
Executive Committee Meeting Agenda | February 18, 2026

1. **Call to Order | Jeff Mason, Chairman**
 - a. Prayer
 - b. Pledge of Allegiance
2. **Roll Call | Sherry Thurman**
3. **Public Comments | Jeff Mason, Chairman**
4. **Approval of Consent Agenda | Jeff Mason, Chairman**
 - a. Executive Committee Meeting Minutes – December 11, 2025
 - b. Resolution 26-02-01
5. **UCDD Financial Report | Ginger Stout, Finance Director**
6. **Action Items | Jeff Mason, Chairman**
7. **Executive Director Report | Mark Farley, Executive Director**
 - a. Solid Waste Plan
 - b. Opportunity Zones
 - c. Program Dashboards
8. **Regional Partners | Jeff Mason, Chairman**
9. **Old Business | Jeff Mason, Chairman**
10. **New Business | Jeff Mason, Chairman**
11. **Adjourn | Jeff Mason, Chairman**

**Upper Cumberland Development District and
Upper Cumberland Human Resource Agency
Joint Executive Committee Meeting**

DRAFT MINUTES		DECEMBER 11, 2025	1:00 PM	COOKEVILLE, TN
MEETING CALLED BY	Chairman Jeff Mason			
TYPE OF MEETING	UCDD Executive Committee Meeting			
FACILITATOR	Chairman Jeff Mason			
NOTE TAKER	Sherry Thurman			
MEMBERS PRESENT	Greg Mitchell, Dale Reagan, Matt Adcock, Jimmy Johnson, Jim Morgan, Lloyd Williams, Steve Jones, Tony Day, Lori Burnett, Stephen Bilbrey, Randy Porter, Laurin Wheaton, Jeff Mason, David Sullivan, Alisa Farmer, Ryle Chastain, Denny Robinson, Jerry Lowery			
MEMBERS ABSENT	Stan Hollandsworth, Luke Collins, Allen Foster, R.J. Crawford, Josh Miller, Harvey Stowers, Steven Barlow, Sam Gibson, John Potts, Terry Bell, Alejandra Cisneros-Conohan, Representative Cameron Sexton, Senator Paul Bailey			
	CALL TO ORDER / PRAYER / PLEDGE OF ALLEGIANCE			CHAIRMAN JEFF MASON
CALL TO ORDER	Chairman Jeff Mason called the meeting to order.			
PRAYER	Chairman Jeff Mason asked County Mayor Dale Reagan to open the meeting with prayer.			
PLEDGE OF ALLEGIANCE	The Pledge of Allegiance was cited.			
	ROLL CALL			
ROLLCALL	Sherry Thurman called the roll and the attendance is recorded above. There was a quorum of the committee members present.			
	PUBLIC COMMENT			CHAIRMAN JEFF MASON
DISCUSSION	There were no public comments presented for discussion.			
	APPROVAL OF CONSENT AGENDA			CHAIRMAN JEFF MASON
DISCUSSION	Chairman Jeff Mason advised that the consent agenda consist of the following: <ul style="list-style-type: none"> a. UCDD Executive Committee Meeting Minutes – August 20, 2025 b. UCHRA Executive Committee Meeting Minutes – August 20, 2025 c. CAIC Board of Directors Special-Called Meeting Minutes – June 5, 2025 and October 27, 2025 d. UCDD/CAIC/UCHRA Board of Directors Annual Meeting Minutes – December 18, 2024 e. Policy Council Report – October 1, 2025 f. Van Buren County Head Start Report <ul style="list-style-type: none"> • July-October, 2025 Financial Report • July-October Budgets • Monthly Activity Reports • In-Kind Reports 			

