



Town of Nolensville
Board of Commissioners
Regular Meeting Minutes
June 4, 2026, 6:30 pm

Call to Order and Determination of a Quorum

The Nolensville Board of Commissioners met for a Regular Meeting on Thursday, June 4, 2026 at 6:39 p.m. at Nolensville Town Hall.

Members present: Mayor Halie Gallik, Vice Mayor Jessica Salamida, Commissioner Tyler Carpenter, Commissioner Russell D. Gill, and Commissioner Josh Streufert

Staff present: Town Manager Victor Lay, Assistant Town Manager Chuck Downham, Human Resources Kelly Lancaster, Finance Director Christina Merle, Town Engineer Enoch Jarrell, Fire Chief Matthew Lupo, Police Chief Dale Armour, Planning Director Brad Baumgartner, Building Official Monty Kapavik, Public Works Director Kyle Billingsley, IT Coordinator Matt Adams, Public Information Officer Katie White, Town Counsel Charles Michels, and Town Recorder Montique Luster

Prayer and Pledge of Allegiance

Chaplain Steve Durham led the prayer. The Board of Commissioners led the Pledge of Allegiance to the Flag of the United States of America.

Approval of the Agenda

A motion, made by Vice Mayor Salamida and seconded by Commissioner Carpenter to approve the June 4, 2026 Regular Meeting agenda. The agenda was unanimously approved with all voting AYE.

Approval of Minutes for Regular of May 7, 2026

A motion, made by Commissioner Gill and seconded by Commissioner Carpenter, to approve the May 7, 2026 Regular Meeting Minutes. The minutes were unanimously approved as amending with all voting AYE.

Recognition: Fire and Rescue Pinning Ceremony

Fire Chief Lupo recognized several members of the Nolensville Fire Department during the pinning ceremony. The Board of Commissioners extended its congratulations to Captain William Spradley, Lieutenant Jair Hawkins, and Engineer David Graham on their well-earned promotions, and also welcomed Firefighter Cody Stubblefield to the department.

Citizen's Comments

There were no Citizen Comments.

Announcement and Reports from Town Manager

Town Manager Lay announced that the Star-Spangled Celebration will take place on Saturday, June 27, 2026. He encouraged everyone to mark their calendars and noted that it is expected to be a great event.

Report from Town Attorney

Town Attorney Michels reported that the Homebuilders lawsuit has progressed, with the opposing party having filed their brief. He stated that the Town's reply will be filed by next Tuesday. Following that, the case is expected to be scheduled for a hearing at the Court of Appeals within the next one to three months.

Regarding the Ole Smith litigation, Attorney Michels noted that, with the Supreme Court appeal concluded, a separate lawsuit has been filed against Chris Smith and John Olderman alleging promissory fraud. Responses to this lawsuit are expected in early July.

Consent Agenda - All matters listed under the Consent Agenda are considered to be routine and will generally be enacted by one motion. Except for any items that are removed from the Consent Agenda, there will be no separate discussion of these items at this time.

A motion, made by Vice Mayor Salamida and seconded by Commissioner Carpenter, to approve the June 4, 2026 Consent Agenda. The Consent Agenda was unanimously approved with all voting AYE.

Resolution 26-059, A Resolution to Open an Account for Funds Received by the Town of Nolensville through the TDOT Statewide Partnership Program

Resolution 26-061, A Resolution Authorizing the Acceptance of a Donation of Ballistic Resistant Helmets from the United States Deputy Sheriffs Association for Use by the Nolensville Police Department

Resolution 26-062, A Resolution Authorizing the Purchase of E-Citation Printers and Scanners for the Nolensville Police Department Utilizing Tennessee Highway Safety Office Grant Funding

Budget Report from Finance Director

Reports from Departments

Reports from Town Committees

Unfinished Business

Second Reading of Ordinance 26-05, An Ordinance to Amend 8.3.5 B, Historic Zoning Commission, Membership of the Town of Nolensville, Tennessee Zoning Ordinance

A motion, made by Vice Mayor Salamida and seconded by Commissioner Streufert, to approve Ordinance 26-05.

