
**MINUTES OF THE PUBLIC HEARING
KIMBALL, TENNESSEE THURSDAY,
APRIL 9, 2026 – 6:00 P.M.**

A Public Hearing of the Town of Kimball Board of Mayor and Aldermen was held on Thursday, April 9, 2026, 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 Teresa Lofty, Alderman John Matthews, Alderman Johnny Sisk and Attorney William Gouger.

Mayor Pesnell called the public hearing to order concerning Ordinance No. 301 – An Ordinance Amending the Annual Operating Budget & Capital Program of Kimball, Tennessee for Fiscal Year 2025-2026.


NEW BUSINESS

- a) **Ordinance No. 301 – An Ordinance Amending the Annual Operating Budget & Capital Program of Kimball, Tennessee for Fiscal Year 2025-2026**

No comments were made.

ADJOURNMENT

As there was nothing further to come before the public hearing, a motion was made by **Vice Mayor Case** to close the public hearing. 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, APRIL 9, 2026**

A meeting of the Kimball Board of Mayor and Aldermen was held on Thursday, April 9, 2026, 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 Vice Mayor Case to say the invocation over the meeting.
Mayor Pesnell requested Alderman Lofty 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 John Matthews, Alderman Teresa Lofty, Alderman Johnny Sisk and Attorney William Gouger.

APPROVAL OF MINUTES

On a motion by **Alderman Matthews**, seconded by **Alderman Lofty** the Minutes of the Regular Monthly Board Meeting for March 5, 2026, were approved unanimously on a board vote.

OLD BUSINESS

- Vice Mayor Case stated the callers' names have been corrected at 911. He stated the town needs to verify if our system needs updated, if so, we will need to let our provider know.
- Mayor Pesnell stated that the town hosted the Annual Easter Egg Hunt at the park. The event was very successful, and the town wanted to thank all the officials, employees and volunteers for their effort to make this event happen.

SCHEDULED AGENDA ITEMS

a.) Second and Final Reading of Ordinance No. 301 – An Ordinance Amending the Annual Operating Budget & Capital Program of Kimball, Tennessee for Fiscal year 2025-2026

A motion was made by **Alderman Matthews**, seconded by **Alderman Sisk** to approve on Second and Final Reading of Ordinance No. 301 – An Ordinance Amending the Annual Operating Budget & Capital Program of Kimball, Tennessee for Fiscal Year 2025-2026. The motion passed unanimously on a board vote.

b.) Approval to Purchase from TriGreen Equipment LLC a John Deere 5095M Utility Tractor with Tiger TSR-60 through Sourcewell Pricing

A motion was made by **Alderman Lofty**, seconded by **Vice Mayor Case** to approve the purchase from TriGreen Equipment LLC a John Deere 5095M Utility Tractor with Tiger TSR-60 through Sourcewell Pricing. The motion passed unanimously on a board vote.

c.) Approval to Purchase from Environmental Products Group a Labrie Automizer Right-Hand Side Loader 2025 Kenworth L770 Dual Steer Chassis using Sourcewell Pricing

A motion was made by **Alderman Sisk**, seconded by **Alderman Lofty** to approve the purchase from Environmental Products Group of a Labrie Automizer Right-Hand Side Loader 2025 Kenworth L770 Dual Steer Chassis using Sourcewell Pricing. The motion passed unanimously on a board vote.

d.) Approval to Purchase 100 Blue cans from Environmental Products Group with town logo

A motion was made by **Vice Mayor Case**, seconded by **Alderman Matthews** to approve the purchase of 100 Blue Cans from Environmental Products Group with town logo. The motion passed unanimously on a board vote.

e.) Review Notice of Waiver and Request for Signature concerning the Restrictive Covenants recorded in Book 139, Page 122 for Timber Ridge Estates

According to the mayor and attorney, this is a request to put a cell tower on the town's property on Timber Ridge if two thirds (2/3) of the lot owners approve the Waiver of the Restrictive Covenants.

A motion was made by **Alderman Lofty**, seconded by **Alderman Sisk** to approve the Notice of Waiver and Request for Signature concerning the Restrictive Covenants recorded in Book 139, Page 122, Marion County Register's Office, for Timber Ridge Estates. The motion passed unanimously on a board vote.

f.) Review the Memorandum of Lease between the Town of Kimball and Towercom IV-C, LLC concerning the property on Timber Ridge Drive

This was done out of order as Agenda item "g" should have been before item "f". This is for the recording of the approval of the lease for the cell tower.

