



AGENDA

TOWN OF GREENEVILLE

City Council Regular Session

Greeneville City Council

G. Thomas Love Board Room

Tuesday, August 19, 2025

4:00 PM

1. Call to Order
2. Roll Call
3. Invocation
4. Pledge of Allegiance
5. Mayor's Comments- Joint Proclamation and Retiree Recognition
6. Public Comment
7. Unfinished Business
 - 7.1 Consideration to approve the minutes from the regularly scheduled meeting held on August 5, 2025.
8. New Business
 - 8.1 Consideration to request resignation from City Manager, Todd Smith.
 - 8.2 Update from Roby Theater Committee
 - 8.3 Consideration to approve bid for bat removal at the Roby Adult Center.
 - 8.4 A resolution establishing a policy for filling vacancies on Town and joint boards and commissions.

8.5 Mayor's appointments to the Greeneville Municipal Planning Commission,
Brittany Hall and Samuel "Trey" Ricker III.

9. Adjourn



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GREENEVILLE CITY COUNCIL AGENDA ITEM REPORT

DATE: August 19, 2025

SUBMITTED BY: Cathy Osborne, Finance

ITEM TYPE: Minutes

AGENDA SECTION: Unfinished Business

SUBJECT: Consideration to approve the minutes from the regularly scheduled meeting held on August 5, 2025.

SUGGESTED ACTION:

ATTACHMENTS:
[08.05..2025 CITY COUNCIL MINUTES.docx](#)

Regular Meeting

The Mayor and City Council met in regular session on Tuesday August 5, 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 Ginny Kidwell, Matt Hensley, Tim Teague, Tim Ward, and Todd Smith, City Manager.

At this time, Mayor Doty's comments are as follows: This Friday and Saturday is the August 8th Celebration. Christina Potts, Marketing and Media Specialist, read a joint proclamation from Greene County and the Town of Greeneville, which acknowledges August 8th as Freedom Day.

Four individuals have requested to make public comment on item 8.7 – Consideration to establish a working committee to develop a future plan for the George Clem building. Those comments are included with the corresponding agenda item.

Motion by Council Member Kidwell, seconded by Council Member Ward to approve the minutes from the regularly scheduled meeting held on Tuesday, July 15, 2025. Motion passed unanimously.

At this time, both the Greeneville High School baseball team and track team were recognized for their achievement as State Champions. Andy Collins, Greeneville High School baseball coach, and Larry Blalock, Greeneville High School track team coach, along with players, were in attendance. Each of the players received a Town of Greeneville Challenge Coin presented by Mayor Doty.

At this time, Todd Smith, City Manager and Butch Patterson, Parks and Recreation Director, announced the Greeneville Parks and Recreation Department received the award for Excellence in Parks and Recreation at the recent Tennessee Municipal League Conference for the beach volleyball project. The Parks and Recreation Department was presented at the award plaque at the recent conference in Chattanooga, TN.

Motion by Council Member Teague, second by Council Member Hensley to approve a Special Event application to close portions of Depot Street and Irish Street for Depot Nights to be held on September 19, 2025. Cathy Osborne, Assistant City Manager, addressed the Council. Motion passed unanimously.

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Motion by Council Member Hensley, seconded by Council Member Kidwell to approve a Special Event application to close portions of Depot Street and Irish Street for Wheels of Warriors on September 6, 2025. Cathy Osborne, Assistant City Manager, and Jackie Sauceman, event organizer, addressed the Council. Motion passed unanimously.

Motion by Council Member Ginny Kidwell made the motion to approve a Resolution establishing a policy for temporarily closing public streets for public purposes, including a permit with a daily fee depending on the number of hours required for closure. Todd Smith, City Manager, addressed the Council stating this is not for special events but for closures such as construction. Discussion was held regarding concerns about daily fees versus one-time fees. At this time, Council Member Kidwell withdrew her motion.

Motion by Council Member Teague, seconded by Council Member Kidwell to approve the Resolution establishing a policy for temporarily closing public streets for public purposes including a permit with a one-time fee for closures instead of daily fees. Motion passed unanimously.