A motion, made by Vice Mayor Salamida and seconded by Commissioner Carpter, to amend Ordinance 26-05 with the staff's recommendation of new verbiage. The motion was approved with all voting AYE.

Ordinance 26-05 was unanimously approved as amended on second and final reading with all voting AYE.

Second Reading of Ordinance 26-06, An Ordinance to Amend Title 7, Fire Protection and Fireworks, Chapters 1, 4, and 6, and Title 12, Building, Utility, Etc. Codes, Chapter 1, Nolensville Municipal Code

A motion, made by Vice Mayor Salamida and seconded by Commissioner Carpenter, to approve Ordinance 26-06.

A motion, made by Vice Mayor Salamida and seconded by Commissioner Streufert, to amend Ordinance 26-06 to include staff's recommendations. The motion was approved with all voting AYE.

Ordinance 26-06 was unanimously approved as amended on second and final reading with all voting AYE.

Second Reading of Ordinance 26-07, An Ordinance of the Town of Nolensville, Tennessee Amending Plan Review, Permitting, and Inspection Fees Contained in Appendix B of Town of Nolensville Municipal Code

A motion, made by Commissioner Streufert and seconded by Vice Mayor Salamida, to approve Ordinance 26-07. Ordinance 26-07 was unanimously approved on second and final reading with all voting AYE.

Second Reading of Ordinance 26-08, An Ordinance Amending the Fiscal Year 2026 Budget by the Board of Commissioners in the Town of Nolensville, TN

A motion, made by Commissioner Gill and seconded by Vice Mayor Salamida, to approve Ordinance 26-08. Ordinance 26-08 was unanimously approved on second and final reading with all voting AYE.

Second Reading of Ordinance 26-11, An Ordinance of the Town of Nolensville, Tennessee Adopting the

Annual Budget and Tax Rate for the Fiscal Year Beginning July 1, 2026 and Ending June 30, 2027

A motion, made by Commissioner Gill and seconded by Commissioner Carpenter, to approve Ordinance 26-11.

A motion, made by Vice Mayor Salamida and seconded by Commissioner Streufert, to amend Ordinance 26-11 to include the changes regarding the IT budget. The motion was unanimously approved with all voting AYE.

Ordinance 26-11 was unanimously approved as amended on second and final reading with all voting AYE.

New Business

First Reading of Ordinance 26-10, An Ordinance Amending the Zoning Map of Nolensville, Tennessee to Rezone Properties Referenced as Map 083, Parcel 00500; Map 083, Parcel 00501; Map 083, Parcel 00600; and Map 058, Parcel 11300 in the Williamson County Tax Maps from Municipal Growth Area District 1 (MGA-1) to Rural Character District (CD-2)

A motion, made by Vice Mayor Salamida and seconded by Commissioner Carpenter, to approve Ordinance 26-10. Ordinance 26-10 was unanimously approved on first reading with all voting AYE.

Resolution 26-047, A Resolution Calling for a Public Hearing on the Proposed Annexation of Territory into the Town of Nolensville by Owner Consent and Approving a Plan of Services Tennessee (Tax Map 058, Parcel 11300 also Referenced as 7473 Nolensville Road, Nolensville, Tennessee 37135; Tax Map 083, Parcel 00501 also Referenced as 7509 Nolensville Road, Nolensville, Tennessee 37135; Tax Map 083, Parcel 00500 and Tax Map 083, Parcel 00600 also Referenced as 7511 Nolensville Road, Nolensville, Tennessee 37135)

A motion, made by Vice Mayor Salamida and seconded by Commissioner Carpenter, to approve Resolution 26-047. Resolution 26-047 was unanimously approved with all voting AYE.

Resolution 26-060, A Resolution to Accept Schematic Design, Authorize Preparation of Agreement with Architect Workshop for Design Development and Construction Plan Phases, and to Publish a Request for Proposal for Construction Manager at Risk for Nolensville Police Headquarters Project

A motion, made by Commissioner Gill and seconded by Vice Mayor Salamida, to approve Resolution 26-060. Resolution 26-060 was unanimously approved with all voting AYE.

