Ordinance NO. 01-26

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 or renovations 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. Any new development will require site plan approval by the Planning Commission.

5. 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Section 2: Any Ordinance, Resolution, Motion or parts thereof in conflict herewith are hereby repealed and superseded.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: 2-23-26

Final Reading: 3-30-26

Date of Public Hearing: 3-30-26

Greg Maloof

Mayor

ATTEST: Debbie Taylor

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 NO. 02-26

AN ORDINANCE TO AMEND THE ZONING MAP FOR THE TOWN OF MONTEAGLE TO REZONE GRUNDY COUNTY TAX MAP 107C E PARCELS 008.00, 008.01, AND 009.00 FROM R-2 MEDIUM DENSITY RESIDENTIAL DISTRICT TO R-3 HIGH DENSITY RESIDENTIAL DISTRICT, SAID PROPERTY BEING LOCATED IN THE TOWN OF MONTEAGLE, TENNESSEE

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

WHEREAS, the Monteagle Municipal-Regional Planning Commission has implemented zoning districts as provided for in TCA, § 13-7-202; and

WHEREAS, TCA § 13-7-204, authorizes amendments to a zoning map; and

WHEREAS, in accordance with TCA, §13-7-203, subsection (a), a public hearing was held prior to the adoption of this zoning map amendment; and

WHEREAS, in accordance with TCA, § 13-7-203, subsection (b), the Monteagle Municipal-Regional Planning Commission reviewed and recommended the zoning map amendment herein described to the Monteagle Board of Mayor and Aldermen.

NOW, THEREFORE, BE IT ORDAINED by the Monteagle Board of Mayor and Aldermen that the Monteagle, Tennessee Zoning Map should be amended as follows:

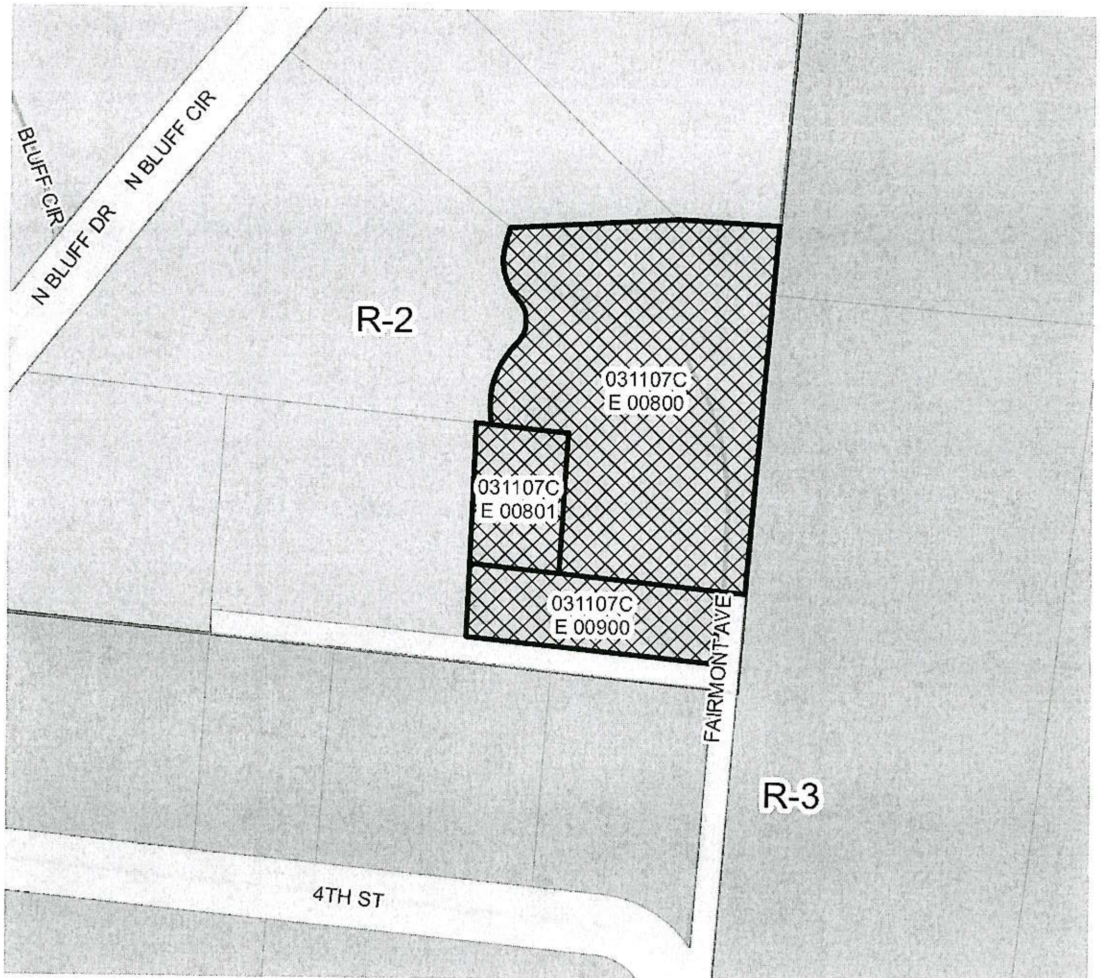
The following parcels described shall be rezoned to R-3 High Density Residential District, in their entirety or to the extent of the Town's Corporate Limits:

GRUNDY COUNTY TAX MAP 107C E PARCELS 008.00, 008.01, AND 009.00

Monteagle, Tennessee

Grundy County Tax Map 107C E Parcels 008.00, 008.01 and 009.00 Rezoning Request from R-2 to R-3

Ordinance No.________________



Legend

- Parcels to be rezoned to R-3
- Parcels
- R-1 Low Density Residential District
- R-4 General Residential District
- R-2 Medium Density Residential District
- R-3 High Density Residential District
- C-1 Central Business District
- C-2 Highway Business District
- C-3 Interchange District
- I-1 Light Industrial District
- I-D Institutional Development District

Map Prepared By:
Community Development
Southeast Tennessee Development
Chattanooga, TN
Geographic Information Systems

This map is for planning purposes only.
This is not an engineering map.

Source: SETDD & 2026 TNCOT Data

N W E S

0 75 150 300 Feet

Date: 1/23/2026

NOW, BE FURTHER ORDAINED that this ordinance shall become effective immediately after final reading and passage by the Board of Mayor and Aldermen.

Reviewed by the Monteagle Regional Planning Commission: ______________
Public Hearing Advertised on: __________
Date of Public Hearing: 3-30-24
Approved First Reading: 2-23-24
Approved Second Reading: 3-30-24

Greg McGoey
Mayor

Debbie Taylor
City Recorder

Approved as to form: ________________________ **(Town Attorney)**

Parcel 107C E 008.01	.25 acre
107C E 008.00	1.2
107C E 009.00	

Town of Monteagle, TN Debt Policy

The purpose of this debt policy is to establish a set of parameters by which debt obligations will be undertaken by the Town of Monteagle, TN. This policy reinforces the commitment of the City and its officials to manage the financial affairs of the City to minimize risk, avoid conflicts of interest and ensure transparency while still meeting the capital needs of the City. A debt management policy signals to the public and the rating agencies that the City is using a disciplined and defined approach to financing operating and capital needs and fulfills the requirements of the State of Tennessee regarding the adoption of a debt management policy.

The goal of this policy is to assist decision makers in planning, issuing and managing debt obligations by providing clear direction as to the steps, substance and outcomes desired. In addition, greater stability over the long-term will be generated by the use of consistent guidelines in issuing debt.

Definition of Debt: All obligations of the City to repay, with or without interest, in installments and/or at a later date, some amount of money utilized for the purchase, construction, or operation of City resources. This includes but is not limited to notes, bond issues, financing leases, and loans of any type (*whether from an outside source such as a bank or from another internal fund*).

Approval of Debt: Bond anticipation notes, capital outlay notes, grant anticipation notes, tax and revenue anticipation notes (including any interfund loans) and certain non-exempt financing leases will be submitted to the State of Tennessee Comptroller's Division of Local Government Finance and the City Council prior to adoption of the authorizing resolution for capital outlay notes and prior to issuance or entering into all other notes. A plan for refunding debt issues will also be submitted to the Comptroller's Office prior to adoption of the authorizing resolution by the governing body and issuance.

