

CITY OF HENDERSONVILLE
BOARD OF MAYOR AND ALDERMEN
MINUTES OF REGULAR MEETING
January 13, 2026 at 7:00 P.M.
101 Maple Drive North, Hendersonville, TN 37075

PRESENT

JAMIE CLARY, MAYOR
MARK SKIDMORE, VICE-MAYOR, ALDERMAN
MARK BURGDORF, ALDERMAN
RACHEL COLLINS, ALDERMAN
KAREN DIXON, ALDERMAN
MARK EVANS, ALDERMAN
JANNA GARTON, ALDERMAN
BOB GARZA, ALDERMAN
TERRI GOODWIN, ALDERMAN
MICHAEL MARTIN, ALDERMAN
EDDIE ROBERSON, ALDERMAN
JEFF SASSE, ALDERMAN
DON WARD, ALDERMAN
LANCE WRAY, CITY ATTORNEY
TAMARA INGERSOLL, CITY RECORDER

The January 13, 2026, BOMA meeting was opened with prayer led by Ryan Flatt, Events Coordinator with Recovery Refuge at Long Hollow Church.

The Pledge of Allegiance was led by Mayor Clary.

AGENDA

Goodwin moved; Skidmore seconded a motion to accept the January 13, 2026, agenda.

Roberson moved; Garton seconded a motion to amend the agenda to group all of the appointments and reappointments to board and committees under #9 on the agenda.

There was a unanimous vote to approve the amendment to the agenda.

Garton moved; Goodwin seconded a motion to amend the agenda by removing item #1 from the consent agenda.

There was a unanimous vote to approve the amendment to the agenda.

Goodwin moved; Garza seconded a motion to amend the agenda by adding the confirmation of the nomination of George Edwards as Fire Chief immediately following citizens' comments.

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There was a unanimous vote to approve the amendment to the agenda.

The motion to accept the agenda as thrice amended was approved unanimously.

Clary declared the motion carried.

PRESENTATIONS

There were a presentation of the Festival of Lights awards by Natalie Lankster from the Parks Department and Rachel Ink with Holiday Fest. The winners were as follows:

Best Overall – 99 Blue Ridge Trace

Clark Griswold – 1078 Avery Trace Circle

Most Lit – 1568 Drakes Creek Road

Reason for the Season – 126 Twin Bay Drive

Traditional – 100 Lucinda Lane

Neighborhood Harmony – Santa Claus Lane (Nathan Forest Drive)

PUBLIC HEARING

None.

MINUTES

Dixon moved; Ward seconded a motion to approve the December 9, 2025, minutes.

There was no discussion.

There was a unanimous vote to approve the December 9, 2025, minutes.

Clary declared the motion carried.

CITIZENS' COMMENTS

Cal Gentry indicated that he is the acting project manager for the Grace Place project. He noted that Grace Place appreciates the support of the Board. He noted that several people were in attendance to show support of Grace Place. He spoke in support of the ordinance to waive payment into the Tree Bank for non-profit organizations.

Chris Taylor spoke in support of Grace Place and noted that they do great work for the community. He also spoke regarding impact fees. He suggested that strongarming developers works well. With impact fees, the City would be giving up the ability to negotiate. Impact fees set the minimum and most developers won't pay more than the impact fee amount. He strongly encourages that if impact fees are passed, to approve the version presented by Collins and Clary that does not add impact fees to commercial development. Mr. Taylor also commended the City on the development of the Transportation Plan and spoke about how progressive this is.

David Luckey is a local builder and investor. He also spoke against impact fees,

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particularly related to commercial properties. He noted that the study that was done has to be done every five years. He noted that the population of the City has grown 4.6% over the last five years. The Tichler Bise study noted that the population is estimated to grow by 12% over the next five years and Mr. Luckey explained that he does not think this assumption is accurate and that the population numbers in the study are overstated. He noted that over the last five years the City's fund balance has grown from \$18.7m to \$44.7m. During this same time sales tax revenue has gone up 92%. He feels that it would be detrimental to impede commercial growth by establishing impact fees.

