

MINUTES
CHEATHAM COUNTY LEGISLATIVE BODY
REGULAR SESSION
March 16, 2026

BE IT THEREFORE REMEMBERED, That the Cheatham County Legislative Body met in the General Sessions Courtroom, Ashland City, Tennessee, on March 16, 2026 in Regular Session. Chairman Mr. Tim Williamson and County Clerk Ms. Abby Short presided. County Mayor Mr. Kerry McCarver and County Attorney Mr. Michael Bligh attended.

COUNTY COMMISSIONERS

DAVID ANDERSON	BILL POWERS
CALTON BLACKER	WALTER WEAKLEY
RANDY NOE	DIANA PIKE LOVELL
TIM WILLIAMSON	EUGENE O. EVANS, SR.
CHRIS GILMORE	JAMES HEDGEPATH
B.J. HUDSPETH	MIKE BREEDLOVE

PUBLIC FORUM: Chairman Mr. Tim Williamson opened Public Forum at 6:01 P.M.

Ms. Linda Ryder, 6th district, spoke in opposition of the Bells Reserve proposed development.

Mr. Clay Magness spoke in opposition of the Bells Reserve proposed development.

Mr. Jim DeLanis, 6th district, spoke in opposition of the Bells Reserve proposed development.

Ms. Deborah Doyle, 1st district, spoke in opposition of the Bells Reserve proposed development.

Public Forum closed at 6:14 P.M

THE MEETING WAS CALLED TO ORDER by Sheriff Mr. Tim Binkley at 6:14 P.M.

Invocation was offered by Mr. David Anderson.

County Clerk Ms. Abby Short called the roll. There being Eleven Commissioners present, Chairman, Mr. Tim Williamson declared a Quorum. See Resolution 1.

David Anderson	Present	Bill Powers	Present
Calton Blacker	Absent	Walter Weakley	Present
Randy Noe	Present	Diana Pike Lovell	Present
Tim Williamson	Present	Eugene O. Evans, Sr.	Present
Chris Gilmore	Present	James Hedgepath	Present
B.J. Hudspeth	Present	Mike Breedlove	Present

Motion was made by Mr. Eugene O. Evans, Sr., seconded by Mr. David Anderson to approve the March 16, 2026 Legislative Body Meeting Agenda.

Motion approved by voice vote 1 Absent. See Resolution 2.

Motion was made by Mr. Bill Powers, seconded by Mr. B.J. Hudspeth to approve the Minutes from the February 23, 2026 Regular Session Legislative Body Meeting.

Motion approved by voice vote 1 Absent. See Resolution 3.

UNFINISHED BUSINESS

Ms. Diana Lovell presented a Special Recognition to Ms. Sandy Sullivan.

NEW BUSINESS

Motion was made by Mr. Randy Noe, seconded by Ms. Diana Lovell to approve a resolution accepting Conservancy Property in the Double Tree at Eastland Farms Subdivision.

Motion approved by roll call vote 11 Yes 0 No 1 Absent. See Resolution 4.

David Anderson	Yes	Bill Powers	Yes
Calton Blacker	Absent	Walter Weakley	Yes
Randy Noe	Yes	Diana Pike Lovell	Yes
Tim Williamson	Yes	Eugene O. Evans, Sr.	Yes
Chris Gilmore	Yes	James Hedgepath	Yes
B.J. Hudspeth	Yes	Mike Breedlove	Yes

PUBLIC HEARING: Chairman Mr. Tim Williamson opened Public Hearing at 6:20 P.M.

The following was advertised to be heard:

- 1) *Anthony Paladino requesting a zone change from C-5 to C-1 for Map 23, Parcel 64.05. Property is located at 1028 Cotton Harris Rd., in the 2nd Voting District and is not in a Special Flood Hazard Area.*
- 2) *Tracy Baker requesting a zone change from Agriculture to R-2 for Map 39, Parcel 39. Property is located at 7224 Old Clarksville Pk., in the 2nd Voting District and is not in a Special Flood Hazard Area.*
- 3) *Amend the Zoning Resolution of Cheatham County, Appendix A, Table III, Bulk, Yard & Density Regulations by requiring the minimum lot size in the C-5, Neighborhood Commercial, Mixed-Use District to be one (1) acre with public water.*

Ms. Tracy Baker spoke explaining the zone change request for Item 2.

Public Hearing closed at 6:23 P.M.

BUILDING DEPARTMENT – MR. FRANKLIN WILKINSON: Motion was made by Mr. Tim Williamson, seconded by Mr. Randy Noe to defer the zone change request for Anthony Paladino from C-5 to C-1 for Map 23, Parcel 64.05 until the April Commission Meeting.

Motion approved by voice vote 1 Absent. See Resolution 5.

Motion was made by Mr. Chris Gilmore, seconded by Ms. Diana Lovell to approve the zone change request for Tracy Baker from Agriculture to R-2 for Map 39, Parcel 39. Property is located at 7224 Old Clarksville Pk., in the 2nd Voting District and is not in a Special Flood Hazard Area.

Motion approved by roll call vote 11 Yes 0 No 1 Absent. See Resolution 6.

David Anderson	Yes	Bill Powers	Yes
Calton Blacker	Absent	Walter Weakley	Yes
Randy Noe	Yes	Diana Pike Lovell	Yes
Tim Williamson	Yes	Eugene O. Evans, Sr.	Yes
Chris Gilmore	Yes	James Hedgepath	Yes
B.J. Hudspeth	Yes	Mike Breedlove	Yes

Motion was made by Mr. Walter Weakley, seconded by Mr. David Anderson to amend the Zoning Resolution of Cheatham County, Appendix A, Table III, Bulk, Yard & Density Regulations by requiring the minimum lot size in the C-5, Neighborhood Commercial, Mixed-Use District to be one (1) acre with public water.

Mr. Walter Weakley called for question.

Motion approved by roll call vote 11 Yes 0 No 1 Absent. See Resolution 7.

David Anderson	Yes	Bill Powers	Yes
Calton Blacker	Absent	Walter Weakley	Yes
Randy Noe	Yes	Diana Pike Lovell	Yes
Tim Williamson	Yes	Eugene O. Evans, Sr.	Yes
Chris Gilmore	Yes	James Hedgepath	Yes
B.J. Hudspeth	Yes	Mike Breedlove	Yes

DIRECTOR OF ACCOUNTS- MS. SANDRINE BATTS: Budget Committee recommended, motion was made by Mr. David Anderson, seconded by Mr. B.J. Hudspeth to approve the following budget amendments to the County General Fund:

Budget Amendments – County General

<i>Social, Cultural, and Recreation Projects</i>	<i>\$ 15,000.00</i>
<i>Senior Citizen Assistance</i>	<i>\$ 44,776.62</i>
<i>American Rescue Plan Act Expenditures/Public Utility Projects</i>	<i>\$ 1,468.00</i>
<i>Sheriff's Department</i>	<i>\$ 44,800.00</i>

Budget Vote (3/09/2026): 5 Yes 0 No 0 Absent
Funding Source: Various

Motion approved by roll call vote 11 Yes 0 No 1 Absent. See Resolution 8.

David Anderson	Yes	Bill Powers	Yes
Calton Blacker	Absent	Walter Weakley	Yes
Randy Noe	Yes	Diana Pike Lovell	Yes
Tim Williamson	Yes	Eugene O. Evans, Sr.	Yes
Chris Gilmore	Yes	James Hedgepath	Yes
B.J. Hudspeth	Yes	Mike Breedlove	Yes

Budget Committee recommended, motion was made by Ms. Diana Lovell, seconded by Mr. Bill Powers to authorize the following Budget Amendments for the County General and Other Capital Projects – Jail Fund:

<i>Budget Amendments – County General and Other Capital Projects – Jail</i>	
<i>Transfers Out of County General Fund</i>	
<i>Transfers Out</i>	<i>\$116,389.89</i>
<i>Transfer In to Other Capital Projects – Jail Fund</i>	
<i>Public Safety Projects</i>	<i>\$116,389.89</i>

Budget Vote (3/09/2026): 5 Yes 0 No 0 Absent
Funding Source: County General Fund (Unused Budgeted Funds)

Motion approved by roll call vote 11 Yes 0 No 1 Absent. See Resolution 9.

David Anderson	Yes	Bill Powers	Yes
Calton Blacker	Absent	Walter Weakley	Yes
Randy Noe	Yes	Diana Pike Lovell	Yes
Tim Williamson	Yes	Eugene O. Evans, Sr.	Yes
Chris Gilmore	Yes	James Hedgepath	Yes
B.J. Hudspeth	Yes	Mike Breedlove	Yes

Budget Committee recommended, motion was made by Ms. Diana Lovell, seconded by Mr. B.J. Hudspeth to approve the following Budget Amendments for the General Purpose School Fund:

<i>Budget Amendments – General Purpose School</i>	
<i>Regular Instruction Program</i>	<i>\$74,600.00</i>

Board of Education Vote (3/05/2026): 6 Yes 0 No 0 Absent
Budget Vote (3/09/2026): 5 Yes 0 No 0 Absent
Funding Source: Tennessee Tutoring Innovation Grant

Motion approved by roll call vote 11 Yes 0 No 1 Absent. See Resolution 10.

David Anderson	Yes	Bill Powers	Yes
Calton Blacker	Absent	Walter Weakley	Yes
Randy Noe	Yes	Diana Pike Lovell	Yes
Tim Williamson	Yes	Eugene O. Evans, Sr.	Yes
Chris Gilmore	Yes	James Hedgepath	Yes
B.J. Hudspeth	Yes	Mike Breedlove	Yes

COUNTY MAYOR- MR. KERRY MCCARVER: County Mayor, Mr. Kerry McCarver presented, motion was made by Mr. James Hedgepath, seconded by Mr. Walter Weakley to approve the following:

- A) Mayor's signature on Sycamore Square lease agreement with China Star
- B) Mayor's signature on Sycamore Square lease agreement with State Farm
- C) Mayor's signature on contract with TTL Professional Services agreement pertaining to EMS drainage
- D) Confirmation of the Mayor's reappointment of Hal Bryant to the Cheatham County Rail Authority. Term 1/31/2026 to 1/31/2030

Motion approved by roll call vote 11 Yes 0 No 1 Absent. See Resolution 11.

David Anderson	Yes	Bill Powers	Yes
Calton Blacker	Absent	Walter Weakley	Yes
Randy Noe	Yes	Diana Pike Lovell	Yes
Tim Williamson	Yes	Eugene O. Evans, Sr.	Yes
Chris Gilmore	Yes	James Hedgepath	Yes
B.J. Hudspeth	Yes	Mike Breedlove	Yes

Informational: Mayor approved reappointment of Kevin Adams to the River Road Utility District Board

Mr. Ed Greer gave an update on the new Jail explaining they are required to replace 7 exit doors to comply with the state Fire Marshall. Mr. Greer reported the County Attorney will pursue recovery of costs associated with the architects error. The new jail is anticipated to be occupied in June.

COUNTY ATTORNEY- MR. MICHAEL BLIGH: County Attorney, Mr. Michael Bligh presented, motion was made by Ms. Diana Lovell, seconded by Mr. Bill Powers to approve the compensation for Delinquent Tax Attorney Matha Brooke Perry in the amount of 10% of the base amount of the delinquent taxes.

Motion approved by roll call vote 11 Yes 0 No 1 Absent. See Resolution 12.

David Anderson	Yes	Bill Powers	Yes
Calton Blacker	Absent	Walter Weakley	Yes
Randy Noe	Yes	Diana Pike Lovell	Yes
Tim Williamson	Yes	Eugene O. Evans, Sr.	Yes
Chris Gilmore	Yes	James Hedgepath	Yes
B.J. Hudspeth	Yes	Mike Breedlove	Yes

OTHER COUNTY OFFICIALS

COUNTY TRUSTEE – MS. CINDY PERRY: Trustee’s reports were included in the packet.

SHERIFF – MR. TIM BINKLEY: Sheriff’s report was included in the packet.

SCHOOL BOARD – MS. STACY BROWN: Assistant Director, Ms. Robyn Miller stated that a pamphlet of current activities was distributed to the Commission.

COUNTY SERVICES

UT EXTENSION – MS. SIERRA KNAUSS: Extension Highlights were included in the packet. Ms. Sierra Knauss thanked everyone for attending the pancake breakfast and participating in 4-H Extension month.

VETERANS SERVICE – MS. ANGELA HUNT: Ms. Stacey Greer stated they are excited about their office expansion and invited questions.

CHAMBER OF COMMERCE – MS. KELLY ELLIS: Ms. Kelly Ellis gave an update stating there are now 524 members. Ms. Ellis stated they are working on a logo design and creating a budget.

