

**REGULARLY SCHEDULED BOARD MEETING
BOARD OF MAYOR AND ALDERMEN
CITY OF MEDINA, TENNESSEE**

Agenda

**Thursday, September 3, 2026
6:00 PM**

- **CALL TO ORDER**
- **OPENING CEREMONIES**
 - A. Invocation
 - B. Pledge of Allegiance
 - C. Welcome by Mayor Betts
- **APPROVAL OF MINUTES FROM REGULAR SCHEDULED MEETING August 3, 2026**
- **APPROVAL OF MINUTES FROM SPECIAL CALLED MEETING August 10, 2026**
- **APPROVAL OF AGENDA FOR REGULAR SCHEDULED MEETING September 3, 2026**
- **SWEARING IN OF POLICE CHIEF BRAD LINDSEY**
- **REPORTS**
 - A. Parks and Recreation / Public Works- Mike Hutcherson
 - B. Fire Chief- Mark Cleveland
 - C. Building Inspector -Matt Brown
 - D. Police Chief- Brad Lindsey
 - E. City Recorder/Treasurer- Kim Gilley
- **CITIZENS INPUT**

Citizens are encouraged to speak to the Mayor and Board of Aldermen at this time. Please limit your comments to three minutes per speaker to enable everyone present to have the same opportunity.

If you wish to make a comment or presentation on any item on the agenda, you must do it now during "citizens input".

Please note that after a motion has been made and seconded on issues by the Mayor and Board of Aldermen and discussion is called for, the discussions for the aldermen to discuss their views and questions.
- **SECOND READING OF AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF MEDINA TO ADOPT REGULATIONS GOVERNING DATA CENTERS**

- **BOARD MEMBERS AND MAYOR REPORTS AND CONCERNS**
- **ADJOURNMENT**

**REGULARLY SCHEDULED BOARD MEETING
BOARD OF MAYOR AND ALDERMEN
CITY OF MEDINA, TENNESSEE**

Minutes

Monday, August 3, 2026

6:00 PM

- **CALL TO ORDER**

Mayor Betts called the meeting to order and determined a quorum. Present were Kevin Painter, Andrew Rhodes, Marc Murdaugh, and Angi Mathenia.

- **OPENING CEREMONIES**

- A. Invocation was led by Andrew Rhodes.
- B. Pledge of Allegiance was led by Kevin Painter.
- C. Mayor Betts welcomed everyone in attendance.

- **APPROVAL OF MINUTES FROM REGULAR SCHEDULED MEETING July 6, 2026**

Alderman Painter made a motion to approve minutes from July 6, 2026 meeting. Alderman Rhodes seconded the motion. Motion passed 4-0. 1 abstain- Alderman Mathenia not present at meeting.

- **APPROVAL OF AGENDA FOR REGULAR SCHEDULED MEETING August 3, 2026**

Alderman Murdaugh made motion to approve agenda of August 3, 2026 meeting. Alderman Painter seconded the motion. Motion passed 5-0.

Mayor Betts asked for Police Chief Kemper to speak before the board at this time. Chief Kemper reported 507 calls for service, 7 arrests, and 989 camera citations for the month of July. He noted that the department is fully staffed. He also reviewed the flock camera tool noting that we have 4 cameras with 2 being on the state highway. He reviewed the value of the cameras and the positive impact they have had with a couple of incidents. At this time, Chief Kemper formally submitted his resignation as of Friday, August 14, 2026. He thanked the city for the opportunity to serve as Chief of Police and applauded Brad Lindsey as to becoming Medina's new Chief of Police. The Mayor and each alderman expressed their appreciation for Chief Kemper's dedication to Medina and its citizens during his tenure. They noted he left the department better than he found it and that he was a true leader and will be missed.

Mayor asked Brad Lindsey to come before the board as he applauded his acceptance to fill the position of Chief of Police. He is a Medina resident and been a Police chief for the past 20+ years.

- **REPORTS**

- A. Parks and Recreation / Public Works-

Mike Hutcherson noted he is working on bid specs for the new budget paving. Hornet Drive and Blackmon St at Englewood Baptist Church is a priority. The bid should go out in the next 2 weeks. He stated the fall sports will start August 17th and soccer on August 20. The park questionnaire was discussed that was formulated the Parks and Rec Board to find out what the citizens would like to see in the city's parks. The BCBS grant was discussed. He noted the benches, and sunshades should be installed soon at Medina Community Park and he is awaiting information from Gibson EMC on walking trail lighting options.

B. Fire Chief-

Mark Cleveland reported 23 calls for the month of July and 1 fire – minor structure fire. There were 18 county calls responded to. The grant submitted should have results late September with an October 1 notification.

C. Building Inspector –

Matt Brown reported 11 permits for the month of July.

D. City Recorder/Treasurer-

Kim Gilley noted that audit began on this date and will be working all week to get all documentation in place.

- **CITIZENS INPUT**

No comments or concerns.

