

**MINUTES  
MONTEAGLE CITY COUNCIL  
APRIL 28, 2025  
5:00 PM**

**PRESENT:**                   **MAYOR GREG MALOOF  
NATE WILSON  
DEAN LAY  
DAN SARGENT  
GRANT FLETCHER**

**Mayor Maloof called the meeting to order at 5:00 pm. The prayer was offered by Alderman Sargent. The pledge to our Nations's flag was led by Mayor Maloof. The city recorder called the roll and all were present. Alderman Sargent moved to approve the minutes of March 31, 2025. Alderman Wilson seconded the motion and it passed 5/0.**

**CITIZENS HEARING**

**Mr. Paul Fantuzzi has been working on a project on Parker Street for the past 10 months. The project has undergone various stages of town oversight. Throughout this time, it has faced unnecessary delays due to inconsistent procedures, shifting requirements and frequent rule changes imposed by the Planning Commission. The developer has fulfilled all obligations outlined in the town's codes and policies. The delays are not the result of developer error, but stem from internal mismanagement by the town officials.**

**Ms. Jessica Favaloro wanted to know why the Interstate rest areas are closed. They have a water leak and the Mayor will get more information from TDOT.**

## **MAYOR COMMENTS**

**Mayor Maloof thanked everyone involved with the Easter Egg Hunt. The next city meeting will be May 19, 2025 at 5pm. The next PC meeting will May 6, 2025. The ballfield has been used but there is no further use planned for this year. Sparkle Week will be May 12-16. There will only one pickup per street.**

## **FIRE DEPARTMENT**

**Chief Travis Lawyer gave his report. They continue training, some of the CDBG items are arriving, and they had 32 calls in April. Alderman Lay would like a breakdown of the fire calls.**

## **CODES ENFORCEMENT**

**The Super 8 issues have been resolved. There will be a meeting of the Mayor and the town attorney May 8, 2025 on the RV being moved from the Church. Alderman Lay asked how residents are cited to city court.**

## **BUILDING INSPECTOR**

**There were 7 inspections and 2 Certificate of Occupancy issued. There were 4 permits issued. There have been no problems from Campbell Subdivision.**

## **POLICE DEPARTMENT**

**Chief William Raline gave his report. Mountain Inn a settlement has been reached regarding some charges. Charges have been dropped on one and pending on the second one. The charge is filing a false police report. There have been people living behind Circle K on private property. Chief has sent a letter to the property owner. Mayor Maloof is signing a letter regarding children getting free lunch during the summer montha.**

## **UTILITY DEPARTMENT**

**Mr. John Condra discussed the sewer monthly report with the council. They would like to have the Sewer and Water reports each month.**

## **STREET DEPARTMENT**

**Mr. Keith Butner discussed that the counties help the town when we need paving or tar and chip for streets. Prices change so it is hard to say what it would cost.**

## **BEAUTIFICATION**

**Ms. Martha Ann Piltcher reported that there will a Roots to Shoots Wednesday at 1pm at the MSSA. The Arts Council are looking at painting the trash cans and Mr. Dan Pate is working on planting in the triangle.**

## **IMAGINE MONTEAGLE**

**Alderman Wilson reported that there are several committees working on different projects. The group that has been hired to go over planning and zoning will be working on ordinances. They are also looking at the downtown area. Alderman Wilson discussed the long term water issue. There was also discussion on lot sizes and multi-family buildings downtown.**

## **ALDERMAN**

**Alderman Fletcher discussed getting a city Logo. He stated that the school sign is one of the first things happening in the Imagine Monteagle. We will set up a meeting about the Tracy City contract.**

**Alderman Sargent discussed the I & I utility project, dirt work at the convenience center and that the TDOT project is starting.**



Alderman Lay discussed the safety issues at the Pilot and on Wrens Nest Road. He discussed the Tracy City utility contract. He wanted to know if there is a pay scale for employees and overtime. He asked about the Armory and discussed Sparkle Week.

## **OLD BUSINESS**

**SECOND READING OF ORDINANCE 03-25** – an ordinance to amend the zoning ordinance to add additional requirements for Special Exceptions. Alderman Sargent moved to approve this ordinance on second reading. Alderman Fletcher seconded the motion and it passed 5/0.

## **NEW BUSINESS**

**FIRST READING OF ORDINANCE 04-25** – an ordinance to create section 544 small box discount stores and make small box discount stores a permitted use in the C-3 interchange commercial district. Alderman Fletcher moved to approve this ordinance on first reading. Alderman Sargent seconded the motion and it passed 5/0.