STANDING COMMITTEES

BEER BOARD: Ms. Diana Lovell stated they approved a permit for Huff Station and had a hearing for sales to a minor.

CALENDAR, RULES AND NOMINATING: Calendar, Rules and Nominating recommended, motion was made by Mr. David Anderson, seconded by Ms. Diana Lovell to approve a resolution to create a Library System in Cheatham County.

Motion approved by voice vote 1 Absent. See Resolution 13.

CONSENT CALENDAR

Motion was made by Mr. Bill Powers, seconded by Ms. Diana Lovell to approve the following consent Agenda:

Notaries

*Jenny Barnes
Jennifer L. Davenport
Tracey D. Knack
Chelsea Sheppard
William Webb*

*Joyce A. Bennett
Tom Essary
Amy L. Overstreet
E. Simpson
Jessica H. Wix*

*Becky L. Bradshaw
Misti Harlinger
Lisa G. Parker
Melody M. Sleeper
Wendi C. York*

Motion approved by voice vote 1 Absent. See Resolution 14.

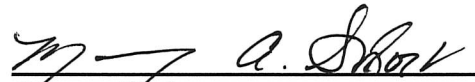
ANNOUNCEMENTS AND STATEMENTS


Mr. Walter Weakley invited everyone to the Vietnam Veterans Day Ceremony on Saturday March 28, 2026 at 11:00 AM at the Cheatham County Veterans Memorial Park.

Ms. Diana Lovell invited everyone to the Pegram Fish Fry on March 28, 2026.

Motion was made by Mr. Walter Weakley, seconded by Mr. Tim Williamson to adjourn at 7:01 P.M.

Motion approved by voice vote 1 Absent. See Resolution 15.


County Clerk


Legislative Body Chairman



RESOLUTION: 1
RESOLUTION TITLE: Quorum
DATE: March 16, 2026

MOTION BY:

SECONDED BY:

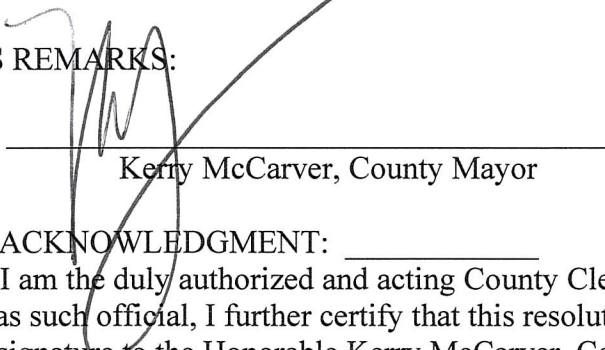
COMPLETED RESOLUTION:

BE IT THEREFORE RESOLVED, That the Cheatham County Legislative Body meeting in Regular Session this the 16th day of March 2026 in the General Sessions Courtroom at the Courthouse in Ashland City, Tennessee, WHEREAS, There being Eleven Commissioners present a quorum is declared.

RECORD: Approved by roll call vote 1 Absent

David Anderson	Present	Bill Powers	Present
Calton Blacker	Absent	Walter Weakley	Present
Randy Noe	Present	Diana Pike Lovell	Present
Tim Williamson	Present	Eugene O. Evans, Sr.	Present
Chris Gilmore	Present	James Hedgepath	Present
B.J. Hudspeth	Present	Mike Breedlove	Present

CHEATHAM COUNTY MAYOR'S REMARKS:

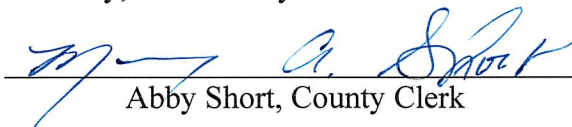

Kerry McCarver, County Mayor

CHEATHAM COUNTY CLERK'S ACKNOWLEDGMENT: _____

I, Abby Short, do hereby certify that I am the duly authorized and acting County Clerk of Cheatham County, Tennessee. And as such official, I further certify that this resolution was duly passed in open court and offered for signature to the Honorable Kerry McCarver, County Mayor; that this resolution was promptly and fully recorded and is open to public inspection.

Witness, My official signature and seal of said county, this 20th day of March 2026.




Abby Short, County Clerk

RESOLUTION: 2
RESOLUTION TITLE: To Approve Agenda
DATE: March 16, 2026
MOTION BY: Mr. Eugene O. Evans, Sr.
SECONDED BY: Mr. David Anderson

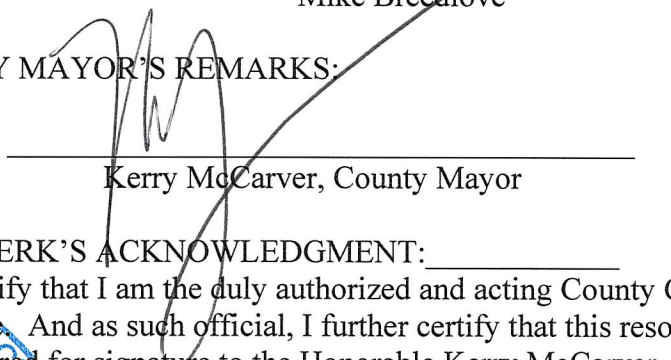
COMPLETED RESOLUTION:

BE IT THEREFORE RESOLVED, That the Cheatham County Legislative Body meeting in Regular Session this the 16th day of March 2026 in the General Sessions Courtroom at the Courthouse in Ashland City, Tennessee, WHEREAS, the agenda for the March 16, 2026 Legislative Body meeting is approved.

RECORD: Approved by voice vote 1 Absent

David Anderson		Bill Powers
Calton Blacker	Absent	Walter Weakley
Randy Noe		Diana Pike Lovell
Tim Williamson		Eugene O. Evans, Sr.
Chris Gilmore		James Hedgepath
B.J. Hudspeth		Mike Breedlove

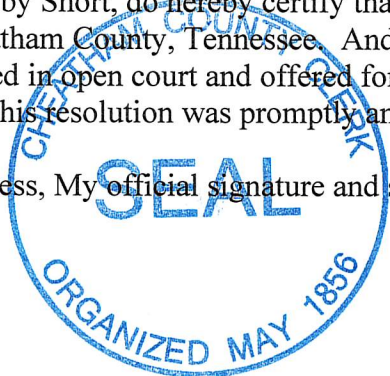
CHEATHAM COUNTY MAYOR'S REMARKS:

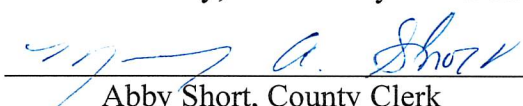

Kerry McCarver, County Mayor

CHEATHAM COUNTY CLERK'S ACKNOWLEDGMENT: _____

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Witness, My official signature and seal of said county, this 20th day of March 2026.




Abby Short, County Clerk

RESOLUTION: 3
RESOLUTION TITLE: To Approve Minutes
DATE: March 16, 2026
MOTION BY: Mr. Bill Powers
SECONDED BY: Mr. B.J. Hudspeth

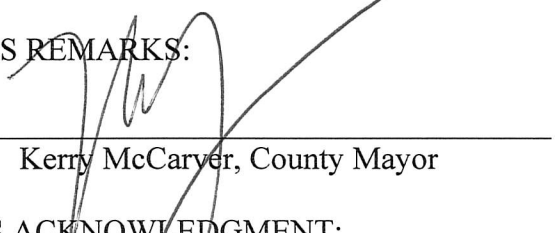
COMPLETED RESOLUTION:

BE IT THEREFORE RESOLVED, That the Cheatham County Legislative Body meeting in Regular Session this the 16th day of March 2026, in the General Sessions Courtroom at the Courthouse in Ashland City, Tennessee, WHEREAS, the Minutes from the February 23, 2026 Regular Session Legislative Body Meeting are approved.

RECORD: Approved by voice vote 1 Absent

David Anderson		Bill Powers
Calton Blacker	Absent	Walter Weakley
Randy Noe		Diana Pike Lovell
Tim Williamson		Eugene O. Evans, Sr.
Chris Gilmore		James Hedgepath
B.J. Hudspeth		Mike Breedlove

CHEATHAM COUNTY MAYOR'S REMARKS:



Kerry McCarver, County Mayor

CHEATHAM COUNTY CLERK'S ACKNOWLEDGMENT: _____

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Witness, My official signature and seal of said county, this 20th day of March 2026.



Abby Short, County Clerk



RESOLUTION: 4

RESOLUTION TITLE: Resolution Accepting Conservancy Property In The Double Tree At Eastland Farms Subdivision

DATE: March 16, 2026

MOTION BY: Mr. Randy Noe

SECONDED BY: Ms. Diana Lovell

COMPLETED RESOLUTION:

BE IT THEREFORE RESOLVED, That the Cheatham County Legislative Body meeting in Regular Session this the 16th day of March 2026 in the General Sessions Courtroom at the Courthouse in Ashland City, Tennessee, WHEREAS, the subdivision plat for Double Tree at Eastland Farms was recorded in 2010 with the Cheatham County Register of Deeds in Plat Book 13, Page 456; and

WHEREAS, such plat set aside a parcel of approximately 10.55 acres as a conservancy to be deeded to Cheatham County or another conservation entity in order to provide a natural woodland stand (the "Conservancy Parcel"); and

WHEREAS, the Conservancy Parcel was deeded to Cheatham County in 2011 by deed recorded with the Cheatham County Register of Deeds in Record Book 378, Pages 97-98; and

WHEREAS, it does not appear Cheatham County has formally accepted the transfer of the Conservancy Parcel to Cheatham County but wishes to do so now.

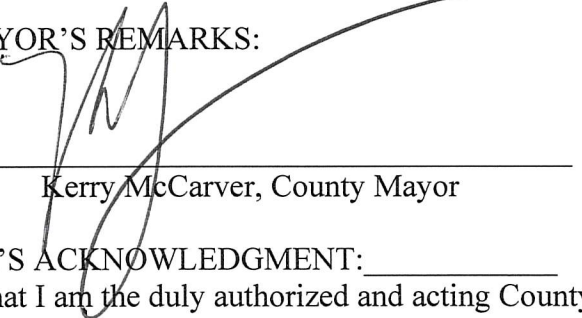
BE IT THEREFORE RESOLVED, That the Cheatham County Legislative Body meeting in Regular Session this the 16th day of March 2026 in the General Session Court Room of Cheatham County Tennessee as follows:

1. Cheatham County hereby accepts ownership of the Conservancy Parcel with such parcel being the real property described and conveyed by Warranty Deed of record at Book 378, Pages 97-98 in the Register's Office for Cheatham County, Tennessee.
2. This resolution shall be effective upon adoption, the public welfare requiring it.

RECORD: Approved by roll call vote 11 Yes 0 No 1 Absent

David Anderson	Yes	Bill Powers	Yes
Calton Blacker	Absent	Walter Weakley	Yes
Randy Noe	Yes	Diana Pike Lovell	Yes
Tim Williamson	Yes	Eugene O. Evans, Sr.	Yes
Chris Gilmore	Yes	James Hedgepath	Yes
B.J. Hudspeth	Yes	Mike Breedlove	Yes

CHEATHAM COUNTY MAYOR'S REMARKS:



Kerry McCarver, County Mayor

CHEATHAM COUNTY CLERK'S ACKNOWLEDGMENT: _____

I, Abby Short, do hereby certify that I am the duly authorized and acting County Clerk of Cheatham County, Tennessee. And as such official, I further certify that this resolution was duly passed in open court and offered for signature to the Honorable Kerry McCarver, County Mayor; that this resolution was promptly and fully recorded and is open to public inspection.

Witness, My official signature and seal of said county, this 20th day of March 2026.





Abby Short, County Clerk

RESOLUTION: 5

RESOLUTION TITLE: To Defer The Zone Change Request For Anthony Paladino from C-5 to C-1 for Map 23, Parcel 64.05

DATE: March 16, 2026

MOTION BY: Mr. Tim Williamson

SECONDED BY: Mr. Randy Noe

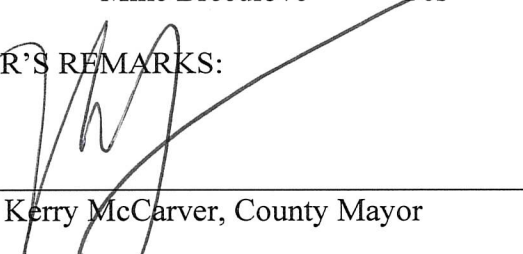
COMPLETED RESOLUTION:

BE IT THEREFORE RESOLVED, That the Cheatham County Legislative Body meeting in Regular Session this the 16th day of March 2026 in the General Sessions Courtroom at the Courthouse in Ashland City, Tennessee, WHEREAS, the zone change request for Anthony Paladino from C-5 to C-1 for Map 23, Parcel 64.05 is deferred until the April meeting.