Transparency:

- The City shall comply with legal requirements for notice and for public meetings related to debt issuance.
- All notices shall be posted in the customary and required posting locations, including as required local newspapers, bulletin boards, and websites.
- All costs (including principal, interest, issuance, continuing, and one-time) shall be clearly presented and disclosed to the citizens, City Council, and other stakeholders in a timely manner.
- The terms and life of each debt issue shall be clearly presented and disclosed to the citizens/members, City Council, and other stakeholders in a timely manner.

- A debt service schedule outlining the rate of retirement for the principal amount shall be clearly presented and disclosed to the citizens/members, City Council, and other stakeholders in a timely manner.

Role of Debt:

- Long-term debt shall not be used to finance current operations. Long-term debt may be used for capital purchases or construction identified through the capital improvement, regional development, transportation, or master process or plan. Short-term debt may be used for certain projects and equipment financing as well as for operational borrowing; however, the City will minimize the use of short-term cash flow borrowings by maintaining adequate working capital for enterprise funds, available cash for governmental funds, and close budget management.
- In accordance with Generally Accepted Accounting Principles and state law,
    1. The maturity of the underlying debt will not be more than the useful life of the assets purchased or built with the debt, not to exceed 30 years; however, an exception may be made with respect to federally sponsored loans, provided such an exception is consistent with law and accepted practices.
    2. Debt issued for operating expenses must be repaid within the same fiscal year of issuance or incurrence.

Types and Limits of Debt:

- The City will seek to limit total outstanding debt obligations to [redacted] *(% of assessments, per capita amount, etc.)*, excluding overlapping debt, enterprise debt, and revenue debt.
- The limitation on total outstanding debt must be reviewed prior to the issuance of any new debt.
- The City's total outstanding debt obligation will be monitored and reported to the City Council *(by the person identified and, on a schedule, established in the policy)*. (*The person identified*) shall monitor the maturities and terms and conditions of all obligations to ensure compliance. (*The person identified*) shall also report to the City Council any matter that adversely affects the credit or financial integrity of the City.
- The City *has issued (XYZ) in the past* and is authorized to issue General Obligation bonds, Revenue bonds, TIFs, loans, notes, financing leases, and other debt allowed by law. *The City has determined it currently will not issue (complex debt instruments such as swaps or derivatives)*.
- The City will seek to structure debt with *level or declining* debt service payments over the life of each individual bond issue, loan, or other debt obligation.
- As a rule, the City will not backload, use "wrap-around" techniques, balloon payments or other exotic formats to pursue *the financing of* projects. When

refunding opportunities, natural disasters, other non-general fund revenues, or other external factors occur, the City may utilize non-level debt methods. However, the use of such methods must be thoroughly discussed in a public meeting and the mayor and governing body must determine such use is justified and in the best interest of the city, as well as submitted to the Comptroller's Office for approval.

- The City may use financing leases (formerly called capital leases) to finance projects. The City will follow the guidance established by the Comptroller of the Treasury, Division of Local Government Finance when assessing potential financing leases. This guidance is pursuant to TCA 9-24-101 "Uniformity in Local Government Lease Financing Act of 2021" and the Division of Local Government Finance's Debt Manual. (Tennessee Debt Manual for Local Governments)
- Bonds backed with a general obligations pledge often have lower interest rates than revenue bonds. The City may use its General Obligation pledge with revenue bond issues when the populations served by the revenue bond projects overlap or significantly are the same as the property tax base of the City. The City Council and management are committed to maintaining rates and fee structures of revenue supported debt at levels that will not require a subsidy from the City's General Fund. [*This provision is necessary only if the City has a source of repayment for a revenue bond, such as a water or sewer system.*]

Use of Heightened Risk Debt:

- As defined in state law, heightened risk debt is debt that contains: a variable interest rate; an interest rate reset provision; or a put option where the holder of the debt can demand repayment with a certain notice. The City recognizes the value of heightened risk debt obligations and that cities have greatly benefitted from the use of heightened risk debt in the financing of needed infrastructure and capital improvements.
- However, the City also recognizes there are inherent risks associated with the use of heightened risk debt and will implement steps to mitigate these risks, including:
    1. When considering heightened risk debt, municipal officials will:
        - Use such obligations only when they fully understand the associated risks; and
        - Evaluate alternative financing options that avoid heightened-risk terms.
    2. The City will annually include in its budget an interest rate assumption for any outstanding variable rate debt that takes market fluctuations affecting the rate of interest into consideration.
    3. Prior to entering into any heightened risk debt obligation that is backed by insurance and secured by a liquidity provider, the City Council shall be informed of the potential effect on rates as well as any additional costs that might be incurred should the insurance fail.
    4. Prior to entering into any heightened risk debt obligation that is backed by a letter of credit provider, the City Council shall be informed of the

potential effect on rates as well as any additional costs that might be incurred should the letter of credit fail.

5. Prior to entering into any heightened risk debt obligation, the City Council will be informed of any terms, conditions, fees, or other costs associated with the prepayment of heightened risk debt obligations.
6. The City shall consult with persons familiar with the arbitrage rules to determine applicability, legal responsibility, and potential consequences associated with any heightened risk debt obligation.
7. The City will not consider any debt obligation with a put option, as defined in TCA 9-21-409, unless the put option date is clearly stated in the obligation and the obligation requires at least 120 days' notice of ability to force repayment before the final maturity.
8. The City will not consider any debt obligation with an interest rate reset provision as defined in TCA 9-21-409, unless the interest rate reset date or interval is clearly stated in the obligation and the obligation requires at least 60 days' notice of an interest rate change.
9. Prior to entering into any heightened risk debt obligation, The City shall obtain approval from the Comptroller's Office.
10. The State Funding Board suggests that public entities may wish to include a maximum amount, level, or percentage of heightened risk debt that the public entity is willing to have outstanding at any time. We, CITY NAME, believe that heightened risk debt should not exceed 80 % of our total debt.

Use of Derivatives:

- The City chooses not to use derivative or other exotic financial structures in the management of the City's debt portfolio.
- Prior to any reversal of this provision:
  1. A written management report outlining the potential benefits and consequences of utilizing these structures must be submitted to the City Council; and
  2. The City Council must adopt a specific amendment to this policy concerning the use of derivatives or interest rate agreements that complies with the State Funding Board Guidelines.

Costs of Debt:

- All costs associated with the initial issuance or incurrence of debt, management and repayment of debt (including interest, principal, and fees or charges) shall be disclosed prior to action by the City Council in accordance with the notice requirements stated above.
- In cases of variable interest or non-specified costs, detailed explanation of the assumptions shall be provided along with the complete estimate of total costs

anticipated to be incurred as part of the debt issue.

- Costs related to the repayment of debt, including liabilities for future years, shall be provided in context of the annual budgets from which such payments will be funded (i.e., General Obligations bonds in context of the General Fund, Revenue bonds in context of the dedicated revenue stream and related expenditures, loans and notes).

Refinancing Outstanding Debt:

- The City will refund debt when it is in the best financial interest of the City to do so, and the Chief Financial Officer shall have the responsibility to analyze outstanding bond issues for refunding opportunities. The Comptroller's Office must review the refunding plan prior to the decision being approved by the governing body, and all plans for current or advance refunding (no longer tax-exempt) of debt must be in compliance with state laws and regulations.
- The Chief Financial Officer will consider the following issues when analyzing possible refunding opportunities:
    1. Onerous Restrictions – Debt may be refinanced to eliminate onerous or restrictive covenants contained in existing debt documents, or to take advantage of changing financial conditions or interest rates.
    2. Restructuring for Economic Purposes – The City will refund debt when it is in the best financial interest of the City to do so. Such refunding may include restructuring to meet unanticipated revenue expectations, achieve cost savings, mitigate irregular debt service payments, or to release reserve funds. Current refunding opportunities may be considered by the Chief Financial Officer if the refunding generates positive present value savings, and the Chief Financial Officer must establish a minimum present value savings threshold for any refinancing.
    3. Term of Refunding Issues – The City will refund bonds within the term of the originally issued debt. However, the Chief Financial Officer may consider maturity extension, when necessary to achieve a desired outcome, provided such extension is legally permissible. The Chief Financial Officer may also consider shortening the term of the originally issued debt to realize greater savings. The remaining useful life of the financed facility and the concept of inter-generational equity should guide this decision.
    4. Escrow Structuring – The City shall utilize the least costly securities available in structuring refunding escrows. Under no circumstances shall an underwriter, agent or financial advisor sell escrow securities to the City from its own account.
    5. Arbitrage – The City shall consult with persons familiar with the arbitrage rules to determine applicability, legal responsibility, and potential consequences associated with any refunding.