DISCUSSION/ACTION	Human Resource Agency. He reported that all audits were completed with no findings. A motion was made to approve the audits as presented.
ACTION	<p><u>Motion to Approve</u> Motion made by: Jerry Lowery Motion seconded by: Greg Mitchell Chairman Jeff Mason asked for questions or discussion on the motion. The motion carried unanimously.</p>
DISCUSSION	<p><u>LEGISLATORS OF THE YEAR</u> Chairman Jeff Mason advised that the Board voted on the selection of the Legislators of the Year. Paul Bailey was selected as State Senator of the Year, and Kelly Keisling was selected as State Representative of the Year. A motion was made to approve the Legislators of the Year as presented.</p>
ACTION	<p><u>Motion to Approve</u> Motion made by: Dale Reagan Motion seconded by: Steve Jones Chairman Jeff Mason asked for questions or discussion on the motion. The motion carried unanimously.</p>
DISCUSSION	<p><u>2025-2026 UCHRA GOVERING BOARD</u> Chairman Jeff Mason requested a motion to approve the 2025–2026 Governing Board as presented. The approved results were as follows: North Region—Lori Burnett and Danny Holmes; South Region—Jerry Lowery and Alisa Farmer; and West Region—Josh Miller and John Potts. A motion was made to approve the 2025-2026 UCHRA Governing Board as presented.</p>
ACTION	<p><u>Motion to Approve</u> Motion made by: Stephen Bilbrey Motion seconded by: Steve Jones Chairman Jeff Mason asked for questions or discussion on the motion. The motion carried unanimously.</p>
DISCUSSION	<p><u>UCHRA LEGACY RETIREMENT BENEFIT PLAN-RESOLUTION 25-12-2</u> Executive Director Mark Farley briefed the Board on a legacy retirement benefit affecting several UCHRA employees. The benefit, established prior to the current administration, allowed employees with twenty consecutive years of service to receive up to six months of paid sick leave and continued medical insurance coverage until age sixty-five. The program was later deemed unallowable under accounting and state guidance and discontinued; however, previously accumulated funds were set aside to honor the benefit for eligible employees. No actuarial study was conducted when the benefit was created. Approximately \$250,000 remains in the account, while total potential liability is estimated at nearly \$1.4 million, which exceeds available reserves. Discussions were held with the employees affected employees, and an actuarial study was completed to evaluate options. Administration proposed offering a one-time \$10,000 buyout to affected employees, with an</p>

	<p>election deadline of June 30, 2026. Employees declining the buyout would choose either continued medical coverage until age sixty-five or a payout of up to six months of accrued leave.</p> <p>DISCUSSION</p> <p>The Board opened the floor for employee questions and comments. A motion to approve Resolution 25-12-2 was made but later withdrawn. A subsequent motion to amend the resolution to include the \$10,000 buyout and conduct a second actuarial study for remaining employees was made and seconded, followed by discussion regarding funding and potential costs. That motion was also withdrawn.</p> <p>A motion was made to approve the original resolution as written.</p>
<p>ACTION</p>	<p><u>Motion to Approve</u></p> <p>Motion made by: Jerry Lowery Motion seconded by: Tony Day</p> <p>A call for the question was made.</p> <p>The motion carried by roll call vote, with sixteen Board members voting in favor, one passed, and one member absent.</p>
	<p>UCDD Resolution 25-12-2</p>
<p>DISCUSSION</p>	<p>Executive Director Mark Farley advised that when UCDD constructed the current building in 2019, the former UCDD office building on Willow Avenue was retained. He noted that there has been interest in purchasing the property and requested Board approval to obtain an appraisal to determine its current market value.</p> <p>A motion was made to approve Resolution 25-12-2 as presented.</p>
<p>ACTION</p>	<p><u>Motion to Approve</u></p> <p>Motion made by: Dale Reagan Motion seconded by: Greg Mitchell</p> <p>Chairman Jeff Mason asked for questions or discussion on the motion.</p> <p>The motion carried unanimously.</p>
	<p>UCHRA BUILDING LEASE</p>
	<p>Executive Director Mark Farley advised the Board that the lease for the current UCHRA facility will expire on December 30, 2026. He requested authority from the Board to enter into negotiations for the next facility location and to execute a lease agreement with a term of five to ten years. He noted that several options are currently being explored.</p> <p>A motion was made to approve Resolution 25-12-3.</p>
<p>DISCUSSION</p>	<p>During discussion, a Board member asked whether approval of the resolution would allow Executive Director Farley to negotiate and execute a lease without the Board knowing the final location until after the lease was signed. Executive Director Farley responded that renovations would be required and that the options under consideration are located within the City of Cookeville, including a potential new construction. He further stated that without the requested authority, a special called meeting in January would be necessary to finalize the matter. A Board member indicated a preference for a special called meeting, noting that the Board should be involved in the decision and approval.</p>