RECORD: Approved by roll call vote 11 Yes 0 No 1 Absent

David Anderson	Yes	Bill Powers	Yes
Calton Blacker	Absent	Walter Weakley	Yes
Randy Noe	Yes	Diana Pike Lovell	Yes
Tim Williamson	Yes	Eugene O. Evans, Sr.	Yes
Chris Gilmore	Yes	James Hedgepath	Yes
B.J. Hudspeth	Yes	Mike Breedlove	Yes

CHEATHAM COUNTY MAYOR'S REMARKS:

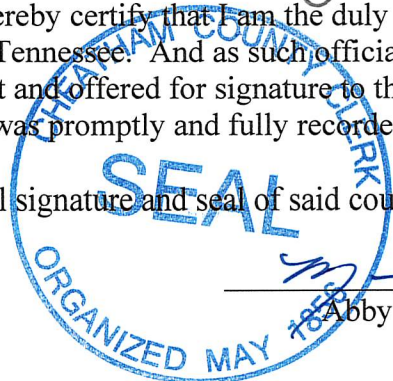


 Kerry McCarver, County Mayor

CHEATHAM COUNTY CLERK'S ACKNOWLEDGMENT: _____

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Witness, My official signature and seal of said county, this 20th day of March 2026.





 Abby Short, County Clerk

RESOLUTION: 6

RESOLUTION TITLE: To Approve The Zone Change Request For Tracy Baker From Agriculture To R-2 For Map 39, Parcel 39

DATE: March 16, 2026

MOTION BY: Mr. Chris Gilmore

SECONDED BY: Ms. Diana Lovell

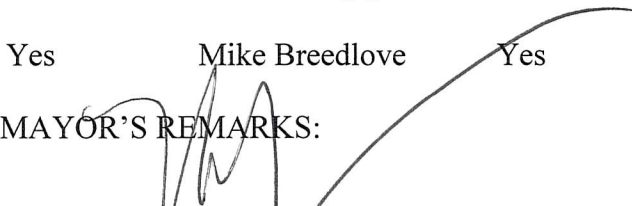
COMPLETED RESOLUTION:

BE IT THEREFORE RESOLVED, That the Cheatham County Legislative Body meeting in Regular Session this the 16th day of March 2026 in the General Sessions Courtroom at the Courthouse in Ashland City, Tennessee, WHEREAS, to approve the zone change request for Tracy Baker from Agriculture to R-2 for Map 39, Parcel 39. Property is located at 7224 Old Clarksville Pk., in the 2nd Voting District and is not in a Special Flood Hazard Area.

RECORD: Approved by roll call vote 11 Yes 0 No 1 Absent

David Anderson	Yes	Bill Powers	Yes
Calton Blacker	Absent	Walter Weakley	Yes
Randy Noe	Yes	Diana Pike Lovell	Yes
Tim Williamson	Yes	Eugene O. Evans, Sr.	Yes
Chris Gilmore	Yes	James Hedgepath	Yes
B.J. Hudspeth	Yes	Mike Breedlove	Yes

CHEATHAM COUNTY MAYOR'S REMARKS:

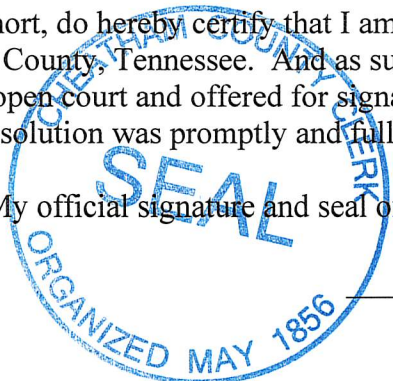



 Kerry McCarver, County Mayor

CHEATHAM COUNTY CLERK'S ACKNOWLEDGMENT:

I, Abby Short, do hereby certify that I am the duly authorized and acting County Clerk of Cheatham County, Tennessee. And as such official, I further certify that this resolution was duly passed in open court and offered for signature to the Honorable Kerry McCarver, County Mayor; that this resolution was promptly and fully recorded and is open to public inspection.

Witness, My official signature and seal of said county, this 20th day of March 2026.





 Abby Short, County Clerk

RESOLUTION: 7

RESOLUTION TITLE: To Amend The Zoning Resolution Of Cheatham County, Appendix A, Table III, Bulk, Yard & Density Regulations

DATE: March 16, 2026

MOTION BY: Mr. Walter Weakley

SECONDED BY: Mr. David Anderson


COMPLETED RESOLUTION:

BE IT THEREFORE RESOLVED, That the Cheatham County Legislative Body meeting in Regular Session this the 16th day of March 2026 in the General Sessions Courtroom at the Courthouse in Ashland City, Tennessee, WHEREAS, to amend the Zoning Resolution of Cheatham County, Appendix A, Table III, Bulk, Yard & Density Regulations by requiring the minimum lot size in the C-5, Neighborhood Commercial, Mixed-Use District to be one (1) acre with public water.

RECORD: Approved by roll call vote 11 Yes 0 No 1 Absent

David Anderson	Yes	Bill Powers	Yes
Calton Blacker	Absent	Walter Weakley	Yes
Randy Noe	Yes	Diana Pike Lovell	Yes
Tim Williamson	Yes	Eugene O. Evans, Sr.	Yes
Chris Gilmore	Yes	James Hedgepath	Yes
B.J. Hudspeth	Yes	Mike Breedlove	Yes

CHEATHAM COUNTY MAYOR'S REMARKS:



Kerry McCarver, County Mayor

CHEATHAM COUNTY CLERK'S ACKNOWLEDGMENT: _____

I, Abby Short, do hereby certify that I am the duly authorized and acting County Clerk of Cheatham County, Tennessee. And as such official, I further certify that this resolution was duly passed in open court and offered for signature to the Honorable Kerry McCarver, County Mayor; that this resolution was promptly and fully recorded and is open to public inspection.

Witness, My official signature and seal of said county, this 20th day of March 2026.


Abby Short, County Clerk



RESOLUTION: 8

RESOLUTION TITLE: To Authorize The Following Budget Amendments For The County General Fund

DATE: March 16, 2026

MOTION BY: Mr. David Anderson

SECONDED BY: Mr. B.J. Hudspeth

COMPLETED RESOLUTION:

BE IT THEREFORE RESOLVED, That the Cheatham County Legislative Body meeting in Regular Session this the 16th day of March 2026 in the General Sessions Courtroom at the Courthouse in Ashland City, Tennessee, WHEREAS, to authorize the following budget amendments for the County General Fund:

NOTE: The following amendments are to move funds from a reserve for purchases in the new 2025-2026 fiscal year

Social, Cultural, and Recreation Projects

101 – 34735 – 01	Assigned for Social, Cultural, and Recreational Services	\$15,000.00
101 – 91150 – 724	Site Development	\$15,000.00

Transfer reserved donation made by the Town of Pegram to pay architect fees associated with the new South Cheatham Library in Kingston Springs

NOTE: Other amendments

Senior Citizens Assistance

101 – 39000	Unassigned	\$44,776.62
101 – 56300 – 339	Matching Share	\$44,776.62

Transfer funds from County General Fund Balance to cover a shortage in the Senior Citizens Assistance line due to the county's match increase from 100% to 150% that was proposed and approved by Commission on July 21, 2025

American Rescue Plan Act Expenditures / Public Utility Projects

101 – 47403	American Rescue Plan Act Grant	\$1,468.00
101 – 91170 – 799	Other Capital Outlay	\$1,468.00

Transfer ARP TDEC Utilities Grant Funds received to the expenditure line it will be paid from (payable to Cheatham County Waste Water Authority) – pass through grant

Sheriff's Department

101 – 46210	Law Enforcement Training Programs	\$44,800.00
101 – 54110 – 189	Other Salaries and Wages	\$44,800.00

Transfer Law Enforcement Training Grant funds to reimburse the payroll line officers were paid from

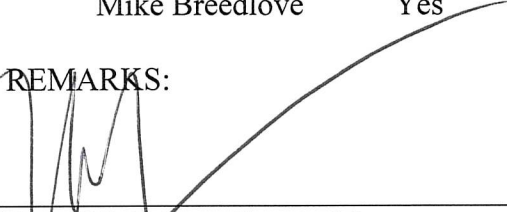
Budget Vote (3/09/2026): 5 Yes 0 No 0 Absent

Funding Source: Various

RECORD: Approved by roll call vote 11 Yes 0 No 1 Absent

David Anderson	Yes	Bill Powers	Yes
Calton Blacker	Absent	Walter Weakley	Yes
Randy Noe	Yes	Diana Pike Lovell	Yes
Tim Williamson	Yes	Eugene O. Evans, Sr.	Yes
Chris Gilmore	Yes	James Hedgepath	Yes
B.J. Hudspeth	Yes	Mike Breedlove	Yes

CHEATHAM COUNTY MAYOR'S REMARKS:



Kerry McCarver, County Mayor

CHEATHAM COUNTY CLERK'S ACKNOWLEDGMENT: _____

I, Abby Short, do hereby certify that I am the duly authorized and acting County Clerk of Cheatham County, Tennessee. And as such official, I further certify that this resolution was duly passed in open court and offered for signature to the Honorable Kerry McCarver, County Mayor; that this resolution was promptly and fully recorded and is open to public inspection.

Witness, My official signature and seal of said county, this 20th day of March 2026.





Abby Short, County Clerk

RESOLUTION: 9

RESOLUTION TITLE: To Authorize The Following Budget Amendments For The County General And Other Capital Projects – Jail Funds

DATE: March 16, 2026

MOTION BY: Ms. Diana Lovell

SECONDED BY: Mr. Bill Powers

COMPLETED RESOLUTION:

BE IT THEREFORE RESOLVED, That the Cheatham County Legislative Body meeting in Regular Session this the 16th day of March 2026 in the General Sessions Courtroom at the Courthouse in Ashland City, Tennessee, WHEREAS, to authorize the following budget amendments for the County General and Other Capital Projects – Jail Funds:

Transfer Out of County General Fund

Transfers Out

101 – 54210 – 160	Guards	\$116,387.89
101 – 99100 – 590	Transfers to Other Funds	\$116,387.89

Transfer unused budgeted funds from County General’s Jailer line to complete additional work for the new jail facility (see list on next page)

Transfer In to Other Capital Projects – Jail Fund

Public Safety Projects

180 – 49800	Transfers In	\$116,387.89
180 – 91130 – 706	Building Construction	\$116,387.89

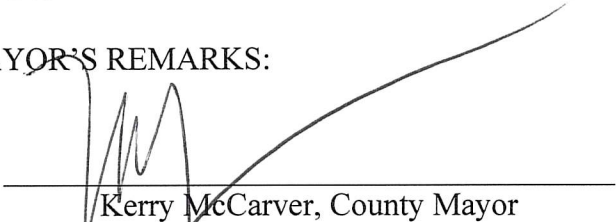
Transfer unused budgeted funds from County General’s Jailer line to complete additional work for the new jail facility (see list on next page)

Budget Vote (3/09/2026): 5 Yes 0 No 0 Absent
Funding Source: County General Fund (Unused Budgeted Funds)

RECORD: Approved by roll call vote 11 Yes 0 No 1 Absent

David Anderson	Yes	Bill Powers	Yes
Calton Blacker	Absent	Walter Weakley	Yes
Randy Noe	Yes	Diana Pike Lovell	Yes
Tim Williamson	Yes	Eugene O. Evans, Sr.	Yes
Chris Gilmore	Yes	James Hedgepath	Yes
B.J. Hudspeth	Yes	Mike Breedlove	Yes

CHEATHAM COUNTY MAYOR'S REMARKS:



Kerry McCarver, County Mayor

CHEATHAM COUNTY CLERK'S ACKNOWLEDGMENT: _____

I, Abby Short, do hereby certify that I am the duly authorized and acting County Clerk of Cheatham County, Tennessee. And as such official, I further certify that this resolution was duly passed in open court and offered for signature to the Honorable Kerry McCarver, County Mayor; that this resolution was promptly and fully recorded and is open to public inspection.

Witness, My official signature and seal of said county, this 20th day of March 2026.



Abby Short, County Clerk

JJ,

You've requested all pricing for the additional items be turned around today. Most of those items have now been submitted through a formal change proposal. For the remaining items not formally sent in a change proposal, I've provided a budget to carry until the change proposal is submitted.