Motion by Council Member Teague, seconded by Council Member Ward to approve a facilities use agreement between the Town of Greeneville, Greeneville City Schools Board of Education, Greene County Board of Education, and the Tennessee College of Applied Technology of Morristown, removing the Greene County Schools. Todd Smith, City Manager, addressed the Council. Motion passed unanimously.

At this time, Todd Smith, City Manager, led the discussion for the City Council to determine the best use for the George Clem building, as well as the possibility of a committee providing recommendations and feedback for possible future usage of the building. Mr. Smith further stated that Head Start would remain in the building. Public comments were as follows: 1) Joan Bowers – discussed making the building a community-based facility, which would open up opportunities for individuals in that community, and to make this building a historical property; 2) Sharon Bowers – pointed out this was more than a building and a symbol of history, stating the historical context of the building be preserved. Also, stated she would like residents of the George Clem community become a part of the future of the facility; 3) Chance Gillespie – discussed the history of the building, suggesting further research on the by-laws of the building as it relates to future use; and 4) Angela Campbell – requested retaining the history of the building and preferred

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one or more member of the George Clem Multicultural Alliance participate on any visioning committee for the facility. Mayor Doty invited those in attendance to serve on the committee, as well as others who are willing to participate.

Motion by Council Member Ward, seconded by Council Member Teague to consider approval to increase landfill rates effective September 1, 2025, as follows: Class 1 municipal residential solid waste \$60 to \$65 per ton; Class III/IV Demolition materials from \$40 to \$50 per ton; and Brush/wood waste from \$20 to \$30 per ton. Minimum fees will remain the same. Tony Morrison, Landfill Manager, addressed the Council. Motion passed unanimously.

Motion by Council Member Teague, seconded by Council Member Hensley to approve the purchase of two (2) new 2025 Dodge Durango SUVs (with the pursuit package AWD) for the Greeneville Police Department. Kevin Gass, Police Captain, addressed the Council. This is a budgeted item in the total amount of \$79,394. Motion passed unanimously.

Motion by Council Member Ward, seconded by Council Member Hensley to re-appoint five (5) members to the Roby Fitzgerald Adult Center Advisory Committee for two-year terms as follows: Hazel Bible, Hope Broyles, DJ Dalton, Velma LeRoche, and Regina Phillips. Cathy Osborne, Assistant City Manager, addressed the Council. Motion passed unanimously.

Motion by Council Member Ward, seconded by Council Member Teague to approve the appointment to fill a vacant school representative seat on the Greeneville Parks and Recreation Board – Johnny Painter. Cathy Osborne, Assistant City Manager, addressed the Council. Mr. Starnes, Greeneville City Schools Superintendent, approved the recommendation by the Parks and Recreation Board for this appointment. Motion passed unanimously.

Motion by Council Member Teague, seconded by Council Member Kidwell to approve the re-appointment of two (2) members to the Parks and Recreation Advisory Board for a four-year term: Tim Armstrong and Don Hamilton. Cathy Osborne, Assistant City Manager, addressed the Council. Motion passed unanimously.

Motion by Council Member Hensley, seconded by Council Member Ward to approve a Special Event sign request for the 2025 GM Truck Show After Party to be held on Saturday, August 16, 2025. Bert Seay, Building Department Director, addressed the Council. Motion passed unanimously.

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Motion by Council Member Hensley, seconded by Council Member Kidwell to approve a Special Event sign request for Depot Nights to be held on Saturday, September 19, 2025. Bert Seay, Building Department Director, 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 Fall Festival of Nations held at Notre Dame Church on Saturday, September 20, 2025. Bert Seay, Building Department Director, addressed the Council. Motion passed unanimously.

At this time, Mayor Doty and Todd Smith, City Manager, called for a ten-minute recess to allow the boardroom to be cleared in preparation for a closed Executive Session regarding a Legal Update.

Motion by Council Member Hensley, seconded by Council Member Ward to close the Executive Session.

