
**MINUTES OF THE PUBLIC HEARING
KIMBALL, TENNESSEE
THURSDAY, JUNE 2, 2022 – 6:00 P.M.**

A Public Hearing of the Town of Kimball Board of Mayor and Aldermen was held on Thursday, June 2, 2022, at 6:00 p.m. in the Meeting Room of Town Hall, 675 Main Street, Kimball, Tennessee. Those members present were: Mayor Rex Pesnell, Vice Mayor Jerry Don Case, Alderman John Matthews, Alderman Teresa Lofty, Alderman Johnny Sisk and Attorney William Gouger.

Mayor Pesnell called the public hearing to order concerning Ordinance No. 276 – An Ordinance Amending the Annual Operating Budget & Capital Program of Kimball, Tennessee for Fiscal Year 2021-2022 and Ordinance No. 277 – An Ordinance of the Town of Kimball, Tennessee adopting the Annual Budget and Tax Rate for the Fiscal Year Beginning July 1, 2022 and Ending June 30, 2023.

NEW BUSINESS


- a) **Ordinance No. 276 – An Ordinance Amending the Annual Operating Budget & Capital Program of Kimball, Tennessee for Fiscal Year 2021-2022**

- b) **Ordinance No. 277 – An Ordinance of the Town of Kimball, Tennessee adopting the Annual Budget and Tax Rate for the Fiscal Year Beginning July 1, 2022 and Ending June 30, 2023**

There were no comments on these ordinances.

ADJOURNMENT

As there was nothing further to come before the public hearing, motion was made by **Vice Mayor Case** to adjourn. The motion was seconded by **Alderman Matthews**. The motion passed unanimously on a board vote.


Rex Pesnell, Mayor


Tonia May, Recorder

**MINUTES OF THE REGULAR MEETING
KIMBALL, TENNESSEE
THURSDAY, JUNE 2, 2022**

A meeting of the Kimball Board of Mayor and Aldermen was held on Thursday, June 2, 2022, in the Meeting Room of Town Hall, 675 Main Street, Kimball, Tennessee.

Mayor Pesnell called the regular meeting to order after the public hearing which started at 6:00 pm.

INVOCATION AND PLEDGE

Mayor Pesnell requested Alderman Matthews to say the invocation over the meeting.

Mayor Pesnell requested Alderman Sisk to lead the Pledge of Allegiance.

ROLL CALL

Mayor Pesnell asked Recorder May to call roll.

Those present were Mayor Rex Pesnell, Vice Mayor Jerry Don Case, Alderman Teresa Lofty, Alderman John Matthews, Alderman Johnny Sisk, and Attorney William Gouger.

APPROVAL OF MINUTES

On a motion by **Alderman Lofty**, seconded by **Alderman Sisk** the Minutes of the Regular Monthly Board Meeting for May 5, 2022, were approved unanimously on a board vote.

OLD BUSINESS

Mayor Pesnell had the following items under old business:

- The New Mexican Restaurant opened this week across from Chattanooga State. The name of the restaurant is El Poblano.
- Dunkin' opened on May 24th and the owners were thrilled with opening day and look forward to Subway completing their side and being open.
- Quality Fence will be coming to set the poles; however, the contractor for the new concrete will help to determine when this can be completed.

SCHEDULED AGENDA ITEMS

a.) Consider the Incentive Package

Mayor Pesnell stated that Food City has requested an Incentive Package to build in Kimball, Tennessee. The corporation has purchased three lots in Kimball. The town has been working with Beth Jones with Southeast Tennessee Development District concerning the estimates. The costs to build have increased dramatically and the group is requesting an incentive package to offset the increased costs to build during today's times. The Kimball Board has had a couple of workshops to discuss the incentives with approximate numbers given for the incentives. The town board discussed the relocation of a main waterline that is on the properties with an estimate of \$130,000 for this relocation, waiving building permit fees, sign fees, sewer tap fees and others at approximately \$30,000 along with a donation to the Marion County Partnership for Economic Development with Food City to be the beneficiary of the donation in the amount of approximately \$280,000 and finally the participation in a PILOT program for 10 years of tax abatement of the real and personal property taxes estimated at \$39,481. The PILOT program is contingent upon the Marion County Commissioners voting to approve the program for 10 years for Food City. Kimball does not have its own Industrial Development Board; therefore, it has to rely on the actions of the Marion County Commission to be

