

CITY OF HENDERSONVILLE
BOARD OF MAYOR AND ALDERMEN
MINUTES OF REGULAR MEETING
February 10, 2026 at 7:00 P.M.
101 Maple Drive North, Hendersonville, TN 37075

PRESENT

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

The February 10, 2026, BOMA meeting was opened with prayer led by Casey Kammerzell, Community Outreach & First Impressions Director at First Baptist Church Hendersonville.

The Pledge of Allegiance was led by Mayor Clary.

AGENDA

Garton moved; Goodwin seconded a motion to accept the February 10, 2026, agenda.

Skidmore moved; Garza seconded a motion to amend the agenda to add #6 under Reports for Public Works.

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

Collins moved; Burgdorf seconded a motion to amend the agenda to remove item #7 under Ordinances and Resolutions.

There was a majority vote of twelve (12) to one (1) approving the amendment to the agenda, with Clary casting the one (1) nay vote.

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

Clary declared the motion carried.

PRESENTATIONS

None.

PUBLIC HEARING

None.

MINUTES

Dixon moved; Garza seconded a motion to approve the January 13, 2026 minutes.

There was no discussion.

There was a unanimous vote to approve the January 13, 2026 minutes.

Clary declared the motion carried.

CITIZENS' COMMENTS

Henry Brand has lived here for 26 years off of Old Shackle Island Rd. We are all painfully aware of the catastrophic ice storm Fern and the secondary catastrophe, Nashville Electric Service. Some residents in Hendersonville are serviced by NES while others are serviced by CEMC. He is serviced by NES and notices that when his power is out, often the people with CEMC will either still have power or theirs will be restored much quicker than those with NES. He knows this last disaster is not the fault of NES but their response was a catastrophe, and that is consistent with the way they normally respond. He doesn't think we should have to beg for someone to represent us on the board. He thinks people should be able to choose their own electric provider. He also noted that a neighborhood's electric providers may affect someone's decision to buy property in that area.

David Luckey is a developer and home builder here in the community. He wants to discuss Ordinance 2025-25, his position has not changed, he is against impact fees, however he can support the ordinance. He thinks the work the Board, consultants, and staff have done over the last 2 years has produced an ordinance that is acceptable and a compromise to all and wants to voice his support on the 2nd reading as it stands.

NOMINATION

Mayor Clary nominated Stephen Winzenread as Public Works Director.

There was unanimous vote to approve Clary's nomination to appoint Stephen Winzenread as Public Works Director.

Clary declared the nomination approved.

CONSENT AGENDA

FY2025 Annual Comprehensive Financial Report 2026 was received and filed. A copy of the report can be found [here](#) on the City's website. Ken Youngstead & Julie Evans of Baker Tilly spoke about the report. The opinion on the financial statements is an unmodified opinion and a summary of the report can be found on page 107. They stated that there were no findings or weaknesses to report. There is a positive change in our fund balance for the year, especially our general fund. The City is headed in the right direction and is in very good shape.

Declaration of Emergency in Hendersonville, Tennessee dated January 25, 2026 was received and filed.

ORDINANCES AND RESOLUTIONS

- O 2025-24** The caption was read for second 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; Garza seconded a motion to approve Ordinance 2025-24.

Burgdorf stated this a practical and compassionate way for us to serve our citizens who may need more time to do this, and he is proud to be a cosponsor.

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

Clary declared the motion carried.

- R 2026-01** The caption was read for the reading of Resolution 2026-01, a resolution approving the TBN Music City (Millenia Cottages) Final Development Plan located at 645 East Main Street, Hendersonville, Tennessee.

Martin moved; Garza seconded a motion to approve Resolution 2026-01.

Collins requested clarification from Planning Director Keith Free regarding parking requirements. Director Free explained that the applicant had initially requested a parking waiver at Planning Commission; however, after deferral and revisions, the Final Development Plan now complies fully with parking requirements without the need for a waiver. Collins confirmed that the cottages provide the appropriate number of parking spaces.

Collins then inquired about the status of the Twitty City wall. Clary suspended the rules to allow the following 3 gentlemen the opportunity to speak: Frank Amedia with TBN, Mark Boyd, Civil Engineer, with Kimley Horn and Chris Guay, Founder & CEO of Vitality Living.