- **APPOINTMENT OF BRAD LINDSEY AS MEDINA POLICE CHIEF**

Mayor Betts asked for the appointment of Brad Lindsey as Chief of Police starting Monday 10th of August. Each alderman expressed appreciation for his acceptance of the position and positive that the department will continue to move forward.

Alderman Murdaugh made the motion to appoint Brad Lindsey as Medina Police Chief with start date of August 10th. Alderman Painter seconded the motion. Motion passed 5-0.

- **BOARD MEMBERS AND MAYOR REPORTS AND CONCERNS**

Angie Mathenia	None
Marc Murdaugh	None
Mayor Betts	Need to set call meeting for Data Center Ordinance and BCBS Grant

Alderman Painter made the motion to set called meeting for Monday, August 10th at 6:30 pm. Alderman Murdaugh seconded the motion. Motion passed 5-0.

Mayor Betts also thanked Chief Kemper for His service.

Andrew Rhodes

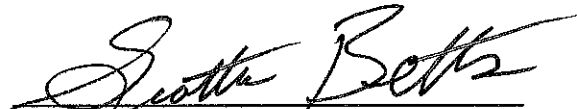
Thanked Chief Kemper for the job he has done and commended Mayor Betts for Getting the EMS here in Medina- a huge win.

Kevin Painter

Asked to have agenda sent on Monday prior to Wednesday release so that they are informed.

• **ADJOURNMENT**

Respectfully submitted:


Mayor Scottie Betts


Kim Gilley, City Recorder

**CALLED BOARD MEETING
BOARD OF MAYOR AND ALDERMEN
CITY OF MEDINA, TENNESSEE
Minutes
Monday, August 10, 2026
6:30 PM**

- **CALL TO ORDER**

Mayor Betts called the meeting to order. Present were Kevin Painter, Andrew Rhodes, and Angi Mathenia. Marc Murdaugh was present after the approval of the agenda.

- **APPROVAL OF AGENDA**

Alderman Painter made the motion to approve the agenda of Monday, August 10th with the inclusion of setting the September 2026 meeting date. Alderman Rhodes seconded the motion. Motion passed 4-0.

- **FIRST READING OF AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF MEDINA TO ADOPT REGULATIONS GOVERNING DATA CENTERS**

After much discussion of the zoning ordinance, it was determined to add on item 27. "but is not limited to, the following:", Section 2 – Minimum lot area: Data Center -10 acres/ Hyperscale Data Center – 30 acres, Data Centers- No Data Center building shall be located within 650 Ft of (1) Any residential zoning district boundary, or (2) any existing residential property line. -Hyperscale Data Centers – (2) any existing residential property line. After review of changes, Mayor Betts made the motion to approve first reading of zoning ordinance referencing Data Centers. Alderman Rhodes seconded the motion. Motion passed 5-0.

- **FUTURE PARK NEEDS DISCUSSION**

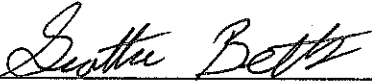
Mayor Betts discussed park needs. He requested that the board access an overall plan to enhance the use of the city's parks. Alderman Rhodes asked about removing the trees near the Middle School property line to make more parking. Mike Hutcherson noted to the board that this area was once a pond and that is why it stays wet. He noted it would cost a large amount to dig out the area, remove trees, etc. for basically a 30-car parking lot. He felt it was not a feasible option. Mayor Betts requested to set up a meeting with all leagues and work through the logistics of working together and scheduling to minimize the overage of use at the same time. Also to review the other parks and how they can be utilized to benefit sports. It was noted that the next Parks meeting was October 20th at 5:30 pm.

- After review, it was determined that the September meeting would be held on Thursday, September 3rd at 6:00 pm. Alderman Painter made the motion to approve September 3rd for next board meeting. Alderman Mathenia seconded the motion. Motion passed 5-0.

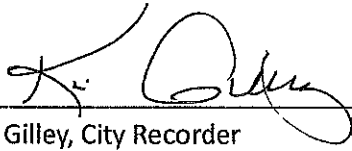
- **ADJOURNMENT**

Meeting adjourned.

Respectfully submitted:



Mayor Scottie Betts



Kim Gilley, City Recorder

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF MEDINA TO ADOPT REGULATIONS GOVERNING DATA CENTERS.

WHEREAS, certain revisions to the Medina Zoning Ordinance are believed to be necessary and in the public interest; and

WHEREAS, the Medina Municipal/Regional Planning Commission has reviewed and recommended these revisions; and

WHEREAS, the Medina Board of Mayor and Aldermen has given due public notice of hearings on said amendments and has held public hearings in accordance with Section 13-7-203 of the Tennessee Code Annotated; and

NOW, THEREFORE, BE IT ORDAINED by the Board of Mayor and Aldermen of the City of Medina that the Medina Municipal Zoning Ordinance be amended as follows:

SECTION 1. That Chapter 8 **DEFINITIONS** be amended by creating the following definition and adding it to the existing text as follows:

27. “Data Center.” A facility or group of facilities used primarily for the processing, storage, hosting, transmission, management, or distribution of digital data through servers, networking equipment, telecommunications equipment, and associated mechanical and electrical infrastructure (not to include routine server rooms, located on the same property and incidental to a business, school, hospital, or government office which shall be considered accessory uses). Data Centers are only allowed as Uses Permitted on Appeal in M-1 (Industrial) Districts.