Below is a high-level overview of the costs – the 'item' numbering coincides with the items on the attached Owner 'Day 2' Changes spreadsheet that we reviewed over the last week. Also attached is a folder of all the pricing in one place for your convenience. Let me know if you have any questions or want to meet to discuss.

Item #3 – Kitchen Bathroom Ceiling (change to security): **\$19,000.00 (budget)**

- ROM pricing was initially sent for Owner direction on 1/15/26 @ \$22,476.97. The security ceiling cost was a little less than half the cost. After further discussions, you are okay with us using security ceiling attic stock for this change and not replacing the attic stock. This will reduce the initially proposed cost, however, I don't know exactly what that final number will be. The cost carried for this item is the projected cost that will later be submitted for approval.

Item #5 – Area 1 Level 1 Added Cameras: **\$17,436.21**

- CP 60 – Area 1 Level 1 Added Cameras: Submitted on 3/4/26 for Owner approval.

Item #12 – Booking Counter Dividers: **\$6,353.11 (budget)**

- CP 51 – Booking Acrylic Screens: Submitted on 2/9/26 and cost rejected by the Owner. Formal revised CP has not been submitted. I am negotiating with the subcontractor for the final labor cost. The cost carried for this item is the projected cost that will later be submitted for approval.
- Revised subcontractor labor cost was assumed to be \$1,500 ILO \$4,529.82.

Item #15 – Admin Corridor/Lobby Door: **\$1,399.22**

- CP 56 – Admin REX Changes: Submitted on 2/9/26 for Owner approval.

Item #16 – Master Control Room: **\$36,148.35**

- CP 61 – Area 1 Added Master Control: Submitted on 3/4/26 for Owner approval.

Item #19 – Booking Holding Cell Lighting Control: **\$3,485.78**

- CP 62 – Booking Holding Cell Lighting Control: Submitted on 3/4/26 for Owner approval.

Item #20 – Admin Temperature Control: **\$2,565.22**

- CP 55 – Admin Room Temp: Submitted on 2/12/26 for Owner approval.

Item #2 – Clear Story Window Ledge in Dayrooms

- This was not on your list to see pricing because all of us are talking through potential options that might not be netting. I do not know what the cost is going to be, however, I believe **\$30,000.00** will be more than enough if you need to assume a budget for it.

TOTAL COST: \$116, 387.89

Thank you,

CAMERON BERTAUSKI
ASSISTANT PROJECT MANAGER

cbertauski@bellconstructioncompany.com

Cell: 615.939.2425



Owner 'Day 2' Changes

**CHEATHAM COUNTY JAIL EXPANSION
112 Sycamore Street, Ashland City, TN 37015**

Item #	Title - Description	RFI	INCLUDED IN REVISION	Time Impact	Ball In Court	PRICING STATUS	CP #	Approval / Install Status	ARCH OMISSION	GC CHANGE	OWNER CHANGE
1	TCI Mirrors - Following TCI's final inspection, TCI contacted MBI stating the natural light requirements were not met because the inmates in the cells did not have access to the clearstory windows.	370 - Closed	No	Mirrors - 1-week. Mirrors ordered 1/14. All parts/pieces arrived on 1/29/26. Completed	BELL	Received	49	Executed / Complete	X		
2	Netting @ Clearstory Window Ledger in Dayrooms - JJ requested additional provisions at the window ledge to keep inmates from throwing items on the ledge.	316 - Closed	No	Netting - 3-weeks	BELL - Mockup	Requested	TBD	TBD	X		
3	Kitchen Bathroom Ceiling - An inmate can climb on top of the combi unit and touch the ACT ceiling. MBI requested pricing for two different options - 1) Raise ceiling height from 10'-0" to 13'-0". 2) Change ceiling to security ceiling.	358 - Closed	No	ROM provided on 1/15 for Owner to decide which option they would like to choose.	Owner	Received	TBD	TBD	X		
4	Client 1013 Emergency Ceiling - Current ceiling in ACT meeting room is to be removed and replaced with a security ceiling.	367 - Closed	No	N/A	Owner-Rejected	Rejected	N/A	N/A	X		
5	Added Cameras 1. Remove (1) camera in Jury Deliberation Room 2109. 2. Add (2) cameras in the Admin Office Corridor 1124 down each half cooler in Kitchen 1201. 3. Add (1) camera in the walk-in freezer and (1) camera in the walk-in cooler in Kitchen 1201. 4. Add (1) camera in Kitchen Office 1206. 5. Add (1) camera to each of the (2) Client Rooms - 1013 & 2144 and 2145.	N/A	No	Cameras - 2-weeks	Owner	Received	60	Submitted			X
6	Self-Port Free-Egress Door - Door in hallway and multi-hardware doors for use and from the Self-Port to outside the building. Current self-port door is to be removed through the adjacent room.	Rev-12	No	Self-Port - 2-weeks	MBI - Issuing Alternative Hardware Changes with Rev-12	Not-Response	TBD	TBD	X		
7	MDF Emergency Circuit - Emergency power not designed to be included for any of the outlets in the MDF 1206. Request to have all outlets on emergency power.	368 - Closed	No	Complete	BELL	Received	45	Executed / Complete	X		
8	Shower Valves @ Dayrooms - Relocate shower valves in front access showers to the chase to allow rear access at (31) showers.	N/A	No	Complete	BELL	Received	40	Executed / Complete	X		
9	Admin Showers - Install commercial shower fixtures in lieu of residential shower fixtures in the 20 admin bathrooms.	364 - Closed	No	Commercial Fixtures - 1-week	Owner-Rejected	Rejected	44	Rejected	X		
10	New Commercial Keying Hardware (JJ Request) 1. Courts Admin Hallway: 1108B & 1124A are keyed M2 (2AA). To receive a separate key so they are not the same as the courts keying. Both doors are to be keyed the same off the master and not keyed alike any other keys. 2. Office 1114 Added Lock: 1114A does not have a lock, just a passage hardware set. The request is to add locking hardware. To be keyed MBI off the master key and not keyed alike any other keys.	N/A	No	5.5-weeks	BELL	Received	48	Executed / Order			X



Owner 'Day 2' Changes

CHEATHAM COUNTY JAIL EXPANSION

112 Sycamore Street, Ashland City, TN 37015

Item #	Title - Description	RFI	INCLUDED IN REVISION	Time Impact	Ball In Court	PRICING STATUS	CP #	Approval / Install Status	ARCH OMISSION	GC CHANGE	OWNER CHANGE
11	New Commercial Keying/Hardware (Holly Request) 1. Jury Deliberation 2109: 2109A is keyed M2 (2AA). The request is for this door to be keyed separate so they are not the same as the courts keying. To be keyed (Mx) off the master key and not keyed alike the other keys. 2. AV Closets: 2107 and 2122 are keyed M10 (10AA). The request is for these two doors to receive a separate key so they are not the same as the courts keying. Both doors are to be keyed the same off the master and not keyed alike any other keys. 3. Judges Bathroom 2134: Hardware is set up to where you can only unlock/lock the door from the outside. To be locked from inside without being unlocked from the outside. 4. Conference 2136: 2136 does not have a lock, just a passage hardware set. The request is to add locking hardware. To be keyed (Mx) off the master key and not keyed alike any other keys.	N/A	No	5-6 weeks	BELL	Received	48	Executed / Order			X
12	Booking Counter Dividers - Designed dividers were rejected by Ownership as they could be removed by an inmate. New design requested by Owner.	360 1 - Closed	No	1-week	BELL (RESUBMIT)	Received	51	Submitted	X		
13	Control Tower Light Switches - Designed not to have light switches to operate the on/off function for the lighting in the control towers.	369 - Closed	No	1.5 weeks	BELL	Received	46	Executed / Complete			X
14	Detention Bathroom Hardware 1. 1120A: Remove the cylinder and install plate over hole. Replace handle with active handle. Add barrel lock. Door will be free entrance/egress and lockable only by the barrel lock per Owner request in 1/9/26 meeting. 2. 1705A & 1718A: Add barrel lock. Door will be able to be locked from the inside and not allow another staff member open the door if they present a key per Owner request in 1/9/26 meeting. Admin Corridor/Lobby Door - Owner requested admin side of 1124A to be a request to exit function in lieu of the installed card reader. Owner requested to remove request to exit function from 1400A that is currently in the Admin Office 1101 and install a blank cover glass.	N/A	No	Complete	BELL	N/A	N/A	Complete			X
15	Master Control Room - Owner requested pricing to change Search/Dress Out 1119 into a master control room.	N/A	No	1-week	Owner	Received	56	Submitted			X
16	Jury Deliberation Bathroom Door - Design had glass in the bathroom door. Owner requested replacing the flush wood door to fix the issue.	N/A	No	Misc Materials - 3 weeks	BELL	Received	61	Submitted			X
17	Detention Pond Rip Rap - Owner requested rip rap added to the detention pond beneath the concrete flumes.	334 1	No	8-10 Weeks - New wood door ordered mid-December. Install date 3/12/26	BELL	Received	39	Executed / Pending Material	X		
18	Booking Holding Cell Lighting Control - Owner requested each booking cell lights to be controlled separately from each other.	N/A	No	No lead time	Owner	Received	50	Submitted	X		X
19	Admin Temperature Control - Owner requested better temperature controls due to major differences in temperature throughout the admin office space.	N/A	No	Light Switches & Relay Modules - 3 weeks	Owner	Received	62	Submitted	X		X
20		N/A	No	Return Air Sensors - 2 weeks	Owner	Received	55	Submitted	X		X
21											
22											
23											

RESOLUTION: 10

RESOLUTION TITLE: To Authorize The Following Budget Amendments For The General Purpose School Fund

DATE: March 16, 2026

MOTION BY: Ms. Diana Lovell

SECONDED BY: Mr. B.J. Hudspeth

COMPLETED RESOLUTION:

BE IT THEREFORE RESOLVED, That the Cheatham County Legislative Body meeting in Regular Session this the 16th day of March 2026 in the General Sessions Courtroom at the Courthouse in Ashland City, Tennessee, WHEREAS, to authorize the following budget amendments for the General Purpose School Fund:

Regular Instruction Program

141 – 46590	Other State Education Funds	\$74,600.00
141 – 71100 – 189	Other Salaries and Wages	\$ 6,800.00
141 – 71100 – 201	Social Security	\$ 421.60
141 – 71100 – 204	Pensions	\$ 98.60
141 – 71100 – 429	Instructional Supplies and Materials	\$67,279.80

Transfer Tennessee Tutoring Innovation Grant revenue to the expenditure lines for tutoring

Board of Education Vote (3/05/2026): 6 Yes 0 No 0 Absent

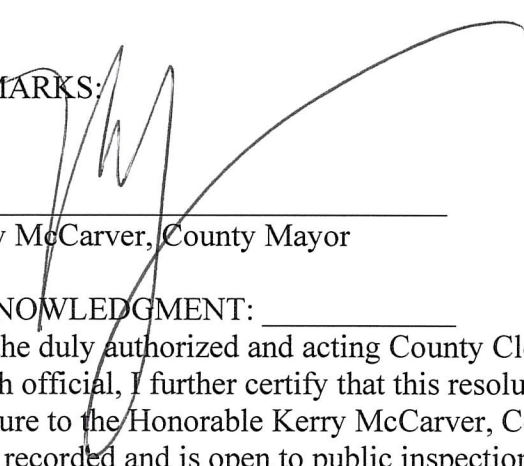
Budget Vote (3/09/2026): 5 Yes 0 No 0 Absent

Funding Source: Tennessee Tutoring Innovation Grant

RECORD: Approved by roll call vote 11 Yes 0 No 1 Absent

David Anderson	Yes	Bill Powers	Yes
Calton Blacker	Absent	Walter Weakley	Yes
Randy Noe	Yes	Diana Pike Lovell	Yes
Tim Williamson	Yes	Eugene O. Evans, Sr.	Yes
Chris Gilmore	Yes	James Hedgepath	Yes
B.J. Hudspeth	Yes	Mike Breedlove	Yes

CHEATHAM COUNTY MAYOR'S REMARKS:




Kerry McCarver, County Mayor

CHEATHAM COUNTY CLERK'S ACKNOWLEDGMENT: _____

I, Abby Short, do hereby certify that I am the duly authorized and acting County Clerk of Cheatham County, Tennessee. And as such official, I further certify that this resolution was duly passed in open court and offered for signature to the Honorable Kerry McCarver, County Mayor; that this resolution was promptly and fully recorded and is open to public inspection.

Witness, My official signature and seal of said county, this 20th day of March 2026.