Mr. Frank Amedia stated that the wall will be retained and refurbished as part of the project. He noted there is a pending question regarding the Tweety Bird mural and potential intellectual property permissions but indicated their intent is to preserve it if allowable. In response to further questioning, Mr. Amedia confirmed the tornado-damaged

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section will be repaired. Mark Boyd stated that wall repairs will be incorporated into construction. Mr. Amedia estimated restoration costs in the range of \$60,000 to \$80,000. Board members emphasized the strong community sentiment attached to the Twitty property.

Goodwin stated she would likely support the resolution but expressed disappointment that the assisted living component originally proposed had been removed. She noted that many constituents had anticipated a combined independent and assisted living option and that the change had generated negative feedback.

In response to questions from Garton, Mr. Amedia and Mr. Guay explained that post-COVID market studies indicated assisted living saturation in the area, with multiple competitors nearby. They stated the revised model focuses on independent cottages, while assisted living services would be available at Vitality Living's nearby facility under shared management. They indicated this approach preserves an aging-in-place model without oversaturating the market.

Martin expressed appreciation for restoration work completed on the mansion and thanked the developer for preserving the historic structure.

Roberson raised concerns regarding ingress and egress on Main Street and potential traffic impacts. Director Free explained that compared to the preliminary plan, Main Street access points have been reduced from two to one and overall traffic generation is lower due to reduced density and office space. He stated staff does not anticipate safety concerns and confirmed no new traffic signal is planned specifically for this project, though a future interchange project may introduce signalization in the broader area. Roberson also asked about off-site improvements; staff indicated none were required beyond restoration commitments.

Discussion then turned to impact fees. Director Free clarified that because the preliminary development plan was previously approved, the project is already exempt from potential future impact fees. He explained that upon approval of the Final Development Plan, the next steps include site plan review, building permits, and construction.

Burgdorf noted that unit density had been reduced from 5.82 units per acre to 4.94 units per acre and expressed appreciation for the additional green space. He inquired whether First Baptist Church remained supportive of the project. Mr. Amedia stated the relationship with the church is strong, including shared parking arrangements and coordination of facilities use.

Evans asked for clarification regarding access points on Cauldill Dr. and whether residents would utilize those connections. Mr. Boyd explained that primary resident access would remain on Main Street, with Cauldill access largely functioning through existing parking lot connections and limited-use service access near the barn. He confirmed sidewalk improvements would be installed along the project side of Cauldill Dr. connecting to church property. Mr. Amedia stated there would be no restrictions on church members using existing connections.

Skidmore inquired about preservation of the mature trees along Cauldill Dr. Mr. Amedia

and Mr. Boyd confirmed that sidewalk alignment had been adjusted to protect the median trees and that they would be preserved.

Sasse asked about the removal of the existing pool near the mansion and expressed concern that the mansion appeared less central in the revised plan. Mr. Amedia explained that the existing pool was outdated and not functional and that the new community center pool would better serve residents. Sasse indicated some disappointment but stated it would not affect his vote.

Additional brief discussion included inquiry regarding a historic "Elvis table," which the applicant stated had not yet been located but would continue to search for.

There was a majority vote of twelve (12) to one (1) approving resolution 2026-01, with Clary casting the one (1) nay vote.

Clary declared the motion carried.

O 2025-26

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

Goodwin moved; Garton seconded a motion to approve Ordinance 2025-26.

Garza made a motion to amend; Goodwin seconded, to replace the first paragraph under section 20-1407, with the following:

"Credit against the road and park impact fees shall be provided for contributions toward the major road and park systems included in the calculation of the impact fee. Major road systems shall include roadways classified as arterial or collector by the city's adopted Subdivision Regulations and the city's Land Use and Transportation Plan. No impact fees shall be used on any roadway classified as a local roadway.

The city's impact fees are additional and supplemental to, and not in substitution of, any other requirements imposed by the city on new development. Such fees are intended to be consistent with, and to further, the city's plans, zoning ordinance, subdivision regulations and other city policies, ordinances and resolutions by which the city seeks to ensure the provision of public facilities in conjunction with new development. Credits will only be considered in instances when the new development provides, primarily, improvements that mitigate impacts beyond its site."

And additionally, replacing 20-1407 (3) with the following:

"Construction Cost. In order to receive credit for roadway improvements or major parks system improvements, the developer shall submit complete engineering drawings, specifications, and construction cost estimates or property appraisals to the Impact Fee Administrator. The Impact Fee Administrator shall review submittal with Public Works, Planning, and/or Parks Directors or their designee(s) whose departmental responsibility is to work with the specific project to determine the amount of reimbursement credit due based on the information submitted Credits may be awarded for improvements made to major road systems except when the improvements are primarily or exclusively for the benefit of the new development. Roadway improvements that are primarily or

exclusively for the benefit of the new development. Roadway improvements that are primarily or exclusively for the purpose of safe and adequate provmon of road facilities to serve the new development are not eligible for credit. For example, turn lane construction, traffic signalization, and other improvements whose main benefit is to a particular development or to provide ingress and egress for the development are not eligible for credit. Land dedications or provisions for arterial and collector road improvements that are not primarily or exclusively for the benefit of a new development, including improvements that are not specific to the development, are eligible for credit.”

