver of the Agent or any of its property shall be appointed, or any public officer shall take charge or control of the Agent or its property or affairs for the purpose of rehabilitation, conservation, or liquidation, then in any such case, the Issuer may remove the Agent and appoint a successor by resolution of its governing body or any such bondholder may, on behalf of himself and all others similarly situated, petition any court of competent jurisdiction situated in the Issuer for the removal of the Agent and the

appointment of a successor. Such court may thereupon, after such notice, if any, as it may deem proper, remove the Agent and appoint a successor who shall meet the qualifications set forth in Section 3.7. Unless incapable of serving, the Agent shall serve as escrow agent hereunder until its successor shall have been appointed and such successor shall have accepted the appointment.

The holders of a majority in aggregate principal amount of all the Outstanding Bonds at any time outstanding may at any time remove the Agent and appoint a successor by an instrument or concurrent instruments in writing signed by such bondholders and presented, together with the successor's acceptance of appointment, to the Issuer and the Agent.

Any resignation or removal of the Agent and appointment of a successor pursuant to any of the provisions of this Agreement shall become effective upon acceptance of appointment by the successor as provided in Section 3.10 hereof.

SECTION 3.10 Acceptance by Successor. Any successor escrow agent appointed as provided in this Agreement shall execute, acknowledge and deliver to the Issuer and to its predecessor an instrument accepting such appointment hereunder and agreeing to be bound by the terms hereof, and thereupon the resignation or removal of the predecessor shall become effective and such successor, without any further act, deed or conveyance, shall become vested with all the rights, powers, duties and obligations of its predecessor, with like effect as if originally named as Agent herein; but, nevertheless, on Written Request of the Issuer or the request of the successor, the predecessor shall execute and deliver an instrument transferring to such successor all rights, powers and escrow property of the predecessor. Upon request of any such successor, the Issuer shall execute any and all instruments in writing for more fully and certainly vesting in and confirming to such successor all such rights, powers and duties. No successor shall accept appointment as provided herein unless at the time of such acceptance such successor shall be eligible under the provisions of Section 3.7 hereof.

Any corporation into which the Agent may be merged or with which it may be consolidated, or any corporation resulting from any merger or consolidation to which the Agent shall be a party, or any corporation succeeding to the business of the Agent, shall be the successor of the Agent hereunder without the execution or filing of any paper or any further act on the part of any of the parties hereto, anything herein to the contrary notwithstanding, provided that such successor shall be eligible under the provisions of Section 3.7 hereof.

SECTION 3.11 Payment to Agent. The Issuer agrees to pay the Agent, as reasonable and proper compensation under this Agreement, a one-time fee of \$____. The Agent shall be entitled to reimbursement of all advances, counsel fees and expenses, and other costs made or incurred by the Agent in connection with its services and/or its capacity as Agent or resulting therefrom. In addition, the Issuer agrees to pay to the Agent all out-of-pocket expenses and costs of the Agent incurred by the Agent in the performance of its duties hereunder, including all publication, mailing and other expenses

associated with the redemption of the Outstanding Bonds; provided, however, that the Issuer, to the extent permitted by applicable law, agrees to indemnify the Agent and hold it harmless against any liability which it may incur while acting in good faith in its capacity as Agent under this Agreement, including, but not limited to, any court costs and attorneys' fees, and such indemnification shall be paid from available funds of the Issuer and shall not give rise to any claim against the Escrow Fund.

ARTICLE IV. MISCELLANEOUS

SECTION 4.1 Amendments to this Agreement. This Agreement is made for the benefit of the Issuer, the holders from time to time for the Outstanding Bonds, and it shall not be repealed, revoked, altered or amended without the written consent of all such holders, the Agent and the Issuer; provided, however, that the Issuer and the Agent may, without the consent of, or notice to, such holders, enter into such agreements supplemental to this Agreement as shall not adversely affect the rights of such holders and as shall not be inconsistent with the terms and provisions of this Agreement, for any one or more of the following purposes:

- (a) to cure any ambiguity or formal defect or omission in this Agreement;
- (b) to grant to, or confer upon, the Agent for the benefit of the holders of the Outstanding Bonds, any additional rights, remedies, powers or authority that may lawfully be granted to, or conferred upon, such holders or the Agent; and
- (c) to subject to this Agreement additional funds, securities or properties.

The Agent shall be entitled to rely exclusively upon an unqualified opinion of nationally recognized bond counsel with respect to compliance with this Section, including the extent, if any, to which any change, modification, addition or elimination affects the rights of the holders of the Outstanding Bonds, or that any instrument executed hereunder complies with the conditions and provisions of this Section.

