

**Board of Education**  
**March 15, 2023 6:00 PM**  
Central Services Board Room

The Cumberland County Board of Education met in a special session on Wednesday, March 15, 2023, in the Central Services Board Room, where the meeting was called to order by Chairman Boston at the approximate hour of 6:03 pm.

**BOARD MEMBERS:**

Teresa Boston:	Present
Mr. Nick Davis:	Absent
Ms. Anita Hale:	Present
Mrs. Rebecca Hamby:	Present
Mr. Chris King:	Present
Ms. Sheri Nichols:	Present
Robert Safdie:	Present
Ms. Shannon Stout:	Absent
Ms. Elizabeth Stull:	Present

**Others in Attendance:**

Earl Patton - Attorney  
Heather Mullinix - Media

1. Call to Order- Ms. Teresa Boston(See above)
2. Moment of Silence/Pledge of Allegiance- Ms. Teresa Boston- Boston led the board members in a Moment of Silence. After a moment of silence, Boston led the audience in the Pledge of Allegiance.
3. Roll Call- (See Above) Boston advised, I know this is not on the agenda, but I would like to welcome Heather Mullinix to our meeting. We've missed you, but thank you Heather for being here.
4. \*Approval of Agenda(See Exhibit #1) Boston advised, next on the agenda is the approval of the agenda. I will entertain a motion for the approval of the agenda. Hamby advised, I make a motion we approve the agenda. Hale advised, second. Boston replied, we have a first and a second for the approval of the agenda. A Voice Vote was taken.

Motion to approve the agenda as presented.

**VOICE VOTE:** (mover-yes) Hamby

(seconder-yes) Stull

Yes: 7, No: 0

**MOTION: Motion Carried**

5. \*JUUL Litigation - Boston advised, next on the agenda is the JUUL Litigation. At this time, what I would like to do is pause the meeting so we could have a closed session with our attorney to discuss this litigation and then, as soon as our attorney has released us, we will get back into session. The meeting was paused for the Closed Session at 6:04pm.

The meeting was called back into session at 6:20pm. Boston advised, we are going to call this meeting back into order. It appears that all of our board members are present. So next on the agenda is the JUUL Litigation and we took a moment to have a Closed Session with our attorney and we do have to take action on this proposal, and so, I will entertain a motion. Hamby advised, I move to grant authority for the Director of Schools to approve and sign any settlement agreements relating to our litigation with JUUL and the other defendant and to accept any related settlement funds on the school system's behalf moving forward. Safdie advised, second. Boston advised, so we have a motion and a second on the floor. Discussion? No one responded. A Voice Vote was taken.

Motion to grant authority for the Director of Schools to approve and sign any settlement agreements relating to our litigation with JUUL and the other defendant and to accept any related settlement funds on the school system's behalf moving forward.

**VOICE VOTE:** (mover-yes) Hamby

(seconder-yes) Safdie

Yes: 7, No: 0

**MOTION: Motion Carried**

6. \*TDOT Bid for Property (See Exhibit #2) Boston advised, next on the agenda is TDOT Bid for the Property. This is the property that is located out 127N where they are putting in the new highway. This is a half acre that we transferred to Rinnie Trustees for the Community Center. Back in 2019 Earl went to court and got an order entered that this property revert back to the board, because all of the Rinnie Trustees had passed. It is no longer being used. So there is an order that put it back into the Board of Education's name. TDOT has come through and I think if you will look at the information, the bid and the packet that has been put in there. That is what TDOT has offered us for this half acre. Mr. Stepp, do you have anything to add? Stepp replied, no. That just came directly to me. It was hand delivered and we were waiting if there was board action or not. Boston advised, I will entertain a motion to reject, approve. Hamby replied, Mrs. Boston I would like to make a motion that we approve and accept this offer from TDOT on this piece of property. King advised, second. Boston advised, so I have a first and a second to accept the \$10,000.00 offer. It's right at a half of an acre on highway 127N. Any discussion, any questions? Hale advised, I have a question. Is this amount fair market price or just what TDOT come up with? We have no idea. Boston replied, Mr. Stepp has probably looked at it a little bit more than I have. They did comparables. They did comparables of raw land, with buildings on them and I

mean this is exactly what our Tennessee Property Data states that the value is worth. Hamby advised, and where they are widening 127 N. Patton advised, I think the actual value that they came up with is \$6,700, is what I recall and they are offering us more than what they assessed. Boston asked, any further discussion? Any questions? No one responded. Boston continued, we have a motion to accept TDOT's offer of \$10,000. A Voice Vote was taken.