There was a unanimous vote to approve the amendment to Ordinance 2025-26.

The motion to approve Ordinance 2025-26 as amended was approved unanimously.

Clary declared the motion carried.

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

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

Clary made a motion to amend; Collins seconded, to renumber Section 20-1403 Definitions to include:

“6) "Development" means single family and multifamily residential construction.”

to update the definition of “Single Family Dwelling” to include:

“"Single Family Dwelling" includes duplexes & townhomes.”

and to fill in the dates under 20-1406 & 20-1412 with:

“July 1, 2026”

Clary explained that the delayed implementation date was proposed to align with the beginning of the fiscal year and to allow staff time to establish administrative procedures, software updates, and financial account structures. Director Free stated staff could likely implement as early as April 1, 2026, but recommended no earlier to allow adequate preparation.

Roberson asked whether any pending applications would be affected by the implementation date. Director Free responded that some vested projects were already approved and would not be impacted, and that any implementation date selected by the Board would apply moving forward.

Sasse expressed concern about further delay, noting the Board had discussed impact fees for approximately two years and that constituents frequently request action.

Sasse made a motion to amend the amendment; Roberson seconded, to change the date from July 1, 2026 to April 1, 2026

The amendment to change the dates of the original amendment was approved by a majority vote of twelve (12) to one (1) with Evans casting the one (1) nay vote.

The original amendment to add the 2 definitions and change the date as amended was approved by a majority vote of twelve (12) to one (1) with Evans casting the one (1) nay vote.

Returning to the main motion, Martin voiced concern about the tiered or “baby step” implementation approach contained in the ordinance. He suggested that a lower first-year fee could incentivize developers to accelerate projects to benefit from reduced rates, potentially increasing short-term development activity.

Sasse thanked the Board for advancing the ordinance and stated that after extensive workshops and research, he was pleased to reach second reading. He presented comparative data from other municipalities, including White House, Smyrna, Franklin, and Eagleville, noting that several implemented 100% of consultant-recommended impact fees. He emphasized that Hendersonville’s proposed rate represented approximately 17% of the consultant’s recommended amount and argued that accepting any impact fee creates a legal obligation to spend those funds on related infrastructure improvements.

Sasse stated that charging only 17% would require taxpayers to cover the remaining 83% of infrastructure impacts. He proposed an amendment to set residential impact fees at 60% of the amount recommended by consultant TischlerBise, with no escalation schedule. He clarified the amendment applied only to residential fees and would not include commercial impact fees.

Roberson made a motion for a 5-minute break; Sasse seconded. The motion was passed unanimously.

Sasse clarified his motion to amend with the below table of what 60% would be:

Residential – Impact Fee by Type			
	<i>Parks</i>	<i>Roads</i>	<i>Total</i>
Single Family	\$4,318	\$6,502	\$10,820
Multi-Family	\$2,923	\$4,647	\$7,570

The amendment was seconded by Burgdorf.

Dixon expressed concern that impact fees would ultimately be passed to homebuyers, increasing housing costs and affecting affordability for future residents.

Roberson asked why 60% was selected. Sasse responded that 60% ensured developers paid the majority of infrastructure impacts while still maintaining a partnership with taxpayers.

Roberson referenced prior information provided by staff regarding the Forest Park

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development, noting that when accounting for voluntary contributions, land donations, and infrastructure improvements, Forest Park's per-lot contribution was estimated at approximately \$9,000 or more. He stated he was concerned about fairness between developments and suggested a figure between the originally proposed \$3,500 and the amended \$10,820 might be more appropriate.

Burgdorf argued that standardized impact fees would create transparency and eliminate informal negotiations, ensuring contributions were clear and consistent. He reiterated that other municipalities with higher fees had not experienced negative development impacts.

Evans stated that negotiated development agreements allow the City flexibility to address specific infrastructure needs in particular areas and expressed concern that fixed impact fees could limit creative negotiations.