**FIRST READING OF ORDINANCE 05-25** – an ordinance to amend the zoning map to rezone tax map 107f b parcel 002.00 from R-3 to C-2. Alderman Sargent moved to approve this ordinance on first reading. Alderman Wilson seconded the motion and it passed 5/0.

**FIRST READING OF ORDINANCE 06-25** – an ordinance to amend title 9 Chapter 4 of the municipal code relative to mobile food unites aka food trucks. Alderman Sargent moved to approve this ordinance on first reading. Alderman Lay seconded the motion and on roll call vote it passed 3/2. There will be a workshop to discuss this ordinance before the second reading.

**FIRST READING OF ORDINANCE 07-25** – Budget amendment. Alderman Fletcher moved to approve this ordinance on first reading. Alderman Sargent seconded the motion and it passed 5/0.

**FIRST READING OF ORDINANCE 08-25 – an ordinance relating to development review and recovery of the town's expenses for development review by the town engineer. There was discussion and Alderman Sargent moved to approve this ordinance on first reading. Alderman Fletcher seconded the motion and on roll call vote the motion failed 2/3. This will be discussed at a workshop.**

**FIRST READING OF 2025-2026 BUDGET – Alderman Lay moved to approve the budget 2025-2026 he asked that it be put on the website before the second reading. Alderman Sargent seconded the motion and on roll call vote passed 4/1.**

**RESOLUTION 02-25 – This is a resolution authorizing the Mayor to sign a resolution for the right of way needed for the bridge replacement project over Interstate 24 and the creation of Mountain Goat Trail in that vicinity. Alderman Lay stated that he owns property that TDOT may purchase for this project.**

**Alderman Sargent moved to approve this resolution. Alderman Wilson seconded the motion and it passed 4/1 Alderman Lay abstained.**

**Alderman Wilson moved to adjourn the meeting at 7:22 pm. Alderman Sargent seconded the motion and it passed 5/0.**

**Respectfully Submitted,**

  
\_\_\_\_\_  
**Mayor Greg Maloof**

  
\_\_\_\_\_  
**City Recorder Debbie Taylor**



# Monteagle Volunteer Fire Department

*Fire Chief Travis Lawyer*

Post Office Box 127

Monteagle, TN 37356

Phone- 931-383-9205

Email- [fd.construction@yahoo.com](mailto:fd.construction@yahoo.com)

Date: April 28, 2025

From: Travis Lawyer; Fire Chief

Re: Fire Department / Building Inspections/ Codes Monthly Report

## Fire Department Report:

**-32 Calls for the month of April-**

- 6 members have been chosen for the first responder medical class, which they are attending at this time and will be through June when they take their National Registry exams.
  - Items from our CBDG Grant are arriving. These items will be stored until complete orders come in and then inventoried by SETD, then issued to the department.
  - Our hearts and prayers are with the Tracy City Community and the Hargis Family on the loss of the Annex Café due to the recent fire. Fire members done a great job containing the fire and keeping it isolated only to the Annex building.
- 

## Codes Enforcement Report:

- Super 8 has remediated the issues with the abandoned vehicles and are in current compliance with municipal regulations.
  - 1 residential property remains in remediation for property maintenance issues.
  - An RV at a local church has been moved and the ordinance has been addressed with the RV owner. There is a possibility of an appeal as well as an exception to be requested later regarding this case.
- 

## Building Inspections Report:

- 7 inspections done. 2 Cert of Occupancy issued
- 4 Permits issued

# Monteagle Police Department

143 College Street

Monteagle, TN 37356

931-924-4964

March 15<sup>th</sup> 2025 –April 15<sup>th</sup> 2025

Public Intoxication \_\_0\_\_

Evading Arrest \_\_0\_\_

Carry a Weapon \_\_0\_\_

Driving on Revoked/Suspended \_2\_

Resisting Arrest \_0\_\_

DUI \_\_2\_\_

Agg Assault \_\_0\_\_

Violation of probation/order 2

Theft/Larceny / Identity Theft = 1

Escorts \_\_0\_\_

Citations / Warnings = 15 Citations 4 Warnings

Total calls for service = 343 up from last month 248

Vehicle Crashes # 11 down from 13

Traffic Stops # 56

Simple Assault \_\_2\_\_

Domestic Assault \_1\_\_

Disorderly Conduct \_1\_\_

Reskless Driving \_0\_\_

Vandalism 1\_\_

Burglary \_0\_\_

Drug Related \_3\_\_

Trepass \_\_0\_\_

Criminal Simulation \_0\_\_



## Police news / public announcement

**Scams:** There is a scam currently being sent to residence. It's a check that looks real from the IRS. On the Back it asked for your personal information and directed you to fax or email the back of the fake check. DO NOT do this. If you receive an IRS check you would just deposit it in the bank account and the bank would get what information they needed per their bank policy.