Abby Short, County Clerk



RESOLUTION: 11(A)

RESOLUTION TITLE: To Approve Mayor's Signature On Sycamore Square Lease Agreement With China Star

DATE: March 16, 2026

MOTION BY: Mr. James Hedgepath

SECONDED BY: Mr. Walter Weakley

COMPLETED RESOLUTION:

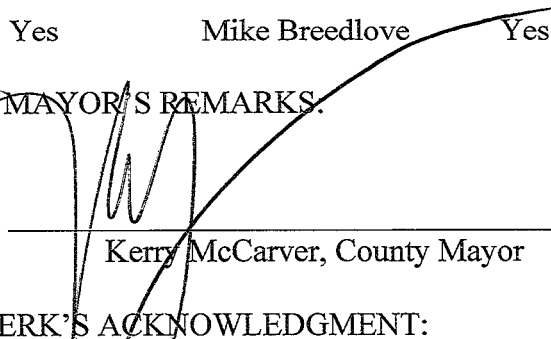
BE IT THEREFORE RESOLVED, That the Cheatham County Legislative Body meeting in Regular Session this the 16th day of March 2026 in the General Sessions Courtroom at the Courthouse in Ashland City, Tennessee, WHEREAS, the Mayor's signature on the Sycamore Square Lease Agreement with China Star is approved.

A copy of the Agreement is attached.

RECORD: Approved by roll call vote 11 Yes 0 No 1 Absent

David Anderson	Yes	Bill Powers	Yes
Calton Blacker	Absent	Walter Weakley	Yes
Randy Noe	Yes	Diana Pike Lovell	Yes
Tim Williamson	Yes	Eugene O. Evans, Sr.	Yes
Chris Gilmore	Yes	James Hedgepath	Yes
B.J. Hudspeth	Yes	Mike Breedlove	Yes

CHEATHAM COUNTY MAYOR'S REMARKS.



 Kerry McCarver, County Mayor

CHEATHAM COUNTY CLERK'S ACKNOWLEDGMENT: _____

I, Abby Short, do hereby certify that I am the duly authorized and acting County Clerk of Cheatham County, Tennessee. And as such official, I further certify that this resolution was duly passed in open court and offered for signature to the Honorable Kerry McCarver, County Mayor; that this resolution was promptly and fully recorded and is open to public inspection.

Witness, My official signature and seal of said county, this 20th day of March 2026.



Abby Short, County Clerk



LEASE MODIFICATION AGREEMENT NO. 5

This Lease Modification Agreement No. 3 ("Agreement") made as of the ____ day of _____, 2026 by and among Cheatham County, a political subdivision of the State of Tennessee and successor in interest to BP ASHLAND, LLC ("Landlord") and JIAN ZHOU, an individual and successor in interest to Jing Qu Dong ("Tenant.")

RECITALS

A. Landlord's predecessors-in-interest and Tenant have entered into a Lease Agreement dated February 18, 2003, Lease Modification No. 1 dated July 24, 2007, Lease Modification No. 2 dated August 24, 2012, Lease Modification No. 3 dated May 17, 2022, and Lease Modification No. 4 (incorrectly titled "Lease Modification No. 3" and undated) (the "Lease"), for those certain premises containing approximately One Thousand Two Hundred (1,200) square feet of ground floor area (the "Premises") within the Sycamore Square shopping center located in the City of Ashland City, and State of Tennessee.

B. Landlord and Tenant mutually intend and desire to modify the Lease on and subject to the terms and conditions hereinafter set forth.

AGREEMENT

Now, therefore, in consideration of the Premises and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Landlord and Tenant hereby agree as follows:

1. Current Term: The parties acknowledge and agree that Tenant exercised his right to extend the term of this Lease for the period beginning on December 1, 2024 and expiring on November 30, 2027 (the "Current Term.") The current annual rent during the Current Term is \$13,200.00 payable in monthly installments of \$1,100.00 per month through the end of the Current Term.

2. Additional Option Term: Provided Tenant is open and operating and is not otherwise in Default of the terms and provisions of this Lease, Tenant shall have, upon the expiration of the Current Term, the right to extend the term for one additional two (2) year period ("Option Term") upon the same terms, covenants, conditions, and provisions of the Lease Agreement, except that minimum rent shall be:

Period	Annual Rent	Monthly Installment
12/1/2027 to 11/30/2028	\$13,500.00	\$1,125.00
12/1/2028 to 11/30/2029	\$13,500.00	\$1,125.00

3. To the best of Tenant's current, actual knowledge, Tenant has not delivered to Landlord any notice of default under the Lease; provided, however, Tenant shall not be deemed to have waived any Landlord default should it discover, subsequent to the date hereof, that Landlord was then in default.

4. Landlord and Tenant each mutually covenants, represents and warrants to the other that it has had no dealings or communications with any broker or agent in connection with this Agreement.

5. Each party represents and warrants that it has taken all corporate, partnership or other action necessary to execute and deliver this Agreement, and that this Agreement constitutes a legally binding obligation enforceable in accordance with its terms.

6. Capitalized terms not defined herein shall have the definitions given such terms in the Lease.

7. As modified and amended hereby, Landlord and Tenant each ratifies and affirms the terms of the Lease.

IN WITNESS WHEREOF, Landlord, Tenant-Assignor, and Tenant-Assignee have executed this Lease Modification Agreement effective as of the date first above written.

LANDLORD: CHEATHAM COUNTY

By: _____
Kerry McCarver, County Mayor

Dated: _____

TENANT: JIAN ZHOU

By: _____
Jian Zhou, an individual

Dated: _____

RESOLUTION: 11(B)

RESOLUTION TITLE: To Approve Mayor's Signature On Sycamore Square Lease Agreement With State Farm

DATE: March 16, 2026

MOTION BY: Mr. James Hedgepath

SECONDED BY: Mr. Walter Weakley

COMPLETED RESOLUTION:

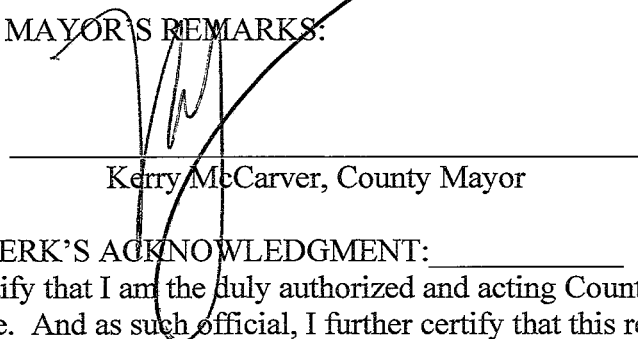
BE IT THEREFORE RESOLVED, That the Cheatham County Legislative Body meeting in Regular Session this the 16th day of March 2026 in the General Sessions Courtroom at the Courthouse in Ashland City, Tennessee, WHEREAS, the Mayor's signature on the Sycamore Square Lease Agreement with State Farm is approved.

A copy of the Agreement is attached.

RECORD: Approved by roll call vote 11 Yes 0 No 1 Absent

David Anderson	Yes	Bill Powers	Yes
Calton Blacker	Absent	Walter Weakley	Yes
Randy Noe	Yes	Diana Pike Lovell	Yes
Tim Williamson	Yes	Eugene O. Evans, Sr.	Yes
Chris Gilmore	Yes	James Hedgepath	Yes
B.J. Hudspeth	Yes	Mike Breedlove	Yes

CHEATHAM COUNTY MAYOR'S REMARKS:



 Kerry McCarver, County Mayor

CHEATHAM COUNTY CLERK'S ACKNOWLEDGMENT: _____

I, Abby Short, do hereby certify that I am the duly authorized and acting County Clerk of Cheatham County, Tennessee. And as such official, I further certify that this resolution was duly passed in open court and offered for signature to the Honorable Kerry McCarver, County Mayor; that this resolution was promptly and fully recorded and is open to public inspection.

Witness, My official signature and seal of said county, this 20th day of March 2026.

Abby Short
Abby Short, County Clerk



SIXTH AMENDMENT TO LEASE AGREEMENT

This Sixth Amendment to Lease Agreement ("Agreement") made as of the ____ day of _____, 2026 by and among Cheatham County, a political subdivision of the State of Tennessee and successor in interest to BP ASHLAND, LLC ("Landlord") and Barry Segroves, an individual, ("Tenant") with his principal office at 326 Frey Street, Ashland City, TN 37015

RECITALS

A. Landlord and Tenant have entered into a Lease Agreement dated April 25, 2007, a First Amendment to Lease Agreement dated June 7, 2010, a Second Amendment to Lease dated July 10, 2013, a Third Amendment to Lease Agreement dated July 1, 2016, a Fourth Amendment to Lease Agreement dated June 29, 2022, and a Fifth Amendment to Lease Agreement dated January 23, 2024 (the "Lease"), for those certain premises designated as space number 120, and containing approximately one thousand five hundred (1,500) square feet of ground floor area (the "Premises") within the Sycamore Square shopping center located in the City of Ashland City, and State of Tennessee.

B. Landlord and Tenant mutually intend and desire to modify the Lease on and subject to the terms and conditions hereinafter set forth.

AGREEMENT

Now, therefore, in consideration of the Premises and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Landlord and Tenant hereby agree as follows:

1. Current Term: The parties acknowledge and agree that Tenant exercised his right to extend the term of this Lease for the period beginning on July 1, 2024 and expiring on June 30, 2026 (the "Current Term.") The current annual rent during the Current Term is \$15,977.15 payable in monthly installments of \$1,331.43 per month.

2. Extension Term: The term of the Lease is hereby extended for twenty-four (24) months commencing July 1, 2026 and expiring on June 30, 2028 (the "Extension Term.") Any reference in the Lease to Term shall include the Extension Term and any extensions or renewals thereto. The Minimum Rent during the Extension Term shall be:

<u>Period</u>	<u>Annual Rent</u>	<u>Monthly Installment</u>
7/1/2026 to 6/30/2027	\$16,216.80	\$1,315.40
7/1/2027 to 6/30/2028	\$16,460.04	\$1,371.67

3. Early Termination: During Extension Term, either party may terminate the Lease without cause upon written notice to the other party provide not less than sixty (60) days prior to the termination date.

4. To the best of Tenant's current, actual knowledge, Tenant has not delivered to Landlord any notice of default under the Lease; provided, however, Tenant shall not be deemed to have waived any Landlord default should it discover, subsequent to the date hereof, that Landlord was then in default.

5. Landlord and Tenant each mutually covenants, represents and warrants to the other that it has had no dealings or communications with any broker or agent in connection with this Agreement.

6. Each party represents and warrants that it has taken all corporate, partnership or other action necessary to execute and deliver this Agreement, and that this Agreement constitutes a legally binding obligation enforceable in accordance with its terms.

7. Capitalized terms not defined herein shall have the definitions given such terms in the Lease.

8. As modified and amended hereby, Landlord and Tenant each ratifies and affirms the terms of the Lease.

IN WITNESS WHEREOF, Landlord and Tenant have executed this Fifth Amendment to Lease Agreement effective as of the date first above written.

LANDLORD: CHEATHAM COUNTY

By: _____

Kerry McCarver, County Mayor

Dated: _____

TENANT: BARRY SEGROVES dba STATE
FARM INSURANCE

By: _____

Barry Segroves

Dated: _____

RESOLUTION: 11(C)

RESOLUTION TITLE: To Approve Mayor's Signature On Contract With TTL Professional Services Agreement Pertaining To EMS Drainage

DATE: March 16, 2026

MOTION BY: Mr. James Hedgepath

SECONDED BY: Mr. Walter Weakley

COMPLETED RESOLUTION:

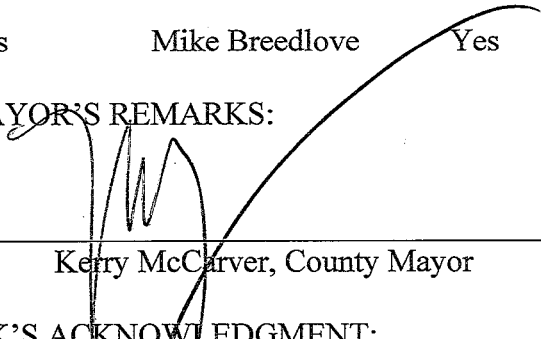
BE IT THEREFORE RESOLVED, That the Cheatham County Legislative Body meeting in Regular Session this the 16th day of March 2026 in the General Sessions Courtroom at the Courthouse in Ashland City, Tennessee, WHEREAS, the Mayor's signature on the contract with TTL Professional Services agreement pertaining to EMS drainage is approved.

A copy of the Contract is attached.