Collins acknowledged the philosophical reasoning behind the amendment but emphasized that impact fees are ultimately paid by homebuyers, not developers, and may affect housing affordability and community demographics. She noted that impact fees apply to by-right developments, unlike rezonings where additional negotiations are possible. She further clarified that credits are legally required under state law for qualifying improvements and that certain traffic improvements required by studies would not count toward impact fee credits.

City Attorney Lance Wray cautioned that higher residential-only fees without commercial impact fees could present proportionality concerns. He stated he felt more comfortable legally with lower fee amounts and expressed concern that significantly higher residential fees without commercial participation could raise defensibility questions.

In response, Sasse reiterated that credits benefit the City and that using them would still result in infrastructure improvements. He argued that failing to adopt higher fees would shift infrastructure costs to existing taxpayers and potentially require tax increases. He emphasized that implementing only 17% of recommended fees could create funding shortfalls and increase long-term burdens on residents.

Sasse stated he could not support the originally proposed 17% rate and reiterated his position that the City should not shift 83% of infrastructure costs to taxpayers. He expressed willingness to consider a compromise below 60% and encouraged the Board to identify a "happy medium."

Burgdorf asked City Attorney Wray regarding voluntary contributions, legally referred to as exactions, and whether the ordinance limited such contributions. Mr. Wray explained that while contributions may be described as voluntary, courts often treat them as exactions, and legal restrictions apply. He stated the risk of legal challenge cannot be entirely removed and advised that higher residential-only fees, particularly without commercial impact fees, increase legal risk.

Burgdorf then asked whether adding commercial impact fees would reduce legal exposure. Mr. Wray responded that from a legal perspective, inclusion of commercial fees would provide greater proportionality and reduce defensibility concerns.

Burgdorf stated that based on legal guidance, he would feel most comfortable returning to the previously discussed \$5,000 single-family amount as a defensible compromise. He referenced potential funding for Stop 30 improvements and GNRC 80/20 matching opportunities, noting that \$5,000 per unit could generate approximately \$1 million toward such projects. He stated he could not support amounts that placed the Board at legal risk.

Garza stated he agreed that \$3,500 was too low and \$10,820 too high. He suggested \$6,000 for single-family and \$5,500 for multi-family as a middle-ground figure. He acknowledged that \$5,000 was not derived from a formula and expressed a preference for a stronger funding approach while remaining mindful of legal risk.

Mr. Wray reiterated there was no specific “magic number,” but that legal risk increases as fees rise. He stated that earlier comfort levels were influenced by comparisons to other cities with both residential and commercial fees.

Sasse indicated willingness to support the proposed compromise of \$6,000 single-family and \$5,500 multi-family, noting this represented approximately 33% and 43% respectively of consultant recommendations and was preferable to 17%.

With agreement from Burgdorf, Sasse withdrew his prior amendment.

Sasse made a motion to amend; Burgdorf seconded to replace the fee tables in section 20-1405 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:

Residential – Impact Fee by Type					
	2026	2027	2028	2029	2030 - beyond
Single Family	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000
Multi-Family	\$5,500	\$5,500	\$5,500	\$5,500	\$5,500

Single Family – Impact Fee Allocation					
	2026	2027	2028	2029	2030 - beyond
1/3 Parks	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000
2/3 Roads	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000
Total	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000

Multi Family – Impact Fee Allocation					
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	2026	2027	2028	2029	2030 - beyond
1/3 Parks	\$1,833	\$1,833	\$1,833	\$1,833	\$1,833
2/3 Roads	\$3,667	\$3,667	\$3,667	\$3,667	\$3,667
Total	\$5,500	\$5,500	\$5,500	\$5,500	\$5,500

At Goodwin’s request, Mr. Wray stated he felt more comfortable with these revised figures than with the prior 60% proposal but still noted some legal risk.

Collins clarified that the revised fee would remain in place indefinitely unless amended by future Board action. Sasse confirmed that was correct and stated he preferred eliminating the automatic escalation schedule, allowing future Boards to revisit the matter.

Discussion followed regarding the prior proposed “stairstep” approach. City Attorney Wray stated that annual review provisions and required five-year studies provided oversight, but he did not object to removing the escalation schedule.

Director Free was asked whether stairstepping could cause a rush of development prior to higher fees taking effect. He responded he could not state with certainty, but acknowledged it was possible. He noted current permit activity was lower than previous years due to reduced available land rather than reduced demand.

Roberson referenced Mount Juliet’s impact fee structure and asked whether its residential-only approach had been legally challenged. Mr. Wray stated he was not aware of any such challenge.

