
Anderson County Board of Commissioners

6:00 P.M.

Resolution – Honoring Don Whitaker – requested by Commissioner Foster

Public Hearing – Resolution No. 23-3-1080 Amending the “Zoning Resolution of Anderson County, Tennessee” to include the property at 1994 Lake City Hwy, Clinton, Parcel 095.00, Tax Map 054 from A-2 (Rural-Residential District) to C-1 (General Commercial District).

Public Hearing – Resolution No. 23-03-1081 Amending the “Zoning Resolution of Anderson County, Tennessee” to include rezoning of the property at 808 Sulphur Springs Road, Clinton, Parcel 071.02, Tax Map 073 from R-1 (Suburban-Residential District) to A-2 (Rural-Residential District).

6:30 P.M.

Consent Agenda Monday, March 20, 2023

- 1. Approval and corrections of February 21, 2022 County Commission Minutes.**
- 2. Approval of Notary and Bonds**
- 3. Committee Reports**
 - Anderson County Employee Insurance Board of Trustees Minutes (2/23/23)
 - Human Resources 2022 Tenure Awards
 - Anderson County Tourism Board Minutes (3/01/23)
 - Rules Committee Minutes (3/09/23)

**Respectfully Submitted,
Joshua Anderson, Chairman**

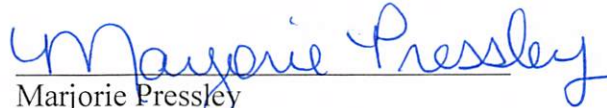


ANDERSON COUNTY GOVERNMENT

Legal Notice of Public Hearing

Published in Compliance with TCA § 13-7-105 (b)

The Anderson County Board of Commissioners will hold a Public Hearing on March 20, 2023 at 6:00 PM in Room 312 of the Anderson County Courthouse, 100 N. Main Street, Clinton, Tennessee, to consider an amendment to the "Anderson County Zoning Resolution" to include the rezoning of the property at 1994 Lake City Highway, Clinton, Parcel 095.00, Tax Map 054 from A-2 (Rural-Residential District) to C-1 (General Commercial District). A copy of the proposed zoning amendment is available at the Office of Planning & Development, Room 127 at the Courthouse.


Marjorie Pressley
Anderson County Building Commissioner

WHEREAS, the Anderson County Regional Planning Commission has reviewed and made recommendations regarding the proposed amendment of the "Zoning Resolution of Anderson County, Tennessee," in accordance with Tennessee Code Annotated § 13-7-105 (b).

NOW, THEREFORE, BE IT RESOLVED that the Anderson County Board of Commissioners does hereby amend the Anderson County Zoning Resolution.

This resolution shall take effect immediately after its notification and passage, the public welfare requiring it.

Josh Anderson, Chairman

ATTEST:

Jeff Cole, County Clerk

DATE: _____

**Anderson County Board of Commissioners
Anderson County, Tennessee**

RESOLUTION NO. 23-3-1080

A RESOLUTION AMENDING THE “ZONING RESOLUTION OF ANDERSON COUNTY, TENNESSEE” BY REZONING PARCEL 095.00; ANDERSON COUNTY TAX MAP 054 FROM A-2 (RURAL-RESIDENTIAL DISTRICT) TO C-1 (GENERAL COMMERCIAL DISTRICT)

WHEREAS, the Anderson County Commission, in accordance with Section 13-7-105 of the Tennessee Code Annotated, may amend the zoning resolution and the “Zoning Map of Anderson County, Tennessee”; and

WHEREAS, the Anderson County Regional Planning Commission has forwarded its recommendation to the Anderson County Commission regarding the amendment to the “Zoning Map of Anderson County, Tennessee.

NOW, THEREFORE, BE IT RESOLVED by the Anderson County Board of Commissioners of Anderson County, Tennessee, meeting in regular session on the 20th day of March, 2023, in Clinton, Tennessee, that:

SECTION 1. The Zoning Map of Anderson County, Tennessee, is hereby amended by rezoning Parcel 095.00; Anderson County Tax Map 054 from A-2 (Rural-Residential District) to C-1 (General Commercial District). Said territory located at 1994 Lake City Highway, Clinton; and being more clearly defined by the attached map that is made part of this resolution.

SECTION 2. This resolution shall be effective from and after its passage and publication, as required by Section 13-7-105(b) of the Tennessee Code Annotated, the public welfare requiring it.

ADOPTED this _____ day of _____, _____.

Josh Anderson, Chairman

Terry Frank, County Mayor

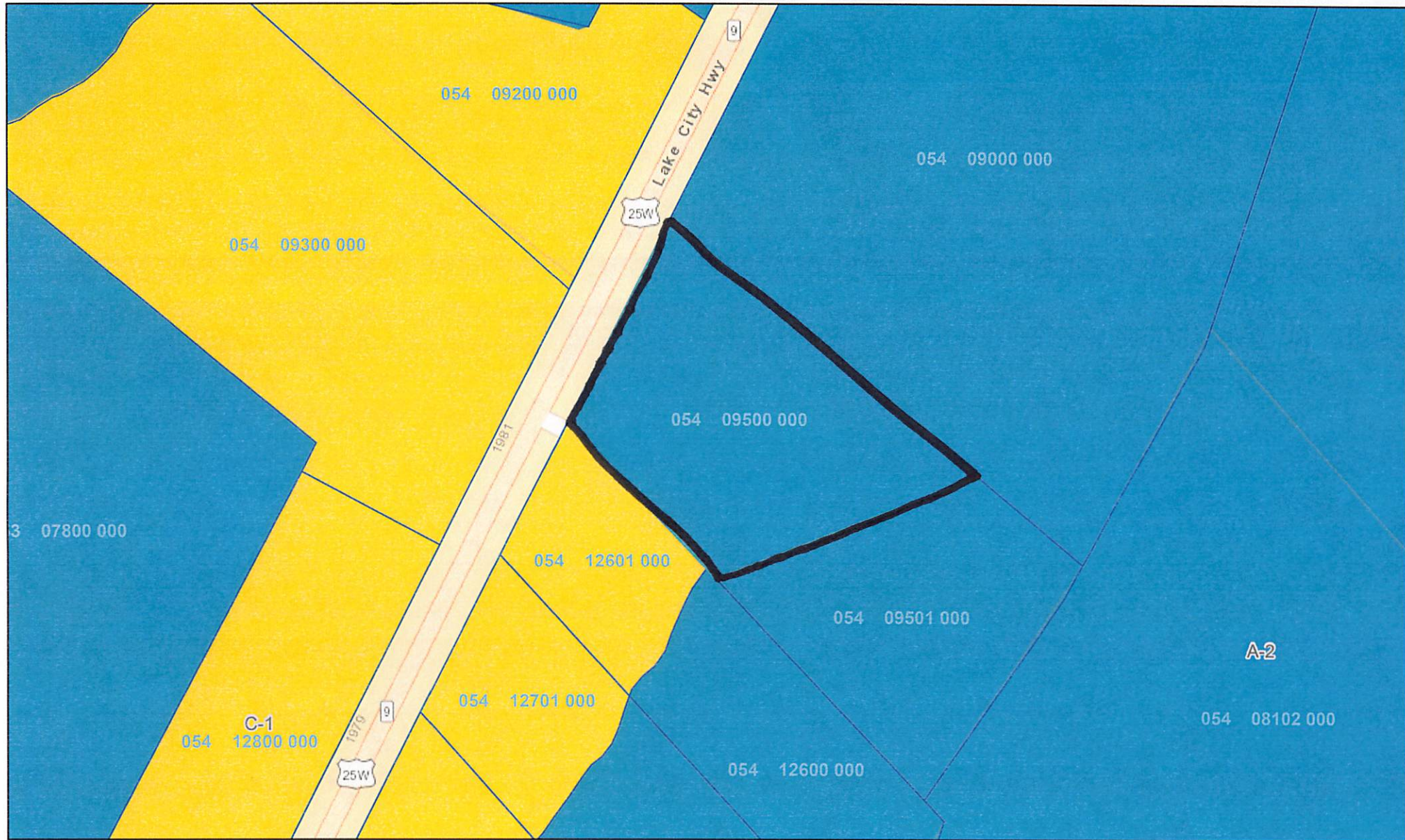
Public Hearing Held: _____

Resolved and Approved: _____

ATTEST:

Jeff Cole, County Clerk

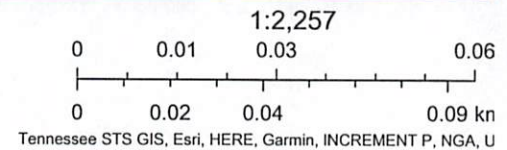
Lake City Hwy 1994

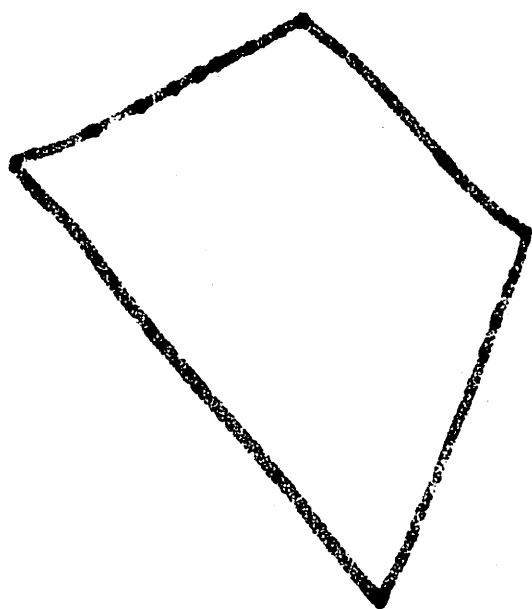


1/30/2023, 4:13:49 PM

Zoning C-1 County Boundary

A-2 Parcels





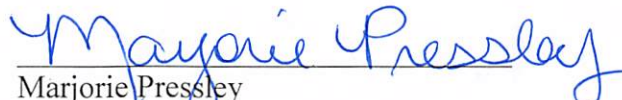


ANDERSON COUNTY GOVERNMENT

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Marjorie Pressley
Anderson County Building Commissioner

WHEREAS, the Anderson County Regional Planning Commission has reviewed and made recommendations regarding the proposed amendment of the "Zoning Resolution of Anderson County, Tennessee," in accordance with Tennessee Code Annotated § 13-7-105 (b).