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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GREENEVILLE CITY COUNCIL AGENDA ITEM REPORT

DATE: August 19, 2025

SUBMITTED BY: Cathy Osborne, Administration

ITEM TYPE: Proposal

AGENDA SECTION: New Business

SUBJECT: Consideration to request resignation from City Manager, Todd Smith.

SUGGESTED ACTION:

ATTACHMENTS:



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GREENEVILLE CITY COUNCIL AGENDA ITEM REPORT

DATE: August 19, 2025

SUBMITTED BY: Cathy Osborne, Administration

ITEM TYPE: Report

AGENDA SECTION: New Business

SUBJECT: Update from Roby Theater Committee

SUGGESTED ACTION:

ATTACHMENTS:



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GREENEVILLE CITY COUNCIL AGENDA ITEM REPORT

DATE: August 19, 2025

SUBMITTED BY: Cathy Osborne, Roby

ITEM TYPE: Bid Sheet

AGENDA SECTION: New Business

SUBJECT: Consideration to approve bid for bat removal at the Roby Adult Center.

SUGGESTED ACTION:

ATTACHMENTS:

[City Council Consideration of Bat Removal Aug 2025.pdf](#)
[Consideration for Roby Center - Bats.pdf](#)

MAYOR
C. Calvin Doty

CITY MANAGER
Todd M. Smith



COUNCIL MEMBERS
Matthew Hensley
Ginny Kidwell
Tim Teague
Tim Ward

August 11, 2025

To: City Council

From: Nicole Rader ~ Roby Adult Center Director

RE: Consideration of bat removal and clean up.

City Council,

The Roby Adult Center is requesting approval to move forward with Rogers Wildlife Control in regard to removal of bats from the attic of the Roby Center. The cost of this request is \$36,000. Please see attached for further explanation of what the removal and sealant entails.

Thank you,
Nicole

Town of Greeneville
200 N. College Street
Greeneville, TN 37745
Phone: 423-639-7105
Fax: 423-639-0093

Date: 8/4/2025

Department: Roby
- Bat Removal

BID OPENING SHEET

Vendor: Safe Haven Avian Group

Quantity	Description	Price
	Inspection & Assessment	500.00
	Bat Removal	7,500.00
	Clean up + Sanitation	38,000.00
	Exclusion + Sealing	35,800
	Total	82,400

Vendor: Rogers Wildlife Control

Quantity	Description	Price
	Bat Removal + Sealing	9,800
	Clean-up / Sanitation	26,200
	Total	36,000

Vendor: _____

Quantity	Description	Price

Present: Kelsi Dornell
Lera Young

SAFE HAVEN AVIAN GROUP - TODD GOAPE - 470-266-9661

This bid is for the Roby Adult Center

Location 203 North College Street

Greeneville, TN 37745

423-639-3128

Contact: Nicole Rader Bid is for wildlife control.

Wildlife / Animal Damage Control Operator Required Scope of Work-

- 1- Inspection and Assessment
- 2- Bat Removal
- 3- Cleanup and Sanitation
- 4- Exclusion and Sealing
- 5- Ensure all work is performed in accordance with local wildlife and building codes
- 6- Timeline - Total Project Duration

For more information, please contact Nicole Rader at 423-639-3128

All bids must be sealed and mailed or hand delivered to

Town of Greeneville 200 N College St Greeneville, TN 37745 by Monday August 4th, 2025, at 10:30 am.

Breakdown and cost of each step of removal

Description	Amount
Inspection and Assessment	\$500
Bat Removal	\$7,500
Cleanup and Sanitation	\$38,600
Exclusion and Sealing	\$35,800
Timeline - 30-45 days. First thing to be done is install valves where bats can exit	
But not return. This process will take 2 weeks, then cleanup, sanitation, and	
Exclusion. Will need coordination of traffic as a boom lift is needed for the job	
Total	\$82,400

Date Available to begin the project

8/8/2025

The quote must be good for sixty (60) days after submission.

This bid is for the Roby Adult Center

Location 203 North College Street

Greeneville, TN 37745

423-639-3128

Contact: Nicole Rader Bid is for wildlife control.

