

MONTEAGLE CITY COUNCIL MEETING

December 15, 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 16-25 (Move funds into Capital Account)**
 - b. Second reading of Ordinance 17-25 (Budget amendment for Tourism Grant)**
 - c. Second Reading of Ordinance 18-25 (Purchase of AR's from Drug Fund)**

- 11. NEW BUSINESS**
 - a. First reading of Ordinance 15-25 (Adding exceptions to section 1002(A))**
 - b. First reading of Ordinance 19-25 (Offenses against town property)**
 - c. Proposal for Rate Study**
 - d.**
 - e.**
 - f.**

12. Adjournment

Next Meeting will be January 26, 2026

Summary of Monteagle Mayor and Aldermen Meeting Minutes (November 24, 2025)

The Monteagle, Tennessee Mayor and Aldermen meeting was called to order at **5:00 p.m. CST** on **November 24, 2025**.

Opening and Approvals

- The meeting opened with a prayer and the Pledge of Allegiance.
- **Roll Call:** A quorum was established.
- **Minutes Approved:**
 - Minutes from the last Mayor and Aldermen meeting were approved as submitted by voice vote (*Aye*).
 - Minutes from the Beer Board meeting of **October 27th** were approved as submitted by voice vote (*Aye*).

Citizens' Comments

- One citizen raised a point about the meeting being open to the public and asked if there was any reason a citizen couldn't enter. The Mayor confirmed that the meeting is open, but it was later clarified that one individual was restricted due to a **court order** against a city employee.
- No other citizens wished to be heard.

Proclamation and Announcements

- **Proclamation Honoring Alexander "Lex" Orr IV:** The Mayor read a proclamation honoring the life and service of **Alexander Lex Orr IV**, a devoted public servant, community leader, and former Alderman/Vice Mayor, who passed away on **October 21, 2025**, at the age of **87**.
- **Upcoming Events:**
 - **Christmas Parade: December 6th.** Formation at 2:30 p.m. at the flea market, stepping off at 3:30 p.m. Groups must register.
 - **Tree Lighting:** This **Saturday, November 29th**, at **5:30 p.m.** at Horton Park. 17 trees have been contributed by participating groups for the greenway.
 - **Christmas Bazaar:** On the day of the parade (**December 6th**), starting at **9:00 a.m.** at City Hall.
- The Mayor wished everyone a happy and blessed Thanksgiving.

Department Reports

Police Department (Report by Sergeant Karteron for Chief Raline)

Metric	Year-to-Date Total	Change from Prior Year	Notes
Calls for Service	3,299	Up by 882 calls	Attributed to increased traffic, town growth, and visitors.
Arrests	56	N/A	19% were drug-related.
County Assists	69	N/A	Includes Grundy, Marion, and THP.
Reports	145	N/A	
Crashes	51	38% reduction from 2023 to 2025	Decline attributed to increased police presence.

Export to Sheets

- **Goals:** The Police Department's goal is to continue growing with citizens and increasing efficient community policing.
- **Staffing:** Currently operating with **8 people** (Chief, Sergeant Karteron (Patrol), Sergeant Gus Raby (Training, Evidence, Compliance), and 5 Patrolmen). This is the minimum needed for effective and safe **24/7/365** coverage.

Fire Department (Report by Chief)

- **Monthly Calls:** **27** calls for the month.
- **CDBG Grant:** Finally received all items from the 2023 CDBG grant, estimated around **\$300,000** with the city's share being about **\$28,000 - \$30,000**. Items include:
 - 15 sets of bunker gear.
 - 15 sets of wildland extrication gear.
 - ISO requirements load-out for the ladder truck (fans, saws, thermal imaging cameras, hand tools).
 - Gear washer and dryer.
 - A 2025 3500-series 4x4 brush truck with a fire skid unit.
 - A 2025 2500-series 4x4 chief support truck.
- **Training:** **8** new and **8** existing members received vehicle extrication certifications.
- **Burn Permit Season:** In effect from **October 15th** to **May 15th**. Permits required via burnsafetyin.org or by calling **877-350-BURN**.

Codes and Building Inspector (Report by Travis)

- **Property Maintenance:** One issue resolved (house sold). One more remaining. Two other properties (on Weston) are in the process for compliance and cleanup.