CONSENT AGENDA

None.

NOMINATION

Mayor Clary nominated George Edwards as Fire Chief.

There was unanimous vote to approve the Mayor's nomination to appoint George Edwards as Fire Chief.

Clary declared the nomination approved.

ORDINANCES AND RESOLUTIONS

The caption was read for reading of Resolution 2025-43, a resolution to authorize waiver of payment into the tree bank fund for qualifying nonprofit organizations.

Roberson moved; Evans seconded a motion to approve Resolution 2025-43.

Clary explained that he had a discussion with two of the members of the Grace Place board and they mentioned that Grace Place paid \$58,000 into the Tree Bank. The Tree Bank was created a couple decades ago to protect the tree canopy in the city. When trees are removed, we need to make sure that trees are replaced. If they can't be replaced on the same property they were removed from, funds must be paid to the city in order for trees to be planted elsewhere at a later time. Mayor Clary supports the Tree Bank. However, collecting \$58,000 from a non-profit seems like too much as Grace Place already does a lot for the community and provides for the greater good of the city.

Mayor Clary brought this resolution forward in order for non-profit organizations that provide for the greater good of the community beyond what the contribution to the Tree Bank would do would not have to pay into the Tree Bank.

With no objections, Alderman Garza was added as a sponsor.

Alderman Roberson noted that he believes in the Tree Bank and keeping the city green. However, non-profits invest in more than trees; they invest in the lives of individuals. This resolution not only provides relief to Grace Place but will provide an exemption in the future to non-profits.

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Alderman Sasse expressed his appreciation for Grace Place and the work they do for the community. He asked about the retro-activeness of this resolution because Grace Place has already paid these fees. He asked what needs to be done to refund these fees to Grace place. Director Ingersoll responded that once this legislation passes, the refund can be incorporated into the mid-year budget amendment that will be coming forward to Finance Committee at the end of January. The authorization to refund them is in this resolution.

Alderman Garton spoke in support of this resolution and believes that the funds will be better used by Grace Place in this instance.

Alderman Evans noted that section six indicates that this resolution is effective upon adoption and is retroactive to January 1, 2025.

There was a unanimous vote to approve Resolution 2025-43.

Clary declared the motion carried.

The caption was read for the reading of Resolution 2025-44, a resolution to authorize a fee waiver for temporary sign permits for signs placed on city property by qualifying nonprofit organizations.

Dixon moved; Goodwin seconded a motion to approve Resolution 2025-44.

Alderman Dixon indicated that this resolution is related to the sign permit required in order to put up a sign and the cost is \$27. This resolution would waive this fee for non-profit organizations.

With no objections, Alderman Burgdorf was added as a sponsor.

Alderman Burgdorf asked what the qualifying factors are for the non-profits. Alderman Dixon noted that it is anyone that is a 501 and subject to approval. Mayor Clary further clarified that the full qualifications are detailed in section one of the resolution.

Alderman Sasse asked for the definition of a temporary sign. Director Free indicated that is 30 days or less. Alderman Sasse also asked if they would still be required to obtain a permit and Director Free confirmed that they would need a permit.

Alderman Collins indicated that in her experience the requestor will get a sticker to put on the back of the sign that has the location of the sign and the dates it is approved for.

There was a unanimous vote to approve Resolution 2025-44.

Clary declared the motion carried.

The caption was read for first reading of Ordinance 2025-23, an ordinance amending the Hendersonville Municipal Code, Title 20 establishing impact fees for the City of Hendersonville.

Burgdorf moved; Sasse seconded a motion to approve Ordinance 2025-23.

Mayor Clary opened the discussion by noting that this ordinance as well as Ordinance 2025-25 and Ordinance 2025-26 could be discussed together as they all address different ideas for the implementation of impact fees. Each would then be voted on separately.