NOW, THEREFORE, BE IT RESOLVED that the Anderson County Board of Commissioners does hereby amend the Anderson County Zoning Resolution.

This resolution shall take effect immediately after its notification and passage, the public welfare requiring it.

Josh Anderson, Chairman

ATTEST:

Jeff Cole, County Clerk

DATE: _____

Anderson County Board of Commissioners
Anderson County, Tennessee

RESOLUTION NO. 23-03-1081

A RESOLUTION AMENDING THE “ZONING RESOLUTION OF ANDERSON COUNTY, TENNESSEE” BY REZONING PARCEL 071.02; ANDERSON COUNTY TAX MAP 073 FROM R-1 (SUBURBAN-RESIDENTIAL DISTRICT) TO A-2 (RURAL-RESIDENTIAL DISTRICT)

WHEREAS, the Anderson County Commission, in accordance with Section 13-7-105 of the Tennessee Code Annotated, may amend the zoning resolution and the “Zoning Map of Anderson County, Tennessee”; and

WHEREAS, the Anderson County Regional Planning Commission has forwarded its recommendation to the Anderson County Commission regarding the amendment to the “Zoning Map of Anderson County, Tennessee.

NOW, THEREFORE, BE IT RESOLVED by the Anderson County Board of Commissioners of Anderson County, Tennessee, meeting in regular session on the 20th day of March, 2023, in Clinton, Tennessee, that:

SECTION 1. The Zoning Map of Anderson County, Tennessee, is hereby amended by rezoning Parcel 071.02; Anderson County Tax Map 073 from R-1 (Suburban-Residential District) to A-2 (Rural-Residential District). Said territory located at 808 Sulphur Springs Road, Clinton; and being more clearly defined by the attached map that is made part of this resolution.

SECTION 2. This resolution shall be effective from and after its passage and publication, as required by Section 13-7-105(b) of the Tennessee Code Annotated, the public welfare requiring it.

ADOPTED this _____ day of _____, _____.

Josh Anderson, Chairman

Terry Frank, County Mayor

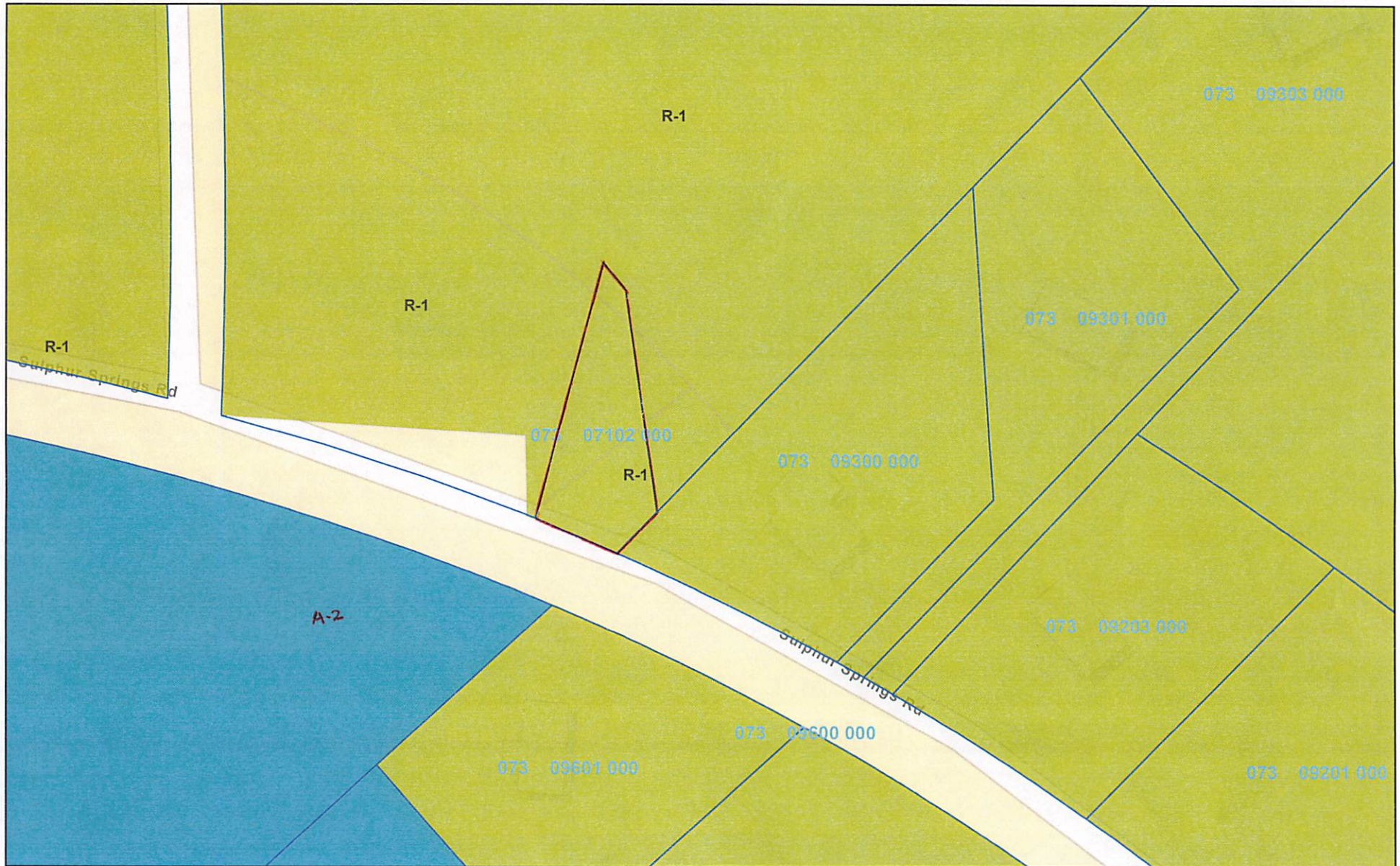
Public Hearing Held: _____

Resolved and Approved: _____

ATTEST:

Jeff Cole, County Clerk

Marlow VFD 808 Sulphur Springs Rd.



11/29/2022, 10:26:43 AM

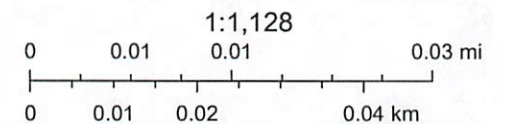
Zoning 1.14.22

R-1

A-2

County Boundary

Parcels



Esri Community Maps Contributors, Tennessee STS GIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/

Anderson County Employee Insurance Board of Trustees
Meeting Minutes – September 27, 2022

Members Present: Mayor Terry Frank, Robby Holbrook, Tyler Mayes, Kim Jeffers-Whitaker, Phil Yager

Others Present: CBIZ representative (by phone) Kari Presley, Leean Tupper, Randy Walters, Katherine Ajmeri, Krystal Burkhardt

Call to Order

Mayor Frank called the meeting to order at approximately 2 p.m.

Approval of Prior Meeting (May 10, 2022) Minutes

Motion by Tyler Mayes, seconded by Kim Jeffers-Whitaker. Motion carried unanimously.

Items for Action/Discussion

1. Retiree Benefit Language Action Item – Requesting Board input and approval for language clarification of the Anderson County Retiree Benefit. Motion made by Tyler Mayes, seconded by Phil Yager, to approve the changes presented with an effective date of January 1, 2023. Motion carried by voice vote. (See Attachment A for related language.)
 - a. Robby Holbrook made a separate motion, seconded by Tyler Mayes, to review the Retiree Benefit and a possible “sunset” to the benefit during a future meeting. Motion carried by voice vote.
2. Thrive Health & Wellness contract amendment – This item was pulled from today’s meeting agenda by CareHere/Premise representatives on the morning of 9/27/2022, due to a variety of issues on their end.
3. 2023-2024 Benefit RFPs Action Item – The Board reviewed the list of Benefits RFPs and considered whether to exercise renewal options or put benefits out for bid.
 - a. Tyler Mayes made a motion, seconded by Robby Holbrook, to authorize HR to renew the existing CareHere/Premise contract for one additional year. Motion carried by voice vote.
 - b. Tyler Mayes made a motion, seconded by Phil Yager, to authorize HR and Purchasing to issue RFPs for dental insurance. Motion carried by voice vote.
 - c. Robbie Holbrook made a motion, seconded by Phil Yager, to exercise the available renewal options on the current contracts for vision, short-term disability, Flex benefits, and the benefits broker & consultant. Motion carried by voice vote. (See Attachment B)
4. (A) Kim Jeffers-Whitaker stated she would like the Employee Benefits Advisory Group to be involved with the county’s wellness program to improve employee engagement. Board members offered their support.
(B) Kim Jeffers-Whitaker stated Anderson County received a Rx Benefits first-quarter 2022 rebate totaling \$64,382.12. (See Attachment C)
5. Employee Survey – Kim Jeffers-Whitaker asked the Board members to e-mail her by mid-October with their ideas or questions related to the annual employee survey.

New Business

Robby Holbrook distributed the summary financial statement for Fund 263, saying he would discuss them at the next meeting. (See Attachment D)

Adjournment

There being no further business, the meeting adjourned shortly before 3 p.m.

Suggested amended language for Anderson County Government Retiree Benefit (edits are in red).

Effective January 1, 2023, the Anderson County Government Retiree Benefit program will include clarification of benefit language, stated in red that includes current practices, as well as the enrollment period for the Retiree Benefit Program.

In accordance with the Anderson County Employee Insurance Board of Trustee's most recent established Retiree Medical Benefit policy, effective 12/31/2018, Retirees who are pre-age sixty-five (65) and have thirty (30) or more years of service with Anderson County Government (excluding schools) have the opportunity to elect a County-sponsored contribution to a Health Reimbursement Account (HRA), provided the retiree is not covered by the County's health insurance plan. The County will contribute \$800 per month to eligible Retiree's HRA to be utilized for non-County medical and pharmaceutical copays and health premiums. In accordance with this policy, the County's contribution does not carry over month to month or annually. Additionally, an eligible Retiree may qualify as a continued subscriber after leaving full-time employment with the County if requested prior to age 65 and within 60 days of last date of employment.