RECORD: Approved by roll call vote 11 Yes 0 No 1 Absent

David Anderson	Yes	Bill Powers	Yes
Calton Blacker	Absent	Walter Weakley	Yes
Randy Noe	Yes	Diana Pike Lovell	Yes
Tim Williamson	Yes	Eugene O. Evans, Sr.	Yes
Chris Gilmore	Yes	James Hedgepath	Yes
B.J. Hudspeth	Yes	Mike Breedlove	Yes

CHEATHAM COUNTY MAYOR'S REMARKS:



Kerry McCarver, County Mayor

CHEATHAM COUNTY CLERK'S ACKNOWLEDGMENT: _____

I, Abby Short, do hereby certify that I am the duly authorized and acting County Clerk of Cheatham County, Tennessee. And as such official, I further certify that this resolution was duly passed in open court and offered for signature to the Honorable Kerry McCarver, County Mayor; that this resolution was promptly and fully recorded and is open to public inspection.

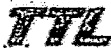
Witness, My official signature and seal of said county, this 20th day of March 2026.



Abby Short, County Clerk



MSB
2-25-2026



PROFESSIONAL SERVICES AGREEMENT

TTL PROJECT NO.: 251203659

PROJECT NAME: Cheatham Co EMS Drainage Improvements

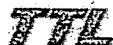
This Agreement made and entered into on December 10, 2025 by and between TTL, Inc., hereinafter called "Consultant" and Rufus Johnson Associates Cheatham County hereinafter called "Client" is for the services described under this Agreement.

By checking this box, Consultant and Client indicate that this Agreement will also serve as a Master Services Agreement (MSA) between the two entities. The term for the MSA shall commence upon the full execution of this Agreement and expire on _____.

1. **SCOPE OF SERVICES:** Consultant's services are described in the Scope of Services (Services) section of the Proposal, which is attached to and made a part of this Agreement. Portions of the Services may be subcontracted. Consultant's Services do not include the investigation or detection of, nor do recommendations in Consultant's reports address the presence or prevention of biological pollutants (e.g., mold, fungi, bacteria, viruses, or their byproducts) or occupant safety issues, such as vulnerability to natural disasters, terrorism, or violence, unless specifically addressed in Consultant's proposal. Consultant's findings, opinions, and recommendations are based solely upon data and information obtained by and furnished to Consultant at the time of the Services.
2. **ACCEPTANCE:** Client agrees that execution of this Agreement is a material element of the consideration Consultant requires to execute the Services, and if Services are initiated by Consultant prior to execution of this Agreement as an accommodation for Client at Client's request, both parties shall consider that commencement of Services constitutes formal acceptance of all terms and conditions of this Agreement. Additional terms and conditions may be added or changed only by written amendment to this Agreement signed by both parties. In the event Client uses a purchase order or other form to administer this Agreement, the use of such form shall be for convenience purposes only and both parties agree that this Agreement takes precedence over any additional or conflicting terms provided in other documents. This Agreement shall not be assigned by either party without prior written consent of the other party.
3. **CHANGE ORDERS:** Client may request changes to the Services by altering or adding to the Services to be performed. If Client so requests, Consultant will return to Client a statement (or supplemental proposal) of the change setting forth an adjustment to the Services and fees for the requested changes. Similarly, if project conditions change materially from those observed at the site or described to Consultant at the time of proposal, Consultant is entitled to a change order equitably adjusting its Services and fee. Following Client's review and concurrence with the change order request, Client shall provide written acceptance.
4. **COMPENSATION:** Client shall compensate Consultant for the Services performed at the fees stated in the Proposal. Fee schedules provided shall be valid for the calendar year in which they are issued. Consultant may invoice Client at least monthly and payment is due upon receipt of invoice. Client shall notify Consultant in writing within 15 days of the date of the invoice if Client objects to any portion of the charges on the invoice, and shall promptly pay the undisputed portion. Client shall pay a finance fee of 1.5% per month, but not exceeding the maximum rate allowed by law, for all unpaid amounts 30 days or older. Client agrees to pay all collection-related costs that Consultant incurs, including attorney's fees. Consultant may suspend or terminate Services for lack of timely payment without liability to Client in connection with such suspension or termination.
For some projects and, prior to provision of services, the Consultant may require the Client to make an initial retainer payment. As it pertains to this Agreement, Client is requested to deposit a retainer of \$ N/A with the Consultant. The retainer amount shall be credited upon completion of the services on the final invoice.
5. **THIRD PARTY RELIANCE:** This Agreement and the Services provided are for Consultant's and Client's sole benefit and exclusive use with no third-party beneficiaries made or intended. Reliance upon Consultant's work product Services is limited to Client. Permission to rely on Consultant's work product is not granted to third parties. For a limited time period, not to exceed three months from the date of the report, Consultant will issue additional reports to others agreed upon with Client; however, Client understands that such reports will be issued strictly for informational purposes only and not for reliance. Reliance by any third party will not be granted until those third parties sign and return Consultant's reliance agreement and Consultant receives the agreed-upon reliance fee. Client also acknowledges that such third-party disclosures for reliance could create a conflict of interest for Consultant and Client hereby waives any and all claims of conflict of interest against Consultant, Consultant's employees or sub-consultants or subcontractors regarding any disclosure to a third party for informational or reliance purposes. Consultant may rely upon information provided to Consultant by or on behalf of Client or third parties without any duty to independently verify the accuracy or completeness or currency of same, and Consultant shall have no liability to Client arising from any deficiency of such information.
6. **LIMITATION OF LIABILITY:** CLIENT AND CONSULTANT HAVE EVALUATED THE RISKS AND REWARDS ASSOCIATED WITH THIS PROJECT, INCLUDING CONSULTANT'S FEE RELATIVE TO THE RISKS ASSUMED, AND AGREE TO ALLOCATE CERTAIN OF THE ASSOCIATED RISKS. TO THE FULLEST EXTENT PERMITTED BY LAW, THE TOTAL MAXIMUM AGGREGATE LIABILITY OF CONSULTANT (AND ITS RELATED CORPORATIONS AND CONSULTANT'S SUBCONSULTANTS AND SUBCONTRACTORS AND THE OFFICERS, DIRECTORS, MANAGERS, MEMBERS, SHAREHOLDERS, AGENTS, REPRESENTATIVES AND EMPLOYEES OF ALL OF THE FOREGOING) TO CLIENT AND THIRD PARTIES GRANTED RELIANCE IS LIMITED TO THE GREATER OF \$50,000 OR CONSULTANT'S FEE, FOR ANY AND ALL INJURIES, DAMAGES, CLAIMS, LOSSES, OR EXPENSES (INCLUDING ATTORNEY AND EXPERT FEES) ARISING OUT OF CONSULTANT'S SERVICES OR THIS AGREEMENT. THIS LIMITATION SHALL APPLY REGARDLESS OF AVAILABLE INSURANCE COVERAGE, CAUSE(S) OR THE THEORY OF LIABILITY, INCLUDING NEGLIGENCE, INDEMNITY, STATUTORY, TORT, CONTRACTUAL OR EQUITABLE CONTRIBUTION OR INDEMNITY OBLIGATION OR ANY OTHER THEORY OF RECOVERY. THIS LIMITATION SHALL NOT APPLY TO THE EXTENT THE DAMAGE IS PAID UNDER CONSULTANT'S COMMERCIAL GENERAL LIABILITY POLICY.

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7. **INDEMNIFICATION:** Consultant and Client shall indemnify and hold harmless ^{Client its} the other and their respective employees from and against legal liability for claims, losses, damages, and expenses to the extent such claims, losses, damages, or expenses are legally determined to be caused by ^{the} negligent acts, errors, or omissions. In the event such claims, losses, damages, or expenses are legally determined to be caused by the joint or concurrent negligence of Consultant and Client, they shall be borne by each party in proportion to its own negligence under comparative fault principles. Neither party shall have a duty to defend the other party, and no duty to defend is hereby created by this indemnity provision and such duty is explicitly waived under this Agreement. Causes of action arising out of Consultant's services or this Agreement regardless of cause(s) or the theory of liability, including negligence, indemnity or other recovery shall be deemed to have accrued and the applicable statute of limitations shall commence to run not later than the date of Consultant's substantial completion of services on the project. ~~Indemnification shall include but not be limited to failure to adequately implement and maintain effective best management practices for erosion and sediment control by Client, contractors, subcontractors, or others whether or not Consultant provides services related to such activities.~~
8. **STANDARD OF CARE (WARRANTY):** The standard of care for all professional engineering, surveying, testing and related services performed or furnished by the Consultant under this Agreement will be the care and skill ordinarily used by members of the subject profession practicing with the same education and experience, under similar circumstances at the same time and in the same locality. Consultant makes no warranties, express or implied, under this Agreement or otherwise, in connection with any services performed or furnished. Subject to the foregoing standard of care, the Consultant may use or rely upon design elements and information ordinarily or customarily furnished by others, including, but not limited to manufacturers, suppliers, and publishers of technical standards.
9. **INSURANCE:** Consultant represents that it now carries, and will continue to carry: (i) workers' compensation insurance in accordance with the laws of the states having jurisdiction over Consultant's employees who are engaged in the Services, and employer's liability insurance (\$1,000,000); (ii) commercial general liability insurance (\$1,000,000 occurrence / \$2,000,000 aggregate); (iii) automobile liability insurance (\$1,000,000 Bodily Injury and Property Damage combined single limit); and (iv) professional liability insurance (\$1,000,000 claim / aggregate). Certificates of insurance will be provided upon request. Client and Consultant shall waive subrogation against the other party on all general liability and property coverage.
10. **CONSEQUENTIAL DAMAGES:** Neither party shall be liable to the other for loss of profits or revenue; loss of use or opportunity; loss of good will; cost of substitute facilities, goods, or services; cost of capital; or for any special, consequential, indirect, punitive, or exemplary damages.
11. **OPINIONS OF COST:** Consultant's opinions (if any) of probable construction costs are made on the basis of Consultant's experience, qualifications, and general familiarity with the construction industry. However, because Consultant has no control over the cost of labor, materials, equipment, or services furnished by others, or over contractors' methods of determining prices, or over competitive bidding or market conditions, Consultant's opinion of probable construction costs is not and shall not be considered a guaranteed estimate or exact price for construction of the Project. If Owner requires greater assurance as to probable construction cost, then Owner agrees to obtain an independent cost estimate.
12. **SUBSURFACE EXPLORATION:** Subsurface conditions throughout the site may vary from those depicted on logs of discrete exploratory borings, test pits, or other subsurface exploratory services. Client understands Consultant's layout of exploratory boring and test locations is approximate and that Consultant may deviate a reasonable distance from those locations. Consultant will take reasonable precautions to reduce damage to the site when performing Services; however, Client accepts that invasive services such as drilling or sampling may damage or alter the site. Site restoration is not provided unless specifically included in the Services and Client assumes responsibility for site restoration.
13. **TESTING AND OBSERVATIONS:** Client understands that testing and observation are discrete sampling procedures, and that such procedures indicate conditions only at the depths, locations, and times the procedures were performed. Consultant will provide test results and opinions based on tests and field observations only for the work tested. Client understands that testing and observation are not continuous or exhaustive, and are conducted to reduce - not eliminate - project risk. Client agrees to the level or amount of testing performed and the associated risk. Client is responsible (even if delegated to contractor) for requesting services, and notifying and scheduling Consultant so Consultant can perform these Services. Consultant is not responsible for damages caused by services not performed due to failure to request or schedule services. Consultant shall not be responsible for the quality and completeness of Client's contractor's work or Client's contractor's adherence to the project documents, and Consultant's performance of testing and observation services shall not relieve Client's contractor in any way from Client's contractor's responsibility for defects discovered in Client's contractor's work, or create a warranty or guarantee from Consultant of any nature. Consultant will not supervise or direct the work performed by Client's contractor or Client's contractor's subcontractors at any tier and Consultant explicitly is not responsible for their means and methods.
14. **SAMPLE DISPOSITION:** Samples are consumed in testing or disposed of upon completion of tests (unless stated otherwise in the Services). Client shall furnish or cause to be furnished to Consultant all documents and information known or available to Client that relate to the identity, location, quantity, nature, or characteristic of any hazardous waste, biohazard, toxic, radioactive, or contaminated materials ("Affected Materials") at or near the site, and shall immediately transmit new, updated, or revised information as it becomes available. Client agrees that Consultant is not responsible for the disposition of Affected Material unless specifically provided in the Scope of Services submitted by Consultant, and that Client is responsible for directing such disposition. In the event that test samples obtained during the performance of Services (i) contain substances hazardous to health, safety, or the environment, or (ii) equipment used during the Services cannot reasonably be decontaminated, Client shall sign documentation (if necessary) required to ensure the equipment and/or samples are transported and disposed of properly, and agrees to pay Consultant the fair market value of this equipment and all reasonable disposal costs. In no event shall



PROFESSIONAL SERVICES AGREEMENT

Consultant be required to sign a hazardous waste manifest or take title to any Affected Materials. Client shall have the obligation to make all spill or release notifications to appropriate governmental agencies. The Client agrees that Consultant neither created nor contributed to the creation or existence of any Affected Materials conditions at the site. Accordingly, Client waives any claim against Consultant ~~and agrees to indemnify and save Consultant,~~ Consultant's related companies, Consultant's sub-consultants or subcontractors, and the agents, representatives, officers, directors, members, managers and shareholders of all of the foregoing ~~harmless from any claim, liability or defense cost, including attorney and expert fees,~~ for injury or loss sustained by any person or entity from such exposures allegedly arising out of Consultant's non-negligent performance of services hereunder, or for any claims against Consultant as a generator, disposer, or arranger of Affected Materials under federal, state, or local law or ordinance.