- **Homeless/Tent Camping:** Several complaints. Three people were recently moved. Tent camping is prohibited unless at a bona fide campground. Encounters on private property require the property owner to file a trespass complaint for law enforcement to act.
 - The recent clearing of brush behind Circle K was **Phase 1** of property owner development, not a direct action by the city to move the homeless, although it resulted in encampments dispersing.
- **Mountain Inn:**
 - The property was assessed a fine by Judge Raines. No positive commencement of remediation.
 - The Inspector plans to serve a notice for a **condemnation hearing** after the holidays, seeking **demolition** of the building.
 - A **lien** on the property will be sought to reimburse the city for demolition costs.
 - The Inspector, acting as the hearing officer, believes demolition is the only feasible option, as the building likely exceeds the **50% or greater cost** threshold for mandated remediation under state code (due to the requirement to meet the 2021 Standard International Building Code, including sprinklers).

Parks and Recreation (Report by Martha Ann)

- Report focused on the upcoming Tree Lighting event and Christmas Bazaar. Thanked Virginia Curry and Grant (Alderman) and his wife for their work on the **17** trees on the greenway.

Utility Manager (Report by John and discussion)

- **Street Lights:** Need a system to track and report street lights out. Residents are calling them in, and a list of locations (including Laurel Lake, and the corners of 3rd and King and 4th and King) will be forwarded to Sequatchie Valley for repair.
- **Water Bill Issues:**
 - **Cove Creek Farm:** Had a bad leak resulting in an **88,000-gallon** bill this month.
 - **Cooley's Riff:** An individual had a \$7,000 bill, which will be followed up on.
- **Financials:** Thanked the CPA for moving to a ledger analysis format, which shows billing errors corrected.

Imagine Mont eagle (Report by Grant)

- **TN250 Grant (Mural):** The initial application was rejected. Will **reapply** by mid-January, requesting **\$25,000** (up from \$20,000) for design and installation costs, with a more detailed historical tie-in.
- **Brownfield Grants:**
 - **Identification Grant (\$20,000):** Awarded. No city match. Grant writer (Shelly Daniels) receives a 5% administrative fee. A contract will be signed next week, and an RFQ for three environmental engineers will be issued to identify potentially contaminated properties (e.g., old tanks, equipment) city-wide.
 - **Assessment Grant (\$97,000):** Awarded for a specific private property behind the ball field (near Laurel Lake/Red Roof Inn). This requires the property owner to

temporarily **quick-claim the deed** to the city to receive the funds for the Phase I and Phase II environmental assessment, after which the deed would be quick-claimed back. The council must first determine if the private property owner is amenable before signing the contract. The eventual goal is to apply for a remediation grant (upwards of **\$200k-\$400k**) if needed.

III. Alderman Report

- **Dean (Alderman):** Interested in establishing a location for the **US Flag and branches of service flags**. A proposed site is adjacent to the library on the east side, extending toward the road.

• **Monteagle Mayor and Aldermen Meeting: Ordinance Chart (November 24, 2025)**

- The following table summarizes all ordinances discussed during the meeting, categorized by their reading and final action taken.

Ordinance No.	Reading	Subject	Motion / Action Taken	Status / Details
12-25	Second (Final)	Correcting Wording	Approved (Motion Carries)	Final approval of the ordinance to correct wording regarding opacity and transparency in the code.
13-25	Second (Final)	New Computers	Approved (Motion Carries)	Final approval to purchase new computers for the bookkeeping and enterprise systems.
14-25	Second (Final)	Water & Sewer Line Upgrades	Approved (Motion Carries)	Final approval for water and sewer line extension and upgrade projects.
15-25	First	Site Plan Exceptions (Amending 1002A)	Deferred (Motion Carries)	Introduces exceptions to site plan requirements for small projects (e.g., < 1,000 sq. ft.). Deferred to next meeting to revise the language regarding "sketch plans" and the 1,000 sq. ft. commercial exemption.
16-25	First	Capital Fund Transfer	Approved (Roll Call Vote: 4-1)	Authorizes the transfer of \$500,000 into the restricted Capital Replacement Fund. Approved despite opposition

Ordinance No.	Reading	Subject	Motion / Action Taken	Status / Details
				regarding the timing of the transfer.
17-25	First	Tourism Grant Budget Amendment	Approved (Motion Carries)	Budget amendment required to formally incorporate funds received from the tourism grant.
18-25	First	Purchase of ARs from Drug Fund	Approved (Voice Vote)	Authorizes the Police Department to purchase eight AR rifles and suppressors using money from the Drug Fund.

-  **Related Code/Legislation Discussed (Not Numbered Ordinances)**

Item	Status / Action Taken	Details
Tent Camping Code	Enforcement Discussion	Existing code prohibits tent camping unless in a bona fide campground; enforcement on private land requires property owner consent/trespass complaint.
Mountain Inn Condemnation	Action Planned	Building Inspector preparing to serve notice for a condemnation hearing to seek demolition under the existing municipal ordinance and pursue a lien for cost recovery.
Tree Ordinance	In Drafting	Alderman is actively developing a draft ordinance for future review.