Notwithstanding the foregoing or any other provision of this Agreement, upon Written Request and upon compliance with the conditions hereinafter stated, the Agent shall have the power to and shall, in simultaneous transactions, sell, transfer, otherwise dispose of or request the redemption of the Government Securities held hereunder and to substitute therefor direct obligations of, or obligations the principal of and interest on which are fully guaranteed by the United States of America, subject to the condition that such monies or securities held by the Agent shall be sufficient to pay principal of and interest on the Outstanding Bonds. The Issuer hereby covenants and agrees that it will not request the Agent to exercise any of the powers described in the preceding sentence in any manner which will cause the Refunding Bonds to be arbitrage bonds within the meaning of Section 148 of the Code in effect on the date of such request and applicable to obligations issued on the issue date of the Refunding Bonds. The Agent shall purchase such substituted securities with the proceeds derived from the maturity, sale, transfer,

disposition or redemption of the Government Securities held hereunder or from other monies available. The transactions may be effected only if there shall have been submitted to the Agent: (1) an independent verification by a nationally recognized independent certified public accounting firm concerning the adequacy of such substituted securities with respect to principal and the interest thereon and any other monies or securities held for such purpose to pay when due the principal of and interest on the Outstanding bonds in the manner required by the proceedings which authorized their issuance; and (2) an opinion from nationally recognized bond counsel to the effect that the disposition and substitution or purchase of such securities will not, under the statutes, rules and regulations then in force and applicable to obligations issued on the date of issuance of the Refunding Bonds, cause the interest on the Refunding Bonds not to be exempt from Federal income taxation. Any surplus monies resulting from the sale, transfer, other disposition or redemption of the Government Securities held hereunder and the substitutions therefor of direct obligations of, or obligations the principal of and interest on which is fully guaranteed by, the United States of America, shall be released from the Escrow Fund and shall be transferred to the Issuer.

SECTION 4.2 Severability. If any provision of this Agreement shall be held or deemed to be invalid or shall, in fact, be illegal, inoperative or unenforceable, the same shall not affect any other provision or provisions herein contained or render the same invalid, inoperative or unenforceable to any extent whatever.

SECTION 4.3 Governing Law. This Agreement shall be governed and construed in accordance with the law of the State of Tennessee.

SECTION 4.4 Notices. Any notice, request, communication or other paper shall be sufficiently given and shall be deemed given when delivered or mailed by Registered or Certified Mail, postage prepaid, as follows:

To the Issuer:

Washington County, Tennessee
Washington County Courthouse
100 E. Main Street
P.O. Box 219
Jonesborough, TN 37659
Attention: Director of Accounts and Budget

To the Agent:

The Issuer and the Agent may designate in writing any further or different addresses to which subsequent notices, requests, communications or other papers shall be sent.

SECTION 4.5 Agreement Binding. All the covenants, promises and agreements in this Agreement contained by or on behalf of the parties shall bind and inure to the benefit of their respective successors and assigns, whether so expressed or not.

SECTION 4.6 Termination. This Agreement shall terminate when all transfers and payments required to be made by the Agent under the provisions hereof shall have been made.

SECTION 4.7 Execution by Counterparts. This Agreement may be executed in several counterparts, all or any of which shall be regarded for all purposes as one original and shall constitute and be but one and the same instrument.

(signature page follows)

IN WITNESS WHEREOF, the Issuer and the Agent have caused this Agreement to be executed all as of the day and date first above written.

WASHINGTON COUNTY, TENNESSEE

By: _____
County Mayor

(SEAL)

County Clerk

Escrow Agent

By: _____
Title: _____

EXHIBIT A

Debt Service Schedule of General Obligation Refunding Bonds, Series 2016A, dated July 13, 2016, maturing _____, to the Redemption Date, With Name and Address of the Paying Agent and Date and Amount of Payment

<u>Redemption Date</u>	<u>Principal Payable</u>	<u>Interest Payable</u>	<u>Premium</u>	<u>Total Debt Service</u>
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Paying Agent:

EXHIBIT B

Government Securities

EXHIBIT C

NOTICE OF REDEMPTION
WASHINGTON COUNTY, TENNESSEE

NOTICE IS HEREBY GIVEN that Washington County, Tennessee (the "County"), has elected to and does exercise its option to call and redeem on _____, 2026, the County's outstanding bonds (the "Outstanding Bonds") as follows:

**GENERAL OBLIGATION REFUNDING BONDS, SERIES 2016A
DATED JULY 13, 2016**

<u>Maturity Date</u>	<u>Principal Amount</u>	<u>Interest Rate</u>	<u>CUSIP No.</u>
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The owners of the above-described Outstanding Bonds are hereby notified to present the same to the offices of _____, as follows, where redemption shall be made at the redemption price of par, plus interest accrued to the redemption date:

The redemption price will become due and payable on _____, upon each such Bond herein called for redemption and such Bond shall not bear interest beyond _____.