15. **UNFORESEEN CIRCUMSTANCES:** It is possible that unforeseen conditions or occurrences may be encountered at the site which could substantially alter the necessary services or the risks involved in completing Consultant's services. If this occurs, Consultant will promptly notify and consult with Client, but will act based on Consultant's sole judgment where risk to Consultant's personnel, the public or where professional duties to disclose hazards or conditions are involved. Possible actions could include: (a.) Complete the original Scope of Services in accordance with the procedures originally intended in Consultant's Proposal, if practicable in Consultant's judgment; (b.) Agree with Client to modify the Scope of Services and the estimate of charges to include assessment of the unforeseen conditions or occurrences, with such revision agreed to in writing; (c.) Terminate the services effective on the date specified by Consultant in writing; (d.) Disclose Information to regulators or government authorities when required by statute or professional canons of ethics.
16. **UTILITIES:** Client shall provide the location and/or arrange for the marking of private utilities and subterranean structures. Consultant shall take reasonable precautions to avoid damage or injury to subterranean structures or utilities. Consultant shall not be responsible for damage to (or claims arising out of damage to) subterranean structures or utilities that are not called to Consultant's attention or are not correctly marked, including being marked by a utility location service, or are incorrectly shown on the plans furnished to Consultant.
17. **GROUND PENETRATING RADAR:** If TTL's Services include providing ground penetrating radar (GPR) services to Client, Client acknowledges and agrees that there are inherent limitations associated with use of the GPR equipment. In using GPR data, Client will be solely responsible for making any determinations to drill, excavate, or perform any other destructive processes and ~~Client will indemnify and hold TTL harmless from liability associated with such determinations.~~ Client further acknowledges that (a) unless otherwise indicated in the accompanying TTL proposal, any maps or drawings provided in connection with the Services are not survey quality; (b) TTL only reports GPR-retrieved data and, unless specifically stated as additional Services under the associated proposal, TTL does not include any investigation, analysis, or interpretation of soil composition, soil conditions, or geophysical, geological, engineering, or land surveying information; and (c) TTL makes no warranty or representation that use of the GPR equipment will locate all subsurface structures/obstacles.
18. **SITE ACCESS AND SAFETY:** Client shall secure all necessary site related approvals, permits, licenses, and consents necessary for Consultant to commence and complete the Services and will execute any necessary site access agreement. Consultant will be responsible for supervision and site safety measures for its own employees, but shall not be responsible for the supervision or health and safety precautions for any other parties, including Client, Client's contractors and subcontractors, or other parties present at the site.
19. **OWNERSHIP OF DOCUMENTS:** All documents, including plans, drawings, specifications, reports, logs, data, calculations, and surveys prepared by the Consultant are instruments of service and shall remain the property of the Consultant. Such documents may not be used by Client for any other endeavor without express written consent from TTL. Any unauthorized re-use is at Client's or the recipients' sole and exclusive risk and is without liability to TTL. Proprietary concepts, systems, and ideas developed during performance of the Services shall remain the sole property of Consultant. Files shall be maintained in general accordance with Consultant's document retention policies and practices. Upon Client's request, Consultant's work product may be provided via electronic media. If Consultant's work product includes delivery of a design model or survey data file via electronic media, Consultant makes no warranty or representation to Client that the electronic copy is accurate or complete and Client shall be required to sign a separate Electronic Document Release Form evidencing this understanding. Consultant may rely upon information provided to Consultant by or on behalf of Client or third parties without any duty to independently verify the accuracy or completeness or currency of same, and Consultant shall have no liability to Client arising from any deficiency of such information.
20. **WAIVER:** Any failure by Consultant to require strict compliance with any provision of this contract shall not be construed as a waiver of such provision, and Consultant may subsequently require strict compliance at any time, notwithstanding any prior failure to do so.
21. **DISPUTE RESOLUTION:** In the unlikely event a dispute arises out of or relates to this contract, or the breach thereof, the parties will attempt to settle the matter through amicable discussion. ~~Client shall not be entitled to assert a claim against Consultant based on any theory of professional negligence unless and until Client has obtained the written opinion of a registered, independent, and reputable engineer, surveyor, or geologist licensed in the jurisdiction in which the work in question was performed indicating that Consultant has violated the standard of care applicable to Consultant's performance of the Services. Client shall provide this opinion to Consultant and the parties shall endeavor to resolve the dispute within 30 days. If no agreement can be reached, the parties agree to use mediation before resorting to a judicial forum. The cost of a third-party mediator shall be shared equally by the parties with proceedings to be held in Nashville, Tennessee. In the event of litigation, reasonable costs and attorneys' fees will be awarded to the prevailing party.~~
22. **GOVERNING LAW:** Client and Consultant agree this Agreement and any legal actions related to its validity, interpretation and performance shall be governed by and according to laws of the state of Tennessee.

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PROFESSIONAL SERVICES AGREEMENT

23. **SURVIVAL:** All provisions of this Agreement for indemnity or allocation of responsibility or liability between Client and Consultant shall survive the completion of the services and the termination of this Agreement.
24. **TERMINATION:** This Agreement may be terminated at any time by either party by written notice in the event of substantial failure to perform in accordance with the terms herein by the other party through no fault of the terminating party. If this Agreement is so terminated by either party, regardless of reason, Client shall pay TTL compensation for work satisfactorily completed up to date of termination for said work and for reasonable termination expenses incurred as the result of termination. This Agreement shall remain in effect until completion of proposed scope of services unless terminated as provided herein, or extended by mutual agreement in writing.
25. **SEVERABILITY:** Any term or provision of this Agreement found to be invalid under any applicable statute or rule of law shall be deemed to be omitted and the remainder of this Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, this Agreement is accepted on the date last written below, subject to the terms and conditions above stated and the provisions set forth herein.

CLIENT

ENTITY NAME: Cheatham County
Rufus Johnson Associates

CONTACT NAME: Rudy Johnson

TITLE: Owner

ADDRESS: 1740 Memorial Dr, Suite 2

CITY AND STATE: Clarksville, TN 37043

OFFICE PHONE: 931-647-6301

CELL PHONE: _____

EMAIL: rjohnson@rjarch

SIGNED: _____

DATE: _____

CONSULTANT

ENTITY NAME: TTL Inc.

CONTACT NAME: Alex Henry

TITLE: Project Manager

ADDRESS: 2971 International Blvd., Ste. C

CITY, STATE, ZIP: Clarksville, TN 37040

OFFICE PHONE: 931-647-6959

CELL PHONE: _____

EMAIL: ahenry@tclusa.com

SIGNED: 

DATE: 12-10-25

RESOLUTION: 11(D)

RESOLUTION TITLE: Confirmation Of The Mayor's Reappointment Of Hal Bryant To The Cheatham County Rail Authority

DATE: March 16, 2026

MOTION BY: Mr. James Hedgepath

SECONDED BY: Mr. Walter Weakley


COMPLETED RESOLUTION:

BE IT THEREFORE RESOLVED, That the Cheatham County Legislative Body meeting in Regular Session this the 16th day of March 2026 in the General Sessions Courtroom at the Courthouse in Ashland City, Tennessee, WHEREAS, to confirm the Mayor's reappointment of Hal Bryant to the Cheatham County Rail Authority for a term beginning 1/31/2026 and ending 1/31/2030.

RECORD: Approved by roll call vote 11 Yes 0 No 1 Absent

David Anderson	Yes	Bill Powers	Yes
Calton Blacker	Absent	Walter Weakley	Yes
Randy Noe	Yes	Diana Pike Lovell	Yes
Tim Williamson	Yes	Eugene O. Evans, Sr.	Yes
Chris Gilmore	Yes	James Hedgepath	Yes
B.J. Hudspeth	Yes	Mike Breedlove	Yes

CHEATHAM COUNTY MAYOR'S REMARKS:

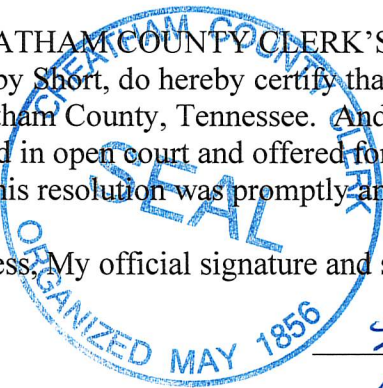


 Kerry McCarver, County Mayor

CHEATHAM COUNTY CLERK'S ACKNOWLEDGMENT:

I, Abby Short, do hereby certify that I am the duly authorized and acting County Clerk of Cheatham County, Tennessee. And as such official, I further certify that this resolution was duly passed in open court and offered for signature to the Honorable Kerry McCarver, County Mayor; that this resolution was promptly and fully recorded and is open to public inspection.

Witness, My official signature and seal of said county, this 20th day of March 2026.





 Abby Short, County Clerk

RESOLUTION: 12

RESOLUTION TITLE: To Approve The Compensation For The Cheatham County Delinquent Tax Attorney Martha Brooke Perry In The Amount Of 10% Of Base Amount Of The Delinquent Tax

DATE: March 16, 2026

MOTION BY: Ms. Diana Lovell

SECONDED BY: Mr. Bill Powers

COMPLETED RESOLUTION:

BE IT THEREFORE RESOLVED, That the Cheatham County Legislative Body meeting in Regular Session this the 16th day of March 2026 in the General Sessions Courtroom at the Courthouse in Ashland City, Tennessee, WHEREAS this agreement entered into on the 2nd day of March, 2026, between Cindy Perry, Trustee for Cheatham County, Tennessee (hereinafter called "Trustee"), and Martha Brooke Perry, Attorney-at-Law (hereinafter called "Attorney").

WHEREAS, the Trustee is in need of a delinquent tax attorney to assist in the collection of the delinquent Cheatham County, Tennessee property taxes, in accordance with Tenn. Code Ann. 67-5-2003, et seq.; and

WHEREAS, Attorney is a qualified attorney licensed to practice law in the State of Tennessee and a resident of Cheatham County, Tennessee.

NOW, THEREFORE, in consideration of the Attorney assisting Trustee in the collection of the delinquent property taxes of Cheatham County, Tennessee, Trustee and Attorney agree as follows:

1. That Attorney is hired to assist in the collection of the delinquent property taxes of Cheatham County, Tennessee, in accordance with Tenn. Code Ann. 67-5-2404 for the period beginning 12:00 am on April 1, 2026 and ending at 11:59 pm on March 31, 2027, pursuant to the authority of the Trustee, subject to approval of the County Mayor, subject to the conditions of this agreement as set forth herein.
2. That, in accordance with State law, the Attorney shall receive as compensation ten percent (10%) of the base amount collected for Cheatham County, Tennessee.
3. That the Attorney shall diligently work to assist the Trustee in the collection of the delinquent taxes of Cheatham County, Tennessee.
4. That the Attorney may void this agreement if she becomes unable to complete her obligations under this agreement; and the Trustee may void this agreement if the Trustee is dissatisfied with the performance of the Attorney.

IN WITNESS WHEREOF, the parties have set their hands to this agreement as of the date aforesated, and, in accordance with Tenn. Code Ann. 67-5-2404, Kerry McCarver, Mayor of Cheatham County, Tennessee has also affixed his signature to this agreement as evidence of his approval of the retention of Attorney's services in this matter in accordance with the terms herein contained.

