

CITY OF CHARLOTTE
City Council Meeting Minutes

August 25, 2026

Mayor and Council Present:

Garland Breeden, Melinda Miller, Ricky Pastor, Leah Green, Stevie Smith and Chris Deloach

Absent: Caleb Story

City Attorney Present: Kirk Vandivort

Fire Chief Present: Shannon Yates

Sewer Manager Present: Chad Morrow

City Recorder Present: Shari Wright

Mayor Garland Breeden Called the Meeting to Order at 6:00pm

Pledge of Allegiance

Announcements: None

Action Items:

July 28, 2026 Wastewater Meeting Minutes Approval to accept motion by Chris Deloach & Ricky Pastor seconds. Ayes: All

July 28, 2026 Regular Meeting Minutes Approval to accept motion by Chris Deloach & Leah Green seconds. Ayes: All

Old Business:

1. Property Code Violations

- Mr. Spann at 105 Hooper Rd. – On court schedule for first appearance September 1st
- 3177 Vanleer Hwy- Estate is still open, checking to see if sold yet.
- Vanleer Hwy, white brick house down from Darren & Jennifer Christy – send notice to clean up, then possibly send someone to clean it up & bill them.

2. Second Reading of Ordinances to Increase Salaries for Mayor, City Council & Planning Committee for consideration by the Council for approval vote.

- Increase Salary for Mayor approval motioned by Ricky Pastor & Melinda Miller seconds. Ayes: All
- Increase Salary for City Council approval motioned by Ricky Pastor & Leah Green seconds. Ayes: All
- Increase Salary for Planning Committee approval motioned by Chris Deloach & Ricky Pastor seconds.

Ayes: All

3. Ordinance for Internal Control Manual approval motioned by Ricky Pastor & Chris Deloach seconds.

Ayes: All

4. Drainage issues related to Charlotte Hometown Pharmacy / Don Evans Rd. under continued discussion. City never adopted property, Ball Park was given easement, clarification needed before repairs are started. Charlotte Hometown Pharmacy will be making changes & City of Charlotte will help with some of the changes.

5. Budget- Approval Letter of the City's Fiscal 2027 Budget from Comptroller of TN was handed out to Council.

New Business:

1. Resolution related to Data Center Moratorium 2026 – Kirk Vandivort gave an overview & said we could get our Resolution in place. The County is working on one now. Suggested to possibly go before the Planning & Zoning Committees. Jason Pilkinton confirmed Dickson has discussed the urgency of having something in place. Approval to accept motion by Chris Deloach & Leah Green seconds. Ayes: All
2. Resolution 2026 Artificial Intelligence – More detail needed, motion to defer approved by Chris Deloach & Ricky Pastor seconds. Ayes:
3. All Information Packets were handed out to everyone to update on the upcoming, September 19, 2026, 50th Anniversary Charlotte Festival. Information was also confirmed posted on FB Page & Website.

Committee Reports:

City Attorney- none

Finance - none

Wastewater- none

Street & Bridges – Phillips Street in need of repairs, looking into options

Streetlights & Signs – Jim Robertson will be turning in the light outages to Shari for reporting to Dickson Electric

Public Safety – none

Parks & Recreation / Beautification – none

Planning & Zoning – none

Construction – none

Ambulance Services – Moving by September now due to some additional trimming out to complete & need to think about future discussion of what to do with the building afterwards.

Public Comments:

- Mrs. Stephanie Burgess mentioned the 50/40 easement & inquired why the City paved the road if Don Chuy owns it or was it the Ball Park. The road was gravel first & was paved a long time ago, then the road was Ball Park Rd., later changed to Don Evans Rd. She stated they are already in the hole approximately \$37,000.00 & insurance will cover some but if you don't own it the insurance won't pay towards it. She is doing her part & she cannot give herself a raise. She is a City Tax Payer & the City is to take care of the tax payers & she would appreciate any help with this issue.
- Sherrie Theil stated she was on the Board when the road was paved & to her recollection, she thought it was owned by the city at the time.

Mayor Breeden reminded everyone of the next Meetings

Stevie Smith motioned to adjourn & Ricky Pastor seconds. Ayes: All

Meeting Adjourned

Approved:

Mayor Garland Breeden

Date: _____