Important Notice: Withholding of 24% of gross redemption proceeds of any payment made within the United States may be required by the Tax Cuts and Jobs Act of 2017, unless the Paying Agent has the correct taxpayer identification number (social security or employer identification number) or exemption certificate of the payee. Please furnish a properly completed W-9 or exemption certificate or equivalent when presenting your securities.

Registration and Paying Agent

WASHINGTON COUNTY, TENNESSEE BOARD OF COUNTY COMMISSIONERS

RESOLUTION NO. 26-02-20

RESOLUTION AMENDING FISCAL YEAR BUDGET 2025-2026 RE: INCREASE OF THE COUNTY'S FEMA CONSULTANT (IEM) CONTRACT

WHEREAS, Resolution 24-10-26 approved and authorized the retention of an independent contractor as a recovery consultant to provide critical support to County Officials and Department Heads in managing storm-related recovery efforts.

WHEREAS, Emergency Management requests the following amendments to FY26 to increase IEM's Helene consulting contract from \$950,000 to \$1,500,000 through use of a portion of \$3,725,000 Governor's Response and Recovery Fund grant:

1. Increase \$550,000.00 to expense line item 101-54410-312-24 (Civil Defense- Contracts with Private Agencies- Helene); and
2. Decrease \$550,000.00 from expense line item 101-54430-599-024/028 (Disaster Relief- Other TEMA/GRFF Charges);

WHEREAS, the Budget Committee at its February 11, 2026 meeting recommended consideration and approval of this request to the Board of County Commissioners; now therefore

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF WASHINGTON COUNTY, TENNESSEE THAT:

SECTION 1. Fiscal Year 2025-2026 Budget is amended to:

1. Increase \$550,000.00 to expense line item 101-54410-312-24 (Civil Defense- Contracts with Private Agencies- Helene).
2. Decrease \$550,000.00 from expense line item 101-54430-599-024/028 (Disaster Relief- Other TEMA/GRFF Charges).

SECTION 2. This Resolution shall take effect from and after the date on which it is approved by the County Mayor or as indicated by certification of the County Clerk, as hereinafter set forth.

Introduced by Commissioner:
Seconded by Commissioner:
Commissioners Voting FOR:
Commissioners Voting AGAINST:
Commissioners Abstaining:
Commissioners Absent:

ADOPTED BY THE COUNTY LEGISLATIVE BODY, in session duly assembled, on this the 25th day of February, 2026.

CHERYL STOREY, County Clerk

GREG MATHERLY, Chair of the Board

REFERRED to County Mayor this the ____ day of _____ 2026.

CHERYL STOREY, County Clerk

APPROVED by County Mayor on this the ____ day of _____ 2026.

WILLIAM J. GRANDY, County Mayor

The County Mayor having declined to approve this Resolution, the same became effective on the __ day of _____ 2026, pursuant to Tennessee Code Annotated § 5-6-107(b)(5).

CHERYL STOREY, County Clerk

Approved as to form by the County Attorney this ____ day of _____ 2026.

ALLYSON L. WILKINSON, County Attorney

**WASHINGTON COUNTY, TENNESSEE
BOARD OF COUNTY COMMISSIONERS**

RESOLUTION NO. 26-02-21

***RESOLUTION APPROVING THE ELECTION OF NOTARIES
PUBLIC FOR APPOINTMENT AND/OR REAPPOINTMENT
FOR WASHINGTON COUNTY, TENNESSEE***

WHEREAS, pursuant to T.C.A. § 8-16-101(a), the Washington County Board of County Commissioners shall elect as many notaries public as they may deem necessary; and

WHEREAS, the Washington County Clerk’s Office has reviewed the applications for appointment and/or reappointment of the notaries public listed in the attached Exhibit A, incorporated herein, and has verified that each applicant has certified compliance with T.C.A. § 8-16-101 and is not disqualified thereunder; and

WHEREAS, the Board of County Commissioners wishes to elect for appointment and/or reappointment those individuals listed in Exhibit A; now therefore

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF WASHINGTON COUNTY, TENNESSEE THAT:

SECTION 1. The individuals listed in Exhibit A are hereby elected notaries public for Washington County, Tennessee.

