

UNOFFICIAL MINUTES

Regular Meeting

The Mayor and City Council met in regular session on Tuesday, December 16, 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, Ginny Kidwell, Tim Teague, Tim Ward, and Interim City Manager Cathy Osborne.

At this time, Mayor Doty's comments are as follows: 1) Spencer Morrell announced the is leaving his position at the Greeneville Sun where he has been employed for the past four years to accept the position as Executive Director for the Greeneville City Schools Education Foundation in January 2026; 2) Nicole Rader, Roby Adult Center Director, was recently presented the Hometown Hero Award from Modern Woodsmen of America for bringing hope and healing to the aging population of the community; 3) Christopher Gose, Archival Coordinator with the T. Elmer Cox Genealogical Library, and Erin Evans, Greeneville-Greene County Public Library Director, announced the T. Elmer Cox Genealogical Library was recently recognized by the Greene County Heritage Trust for twenty-five (25) years of service to the public; 4) The Town of Greeneville and the City Council was recently recognized by the Greene County Heritage Trust for restoration of the Town Hall cupola and clock; 5) Thank you to Amanda Waddell, Executive Director of the Greeneville City Schools Education Foundation, for a successful Turkey Trot. Also thank you to all Town employees and volunteers who assisted with the event, which had over nine hundred (900) participants this year on Thanksgiving morning; 6) Thank you to Jann Mirkov for a successful Christmas in Downtown event held on the first Friday in December; 7) Thank you to the Greene County Partnership and the Exchange Club for a successful Christmas parade in downtown Greeneville on Sunday, December 7th; 8) Caden Baugh, quarterback for the Greeneville High School football team, was recently named Mr. Football for the State of Tennessee, as well as East Tennessee Player of the Year. Mayor Doty presented him with a Town of Greeneville challenge coin; and 9) Several students from Greeneville High School had the opportunity to participate in the Macy's Marching Band during the Macy's Thanksgiving Day parade in New York City. These students were the only group chosen from the State of Tennessee to participate in the parade.

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 18, 2025. Motion passed unanimously.

At this time, Council Member Hensley, also serving on the Roby Theater Committee, addressed the Council with an update from the committee on the physical state of the auditorium at the Roby Adult Center with the following highlights: 1) This committee was formed to evaluate the theater/auditorium for possible improvements to provide a public space for events and/or the arts; 2) Auditorium was closed by the State Fire Marshal in 2004 for much needed repairs and code violations; 3) Clean-up of the auditorium was performed in October 2025 in order for the committee to be able to have a clear visual of the space; and 4) John Jacobs, professional engineer, provided a visual evaluation of the auditorium, noting there was no mold or mildew present at this

time, as well as no visible deterioration of the wood framing in the space. The committee recommends the following steps: 1) Commission a full structural and architectural assessment with a full design and cost estimate for renovation; 2) Establish a Roby Auditorium Partnership Council involving the Greene County Heritage Trust, Greeneville Theatre Guild, Greeneville City Schools, Greene County Partnership, local businesses and non-profit organizations, private donors, and neighboring local government entities; 3) Pursue a multi-source funding strategy; and 4) Develop a phased construction and programming plan. The Committee requested an opportunity to make a formal proposal to the City Council in January 2026 for consideration to move forward with the project.

Motion by Council Member Teague, seconded by Council Member Kidwell to approve the Greeneville Water Commission to submit a loan application for in an amount up to \$25 million through the Tennessee Department of Environment and Conservation State Revolving Fund Program. Laura White, Superintendent with the Greeneville Water Commission, and Kaci Lowe, Accountant with the Greeneville Water Commission, addressed the board, stating the deadline for application is January 5, 2026, and the approval will be a six-to-eight-month process with the First Tennessee Development District providing assistance with the loan. This loan has a 1-2% interest rate for the life of the loan and will be used to bridge the gap in cash flow until FEMA reimbursements become available. Motion passed unanimously.