Motion to approve and accept this offer from TDOT on this piece of property.

**VOICE VOTE:** (mover-yes) Hamby

(seconder-yes) King

Yes: 7, No: 0

**MOTION: Motion Carried**

- 7. Old Business- Boston asked, is there any old business? No one responded.
- 8. Adjournment - Boston advised, I'll entertain a motion to adjourn. Hamby advised, I make a motion we adjourn. Hale advised, second. The meeting adjourned at 6:30pm.

Motion to adjourn at 6:30 p.m.

**VOICE VOTE:** (mover-yes) Hamby

(seconder-yes) Hale

Yes: 7, No: 0

**MOTION: Motion Carried**

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**William Stepp**  
**Director of Schools**

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**Teresa Boston**  
**Chairperson of the Board**

Comment I, Tabitha Webb hereby certify that I reported the foregoing minutes and that i delivered said minutes to the office of the Director of Schools on Wednesday, April 19, 2023.

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**Tabitha Webb**  
**Board of Education Recorder**

**(\*) Indicates Board Approval Required**

(\*) Indicates Board Approval Required

March 15, 2023 at 6:00 PM - Board of Education Meeting Special Called

1. Call to Order

**Speaker(s):** - Ms. Teresa Boston

**Agenda Item Type:** Procedural Item

2. Moment of Silence/Pledge of Allegiance

**Speaker(s):** - Ms. Teresa Boston

**Agenda Item Type:** Procedural Item

3. Roll Call

**Agenda Item Type:** Procedural Item

4. \*Approval of Agenda

**Agenda Item Type:** Action Item

5. \*JUUL Litigation

**Agenda Item Type:** Action Item

6. \*TDOT Bid for Property

**Agenda Item Type:** Action Item

**Attachments:** (2)

- [Property Map](#)
- [TDOT Bid for Property](#)

7. Old Business

**Agenda Item Type:** Action Item

8. Adjournment

**Agenda Item Type:** Action Item

**Comments:**

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**William Stepp**  
**Director of Schools**

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**Teresa Boston**  
**Chairperson of the Board**

Comment I, Tabitha Webb hereby certify that I reported the foregoing minutes and that I delivered said minutes to the office of the Director of Schools on XXX.

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**Tabitha Webb**  
**Board of Education Recorder**



## APPRAISAL REPORT TENNESSEE DEPARTMENT OF TRANSPORTATION

THE PURPOSE OF THIS APPRAISAL IS TO ESTIMATE THE FAIR MARKET VALUE FOR HIGHWAY RIGHT-OF-WAY PURPOSES

**1. Name, Address & Telephone Numbers:**

(A) Owner: Cumberland County Board of Education      (B) Tenant: N/A  
368 Fourth Street  
Crossville, TN 38555  
Contact No. – (931) 484-6135



**(C) Address and/or location of subject:**

Highway 127 N  
Crossville, TN 38571

Property located along the east side of Highway 127 N, ±1,000' south of Beaty Road. Additionally, it is located in the northeast quadrant of Highway 127 N and Brandenburg Lane. Brandenburg Lane is a private drive.