SECTION 2. This Resolution shall take effect from and after the date on which it is approved by the County Mayor or as indicated by certification of the County Clerk, as hereinafter set forth.

Introduced by Commissioner:
Seconded by Commissioner:
Commissioners Voting FOR:
Commissioners Voting AGAINST:
Commissioners Abstaining:
Commissioners Absent:

ADOPTED BY THE COUNTY LEGISLATIVE BODY, in session duly assembled, on this the 25th day of February, 2026.

CHERYL STOREY, County Clerk

GREG MATHERLY, Chair of the Board

REFERRED to County Mayor this the ____ day of _____ 2026.

CHERYL STOREY, County Clerk

APPROVED by County Mayor on this the ____ day of _____ 2026.

WILLIAM J. GRANDY, County Mayor

The County Mayor having declined to approve this Resolution, the same became effective on the ____ day of _____ 2026, pursuant to Tennessee Code Annotated § 5-6-107(b)(5).

CHERYL STOREY, County Clerk

Approved as to form by the County Attorney this ____ day of _____, 2026.

ALLYSON L. WILKINSON, County Attorney

WASHINGTON COUNTY CLERK
CHERYL STOREY COUNTY CLERK
P.O. BOX 218
JONESBOROUGH TN 37659
Telephone 423-753-1621
Fax 423-753-4716

Notaries to be elected February 25,2026

LETA M CARRUTH	BAILEIGH MACKEY
CHRISTOPHER CHAMBERS	ISAAC L MARTIN JR
JAMI CLICK	SARAH MCKINNEY
BRETT A COLE	JOHN H MOORE
JARED DUFFIELD	DEBORAH NEILSON
HILLARY GRIFFIN	BENJAMIN NUNN
KALEY GUINN	TERESA A. RANKIN
RACHAEL H HAGER	KELLY RIBEIRO
JERRY HARKLEROAD	JODY RICHARDSON
ALLSTON HARRISON	JULIE SPARKS
ANGEL B HEFTY	ANDREA STEVENSON
RICK HERALD	BARBARA A STILWELL
ANGELA M HILBERT	STEPHENE STOOTS
MORGAN HOOD	JOHN S TAYLOR
GENICE HOOPER-SLOAN	BREANNA L TERRY
ARREN HOWARD	HOLLY WAGNER
KATHLEEN KELLUM	KATHY WILLIAMS
RITA LEMING	ERIK J ZETTERBERG
BRIAN STEPHEN LEWIS	

PERSONAL SURETY

WASHINGTON COUNTY, TENNESSEE BOARD OF COUNTY COMMISSIONERS

RESOLUTION NO. 26-02-22

RESOLUTION INSTRUCTING THE CLERK & MASTER NOT TO OFFER A BID ON BEHALF OF THE COUNTY FOR PROPERTIES THAT HAVE ENVIRONMENTAL RISKS OR FINANCIAL LIABILITIES ASSOCIATED WITH THE PROPERTIES AND/OR EXCEED THE VALUE OF THE PARCEL

WHEREAS, pursuant to T.C.A. § 67-5-2501, the Clerk and Master is required to bid the debt ascertained to be due for taxes, interest, penalties, and the costs and fees incident to the collection thereof for any delinquent tax property for which no other bid offers the same minimum bid or a larger bid; and

WHEREAS, at said tax sale, the Properties are struck off to Washington County pursuant to T.C.A. § 67-5-2501 for failure to receive a minimum bid or larger bid (the "Properties"); and

WHEREAS, pursuant to T.C.A. § 67-5-2507(c), the County Mayor may make an evaluation of the Properties to determine whether the value of the parcel or amount of money the county is likely to receive if the county sold the parcel exceeds the financial obligations or environmental risks associated with the parcel, and if the County Mayor determines that such financial obligations or environmental risks exceed the value of the parcel, the Board of County Commissioners may adopt a resolution by a two-thirds (2/3) vote concurring in the County Mayor's determination; and

WHEREAS, the County Mayor has accepted the recommendation of the delinquent tax attorney (Exhibit A) which states that there is one tax parcel which does not pose any environmental problems but does present other issues that could create exposure to financial liability; and

