

CITY OF GLEASON
CITY BOARD MINUTES

July 20, 2026

The Board of Mayor and Aldermen of the Town of Gleason met for its regular meeting July 20th at 5:00 PM, prevailing time at Gleason City Hall. The meeting was called to order by Mayor Charles Anderson.

The following were present:

Charles Anderson	Mayor
James Hines	Alderman
Mike Bennett	Vice Mayor
Shawn Francisco	Alderman
Mike Stafford	Alderman
Marsha Hatley	City Recorder
Tracy Gaylord	Assistant City Recorder
Jonathan McDowell	Police Sargent
Mark Stafford	Fire Chief
Rodney Garner	Public Works Director
Clay Wright	Water – Wastewater Superintendent
Carter Cook	Water – Wastewater Apprentice
Lowe Finney	City Attorney
Kevin Willie	Republic Services
Rachel Stigall	Saddle Club
Richard Stigall	Saddle Club
Kay Stigall	Saddle Club
Jona Lee Payne	Saddle Club
Luke Lawrence	Citizen
Lee Lawrence	Citizen
Amy Lawrence	Citizen
Trey Mayo	Citizen
	Press

1. Prayer – Charles Anderson
2. Pledge of Allegiance – Luke Lawrence, Valedictorian GHS & Trey Mayo, Salutatorian GHS
3. Reading of the June minutes was waived since each board member is furnished with a copy.
4. Financial Reports were reviewed.
5. Departmental Reports were given by Department Heads.
6. Alderman Mike Stafford made a motion to approve the minutes, financial reports, and departmental reports. Motion was seconded by Alderman James Hines. The motion carried.
James Hines – Yes
Shawn Francicso – Yes
Mike Stafford – Yes
Mike Bennett – Yes
Charles Anderson – Yes

7. Committee Reports – Mike Stafford noted that the Summer Reading Program was winding up. It has been a good program with a good turnout. Sydney is doing a good job.

CITIZENS CONCERNS / COMPLAINTS

8. Republic Services Representative Kevin Willie addressed was present to ask if there were any questions anyone had about the services being provided since the transition had begun from RAEKAR to Republic Services. No one had any questions or concerns.

OLD BUSINESS

9. Mayor Anderson presented the Board with the 2nd Reading of FY26 Budget Amendments. A motion was made by Alderman Mike Stafford to pass the amendments. The motion was seconded by Alderman Shawn Francisco. The motion passed.

Jame Hines – Yes
Shawn Francisco - Yes
Mike Stafford - Yes
Mike Bennett - Yes
Charles Anderson – Yes

NEW BUSINESS

10. Mayor Anderson presented an ordinance to rezone (3) properties that were previously residential but had been included in business zoning in error back to residential. A motion was made by Alderman Mike Bennett to rezone the (3) properties back to residential. The motion was seconded by Alderman James Hines. The motion passed

James Hines – Yes
Shawn Francisco – Yes
Mike Stafford – Yes
Mike Bennett – Yes
Charles Anderson – Yes

11. City Attorney Lowe Finney advised the Board that the Lease with the Saddle Club, flagged in the audit, was an extension of credit by the city as described in the letter from 2007. He advised that his opinion was the same that it was still good law. The Lease is not legal.
 - (1) If the city did this it must be for Public Purpose, not specific to the City Purposes.
 - (2) The rate being agreed to is a gift. The city cannot do that.
 - (3) The City Charter is very vague about doing this type of transaction. It is not on firm ground and if challenged, not raising property tax rate and doing this could set the city up for a real problem.
12. Rachel Stigall, Saddle Club Representative explained that the Saddle Club puts money into the property each year. They mow the grounds, pay utilities and property taxes. Money put into the property the past 5 years would be somewhere around \$18,000. She explained that the Saddle Club had recently torn down their announcer stand that was in disrepair and had

materials purchased to rebuild a new one. They planned to have an event around Tater Town Celebration.

13. Mayor Anderson asked if the money the Saddle Club has invested could be considered. City Attorney, Lowe Finney noted that he would look into that. He noted that the question is whether it was a benefit to the city.
14. Rachel Stigall, Saddle Club representative, noted that the Saddle Club puts on several shows throughout the year which bring lots of people to town. She also advised that surrounding towns that have Saddle Clubs maintain the grounds themselves and let the Saddle Clubs use them as needed. Occasionally the Saddle Clubs may make a donation to those Cities.
15. Alderman Shawn Francisco noted that the contract is null and void. In turn, we do not want to put the Saddle Club out. She suggested soliciting the property for rent and taking bids.
16. Mayor Anderson asked if the Equestrian Interest is slowing down in this area. Rachel Stigall responded that it depends on the event. Some shows bring bigger crowds than others. At most at this time the Saddle Club only has 4-5 people who show up to do the work to keep the Club active and the property maintained. She questioned why the property belongs to the City that the Saddle Club has been paying property taxes all these years? Mayor Anderson advised that we will get some clarification on the property taxes and let her know what the Trustee / Assessor's office says.
17. Alderman Shawn Francisco made the motion to rescind the Lease Contract between the Saddle Club and the City of Gleason. The motion was seconded by Mike Stafford. The motion passed.

James Hines – Yes

Shawn Francisco – Yes

Mike Stafford – Yes

Mike Bennett – Yes

Charles Anderson – Yes

18. Mayor Anderson advised that we would have a special called meeting August 3rd at 5PM to discuss the future use of the property by the Saddle Club once we have some clarification of how other towns operate their Saddle Clubs and if we can follow a type of Service Agreement with the Saddle Club similar to the Agreement the City has with the Rotary Club for the Park Programs.
19. Mayor Anderson asked Lowe Finney if we were close to being ready to approve the Employee Handbook. City Attorney, Lowe Finney responded that he had provided the updated handbook along with policy recommendations from MTAS for the Board's review. Once the Board decides if they would like to revise anything or add any of the additional policies to the Employee Handbook, he will update it and the Board could vote to approve the next meeting on August 17th.
20. Mayor Anderson noted that the burned-out property on South Cedar has now added an additional travel trailer. He stated that this has been ongoing for almost a year and we are not getting anywhere getting it cleaned up. Neighbors are calling and asking when we are going to make them clean it up.

21. City Attorney Lowe Finney advised that the city may need to amend the ordinances allowing the city to cite violations into city court. If so, the guidelines need to be very clear. Legislation has recently changed in July. We need to make sure that our ordinances line up with TN Code and site people into court instead of filing a lean for clean-up against the property. We need to possibly have these changes ready to pass at next meeting on August 17th.
22. Mayor Anderson advised that the BRAG Grant has issued \$20,000 to complete the first phase of the demolition and removal of the old hotel. The lead and asbestos testing have been completed and expended. The cost for that was \$7000. The application for the next phase has been completed. The cost of that was \$3000. At this point we are waiting for the owner to relinquish ownership to the city so that we can go forward with the grant.

ANNOUNCEMENTS

23. Special Called meeting August 3rd at 5 PM.
24. Regular meeting August 17th at 5 PM.
25. Metting adjourned 5:55 PM.