Professional Services:

The City shall require all professionals engaged in the process of issuing debt to clearly disclose all compensation and consideration received related to services provided in the debt issuance process by both the City and the lender or conduit issuer, if any. This includes "soft" costs or compensations in lieu of direct payments.

- Counsel: The City shall enter into an engagement letter agreement with each lawyer or law firm representing the City in a debt transaction. (*No engagement letter is required for any lawyer who is an employee of the City or lawyer or law firm which is under a general appointment or contract to serve as counsel to the City. The City does not need an engagement letter with counsel not representing the City, such as underwriters' counsel.*)
- Financial Advisor: (*If the City chooses to hire financial advisors*) The City shall enter into a written agreement with each person or firm serving as financial advisor for debt management and transactions. Written agreements with a financial advisor should be limited to a specific transaction; or, if The City desires to maintain an ongoing relationship with a financial advisor, then the agreement should be reviewed by the governing body annually. The written agreement should define a clear notice period for termination by either party.
    - Whether in a competitive sale or negotiated sale, the financial advisor shall not be permitted to bid on, privately place or underwrite an issue for which they are or have been providing advisory services for the issuance or broker any other debt transactions for the City.
- Underwriter: (*If there is an underwriter*) The City shall require the Underwriter to clearly identify itself in writing *(e.g., in a response to a request for proposals or in promotional materials provided to an issuer)* as an underwriter and not as a financial advisor from the earliest stages of its relationship with the City with respect to that issue. The Underwriter must clarify its primary role as a purchaser of securities in an arm's-length commercial transaction and that it has financial and other interests that differ from those of the Entity. The Underwriter in a publicly offered, negotiated sale shall be required to provide pricing information both as to interest rates and to takedown per maturity to the (*governing body or designated City official*) in advance of the pricing of the debt. Underwriter relationship will be reviewed at each new issuance of debt by the City.

Conflicts:

- Professionals involved in a debt transaction hired or compensated by the City shall be required to disclose to the City existing client and business relationships between and among the professionals to a transaction (including but not limited to financial advisor, swap advisor, bond counsel, swap counsel, trustee, paying agent, liquidity or credit enhancement provider, underwriter, counterparty, and remarketing agent), as well as conduit issuers, sponsoring organizations and program administrators. This disclosure shall include that information reasonably sufficient to allow the City to appreciate the significance of the relationships.

- Professionals who become involved in the debt transaction as a result of a bid submitted in a widely and publicly advertised competitive sale conducted using an industry standard, electronic bidding platform are not subject to this disclosure. No disclosure is required that would violate any rule or regulation of professional conduct.

Review of Policy:
This policy shall be reviewed at least annually by the City Council with the approval of the annual budget. Any amendments shall be considered and approved in the same process as the initial adoption of this Policy, with opportunity for public input.