Alderman Sasse asked for a summary of the differences between the ordinances. Director Free went over the basic differences. Ordinance 2025-23 includes both residential and commercial, 2025-25 is residential only. Ordinance 2025-23 sets the amount that can be charged roughly 50% of the maximum. Ordinance 2025-25 sets the amount that can be charged flat amount that increases incrementally through 2030 and is also below the maximum. Most of the remaining items in these ordinances are very similar. Under both, planned developments are exempt from paying impact fees.

Alderman Martin indicated that both ordinances have an administrator and asked if this would be a new employee or fall under an existing employee. Director Free indicated that this is being assigned to the Finance Director.

Alderman Martin also asked how much revenue would have been generated last year if the impact fees had been implemented then. Director Free noted that for Ordinance 2025-23 the estimated commercial impact fees would have been \$424,000 and residential would have been \$1,400,000 for a total of over \$1.8m. However, if you remove the planned developments from this, the total would have been \$75,000 -\$100,000. For ordinance 2025-25 the estimated residential impact fee would have been \$810,000 but by removing planned development the total would have been \$40,000-\$60,000.

Alderman Martin asked for clarification regarding who would pay for the impact fees, the developer or the homeowner. Director Free noted that in both ordinances the developer determines who ends up paying the cost. The developer will pay but may pass this on to the homeowner.

Alderman Martin asked for explanation of the credit system. Director Free explained that if the developer does more than they are required in the plan, the additional items may count towards credit and would reduce or eliminate the impact fees required to be paid. Alderman Martin asked about Costco as an example. Costco did considerably more in improvements than the required impact fees. Director Free noted that the impact fee is set as the expectation of the developer and the City's point of leverage for negotiation is reduced.

Alderman Martin noted that Ordinance 2025-23 is more common and traditional compared to others. Ordinance 2025-25 is more unique. Ordinance 2025-23 is more defensible and hopes others will support it.

Alderman Goodwin noted that she can't support Ordinance 2025-23 because we would not have all the improvements that Costco and others have done. The businesses would pay just the impact fee and nothing more.

Alderman Garza used to work in retail and does not support commercial impact fees. Commercial properties already pay a higher property tax rate at 40% and they general sales tax revenue. They also bring jobs to Hendersonville. We need to keep in mind destination

businesses as people will drive to the next town over to shop there.

Alderman Ward noted that he does not support commercial impact fees. He asked if we do have to complete another study in five years and the cost of the study. Director Free responded that we do have to complete a study every five years and the cost is typically between \$50,000 and \$80,000. Alderman Ward also asked when we anticipate being fully built out residentially which would be the end of impact fee collection. Director Free indicated that the estimate timing is 9-13 years.

Alderman Evans commented on affordability. The cost of new homes is expensive. He asked for clarification on Costco. They paid roughly \$1.7m in improvements and if we had impact fees they would have only paid roughly \$700,000. Director Free noted that it is difficult to determine what would have happened as the market is always changing. Alderman Evans noted that impact fees can limit what the City receives. He also noted that the City has done a good job of negotiating improvements from the developers. He also noted that many residential developments are paying voluntary impact fees.

Alderman Evans noted that he has been fielding comments from constituents regarding impact fees. He indicated that his understanding of impact fees is that the impact fees have to be for new capital projects for parks or transportation. It is not for maintenance. Alderman Evans asked if impact fees could be used for any of the projects on the transportation plan. Mr. Wray indicated that impact fees can be used for these projects as long as it increases capacity and are needed as a result of and needed by the development that paid the impact fees. Alderman Evans notes his concern that projects funded by impact fees might push transportation plan projects down in priority.

Alderman Dixon indicated that she intends to vote for impact fees tonight. She asked the sponsors of 2025-23 what the motivation for commercial impact fees is.

Alderman Burgdorf noted that his ward is the oldest in the city. He noted that impact fees are a one-time charge. His constituents want a level playing field for both residential and commercial. This is a way for the developers to help with infrastructure for roads and parks. Impact fees can be used for a lot of things. He asked if sales tax revenue went up, down or remained flat last year. Director Ingersoll indicated that it went up a little bit. Alderman Burgdorf noted that this board may approve impact fees, but another board may remove them. The board also has the ability to make updates if changes are necessary. He is in support of ordinance 2025-23.