Resolution 26-063, A Resolution to Approve an Emergency Purchase to Replace the Pedestrian Signal Damaged on May 6, 2026, At Rocky Fork Road and Nolensville Road

A motion, made by Vice Mayor Salamida and seconded by Commissioner Streufert, to approve Resolution 26-063. Resolution 26-063 was unanimously approved with all voting AYE.

Resolution 26-064, A Resolution to Amend Terms for Members of the Town of Nolensville Historic Zoning Commission

A motion, made by Vice Mayor Salamida and seconded by Commissioner Carpenter, to approve Resolution 26-064. Resolution 26-064 was unanimously approved with all voting AYE.

Resolution 26-066, A Resolution Approving Funding Allocations Recommended by the Nolensville Buttercup Festival Advisory Committee - Local Schools, Nolensville Historical Society, and Friends of Nolensville Parks

A motion, made by Vice Mayor Salamida and seconded by Commissioner Streufert, to approve Resolution 26-066.

A motion Mayor Gallik and seconded by Commissioner Carpenter, to amend Resolution 26-066 to include a \$2,500 donation to the Nolensville Library Branch and reduce the amount held over (for the committee) by \$2,500. The motion was unanimously approved with all voting AYE.

Resolution 26-066 was unanimously approved as amended with all voting AYE.

Resolution 26-067, A Resolution Approving Funding Allocations Recommended by the Nolensville Buttercup Festival Advisory Committee - Food Pantry

Commissioner Gill disclosed that the Nolensville Food Pantry is a standalone 501(c)(3) organization hosted on the campus of Providence Baptist Church. The church, along with another church, appoints members to the Food Pantry's Board. As Commissioner Gill is a member of Providence Baptist Church, he will not take a position on the resolution and will abstain from voting due to a potential conflict of interest.

A motion, made by Vice Mayor Salamida and seconded by Commissioner Streufert, to approve Resolution 26-067. Resolution 26-067 as approved with Mayor Gallik, Vice Mayor Salamida, Commissioner Carpenter, and Commissioner Streufert voting in favor, and Commissioner Gill abstaining.

Resolution 26-068, A Resolution to Approve Professional Services Agreement Between STV Engineers, Inc. and Town of Nolensville for Engineering Services for Clovercroft Road Widening Project

Mayor Gallik disclosed that she lives on Clovercroft Road and is in a long-standing private deed dispute.

A motion, made by Commissioner Carpenter and seconded by Vice Mayor Salamida, to postpone Resolution 26-068 to a Special Meeting for June 15, 2026. The motion carried.

Town Events Advisory Committee Appointment: (One Vacancy)

The item was postponed until the July 6, 2026 Regular Meeting.

Reports and Comments from Commissioners

Commissioner Carpenter requested that Town Staff provide a thorough update on all ongoing projects during the Work Session and again during the Town Manager's comments, supported by written staff reports.

Commissioner Gill announced that Nolensville's founding Mayor, Charles Knapper, had passed away. He read a statement previously published by Town staff informing the community of his passing.

Police Chief Armour informed the Board of Commissioners that, beginning Monday, the department will launch a new summer community program within neighborhoods featuring dedicated reserve officers. He also reminded the public about the Extra Patrol Request Form available on the police department's website. Residents going on vacation or requesting additional patrols for their neighborhood or business are encouraged to submit the form, and the Nolensville Police Department will make every effort to accommodate requests as resources allow.

Additionally, Chief Armour discussed the Blue Envelope Program, noting that the department will offer a voluntary form for families to complete if a person with special needs resides in the home. This information will be entered into dispatch notes to help inform responding personnel and improve communication during emergency situations.

Adjournment

There being no further business, a motion, made by Vice Mayor Salamida and seconded by Commissioner Carpenter, to adjourn the Regular Meeting at 7:29 p.m. The motion to adjourn was unanimously approved with all voting AYE.

Montique Luster
Town Recorder

Halie Gallik
Mayor