Compliance:
(*City designee*) is responsible for ensuring compliance with this policy.
References:

T.C.A. §§ 7-51-901 thru 911 - Contracts, Leases, and Lease Purchase Agreements
T.C.A. § 9, Part 21 – Local Government Public Obligations Law
T.C.A. § 9-24-101 - Uniformity in Local Government Lease Financing Act of 2021
Government Finance Officers Association (GFOA) Debt Management Policy (gfoa.org)

Adopted March 30, 2026

Greg Maloof
Mayor Greg Maloof

Debbie Taylor
City Recorder Debbie Taylor

ORDINANCE NO. 3-24

AN ORDINANCE TO AMEND THE MONTEAGLE ZONING ORDINANCE BY ADDING REQUIREMENTS TO SECTION 1005, SECTION 1006, AND SECTION 1202, AND TO ADD SITE PLAN REVIEW CHECKLIST AND SITE PLAN STAFF CHECKLIST AS APPENDIX ATTACHMENTS

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; 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: Section 1005 Site Plan Submission and Staff Review shall be amended by adding the following at the end of the section as follows:

Add: The applicant shall provide, as part of or as an accompaniment to, the proposed site plan, all the information listed in the Monteagle Site Plan Review Checklist located in the appendix to the Monteagle Zoning Ordinance. Monteagle Town staff comments on the proposed site plan shall be noted on a Monteagle Site Plan Staff Checklist in the form found in the appendix to the Monteagle Zoning Ordinance.

Section 2: Amend Section 1006 Site Plan Review and Approval by Planning Commission by adding the following at the end of the section as follows:

Add: After a site plan has been approved, any modifications which an applicant wishes to make to an approved final site plan must be re-approved, prior to being carried out, by one of the following methods:

a. Submission of a revision of the site plan to the Planning Commission for its review and approval, which if granted is to be signified by the Secretary's signature on the submission below a Certification of Zoning Compliance; or

b. Submission of a revised site plan to the Enforcement Officer with a request for his or her review and approval of a Minor Change to the approved site plan which, if granted, will be signified by the Enforcement Officer's dated signature on the revised drawing(s), copies of which will thereafter be distributed as required by Section 1007. The applicant must also provide written description of the change including the reason for such change and an itemized list of all changes requested. Minor changes may include:

   a. Minor changes required during construction, as related to final engineering issues such as topography, drainage, underground utilities, structural safety, or vehicular circulation. Approval must also be granted by Town Engineer, if applicable.

   b. Exterior renovations to a building facade.

   c. The construction of additional parking spaces so long as it does not pose a hazard and does not significantly alter the layout of the site plan.

   d. The addition of any open space so long as it does not significantly alter the layout of the site plan.

   e. A reduction in the number of parking spaces so long as the remaining number of spaces is in conformance with the requirements of this Ordinance and any conditions of approval.

   f. Modifications to the approved landscape plan and site features that do not result in a reduction of the total amount of plant material required and remain in conformance with all landscape requirements.

   g. The modification of existing signs or the addition of new signs when in conformance with the requirements of the Zoning Ordinance and any conditions of approval.

The Enforcement Officer may also choose to forward any minor modification, regardless of whether it fits the above criteria, to the Planning Commission for approval. Any modification not considered a minor modification must be approved by the Planning Commission in a public meeting as a Major Amendment. A Minor Change may not be approved if when combined with other changes it substantially alters the overall nature of the site plan approved by the Planning Commission.

Section 3: Section 1202 The Enforcement Officer shall be amended by adding Letter E as follows:

Add: E. Review upon request proposed modifications to approved Site Plans and, where such modifications involve one or more Minor Changes, determine whether to approve such modification(s) as indicated in Section 1006.

Section 4: Attach Monteagle Site Plan Review Checklist and Monteagle Site Plan Staff Checklist in the appendix of the Monteagle Zoning Ordinance.