Cindy Perry
Trustee of Cheatham County, TN

Martha Brooke Perry
Attorney-at-Law

Kerry McCarver
Mayor of Cheatham County

RECORD: Approved by roll call vote 11 Yes 0 No 1 Absent

David Anderson	Yes	Bill Powers	Yes
Calton Blacker	Absent	Walter Weakley	Yes
Randy Noe	Yes	Diana Pike Lovell	Yes
Tim Williamson	Yes	Eugene O. Evans, Sr.	Yes
Chris Gilmore	Yes	James Hedgepath	Yes
B.J. Hudspeth	Yes	Mike Breedlove	Yes

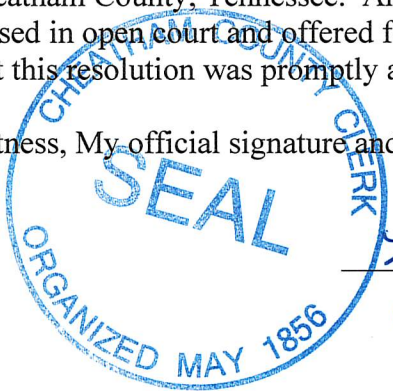
CHEATHAM COUNTY MAYOR'S REMARKS:

Kerry McCarver, County Mayor

CHEATHAM COUNTY CLERK'S ACKNOWLEDGMENT: _____

I, Abby Short, do hereby certify that I am the duly authorized and acting County Clerk of Cheatham County, Tennessee. And as such official, I further certify that this resolution was duly passed in open court and offered for signature to the Honorable Kerry McCarver, County Mayor; that this resolution was promptly and fully recorded and is open to public inspection.

Witness, My official signature and seal of said county, this 20th day of March 2026.



Abby Short, County Clerk

Cheatham County Delinquent Tax Attorney Contract

This Agreement entered into on this 2nd day of March, 2026, between Cindy Perry, Trustee for Cheatham County, Tennessee (hereinafter called "Trustee"), and Martha Brooke Perry, Attorney-at-Law (hereinafter called "Attorney").

WHEREAS, the Trustee is in need of a delinquent tax attorney to assist in the collection of the delinquent Cheatham County, Tennessee property taxes, in accordance with Tenn. Code Ann. 67-5-2003, et seq.; and

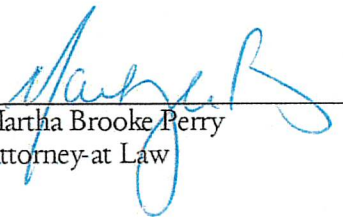
WHEREAS, Attorney is a qualified attorney licensed to practice law in the State of Tennessee and a resident of Cheatham County, Tennessee.

NOW, THEREFORE, in consideration of the Attorney assisting Trustee in the collection of the delinquent property taxes of Cheatham County, Tennessee, Trustee and Attorney agree as follows:

1. That Attorney is hired to assist in the collection of the delinquent property taxes of Cheatham County, Tennessee, in accordance with Tenn. Code Ann. 67-5-2404 for the period beginning 12:00 am on April 1, 2026 and ending at 11:59 pm on March 31, 2027, pursuant to the authority of the Trustee, subject to approval of the County Mayor, subject to the conditions of this agreement as set forth herein.
2. That, in accordance with State law, the Attorney shall receive as compensation ten percent (10%) of the base amount collected for Cheatham County, Tennessee.
3. That the Attorney shall diligently work to assist the Trustee in the collection of the delinquent taxes of Cheatham County, Tennessee.
4. That the Attorney may void this agreement if she becomes unable to complete her obligations under this agreement; and the Trustee may void this agreement if the Trustee is dissatisfied with the performance of the Attorney.

IN WITNESS WHEREOF, the parties have set their hands to this agreement as of the date aforesaid, and, in accordance with Tenn. Code Ann. 67-5-2404, Kerry McCarver, Mayor of Cheatham County, Tennessee has also affixed his signature to this agreement as evidence of his approval of the retention of Attorney's services in this matter in accordance with the terms herein contained.

Cindy Perry
Trustee of Cheatham County, TN



Martha Brooke Perry
Attorney-at Law

Kerry McCarver
Mayor of Cheatham County

RESOLUTION: 13
RESOLUTION TITLE: Resolution To Create A Library System In Cheatham County
DATE: March 16, 2026
MOTION BY: Mr. David Anderson
SECONDED BY: Ms. Diana Lovell

COMPLETED RESOLUTION:

BE IT THEREFORE RESOLVED, That the Cheatham County Legislative Body meeting in Regular Session this the 16th day of March 2026 in the General Sessions Courtroom at the Courthouse in Ashland City, Tennessee, WHEREAS, there exists two independent libraries within Cheatham County, Tennessee, and

Whereas, The Board of Trustees of the Cheatham County Public Libraries, along with the Library Directors have expressed a desire to form a single system for the libraries, and

Whereas, the Board of Trustees, Library Directors, and the Red River Regional Library have consulted with regard to the pros and cons of such an endeavor, and

Whereas, both the Board of Trustees and the Library Directors feel a single system provides more benefits to the patrons served,

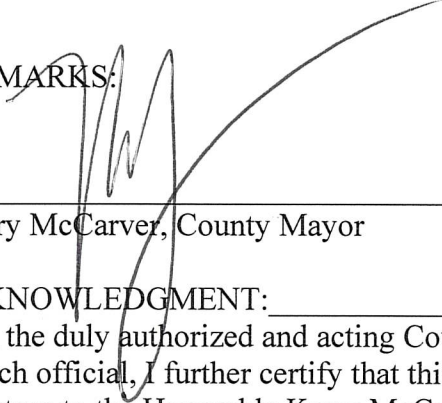
NOW, THEREFORE LET IT BE RESOLVED that the Cheatham County Legislative Body approves this action.

A copy of the Libraries Board of Trustees action is attached.

RECORD: Approved by voice vote 1 Absent

David Anderson		Bill Powers
Calton Blacker	Absent	Walter Weakley
Randy Noe		Diana Pike Lovell
Tim Williamson		Eugene O. Evans, Sr.
Chris Gilmore		Jimmy Hedgepath
B.J. Hudspeth		Mike Breedlove

CHEATHAM COUNTY MAYOR'S REMARKS:




Kerry McCarver, County Mayor

CHEATHAM COUNTY CLERK'S ACKNOWLEDGMENT: _____

I, Abby Short, do hereby certify that I am the duly authorized and acting County Clerk of Cheatham County, Tennessee. And as such official, I further certify that this resolution was duly passed in open court and offered for signature to the Honorable Kerry McCarver, County Mayor; that this resolution was promptly and fully recorded and is open to public inspection.

Witness, My official signature and seal of said county, this 20th day of March 2026.





Abby Short, County Clerk



Reviewed: June 17, 2025

Approved: July 15, 2025

Resolution to Create a Library System in Cheatham County

Whereas, there exists two independent libraries within Cheatham County, Tennessee, and

Whereas, the Board of Trustees of the Cheatham County Public Libraries, along with the Library Directors have expressed a desire to form a single system for the libraries, and

Whereas, the Board of Trustees, Library Directors, and the Red River Regional Library have consulted with regard to the pros and cons of such an endeavor, and

Whereas, both the Board of Trustees and the Library Directors feel a single system provides more benefits to the patrons served,

Now, therefore let it be resolved that the undersigned qualified representatives approve this action, as indicated by Board vote, and appropriate signatures.

If approved, The Board of Trustees will move forward with the necessary notifications to State and Local governing bodies, and will seek to bring this resolution to fruition no later than October 1, 2025.

Marsha J. Hunt 7/15/2025
Date

Marsha Hunt, Chair, Cheatham County Libraries Board of Trustees

May Lingner 7/15/25
Date

May Lingner, Director, Cheatham County Public Library

Jennifer Ensley 7/15/25
Date

Jennifer Ensley, Director, South Cheatham County Public Library

Clare Silliman 7/15/25
Date

Clare Silliman, Secretary, Cheatham County Libraries Board of Trustees

RESOLUTION: 14
RESOLUTION TITLE: Consent Calendar
DATE: March 16, 2026
MOTION BY: Mr. Bill Powers
SECONDED BY: Ms. Diana Lovell

COMPLETED RESOLUTION:

BE IT THEREFORE RESOLVED, That the Cheatham County Legislative Body meeting in Regular Session this the 16th day of March 2026 in the General Sessions Courtroom at the Courthouse in Ashland City, Tennessee, WHEREAS, the following Consent Calendar and applicants for Notary Public are approved:

Notaries

*Jenny Barnes
Jennifer L. Davenport
Tracey D. Knack
Chelsea Sheppard
William Webb*

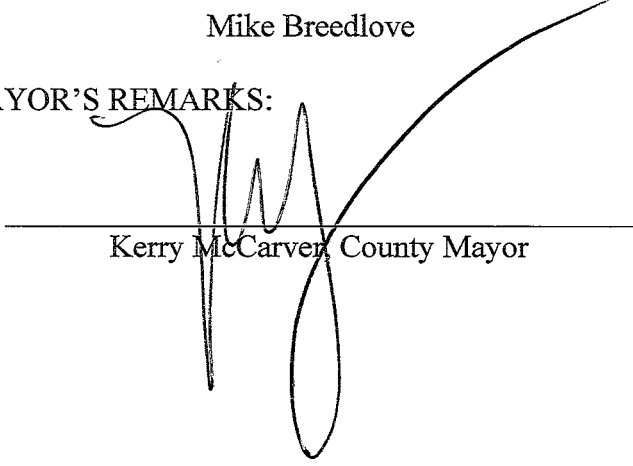
*Joyce A. Bennett
Tom Essary
Amy L. Overstreet
E. Simpson
Jessica H. Wix*

*Becky L. Bradshaw
Misti Harlinger
Lisa G. Parker
Melody M. Sleeper
Wendi C. York*

RECORD: Approved by voice vote 1 Absent

David Anderson		Bill Powers
Calton Blacker	Absent	Walter Weakley
Randy Noe		Diana Pike Lovell
Tim Williamson		Eugene O. Evans, Sr.
Chris Gilmore		Jimmy Hedgepath
B.J. Hudspeth		Mike Breedlove

CHEATHAM COUNTY MAYOR'S REMARKS:



Kerry McCarver, County Mayor

CHEATHAM COUNTY CLERK'S ACKNOWLEDGMENT: _____

I, Abby Short, do hereby certify that I am the duly authorized and acting County Clerk of Cheatham County, Tennessee. And as such official, I further certify that this resolution was duly passed in open court and offered for signature to the Honorable Kerry McCarver, County Mayor; that this resolution was promptly and fully recorded and is open to public inspection.

Witness, My official signature and seal of said county, this 20th day of March 2026.



Abby Short, County Clerk



RESOLUTION: 15
RESOLUTION TITLE: Adjourn
DATE: March 16, 2026
MOTION BY: Mr. Walter Weakley
SECONDED BY: Mr. Tim Williamson

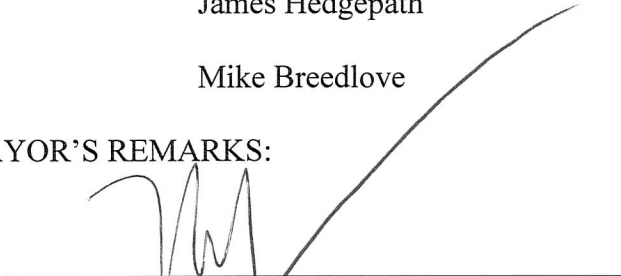
COMPLETED RESOLUTION:

BE IT THEREFORE RESOLVED, That the Cheatham County Legislative Body meeting in Regular Session this the 16th day of March 2026 in the General Sessions Courtroom at the Courthouse in Ashland City, Tennessee, WHEREAS, there being no further business to conduct the meeting is adjourned at 7:01 P.M.

RECORD: Approved by voice vote 1 Absent

David Anderson		Bill Powers
Calton Blacker	Absent	Walter Weakley
Randy Noe		Diana Pike Lovell
Tim Williamson		Eugene O. Evans, Sr.
Chris Gilmore		James Hedgepath
B.J. Hudspeth		Mike Breedlove

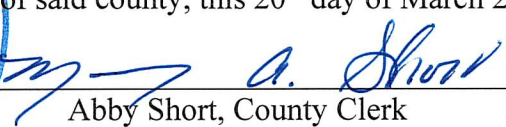
CHEATHAM COUNTY MAYOR'S REMARKS:


Kerry McCarver, County Mayor

CHEATHAM COUNTY CLERK'S ACKNOWLEDGMENT: _____

I, Abby Short, do hereby certify that I am the duly authorized and acting County Clerk of Cheatham County, Tennessee. And as such official, I further certify that this resolution was duly passed in open court and offered for signature to the Honorable Kerry McCarver, County Mayor; that this resolution was promptly and fully recorded and is open to public inspection.

Witness, My official signature and seal of said county, this 20th day of March 2026.


Abby Short, County Clerk