Retiree coverage will automatically terminate at the earliest date if any of the following actions occur:

1. Retiree reaches the age of 65;
2. Date the Retiree fails to communicate acceptance as required under County and HRA guidelines;
3. The Plan or Retirement Benefit is terminated;
4. Upon the Retiree's death.

Dependents of Retirees are not permitted to continue coverage or receive Retiree Medical Benefits beyond the date of coverage termination.

B

Benefit Contracts, Effective 09.12.2022						
Contract#	Status	Vendor	Description	Expires	Renewal Provision	Renewals Remaining
19-0134-R1	Renewed for FY 22-23	CareHere Management, PLLC	On-Site Clinic (courthouse)	2/26/2023	Two (2) Years	One (1) Years
19-0152-R3	Renewed for FY 22-23	Delta Dental	Dental Insurance	6/30/2023	Four (4) Years	One (1) Year
19-0153-R2	Not Renewed as of 9/6/2022	BlueCross BlueShield of Tennessee	Vision Insurance	6/30/2022	Four (4) Years	Two (2) Years
19-0154-R2	Not Renewed as of 9/6/2022	USABLE Life	Short Term Disability Insurance	6/30/2022	Four (4) Years	Two (2) Years
19-0155-R2	Not Renewed as of 9/6/2022	TASC	Flexible Spending Account	6/30/2022	Four (4) Years	Two (2) Years
19-0161-R3	Renewed for FY 22-23	CBIZ	Benefits Brokerage & Consulting	6/30/2023	Four (4) Years	One (1) Years
19-0162	Never Expires	TN Consolidated Retirement System	Plan II - 401(k)	Never Expires	Never Expires	Unknown
19-0163	Never Expires	TN Consolidated Retirement System	Plan I - 457(b)	Never Expires	Never Expires	Unknown
20-0156-R2	Renewed for FY 22-23	BlueCross BlueShield of Tennessee	Administrative Services Agreement	6/30/2023	In Writing Agreement to Extend the Term each Fiscal Year	Unknown
20-0163	Renewed for FY 22-23	RxBenefits	Prescription Medications	Never Expires, unless given a 90 day written notice	Never Expires	Unknown
23-0016	Contract for FY 22-23	Berkshire Hathaway	Stop Loss Insurance	6/30/2023	None	None
23-0004	Contract for FY 22-23	AMWINS Rx	Prescription Assistance Program	6/30/2023	None	None
22-0013	Not Renewed as of 9/6/2022	American Fidelity Administrative Services	ACA Reporting Services	6/30/2022	S.O.W. Contract for Each Fiscal Year (Per Master Agreement)	Unknown

C

Kim Jeffers-Whitaker

From: Dougherty, Meghan <meghan.dougherty@CBIZ.com>
Sent: Monday, September 19, 2022 5:04 PM
To: Kim Jeffers-Whitaker
Cc: Presley, Kari; Rule, Nadea
Subject: Anderson County Q1 2022 Rebates

Hi Kim,

Hope your week is off to a good start. Just wanted to send you a quick note to let you know that RxBenefits has released rebates for Q1 2022. Anderson County will be receiving \$64,382.12 as a rebate credit on the 9/23 invoice.

If you have any questions, please let us know.

Thank you,
Meghan



Meghan Dougherty
Lead Pharmacy Account Executive
CBIZ Employee Benefits
A division of CBIZ Benefits & Insurance Services, Inc.
5450 Frantz Road Suite 300
Dublin, OH 43016
(614) 330-6950
meghan.dougherty@cbiz.com
website | vCard | video



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D

Template Name: LGC Summary
Created by: LGC

Anderson County
Summary Financial Statement
June 2022

User: rholbrook
Date/Time: 9/27/2022 1:39 PM
Page 1 of 1

263 Self-Insurance		Year-To-Date			Month-To-Date		
Account	Description	Budget Estimate	Actual	% of Budget	Estimate Avg/Mth	Actual	% of Avg
Revenue							
43101	Self-Insurance	4,533,838.00	(4,269,107.32)	94.16 %	377,819.83	(694,587.48)	183.84 %
43102	Other Employee Benefit/Contributions	110,000.00	(106,550.40)	96.86 %	9,166.67	(13,733.40)	149.82 %
44110	Investment Income	0.00	(146.16)	0.00 %	0.00	(12.31)	0.00 %
44160	Retirees' Insurance Payments	20,097.00	0.00	0.00 %	1,674.75	0.00	0.00 %
44165	Rebates	378,988.00	0.00	0.00 %	31,582.33	0.00	0.00 %
44170	Miscellaneous Refunds	0.00	0.00	0.00 %	0.00	882.84	0.00 %
	Total Revenue	5,042,923.00	(4,375,803.88)	86.77 %	420,243.58	(707,450.35)	168.34 %
Expenditures							
51900	Other General Administration	(5,042,923.00)	4,255,825.21	84.39 %	(420,243.58)	791,065.91	188.24 %
99100	Transfers Out	0.00	0.00	0.00 %	0.00	0.00	0.00 %
	Total Expenditures	(5,042,923.00)	4,255,825.21	84.39 %	(420,243.58)	791,065.91	188.24 %
Total	263 Self-Insurance	0.00	(119,978.67)	100.00 %	0.00	83,615.56	0.00 %

Anderson County Employee Insurance Board of Trustees
Meeting Minutes
February 23, 2023

Members Present – Terry Frank, Phil Yager, Robby Holbrook, Kim Jeffers-Whitaker, and Russell Barker

Others Present – Andrew Stone, Krystal Burkhart, Katherine Ajmeri, Randy Walters, Leean Tupper, Seamus McNally, and Kari Pressley

Mayor Frank called the meeting to order.

Motion by P. Yager and second by R. Holbrook to approve the minutes of the January 23, 2023 meeting as presented. Motion carried by voice vote.

Action Items

1. Motion by R. Holbrook and second by R. Barker to continue the county's Tobacco Cessation Program as is in the future, and only bring it back for a vote if changes are to be considered. Motion carried by voice vote.
2. CBIZ representatives Kari Pressley and Seamus McNally explained the actuarial report from CBIZ's actuarial team. There were questions and some discussion among the Board members.
3. The Board discussed shoring up the premiums for the Gold and Silver benefit plans for FY 2023/24 based upon the actuarial report's recommendations, and the Board asked CBIZ consultants to look in detail at a High-Deductible Health Plan option. Pending board approval at the next meeting.

Old Business

1. K. Whitaker asked the Board members to review the draft clinic RFP and provide feedback for discussion at the next meeting.
2. Motion made by P. Yager and second by R. Holbrook to approve:
 - a. permitting all active part-time employees with a minimum of 20 hours per week, after a six-months probationary period, to participate in payroll-deducted supplemental coverage benefits for the 2023/2024 FY, contingent upon sufficient wage confirmation;
 - b. to include the Working Advantage Perks program with no cost to the county or employees for the 2023/24 FY; and
 - c. to increase the employee option life benefits for their dependents for the 2023/24 FY. Motion carried by voice vote.
3. Motion made by R. Barker and second by R. Holbrook to implement an employer-shared vision benefit for the 2023/2024 FY. Motion carried by voice vote.

New Business

1. Motion by P. Yager and second by R. Barker to approve the Rx Benefits contract renewal for 2022. Motion carried by voice vote.

2. K. Whitaker reviewed the Rx Benefits rebate information provided to the Board earlier. She said, in total, the county has received \$263,880 in prescription rebates in the last three quarters.

The next meetings were set tentatively for March 9th at 11 a.m. and March 21st at 10 a.m.

The meeting was adjourned at 3:19 p.m.

Annette Prewitt

From: Kim Jeffers-Whitaker
Sent: Wednesday, March 8, 2023 12:32 PM
To: Annette Prewitt
Subject: March Consent Agenda
Attachments: 2022 ACG Tenure Awards.pdf

Annette, can you please add the below to **March's Consent Agenda**? I have attached the listing and collages. Let me know if you need anything else. Thanks.

2022 Tenure Awards

Sincerely,
Kim

Kim Jeffers-Whitaker, SCP
Director of Human Resource & Risk Management
Anderson County Government
Main Tel [865.264.6300](tel:865.264.6300) | Direct [865.264.6330](tel:865.264.6330) | Fax [865.264.6259](tel:865.264.6259) | Cell [865.363.6321](tel:865.363.6321)
kwhitaker@andersoncountyttn.gov | <https://andersoncountyttn.gov/humanresources/>

In every crisis, doubt or confusion, take the higher path - the path of compassion, courage ~ Amit Ray, Author