The second amendment was passed with a majority vote of Eight (8) to Five (5) as follows:

Aye – Burgdorf, Garton, Garza, Goodwin, Martin, Roberson, Sasse, Ward
 Nay – Collins, Dixon, Evans, Skidmore, Clary

There was a majority vote of twelve (12) to one (1) approving Ordinance 2025-25 as thrice amended, with Evans casting the one (1) nay vote.

Clary declared the motion carried.

O 2026-02

The caption was read for the first reading of Ordinance 2026-02, an ordinance amending budget ordinance 2025-09 to reflect mid-year adjustments to the City’s 2026 fiscal year budget. The two-week rule has been waived.

Sasse moved; Garza seconded a motion to approve Ordinance 2026-02.

There was no discussion.

There was a unanimous vote to approve Ordinance 2026-02.

Clary declared the motion carried.

R 2026-04 The caption was read for Reading of Resolution 2026-04, a resolution to waive permit fees for properties damaged by the January 2026 winter storms. The two-week rule has been waived.

Goodwin moved; Garton seconded a motion to approve Resolution 2026-04.

Dixon, Ward, and Goodwin were added as sponsors without objection.

Martin made a motion to amend; Sasse seconded, to replace the language with the following:

“WHEREAS the City wishes to provide relief to existing property owners and businesses within the City of Hendersonville requiring repairs or reconstruction of buildings and structures damaged by the recent destructive winter storms occurring in January 2026; and

WHEREAS the Board of Mayor and desires to waive fees for residential generator installations to incentivize homeowners to have a mechanism for secondary power and be more resilient during severe weather power outages; and

WHEREAS the Board of Mayor and Aldermen have the expressed authority to waive fees pursuant to Chapter 3.2.5 of the Hendersonville Zoning Ordinance; and

WHEREAS the Planning Director and Building & Codes Director shall have the authority to approve permits for repairs and reconstruction that are eligible for waived fees, which shall be limited to a like-for-like replacement of buildings and structures existing on-site prior to the January 2026 winter storms and residential generator installations:

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF HENDERSONVILLE, TENNESSEE, that it is the expressed will of this Board that from January 26, 2026, until July 1, 2026, permit fees for like-for-like building and structure repairs or reconstruction due to property damage resulting from the January 2026 winter storms are hereby waived by the City of Hendersonville, Tennessee, subject to the approval by the Planning and Codes Departments. Furthermore, permit and inspections fees for new residential generator installations are hereby waived by the City of Hendersonville beginning from the adoption date of this resolution until July 1, 2026.”

Mr. Eckenroth & Director Free confirmed the generator permit fee is \$300 and that standard setback and noise requirements would still apply. Collins requested that a social media post be made to make homeowners aware.

The amendment was passed unanimously.

Ward made a motion to amend the amendment; Sasse seconded, to extend the end dates from July 1, 2026 to December 31, 2026.

The amendment was passed unanimously

Director free explained that with the amendment, this resolution really covers two things. One is any permits that are related to winter storm damage, and the second thing is during that whole time frame, if you put a whole house generator in, then it's waving the fee for that electrical permit.

There was a unanimous vote to approve Resolution 2026-04 as twice amended.

Clary declared the motion carried.

- R 2026-05** The caption was read for Reading of Resolution 2026-05, a resolution of the City of Hendersonville, Tennessee expressing opposition to any State-imposed cap on property taxes, which limits local governments in funding services desired by their residents, and urging the City's legislative delegation to oppose State legislation that would impose such a cap. The two week rule has been waived.

Sasse moved; Ward seconded a motion to approve Resolution 2026-05.

Burgdorf, Dixon, Sasse, Skidmore, and Martin were added as sponsors without objection.

In response to questions from Skidmore, Sasse stated the resolution specifically opposed legislation that would restrict local governments' ability to raise property taxes to meet service demands. He stated Hendersonville currently maintains its lowest property tax rate in at least 20 years and that voters retain accountability over elected officials.

There was a unanimous vote to approve Resolution 2026-05

Clary declared the motion carried

- R 2026-06** The caption was read for Reading of Resolution 2026-06, a resolution authorizing Clary to extend the City's interlocal agreement of mutual aid assistance with Number One Volunteer Fire Department and Shackle Island Volunteer Fire Department for City Fire Department services. The two week rule has been waived.

Garza moved; Martin seconded a motion to approve Resolution 2026-06.

Goodwin reported that the item had been considered by the Public Safety Committee and passed with a positive recommendation.

