

City Meeting  
Of  
January 20, 2026

Mayor Shaw called the meeting of the Mayor and Board of Alderman to order at 6:30 p.m., Tuesday, January 20, 2026. The meeting was held at City Hall.

**Invocation**

Alderman Gregory offered invocation. Mayor Shaw led the pledge of allegiance.

**Roll Call**

Present: Mayor Shaw, Alderman Gregory, Alderman Martin, Vice Mayor Gilmore, Alderman Senft, Kelly Rider, City Recorder, Attorney Russell Freeman

Absent:

**Approval of Minutes**

The minutes of November 18, 2025, were presented for approval or corrections.

Motion made by: Alderman Senft

Second: Alderman Gregory

Voting Aye: All

Voting No: None

**Motion Carried.**

**Citizens Comments**

Anna Gregory

John Neely

Ellen Hunter

Teresa Cress

**Commissioners & Department Reports**

**Finance and Administration:**

Kelly Rider reported that the final payment for Walk to School Grant has been received in the amount of 44,498.66.

**Public Works and Streets:**

Mayor Shaw reported the culvert on Maplewood has been replaced.

Mayor Shaw stated Liebengood Road and Lake Road to possibly be paved.

Mayor Shaw reported Shedden Road bridge project paving and guard rails have been done. The stripping and yard work is still to be completed.

#### Parks and Recreation:

Vice Mayor Gilmore stated the park restrooms are locked up with water turned off for the winter.

Vice Mayor Gilmore stated as mentioned in citizens' comments we have talked to some contractor's about putting some numbers together to possibly put a dog park at Ridgetop Station Park.

Vice Mayor Gilmore stated he will be speaking to the park board about possibly putting a dog park at Ridgetop Station Park, this will be presented at the park board at the regular February meeting.

#### Planning and Zoning and Codes Administration:

Alderman Senft reported there will be no meeting again this month.

Alderman Martin inquired where complaints for things such as junk cars go to. Mayor Shaw responded, city hall and they will send the appropriate letter.

#### Community and Economic Development:

Alderman Martin presented a handout to council and stated she can't do that job. She stated she is not qualified, has no education. She stated this is the job description for a paid Economic Development Director for cities from MTAS and she is not qualified to do anything on it. She stated she has no idea what to do. She asked the board to turn to page two, and they would see all the education and practical experience. She stated, "I think maybe you can find something else for me to do, like miscellaneous stuff, like research or anything." She stated she would be happy to do that but she stated she has no clue how to address any of this.

#### Utilities:

Mayor Shaw reported that the gas department completed twenty 811 locate tickets, 5 service orders, meter readings and disconnects and reconnects, and installed a new gas service at 13187 Betts Road.

Mayor Shaw reported that the sewer department completed twenty 811 locate tickets, completed 1 service order, and conducted 3 sewer tank inspections, specifically targeting inflow and infiltration (I/I) by monitoring sludge levels and identifying problem areas to mitigate excess water entering the system.

#### Fire and Police:

Alderman Gregory reported a total of 40 calls this month. There were 27 calls inside the city limits, 13 calls outside city limits and 6 mutual aid calls.

## **Business Reports:**

### **City Recorder:**

Kelly Rider stated she had a request from Alderman Martin to provide income and expense information for Smoke on the Ridge, Morgan on the Rim, Fire Department Spaghetti Supper and Monthly donations collected at the train museum. Kelly began to give her report. Alderman Martin spoke and ask for the information in writing. No report was given.

### **Attorney Freeman:**

Attorney Freeman gave a report on the property at 1775 Nelson Road. A citation was entered and judgement issued by city judge fining them the maximum \$50.00 fine and per diem fine of \$50.00 for their continued use. They are operating a major business in residential agricultural zoning, which can be done upon special Board of Zoning Appeals approval. This was granted to the extent of 6 months only even though they asked for 2 years. Those 6 months passed and a citation was issued. The owner of the property is Teton Premier Properties, LLC. and Keystone Custom Decks, LLC. is basically operating the business. Obviously, the ordinance goes against the owner for allowing unlawful activity there. They are two separate entities, one not registered in Tennessee, only still in Pennsylvania, but Keystone is in Tennessee.

We are filing this lawsuit to basically ask Chancery Court to issue an injunction against them and obviously implement a final judgment for an amount to include from when they found to be in violation up to the point of the order in Chancery Court. We are also going to be filing what's called a lien lis pendens, which wherein they can't sell the property or run away and not pay our judgement. Attorney Freeman stated this has been prepared and ready to present to the clerk and master's office for filing.