The Board discussed and approved two motions related to updating the town's water and sewer collection system, primarily focusing on addressing Inflow and Infiltration (I&I) issues.

1. Motion to Purchase Flow Meter Equipment (Grundy Housing)

- **Purpose:** To acquire a flow meter and the necessary software to monitor the Grundy Housing pump station. This equipment is critical for tracking and analyzing the flow of wastewater in that section of the system.
- **Cost Approved: \$9,031.01**

- This total includes the flow meter itself (\$7,135.61) and associated SCADA system software and notification services (\$1,895.40).
- **Outcome: Approved** by voice vote.

2. Motion to Approve Comprehensive Flow Monitoring Study (I&I Phase 2)

- **Purpose:** To approve a task order for a three-month comprehensive flow monitoring study across the town's sanitary sewer collection system. This study will use the equipment purchased in the previous motion (and others) to determine where excess water (I&I) is entering the sewer system.
- **Cost Approved: \$99,350**
- **Funding Discussion:**
 - The engineer and accountant confirmed the funds will be **capitalized** as part of the ongoing sewer work.
 - The work is intended to be a part of **Phase 2 of the I&I grant**, meaning the town expects to be **reimbursed** for the cost.
- **Scope Discussion:** Aldermen questioned why the scope document only explicitly listed the **Grundy Housing** and **Tracy City** satellite systems, and did not mention the **Sunday School Assembly** system. The engineer clarified that the intent is to evaluate all three sites as part of the overall study and subsequent repair work.
- **Outcome: Approved** via roll call vote (5-0).

These approvals move the town forward in its effort to identify and address issues in the sewer system, which is a necessary step before applying for further infrastructure grants.

Next Meeting Date:

Despite the tradition of canceling the December meeting, a motion was made and approved to hold the regular meeting on December 15th at 5:00 p.m.

Respectfully submitted,

Mayor Greg Maloof

City Recorder Debbie Taylor

ORDINANCE NO. 16-25
BUDGET ORDINANCE AMENDMENT
ORDINANCE AMENDING THE BUDGET FOR THE TOWN OF MONTEAGLE, TENNESSEE
FOR FISCAL YEAR 2025-2026

BE IT ORDAINED by the Board of Mayor and Aldermen of the Town of Monteagle, Tennessee that the following amendments are made to the Budget Ordinance for the fiscal year ending June 30, 2026.

SECTION 1: To amend the General Fund, the Expenditures and Fund Balance are to be changed as follows:

	INCREASE	DECREASE
<u>Expenditures</u>		
110-51641-0760 Operating Transfer to Capital Replacement Fund	\$ 500,000	\$ -
Total Amendment	<u>\$ 500,000</u>	<u>\$ -</u>
<u>Fund Balance</u>		
110-27100-0003 Fund Balance	\$ -	\$ 500,000
Total Amendment	<u>\$ -</u>	<u>\$ 500,000</u>

SECTION 2: To amend the Capital Replacement Fund the Revenues and Fund Balance are to be changed as follows:

	INCREASE	DECREASE
<u>Revenues</u>		
311-36960-0004 Transfer from other Funds	\$ 500,000	\$ -
Total Amendment	<u>\$ 500,000</u>	<u>\$ -</u>
<u>Fund Balance</u>		
110-27100-0003 Fund Balance	\$ 500,000	\$ -
Total Amendment	<u>\$ 500,000</u>	<u>\$ -</u>

SECTION 3: The purpose of this amendment is to provide funding to the Capital Replacement Fund for future projects.

Adopted on First Reading this the ____ day of _____ 2025.

Adopted on the Second Reading this the ____ day of _____ 2025.

Greg Maloof, Mayor

Debbie Taylor, City Recorder

ORDINANCE NO. 17-25
BUDGET ORDINANCE AMENDMENT
ORDINANCE AMENDING THE BUDGET FOR THE TOWN OF MONTEAGLE, TENNESSEE
FOR FISCAL YEAR 2025-2026

BE IT ORDAINED by the Board of Mayor and Aldermen of the Town of Monteagle, Tennessee that the following amendments are made to the Budget Ordinance for the fiscal year ending June 30, 2026.

SECTION 1: To amend the General Fund, the Revenue are to be changed as follows:

<u>Revenue</u>	<u>INCREASE</u>	<u>DECREASE</u>
110-33100-0004 Grant Revenue	\$ 26,250	\$ -
Total Amendment	<u>\$ 26,250</u>	<u>\$ -</u>

SECTION 2: To amend the General Fund the Expenditures are to be changed as follows:

<u>Office of Mayor</u>	<u>INCREASE</u>	<u>DECREASE</u>
110-41310-0399 Tourism Development	\$ 26,250	\$ -
Total Amendment	<u>\$ 26,250</u>	<u>\$ -</u>

SECTION 3: The purpose of this amendment is to provide funding for expenditures for the Tourism Grant.