DISCUSSION	A motion was then made to amend Resolution 25-12-3 to require that Executive Director Mark Farley present lease options to the Executive Committee in January prior to any final decision.
ACTION	<p><u>Motion to Approve</u></p> <p>Motion made by: Randy Porter Motion seconded by: David Sullivan</p> <p>Chairman Jeff Mason asked for questions or discussion on the motion.</p> <p>The motion carried unanimously.</p>
DISCUSSION	Chairman Jeff Mason advised that the Board needed to vote on the original amended resolution granting Executive Director Mark Farley authority to proceed, and to bring the lease options to the Executive Committee in January 2026.
ACTION	<p><u>Motion to Approve</u></p> <p>Motion made by: Jerry Lowery Motion seconded by: Dale Reagan</p> <p>Chairman Jeff Mason asked for questions or discussion on the motion.</p> <p>The motion carried unanimously.</p>
	<p>EXECUTIVE DIRECTOR REPORT</p> <p style="text-align: right;">MARK FARLEY, EXECUTIVE DIRECTOR</p> <p>Executive Director Mark Farley introduced Holly Williams, AAAD Director, who presented highlights from the AAAD Fiscal Year 2025 Annual Report.</p> <p>Executive Director Farley reported that housing research from the Sycamore Institute has been shared with the board over the past year. He noted the Institute's interest in partnering with the agency to host a Regional Housing Summit in the spring for developers and local planning and codes officials.</p> <p>Executive Director Farley announced that the agency is participating in a six-state grant focused on creating recovery-friendly employers and that implementation efforts are beginning.</p> <p>Megan Choate shared that a presentation on nuclear energy at the Governor's Conference highlighted ongoing developments in Tennessee. She reported that planning is underway for a two-part nuclear education field trip, including visits to the University of Tennessee and Oak Ridge, with a possible tour of a test reactor site. The tentative date is February 27, 2026. Interested individuals were encouraged to contact Ms. Choate or Executive Director Farley, and additional information will be provided.</p> <p>Executive Director Farley announced that the Washington Trip is scheduled for March 8–11, 2026, and interested board members should contact Rebecca Smith or him directly. He also shared that County Services Day on the Hill will be held on February 23, 2026, with plans to coordinate a dinner pending interest from county mayors. TML Day on the Hill is set for March 1–2, 2026, and the agency will follow up with city mayors regarding attendance and, if requested, arrange a dinner with city mayors and the legislative delegation.</p>
	<p>NOMINATION COMMITTEE REPORT</p> <p style="text-align: right;">CHAIRMAN JEFF MASON</p> <p>Chairman Jeff Mason reported that the Nominating Committee met and consisted of Cannon County Mayor Greg Mitchell, County Mayor Steve Jones, and Smith County Mayor Jeff</p>

DISCUSSION	<p>Mason. Following the committee meeting, a motion was presented recommending that the current slate of officers remain unchanged for 2026.</p> <p>Upper Cumberland Development District Officers for 2026:</p> <ul style="list-style-type: none"> • Smith County Mayor Jeff Mason, Chairman • Cumberland County Mayor Allen Foster, Vice Chairman • Fentress County Mayor Jimmy Johnson, Secretary • Putnam County Mayor Randy Porter, Treasurer <p>Upper Cumberland Human Resource Agency Officers for 2026:</p> <ul style="list-style-type: none"> • Smith County Mayor Jeff Mason, Chairman • Cumberland County Mayor Allen Foster, Vice Chairman • Byrdstown City Mayor Sam Gibson, Secretary • White County Executive Denny Wayne Roberson, Treasurer <p>A motion was made to accept the Nomination Committee Report.</p>
ACTION	<p><u>Motion to Approve</u></p> <p>Motion made by: Steve Jones Motion seconded by: Dale Reagan</p> <p>Chairman Jeff Mason asked for questions or discussion on the motion</p> <p>The motion carried unanimously.</p>
	<p>ELECTION OF OFFICERS CHAIRMAN JEFF MASON</p>
DISCUSSION	<p>Chairman Jeff Mason thanked the board for their trust.</p>
	<p>REGIONAL PARTNERS CHAIRMAN JEFF MASON</p>
DISCUSSION	<p>Chairman Jeff Mason asked for updates from regional partners:</p> <p>Derrick Lane, Field Representative with Congressman John Rose's office advised that he just started his position and will be coming out to the counties within the next few weeks to meet everyone.</p>
	<p>OLD BUSINESS CHAIRMAN JEFF MASON</p>
DISCUSSION	<p>No old business was presented for discussion.</p>
	<p>NEW BUSINESS CHAIRMAN JEFF MASON</p>
DISCUSSION	<p>Executive Director Mark Farley reminded everyone that Wednesday, December 17, 2026 is the UCDD-UCHRA Annual Meeting.</p>
	<p>ADJOURN CHAIRMAN JEFF MASON</p>
ACTION	<p>Chairman Jeff Mason advised that he would accept a motion to adjourn.</p> <p><u>Motion to Adjourn:</u></p> <p>Motion made by: Dale Reagan Motion seconded by: Matt Adcock</p> <p>The Executive Committee voted unanimously to adjourn the December 11, 2025 meeting.</p>
CONCLUSION 2:26 PM	

Jeff Mason, Chairman

Jimmy Johnson, Secretary