WHEREAS, the County would not want to purchase these properties at the upcoming tax sale, and will continue to work with the Trustee and Delinquent Tax Attorney up to the time of sale to evaluate any other properties that present financial obligations or environmental risks exceeding the value of the parcel; and

WHEREAS, pursuant to T.C.A. § 67-5-2501(a)(2), the Board of County Commissioners desires to adopt a resolution instructing the Clerk & Master not to offer a bid on behalf of the County for Properties that have environmental risks or financial liabilities associated with the Properties and exceed the value of the parcel during a tax sale; now therefore

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF WASHINGTON COUNTY, TENNESSEE THAT:

SECTION 1. The Board of County Commissioners hereby concurs in the County Mayor's determination that the financial obligations and/or environmental risks associated with certain Properties to be sold at a tax sale exceed the values of said Properties or amount of money Washington County is likely to receive if the Properties are sold.

SECTION 2. The Clerk & Master is instructed not to offer a bid on behalf of the County for property that has environmental risks or financial liabilities associated with the Properties and exceed the value of the parcel during a tax sale, including but not limited to those identified on Exhibit A, and/or identified by The Mayor working with The Trustee and Delinquent Tax Attorney up to the time of sale.

SECTION 3. This Resolution shall take effect from and after the date on which it is approved by the County Mayor or as indicated by certification of the County Clerk, as hereinafter set forth.

Introduced by Commissioner:
Seconded by Commissioner:
Commissioners Voting FOR:
Commissioners Voting AGAINST:
Commissioners Abstaining:
Commissioners Absent:

ADOPTED BY THE COUNTY LEGISLATIVE BODY, in session duly assembled, on this the 25th day of February, 2026.

CHERYL STOREY, County Clerk

GREG MATHERLY, Chair of the Board

REFERRED to County Mayor this the ____ day of _____ 2026.

CHERYL STOREY, County Clerk

APPROVED by County Mayor on this the ___ day of _____ 2026.

WILLIAM J. GRANDY, County Mayor

Originating Committee:
Additional Approving Committee:

The County Mayor having declined to approve this Resolution, the same became effective on the ___ day of _____ 2026, pursuant to Tennessee Code Annotated § 5-6-107(b)(5).

CHERYL STOREY, County Clerk

Approved as to form by the County Attorney this _____ day of _____ 2026.

ALLYSON L. WILKINSON, County Attorney

LAWRENCE F. COUNTS

Attorney-at-Law
801 Sunset Drive, Suite E-1
Johnson City, TN 37604

Telephone (423) 854-9698
Facsimile (423) 854-9397
E-mail: Office@lcountslaw.com

Mountain States Title Company
Delinquent Tax Attorney*

*Washington County, TN
*City of Johnson City, TN
*Town of Jonesborough, TN

February 12, 2026

Allyson Wilkinson
Attorney-at-Law
Washington County Attorney's Office
P.O. Box 555
Jonesborough, TN 37659

Re: Delinquent Tax Parcel which should not be struck off to the County

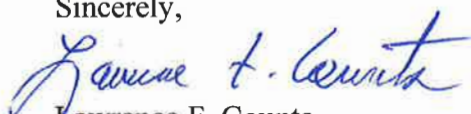
Dear Mrs. Wilkinson:

The following property does not pose an environmental problem, but none the less, the County will not wish to place this in its inventory of delinquent tax parcels. Pursuant to TCA 67-5-2506(a)(2), I would recommend that the following parcel not be struck off to the County and have listed a short explanation as to why. I have attached the tax map for the parcel to show a visual representation of the parcel. This parcel will remain in the sale and hopefully an individual will purchase it.

1. Anliot, Patricia M.-Map 0460/Group H/Parcel 018.00. This parcel has a demolition lien from the City of Johnson City in the amount of \$25,703.79. The land market value is \$20,400.00, therefore their lien would exceed the value of this parcel.

Once the Commission has approved not to accept this parcel, please email us and we will make sure the Clerk & Master does not strike it off to the County at the sale.

