

UNOFFICIAL MINUTES

Regular Meeting

The Mayor and City Council met in regular session on Tuesday, May 19, 2026, at 4:00 p.m. in the G. Thomas Love Boardroom at the Greeneville Energy Building with Mayor C. Calvin Doty presiding.

Present were Council Members Matt Hensley, Ginny Kidwell, Tim Teague, Tim Ward, and Cathy Osborne, Interim City Manager

At this time, Mayor Doty's comments are as follows: 1) Thanks to Danny Ricker, Chaplain for the Greeneville Police Department, for his contributions to the community and his recent efforts to conduct programs for the recognition of fallen officers and a day of prayer; 2) Congratulations to Bobby Rader, journalist with WGRV, who has recently been selected for induction into the Tennessee Radio Hall of Fame, with a ceremony to be held in July 2026; 3) Derby Day on Main was held at the General Morgan Inn a few weekends ago raising \$80,000 to assist children with food during the summer months; 4) Thanks to Jann Mirkov, Executive Director of Mainstreet Greeneville, for planting and other beautification projects downtown; 5) Thanks to Jeff Taylor, President and CEO of the Greene County Partnership, for the success of the Iris Festival held last weekend in downtown. Mr. Taylor indicated actual attendance figures are unavailable at this time, but he observed a much larger crowd than in previous years. Mr. Taylor also expressed appreciation with community partners such as the Police Department, the Fire Department, and EMS, as well as the many volunteers who made this event run smoothly; 6) Wings and Machines was held recently at the Greeneville Municipal Airport Authority with over 2,000 people in attendance. This was a kid-friendly event with lots of planes and equipment, including a Black Hawk Helicopter; and 7) Tommy Bennett was recognized by Police Chief Steve Spano as an outstanding community partner with the Greeneville Police Department.

At this time, Nancy Laughlin registered for public comment and expressed her concern about utilizing personal emails for government business. She stated none of the City Council members responded to her through their respective government email accounts; however, she indicated Mayor Doty responded with a business email address associated with his medical practice 1 Team Wellness where he is listed as either the President or the registered agent until April 9, 2026. This date is significant because two (2) days prior on April 7, 2026, when 1 Team Wellness was awarded a contract to conduct physical examinations for the Greeneville Fire Department during the City Council meeting. Ms. Laughlin stated the timing raises concerns about a potential conflict of interest where the Mayor's involvement in the medical practice could influence the decision-making process regarding City contracts. Mayor Doty responded, stating that he started a business called 1 Team Clinic and began using the said email address. Mayor Doty stated that a year ago, he sold that business to the current owners, Dr. Robert Locklear and Tom Wood, and has no further involvement in that business. Finally, Mr. Doty stated he agreed that all Council Member should use their government-issued email addresses only.

Motion by Council Member Ward, seconded by Council Member Teague to approve the minutes from the regularly scheduled meeting held on April 21, 2026. Motion passed unanimously.

Motion by Council Member Teague, seconded by Council Member Ward to amend the minutes from the regularly scheduled meeting held on April 7, 2026. Motion passed unanimously.

Motion by Council Member Teague, seconded by Council Member Hensley to approve an Ordinance on second and final reading to amend Title 5, Chapter 6, adding an exemption for conforming commercial flags. A public hearing was held with no one speaking for or against the Ordinance. Motion passed unanimously.

Motion by Council Member Hensley, seconded by Council Member Ward to approve the Consent Agenda including the following items: 1) Special event sign request for a reading of the Declaration of Independence on the steps of the Greene County Courthouse on July 8, 2026, and 2) Special event sign request for the Smokey Mountain Super Pull to be held at the Greene County Fairgrounds on June 12th and 13th, 2026. Motion passed unanimously.

Cathy Osborne announced that Mr. Scott Keith has been named the Town of Greeneville Public Works Director effective May 11, 2026. Mr. Keith was previously the Assistant Public Works Director and served as Interim Public Works Director since early April 2026.

At this time, Lora Young presented the April 2026 Financial Statements stating the following: 1) Expenditures exceeded revenues by \$745,413, primarily due to a large bond payment in the month of April; 2) Local Option Sales Tax and State Sales Tax collections continue with minimal growth; and 3) Alcohol taxes, such as wholesale beer, wholesale liquor, and mixed drink tax, are fairly flat year over year. Forecasts for Local Option Sales Tax indicated that revenues post-pandemic are returning to regular growth around 3% each year. Forecasts for State Sales Tax indicated an average annual growth rate returning to around 2% each year. Mrs. Young also indicated that the majority of state revenues are received in July and accrued into the current fiscal year.

Motion by Council Member Teague, seconded by Council Member Kidwell to approve an Ordinance on first reading to rezone 1202 Tusculum Blvd from R-1 (Low-Density Residential) to B-4 (Arterial Business). Justin Schooley, Planning Administrator, addressed the Council, stating Planning Commission had approved this rezoning on May 12, 2026. Motion passed unanimously.

Motion by Council Member Teague, seconded by Council Member Ward to defer consideration to approve on first reading a text amendment to the Greeneville Zoning Ordinance to define and authorize Neighborhood Gathering Venue in the B-1 District, Places of Amusement and Assembly in the B-2 District, and Bed and Breakfast uses in applicable residential districts. Justin Schooley addressed the Council. Justin Schooley, Planning Administrator, and Scott and Cristy Thomas addressed the Council. Motion passed unanimously.

After further discussion, Motion by Council Member Teague, seconded by Council Member Ward to rescind the previous motion to defer the entire text amendment and defer only Part 1 of the text amendment on first reading of the Ordinance. Motion passed unanimously.