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ANDERSON COUNTY GOVERNMENT 2022 TENURE AWARD RECIPIENTS



Anderson County Government 2022 Tenure Awards

25 YEARS			
GILLIAM	JEFFERY	SHERIFF'S OFFICE	DETECTIVE
BROWN	BILLY	PROPERTY ASSESSOR	CHIEF DEPUTY
20 YEARS			
SWEET	NATHANIEL	EMS	EMS DIRECTOR
MAPLES	JASON	SHERIFF'S DETENTION FACILITY	LIEUTENANT
15 YEARS			
CROWLEY	HAROLD	SHERIFF'S OFFICE	SERGEANT
BRADLEY	KENNETH	SHERIFF'S OFFICE	SERGEANT
TRABALKA	GEOFFREY	SOLID WASTE	SOLID WASTE SUPERVISOR
WATSON	JEFFREY	SHERIFF'S DETENTION FACILITY	CORRECTIONS DEPUTY
ACKER	JONATHAN	SHERIFF'S OFFICE	PATROL SERGEANT
CONNER	CHRISTOPHER	SHERIFF'S OFFICE	CORPORAL PATROL
METCALF	ANGELA	CIRCUIT COURT	BOOKKEEPER
JAQUET	LEON	VETERANS	VETERANS OFFICER
BANNACH	SHAWN	SHERIFF'S OFFICE	CORPORAL
BYRGE	MISTY	SHERIFF'S DISPATCH	DISPATCHER
CRUMPLEY	CLARENCE	HIGHWAY	NIGHT WATCHMAN
SMITH	JEFFREY	SHERIFF'S DETENTION FACILITY	SERGEANT
10 YEARS			
MILLER	HEIDI	PRE-TRIAL	PRE-TRIAL DIRECTOR
MCCRACKEN	JEFFREY	JUVENILE COURT	PROBATION OFFICER
KING	SHANDI	SHERIFF'S OFFICE	LEAD DISPATCHER
LIVELY	NICHOLAS	HIGHWAY	LABORER
STOUFFER-ALLEN	ZACHARY	SHERIFF'S DETENTION FACILITY	LIEUTENANT
ERVIN	CHERIE	SHERIFF'S DETENTION FACILITY	TRANSPORTATION DEPUTY
COLLINS	ROBERT	SHERIFF'S OFFICE	CORPORAL PATROL
CASTEEL	RETHA	CIRCUIT COURT	OFFICE MANAGER
CROWLEY	DAVID	PUBLIC WORKS	CLERK
TUPPER	LEEAN	MAYOR	ADMINISTRATIVE ASSISTANT
PARROTT	PAUL	PROPERTY ASSESSOR	FIELD APPRAISER
PRESSON	JAMES	SHERIFF'S OFFICE	CORPORAL
BLEVINS	KORY	SHERIFF'S OFFICE	PATROL DEPUTY
CAMPBELL	MISTY	LIBRARY CLINTON	ASSISTANT LIBRARIAN
BROWN	BECKY	SHERIFF'S DISPATCH	LEAD DISPATCHER
5 YEARS			
MCCULLEY	JOSEPH	SHERIFF'S COURT SECURITY	COURT SECURITY OFFICER
PAINTER	CHASITY	EMS	PARAMEDIC
WALTERS	RANDALL	FINANCE	INTERIM DEPUTY DIRECTOR
PHILLIPS	MCKINSEY	HIGHWAY	LABORER
SPROUSE	WESLEY	HIGHWAY	DRIVER
HARRIS JR	ALAN	EMA	HAZMAT SPECIALIST
AJMERI	KATHERINE	PURCHASING	DEPUTY DIRECTOR
ELLIOTT	PAMELA	TRUSTEE	CLERK II SUPERVISOR
ELLIOTT	PAMELA	TRUSTEE	CLERK II SUPERVISOR
WEST	KIMBERLY	SHERIFF'S COURT SECURITY	COURTROOM SECURITY
HENDERSON	GEOFFREY	EMA	HAZMAT TECH
WILSON	JULIE	CO BUILDINGS	CUSTODIAN/MAINTENANCE
CROCKER	ROYDEN	PURCHASING	PURCHASING SPECIALIST
BENJAMIN	RALPH	EMS	AEMT
ATKINSON	CANDACE	SHERIFF'S DISPATCH	LEAD COMMUNICATIONS DEPUTY
YARBER	ELIZABETH	CLERK & MASTER	CLERK II
PRICE	CHRISTINA	ELECTION	DEPUTY REGISTRAR
RICHARDSON	PAUL	FINANCE	PAYROLL MANAGER
HARBER	CANDACE	TRUSTEE	OFFICE MANAGER
LINDSAY	GARY	HIGHWAY	LABORER
ROSE	ZENITH	HIGHWAY	OFFICE STAFF
STANLEY	GREGORY	SHERIFF'S OFFICE	PATROL DEPUTY
MORABITO	ANTHONY	SHERIFF'S DETENTION FACILITY	CORPORAL
YOUNG	EDWARD	SHERIFF'S DETENTION FACILITY	CORPORAL
BAILEY	MARLON	HIGHWAY	EQUIPMENT OPERATOR



Board of Directors Meeting-March 1, 2023 Special Called Meeting

Location: Holiday Inn Express, Clinton

Call to Order: Meeting was called to order by Maria Hooks, Chairperson

Members Present: Maria Hooks, Brent Galloway, Michael Foster, Jason Brown, Art Miller, John Meyer, Katy Watt, Beth Hickman and Stephanie Wells

Members Absent: Christine Michaels, Chris Folck, Lisa Shirey, Amanda Bridges, Rick Meredith, Terry Frank, Veronica Greer, Tim Isbel and Robert McKamey

Guest Present: Patrick, Holiday Inn

A motion was made by Katy Watt and seconded by Brent Galloway to submit a request to the County Commission Purchasing Committee to take the Welcome Center off of surplus due to the action taken by County Commission at the December 19, 2022 meeting to not sell the building and in order to spend funds on eliminating the mold issue at the Welcome Center. Motion passed.

A motion was made by Michael Foster and seconded by Art Miller to transfer \$10,000 from lease payments to the building and maintenance code to eliminate the mold issue at the Welcome Center per the attached report and quotes. Motion passed. The funds were originally transferred from the fund balance to cover expenses for a temporary location. Since said funds were not being used for the original purpose, the board was asked to confirm the transfer. Motion passed.

A motion was made by Beth Hickman and seconded by Katy Watt to direct the Tourism Council Director to continue to explore options to relocate the Tourism Council offices that would include a minimum of 3 to 4 offices, a board/conference room, storage, a lobby and restrooms. Motion passed.

A motion was made by Michael Foster and seconded by Beth Hickman to transfer \$28,000 from fund balance to pay for the additional expenses for the Anderson County Park Campground expansion including the underground electrical, tables and fire pits. Voting aye: Maria Hooks, Michael Foster, Jason Brown, Art Miller, John Meyer, Katy Watt, Beth Hickman and voting no: Brent Galloway. Motion passed.

Adjourn: A motion was made by Michael Foster to adjourn the meeting.

Respectfully Submitted By: Stephanie Wells, Secretary/Executive Director



Twofold Mold Inspections

2138 Middlesettlements Rd. Maryville, TN 37801

(865)-617-0708

Twofoldmold@gmail.com

INSPECTION AND SAMPLING REPORT

Client:

Anderson County Government/ Anderson County Welcome Center

Inspection Site:

115 Welcome Lane

Clinton, TN 37716



Date: January 12th, 2023

Time 9:45 AM

SCOPE OF INSPECTION

The purpose of this mold inspection is to identify and report signs of potential mold growth along with conditions that are conducive to mold growth as evident to the inspector on the day of the inspection. The inspection performed is a non-intrusive, visual examination and is limited to the primary building structure. The inspection includes only visual and readily accessible components and systems. Mold sampling and laboratory testing are optionally performed with the client's permission. Client, Anderson County Government, requested samples be taken on the day of the inspection. One outdoor spore trap sample and three indoor spore trap samples were taken during the inspection and were sent to IMS Lab for analysis. This mold inspection is not a building inspection and does not identify physical defects in any component or system.

Twofold Mold Inspections was hired to provide inspection and testing services at 115 Welcome Lane Clinton, TN 37716. The following report interprets lab results and identifies any causes of concerns based on the visual inspection performed on January 12th, 2023. A visual inspection was performed throughout the structure and crawlspace.

LIMITATIONS OF INSPECTION

1. The mold inspection is limited to the readily accessible and visible systems and components of the structure. The inspector did not dismantle and/or move equipment, systems, furniture, appliances, floor coverings, finished or fastened surfaces or components, personal property or other items except for the crawlspace access door in order to conduct this inspection or otherwise to expose concealed or inaccessible conditions. The inspection does not include destructive testing of any kind.
2. Screws were stripped in the access door of the crawlspace. The client authorized the removal of the door in order to inspect the crawlspace. It was explained that the door would not be repaired by Twofold Mold Inspections.

INSPECTION

A visual inspection was performed throughout the structure and crawlspace. The following observations and concerns were documented for your review. (Reference photos A1-A21.)

1. An air sample was taken from Stephanie's office (upper-level office) and was sent to IMS labs for analysis. Sample results indicated slight elevations of **Cladosporium**. Cladosporium is a common indoor/outdoor mold. However, when elevated on the interior of the structure, it can indicate that a mold/water issue is present. Please see the recommendations section of this report for further instructions.
2. An air sample was taken from Teri's office and was sent to IMS labs for analysis. Sample results indicated slight elevations of **Penicillium/Aspergillus**. Elevations of Pen/Asp can indicate a mold or water issue in the area tested. Please see the recommendations section of this report for further instructions.

3. An air sample was taken from the entrance/lobby of the main level and was sent to IMS labs for analysis. Sample results indicated normal or acceptable levels of indoor versus outdoor spore count levels. There were no significant elevations to report.

Additionally, Air-O-Cell manufacturer has provided a guidance document that identifies a clean interior versus a contaminated interior.

0-50 spores - These are only trace levels and are not an issue. Even *Stachybotrys* is not considered an issue at these levels if the sample does not also contain water markers like *Chaetomium* and *Fusarium* or high levels of *Penicillium/Aspergillus*.

50-200 spores - These are still very low levels. *Stachybotrys* and *Memnoniella* are just about the only species that are considered an issue at this level. Why? Because they don't belong in an interior functional living space. These types of mold spores say there has been a water intrusion problem for some time.

200-500 spores - Up to this point, the most common species (*Penicillium/Aspergillus*, *Cladosporium* and *Curvularia*) are still not an issue and are in the normal range.

500-1500 spores (Entrance and Lobby/ 694 total spores per cubic meter) - Sometimes the *Penicillium/Aspergillus* & *Cladosporium* levels are in this range and there is not an issue that needs to be remediated. If no water intrusion or mold issue is found during the inspection, these levels can be caused by every day normal life in an enclosed environment.

1500-3000 spores (Stephanie's Office/ 2,620 total spores per cubic meter) - This is where the grey area begins. When levels reach this point, there may be an issue that needs to be addressed unless there is a corresponding number in the outdoor sample. If no water intrusion, RH or visible mold issue are identified during the inspection these levels can be achieved by a dusty home or A/C system.

3000-10,000 spores (Teri's Office/ 3,520 total spores per cubic meter) - Unless there is a corresponding number in the outdoor sample, this is the point where a mold issue is likely present. If a mold spore source has been identified, then clean-up of that area is needed. If there was no water intrusion or mold issue found, the home may need to be cleaned and the duct system should be evaluated.

