

**MINUTES OF THE REGULAR MEETING
OF THE
CITY OF ORLINDA, TENNESSEE
CITY COUNCIL**

March 12, 2026

Orlinda City Hall
Meeting Room
7501 Highway 52
Orlinda, Tennessee

The Orlinda City Council met in regular session at 7:00 pm on Thursday, March 12, 2026 in the meeting room located at Orlinda City Hall, 7501 Highway 52, Orlinda, Tennessee.

Members attending were as follows:

Mayor Tabitha Swearingen
Vice Mayor Ben Ellis
Commissioner Sherry Carver
Commissioner Jennifer Johnson

Others present included City Manager Tammie Carey, City Recorder Erinn Scates, Maintenance Technician Chris Rowland as well as members of the public.

Mayor Tabitha Swearingen called the meeting to order at 7:09 pm and led with the pledge of allegiance.

APPROVAL OF MINUTES

Motion was made by Commissioner Johnson and seconded by Commissioner Carver to approve the minutes of the February 12, 2026 Public Hearing. Voting Aye: All. Motion passed unanimously.

Mayor Swearingen stated that an error was found in the minutes that were included with the agenda packet. A revised copy was given to council members. Motion was made by Commissioner Carver and seconded by Vice Mayor Ellis to approve the minutes as revised of the Orlinda City Council February 12, 2026, regular meeting. Voting Aye: All. Motion passed unanimously.

FINANCIAL REPORTS

Discussion regarding the budget to actual report. Vice Mayor Ellis asked for information regarding the expenses coded to repair and maintenance and miscellaneous. City Manager Tammie Carey responded that they are still working to get things detailed in Quickbooks. She

noted that several items had been coded to miscellaneous but they would look into the expenses and report back.

Discussion and request to provide monthly statements on fuel usage and mileage on all city vehicles.

Johnson asked about the repairs on the Community Center as they were a high number, \$9,027.77. Carey responded that the repairs were for the HVAC replacement.

FIRE REPORT

Commissioner Johnson asked City Manager Carey if there is a way to identify calls to the firehall when no one at fire department is on shift.

Brief discussion about the shifts for the fire department and when it is staffed.

PUBLIC COMMENT

There were no comments from the public.

OLD BUSINESS

There was no old business to discuss.

NEW BUSINESS

Discussion and/or possible action regarding the purchase of a new mower. Commissioner Johnson stated the total cost to repair the existing mower is \$2,639. It is a 2012 mower with 2,414 hours.

Discussion regarding the disposal of the existing mower if a new mower was purchased. It was discussed that it could be sold on GovDeals as surplus equipment.

Commissioner Johnson asked Vice Mayor Ellis for his opinion on the matter. Ellis stated that mowers only last about 10-12 years and he doesn't see investing in a \$15-\$20,000 new mower but suggested that funds be held back every year to buy another new mower in 10-12 years and rotate them out regularly.

Discussion regarding the budget and payment of a new mower. Carey responded there is \$13,252 in the budget under Parks and Rec- Other Miscellaneous that is available. Mayor Swearingen stated that the money allocated for Parks and Rec was to repair the bathrooms at the ballfield and the pavilion.

Swearingen goes on to discuss certain categories that are already over budget. Swearingen stated that due to a need for repairs of bathrooms for the park, we should repair the current mower as the city did not budget for purchasing a new mower. Mayor Swearingen states that a

\$2,000 repair is the path forward as she does not feel that the city has the money to pull from any of the budget to purchase a new mower at this point, since it has not been budgeted for.

Further discussion regarding the budget and repairs that have been made this fiscal year and that still need to be made before June 30. Discussion regarding where the funds would come from if the existing mower was repaired.

Continued discussion regarding the current budget and expenditures.