Adopted on First Reading this the ____ day of _____ 2025.

Adopted on the Second Reading this the ____ day of _____ 2025.

Greg Maloof, Mayor

Debbie Taylor, City Recorder

ORDINANCE NO. 18-25
BUDGET ORDINANCE AMENDMENT
ORDINANCE AMENDING THE BUDGET FOR THE TOWN OF MONTEAGLE, TENNESSEE
FOR FISCAL YEAR 2025-2026

BE IT ORDAINED by the Board of Mayor and Aldermen of the Town of Monteagle, Tennessee that the following amendments are made to the Budget Ordinance for the fiscal year ending June 30, 2026.

SECTION 1: To amend the Drug Fund, the Expenditures and Fund Balance are to be changed as follows:

Expenditure

115-42129-0942 General Purpose Michinery and Equipment

<u>INCREASE</u>	<u>DECREASE</u>
\$ 17,976	\$ -

Total Amendment

<u>\$ 17,976</u>	<u>\$ -</u>
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Fund Balance

115-27100-0003 Fund Balance

<u>INCREASE</u>	<u>DECREASE</u>
\$ -	\$ 17,976

Total Amendment

<u>\$ -</u>	<u>\$ 17,976</u>
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SECTION 2: The purpose of this amendment is to provide funding to the Drug Fund to purchase fire arms.

Adopted on First Reading this the ____ day of _____ 2025.

Adopted on the Second Reading this the ____ day of _____ 2025.

Greg Maloof, Mayor

Debbie Taylor, City Recorder

Ordinance NO. 15-25

**AN ORDINANCE TO AMEND THE MONTEAGLE ZONING ORDINANCE BY ADDING
ADDITIONAL EXCEPTIONS TO SECTION 1002(A)
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 day's (21) 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 ordinance to add additional exceptions to Section 1002(A) as follows:

Add:

4. Additions to buildings where the total gross floor area of the proposed addition does not exceed one-third (1/3) of the total gross floor area of the existing building or one thousand (1,000) square feet, whichever is smaller.
5. New buildings where the total gross floor area does not exceed one thousand (1,000) square feet, provided there is no alteration of drainage flow of land or grading exceeding cut or fill of one (1) foot, the site is not in a flood plain, the site is not in excess of ten thousand (10,000) square feet, or a new access is being built. If the new access is the only provision that would necessitate a site plan, then a sketch plan will be sufficient.
6. Improvements to off-street parking to existing buildings and where access will be provided by existing driveways, when such improvement does not provide more than five (5) additional parking spaces.

Section 2: 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: _____

Final Reading: _____

Date of Public Hearing: _____

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.

Ordinance 19-25

Chapter 2

OFFENSES AGAINST TOWN PROPERTY

SECTION

11-201 Prohibited uses on town property

11-201 **Prohibited uses in Laurel Lake.** The following are hereby prohibited in Laurel Lake and all town owned adjacent property:

- (1) Gas powered motor boats;
- (2) Trot lines for fishing;
- (3) Camping;
- (4) Fires;
- (5) ATVs;
- (6) Golf Carts

11-202 **Prohibited uses on all town managed property.**

- (1) Overnight parking
- (2) Fires
- (3) ATV
- (4) Camping
- (5) Loitering without use of the facilities intended use
- (6) Any and all soliciting

Passed on First Reading _____

Passed on Second Reading _____

Mayor Greg Maloof

City Recorder Debbie Taylor



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December 5, 2025

Greg Maloof, Mayor
Town of Monteagle, Tennessee
P.O. Box 127
Monteagle, TN 37356

RE: Rate Study

Dear Mayor Maloof:

Thank you for the opportunity to submit a proposal for preparing an update to the 2025 Rate Study for the Town of Monteagle.

The update will follow the previous rate study format, analyzing five years of financial data and projecting growth, revenue, and expenses for the next five years. We'll also revise the Town's Capital Improvement plan and evaluate its effect on rates.

Included will be two financial analyses:

- 1 A "Cash Flow Analysis" to determine the amount of cash needed for operation, maintenance, debt service, funding of capital improvements, and a reasonable amount for cash reserves.
- 2 A "Change in Net Position Analysis" will be made to determine if the water revenue and income are enough to meet the legal requirement regarding the change in net position.

We propose a lump sum fee of \$6,000, including all travel, printing, and miscellaneous expenses. The completion time is estimated to be about two months.

Please sign in the space provided if this proposal is acceptable.

Sincerely


Buddy Petty, PE

Town of Monteagle, Tennessee