**2. Detail description of entire tract:**

The subject of this appraisal consists of a vacant parcel containing 0.562 acres. It is rectangular in shape, situated slightly below the grade of Highway 127 N, and exhibits gently rolling topography that is heavily wooded. Road frontage consists of 100' along the east side of Highway 127 N. Depth of the property ranges from 249.99' along its northern boundary to 250.81' along its southern boundary. Dimensions of the property are as follows: 100' x 249.99' x 99.89' x 250.81'. The property was previously improved with a building that was utilized as a community center (Structure No. 1). Some of the remnants of the improvements remain but are dilapidated and are labeled as abandoned on the right-of-way plans.

This report reflects a Formal Appraisal. Per TDOT guidelines, a complete before and after appraisal of the entire tract including all land and improvements, considering damages and benefits to the remainder where applicable must be developed. As stated, the structure located on the property that was former utilized as a community center is in severe disrepair and not considered to provided contributory value to the property. As such, only land value has been addressed herein.



3. (A) Tax Map and Parcel No. 010-006.01 (B) Is Subject in a FEMA Flood Hazard Area? Yes  No

If yes, Show FEMA Map/Zone No. \_\_\_\_\_

4. Interest Acq.: Fee  Drainage Esm't.  Construction Esm't.  Slope Esm't.  Other: \_\_\_\_\_

5. Acquisition: Total  Partial

6. Type of Appraisal: Formal  Formal Part-Affected

Intended Use of Report – This "Formal" appraisal of a 100% ownership position is intended for the sole purpose of assisting the Tennessee Department of Transportation in the acquisition of land for right-of-way purposes. This assignment is of the entire subject property and will include the valuation of all subject improvements.

This is an Appraisal Report, which is intended to comply with Standard Rule 2-2(a). As such, it presents summary discussions of the data, reasoning and analysis that were used in the appraisal process. Supporting documentation that is not provided within the report is retained in the appraiser's work file or can be obtained from the Market Data Brochure. The depth of discussion contained in this report is specific to the needs of the client.

**7. Detail Description of land acquired:**

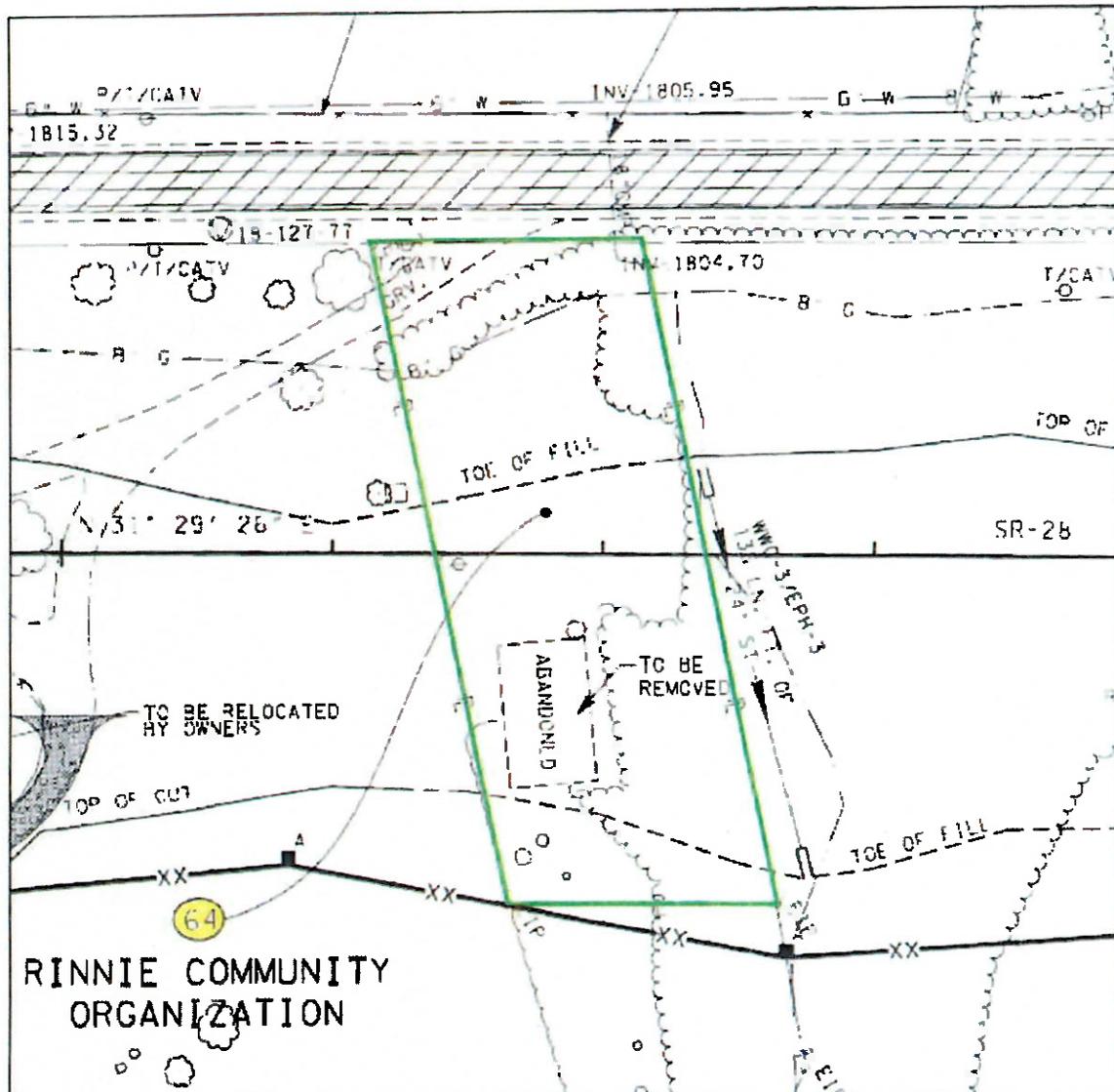
The TDOT right-of-way plans indicate a proposed fee acquisition of 0.562 acre. This is a total take. Please refer to Item 2 for a description of the acquisition area.

