

**MINUTES
MONTEAGLE CITY COUNCIL
JANUARY 27, 2025
5:00 PM**

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

Vice Mayor Wilson called the meeting to order at 5:00 pm. The prayer was offered by Alderman Sargent and the pledge was offered by Alderman Wilson. The City Recorder called the roll and all were present. Alderman Sargent moved to approve the minutes of December 30, 20024. Alderman Lay seconded the motion and it passed 5/0.

CITIZENS

Mr. Dewight Layne stated that the town needs wrecker rules. There will be research on this matter.

CALENDER OF EVENTS

The next Planning Commission meeting will be February 4th at 5:00 pm. The Imagine Monteagle will have a meeting on February 6th and the next City Council meeting will be February 24th at 5:00 pm.

UTILITY

Mr. Travis Wilson with LJA Engineering reported that the sewer rehab work will be finished in a couple of months. He discussed the Task Order for a new lift station behind the Waffle House. This lift station is old and in need

of replacement. The Hampton Inn will flow into this station. The three main issues with the sewer system are the Regency pump station, manholes leaking and the limits at the sewer plant. The water & sewer system is outdated and the state has given the town several violations to be addressed. The Task Order is for the design of the pump station. This will be out of pocket cash and the construction will be an SRF loan if approved.

POLICE DEPARTMENT

Officer Karteron gave the report. The Chief is out sick. They have been dealing with a runaway juvenile and firearms being shot right outside the city. It is foggy on the mountain so people need to turn on their headlights. The NCIC is used to get information when running a tag or if someone has an accident.

FIRE DEPARTMENT

Chief Travis Lawyer gave his report. The fire department used 18,000 gallons of water. There will be a bid opening for the CDBG grant on January 28th. They are continuing training. Mr. Gene Williams of the Red Cross was present. He came to Monteagle to help the displaced people from the Mountain Inn fire.

CODES

Mr. Lawyer continued as AJ Wade is sick. He has been working on signs. There are 26 signs that need attention. The living arrangements of the people at the chiropractor office has been addressed.

BUILDING INSPECTOR

Mr. Lawyer reported two inspections, one Certificate of Occupancy and two permits issued.

STREET DEPARTMENT

There was discussion on planting trees around the fire department, city streets and private drives.

BEAUTIFICATION /TREE BOARD

The Beautification Committee requests that the Town budget each year at least \$ 3000.00 for lights to be purchased for the Main Street corridor and Hannah Picket Park. They also request the lights through town be on all year and if we need to hire a person to install the lights add additional funds for this purpose.

IMAGINE MONTEAGLE

Alderman Wilson stated there are three consultants with proposals for the imagine Monteagle project. There will be a meeting on February 6th . Alderman Wilson will be attending a retail academy in Franklin, Tn. There are four committees addressing Imagine Monteagle. The Economic Development, Tourism, Beautification, and Funding committees.

ALDERMAN

Alderman Fletcher asked if we have maps of the utility lines and we do. He asked about the website and there are talks to a company that may be working on the site for the city. He stated he completed a MTAS training and encouraged other alderman to do the same. He attended the 911 meeting.

Alderman Lay asked if MTAS could come and give a presentation of what they offer to cities. He wanted to know why retail and commercial use is not allowed in C-3. Mayor Maloof will have this brought up at the next Planning Commission meeting per Alderman Lay's request. He would also like this to be on the agenda for the February meeting.

Alderman Sargent would also like MTAS to do a presentation. He praised the city workers for a job well done in the bad weather.

OLD BUSINESS

SECOND READING OF ORDINANCE 20-24 ADOPTING THE ZONING ORDINANCE -- Alderman Fletcher moved to approve this ordinance on second reading. Alderman Sargent seconded the motion and it passed 5/0.

NEW BUSINESS

LIFT STATION TASK ORDER -- This is a task order from LJA Engineering to design the Regency lift station. The cost for engineering services will be \$ 239,950. Alderman Sargent moved to approve the task order. Alderman Lay seconded the motion and on roll call vote it passed 5/0.