able to do the tax abatement. The town has listed approximately \$479,481 worth of incentives. Mayor Pesnell would like to recommend that the Kimball Board of Mayor and Aldermen approve the incentive package not to exceed \$500,000. If approved and everyone agrees on the incentives, this could get the business open in 2023.

A motion was made by **Alderman Matthews**, seconded by **Alderman Sisk** to accept the recommendation from the mayor and approve incentives for Food City to locate in Kimball, Tennessee not to exceed \$500,000. Mayor Pesnell requested a roll call vote as follows: Mayor Pesnell yes, Vice Mayor Case yes, Alderman Matthews yes, Alderman Lofty yes and Alderman Sisk yes. The motion passed after the roll call vote.

Stephen Spangler of Food City attended the meeting to address any questions that may occur. He had a preliminary drawing of the site plan for both the grocery store and the gas station.

b.) Second and Final Reading of Ordinance No. 276 – An Ordinance Amending the Annual Operating Budget & Capital Program of Kimball, Tennessee for Fiscal Year 2021-2022

A motion was made by **Alderman Matthews**, seconded by **Vice Mayor Case** to approve the Second and Final Reading of Ordinance No. 276 – An Ordinance Amending the Annual Operating Budget & Capital Program of Kimball, Tennessee for Fiscal Year 2021-2022. The motion passed unanimously on a board vote.

c.) Second and Final Reading of Ordinance No. 277 – An Ordinance of the Town of Kimball, Tennessee Adopting the Annual Budget and Tax Rate for the Fiscal Year Beginning July 1, 2022, and Ending June 30, 2023

A motion was made by **Alderman Sisk**, seconded by **Alderman Lofty** to approve the Second and Final Reading of Ordinance No. 277 – An Ordinance of the Town of Kimball, Tennessee Adopting the Annual Budget and Tax Rate for the Fiscal Year Beginning July 1, 2022, and Ending June 30, 2023. The motion passed unanimously on a board vote.

d.) First Reading of Ordinance No. 278 – An Ordinance to Amend the Official Zoning Ordinance to Allow Residential Uses as a Secondary Use to Commercial Businesses in the C-2 Highway Commercial Zoning District in the Town of Kimball, Tennessee

This ordinance change was recommended by the Kimball Planning Commission.

A motion was made by **Vice Mayor Case**, seconded by **Alderman Matthews** to approve the First Reading of Ordinance No. 278 – An Ordinance to Amend the Official Zoning Ordinance to Allow Residential Uses as a Secondary Use to Commercial Businesses in the C-2 Highway Commercial Zoning District in the Town of Kimball, Tennessee. The motion passed unanimously on a board vote.

e.) First Reading of Ordinance No. 279 – An Ordinance to Amend the Official Zoning Ordinance to Change Provisions for Non-Conforming Uses in the Town of Kimball, Tennessee

This ordinance change was recommended by the Kimball Planning Commission.

A motion was made by **Vice Mayor Case**, seconded by **Alderman Lofty** to approve the First Reading of Ordinance No. 279 – An Ordinance to Amend the Official Zoning Ordinance to Change Provisions for Non-Conforming Uses in the Town of Kimball, Tennessee. The motion passed unanimously on a board vote.

f.) Discuss Hiring a Part time Employee for the Maintenance Crew

Mayor Pesnell stated that the town had interviewed two young men for this position. After the interview process, the mayor would like to recommend to hire Luke Woodfin to fill this position.