State Project No. 18008-227-14 County Cumberland Tract No. 64  
Federal Project No. HPP/NH-28(37) Name of Appraiser Nelson Pratt, MAI (C.G.-2754)

ADDITIONAL COMMENTS

7. Detail Description of land acquired: Continued from previous page.

TDOT R.O.W. Plans – Tract 64



Excerpt from Right-of-Way Plans depicting acquisition areas.

- Green – Existing property line

8. Sales of Subject: (Show all recorded sales of subject in past 5 years; show last sale of subject if no sale in past 5 years.)

Sale Date	Grantor	Grantee	Book / Page	Verified Consideration	How Sale Amount Verified
10/16/19	Rinnie Community Organization	Cumberland County Board of Education	1561 / 2228	\$0	Deed Affidavit
Existing Use	Zoning	Utilities Available	Off Site Improvements	Area Lot or Acreage	
Vacant (Abandoned Building)	None	E, W, T	Paved Road	0.562 Acre	

The Cumberland County Board of Education acquired the subject property via court order on October 16, 2019. This transaction is recorded in the Cumberland County Register of Deeds Office in Book 1561, Page 2228.

**State of Tennessee Department of Transportation  
Approved Offer Compensation**

ROW FORM-2  
Revision 11-05-2014

STATE PROJ. #: 18008-2227-14

COUNTY/S Cumberland

FED PROJ. #: HPP/NH-28(37)

FIELD OFFICE: Region 2

PIN #: 100260.04

FORM 2 DATE: 2/7/2023

TAX MAP/PARCEL NO: 010/006.01

TRACT #: 64

OWNERS: CUMBERLAND COUNTY BOARD OF EDUCATION

**SUMMARY OF REPORTS**

COMPLETED BY	APPRAISER'S NAME	APPRAISAL AMOUNT	EFFECTIVE DATE	TYPE REPORT
Mila Williams	Nelson Pratt	\$6,744.00	02/17/2022	Formal