Alderman Sasse noted that the impact fee study was presented months ago and is glad the city is finally moving on them. He wants fairness across residential and commercial. Setting the fees at 50% allows the city to partner with the developers to build infrastructure for the residents. Citizens are paying the sales tax, not the businesses. He noted that with the new development at Maple Row impact fees may have been enough to pay for the traffic signal that is needed.

Alderman Skidmore noted that the discussions on impact fees have been going on a long time and he supports the decisions of previous boards. He noted that consideration needs to be made for the small business developers. He is more concerned about what the constituency wants compared to what the big developer wants. He questioned whether

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impact fees are a fee or a tax. He is against taxes. He thinks that the impact fee study is archaic and needs to be completed to be more relevant.

Alderman Martin is in support of this because of the retail component and supports how the fees go to roads and not parks.

Alderman Dixon noted that she is leaning toward supporting residential only impact fees due to the great work the Planning department has done negotiating with developers for improvements.

Alderman Roberson noted that the Tennessee General Assembly answered the question about whether impact fees are a fee or a tax. T.C.A. §6-2-201(15) indicates that it is a fee. Mr. Wray confirmed that it is a fee from a legal perspective.

Alderman Roberson also asked if impact fees were to be waived, if the city would have to pay them for the developer. Director Free confirmed that they would have to be paid. Alderman Roberson then asked if a church or non-profit would be required to pay impact fees. Director Free confirmed that they would be required to pay. Mr. Wray explained that if the board found that the public benefit outweighed the fee, they could incorporate an exemption into the ordinance. Alderman Roberson also noted that they would not be required to pay under 2025-25 as this is only for residential.

Alderman Roberson indicated that the city has several developments that have paid voluntary impact fees. Director Free explained that developers often pay these in order to have a use added, to allow higher density or other factors.

Alderman Roberson wants to make sure he understand the ramifications of both ordinances. He requested that an analysis of the Costco development be passed out. He feels this is important to the financial well-being of the city. Costco spent \$1.7m in offsite improvements. With impact fees they would have needed to spend roughly \$750,000. Alderman Roberson noted that even without impact fees developers are required to do some improvements. Director Free confirmed that they have to do whatever the traffic study indicates is necessary for their development. Costco pays roughly \$52,000 in property taxes, \$14,000 in personal property taxes and generates roughly \$2,000,000 in sales tax annually. They also employ 214 people.

Alderman Roberson indicated that he supports ordinance 2025-25 as it meets the goals and objectives that are important to the city to succeed in the future. This will place the cost of infrastructure on the cost causer, will not impact the city's robust business community, this impact fee is at a reasonable level that won't have significant impact on home affordability, the City already requires extensive improvements be completed by commercial developer without the use of impact fees. He noted that for the Maple Row development the developers paid for the traffic signal.

There was a motion by Dixon, seconded by Garton to take a ten (10) minute recess beginning at 9:07 p. m.

Aye: Burgdorf, Collins, Dixon, Evans, Garton, Garza, Goodwin, Martin, Roberson, Skidmore, and Clary.

Nay: Sasse and Ward

Clary declared the motion carried.

The meeting resumed at 9:18 p.m.

Alderman Collins pointed out that if a traffic study indicates that a traffic signal or turn lane is required, that is separate from any credits. Ward 5 and 6 are most likely to have development with impact fees. She doesn't want to lose good businesses in Hendersonville because of impact fees. She also noted that sales tax revenues are also very important.

Alderman Collins noted that attainability is an issue and the city also needs to pay for the projects included in the transportation plan and impact fees could pay for a portion of it. Alderman Collins also noted that adding an impact fee will increase the cost of a house for the homeowner.

Alderman Collins asked if it is legally required for the work done with impact fee funds be in proximity of the development. Mr. Wray explained that the work done has to be in relation to the new development. If work has to be completed, it must be needed because of the new development.