Discussion regarding the quotes received for a new mower. Quotes were:

TriGreen Equipment – John Deere

Z950M ZTrak	\$13,922.09	Warranty: 4 years, 500 hours
Z997M Diesel NA	\$33,749.00	Warranty: 4 years, 500 hours
Used Z950M	\$ 8,000.00	Warranty: 36 months, 1,200 hours
Used Midz 60"	\$ 8,600.00	Warranty: 36 months, 1,200 hours

All Season Rent All – Bobcat with Kawasaki Engine

ZT7000	\$14,364.00	Warranty: 3 years, 2,000 hours
ZT6100	\$13,162.00	Warranty: 3 years, 2,000 hours
ZT-4400	\$11,899.00	Warranty: 3 years, 2,000 hours

MidState Turf & Tractor - Exmark with Kawasaki Engine

2025 RZS7	\$ 8,669.00	Warranty: 4 years, 500 hours
LRE80	\$10,539.00	Warranty: 5 years, 1,250 hours

Coleman Tractor of White House – Kubota with Kawaski Engine

Z700 Series	\$11,308.72	Warranty: 4 years, 750 hours
Z700 Series	\$13,950.72	Warranty: 4 years, 750 hours on mower

with Echo Trimmer, Echo Blower, and Single Axle Trailer

Lee's Mowers – Hustler with Kawaski Engine

Hustler X-One 850CC	\$11,500.00
Hustler Super Z 1000CC	\$15,015.00
Hustler Hyperdrive 10000CC	\$16,604.00

Commissioner Carver asked to go on record, stating that the work Maintenance Technician Rowland has done is recognized and deeply appreciated and the council wants Rowland to have what he needs in order to maintain the city's current appearance, council just needs to find a way to execute it.

Mayor Swearingen stated that she is not against a new mower, she's simply not for overspending what the city has budgeted.

Commissioner Johnson asks City Manager Carey her opinion on the matter. Carey states that even the repair costs are over what a City Manager is authorized to spend so that is why the matter needed to be addressed in a council meeting. Carey went on to state that she is hesitant to put money in repairing a mower well past its prime, so in her opinion it only makes sense to replace it, though she agrees with the expense concerns. Carey stated that she has worked closely with Maintenance Technician Rowland in compiling a list of important matters that need to be addressed immediately, and matters that be addressed in the new budget for next fiscal year.

Swearingen said another issue should be considered if considering changing from a diesel mower to a gas mower and that is how to get the fuel. Ellis stated that non-ethanol gas could be purchased at the Co-Op.

Commissioner Johnson made a motion to approve the purchase of the Exmark 2025 RZS7 for \$8,669 from MidState Turf and Tractor. Seconded by Vice Mayor Ellis. Voting Aye: Johnson, Ellis, Carver. Voting Nay: Swearingen. Motion passed.

CITY MANAGER'S REPORT

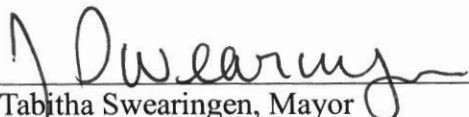
City Manager Carey welcomed the new City Recorder, Erinn Scates, who started on March 2nd. She also thanked Vice Mayor Ellis for assisting Maintenance Technician Rowland in removing the bushes around City Hall as they prepare for relandscaping. In closing, Carey noted that Volunteer Bank will be closing the Orlinda Branch on June 5th, therefore, City Hall will no longer accept any payments for utility bills when the branch closes.

MAYOR'S REPORT

Mayor Swearingen stated landscaping is in the budget and includes landscaping around the pavilion near the library. Swearingen wanted to provide clarity on questions from last month's public hearing. She said there was a question in the hearing about what constitutes ancillary to ag in regard to a building structure. She said it isn't defined by the City of Orlinda, but according to the Department of Agriculture in the State of Tennessee, it is a structure designed and constructed to house farm machinery, equipment, products such as hay, grain, and livestock. Exclusions exist, they cannot be used as a place of human habitation or human dwelling, it cannot be a place where products are processed, treated, packaged or sold to the public.

ADJOURNMENT

At 7:59 pm Mayor Swearingen adjourned the meeting.



Tabitha Swearingen, Mayor
City of Orlinda, Tennessee



Erinn Scates, City Recorder
City of Orlinda, Tennessee