A Data Center includes, but is not limited to, the following:

- Server rooms and server buildings
 - Colocation facilities
 - Enterprise data centers
 - Crypto mining facilities
 - Cloud computing facilities
 - Supporting offices
 - Cooling systems
 - Backup power systems
 - Telecommunications infrastructure
28. “Hyperscale Data Center.” A Data Center designed and constructed for large-scale cloud computing, artificial intelligence computing, high-performance computing, or internet services that meets one or more of the following criteria:
- Contains more than 100,000 square feet of gross floor area; or

- Requires more than 50 megawatts of electrical demand; or
- Occupies more than 20 acres of land; or
- Is designed as a multi-building data center campus.

For zoning purposes, a Hyperscale Data Center shall be considered a separate land use (from Data Centers). Hyperscale Data Centers are only allowed as Uses Permitted on Appeal in M-1 (Industrial) Districts.

SECTION 2. That the text of the Medina Municipal Zoning Ordinance be amended by creating Chapter 6 (Provisions Governing Industrial Districts), Section 11-601. (M-1 – Industrial) 3. (Uses Permitted on Appeal)(c) which states:

(c) Data Centers and Hyperscale Data Centers provided the following criteria are met:

- Minimum lot area: Data Center – 10 acres / Hyperscale Data Center – 30 acres
- Maximum Building Height - Data Center – 90 feet* / Hyperscale Data Center – 150 feet*

*Mechanical penthouses, cooling equipment, and screening structures may extend an additional twenty (20) feet above the maximum height.

- Lot Coverage - Maximum impervious coverage (for data centers or hyperscale data centers): 75 percent
- Residential Buffer and Separation Standards

-Data Centers - No Data Center building shall be located within 650 feet of: (1) Any residential zoning district boundary, or (2) any existing residential property line.

-Hyperscale Data Centers - No Hyperscale Data Center building shall be located within 1,000 feet of: (1) Any residential zoning district boundary, or (2) any existing residential property line.

-Required buffers (of 100 feet for Data Centers & 200 feet for Hyperscale Data Centers) are required from any structure on the subject property to its nearest property line. The buffer shall be designed to achieve a minimum opacity of 80 percent within five years. Within buffers area, the following improvements shall be allowed:

- Existing vegetation shall be preserved where feasible
- Evergreen screening
- Native tree plantings
- Shrub plantings

- Earthen berms where appropriate
- Privacy fencing when suitable
- Stormwater facilities
- All provisions of Chapter XVI (Landscaping) must also be met

-The required residential buffer area shall not contain the following encroachments:

- Buildings
 - Cooling towers
 - Generators
 - Fuel tanks
 - Electrical substations
 - Outdoor storage
- Data Centers and Hyperscale Data Centers noise shall not exceed: 50 dBA daytime & 40 dBA nighttime (measured at any residential property line).
 - Noise Study Required -All Data Centers and Hyperscale Data Centers shall submit an acoustical analysis prepared by a qualified engineer. The study shall clearly document that the required noise standards would be met. The study shall evaluate:
 - Cooling systems
 - Chillers
 - Transformers
 - Backup generators
 - Mechanical equipment
 - Utility Impact Analysis – A Data Center or Hyperscale Data Center application shall include:
 - Electrical demand analysis.
 - Water demand analysis.
 - Wastewater impact analysis.
 - Utility provider capacity confirmation.
 - Infrastructure improvement plan, if required.

- **Site Plan Review.** All Data Centers and Hyperscale Data Centers shall be subject to Site Plan approval by the Planning Commission. Such site plan approval must be obtained prior to issuance of any building permits for the subject project. In addition to meeting the minimum site plan requirements, as specified in the General Provisions, the site plan shall also include:

- Buffer locations
- Landscaping plan
- Noise study
- Lighting plan
- Utility impact analysis
- Generator locations
- Cooling equipment locations
- Stormwater facilities
- Traffic analysis
- **Decommissioning.**
 - For purposes of this section “decommissioning” shall mean the removal and restoration of the property and shall include the removal of all hazardous materials and contents, including cabling, electrical components, cooling systems, any contaminated soils, any electrical generators, and other associated facilities, as well as the regrading of any earth disturbed during removal.
 - Any data center owner or operator shall at its expense complete decommissioning of the property within twelve months after the end of the life of the property for any use. The property will be presumed to be at the end of its useful life if it is not used for a continuous period of twelve months. The facility owner or operator shall report to the Building Inspector within 48 hours any cessation or discontinuation of use.

SECTION 2. BE IT FURTHER ORDAINED that this ordinance shall take effect upon its passage the **PUBLIC WELFARE REQUIRING IT.**

ATTEST:

City Recorder

Mayor

1st reading B- 10 - 24

2nd reading _____