A motion was made by **Alderman Sisk**, seconded by **Vice Mayor Case** to accept the mayor's recommendation to hire Luke Woodfin as a part time employee to the Maintenance Department. The young man will begin work tomorrow, June 3, 2022. The motion passed unanimously on a board vote.

g.) Discuss Hiring a Park and Recreation Director

Mayor Pesnell stated that the town had been accepting resumes for this position. The town had interviewed two applicants. Mayor Pesnell stated he would like to recommend hiring John David Genter as the Park and Recreation Director with starting salary set at \$48,000.

A motion was made by **Alderman Lofty**, seconded by **Vice Mayor Case** to accept the mayor's recommendation to hire John David Genter as the Park and Recreation Director with starting salary set at \$48,000. Mr. Genter will begin work in the new fiscal year July 5, 2022. The motion passed unanimously on a board vote.

h.) Ratify the Reseal and Restriping of the parking lot from the Kimball Police Station all the way to and including the Maintenance Department area from Reynolds Seal Coating Company in the amount of \$4,721

A motion was made by **Alderman Matthews**, seconded by **Alderman Sisk** to ratify the reseal and restriping of the parking lot from the Kimball Police Station all the way to and including the Maintenance Department area from Reynolds Seal Coating Company in the amount of \$4,721. The motion passed unanimously on a board vote.

i.) Maintenance Report

Alderman Matthews had nothing new to discuss.

j.) Fire Report

Alderman Sisk gave the fire report for May 2022; the department responded to one call during the month which was one Signal 9.

k.) Parks and Recreation Report

Alderman Lofty stated that the Parks and Recreation Board meeting was cancelled for the month of May. Don't forget that TWRA will be hosting the Annual Fishing Day on Saturday, June 11th from 7 am until 11 am. This is a day that anyone can fish for free anywhere in Tennessee. The next meeting is scheduled for June 30, 2022, starting at 5:30 pm.

l.) Police Report

Vice Mayor Case gave an update on the Police Department as follows:

Litigation Tax and Training Fees	\$177.00
Court Costs	\$668.00
Fines	\$370.00
Report Fee	\$40.00
Sessions Court	\$560.50
Total	\$1,815.50

There was no report from the Marion County E-911 CAD system.

m.) Planning Commission Report

Vice Mayor Case stated the Kimball Planning Commission met on May 17, 2022. The Kimball Planning Commission discussed the changes to the town ordinances as previously discussed. The next planning commission meeting is scheduled for June 21, 2022, at 5:30 pm. The public is invited to attend.

n.) Attorney Report

Attorney Gouger had nothing new to report.

NEW BUSINESS

Mayor Pesnell had items under new business as follows:

- My Sister's Closet will be having a ribbon cutting June 3, 2022, at 11 am at their new location 369 Kimball Crossing Drive. All board members are invited to attend.
- The Marion County Chamber Coffee will be held June 14, 2022, at 8 am at the South Pittsburg Senior Activity Center with all board members invited to attend.
- Sales Tax Holiday ~~Extension~~ for Gun Safes and Gun Safety Devices has been extended for an additional year. This sales tax holiday will now end on June 30, 2023.
- Town Hall and Maintenance Department will be closed on Monday, July 4th for the Holiday. The sanitation service will not run on July 4th; however, it will resume its normal route on Tuesday, July 5th.
- Finances

General Fund	\$ 3,433,463
State Street Aid	\$ 64,422
Drug Fund	\$ 10,681
Sewer Fund	\$ 1,050,000

- The next regular scheduled meeting will be July 7, 2022, at 6:00 pm.

Kimball Citizen John Witcher commended the Kimball Board on the actions of the incentive plan for Food City.

ADJOURNMENT

As there was nothing further to come before the board, motion was made by **Alderman Sisk** to adjourn. The motion was seconded by **Alderman Lofty**. The motion passed unanimously on a board vote.


Rex Pesnell, Mayor


Tonia May, Recorder