

**MONTEAGLE CITY COUNCIL  
PUBLIC HEARING  
ORDINANCE 08-25  
JULY 28, 2025  
4:30 PM**

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

**ABSENT:**                      **DEAN LAY**

**This is a public hearing to discuss Ordinance 08-25 an ordinance for engineering review and the recovery of the town's expenses for engineering review.**

**CITIZENS**

**No Comments**

**There being no other comments the meeting adjourned at 4:32 pm.**

**Respectfully submitted,**

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

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

08-25

AN ORDINANCE OF THE TOWN OF MONTEAGLE, TENNESSEE RELATING TO  
~~DEVELOPMENT~~ ENGINEERING REVIEW AND THE RECOVERY OF THE TOWN'S  
EXPENSES FOR ~~DEVELOPMENT~~ ENGINEERING REVIEW

WHEREAS, by means of the police power conferred by Tenn. Code Ann. §6-2-201, the Town of Monteagle possesses the power to regulate development within the town limits and recover the cost of doing so by imposing reasonable fees for certain services related to development; and

WHEREAS, the Town does not have an engineering department, and contracts with an outside private engineer for plan and other review relating to development at an hourly rate; and

WHEREAS, the recovery of the cost of such review is appropriate and necessary; and

WHEREAS, based on past experience a good faith effort has been made to set the proposed rates;

Now, therefore, BE IT ORDAINED by the Board of Mayor and Alderman of the Town of Monteagle, Tennessee as follows:

SECTION 1: That a new Section 14-202 be added to the Monteagle Municipal Code as follows:

**14-202. Site Plan Engineering Review Fees.** Fees will be assessed and calculated for the review and submission of Site Plans, Preliminary Plats and Final Plats to recover the Town's costs for the same.

- a) For pre-submittal review, an initial deposit with the town clerk will be required as follows:
  - 1) For tracts of one acre or less: \$150
  - 2) For tracts of one acre to five acres: \$250
  - 3) For tracts of five acres to twenty acres: \$400
  - 4) For tracts of over twenty acres: \$650

After such deposit is made, the pre-submittal review may proceed. If the town engineer is an outside contractor, he/she will inform the town clerk of the total actual cost of the pre-submittal review and before the review is provided to the applicant, the town clerk will collect the same, less the deposit. If deemed necessary, a further deposit to assure recovery of the town's costs may be requested.

The purpose of a pre-submittal review is to allow a developer to enquire about the feasibility of a project prior to committing substantial funds to an engineered site plan or major subdivision plat. A pre-submittal review will consist of substantial questions presented to the Town in the form of a sketch plan detailing the proposed development. This sketch plan should show proposed utility and road construction, and, if necessary, basic stormwater plans. The sketch plan does not need to be fully fleshed out, but there should be enough details for the town engineer to give a definitive answer on the feasibility of a project particularly as it relates to utilities, road construction, and stormwater. A developer must go through the Town before any contact with the town engineer. It may also be beneficial for the developer to have a meeting with the Town Engineer and the Town Planner to ensure that their proposed development meets both the

engineering and planning requirements of the Town of Monteagle. This meeting can be done virtually for the sake of time and resources.

b) For ~~interim or~~ final review, a deposit with the town clerk will be required as follows:

- 1) For tracts of one acre or less: \$250
- 2) For tracts of one acre to five acres: \$350
- 3) For tracts of five acres to twenty acres: \$500
- 4) For tracts of over twenty acres: \$750

After such deposit is made, the ~~interim or~~ final review may proceed. If the town engineer is an outside contractor, he/she will inform the town clerk of the total actual cost of the ~~interim or~~ final review and before the review is provided to the applicant, the town clerk will collect the same, less the deposit. If deemed necessary, a further deposit to assure recovery of the town's costs may be requested.

SECTION 2: This ordinance shall become effective after its final passage and publication, the public welfare requiring the same.





# City of Monteagle, TN. Sign In Sheet

Public Hearing 08-25  
Engineering Fees

Date: 07 28 2025

Welcome and please sign in:

Debbie Taylor

Keith Butler

Meg Meloy

Grant J. Fletcher

Nate Wilson

Don Sargent

Jessie Favaloro