Ms. Teresa Campbell was present to discuss the need for funds for the Grundy County Food Bank. They help more than 300 families. The council will look at the budget and get back to her.

RESOLUTION 01-25 -- This is a resolution in appreciation of service that Mary Jane Flowers provided the community during her life. Alderman Lay moved to approve this resolution. Alderman Sargent seconded the motion and it passed 5/0.

DISCUSSION OF ORDINANCE 16-24 CONVENIENCE STORES -- Alderman Lay has concerns with items 1-5 in the ordinance. He would like to have this back on the agenda in February.

REVIEW OF BANK COMP'S REQUIRED BY THE STATE -- There were interest rates from three banks. Mountain Valley Bank, Citizens Tri-County Bank and Towers Bank. After review Alderman Fletcher moved to accept the rates from Mountain Valley Bank. Alderman Sargent seconded the motion and on roll call vote it passed 5/0.

ORDINANCE 01-25 AND ORDINANCE 02-25 – Mr. Buddy Petty was present to discuss the Rate Study. Alderman Sargent moved to pass both ordinances on first reading. Alderman Fletcher seconded the motion and on roll call vote it passed 5/0.

There being on other business the meeting adjourned at 7:48 pm.

Respectfully Submitted,



Mayor Greg Maloof



City Recorder Debbie Taylor

Monteagle Police Department

143 College Street

Monteagle, TN 37356

931-924-4964

December 15th 2024 – January 15th 2025

Public Intoxication __1__

Evading Arrest __0__

Carry a Weapon __0__

Driving on Revoked/Suspended _2__

Resisting Arrest _0__

DUI __0__

Agg Assault __0__

Simple Assault _0__

Domestic Assault _2__

Disorderly Conduct _0__

Reskless Driving _0__

Vandalism 0__

Burglary _0__

Drug Related _4__

Trepass __0__

Criminal Simulation _0__

Shoplifting _0__

Theft/Larceny / Identity Theft =1 Vehichle and recoverd_

Escorts __7__

Citations / Warnings = 72

Total calls for service = 222 up from last month 111

Vehichle Crashes # 16

Monteagle Volunteer Fire Department

Fire Chief Travis Lawyer

Post Office Box 127

Monteagle, TN 37356

Phone: 931-383-9205

Email: fd.construction@yahoo.com

Date: January 19, 2025

From: Travis Lawyer; Fire Chief

Re: Fire Department / Building Inspections/ Codes Monthly Report

Fire Department Report:

-26 Emergency Calls to date for the month of January-

- SETD has announced a formal bid opening date for our CBDG grant for January 28th. This should then allow us to finally make purchases on it.
- Some general maintenance has been done in house on a few of the vehicles. Brindlee Mountain should be through within the next few weeks to do the annual service on the entire fleet of fire trucks.
- Annual EVOC/VFK training recert is coming up within the next few weeks. This course will be mandatory for all members eligible to drive and operate fire apparatus.
- NO, I haven't heard anything from Brindlee on the Ladder, NO, it isn't back, so No, its not done.

Codes Enforcement Report:

- We have been working throughout the town on the signs. In all there are 25 that we have taken pictures of and are working on references. Most fall into the sign maintenance category of the Sign Ordinance.
- The living arrangements of the folks in the chiropractor office have been addressed. After investigating the circumstances of the property, we have concluded the property falls into a non-conforming category due to the ownership remaining the same as well as the utilities not lapsing and running concurrently.
- Mountain Inn has boarded up windows and secured the building. Still, there is no further discussion on plans or outcomes. We will continue to inspect and enforce as necessary on the property.

Building Inspections Report:

- 2 inspections done. 1 Cert of Occupancy issued
- 2 Permits issued

The Red Cross is a nonprofit organization that depends on volunteers and the generosity of the American public to deliver its mission. Not governmental funded.



The work of the American Red Cross is possible through the generosity of donors and the power of volunteers. Donations to American Red Cross Disaster Relief helps communities prepare for, respond to and recover from disasters big and small.

