

UNOFFICIAL MINUTES

Regular Meeting

The Mayor and City Council met in regular session on Tuesday November 18, 2025, 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, Tim Teague, Tim Ward, and Interim City Manager Cathy Osborne. Council Member Ginny Kidwell was absent.

At this time, Mayor Doty's comments are as follows: 1) Congratulations to Mr. Danny Ricker who just received the designation of Master Level Chaplain from the International Conference of Police Chaplains. This achievement requires a minimum of ten (10) years of service and two hundred forty (240) hours of training. Mayor Doty presented Chaplain Ricker with a certificate for his achievement; 2) Resurfacing on Church Street, Old Shiloh Road, and Erwin Highway has been completed; 3) Grand Opening of the new pickleball court located in downtown Greeneville was held earlier today. This project was a partnership between the Rotary Club, the Greeneville Public Works Department, and the Greeneville Parks and Recreation Department; 4) Saturday, November 29, 2025, is Shop Small Greeneville; and 5) Greeneville High School football game this Friday evening against Anderson County is an important game in the quarterfinals of the regional tournament.

No one requested public comment on this agenda.

Motion by Council Member Hensley, seconded by Council Member Ward to approve the minutes from the regularly scheduled meeting held on Tuesday, November 4, 2025. Motion passed unanimously.

At this time, Mr. John McInturff, Insurance Broker with McInturff, Milligan, and Brooks, addressed the Council regarding the recent Roby Adult Center. Mr. McInturff stated that the current insured value of the Roby Adult Center, including the attached theater, has been downgraded to \$200,000. Public Entity Partners, the Town's insurance carrier, recently conducted a property and liability assessment on the entire Roby Adult Center, as well as other town-owned properties. Clean-up efforts are underway at the Roby Center, which could potentially increase the insured value of the facility, including: 1) Bat removal and cleanup in the attic area, which is currently scheduled to begin on December 15, 2025; 2) Repair the leak in the bell tower and restore inside areas affected by the water leak; 3) Woodshop area should be, at a minimum, thoroughly cleaned and all wood stored outside the facility; and 4) Routine cleaning and walk through of the theater area. Currently, cleaning has begun in the theater area, as requested by the Roby Theater Committee. Council Member Hensley stated the City Council will have a report and recommendations for improvements to the theater soon.

At this time, Lora Young, Finance Director, presented the preliminary audit for Fiscal Year 2025, stating the following: 1) Property Tax and Sales Tax, both state and local, total 66% of the total general fund revenue collection; 2) Public Safety at 25% and the City Schools at 17% are the two largest expenditures in the general fund; 3) Salaries and benefits are 45% of the total general fund expenditures by category, followed by the City Schools, and annual debt service payments; 4) Public Safety and City School expenditures total 45.6% of the total operating revenue collected in the General Fund; 5) Unassigned Fund Balance, most commonly referred to as the Rainy Day

Fund Balance, ended the year at \$7,886,775 which equates to 24.5% of operating expenditures and is slightly below the current fund balance policy; and 6) Estimated fund balance draw down for capital in Fiscal Year 2025 is approximately \$500,000. Mrs. Young also stated that all town funds received no audit findings for the sixth consecutive year, and all federal and state grants were in full compliance.

At this time, Lora Young, Finance Director, presented the first quarter financial report for Fiscal Year 2026, stating the following: 1) Expenditures exceeded Revenues for the first quarter by \$442,006, which is expected as property tax collections do not begin until October; 2) Local Option Sales tax was \$68,620 higher than the prior year, and State Sales Tax was approximately \$9,000 higher than the prior year; 3) Local Option Sales Tax, which is returned to the municipality where the transaction occurred, is growing at a higher rate than the State Shared Sales Tax, which is returned to the municipality based on a specific formula; 4) Alcohol taxes (wholesale beer, wholesale liquor, and mixed drink tax) have leveled out over the past few years, but are fluctuating revenue streams; and 5) Key revenue streams in the General Fund are on track with the expected 25% collection rate of the first quarter.

Motion by Council Member Teague, seconded by Council Member Hensley to approve \$3,000 in additional funding to Second Harvest Food Bank for food distribution. Cathy Osborne, Interim City Manager, addressed the Council. The Town of Greeneville appropriated \$2,500 for Second Harvest Food Bank in Fiscal Year 2026, which has already been processed. Motion passed unanimously.

Motion by Council Member Teague, seconded by Council Member Hensley to approve the option of staining the concrete on the sidewalk slopes on Depot Street in the amount of \$35,652.50. Cathy Osborne, Interim City Manager, addressed the Council. Three (3) different options were available to choose from: 1) Leaning rails – fourteen proposed at a cost of \$2,450 each, totaling \$34,300; 2) Staining 5,485 square feet of sloping sidewalk for a total cost of \$35,652.50; or 3) Installing detectable warning/tactical materials only on the sidewalk slopes with a 7% or greater grade, which is about 430 square feet for a total cost of \$20,640.00. Motion passed unanimously.

Motion by Council Member Teague, seconded by Council Member Ward to approve a Resolution for the Town of Greeneville to Apply, Accept, Administer, and Amend the Tennessee America 250 Grant for an amount up to \$25,000 with no local match. Christina Potts, Marketing and Media Specialist, addressed the Council, stating the funds would be used to make improvements to the Old Harmony Cemetery. Motion passed unanimously.

Motion by Council Member Teague, seconded by Council Member Ward to approve a Resolution for the Town of Greeneville to participate in the Public Entity Partner Cyber Security Partner Grant in the amount of \$2,000 with a \$2,000 local match. Cathy Osborne, Interim City Manager, addressed the Council stating the funds would be used to upgrade the Microsoft product we are currently using which provides enhanced security capabilities and cyber protection. The cost of the advanced Microsoft product is approximately \$19,750. Motion passed unanimously.

Motion by Council Member Hensley, seconded by Council Member Ward to approve the purchase of two (2) hydraulic cylinders to repair a Solid Waste Front Loader truck for the Public Works Department in the amount of \$16,513.21, with the vendor register on State contract through

Sourcewell. This will be funded through the current Municipal Solid Waste budget for repairs and maintenance. Scott, Keith, Assistant Public Works Director, addressed the Council. Motion passed unanimously.

Motion by Council Member Teague, seconded by Council Member Ward to approve the purchase of security cameras for the Roby Adult Center in the amount of \$10,244.30. Nicole Rader, Roby Adult Center Director, addressed the Council stating the vendor is registered with a State purchasing cooperative. This purchase will be funded through the Public Entity Partners Property Conservation Grant, with provides \$4,000 in grant funding and requires a \$4,000 local match. Motion passed unanimously.

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

C. Calvin Doty, Mayor

Attest:

Lora A. Young, Recorder

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