Motion by Council Member Kidwell, seconded by Council Member Ward to approve the position profile, job description, as well as method and timing of advertisement for the city manager position. Cathy Osborne, Interim City Manager, addressed the Council stating the position would remain open for 30-40 days and would initially be advertised within the State of Tennessee only. In a previous meeting, the City Council selected Pete Auger, Management Consultant with MTAS (Municipal Technical Advisory Service) to serve the Town of Greeneville through the search process for a new city manager. Council Member Hensley disclosed publicly that he is an employee of MTAS and indicated he has not received any of the information regarding this search in advance of any other Council member or the Mayor. Mrs. Osborne also stated that if the items were approved today, Mr. Auger would be able to begin advertising the position by the end of the week. Motion passed unanimously.

Motion by Council Member Ward, seconded by Council Member Hensley to allow the Interim City Manager, Cathy Osborne, to negotiate an agreement for the division of real estate on Hal Henard Road. There are two (2) parcels proposed in the transaction in which one would be completely owned by the Town, including the tennis courts and the other to be completely owned by the County including the Firing Range. Mrs. Osborne addressed the Council and noted that the Greeneville City Schools have \$27,000 in the Fiscal Year 2026 budget and would be willing to amend the allocation to reach \$75,000 to renovate the tennis courts. She also indicated that the Town would be asked to contribute \$75,000 to renovate the tennis courts. Greene County Mayor, Kevin Morrison, addressed the Council stating that their contribution of \$75,000 as part of this transaction would be void after June 30, 2026. City Council is expected to consider options for either resurfacing or reconstruction of the tennis courts at a later time. Motion passed unanimously.

Motion by Council Member Teague, seconded by Council Member Hensley to approve a memorandum of understanding for the Greeneville Police Department to use the Greene County Firing Range and Firearms Sports Complex on Hal Henard Road. Council Member Tim Ward addressed the Council as a representative of the gun range committee stating that there will be no charge for local law enforcement to utilize the range. Motion passed unanimously.

Motion by Council Member Hensley, seconded by Council Member Teague to approve design option #1 for the pedestrian walkway on Depot Street. Dave Wright, Architect, and Andy Broyles, Development Services Director, addressed the Council. Mr. Wright stated option #1 would include a slope with rest areas, which would meet ADA accessibility standards. However, the cost would be approximately \$360,000 to \$380,000 with only \$300,000 budgeted for the project. Option #2 would be constructed using steps with rest areas as well, which would not meet ADA accessibility standards. Both options require a retaining wall on either side of the walkway. Mr. Wright also stated he would be willing to work with a property owner in close proximity to the proposed walkway about potential issues that may arise, including timing of the construction. Mr. Broyles expressed concerns with stormwater runoff on the walkway, especially with the sloped design. Bond proceeds are still available to fund the budgeted amount of \$300,000, with any additional cost for the project to be funded through a General Fund fund balance transfer to the Town's capital fund in a budget amendment. Motion passed unanimously.

Motion by Council Member Ward, seconded by Council Member Kidwell to approve a change order for the Landfill hydrogeologic investigation in the amount of \$57,425. Tony Morrison, Landfill Manager, addressed the Council stating the additional cost of drilling was required by the Tennessee Department of Environment and Conservation to move forward with the design and engineering of the landfill expansion. The additional costs would be added to a budget amendment for the Landfill. Motion passed unanimously.

Motion by Council Member Kidwell, seconded by Council Member Hensley to approve a special event application for the Greeneville City Schools Education Foundation to host Mardi Growl Dog Parade on Saturday, February 21, 2026. Amanda Waddell, Executive Director of the Education Foundation, addressed the Council. Motion passed unanimously.

Motion by Council Member Kidwell, seconded by Council Member Ward to approve a special event sign request for the Christmas Season Home Tour located at 102 Doughty Avenue. Bert Seay, Building Department Director, addressed the Council. Motion passed unanimously.

Motion by Council Member Teague seconded by Council Member Kidwell to adjourn. Motion passed unanimously.

C. Calvin Doty, Mayor

Attest:

Lora A. Young, Recorder

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