Sincerely,



Lawrence F. Counts
Attorney-at-Law

TN TN Property Viewer



Property Detail

County	WASHINGTON
Owner	ANLIOT PATRICIA M
Property Address	DELAWARE ST 310
Parcel ID	046O H 018.00
Deeded Acreage	0
Subdivision	CHEROKEE HEIGHTS ADD
Subdivision Lot	6

PROPERTY ASSESSMENT DATA

[CLICK HERE IF YOU HAVE A CONCERN ABOUT THIS PROPERTY](#)

Parcel Highlight

PRINT

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GIS Map

PDF

< Return to Results

Parcel Details

WASHINGTON COUNTY, TN | TAX YEAR 2026

County Information

County Number: 090

Reappraisal Year: 2024

Property Owner and Mailing Address

January 1 Owner

ANLIOT PATRICIA M
310 DELAWARE ST
JOHNSON CITY TN 37601

Property Location

Address: DELAWARE ST 310

Control Map:	Group:	Parcel:	Property Identifier:	Special Interest:
0460	H	018.00		000

Value Information

Land Market Value:	\$20,400
Improvement Value:	\$139,800
Total Market Appraisal:	\$160,200
Assessment Percentage:	25%
Assessment:	\$40,050

Subdivision Data

Subdivision: CHEROKEE HEIGHTS ADD

Plat Book: **Plat Page:** **Block:** 13 **Lot:** 6

Additional Information

General Information

Class: 00 - Residential

City #: 371

Special Service District 1: 000

District: 09

Number of buildings: 1

Utilities - Water/Sewer: 01 - PUBLIC / PUBLIC

Utilities - Gas/Gas Type: 01 - PUBLIC - NATURAL GAS

City: JOHNSON CITY

Special Service District 2: 000

Neighborhood: P01

Number of mobile homes: 0

Utilities - Electricity: 01 - PUBLIC

Zoning: R4

Building Information - Residential

Building #: 1

Improvement Type: 01 - SINGLE FAMILY

Exterior Wall: 11 - COMMON BRICK

Heat and AC: 3 - RADIANT HEAT

Quality: 1 - AVERAGE

Square Feet of Living Area: 1802

Foundation: 02 - CONTINUOUS FOOTING

Roof Framing: 02 - GABLE/HIP

Cabinet/Millwork: 03 - AVERAGE

Interior Finish: 09 - PLASTERED FURRED

Bath Tiles: 00 - NONE

Shape: 01 - RECTANGLE

Stories: 2.00

Actual Year Built: 1940

Plumbing Fixtures: 5

Condition: AV - AVERAGE

Floor System: 04 - WOOD W/ SUB FLOOR

Roof Cover/Deck: 03 - COMPOSITION SHINGLE

Floor Finish: 11 - CARPET COMBINATION

Paint/Decor: 03 - AVERAGE

Electrical: 03 - AVERAGE

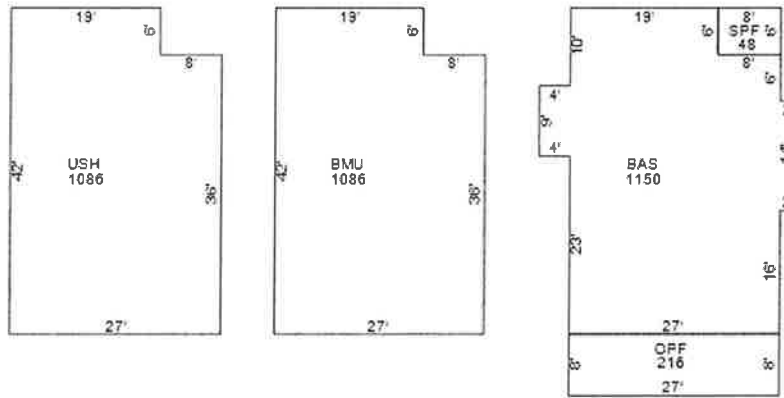
Structural Frame: 00 - NONE

Building Areas

Areas	Square Feet
BAS - BASE	1,150
OPF - OPEN PORCH FINISHED	216

Areas	Square Feet
SPF - SCREEN PORCH FINISHED	48
BMU - BASEMENT UNFINISHED	1,086
USH - UPPER STORY HIGH	1,086

Building Sketch: 



Disclaimer: In some instances, the areas depicted on the sketch may not perfectly match the areas listed under Building Areas due to timing differences. Work on a resolution is underway. In most cases, differences will be resolved during the next weekend update.

Outbuildings & Yard Items

Building/Card#	Type	Description	Area/Units
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Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instru ?
7/1/1986	\$25,000	630	350	I - IMPROVED	WD - WARF DEED
1/1/1978	\$18,500	0522	0555	I - IMPROVED	WD - WARF DEED



Land Information

Deed Acres: 0
Calculated Acres: 0
Total Land Units: 50

Land Code	Soil Class	Units
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Division of Property Assessments

Comptroller of the Treasury

State of Tennessee



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