



## TOWN OF BOWLING GREEN TOWN COUNCIL WORK SESSION

### MINUTES

Thursday, February 05, 2026  
5:00 PM

#### **CALL TO ORDER AND QUORUM ESTABLISHED:**

- The Town Council meeting was called to order at 5:10 PM by Mayor Tina Gambill. A roll call was conducted, and a quorum was established.
- Councilmember Randy Hageman motioned to allow Councilmember Chinault to participate in the meeting electronically. Following a second from Councilmember Voit and unanimous approval from Council, Councilmember Chinault was allowed to participate in the meeting remotely.

#### *Councilmembers Present:*

Mayor Tina Gambill, Vice-Mayor Valarie Coyle, Councilmember Randy Hageman, Councilmember Jeff Voit, Councilmember Dan Webb, Councilmember John Chinault (Participated Electronically)

#### *Councilmembers Absent:*

Councilmember Storke, Councilmember Davis

#### *Staff Members Present:*

India Adams-Jacobs, Town Manager; Jeffrey Smith, Administrative Assistant/Deputy Clerk

#### **BUSINESS:**

#### **ACTION ITEMS:**

1. Capital Improvement Program, India Adams-Jacobs, Town Manager/Clerk
  - India Adams-Jacobs, Town Manager, presented the proposed FY 2027–2032 Capital Improvement Plan, noting that the plan had been previously discussed at the Town Council retreat and reviewed by the Planning Commission, which recommended approval without modifications. Discussion included planned general fund projects such as community park improvements, public works vehicle replacement, Courthouse Lane building rehabilitation, and Town Hall ballroom flooring, as well as enterprise fund priorities related to water, sewer, and utility infrastructure, including well replacements, waterline projects, meter replacement phasing, fire hydrant replacement, sludge management upgrades, sewer main replacements, and lift station generator needs. The Town Manager emphasized that adoption of the CIP establishes project prioritization and supports future grant-seeking efforts but does not commit funding.
2. 301 Special Tax District Analysis & Presentation, Ted Cole, Davenport & Co. (Action Requested)
  - Mr. Ted Cole, Davenport Financial Advisor, presented an analysis of the Route 301 Utility Service District, including the origin of the district under the 2011 ordinance, the 2010 bond issuance, subsequent refundings, and the incorporation of the original bond obligations into the 2018 USDA bond. Discussion focused on the original intent that 26 percent of the 2010 bond debt service be funded through a special tax within the

district, two potential repayment scenarios based on debt maturity timelines, projected annual revenue requirements, estimated tax rates under each scenario, and the need for clarification of district boundaries, parcel inclusion, and ordinance language. Council discussed flexibility, future valuation changes, refinancing considerations, and the need for ordinance cleanup and a public hearing prior to implementation.

- Councilmember Hageman motioned to direct staff to proceed with preparation of the presented Scenario Two, seconded by Vice-Mayor Coyle. A roll-call was conducted with unanimous approval from Council.

**INFORMATIONAL ITEMS:**

**ADJOURNMENT:**

- Councilmember Hageman motioned to adjourn the work session at 5:56 PM. Following the second from Vice-Mayor Coyle, the Town Council work session meeting adjourned.

Attest:

Mayor: Tina Gambill  
Tina Gambill

Clerk: India Adams-Jacobs

India Adams-Jacobs, MPA, ICMA-CM



**Attachments Referenced During Meeting:**

**Town of Bowling Green  
Capital Improvement Plan  
FY 2027 - FY 2032**

| General Fund Projects                                   |            | Funded By            |                     |                     |                     |                   |                   | Total                |
|---|------------|----------------------|---------------------|---------------------|---------------------|-------------------|-------------------|----------------------|
|   |            | 2027                 | 2028                | 2029                | 2030                | 2031              | 2032              | Total                |
| <b>Public Works &amp; Parks</b>                         |            |                      |                     |                     |                     |                   |                   |                      |
| Town Hall Rehabilitation (Phase II)                     | Grant/Town | \$ 25,000            |                     |                     |                     |                   |                   | \$ 25,000            |
| Community Park (Town Green) Playground Revitalization   | Grant      |                      | \$ 250,000          |                     |                     |                   |                   | \$ 250,000           |
| Leaf Truck  | Town       | \$ 125,000           |                     |                     |                     |                   |                   | \$ 125,000           |
| 109 Courthouse Lane Rehabilitation                      | Town       | \$ 56,000            |                     |                     |                     |                   |                   | \$ 56,000            |
| Town Hall Ballroom Floor Replacement                    | Town       | \$ 55,000            |                     |                     |                     |                   |                   | \$ 55,000            |
| <b>Total Public Works &amp; Parks</b>                   |            | <b>\$ 261,000</b>    | <b>\$ 250,000</b>   | <b>\$ -</b>         | <b>\$ -</b>         | <b>\$ -</b>       | <b>\$ -</b>       | <b>\$ 511,000</b>    |
| <b>Police</b>   |            |                      |                     |                     |                     |                   |                   |                      |
| Police Patrol Vehicle Replacement                       | Grant/Town | \$ 20,000            |                     |                     |                     |                   |                   | \$ 20,000            |
| <b>Total Police</b>                                     |            | <b>\$ 20,000</b>     | <b>\$ -</b>         | <b>\$ -</b>         | <b>\$ -</b>         | <b>\$ -</b>       | <b>\$ -</b>       | <b>\$ 20,000</b>     |
| <b>Total General Fund Supported Projects</b>            |            | <b>\$ 281,000</b>    | <b>\$ 250,000</b>   | <b>\$ -</b>         | <b>\$ -</b>         | <b>\$ -</b>       | <b>\$ -</b>       | <b>\$ 531,000</b>    |
| Enterprise Fund Projects                                |            |                      |                     |                     |                     |                   |                   |                      |
| <b>Water Fund</b>                                       |            |                      |                     |                     |                     |                   |                   |                      |
| Well Replacements/Modification & Radionuclide Treatment | Grant/Town | \$ 1,300,000         | \$ 2,300,000        | \$ 2,300,000        | \$ 2,300,000        |                   |                   | \$ 8,200,000         |
| USDA Waterline Replacement Project                      | Grant/Town | \$ 5,500,000         |                     |                     |                     |                   |                   | \$ 5,500,000         |
| Water Meter Replacement- 10 year life cycle             | Grant/Town |                      |                     |                     | \$ 200,000          | \$ 200,000        | \$ 200,000        | \$ 600,000           |
| Fire Hydrant Replacements                               | Grant/Town | \$ 50,000            | \$ 50,000           | \$ 50,000           | \$ 50,000           | \$ 50,000         | \$ 50,000         | \$ 300,000           |
| Truck- F150   | Grant/Town | \$ 45,000            | \$ 45,000           |                     |                     |                   |                   | \$ 90,000            |
| <b>Total Water Fund</b>                                 |            | <b>\$ 6,895,000</b>  | <b>\$ 2,395,000</b> | <b>\$ 2,350,000</b> | <b>\$ 2,550,000</b> | <b>\$ 250,000</b> | <b>\$ 250,000</b> | <b>\$ 14,690,000</b> |
| <b>Total Water Fund Supported Projects</b>              |            |                      |                     |                     |                     |                   |                   | <b>\$ 14,690,000</b> |
| Sewer Fund  |            |                      |                     |                     |                     |                   |                   |                      |
| Main Street Sewer Repair - Phase III- North Main Street | Town/Loan  | \$ 1,100,000         |                     |                     |                     |                   |                   | \$ 1,100,000         |
| Main Street Sewer Repair - Phase IV- North Main Street  | Loan/Loan  | \$ 1,250,000         |                     |                     |                     |                   |                   | \$ 1,250,000         |
| Sludge Management Upgrades (Belt Press & Facility)      | Loan/Grant | \$ 2,700,000         |                     |                     |                     |                   |                   | \$ 2,700,000         |
| Generator-Lift Station - Meadows                        | Town       | \$ 60,000            |                     |                     |                     |                   |                   | \$ 60,000            |
| Generator- Lift Station - Oak Ridge                     | Town       |                      | \$ 55,000           |                     |                     |                   |                   | \$ 55,000            |
| Generator- Lift Station - Lacy Lane                     | Town       |                      |                     | \$ 60,000           |                     |                   |                   | \$ 60,000            |
| <b>Total Sewer Fund</b>                                 |            | <b>\$ 5,110,000</b>  | <b>\$ 55,000</b>    | <b>\$ 60,000</b>    | <b>\$ -</b>         | <b>\$ -</b>       | <b>\$ -</b>       | <b>\$ 5,225,000</b>  |
| <b>Total Enterprise Fund Supported Projects</b>         |            | <b>\$ 12,005,000</b> | <b>\$ 2,450,000</b> | <b>\$ 2,410,000</b> | <b>\$ 2,550,000</b> | <b>\$ 250,000</b> | <b>\$ 250,000</b> | <b>\$ 19,915,000</b> |
| <b>Capital Improvement Plan Total</b>                   |            |                      |                     |                     |                     |                   |                   | <b>\$ 20,446,000</b> |