10,000-25,000 spores - Unless there is an equivalent number in the outdoor sample, a mold spore source has usually been identified and remediation of the area is needed. If there is no water intrusion or mold issue found, the duct system may need to be cleaned and/or a general "Spring Cleaning" of the home.

25,000-75,000+ spores - When spore levels are at this point, a mold issue will be easy to identify. Clean up will be required and should be performed by a Professional Mold Remediator.

4. Temperature and relative humidity readings were taken with a DriEaz QuickNav hygrometer during the inspection. The temperature in the structure was 69 degrees with a relative humidity of 48 percent. The temperature outside was 63 degrees with a relative humidity of 63 percent. Relative humidity above 60 percent can be conducive to microbial growth. At the time of the inspection, there were no humidity related issues observed in the structure. Please see the recommendations section of this report.

5. In an upper-level office, Stephanie's office, there were signs of past/ongoing roof leaks. Suspected mold and some water staining were observed on the ceiling's apex. Damages also extended into the hallway. Moisture readings were taken from affected ceiling materials during the inspection. There were no elevated readings documented at the time of the inspection. Surface temperatures were taken of affected ceiling material and unaffected ceiling material. The readings were the same. There were no conditions conducive to microbial growth in the affected area at the time of the inspection. There were several other indicators of roof damage/roof leaks throughout the building. Please see the recommendations section of this report.

6. In Teri's office, water staining and suspected mold were found in closets next to the chimney. Moisture readings taken from the affected materials were elevated at the time of the inspection. Light staining was observed on the exterior wall next to the chimney in Teri's office. From the exterior, only a portion of the chimney appears to have proper flashing. Directly underneath the unprotected portion of the chimney is the affected closet. Please see the recommendations section of this report.

7. In the supply room of the main level, water staining was observed on ceiling tile and the insulation and roof decking above it. Please see the recommendations section of this report.

8. HVAC supply components had accumulations of dust, dirt and debris which can provide an organic food source for microbial growth. NADCA (National Air Duct Cleaning Association), recommends that commercial units be cleaned once every 1-2 years or as needed. Please see the recommendations section of this report.

9. The crawlspace is currently without a vapor barrier or insulation. Water staining was observed under plumbing drain and supply lines underneath the men's and women's bathrooms. There is evidence of past leaks from bathroom fixtures and plumbing lines. Little to no visible mold was observed throughout the crawlspace. Some mold growth in an unconditioned crawlspace is to be expected due to high humidity in the space. However, the floor joists and wood structure were in good condition as it relates to microbial growth at the time of the inspection. Once concrete block wall was damp at the time of the inspection as a result of a leaking HVAC component on the exterior of the structure. Also, in the same area, grading outside the structure slopes towards the foundation. Please see the recommendations section of this report.

10. Moisture readings were taken from exterior walls and areas susceptible to mold and water damage such as areas surrounding appliances, bathroom fixtures and plumbing drain and supply lines. All elevated readings have been documented in this report. All other readings met dry standard at the time of the inspection and were not elevated.

11. HVAC components, the crawlspace, windows, areas surrounding plumbing drain and supply lines, areas surrounding bathroom fixtures, areas surrounding appliances, contents, closets, ceilings, and floor coverings were all inspected for visible mold, water damage and conditions conducive to microbial growth. All concerns observed during the inspection have been documented in this report.



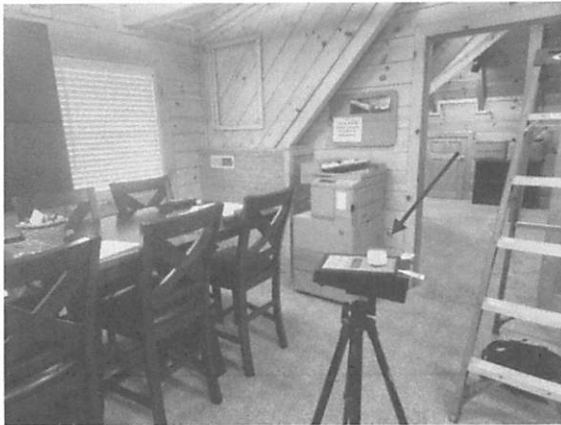
A1 (The sampling pump was calibrated onsite for accurate testing. An air sample was taken outside and was sent to IMS labs for analysis.)



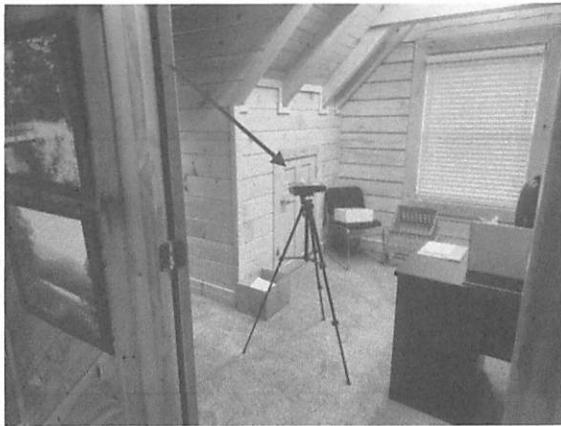
A2 (Temperature and relative humidity readings were taken during the inspection.)



A3 (An air sample was taken from the entrance/lobby and was sent to IMS labs for analysis.)



A4 (An air sample was taken from Stephanie's office and was sent to IMS labs for analysis.)



A5 (An air sample was taken from Teri's office and was sent to IMS labs for analysis.)



A6 (Water stains and suspected mold were observed at the apex of the ceiling in Stephanie's office.)



A7 (Surface temperatures taken from affected and unaffected ceiling materials matched at the time of the inspection.)



A8 (There were no issues with thermostat settings in the structure at the time of the inspection.)



A9 (Moisture readings taken from the affected ceiling in Stephanie's office were not elevated at the time of the inspection.)



A10 (Suspected mold was observed at the apex of the ceiling in the hallway just outside the affected portion of the ceiling in Stephanie's office.)



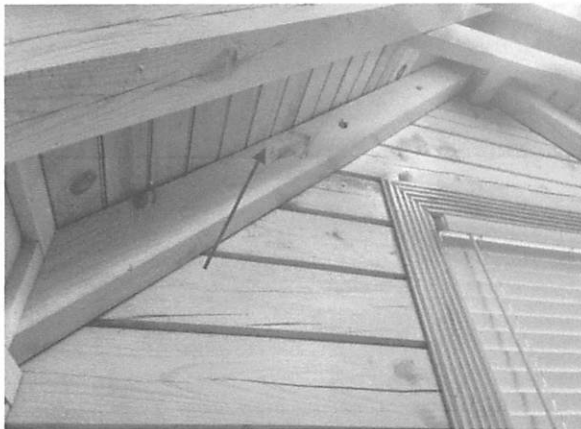
A11 (Water staining and suspected mold were observed in the closets of Teri's office.)



A12 (Moisture readings taken from the affected wood were elevated at the time of the inspection.)



A13 (Water stains were observed in the ceiling of the closet in Teri's office next to the chimney.)



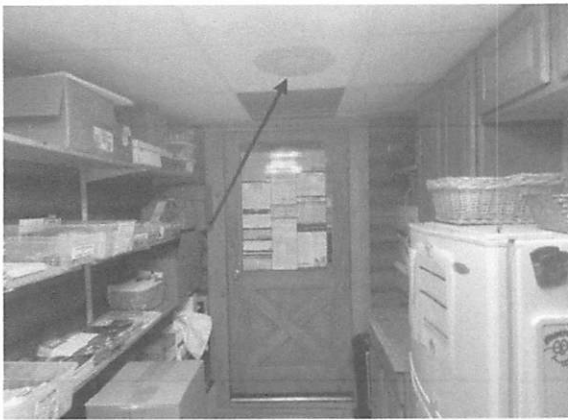
A14 (Water stains were observed on the ceiling next to the chimney in Teri's office.)



A15 (The chimney on the exterior of the structure appears to be without flashing.)



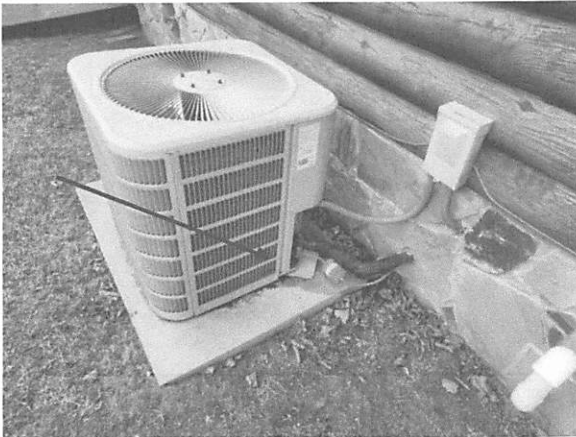
A16 (Accumulations of dust, dirt and debris were observed inside HVAC supply lines.)



A17 (Water damage was observed in the ceiling of the supply room as a result of roof leaks.)



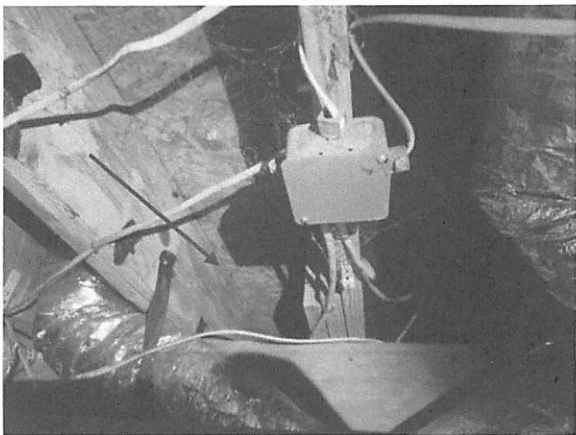
A18 (Water damage was observed in the ceiling of the supply room as a result of roof leaks.)



A19 (Water pooling next to the HVAC component just outside of the crawlspace.)



A20 (Dampness observed on the concrete block in the crawlspace just inside the HVAC component pictured in A19.)



A21 (Water stains were observed on subfloor and floor joists underneath the men's bathroom.)