Wildlife / Animal Damage Control Operator Required Scope of Work-

1- Inspection and Assessment (free)

2- Bat Removal

3- Cleanup and Sanitation

4- Exclusion and Sealing

5- Ensure all work is performed in accordance with local wildlife and building codes

6- Timeline - Total Project Duration as of 8/4/25 we are booking late Nov./Early Dec. (time to complete work 2-3 weeks)

For more information, please contact Nicole Rader at 423-639-3128

All bids must be sealed and mailed or hand delivered to

Town of Greeneville 200 N College St Greeneville, TN 37745 by Monday August 4th, 2025, at 10:30 am.

Breakdown and cost of each step of removal

Description	Amount
Bat Removal / Seal up	9,800.00
Clean up / Sanitation	26,200.00
Total	36,000

These must be done together

(You have to seal so the bats can go out of the cones which are mandated by the state)

We do abide by all state/local laws/codes.

Date Available to begin the project

The quote must be good for sixty (60) days after submission.

Quote doesn't include the Theatre

Roger's Wildlife Control, LLC
1188 Reedy Creek Rd
Bristol, TN 37620
Office: 423-343-8755
Mobile: 423-571-9092
services@rogerswildlife.com

ESTIMATE



Over 30 Yrs Experience

Roby Fitzgerald Adult Center Attn,
Cathy Osborne
203 North College Street
Greeneville, TN 37745

Service Address
Adult Center
Roby Fitzgerald Adult Center
Attn, Cathy Osborne
203 North College Street
Greeneville, TN 37745

Estimate # 5999
Estimate Date 06/27/2025
Estimate Total \$36000.00

Item	Cost	Quantity	Total
Bat Job	\$36000.00	1	\$36000.00

Thank you for the opportunity to provide you with this bid. If accepted the work will be done at:

203 North College Street
Greeneville, TN 37745

The work that needs to be done is as follows:

- Seal around all fascia
- Seal all opening on tower
- Screen vents on tower with 1/4 hardware cloth
- Seal around all windows
- Seal all gutter lines
- Seal all openings bats are using
- Seal brick line
- re-mortar fallen bricks bats are using
- Clean out attic and reinsulate
- Disinfect attic to kill any Bacteria from bats/droppings

All materials are provided by Roger's Wildlife Control, LLC,

If this is something you would like to move forward with please contact Bailey in the office at:
423-217-3112 as a job of this size we would be looking at Early December

Subtotal	\$36000.00
Tax	\$0.00
Estimate Total	\$36000.00

WWW.ROGERSWILDLIFECONTROL.COM



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GREENEVILLE CITY COUNCIL AGENDA ITEM REPORT

DATE: August 19, 2025

SUBMITTED BY: Cathy Osborne, Administration

ITEM TYPE: Resolution

AGENDA SECTION: New Business

SUBJECT: A resolution establishing a policy for filling vacancies on Town and joint boards and commissions.

SUGGESTED ACTION:

ATTACHMENTS:

[Board and Commission selection policy resolution.docx](#)
[Draft Boards Commission Selection Policy 15Aug25.docx](#)
[Draft Boards Commission Selection Policy 6Aug25.docx](#)

**A RESOLUTION ESTABLISHING A POLICY FOR FILLING VACANCIES ON TOWN
AND JOINT BOARDS AND COMMISSIONS**

WHEREAS, The Greeneville City Council is required to fill vacancies on certain Town boards and commissions; and

WHEREAS, State law provides parameters for certain boards and commissions established by Tennessee Code Annotated; and

WHEREAS, The City Council values a transparent process that encourages Greeneville citizens to participate in boards and commissions;

NOW THEREFORE BE IT RESOLVED that the City Council of the Town of Greeneville do hereby establish a selection policy to fill vacancies on Town boards and commissions. The policy is identified in exhibit A titled "Greeneville City Council Boards/Commission Selection Policy". The policy to take effect September 1, 2025.

The Town of Greeneville reserves the right to amend or alter the terms of this policy.

ADOPTED, this 19th day of August, 2025.