Motion by Council Member Teague, seconded by Council Member Ward to approve Part 2 of the text amendment on first reading of the Ordinance. Motion passed unanimously.

Motion by Council Member Teague, seconded by Council Member Ward to approve Part 3 of the text amendment on first reading of the Ordinance. Motion passed unanimously.

At this time, discussion was held regarding the City Manager search process. Cathy Osborne, Interim City Manager, and Lora Young, Finance Director, addressed the Council stating the process required two (2) actions with the first action to address the MTAS (Municipal Technical Advisory Service) process, which the Council voted to pause at the March 17, 2026 regular meeting. The second action would be to vote for or against moving forward with an executive search firm.

Motion by Council Member Kidwell, seconded by Council Member Ward to abandon the MTAS City Manager search process and results. Motion passed as follows: Council Member Kidwell and Council Member Ward voted aye. Council Member Teague voted nay. Council Member Hensley abstained due to his employment with MTAS.

Motion by Council Member Kidwell, seconded by Council Member Hensley to approve Sumter Local Government Consulting as the executive search firm to conduct the City Manager search. Evaluation Committee members consisted of Patsy Fuller, HR Director, Andrew Kerr, HR Specialist, Lora Young, Finance Director, and Cathy Osborne, Interim City Manager. Motion passed as follows: Council Members Kidwell, Hensley, and Ward voting aye. Council Member Teague voted nay.

At this time, discussion was held regarding the cost of the executive search firm. Lora Young, Finance Director, stated the cost of the search firm could be funded in one of the following ways: further budget cuts, an additional penny on the property tax rate, or the rainy-day reserve within the fund balance of the General Fund. Mayor Doty indicated a donor has offered to offset the cost of the executive firm. Mrs. Young had already reached out to the Comptroller's Office at the request of the Mayor and received a recommendation for the City's attorney to review the acceptance of the donation for this expenditure.

Motion by Council Member Ward, seconded by Council Member Hensley to accept an RFQ for Phase I Site Assessment from Mattern & Craig not to exceed the maximum amount defined in the BRAG Grant. Cathy Osborne, Interim City Manager, addressed the Council. Evaluation Committee members consisted of Bert Seay, Building Department Director, Andy Broyles, Development Services Director, Tony Morrison, Landfill Manager, and Scott Keith, Public Works Director. Motion passed unanimously.

Motion by Council Member Ward, seconded by Council Member Kidwell to approve a Memorandum of Understanding (MOU) between the Town of Greeneville and the Greene County Heritage Trust on improvements to Old Harmony Cemetery. Christina Potts, Marketing and Media Specialist, addressed the Council. Motion passed unanimously.

Motion by Council Member Kidwell, seconded by Council Member Hensley to approve a Resolution accepting the MOU between the Town of Greeneville and the Greene County Heritage Trust for improvements to Old Harmony Cemetery. Motion passed unanimously.

Motion by Council Member Teague, seconded by Council Member Ward to approve a Resolution to increase roll off container pull charges effective July 1, 2026. Scott Keith, Public Works Director, addressed the Council stating that the last rate increase was around 2010 and this rate increase raises costs closer to the market costs for these types of waste containers. Motion passed unanimously.

Motion by Council Member Teague, seconded by Council Member Ward to approve a Resolution to increase tipping fees at the Landfill effective July 1, 2026. Tony Morrison, Landfill Manager, addressed the Council. Motion passed unanimously.

Motion by Council Member Kidwell, seconded by Council Member Hensley to approve a facilities use agreement between the Town of Greeneville, Greeneville City Schools Board of Education, and the Tennessee College of Applied Technology of Morristown. Cathy Osborne, Interim City Manager, addressed the Council. Motion passed unanimously.

Motion by Council Member Ward, seconded by Council Member Kidwell to approve a service agreement between MTAS and the Town of Greeneville to assist in the selection of a candidate for the position of Police Chief. Cathy Osborne, Interim City Manager, addressed the Council. Motion passed as follows: Council Members Kidwell, Teague, and Ward voting aye. Council Member Hensley abstained due to his employment with MTAS.

Motion by Council Member Teague, seconded by Council Member Ward to approve an Interlocal Agreement with the Third Judicial Task Force. Kevin Gass, Police Captain, addressed the Council. Motion passed unanimously.

Motion by Council Member Ward, seconded by Council Member Hensley to approve Change Order #1 – Class III Transfer Facility Design – to support the demolition landfill expansion project. Tony Morrison, Landfill Manager, addressed the Council. Motion passed unanimously.

Motion by Council Member Teague, seconded by Council Member Ward to approve the purchase of a street sweeper to support road maintenance, beautification, and stormwater/MS4 programs. Scott Keith, Public Works Director, addressed the Council stating that the equipment is available in Knoxville for pick-up prior to June 30th with the vendor being a state contract and Sourcewell vendor. This equipment will be funded with State Street Aid Fund cash balance. Motion passed unanimously.

At this time, Andy Broyles, Development Services Director, provided an update on the Eagle’s Rest Pocket Park as follows: 1) initial phase completed within the \$175,000 budget; and 2) final walk-through completed by Town staff on April 22, 2026. Total project cost was \$171,632, resulting in a \$3,368 savings for the Town. This project has been completed and accepted by the Town.

Motion by Council Member Hensley, seconded by Council Member Ward to adjourn. Motion passed unanimously.

C. Calvin Doty, Mayor

Attest:

Lora A. Young, Recorder

*

*

*

*