GENERAL RECOMMENDATIONS

The following recommendations are intended to be general based on professional judgement through a visual inspection and sampling. It is important to understand that these recommendations do not address hidden or unforeseen damages. The remediator should follow IICRC S520 guidelines when encountering hidden mold/water damage. These recommendations are not a mold specification plan but can be used by a professional remediator to develop a remediation plan for the client.

1. Sources of water damage must be repaired to prevent further damages. A licensed plumber should be hired to inspect bathroom fixtures, drain lines and plumbing to ensure there are no ongoing leaks. A licensed roofer/contractor should be hired to inspect the roof and chimney while making repairs as necessary. A licensed HVAC technician should inspect the component outside of the structure and make repairs as needed. Failure to correct sources of water damage can result in further microbial growth.
2. HEPA air filtration devices should be placed in Stephanie's office, Teri's office and the supply room. The HEPA air filtration devices should run through the duration of the project. HEPA air filtration devices will remove airborne contaminants and unwanted mold spores. Once the project has started, the affected areas should remain unoccupied by employees until mold remediation is completed.
3. A dehumidifier should be placed in Teri's office in order to dry damp structure materials. The source of water damage should be repaired before drying the affected structure materials.
4. Containment barriers, using 6 mil plastic, should be placed over doorways leading to affected rooms. In the upper-level, the stairwell leading to the main level should be contained as there are some affected materials in the hallway outside of the two affected offices. Combining all of the upper-level space into one contained area would be more practical. Some abrasive cleaning may be needed to remove mold/mold spores. Containment barriers will reduce cross contamination to unaffected areas of the structure. HVAC return plenums inside the contained rooms should be sealed and protected during abrasive cleaning procedures. This will likely require that the HVAC systems and components are turned off during abrasive cleaning procedures.
5. In Stephanie's office, Teri's office and the hallway, visible mold should be removed through HEPA vacuuming first. The affected surfaces should then be damp wiped with an antimicrobial or suitable cleaning agent. It is likely that staining will remain even after cleaning. In order to remove staining, some abrasive cleaning may be needed. However, the client should understand that abrasive cleaning may damage wood, polishes, sealants and protective coatings. While abrasive cleaning may improve aesthetics by removing mold stains, it may also create the need for extensive repairs to bring the wood and shine back to its current state.
6. After visible mold has been addressed, the entire upper-level should be HEPA vacuumed to remove settled mold spores. Ceilings, walls, window sills, closets, doors, shelving, floor coverings, etc. should be HEPA vacuumed. Large contents with horizontal surfaces such as desk, tables, chairs, etc. should be HEPA vacuumed. After HEPA vacuuming, semi-porous and non-porous surfaces should be damp wiped with an antimicrobial or suitable cleaning agent.
7. The client should consider an HVAC system and component cleaning to remove organic matter such as dust, dirt and debris.

8. In the supply room, damaged ceiling tile and insulation should be removed, bagged and disposed of. Afterwards, affected structure materials that remain should be HEPA vacuumed and then treated with an antimicrobial or suitable cleaning agent. Some abrasive cleaning may be needed to remove mold staining. After addressing the affected areas, the remaining structure in the supply room should be HEPA vacuumed. Afterwards, non-porous and semi-porous surfaces should be damp wiped with an antimicrobial or suitable cleaning agent.

9. A post clearance inspection should be performed after all remediation activities are completed in order to ensure all visible mold has been removed and that spore count levels have returned to an acceptable level when compared to an outdoor sample taken on the same day. This post clearance inspection should be performed 24-48 hours after remediation is completed. No one other than the inspector should be in the contained area until remediation is deemed successful. HEPA air filtration devices should be turned off at least a few hours prior to testing.

10. In the crawlspace, a 6-mil vapor barrier should be placed over the crawlspace ground. Water-stained wood underneath the bathrooms should be damp wiped and treated with an antimicrobial or suitable cleaning agent.

Please contact me if you should have any questions or concerns regarding this report. It is always my goal to meet or exceed the expectations of our clients. Thank you!

Travis Reeves

Travis Reeves

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Laboratory Report

Prepared Exclusively For:

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twofoldmold@gmail.com



Project: Welcome Center

Report Date: 01/16/2023

Sampled: 01/12/2023

Received: 01/13/2023

Project # 1794 Lab # E185293

Analyzed: 01/13/2023



Report Prepared For: Twofold Mold Inspections
Project Name: Welcome Center
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Lab Number: E185293

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1 - IMS Laboratory, LLC

IMS Laboratory, LLC operates a state-of-the-art environmental laboratory, specializing in full service microbial, asbestos and radon analyses. We maintain the highest levels of quality and personalized service in the industry. Our analytical staff includes only Certified Indoor Air Quality Professionals, Ph.D. Microbiologists, Mycologists, Microbiologists, and Biochemists. Our team's extensive experience in indoor air quality sampling techniques, microbial identification, and analytical interpretation allows us to offer our clients expert personalized service and has made IMS Laboratory an industry leader.

IMS Laboratory is accredited through the American Industrial Hygiene Association Laboratory Accreditation Programs, LLC (AIHA-LAP, LLC) for nonviable fungal identification and through the National Voluntary Laboratory Accreditation Program (NVLAP) for bulk asbestos. To maintain quality control and quality assurance, we use standardized procedures approved under strict AIHA-LAP, LLC and NVLAP guidelines. Client data information is compiled and stored in a specially designed computer management system for secure, redundant data and the ability to comply with AIHA-LAP, LLC and NVLAP quality system requirements. A portion of this quality system includes inter-analyst comparisons and statistical quality control using blind duplicate analyses and process blanks. Laboratory data is provided in compliance with AIHA-LAP, LLC and NVLAP policy modules and ISO/IEC 17025:2017 guidelines.

This data is intended for use by professionals having the necessary knowledge of the testing methods to interpret them accurately.



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2 - Description of Testing Methods

Air Samples - Spore Trap Sampling: Nonviable spore trap cassette sampling impacts nonviable particles directly into a spore trap cassette at a predetermined flow rate and time. After the sampling period, the cassette is analyzed at IMS Laboratory through direct microscopic examination by a qualified mycologist. Because the analysis does not include culturing the fungi, the results include both viable and non-viable spores. Spore trap samples identify particles, pollen and fungal elements. High particulates in the air can result in underestimation of spore concentrations. This collection methodology is biased toward larger spore sizes. Because some fungal spores cannot be distinguished by direct microscopic examination (e.g. *Penicillium* and *Aspergillus*), these organisms are grouped into larger categories. Examples include the Pen/Asp group, Basidiospores, and Ascospores. Results from this methodology are reported as spores per cubic meter.



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3 - Laboratory Results

Location: Outside

Sample # E185293 - 1

Medium Type: Air-O-Cell
Serial # 35300058
Exposure: 15.00 l/min. for 5.00 min.
Total Volume: 75.00 liters
Reporting Limit: 53 Spores/cu. m

Sample Identification	Raw Count	Spores/cu. m	Percent(%)
- Fungi -			
Basidiospores	101	5,390	84.19%
Cladosporium	10	533	8.33%
Ascospores	3	160	2.50%
Epicoccum nigrum	3	160	2.50%
Pen/Asp group	1	53	0.83%
Pithomyces	1	53	0.83%
Smuts/Periconia/Myxomycetes	1	53	0.83%
Total Fungi	120	6,400	100.00%

Background Item	Level
Dust / Debris	Low
Opaque Particles	Low

Location: Entrance / Lobby

Sample # E185293 - 2

Medium Type: Air-O-Cell
Serial # 35300056
Exposure: 15.00 l/min. for 5.00 min.
Total Volume: 75.00 liters
Reporting Limit: 53 Spores/cu. m

Sample Identification	Raw Count	Spores/cu. m	Percent(%)
- Fungi -			
Cladosporium	6	320	46.11%
Basidiospores	5	267	38.47%
Ascospores	2	107	15.42%
Total Fungi	13	694	100.00%

Background Item	Level
Dust / Debris	Low
Opaque Particles	Very Low

Location: Upper-Level Office

Sample # E185293 - 3

Medium Type: Air-O-Cell
Serial # 35300057
Exposure: 15.00 l/min. for 5.00 min.
Total Volume: 75.00 liters
Reporting Limit: 53 Spores/cu. m

Sample Identification	Raw Count	Spores/cu. m	Percent(%)
- Fungi -			
Cladosporium	26	1,390	53.09%
Basidiospores	6	320	12.22%
Pen/Asp group	4	213	8.14%
Ascospores	3	160	6.11%
Bipolaris / Drechslera group	2	107	4.09%
Curvularia	2	107	4.09%
Epicoccum nigrum	2	107	4.09%

- Sample data continued on next page -



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Mitospores	2	107	4.09%
Smuts/Periconia/Myxomycetes	2	107	4.09%
Total Fungi	49	2,620	100.00%
- Other -			
Hyphal Fragment	3	160	75.12%
Pollen	1	53	24.88%
Total Other	4	213	100.00%

Background Item	Level
Dust / Debris	Medium
Hyphal Fragments	Very Low
Opaque Particles	Low

Location: Teri's Office

Sample # E185293 - 4

Medium Type: Air-O-Cell
Serial # 35300061
Exposure: 15.00 l/min. for 5.00 min.
Total Volume: 75.00 liters
Reporting Limit: 53 Spores/cu. m

Sample Identification	Raw Count	Spores/cu. m	Percent(%)
- Fungi -			
Pen/Asp group	36	1,920	54.56%
Cladosporium	13	693	19.69%
Basidiospores	4	213	6.05%
Smuts/Periconia/Myxomycetes	4	213	6.05%
Mitospores	3	160	4.55%
Bipolaris / Drechslera group	2	107	3.04%
Epicoccum nigrum	2	107	3.04%
Ascospores	1	53	1.51%
Curvularia	1	53	1.51%
Total Fungi	66	3,520	100.00%
- Other -			
Hyphal Fragment	2	107	100.00%

Background Item	Level
Dust / Debris	Medium
Hyphal Fragments	Very Low
Opaque Particles	Low

Analytic Methods and Formulas:

Calculated results may include one more significant figure than is mathematically justified in order to accommodate the client's needs.

IMS Laboratory Analytical Method: 2.2 (method for analyzing spore trap). Counting and identification performed at 600X magnification.