A motion was made by **Alderman Matthews**, seconded by **Vice Mayor Case** to approve the Memorandum of Lease between the Town of Kimball and Towercom IV-C, LLC concerning the property on Timber Ridge Drive if approved. The motion passed unanimously on a board vote.

g.) Review the Option and Ground Lease Agreement between the Town of Kimball and Towercom IV-C, LLC concerning the Timber Ridge Property

According to the mayor and attorney, this is the agreement to lease the property to the cell tower company. The Option is for a ground lease to consider the property during this timeframe, Towercom IV-C, LLC will pay the town \$2,000 for 12 months which may be extended for another 12 months and \$2,000 while due diligence is done to check the site for proper usage and maximum benefits for the areas they are trying to service. After this timeframe, if it decides to go forward with building the cell tower, the company will pay the town \$12,000 per year for the first year with rent increasing upon each anniversary of the Commencement Date by one percent (1%) and an additional \$250 for the 2nd add-on of service wireless providers and \$150 for the 3rd add-on of service wireless providers. Attorney Gouger stated he has compared this to others in the area and this is a fair and reasonable agreement with others in the area being from \$900 per month to \$1,400 per month. If the company decides not to proceed forward with the tower site, the town will keep the option funding of \$2,000.

A motion was made by **Alderman Lofty**, seconded by **Vice Mayor Case** to approve the Option and Ground Lease Agreement between the Town of Kimball and Towercom IV-C, LLC concerning the Timber Ridge Property. The motion passed unanimously on a board vote.

h.) Approval of the Worker's Compensation Policy from 4/1/2026 to 4/1/2027 through Public Entity Partners

A motion was made by **Alderman Matthews**, seconded by **Vice Mayor Case** to approve the Worker's Compensation Policy from 4/1/2026 to 4/1/2027 through Public Entity Partners. The motion passed unanimously on a board vote.

i.) Approval of the Sewer Agreement Changes requested by South Pittsburg with South Pittsburg-Town of Kimball Restated Sewage Service Agreement

Attorney Gouger stated that he changed the dates, updated the mayors' information and formally added the language required to pretreatment activities in Part 2. This is a mandatory requirement by the state in order for South Pittsburg to be in compliance concerning industry special pretreatment.

A motion was made by **Alderman Lofty**, seconded by **Alderman Sisk** to approve the Sewer Agreement Changes requested by South Pittsburg with South Pittsburg-Town of Kimball Restated Sewage Service Agreement. The motion passed unanimously on a board vote.

j.) Maintenance Report

Alderman Matthews stated everything was going well and looked forward to the new equipment for the department.

k.) Fire Report

Alderman Sisk gave the fire report for March 2026 as follows: the department responded to five calls for the month which were three mutual aid calls, a hazardous spill and an elevator rescue.

Fire Chief Keef stated that he and another fireman would be going to South Carolina to inspect the new fire truck next Thursday. He also stated that the department received the Rescue Grant from the State of Tennessee in the amount of \$32,056.

l.) Parks and Recreation Report

Alderman Lofty stated the Park and Recreation Board met on March 31, 2026. Soccer teams have been practicing, and the town will host games on April 11th and April 18th. The Park Director applications were reviewed by the park board. The board selected 4 of the candidates for interviews. The next meeting is scheduled for April 28, 2026, at 5:30 pm at town hall.

m.) Police Report

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

Litigation Tax and Training Fees	\$78.75
Court Costs and Fines	\$784.25
Sessions Court	\$1,390.32
TOTAL	\$2,253.32

n.) Planning Commission Report

Vice Mayor Case stated that the planning commission meeting was canceled for March 2026. The next meeting is scheduled for April 21, 2026, at 5:30 pm.

o.) Attorney Report

Attorney Gouger had nothing new to report.

NEW BUSINESS

Alderman Lofty stated that a park director application had been submitted to her during the open timeframe; however, she had placed it in her vehicle and did not submit it to town hall before the March 30th deadline. She requested that the applicant be considered for an interview during the interview process. She stated she had contacted all the Park and Recreation Board members, and none had an objection to the candidate being interviewed.

Attorney Gouger stated that this is the proper process to consider the application for interviews.

Vice Mayor Case expressed his concerns that this was not on Alderman Lofty. The candidate should have submitted the application to town hall as per the advertisement on the position.

A motion was made by **Alderman Lofty**, seconded by **Alderman Matthews** to accept the late submittal of the application for park director position and include this one on the interviews. Mayor Pesnell requested a roll call vote as follows: Mayor Pesnell no, Vice Mayor Case no, Alderman Sisk yes, Alderman Matthews yes, and Alderman Lofty yes. The motion carries.

Alderman Matthews wanted an update on the UPS Store. At this time, there is still not a set date for this store to open.

Mayor Pesnell had items under new business as follows:

- The next monthly meeting will be May 7, 2026, at 6 pm.

PUBLIC COMMENTS

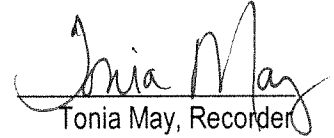
Matthew Tucker, Town Engineer with James C. Hailey and Company, stated the force main project is coming along nicely and will be done prior to the deadline. TDEC will have an onsite visit prior to the completion of the project. There should be no lane closures on this project as they are boring the sewer line.

ADJOURNMENT

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



Rex Pesnell, Mayor



Tonia May, Recorder