A text has been generated that stated you have an unpaid toll bill. This is a scam. They want you to give them your personal information so they can use it. Ask yourself when "I last traveled to a location where I had to pass a toll booth".

The Mountain Inn update.

So, I have been told by the district attorney's office. That a settlement has been reached regarding the charges. Charges have been dropped on 1 of the accused. Charges are pending on the 2<sup>nd</sup>. As long as the 2<sup>nd</sup> accused stays out of trouble for 6 months then charges could be dismissed, or

another compromise may take place. I spoke to one of the 2 owners and their plan is to rebuild the condemned location known as the Mountain Inn. The Monteagle Police department is dedicated to ensuring that the Mountain Inn and Super 8 Hotel are a safe area for our visitors and the residence. I am confident with the help of the owners of the hotel we can do this.

STATE OF TENNESSEE

COUNTY

Grundy/Marion

4-28-25

Date

CITY OF MONTEAGLE COUNCIL MEMBERS

RESOLUTION

No. 02-25

Authorization for the Mayor of Monteagle to sign a

Proposal with Tennessee Department of Transportation

For Project No. 133134.00 Interchange Bridge Replacement

NOW, THEREFORE BE IT RESOLVED by the Legislative Body of the City of Monteagle meeting in regular session this 28th day of April, 2025 that the Mayor be authorized to sign a Proposal with the Tennessee Department of Transportation for the road improvement project.

We, the undersigned City Council members, move the adoption of the above Resolution.

Councilmember Dan Sargent moved to adopt the resolution.

Councilmember Nate Wilson seconded the motion.

Voting in Favor 4 Voting Against 1 abstain

APPROVED:

Greg Melroy

Mayor, City of Monteagle

ATTEST:

Schra Taylor

City Clerk

**P R O P O S A L**

**OF THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF TENNESSEE**

**TO THE CITY OF MONTEAGLE, TENNESSEE:**

The DEPARTMENT OF TRANSPORTATION of the State of Tennessee, hereinafter “DEPARTMENT”, proposes to construct a project in the City of Monteagle, Tennessee, hereinafter “CITY”, designated as Federal Project No. , State Project No. 58I024-S0-006,58I024-S3-006,58I024-S2-006,58I024-S1-006 , that is described as “Interchange at SR-15, LM 0.02 (Exit 134) including the SR-15 overpass Bridge Replacement (GFT) Route: I-24”, provided the CITY agrees to cooperate with the DEPARTMENT as set forth in this proposal, so that the general highway program may be carried out in accordance with the intent of the General Assembly of the State.

Accordingly, the parties agree as follows:

1. That in the event any civil actions in inverse condemnation or for damages are instituted by reason of the DEPARTMENT, or its contractor, going upon the highway right-of-way and easements, and constructing said project in accordance with the plans and as necessary to make the completed project functional, the CITY will notify in writing the Attorney General of the State, whose address is 425 Fifth Avenue North, Nashville, Tennessee, 37243, of the institution of each civil action, the complaint and all subsequent pleadings, within ten (10) days after the service of each of the same, under penalty of defending such actions and paying any judgments which result therefrom at its own expense.

2. The CITY will close or otherwise modify any of its roads, or other public ways if indicated on the project plans, as provided by law.

3. The CITY will transfer or cause to be transferred to the DEPARTMENT without cost



to the DEPARTMENT, all land owned by the CITY or by any of its instrumentalities as required for right-of-way or easement purposes, provided such land is being used or dedicated for road or other public way purposes.

4. Where privately, publicly or cooperatively owned utility lines, facilities and systems for producing, transmitting or distributing communications, power, electricity, light, heat, gas, oil, crude products, water, steam, waste, storm water not connected with highway drainage, and other similar commodities, including publicly owned facilities such as fire and police signal systems and street lighting systems are located within the right-of-way of any road or other public way owned by the CITY or any of its instrumentalities, the CITY agrees that it will take any action necessary to require the removal or adjustment of any of the above-described facilities as would conflict with the construction of the project. But the foregoing may not be a duty of the CITY since it shall become operative only after the DEPARTMENT has been unsuccessful in its efforts to provide for said removals or adjustments for the benefit of the CITY.