Spores per cubic meter is determined by: $\text{Total Spore Count} \times 4000 / (\text{sampling rate} \times \text{sampling time})$

Note that this report may use mold-specific units of measure, such as Spores/cu. m and CFU/cu. m, for Sample Identifications which are not mold. Examples include pollen, fabric and fiberglass fibers, insect particles, and ash. In this context, "CFU" and "Spore" refer to individual pieces of the identified material. For Background Items, the Levels are defined thus: "Very Low" is present on less than 5% of sample area; "Low" is present on 6%-25% of sample area; "Medium" is present on 26%-50% of sample area; "High" is present on 51%-75% of sample area; "Very High" is present on 76%-100% of sample area.



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IMS Laboratory, LLC is accredited through the AIHA-LAP, LLC and participates in Environmental Microbiology Proficiency Testing, EMPAT #172958. Data is provided in compliance with AIHA-LAP, LLC policy modules and ISO/IEC 17025:2017 guidelines.



Kathryn C. Langley

01/16/2023

Kathryn C. Langley, Laboratory Manager



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4 - Spore Trap Comparison Chart

SAMPLING LOCATIONS

1: Outside
 2: Entrance / Lobby
 3: Upper-Level Office

4: Teri's Office

Spores per Cubic Meter

Mold Name \ Location #	1	2	3	4
<i>Alternaria</i>				
<i>Arthrini</i>				
Ascospores	160	107	160	53
Basidiospores	5,390	267	320	213
<i>Bipolaris / Drechslera</i> group			107	107
<i>Chaetomium</i>				
<i>Cladosporium</i>	533	320	1,390	693
<i>Curvularia</i>			107	53
<i>Epicoccum nigrum</i>	160		107	107
<i>Erysiphe/Oidium</i>				
<i>Fusarium</i>				
<i>Ganoderma</i>				
Mitospores			107	160
Pen/Asp group	53		213	1,920
<i>Pithomyces</i>	53			
<i>Polythrincium</i>				
Rust				
<i>Smuts/Periconia/Myxomycetes</i>	53		107	213
<i>Stachybotrys</i>				
<i>Stemphylium</i>				
<i>Torula</i>				
Unknown Fungi				
FUNGAL TOTAL	6,400	694	2,620	3,520
Hyphal Fragment			160	107
Pollen			53	

Please refer to the Laboratory Results section for additional details.

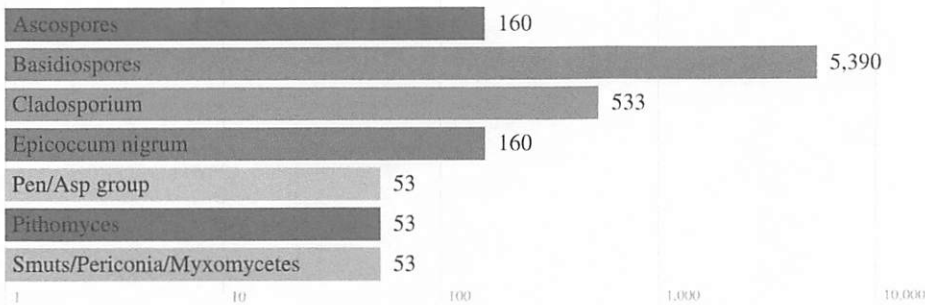


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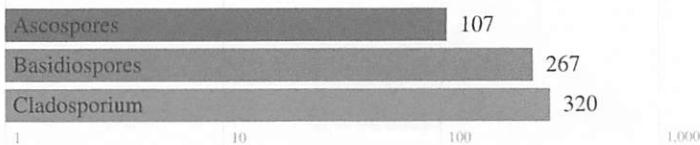
5 - Sample Comparison Graph

Spore Trap Samples - Spores per Cubic Meter

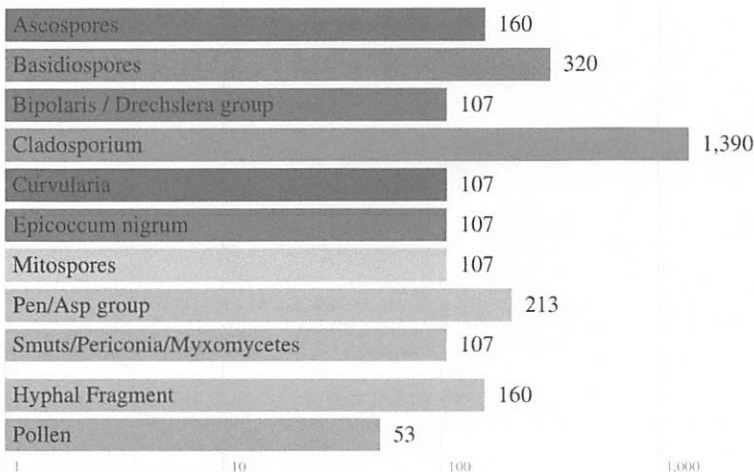
Outside



Entrance / Lobby



Upper-Level Office

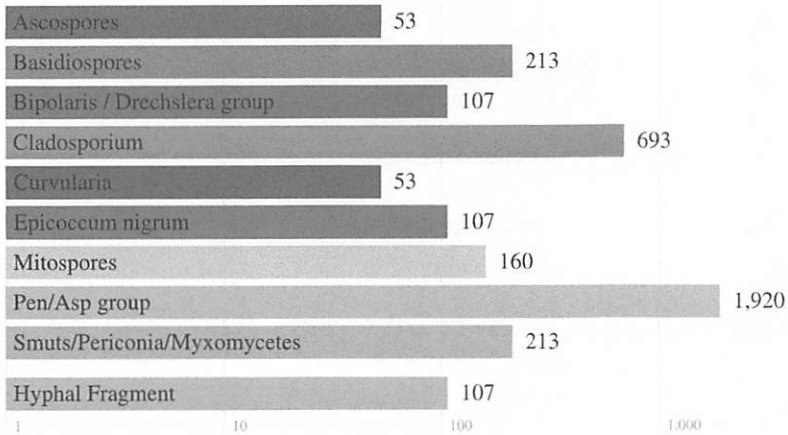




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Spore Trap Samples - Spores per Cubic Meter

Teri's Office



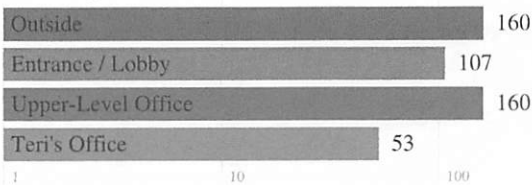


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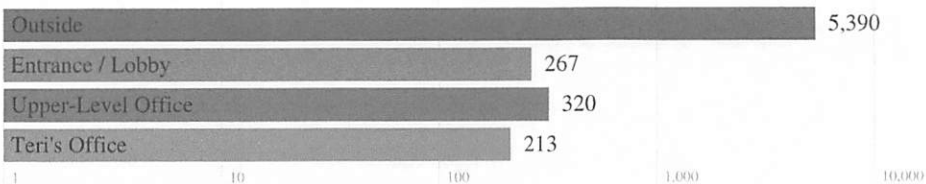
6 - Background Comparison Graph

Spore Trap Samples - Spores per Cubic Meter

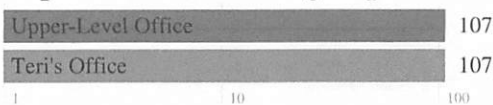
Ascospores



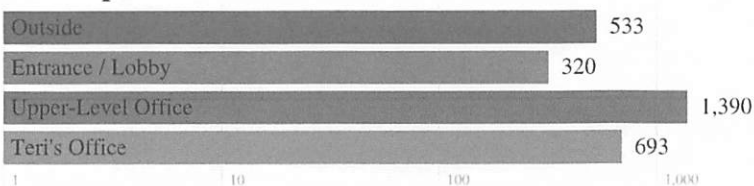
Basidiospores



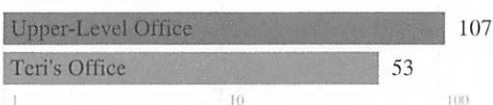
Bipolaris / Drechslera group



Cladosporium



Curvularia

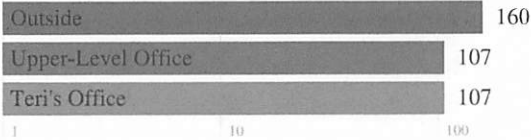




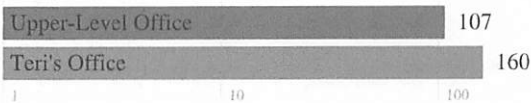
Report Prepared For: Twofold Mold Inspections
Project Name: Welcome Center
Project Number: 1794
Report Date: 01/16/2023
Lab Number: E185293

Spore Trap Samples - Spores per Cubic Meter

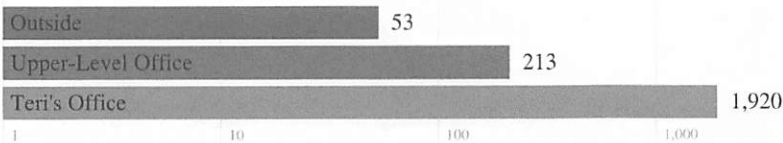
Epicoccum nigrum



Mitospores



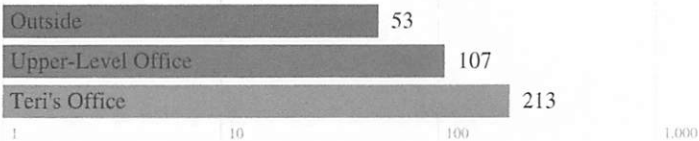
Pen/Asp group



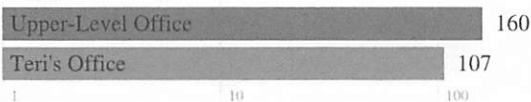
Pithomyces



Smuts/Periconia/Myxomycetes



Hyphal Fragment



Pollen





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7 - Understanding Laboratory Results

Laboratory findings must only be considered as part of an overall mold investigation. The interpretation of the findings must only be made by a qualified individual after reviewing all relevant data. Visual information and environmental conditions measured during the site assessment are crucial to any final interpretation of the results. A very good reference book which covers sampling and data interpretation has been published by The American Conference of Governmental and Industrial Hygienists and is entitled *Bioaerosols: Assessment and Control*, 1999.