Roberson thanked Chief Edwards for the storm response report, noting the department's record number of January 911 calls and commending the department's efforts. Chief Edwards stated the personnel worked very hard and confirmed the record response volume.

Roberson then asked whether the department's policy of responding to fire calls—but not medical calls—outside the jurisdiction remained in effect. Chief Edwards confirmed that it did. He explained that the department responds to seven call types: six upon request from volunteer agencies and one automatic response for active shooter incidents. He reiterated that no medical calls are included.

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Roberson next inquired about the addition of brush fires. Chief Edwards explained that on January 5 the department assisted the Shackle Island Volunteer Fire Department with a large brush fire near Tyree Springs Road and New Hope Road, sending a brush truck and personnel to help protect nearby structures. He stated that allowing brush fire responses serves as a preventative measure to avoid structure fires and that such requests occur only a few times per year.

Clary expressed support and disclosed that he and others were aware the agreement did not explicitly authorize brush fire responses but agreed it was prudent to act proactively rather than wait for a structure fire to occur.

Evans asked whether Shackle Island and Number One were the only volunteer departments receiving mutual aid. Chief Edwards confirmed that they were.

There was a unanimous vote to approve Resolution 2026-06

Clary declared the motion carried

OTHER AGENDA ITEMS

Evans moved; Garza seconded a motion to appoint Alyce Couche to the Arts Council.

There was a unanimous vote to appoint Alyce Couche to the Arts Council.

Clary declared the motion carried.

REPORTS

Brief Committee Reports

Capital Projects-Roberson

- All of the projects on the transportation list have been submitted to the GNRC for funding.
- Two independent traffic studies have been completed and along with staff recommend construction of a roundabout for Drakes Creek Road.

Planning – Martin

- Approval of Phases 3, 4, and 6 of Forest Park subdivision
- Approval of an add use request for a national rental car company to allow limited vehicle sales
- Approval of a setback deviation in Manser Farms
- Presentation of conceptual gateway monument signage associated with the West Lake plan. The design (Option C) was approved by Planning Commission and Capital Projects Committee. Estimated cost is \$75,000–\$90,000.

Public Safety-Goodwin

- Mutual aid agreement approved

General-Garza

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- Adoption of a resolution expressing opposition to state-imposed property taxes
- Waiver of permit fees for storm-damaged properties
- Approval of a resolution regarding the discontinuation of the six-month probationary employment period, to be considered at a future meeting

Finance – Sasse

- Extensive discussion regarding the mid-year budget ordinance amendment
- Review of the Comprehensive Annual Financial Report

Public Works – Skidmore

- 200 tons of salt pre-positioned, with an additional 150 tons purchased mid-storm
- Five trucks equipped with salting equipment and plows
- Generators deployed to signalized intersections
- 170 leaning trees cut or removed
- 1,500 hanging limbs cut
- Approximately 21,000 cubic yards of vegetation removed
- 604 loads hauled to the limb dump
- Estimated cleanup cost exceeding \$3 million to date

BOMA Report-Eckenroth

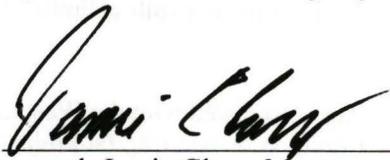
- Sales tax revenues up 3.62%
- Strong investment earnings (\$109,000 in December)
- Combined permit and sales tax revenue is slightly down
- Stable operating expenditures (up approximately 1.5%)
- Elevated public safety calls during January storm response
- Parks projects progressing, including turf fields and LED lighting
- Lateral recruitment for fire department positions underway

EXECUTIVE SESSION

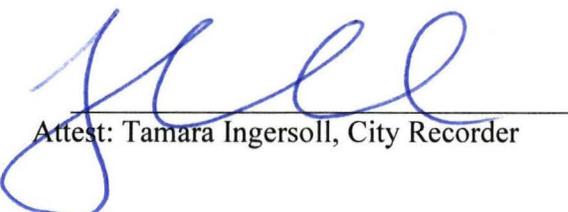
Executive session regarding Status on Markthomas Rogers vs. City of Hendersonville, Adams Contracting, LLC, Kimley-Horn and Associates, Inc., and Pape-Dawson Consulting Engineers, LLC F/K/A Ragan Smith Associates, Inc. was entered into at 10:22 pm and exited at 10:29 pm.

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

Clary declared the meeting adjourned at 10:30 p.m.



Approved: Jamie Clary, Mayor



Attest: Tamara Ingersoll, City Recorder