The foregoing does not apply to those utility facilities which are owned by the CITY or one of its instrumentalities, it being understood that the CITY has the duty to relocate or adjust such facilities, if required, provided the CITY is notified to do so by the DEPARTMENT with detailed advice as to this duty of the CITY.

5. The CITY will maintain any frontage road to be constructed as part of the project.

6. After the project is completed and open to traffic, the CITY will accept jurisdiction and maintenance such parts of any existing DEPARTMENT highway to be replaced by the project, as shown on the attached map.

7. The CITY will make no changes or alter any segment of a road on its road system that lies within the limits of the right-of-way acquired for any interchange to be constructed as part of the project and will not permit the installation or relocation of any utility facilities within the

right-of-way of any such a segment of one of its roads without first obtaining the approval of the DEPARTMENT.

8. No provision hereof shall be construed as changing the maintenance responsibility of the CITY for such part of the project as may presently be on its highway, street, road or bridge system.

9. It is understood and agreed between the DEPARTMENT and the CITY that all traffic control signs for the control of traffic on a street under the jurisdiction of the CITY and located within the DEPARTMENT's right-of-way shall be maintained and replaced by the CITY.

10. When traffic control devices for the direction or warning of traffic, lighting of roadways or signing, or any of them, which are operated or function by the use of electric current are constructed or installed as part of the project, they will be furnished with electricity and maintained by the CITY.

11. If, as a result of acquisition and use of right-of-way for the project, any building and/or structure improvements become in violation of a CITY setback line or building and/or structure requirement, including, but not limited to, on-premise signs, the CITY agrees to waive enforcement of the CITY setback line or building and/or structure requirement and take other proper governmental action as necessary to accomplish such waiver.

12. If, as a result of acquisition and use of right-of-way for the project, any real property retained by any property owner shall become in violation of a CITY zoning regulation or requirement, the CITY agrees to waive enforcement of the CITY zoning regulation or requirement and take other proper governmental action as necessary to accomplish such waiver.

13. The CITY will not authorize encroachments of any kind upon the right-of-way, nor will the CITY authorize use of the easements for the project in any manner which affects the DEPARTMENT's use thereof.

14. The CITY will obtain the approval of the DEPARTMENT before authorizing parking on the right-of-way and easements for the project.

15. The CITY will not install or maintain any device for the purpose of regulating the movement of traffic on the roadway except as warranted and in conformity with the Manual on Uniform Traffic Control Devices.

16. If the project is classified as full access control (i.e. a project which has no intersecting streets at grade), then the DEPARTMENT will maintain the completed project. If the project is not classified as full access control, then the DEPARTMENT will maintain the pavement from curb to curb where curbs exist, or will maintain the full width of the roadway where no curbs exist. The CITY agrees to maintain all other parts of non-access control projects; provided, however, that any retaining walls, box culverts, or other like structures constructed as part of the project that support the structural integrity or stability of the roadway surface shall be maintained by the DEPARTMENT.

17. If a sidewalk is constructed as a component of this project, the CITY shall be responsible for maintenance of the sidewalk and shall assume all liability for third-party claims for damages arising from its use of the sidewalk or premises beyond the DEPARTMENT'S maintenance responsibilities as set forth in section 16 of this Proposal.

18. When said project is completed, the CITY thereafter will not permit any additional median crossovers, the cutting of the pavement, curbs, gutters and sidewalks, by any person, firm, corporation, or governmental agency, without first obtaining the approval of the DEPARTMENT.

19. The DEPARTMENT will acquire the right-of-way and easements, construct the project and defend any inverse condemnation for damage or civil actions of which the Attorney General has received the notice and pleadings provided for herein; provided, however, that if the



project is being constructed pursuant to a contract administered by the DEPARTMENT's Local Programs Development Office, the terms of that contract shall control in the event of a conflict with this Proposal..

20. The project plans hereinbefore identified by number and description are incorporated herein by reference and shall be considered a part of this proposal, including any revisions or amendments thereto, provided a copy of each is furnished the CITY.

21. The acceptance of this proposal shall be evidenced by the passage of a resolution or by other proper governmental action, which shall incorporate this proposal verbatim or make reference thereto.

IN WITNESS WHEREOF, the DEPARTMENT has caused this proposal to be executed by its duly authorized official on this the 28 day of April, 2025.