*The American Red Cross prevents and alleviates human suffering in the face of emergencies by mobilizing the power of volunteers and the generosity of donors.
Heart of Tennessee*

About the American Red Cross in Tennessee

The Tennessee Region of the American Red Cross serves all 95 counties in Tennessee. We also serve Crittenden County in Arkansas and Desoto and Tunica counties in Mississippi. We are dedicated to helping victims of disaster and providing programs and services that help our community prevent, prepare for, and respond to emergencies.

The Tennessee Region – part of a nationwide network of locally supported chapters - is comprised of the following eight Red Cross chapters: East Tennessee, Heart of Tennessee, Mid-South, Mid-West Tennessee, Nashville Area, Southeast Tennessee, Northeast Tennessee and Tennessee River.

[American Red Cross Heart of Tennessee Chapter](#) 501 Memorial Blvd. Murfreesboro, TN 37129 615-893-4272



Red Cross responds to major disasters floodings, tornados, hurricanes, local house fires, providing short term relief. The Red Cross is a nonprofit organization that depends on volunteers and the generosity of the American public to deliver its mission.

December 5, 2024 Grundy County

Mountain Inn Hotel 715 West Main Street Monteagle, Tennessee 37356



On December 5, 2024 a fire broke out at the Mountain Inn Hotel in Monteagle Tennessee the fire department was dispatched at approximately 21:52 pm Thursday and on December 6, 2024 Friday at 10:20 EST American Red Cross was notified at the Tennessee Region Southeast Tennessee Division Chattanooga Chapter Disaster Program Manager Kiersten McIntyre was assigned to this event, she requested mutual aid from the Heart Of Tennessee Chapter to assist with this large event. Total loss 16 different rooms affected everyone living in this facility. Total number of 36 clients affected ages ranging from 11 year old to 77 years old. Total of 16 different cases were opened up with financial assistance with a Total 21 males 15 females.

**3 male teenage years group
1 male 1 females years of age 20's group
2 males 1 females years of age 30's group
5 males 3 females years of age 40's group
4 males 6 females years of age 50's group
4 males 2 females years of age 60's group
2 males 2 females years of age 70's group**

Total Red Cross Financial assistance given December 6, 2024 was \$ 9080 plus other assistance was given as needed later.

36 Red Cross Blankets and 36 Comfort Kits distributed to each client.



MONTEAGLE WATER REPORT

MONTH: Dec YEAR: 25

WATER SUPPLY

(in feet below full)	Current	Last Month	Last Year at this time
Laurel Lake	11' 8"	11' 8"	11' 8"

Month

YTD

WATER TREATMENT DEMAND

A. New Commercial Water Taps	0	
B. New Residential Water Taps	2	
C. Water Produced at plant (gal)	90,115,000	
D. Water Purchased from Tracy City (Armory)	2219480	
E. Water Purchased from Tracy City (Other bills)	211150	
F. Water Sold	17,068,599	
G. Line Flushing and Fire Department	7,000	
H. Unaccounted Water (gal)		
I. Unaccounted for Water (%)		

Month

YTD

Total Active

services: ~~1516~~
1516

Repairs, Service,
outages, or TDEC
notices in previous
month:

The 6" Water line across
Railroad bridge has been replaced
and is back in service

Formulas

Water sold = Total receipts from billing

Unaccounted water = C + D + E - F

Unaccounted Water % = H / (C + D + E)

Pending repairs or
Equipment needs:

MONTEAGLE SEWER REPORT
MONTH: Dec. YEAR: 2024

WASTEWATER TREATMENT LOADING

A. New Commercial Sewer Taps	0	
B. New Residential Sewer Taps	0	
C. Effluent Treated (gal at plant)	9.395000	
D. Total Wastewater Service Sold (gal)	14.887.828	
E. Wastewater Treated for Tracy City (gal)	1.268.428	
F. I&I (gal)	5.492	
G. Rainfall for Period (inches)	5.46	
H. I&I % Metered Sales	3.69 37	