Numerical guidelines cannot be used as the primary determinant as to whether a mold problem may exist. Concentrations of mold in the air will vary depending on weather conditions, building air flow, time of day and time of year. Comparisons between indoor and outdoor mold levels, types of mold found, visual information and environmental conditions are more important in interpreting results than reliance on specific numeric thresholds.

In *Indoor Air Quality in Office Buildings: A Technical Guide*, Health Canada, Revised 1995 (Pages 49-50), Health Canada set forth guidelines which can be used to better understand air testing results. The guidelines included these general principles. Significant numbers of certain pathogenic fungi should not be present in indoor air (e.g. *Aspergillus fumigatus*, *Histoplasma*, and *Cryptococcus*). Bird or bat droppings in air intakes, ducts or rooms should be assumed to contain these pathogens. The persistent presence of significant numbers of toxigenic fungi (e.g. *Stachybotrys atra*, toxigenic *Aspergillus*, *Penicillium* and *Fusarium* species) indicate that further investigation and action should be taken. The confirmed presence of one or more fungal species occurring as a significant percentage of a sample in indoor air samples and not similarly present in concurrent outdoor samples is evidence of a fungal amplifier. The "normal" air mycoflora is qualitatively similar and quantitatively lower than that of outdoor air. The significant presence of fungi in humidifiers and diffuser ducts and on moldy ceiling tiles and other surfaces requires investigation and remedial action regardless of the airborne mold concentrations.

Generally, mold spores are present everywhere. As a general rule, "normal" air mycoflora is qualitatively similar and quantitatively lower than that of outdoor air. When the converse is true, it is likely that an indoor source of mold may exist. However, even this most basic rule may produce misleading results. Airborne mold spore levels vary widely due to factors such as weather conditions and activity levels. For example, in a "normal" home, indoor mold spore levels may be elevated above outdoor spore levels after vacuuming (when airborne indoor levels could be unusually high) or after a heavy snow (when outdoor levels could be unusually low).



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Surface Sampling primarily identifies the types and relative proportions of mold on a surface. Viable surface sampling will identify living mold, while nonviable surface sampling will identify all mold (but cannot distinguish between living or dead mold). Surface sampling may confirm that a substance is mold or identify the types of mold present on the surface. Because mold is everywhere, there is a high probability that a surface sample from a "clean" surface will still identify mold on that surface.

There are currently no state or federal standards or guidelines regarding results of fungal samples. There are no levels, which are typical or permissible. There are no recommended exposure limits, no permissible exposure limits, no threshold limit values and no short term exposure limits.

These guidelines are not intended, nor should they be used, for health evaluation purposes or to evaluate the safety of an occupied space. A physician should be consulted regarding health and/or safety questions.



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8 - Warranties, Legal Disclaimers, and Limitations

IMS's scope of accreditation through the AIHA-LAP, LLC is for the following FoT(s) / Method(s): Fungal Air - Direct Examination (SOP 2.2 and 2.3); Fungal Bulk - Direct Examination (SOP 2.6); and Fungal Surface - Direct Examination (SOP 2.1).

The study and understanding of molds is a progressing science. Because different methods of sampling, collection and analysis exist within the indoor air quality industry, different inspectors or analysts may not always agree on the mold concentrations present in a given environment. Additionally, the airborne levels of mold change frequently and by large amounts due to many factors including activity levels, weather, air exchange rates (indoors), and disturbance of growth sites. It is possible for report interpretations and ranges of accuracy to vary since comprehensive, generally accepted industry standards do not currently exist for indoor air quality inspections of mold in residential indoor environments. This report is intended to provide an analysis based upon samples taken at the site at the time of the inspection. Mold levels can and do change rapidly, especially if home building materials or contents remain wet for more than 24 hours, or if they are wet frequently. This report is not intended to provide medical or healthcare advice. All allergy or medical-related questions and concerns, including health concerns relating to possible mold exposure, should be directed to a qualified physician. If this report indicates indoor mold levels that are higher than in typical indoor living spaces relative to the outdoor environment, or indicates any findings that are of concern to you, further evaluation by a trained mold professional or a Certified Industrial Hygienist (CIH) may be advisable.

Results pertain only to the samples tested, as received by IMS. Unless otherwise noted in the body of this report, the condition of samples upon receipt was acceptable. Blank samples are reported in the same manner as all other samples. The results are not corrected for contamination.

This report is generated by IMS at the request of, and for the exclusive use of, the IMS client named on this report. Project Name, Project Number, Sampling Date, Sampling Locations and Exposure times and rates have been provided to IMS by the client, and may affect the validity of the results. The analysis of the test samples is performed by IMS. This report applies only to the samples taken at the time, place and location referenced in the report and received by IMS, and to the property and weather conditions existing at that time only. Please be aware, however, that property conditions, inspection findings and laboratory results can and do change over time relative to the original sampling due to changing conditions, the normal fluctuation of airborne mold, and many other factors. IMS does not furnish, and has no responsibility for, the inspector or inspection service that performs the inspection or collects the test samples. It is the responsibility of the end-user of this report to select a properly trained professional to conduct the



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inspection and collect appropriate samples for analysis and interpretation. Neither IMS, nor its affiliates, subsidiaries, suppliers, employees, agents, contractors and attorneys ("IMS related party") are able to make and do not make any determinations as to the safety or health condition of a property in this report. The client and client's customer are solely responsible for the use of, and any determinations made from, this report, and no IMS related party shall have any liability with respect to decisions or recommendations made or actions taken by either the client or the client's customer based on the report.

Samples analyzed by IMS are disposed the day that they are analyzed. Storage may be available for a fee with written request at the time the samples are submitted for analysis.

IMS hereby expressly disclaims any and all representations and warranties of any kind or nature, whether express, implied or statutory, related to the testing services or this report including, but not limited to, damages for loss of profit or goodwill regardless of the negligence (either sole or concurrent) of IMS and whether IMS has been informed of the possibility of such damages, arising out of or in connection with IMS's services or the delivery, use, reliance upon or interpretation of test results by client or any third party. In no event will IMS be liable for any special, indirect, incidental, punitive, or consequential damages of any kind regardless of the form of action whether in contract, tort (including negligence), strict product liability or otherwise, arising from or related to the testing services or this report.

IMS accepts no legal responsibility for the purposes for which the client uses the test results. IMS will not be held responsible for the improper selection of sampling devices even if we supply the device to the user. The user of the sampling device has the sole responsibility to select the proper sampler and sampling conditions to insure that a valid sample is taken for analysis. Additionally, neither this report nor IMS makes any express or implied warranty or guarantee regarding the inspection or sampling done by the inspector, the qualifications, training or sampling methodology used by the inspector performing the sampling and inspection reported herein, or the accuracy of any information provided to IMS serving as a basis for this report. The total liability of IMS related to or arising from this report to a client or any third party, whether under contract law, tort law, warranty or otherwise, shall be limited to direct damages not to exceed the fees actually received by IMS from the client for the report. The invalidity or unenforceability, in whole or in part, of any provision, term or condition herein shall not invalidate or otherwise affect the enforceability of the remainder of these provisions, terms and conditions. Client shall indemnify IMS and its officers, directors and employees and hold each of them harmless for any liability, expense or cost, including reasonable attorney's fees, incurred by reason of any third party claim in connection with IMS's services, the test result data or its use by client.

- End of Lab Report Number E185293 -



Of Rocky Hill Sequoyah Hills and South Knoxville
865-862-8907
2444 Sutherland Avenue
Knoxville TN 37919

Client Information

Name:

Anderson County
Tourism

Address:

1115 Welcome Lane
Clinton, TN 37716

Phone #

865-457-4547

SCOPE OF SERVICE

PPE

Air scrubbers onsite during work and 48 hrs after remediation-Two
upstairs two downstairs

Plastic containment reflected in two fold molds report-Contain off
upstairs as a whole from stairwell

Antimicrobial wipe affected areas upstairs and downstairs/affected
contents/ULV fog with antimicrobial

Hepa vacuum all surfaces on second level/affected storage room on
first floor

Lay new vapor barrier in crawlspace/treat areas affected beneath
bathroom(subfloor&joists)with antimicrobial

Clean HVAC unit: Registers, coils, returns, ductwork and fog with
antimicrobial

Dehumidifier in closet upstairs

Remove affected porous materials in storage closet-Drop ceiling
tiles/insulation

NOTES:

All work is to be completed during regular business hours and in
accordance with generated report by two fold mold

Remediation will be in compliance with the IICRC s520

COST: \$8,122.15

Servpro of Rocky Hill, Sequoyah Hills, and South Knoxville, proposes to provide the following services for the sum listed below. Signing this form indicates acceptance of the price quoted for the services. This estimate is valid for 30 days. Scheduling of services will be done on a first come first serve basis. Any changes to this contract must be agreed to by both parties in writing. Payment is due within 10 days of completion of work. Any outstanding balance not remitted within 10 days will accrue a late fee at the highest rate allowable by law.

SERVPRO Representative:

Sean Greenway

Client Signature: _____



Anderson County Board of Commissioners
Rules Committee
Minutes

March 9, 2023 3:00 PM
Room 312

Members Present: Tyler Mayes, Michael Foster, Catherine Denenberg, Anthony Allen and Bob Smallridge

Members Absent: None

Call to Order: Vice-Chairman Smallridge called the meeting to order.

Others Present:

Commissioner Mayes made a motion to approve the February 9, 2023 minutes. Seconded by Commissioner Allen. Motion passed.

Commissioner Mayes made a motion to move item number 6 of the Rules of Procedure to the end of the agenda. Seconded by Commissioner Foster.
Commissioner Mayes withdrew his motion.

Commissioner Allen made a motion to keep the Appearance of Citizens where it is and be open to items that are or are not on the agenda, continue to limit their time. Seconded by Commissioner Mayes. Motion passed.

Commissioner Mayes made a motion to move the Operations Committee Report up to after the Budget Report. Seconded by Commissioner Allen. Motion passed.

New Business
None.

Next meeting will be April 6, 2023 at 3:00 p.m.

Meeting adjourned