THE CITY OF Northeast, TENNESSEE

BY: Marg Malar  
MAYOR

DATE: 4-28-25

STATE OF TENNESSEE  
DEPARTMENT OF TRANSPORTATION

BY: \_\_\_\_\_  
HOWARD H. ELEY  
COMMISSIONER

DATE: \_\_\_\_\_

APPROVED AS TO FORM AND LEGALITY:

BY: \_\_\_\_\_  
LESLIE SOUTH

DATE: \_\_\_\_\_



GENERAL COUNSEL



**STATE OF TENNESSEE  
DEPARTMENT OF TRANSPORTATION**

REGION 2 RIGHT OF WAY  
7512 VOLKSWAGEN DRIVE  
CHATTANOOGA, TN 37416  
(423) 892-3430

**BUTCH ELEY**  
DEPUTY GOVERNOR &  
COMMISSIONER OF TRANSPORTATION

**BILL LEE**  
GOVERNOR

**DATE: MARCH 14, 2025**

Greg Maloof, Mayor  
City of Monteagle  
16 Dixie Lee Ave  
Monteagle, TN 37356

**RE: Proposal for Acceptance**  
STATE PROJ. #: **581024-S0-006, 581024-S1-006, 581024-S2-006, 581024-S3-006**  
FED PROJ. #:  
COUNTY(s) **Grundy**  
PIN #: **133134.00**  
DESCRIPTION: **Interchange at SR-15, LM 0.02 (Exit 134) including the SR-15 overpass Bridge Replacement (GFT) Route: I-24**

Dear Mayor Greg Maloof:

Enclosed you will find an original and two (2) copies of a proposal to be presented before your agency councilmembers for acceptance of same by Ordinance or Resolution, whichever is applicable.

Following acceptance, two (2) copies of the proposals should be returned to me, each accompanied by a certified copy of the Ordinance or Resolution, whichever is applicable. Please note on the original Ordinance or Resolution the book and page number where same has been properly recorded. A sample Resolution is enclosed should the city not already have one available.

It is important that this proposal be accepted as soon as possible in order not to delay the project from being let to contract as scheduled. If you have any questions or anticipate any delay in the acceptance of the proposal, please feel free to call me.

Sincerely yours,

A handwritten signature in cursive script, appearing to read "Rudy Leath".

TDOT Regional ROW Manager  
Phone: 423-510-1238

## **MONTEAGLE CITY COUNCIL MEETING**

**April 28, 2025**

### **AGENDA**

- 1. Call to Order -- Mayor**
- 2. Prayer -- Chaplain**
- 3. Pledge of Allegiance**
- 4. Roll Call – City Recorder**
- 5. Approval of Minutes**
- 6. Citizens Comments**
- 7. Mayor's Communications**
- 8. Calendar of Events**
- 9. Reports of Committees and Members**
  - a. Police Department**
  - b. Fire Department**
  - c. Parks & Recreation**
  - d. Utility Manager**
  - e. Street Department**
  - f. Building Inspector/Codes**
  - g. Planning Commission**
  - h. Beautification/Tree Board**
  - i. Imagine Monteagle**
  - j. Alderman Report**
- 10. OLD BUSINESS**
  - a. Second reading of Ordinance 03-25 (Additional requirements for Sp Ex)**
  - b.**
- 11. NEW BUSINESS**
  - a. First reading of Ordinance 04-25 ( Small Box Discount stores)**
  - b. First reading of Ordinance 05-25 ( Change zoning from R-3 to C-2)**
  - c. First reading of Ordinance 06-25 (Food Trucks)**
  - d. First reading of Ordinance 07-25 (Budget Amendment)**
  - e. First reading of Ordinance 08-25 (Development review fees)**
  - f. First reading 2025-2026 Budget**
  - g. 02-25 Resolution TDOT**

## **12. Adjournment**

**Next Meeting will be May 19, 2025**

## **NOTICE**

**The Monteagle Beer Board will meet April 28, 2025 at 4:30 pm. The beer application is for Mountain Top Restaurant.**

**Following the Beer Board meeting there will be a Public Hearing at 4:45 for Ordinance 03-25 an ordinance to add additional requirements for special exceptions to the zoning ordinance.**

**Following the Public Hearing the regular City Council meeting will be at 5:00 pm in the conference room at City Hall**

**The regular Planning Commission meeting will be held May 6, 2025 at 4:00 pm in the conference room at City Hall.**