Active Services: 300

Repairs, Service,
outages, or TDEC
notices in previous
month

John Andra

Pending repairs or
Equipment needs:

Formulas

Wastewater Service sold = Total
receipts from billing (Includes Tracy
City)

I & I = C - D

I & I % of metered sales = F / D

January 27, 2025

Request to the Monteagle Town Council

The Beautification Committee requests that the Town of Monteagle budget each year at least \$3,000 for lights to be purchased, replaced and installed in the Main Street corridor around the trees and in Hannah Picket Park, locations to be determined. Furthermore, we request that the lights on the trees in the greenway be on throughout the year. If it becomes necessary to hire someone to install the lights yearly then additional funds should be budgeted for this purpose.

Imagine Monteagle Committees and Descriptions

The following is a recommendation for select committees to help implement portions of the Imagine Monteagle report findings. Each committee would be at liberty to create whatever subcommittees they feel necessary and to conduct their business as best seems fit for their tasks. The tasks and suggestions below can be modified by each committee to ensure they have a clear understanding of their purpose and goals. Additionally, it is recommended that there be an overall Fundraising Coordinator to direct fundraising goals. The Coordinator will: 1) work with each committee to identify fundraising needs/goals and 2) ensure that individual committee fundraising activities are prioritized and are in sync with the entire Imagine Monteagle plan, 3) are not conflicting with each other, and 4) that potential donors are not overwhelmed by multiple simultaneous requests.

It is recommended that each committee start by drafting a "charter" clearly outlining and describing their function, actions, and ultimate goals at a minimum. Each charter should be shared with other committees to ensure there are no significant overlaps or gaps in the city's overall intentions.

- 1) **Economic Development** – This committee is tasked with identifying types of businesses that best fit with the community's needs, sourcing methods to locate potential business owners, and working with current property owners along the corridor to gauge interest in opening a business or selling property. Specific tasks may include:
 - a. Define and brainstorm about what types of businesses are a good fit for the Monteagle corridor and community;
 - b. Who and How to target specific individuals or entrepreneurs with an interest in opening businesses;
 - c. Work closely with city officials on infrastructure capability for new businesses (water and sewer requirements or city restraints for service);
 - d. Suggest methods to increase Monteagle's digital presence on line (social media, etc.) to market the business needs and availability.
- 2) **Tourism** – This committee would be responsible for suggesting strategies and specific actions to market Monteagle as a destination spot and as the first gateway to the Cumberland Plateau. Specific tasks may include:
 - a. Create (or provide suggestions for creating) a marketing campaign designed to give Monteagle recognition for a variety of tourism related activities; create appropriate materials and oversee the town's website (this may include a contract web administrator);
 - b. Coordinate with Tracy City and other surrounding communities to share resources and ideas about attracting visitors;
 - c. Work with the Economic Development Committee to ensure the marketing strategy and Economic Development strategies are closely aligned and supportive of each other;

- d. Brainstorm about Special Events (concerts, vendor fairs, etc.) that are for local community members AND outside visitors and produce events;
- e. Work with Beautification Committee (art subcommittee) to support specific areas of Monteagle designated for artwork, kiosks, plaques, etc. and ensure it ties into the marketing strategy;
- f. Make suggestions for signage and work with City Council to recommend possible adaptations to the city's sign ordinance.

3) Beautification Committee – This committee is responsible for generating ideas and action plans for general beautification of Monteagle with special attention to the Main Street corridor. This may include landscaping suggestions, new signage (coordinated with Tourism committee), local artwork, etc. It is suggested that this committee have three subcommittees as follows:

- a. City Artwork Subcommittee – Suggest artwork (murals, sculptures, etc.) for key areas of the Main Street corridor;
- b. Tree Board – Continue current Tree Board actions and suggestions with intent of possibly becoming its own separate board/full committee;
- c. Landscaping Committee – Identify areas for landscape improvements for both private and public spaces;

4) Funding Committee – This committee will be dedicated to finding and applying for Grants in conjunction with or for each committee. Additionally, the committee will be responsible for the coordination of all fundraising efforts by each individual committee (fundraising traffic cop) helping to alleviate over-pressure on specific donors and grant applications, and properly synchronizing timing of fundraising activities.