Alderman Skidmore indicated that he did not believe that it is correct that sales tax increases prevented an increase to property tax.

Alderman Roberson noted that the increase sales tax for PIPP is only part of the sales tax and that sales tax has increased. It has been used to pay for public safety vehicle replacement. Without this new sales tax increase, an increase to property tax would have been likely.

Mayor Clary asked if we have the obligation to seek the opinion of the Planning Commission for impact fees. Director Free indicated that we do not. We did have Planning Commission review the plan for impact fees and they recommended that it move to BOMA. They wanted to make sure that the business community wasn't negatively impacted. Wendy Slatery from the Planning Commission also noted that something could be done to help the budget without having an impact on development.

Alderman Skidmore called to question. No one else was in the queue to speak so no vote was necessary.

Aye: Burgdorf, Martin, Sasse, and Skidmore.

Nay: Collins, Dixon, Evans, Garton, Garza, Goodwin, Roberson, Ward, and Clary.

Clary declared the motion failed.

The caption was read for first reading of Ordinance 2025-25, an ordinance amending the Hendersonville Municipal Code, Title 20 establishing impact fees for the City of Hendersonville.

Collins moved; Roberson seconded a motion to approve Ordinance 2025-25.

Mayor Clary indicated that he sent out an amendment that he would like to have considered. He also clarified that the multifamily, the fee is by unit, not the development as a whole. The base rate of \$3,500 is based on the amount of voluntary impact fees that are being paid by the most recent development.

Clary made a motion to amend, Collins seconded, to replace Section (2) Fee Table with the following:

Residential Development shall be assessed on a per unit basis for Single Family and Multi Family Dwellings with the following rates for calendar years 2026-2030 and beyond:

Residential – Impact Fee by Type					
	2026	2027	2028	2029	2030 - beyond
Single Family	\$3,500	\$4,000	\$4,500	\$5,000	\$5,500
Multi-Family	\$2,500	\$3,000	\$3,500	\$4,000	\$4,500

Single Family – Impact Fee Allocation					
	2026	2027	2028	2029	2030 - beyond
1/3 Parks	\$1,155	\$1,320	\$1,485	\$1,650	\$1,815
2/3 Roads	\$2,345	\$2,680	\$3,015	\$3,350	\$3,685
Total	\$3,500	\$4,000	\$4,500	\$5,000	\$5,500

Multi Family – Impact Fee Allocation					
	2026	2027	2028	2029	2030 - beyond
1/3 Parks	\$825	\$990	\$1,155	\$1,320	\$1,485
2/3 Roads	\$1,675	\$2,010	\$2,345	\$2,680	\$3,015
Total	\$2,500	\$3,000	\$3,500	\$4,000	\$4,500

Vote on Amendment:

Aye: Burgdorf, Collins, Dixon, Evans, Garton, Garza, Goodwin, Martin, Ward and Clary.

Nay: Roberson, Sasse and Skidmore.

Clary declared the motion carried.

Vote on Main Motion:

Aye: Collins, Dixon, Evans, Garton, Garza, Goodwin, Martin, Roberson, Ward and Clary.

Nay: Burgdorf, Sasse and Skidmore.

Clary declared the motion carried.

The caption was read for first reading of Ordinance 2025-26, an ordinance amending the Hendersonville Municipal Code, Title 20 establishing credits for assessed impact fees.

Clary moved, Collins seconded a motion to approve Ordinance 2025-26.

Mayor Clary explained that credits were done in a stand alone ordinance do make this easier to understand.

Mr. Wray explained that there was a clerical error and that sections 20-1408 through 20-1412 that were included in ordinance 2025-23 should have been included in this ordinance.