Attorney Freeman stated the other item he had to discuss is item H under new business, the gas supply agreement with Tennessee Energy Acquisition Corporation. He stated Kelly and received some very large and extensive documents, one of which is a gas supply agreement with the Acquisition Corporation. It required some opinions to be given based upon some real specialized knowledge of all that area of law. He stated he decided to reach out to Tennessee and they supplied the city at no cost the opinion letter for the city in order for the city to enter into the gas acquisition agreement, which had to be done within a 5 day period. Attorney Freeman stated this will make the gas purchase price less. The discount will be reduce the first of month gas prices and passed along to the customer. Kelly Rider stated there was a resolution passed, she believed, in November that gave authority to enter into agreement.

## **Mayor Comments:**

No Comment.

## **Old Business:**

No Old Business

**New Business:**

*Presentation of Tennessee Consolidated Retirement System Plan*

James Armistead, Regional Outreach Specialist with Tennessee Dept of Treasury gave a presentation of the Tennessee Consolidated Retirement Systems program. He stated the program being presented would require 6.9% of total payroll cost from the city (for the first year, this changes every year) and a 5% cost to employee. Employees are vested at 5 years. He advised the city can buy back employee time. If a buyback is considered a study needs to be done. The cost to the city would be \$1,300. He will be emailing documentation for council to review and stated if they have any questions please call or email him and he will be happy to explain further.

*Land and Water Conservation Fund (LWCF) Wilson Webb Park Grant*

Mayor Shaw reported this grant is for the Wilson Webb property purchase. The purchase price would be 1.2 million dollars. We have received a grant in the amount of 600,000. Mayor Shaw stated if we were to purchase the property we would need 600,000. Alderman Senft asked the value of the property. Mayor Shaw stated about 1.4 million. Mayor Shaw stated this is a 50/50 grant. Mayor Shaw stated he wanted to put it on the table. We have received the grant, and the property will still cost the city 600,000. Alderman Gregory stated he was told we could take a mortgage on the 600,000. Board discussed getting additional grant information for a future meeting.

*Ordinance 2026-101, An Ordinance amending Ordinance 2019-103, modifying the Natural Gas Infrastructure Fee System for the City of Ridgetop Natural Gas System, Ridgetop Tennessee*

Alderman Senft made the motion Ordinance 2026-101, An Ordinance amending Ordinance 2019-103, modifying the Natural Gas Infrastructure Fee System for the City of Ridgetop Natural Gas System, Ridgetop Tennessee. Alderman Martin seconded.

Voting Aye: All

Voting No: None

**Motion Carried.**

*Park Board Meeting date change to 2<sup>nd</sup> Tuesday of each month*

Alderman Gregory made the motion to change the park board meetings from the first Tuesday to the second Tuesday of each month starting in February. Alderman Martin seconded.

Voting Aye: All

Voting No: None

**Motion Carried.**

*Acceptance of Streets for Browning Estates*

Alderman Gregory made the motion to accept the streets from W & M Investments, LLC. for Browning Estates. Alderman Senft seconded.

Voting Aye: All

Voting No: None

**Motion Carried.**

*Addition to City Hall*

Alderman Martin made the motion to lay item F, addition to City Hall, on the table for 90 days to assure we are prudent stewards of taxpayer dollars.

Mayor Shaw called for a second.

no second.

Alderman Senft made the motion to look at a conceptional plan for adding on to City Hall spending up to \$2,000. Alderman Gregory seconded.

Alderman Martin...no

Vice Mayor Gilmore...no

Mayor Shaw...yes

Alderman Senft...yes

Alderman Gregory...yes

**Motion Carried.**

*Memorandum of Understanding-Adam Polo Property*

Alderman Senft made the motion to accept the Memorandum of Understanding for the Adam Polo and Mary E Polo property located on Lynn Circle. Alderman Gregory seconded.

Voting Aye: All

Voting No: None

**Motion Carried.**

*Gas Supply Agreement by and between Tennessee Energy Acquisition Corporation*

Attorney Freeman stated the Agreement has been signed and sent to Tennessee Energy Acquisition Corporation.

*Fireman Position (options)*

Chief Reasoner gave a report and requested the board consider options for additional fire staff. He presented the following options: Two part-time employees splitting 40 hours, pay volunteer fireman per call (must be certified for fire and medical), or pay full-time employee overtime per call.

Alderman Senft made the motion to pay volunteer fireman that are both fire and medically certified \$20.00 per call for service calls. Vice Mayor Gilmore seconded.

Voting Aye: All

Voting No: None

**Motion Carried.**

*Waive Park Deposit for Ridgetop First Baptist Church for Easter Service*

Alderman Gregory made the motion to waive the park deposit for Ridgetop First Baptist Church for the Easter Service at Ridgetop Station Park. Alderman Martin seconded.

Voting Aye: All

Voting No: None

**Motion Carried.**

There being no further business to come before the board, Vice Mayor Gilmore moved for adjournment. Alderman Gregory seconded.

Voting Aye: All

Voting No: None

**Motion Carried.**

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Mayor Tim Shaw

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Kelly Rider, City Recorder