ORDINANCE NO. 16-24

AN ORDINANCE TO AMEND THE MONTEAGLE ZONING ORDINANCE TO REMOVE
CONVENIENCE STORES AS A PERMITTED USE IN C-1 AND TO ADD ADDITIONAL
RESTRICTIONS TO SECTION 518 CONVEINEINCE STORES
IN THE TOWN OF MONTEAGLE

WHEREAS, the authority granted in Tennessee Code Annotated (TCA), Section 13-7-201, allows for the zoning of territory within a municipality; and

WHEREAS, the Monteagle Board of Mayor & Aldermen has implemented zoning districts as provided for in TCA, Section 13-7-202; and

WHEREAS, TCA Section 13-7-204 enables a municipality with the authority to amend zoning ordinances and zoning maps; and

WHEREAS, in accordance with TCA, Section 13-7-203(A), an advertised public hearing was held prior to the adoption of this zoning ordinance amendment with at least twenty-one (21) days' notice being given of the public hearing; and

WHEREAS, in accordance with TCA, Section 13-7-203(B), the Monteagle Municipal-Regional Planning Commission approved and recommended the zoning amendment herein described to the Monteagle Board of Mayor and Aldermen;

WHEREAS, pursuant to the requirements of TCA, Section 13-7-204, the planning commission has recommended amendments to the zoning ordinance, as herein described; and

NOW, THEREFORE, BE IT ORDAINED by the Board of Mayor & Aldermen of the Town of Monteagle, Tennessee that the Monteagle Zoning Ordinance be and hereby is amended as shown below:

Section 1: Amend the language in the Schedule of Permitted Uses by removing Convenience Stores as a permitted use in C-1 as follows:

BUSINESS AND COMMERCIAL USES	C-1	C-2	C-3	I-1	R-1	R-2	R-3	R-4	I-D	Additional Requirements Section 518
Convenience stores	●	●								

****Uses highlighted in green shall only be granted upon approval of a special exception, per section 1107**

Section 2: Amend Section 518 Convenience Stores by adding the following restrictions as follows:

Add: B. The following restrictions will be required for new convenience stores in the Town of Monteagle.

1. Building size for convenience stores will be a maximum of 5,000 sq. ft.

2. Off-street parking and convenient pedestrian access will be required for every convenience stores in accordance with the Town of Monteagle's parking requirements and ADA regulations.
3. Convenience stores must operate as 24/7 facilities. This requirement may be waived by the Board of Zoning Appeals on a case-by-case basis.
4. Convenience stores must offer a minimum of 500 stock keeping units (SKUs)
5. The product mix of SKUs includes grocery type items and also includes items from the following groups: beverages, snacks (including confectionary), tobacco, and fuel.

Section 3: Any Ordinance, Resolution, Motion or parts thereof in conflict herewith are hereby repealed and superseded. If any sentence, clause, phrase or paragraph of this Ordinance is declared to be unconstitutional by any Court of competent jurisdiction; such holding will not affect any other portion of this Ordinance.

NOW, THEREFORE, BE IT FURTHER ORDAINED THAT this Ordinance shall become effective immediately from and after its date of final passage.

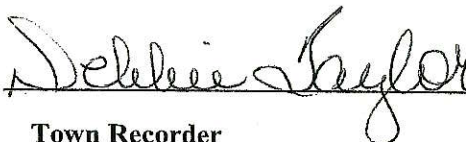
First Reading: 8-26-24

Final Reading: 9-30-24

Date of Public Hearing: 9-30-24



Mayor

ATTEST: 

Town Recorder

A Signed Copy must be returned to a staff planner of the Southeast Tennessee Development District to update and incorporate the amendment into the official zoning ordinance.