Clary moved, Collins seconded a motion to amend by adding the following language after section 20-1407, (6):

20-1408. Miscellaneous Provisions

- (1) Developer Exactions. Nothing in this chapter shall restrict the City from requiring the construction of necessary improvements required (e.g. the addition of required open space; or a traffic study show a reduction in level of service to justify the addition of a turn lane) to serve the development project, whether or not such improvements are of a type for which credits are available.
- (2) Use of Impact Fees and Segregation of Funds. Impact fee funds that are distinct from the general fund of the City are hereby created, and the impact fees received will be deposited in each of the interest-bearing accounts of the associated impact fee. Eligible expenditures from the monies in the impact fee accounts shall be used only for following:
 - (a) Impact fee revenues shall be used exclusively for capital improvements or equipment for streets and parks, as applicable, to serve new development and as approved by the Board of Mayor and Aldermen. Funds shall be maintained in separate accounts for roads impact fees and parks impact fees.
 - (b) Qualifying project costs include project engineering costs; the acquisition cost of rights of way and easements, including legal costs; the construction cost of improvements, including, but not limited to, public street travel lanes, public pedestrian and bicycle pathways, turning lanes or the portion thereof located within the right of way of a public street, lighting, signalization, signage, equipment, and landscaping improvements that are required for the road improvement to function effectively or associated with the park improvements; and the principal, interest and other financing costs of bonds, notes or other obligations issued by or on behalf of the City to finance qualified improvements.
- (3) Ineligible expenses. Ongoing operational costs, maintenance of existing facilities. In addition, rehabilitation, reconstruction, replacement or capital equipment, except to the extent that the projects increase the capacity to serve new development.
- (4) Recordkeeping. The impact fee administrator shall maintain accurate records of the impact fees paid, including the name of the person paying such fees, the project for which the fees were paid, the date of payment of each fee, the amounts received in payment for each fee, and any other matters that the City deems appropriate of necessary to the accurate accounting of such fees. Records shall be available for review by the public during normal business hours and with reasonable advance notice pending the availability of the impact fee administrator.

(5) Programming of Funds. The City shall assign monies from the impact fee fund to specific projects and related expenses for eligible improvements of the type for which the fees in that fund were paid. Any monies, including any accrued interest, not assigned to specific projects within such capital improvements program and not expended shall be retained in the same impact fee fund until the next fiscal year.

(6) Underpayment or Overpayment. If an impact fee has not been paid, has been underpaid or overpaid for any reason, the underpayment or overpayment shall be remedied as soon as possible after it is discovered. Any amounts overpaid by an applicant shall be refunded by the impact fee administrator to the applicant within thirty (30) days after the discovery of the overpayment, with interest since the date of such overpayment. Any amounts not paid or underpaid by the applicant shall be paid to the impact fee administrator within thirty (30) days after notice is given to the applicant of the amount due. In the case of a nonpayment or underpayment, the City shall not issue any additional permits or approvals for the project for which the impact fee was previously underpaid until such underpayment is corrected, and if amounts owed to the City are not paid within such thirty (30) day period, the City may also rescind any permits issued in reliance on the previous payment of such impact fee.

(7) Periodic Updates. The study will be revisited from time to time, at approximately five (5) year intervals, for adjustments to the fee schedule, or at the request of the Board of Mayor and Aldermen.

20-1412. Effective Date

This ordinance shall become effective for any submittals received after _____ that do not meet the vesting standards as set forth by the ordinance.

There was unanimous approval of this amendment.

Clary declared the motion carried.

Alderman Sasse asked for an explanation on the expiration of credits. Mayor Clary explained that if a developer doesn't complete the improvements for credit within 10 years, they would have to pay the impact fees.

Aye: Burgdorf, Collins, Dixon, Evans, Garton, Garza, Goodwin, Martin, Roberson, Sasse, Ward and Clary.

Nay: Skidmore.

Clary declared the motion carried.

The caption was read for first reading of Ordinance 2025-24, an ordinance to amend Title 5, Municipal Finance and Taxation, to allow for the acceptance of partial payments for City of Hendersonville real and personal property taxes.

Sasse moved; Burgdorf seconded a motion to approve Ordinance 2025-24.

There was a unanimous vote to approve Ordinance 2025-24.

Clary declared the motion carried.