**APPROVED ACQUISITION AREAS/COMPENSATION**

INTERESTS ACQUIRED	ORIGINAL ACQUISITION AREAS	ORIGINAL APPROVED COMP.	REVISED ACQUISITION AREAS	REVISED APPROVED COMPENSATION	ALTERNATE ACQUISITIONS AREAS	ALTERNATE APPROVED COMP.
LAND (FEE SIMPLE)	0.562 Ac	\$10,000.00				
PDE		\$0.00				
SLOPE EASEMENT		\$0.00				
TCE		\$0.00				
AIR RIGHTS		\$0.00				
ACCESS CONTROL		\$0.00				
AVIGATION		\$0.00				
SPECIAL		\$0.00				
(LAND OWNER) IMPROVEMENTS		\$0.00				
(OWNER) DAMAGES/BENEFITS		\$0.00				
APPROVED OFFER AMOUNT		\$10,000.00				
UTILITY ADJUSTMENT		\$0.00				
(OWNER) TOTAL		\$10,000.00				
TENANT IMPROVEMENTS TOTAL		\$0.00				
<b>FORM 2 GRAND TOTAL</b>		<b>\$10,000.00</b>				

ORIGINAL AREA SUMMARY			ALTERNATE AREA SUMMARY		
ORIGINAL AREA BEFORE	ORIGINAL AREA ACQUIRED	ORIGINAL AREA AFTER	ALTERNATE AREA ACQUIRED		ALTERNATE AFTER AREA ACQUISITION
0.562 Ac.	0.562 Ac.	0.000 Ac.			

**COMMENTS TO NEGOTIATOR**

The appraisers have generally presented complete and adequate information relevant to the market data. The selection of comparable data and analysis appears reasonable. The amount due owner is for the entire tract.

At the time of the inspection, the subject tract was exempt from assessment for the 2021 tax year. In keeping with TDOT policy COP 18-05, reviewer has adjusted amount due owner to reflect the subject's assessed value for the 2022 tax year.

  
Completed By

\_\_\_\_\_  
Agency Staff Approval (If Consultant)

State of Tennessee Department of Transportation

ROW FORM-17B  
Revision 11-26-2013

Offer to Acquire Real Property

STATE PROJ. #:18008-2227-14

COUNTY/S Cumberland

FED PROJ. #: HPP/NH-28(37)

TRACT #: 64

PIN #: 100260.04

NEGOTIATOR: Andrew Waddell

OWNER: CUMBERLAND COUNTY BOARD OF EDUCATION

DATE PRINTED: FEBRUARY 16, 2023

The following offer is not less than the approved appraisal of the fair market value of the property including, where applicable, damages to the remainder.

This offer does  does not  include payment for the purchase of one or more uneconomic remainders.

	A IMPROVEMENTS ACQUIRED	B IMPROVEMENTS RETAINED
LAND (FEE SIMPLE )	\$10,000.00	SAME AS A
PDE	\$0.00	SAME AS A
AIR RIGHTS	\$0.00	SAME AS A
AVIGATION EASEMENT	\$0.00	SAME AS A
ACCESS CONTROL	\$0.00	SAME AS A
IMPROVEMENTS	\$0.00	\$0.00
DAMAGES	\$0.00	SAME AS A
SPECIAL BENEFITS	\$0.00	\$0.00
SLOPE EASEMENT	\$0.00	SAME AS A
TCE	\$0.00	SAME AS A
APPROVED COMPENSATION	\$10,000.00	\$0.00
UTILITY ADJUSTMENT	\$0.00	SAME AS A
OTHER	\$0.00	SAME AS A
GRAND TOTAL	\$10,000.00	\$0.00

RESIDENTIAL RELOCATION  (See RA Form 109)  
BUSINESS RELOCATION  (See RA Form 116)

This offer includes payment for the following improvements:

This offer does not include payment for the following improvements as they are owned by others:

The original of this form was mailed to William Stepp on, 02/16/2023

Via FedEx Tracking #: 8165 9679 7492

who had or were furnished a copy of the Acquisition Brochure.

02/16/2023

Date

Andrew Waddell

Negotiator Signature