Section 5: 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: 3-30-26

Final Reading: 4-27-24

Date of Public Hearing: 4-27-26

Greg McCoy

Mayor

ATTEST: Debbie Taylor

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.*

MONTEAGLE SITE PLAN REVIEW CHECKLIST

Name of development:____

Address of development: ______________________________________

Owner's Name: _________________________Owner's Phone#:__________

Owner's Address:____

Surveyor: ____________________________ Surveyor's Phone#: ________

Surveyor's Address: ____

Submitted by Deadline for Staff Review Yes __ No __

- ☐ Name, address, and contact information of the owner of record and the applicant.
- ☐ Name, contact information, and original stamp of the licensed engineer, surveyor, or architect who prepared the site plan.
- ☐ Name of the development and physical address of the site.
- ☐ Tax map and parcel ID number of the property to be developed.
- ☐ 24-hour contact information for the responsible project manager.
- ☐ Current zoning of the site and all abutting properties.
- ☐ Date, graphic scale, and north point.
- ☐ Courses and distances of all property lines and street centerlines.
- ☐ All property setback lines, easements, covenants, reservations and rights-of-way.
- ☐ The area of site in acreage or square feet and the total calculated area of land disturbance.
- ☐ Topography of existing ground and paved areas and elevations of streets, alleys, utilities, buildings, and structures. When required by the planning commission, 5-foot contours shall be shown.
- ☐ Floodplain limits and natural and artificial watercourses. If the property is in a floodplain, elevations for all structures shall be included.
- ☐ Existing and proposed sidewalks, streets, alleys, easements, and utilities.
- ☐ Existing and proposed buildings and structures, including signs.
- ☐ Existing and proposed public sewer systems with line sizes noted.
- ☐ Existing and proposed water mains with line sizes and fire hydrant locations noted.
- ☐ Plans for collecting stormwater and methods of treatment.
- ☐ Grading and drainage plan including any existing and proposed slopes, terraces, and retaining walls.
- ☐ Existing and proposed natural areas, recreation areas, and open space.
- ☐ Detailed design of access points and parking lots showing internal circulation lanes, total number of parking spaces, loading areas, landscaping elements, drainage plans and systems, and location of ADA-accessible spaces.
- ☐ Distances between buildings.
- ☐ Number of existing and proposed dwelling units.
- ☐ Total gross floor area of each building.
- ☐ Lot coverage in square feet and as a percentage of total tract area.

- ☐ Detailed information for all landscaping elements required by this ordinance. Details shall include location, installation size, quantity, spacing, and species information. In addition, the following landscape guarantee, to be signed and dated by the owner, shall be included:
- ☐ Certification of Zoning Compliance, to be signed and dated by the planning commission secretary.
- ☐ Note: If the development involves construction or modification of a sign, the sign design shall be submitted along with the site plan or before sign construction (see Section 906).

Reviewed by: ______________________________ Date: ________________

NOTES:

MONTEAGLE SITE PLAN STAFF CHECKLIST

Name of development: ____________________

Address of development: ____________________

Owner's Name: ____________________

Owner's Phone#: ____________________

Owner's Address: ____________________

Surveyor's Name: ____________________

REVIEWED BY:

_____ Building Inspector

_____ Utilities/Engineer

_____ Fire Chief

_____ City Hall Staff – Additional Comments to Zoning Ordinance Review

Date Submitted: ____________________

PC Meeting Date: ____________________

ORDINANCE NO. 4-26
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
Other General Government			
110-41990-950	Beautification	$ 12,000	$ -
Total Amendment		$ 12,000	$ -
Fund Balance			
110-27100-003	Fund Balance	$ -	$ 12,000
Total Amendment		$ -	$ 12,000

SECTION 2: The purpose of this amendment is to provide funding to the General Fund for beautication and landscaping around the Town.

Adopted on First Reading this the 27th day of April 2026.

Adopted on the Second Reading this the 26th day of May 2026.

Greg Maloof
Greg Maloof, Mayor

Debbie Taylor
Debbie Taylor, City Recorder

ORDINANCE NO. 5-26
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:

Revenue		INCREASE (Credit)	DECREASE (Debit)
110-33100-0004	Grant Revenue	$ 5,638	$ -
Total Amendment		$ 5,638	$ -

Other General Government		INCREASE (Debit)	DECREASE (Credit)
110-41990-950	Beautification	$ 5,638	$ -
Total Amendment		$ 5,638	$ -

SECTION 2: The purpose of this amendment is to recognize the Tree Grant revenue awarded to the Town and to provide funding to the General Fund for grant expenditures such as but not limited to beautification and landscaping around the Town, using the Tree Grant.

Adopted on First Reading this the 27th day of April 2026.

Adopted on the Second Reading this the 26th day of May 2026.

Greg Maloof
Greg Maloof, Mayor

Debbie Taylor
Debbie Taylor, City Recorder