The caption was read for reading of Resolution 2025-45, a resolution to establish a purchasing card policy for the City of Hendersonville and to replace the existing credit card

policy, dated July 9, 2009, with said purchasing card policy upon implementation of the purchasing card program.

Sasse moved; Garza seconded a motion to approve Resolution 2025-45.

There was a unanimous vote to approve Resolution 2025-45.

Clary declared the motion carried.

OTHER AGENDA ITEMS

Goodwin moved; Garza seconded a motion to approve the following appointments and reappointments:

Vote on the reappointment of Ken Brinkley to the Adjustment and Appeals Board

Vote on the reappointment of Mike McCarroll to the Adjustments and Appeals Board

Vote on the reappointment of Robbie Borghi to Beautiful Hendersonville

Vote on the reappointment of Daryl Spindler to the Personnel Board

Vote on the reappointment of Nancy Golden to the Stormwater Appeals Board

Vote on the reappointment of Steve Gregory to the Stormwater Appeals Board

Vote on the appointment of Andrew Hait to the Stormwater Appeals Board

Vote on the appointment of Sean Campbell to the Industrial Development Board

Vote on the reappointment of John Sheley to the Industrial Development Board

Vote on the appointment of Dan Haskell to the Lakeshore Committee

Vote on the reappointment of Gene Hively to the Arts Council

Vote on the appointment of Michael Krasnow to the Beer Board

There was a unanimous vote to approve these appointments and reappointments.

Clary declared the motion carried.

REPORTS

Brief Committee Reports

General-Garza

- Sent to BOMA with a positive recommendation the final development plan for TBN Music City.
- Update to Municipal Code and Personnel Rules & Regulations to BOMA with a

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- positive recommendation.
- Discussion on aviation noise.

Public Safety-Goodwin

- Discussed on street parking

Planning – Martin

- Heritage Park Approved
- 1 Twenty Sanders Ferry Approved
- Nashville Tempered Glass Approved

BOMA Report-Eckenroth

- Capital Projects meeting on the 22nd
- Mid-Year budget underway
- Salary study is underway
- Sales tax is up about 3%
- Investment income is above budget
- Public safety calls for service is steady
- Drakes Creek/Stop 30 all property owners have settled and the last payment went out this week

EXECUTIVE SESSION

Executive session regarding Gary Lynn Ealey vs. City of Hendersonville was entered into at 10:08 pm and exited at 10:30 pm.

Evans moved, Garton seconded a motion to approve the proposed settlement agreement, upon the condition that to the fullest extent of the law, the current and proposed restrictions on rentals shall run with the land and shall be permanent, binding, and not subject to amendment, modification, waiver, or termination without consent of the City. This settlement resolves this litigation without any monetary payment by the City and, while it removes the owner-occupancy requirement for this specific development, under these unique circumstances, it preserves specific and strict rental restrictions in favor of the City and is determined to be in the City's best interest. The City Attorney and staff are authorized to execute all documents necessary to finalize and implement the terms of the settlement.

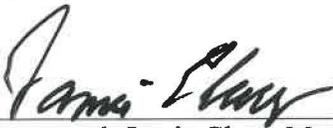
Aye: Evans, Garton, Garza, Goodwin, Martin, Roberson, Sasse, and Ward.

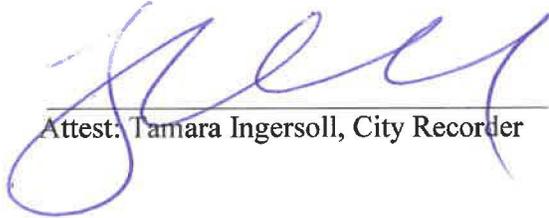
Nay: Burgdorf, Collins, Dixon, Skidmore and Clary.

Clary declared the motion carried.

Upon motion by Garza and second by Goodwin, there was a unanimous vote for approval to adjourn.

Clary declared the meeting adjourned at 10:32 p.m.


Approved: Jamie Clary, Mayor


Attest: Tamara Ingersoll, City Recorder