Mayor C. Calvin Doty

ATTEST:

Lora Young, Recorder

GREENEVILLE CITY COUNCIL BOARDS/COMMISSION SELECTION POLICY

Purpose

This policy defines the process for the Greeneville City Council to select members to Town board and commission positions. The purpose is to establish an open and transparent process for citizens to participate in Town boards and commissions.

Scope

This policy applies to all locally authorized Town of Greeneville boards and commissions. Some boards and commissions require selection and qualification standards based on local ordinance or state law. This policy is not intended to oppose any local ordinance or state law defining board or commission selection or removal. **Removal from a board or commission varies by each board's by-laws, establishing statutes, Town ordinance, or action by the City Council. Removals shall be handled on a case-by-case basis. Removals can also occur based on the Town's board and commission attendance policy. Please reference the Town of Greeneville Boards and Commissions Attendance Policy.**

Definitions

- **Town formed board or commission**
A board or commission created by Town Charter or by ordinance. These boards/commissions include: Roby Senior Center Board, Parks and Recreation Board, Civil Service Board, Standard Review Board, Greeneville Parking Authority. Other boards and commissions not listed may fall under this category.
- **Town board or commission established by state statute**
A board or commission established by state statute. State law often defines board/commission membership or method of selection. State law may also define the process for removal. These boards/commissions include: Municipal Planning Commission, Historic Zoning Commission, Airport Authority, Health and Education Facilities Board. Other boards and commissions not listed may fall under this category.
- **Joint board or commission established by state statute**
A state established board or commission created in partnership with another local government entity. These boards/commissions include: Greeneville/Greene County Industrial Development Board, Greene County/Greeneville/Tusculum Industrial Development Board, the Greene County Partnership, Library Board, and Solid Waste Board. Other boards and commissions not listed may fall under this category.

Policy

Selection process Town formed board or commission

1. When a board seat opens, the Town will advertise the position for at least two weeks. Advertising will include local media outlets, social media platforms, the Town's website, and any other appropriate notification process. Applicants can complete a form on the Town's website or obtain a hard copy from Town Hall. Hard copy applications can be hand delivered or mailed to Town Hall attention to the Assistant City Manager.
2. Town staff or board/commission chairs will provide incumbent candidates with notice of their expiring term. Incumbent candidates are required to re-apply to be considered for re-appointment.
3. All applicants are sent to the board or commission for a review of candidates at the next called meeting. Each board or commission will recommend one applicant for each open board seat. All applicants are sent to the City Council at least two weeks prior to the City Council meeting selecting the candidate.
4. City Council reviews all applicants, considers the board/commission recommendation and votes on the desired applicant to fill the vacant seat.
5. Some Town boards/commissions do not meet on a regular basis and may require an adjusted timeline and process to fill vacant positions.

Selection process Town board or commission established by state statute. Boards and commissions will follow all requirements and methods from state law to choose board members. For positions selected or appointed by the City Council per state law:

1. When a board seat opens, the Town will advertise the position for at least two weeks. Advertising will include local media outlets, social media platforms, the Town's website, and any other appropriate notification process. Applicants can complete a form on the Town's website or obtain a hard copy from Town Hall. Hard copy applications can be hand delivered or mailed to Town Hall attention to the Assistant City Manager.
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Selection process joint board or commission established by state statute

1. When a board seat opens, the Town will advertise the position for at least two weeks. The Town will accept applications during this period.
2. Incumbent candidates are required to re-apply to be considered for re-appointment.

3. All applicants are sent to the City Council at least two weeks prior to the City Council meeting selecting the candidate.
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Adopted by City Council _____ (Date) _____

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Adopted by City Council _____ (Date) _____



Item Cover Page

GREENEVILLE CITY COUNCIL AGENDA ITEM REPORT

DATE: August 19, 2025

SUBMITTED BY: Cathy Osborne, Administration

ITEM TYPE: Appointment

AGENDA SECTION: New Business

SUBJECT: Mayor's appointments to the Greeneville Municipal Planning Commission, Brittany Hall and Samuel "Trey" Ricker III.

SUGGESTED ACTION:

ATTACHMENTS: