

City of Crossville

392 North Main Street
Crossville, Tennessee 38555



Minutes

Tuesday, June 9, 2026

6:00 PM

Council Chambers

City Council

Mayor R.J. Crawford
Mayor Pro-tem Art Gernt
Council Member Mike Turner
Council Member Mark A. Fox
Council Member James Mayberry
City Manager Valerie Hale
City Clerk Baylee Rhea

AUDIT COMMITTEE - 5:15 p.m.**BEER BOARD - 5:45 p.m.**

The Crossville Beer Board met on Tuesday, June 9, 2026 at Crossville City Hall. Mayor Crawford was present and presiding. He called the meeting to order at 5:46 p.m.

Present: 5 - Mayor R.J. Crawford, Mayor Pro-tem Art Gernt, Council Member Mike Turner, Council Member Mark A. Fox and Council Member James Mayberry

1. Crossville Markets

Crossville Markets has applied for a special events beer license for Downtown Twilight Market to be held on June 11, June 18, June 25, and July 23, 2026 at 290 Thurman Ave. Deputy Chief Kendrick stated he found no issues in the application and recommended approval of the license.

A motion was made by Council Member James Mayberry, seconded by Mayor Pro-tem Art Gernt, to approve the special event permit. The motion carried by the following vote:

Aye: 5 - Mayor R.J. Crawford, Mayor Pro-tem Art Gernt, Council Member Mike Turner, Council Member Mark A. Fox and Council Member James Mayberry

2. Social Brew

Social Brew has applied for a special event beer license for Downtown Twilight Market to be held on July 2 at 290 Thurman Ave. Deputy Chief Kendrick stated he found no issues in the application and recommended approval of the license.

Mayor Pro-tem Gernt stated he had an interest in the business and would be abstaining from the vote.

A motion was made by Council Member James Mayberry, seconded by Council Member Mike Turner, to approve the special event permit. The motion carried by the following vote:

Aye: 4 - Mayor R.J. Crawford, Council Member Mike Turner, Council Member Mark A. Fox and Council Member James Mayberry

Abstain: 1 - Mayor Pro-tem Art Gernt

The Beer Board adjourned at 5:47 p.m.

PUBLIC HEARING - 5:50 p.m.

The Crossville City Council met for a Public Hearing on Tuesday, June 9, 2026 at Crossville City Hall. Mayor Crawford was present and presiding. He called the meeting to order at 5:50 p.m.

Present: 5 - Mayor R.J. Crawford, Mayor Pro-tem Art Gernt, Council Member Mike Turner, Council Member Mark A. Fox and Council Member James Mayberry

1. Budget and Tax Rate Public Hearing

By state law, the City Council is required to hold a Public Hearing regarding the budget and tax rate prior to adoption.

Mayor Crawford asked for comments from the public. No comments were made.

2. Public Hearing - Annexations

A Public Hearing is required regarding the annexations for TMP 127 080.01 (Bob Tollett Loop) and TMP 126 006.02 (Lantana Road).

A Plan of Service Review for the following annexation is required after 6 months:

- *Tax Map and Parcel 112I E 007.00 (Canary)*
- *Tax Map and Parcel 112D I 010.00 (Tulip)*
- *Tax Map and Parcels 126H C 010.00 (Jada)*

Mayor Crawford asked for comments from the public. No comments were made.

The Public Hearing was adjourned.

REGULAR MEETING - 6:00 p.m.**Call to Order**

The Crossville City Council met for its monthly meeting on Tuesday, June 9, 2026 at Crossville City Hall. Mayor Crawford was present and presiding. He called the meeting to order at 6 p.m. Chief Chris South provided the invocation and the Young Marines presented the Colors and led the Pledge of Allegiance.

Roll Call

Present: 5 - Mayor R.J. Crawford, Mayor Pro-tem Art Gernt, Council Member Mike Turner, Council Member Mark A. Fox and Council Member James Mayberry

Others present were City Manager Valerie Hale, City Clerk Baylee Rhea, City Attorney Randy York, Lee Lawson, Nathan Clouse, Chris Kendrick, Chris South, Tim Begley, Leah Crockett, Burt Allaire, Barb Duncan, Randall Kidwell, Melinda Kelsey, Donette Freeman, Carole Book, Patricia Warner, Jim Book, Julie Marsh, Nick Limance, Craig Clark, Steve Stone, Jenna Walls, Billy Poore, Danny Wyatt, Jim Morrow, Donald Threet, Arthur LaMontagne, Dustin Henry, Kevin Music, Ethan Hadley, Jeff Bell, Maxine Anderson, Vickey Ford, Fred Houston, Mike Moser, Greg Wood, Larry Kidwell, Bryce McDonald, PJ Barnes, Brandon Brown, Lou Morrison, Jeff Dyer, Kevin Young, Dusty Norrod, Darian Dykes, Jean Cheely, Sharon Brown, Erik Bergvin, Mark Elmore, Dave Kennedy, Bruce Wyatt, Ronnie Kennedy, Cheryl Kennedy, Lenny Colvard, Ralph Reagan, Ben Nakdimen, Randy Barnwell, Sue Hernandez, and the friends and family of the Young Marines.

1. Proclamations/Presentations

There were no proclamations or presentations.

2. Public Comment

A motion was made by Council Member Mark A. Fox, seconded by Mayor Pro-tem Art Gernt, to suspend Rule #7 under Section 1 limiting Public Comment to 15 minutes. The motion carried by the following vote:

Aye: 5 - Mayor R.J. Crawford, Mayor Pro-tem Art Gernt, Council Member Mike Turner, Council Member Mark A. Fox and Council Member James Mayberry

Benjamin Nakdimen, a Cumberland County resident, addressed concerns about the potential merger of the City of Crossville's water system with the Cumberland Plateau Water Authority (CPWA). He sited three key points:

Representation: City charter requires a referendum for asset transfers, but non-city water customers have no voting rights in City Council elections or the referendum, raising concerns about fair representation of thousands of county ratepayers.

Water Source: City invested \$750,000 in Meadow Park Lake Dam to secure local water within its watershed; long-term water supply assurances before asset transfer are lacking.

Data Center Development: County efforts seek protection from industrial water-intensive data centers, which use 1-5 million gallons/day. State law provides electricity cost relief but no water protections, leaving the community vulnerable if the city transfers water assets without aligned protections. There is significant community support (94.4% in a surveyed sample) for county-wide restrictions or strict regulations on data centers due to threats to local water resources.

Jean Cheely stated Mr. Nakdimen covered her comments.

Greg Wood stated he opposed the option to use Clear Creek as a water source due to environmental concerns. He went on to state that provision establishing the water authority does not protect jobs, but the wages for individuals retained. To maintain economies of scale, cuts will have to be made, including City support staff. He continued that the Cumberland Plateau Water Authority Board is an unelected, unaccountable board without City oversight. There needs to be a serious discussion regarding sewer capacity. He went on to state that the City needs to cut double taxed services by the County like Animal Control, Veterans' Services, etc. and focus on sales tax.

Jenna Walls stated she wasn't able to attend the previous week's work session. She stated she thought Council asked good questions, but wasn't sure if all questions were answered. She has concerns over water loss reports she has reviewed within the City Manager's Reports, along with failing infrastructure. She advised that costs related to larger county infrastructure need factoring into any merger cost analysis as City ratepayers may inherit County system costs.

Craig Clark is a Homestead area resident. He pays 50% more for the water than inside City ratepayers and is concerned regarding an additional 13% increase. He stated without the merger, a 60% rate hike across the board is estimated. He feels this is taxation without representation. He believes the merger makes sense economically.

Jim Book is a Homestead place resident. He wants the water plant in City control.

Randall Kidwell stated he wants Cumberland Plateau Water Authority to find new water supply. They refuse to answer any questions about prospects and will not commit to raising the dam at Meadow Park Lake. He went on to say the City of Crossville has been transparent about all answers and the existing options are the same as in the 1990s: conservation, harvesting, pipeline, increase existing reservoir, and utilize existing the reservoir. He believes Cumberland Plateau Water Authority is putting the cart before the horse and they cannot provide water. He continued they need to find a new water source quickly and believes we should go full throttle on the Meadow Park Lake expansion.

Steve Stone stated the water users are foundation of any utility and you must have them to finance growth. He believes we need a coalition of all rate payers. On the plateau, we are not downstream from anyone. If we bring water from below, we have to pump it up a mountain. He continued we need a network of water resources.

3. Appointments

There were no appointments.

4. Chamber of Commerce Report

The Chamber of Commerce President Ethan Hadley thanked Council for supporting tourism initiatives. Since hiring a tourism director 13 months prior, social media followers grew from thousands to tens of thousands, and impressions increased from thousands to tens of millions. Many local businesses reported increased customer visits driven by tourism marketing, contributing positively to the local economy.

5. Consent Agenda

Approval of the Consent Agenda

Mayor Pro-tem Art Gernt stated all the items on the Consent Agenda had been discussed the week prior at the monthly Work Session and were recommended by Staff. The public was invited to attend the Work Sessions.

Mayor Crawford asked to pull item E.

A motion was made by Mayor Pro-tem Art Gernt , seconded by Council Member James Mayberry, to approve the Consent Agenda items 5 A-T excluding item E. The motion carried by the following vote:

Aye: 5 - Mayor R.J. Crawford, Mayor Pro-tem Art Gernt, Council Member Mike Turner, Council Member Mark A. Fox and Council Member James Mayberry

Ordinances on Third Reading

a. Ordinance amending §12-1101 Municipal Administrative Hearing Officer

It is necessary to remove "L. Slum clearance regulations found at Title 13, Chapter 2"

from this section.

This Ordinance was adopted on third reading.

- b. Ordinance amending §13-203 “Public Officer” designated; powers

It is necessary to update this section regarding a “public officer” to reflect the following:

There is hereby designated and appointed a “public officer”, to be the Building Official of the City, or his or her designated agent, to exercise the powers prescribed by this chapter, which powers shall be supplemental to all others held by the Building Official.

This Ordinance was adopted on third reading.

Ordinances on Second Reading

- c. Ordinance amending FY25-26 budget for end of year adjustments

A budget amendment is necessary for the end of year adjustments.

This Ordinance was approved on second reading.

- d. Ordinance approving FY 26-27 Tax Rate (In Title Only)

Approval of the FY 26-27 tax rate is requested. The current tax rate is .6059.

This Ordinance was approved on second reading.

- e. Ordinance approving FY 26-27 Budget (In Title Only)

Approval of the FY 26-27 Budget is needed prior to July 1, 2026.

Council noted the need to remove approximately \$13,000 from the budget to balance it. No amendments were made during this session.

This Ordinance was approved on second reading.

Aye: 5 - Mayor R.J. Crawford, Mayor Pro-tem Art Gernt, Council Member Mike Turner, Council Member Mark A. Fox and Council Member James Mayberry

Additional Consent Items

- f. Approval of Minutes (CC 5/12, Budget WS 6/2, SC 6/2, WS 6/2)

The Minutes were approved as recommended.

- g. Approval of fee schedule for cemetery burials

A recent evaluation of the fee schedule for opening and closing of graves has revealed a significant increase of the costs to do so. The fee schedule was last evaluated in 2021. Staff recommends increasing the rates to the following:

*Traditional plots:**Opening and closing Monday through Friday: \$1,500**Opening and closing on weekends: \$1,800**Opening and closing on holidays: \$2,200**Cremains:**Opening and closing Monday through Friday: \$250**Opening and closing on weekends: \$450**Opening and closing on holidays: \$700**Child:**Opening and closing Monday through Friday: \$450**Opening and closing on weekends: \$650**Opening and closing on holidays: \$900**Disinterment:**Opening and closing Monday through Friday: \$1,800**Opening and closing on weekends: \$2,200**Opening and closing on holidays: \$2,500***This Resolution was approved as recommended.**

h. Approval of Mainline Extension Variance for Frost Road Water Line Extension

The property owner of Tax Map 099 009.03 is requesting water service to their property. Per the requirements listed in the Mainline Extension Ordinance (§18-107), any service line over 75 feet must be approved by City Council or must be a mainline extension. The property owner requested a variance from the Ordinance, to allow a private service line in lieu of a 250-foot mainline extension. The estimated cost for a 2-inch mainline water extension is \$7,023.31. A variance would allow the placement of a water meter at the end of the existing line, then a private service line to be installed by the property owner in a private easement. The property owner will be responsible for obtaining the easement.

Staff recommends the granting of the variance, due to this area of Frost Road being a section of "no man's land." Cumberland Plateau Water Authority's water line does not extend to the property and the City of Crossville's ends about 250 feet from the property. Should any development of the property happen or subdivisions beyond the construction of the one house that is being constructed now, then a mainline extension would be required and would be done so at the property owner's expense.

The Crossville Regional Planning Commission recommends approval of the service line greater than 75 feet in lieu of the mainline extension.

This Resolution was approved as recommended.

i. Approval of annexation resolution and Plan of Service for Bob Tollett Loop TMP 127 080.01

The property owner of Tax Map 127 Parcel 080.01 has requested annexation.

The Plan of Service has been recommended by the Crossville Regional Planning Commission.

This Resolution was approved as recommended.

- j. Approval of annexation resolution and Plan of Service for Lantana Road TMP 126 006.02

The property owner of Tax Map 126 parcel 006.02 has requested annexation. This is a standard Plan of Services with the added portion of a bore fee must be paid prior to having sewer accessible to the property. The bore fee is in the amount of \$5,000.98.

The Plan of Service has been recommended by the Crossville Regional Planning Commission.

This Resolution was approved as recommended.

- k. Approval of the Sports Authority budget

The Sports Authority of the City of Crossville adopted their budget at the May meeting. Per the auditors, the City of Crossville must approve the adoption of their budget. Their budget is attached for review.

This Resolution was approved as recommended.

- l. Approval of appointment during City Manager's temporary absence

A letter has been received in the City Clerk's office, as required by Charter, from the City Manager requesting approval of Leah Crockett to serve in her capacity during future absences.

This Resolution was approved as recommended.

- m. Approval of the construction of Beaver Trail

Friends of the Trails has presented the construction of Beaver Trail at Meadow Park Lake to the Leisure Services Committee. Upon review, the Leisure Services Committee recommended the trail be constructed. This is at no cost to the City and work will be performed by Friends of the Trails.

This Resolution was approved as recommended.

- n. Approval of the temporary street closure for the Veterans' Day Parade

Michael Ratterman with the Crossville Veterans' Parade Committee is requesting a street closure on Saturday, November 7th at 9 a.m. until the end of the parade for the Veterans' Day Parade. The parade would follow the Parade Route starting at CCHS and ending at Crossville First Methodist Church.

This Permit was approved as recommended.

- o. Approval of Wastewater Facilities Plan Update

A proposal from GRW is recommended to update the Wastewater Facilities Plan. The cost for the proposal is \$60,000 with a projected completion date of March 2027. This is included in the 2026 budget.

This Contract was approved as recommended.

p. Approval to accept HIDTA grant contract

The Appalachia High Intensity Drug Trafficking Areas (HIDTA) Grant will be for \$19,000, to be used to cover overtime costs for drug investigators. We have accepted and used this grant many years. There is no local match.

This Contract was approved as recommended.

q. Approval of lease with Grindstaff Aircraft Leasing, Inc.

The City currently leases an 8,000 square foot hangar to Grindstaff Aircraft Leasing, Inc. at the Crossville Memorial Airport. The term has ended and the Grindstaffs have requested to renew the lease for an additional 10 years in the amount of \$1,081.85 per month.

This Contract was approved as recommended.

r. Approval of contract with Waycaster, CPA LLC

A contract with Waycaster, CPA LLC is recommended for the audit for FY 25/26.

This Contract was approved as recommended.

Bids/Purchases

s. Approval of Asphalt Delivered FY26/27 bid

Street Supervisor Kevin Music reviewed the only bid submission and recommends awarding the price contract to Rogers Group, Inc.

411E	\$125.00 per ton
307C	\$122.00 per ton

This Bids/Purchases was approved as recommended.

t. Approval of Asphalt Picked Up FY26/27 bid

Street Supervisor Kevin Music reviewed the only bid submission and recommends awarding the price contract to Rogers Group, Inc.

411E	\$94.00
307C	\$88.00

This Bids/Purchases was approved as recommended.

6. Other Business

a. Discussion and action regarding matters relative to Cumberland Plateau Water Authority

Council member Turner stated he values opinion of all citizens and this is the biggest decision any of them will make while on Council.

Mayor Pro-tem Gernt doesn't want to shut it down and thinks we should send it on to

referendum. He would like to see what residents say.

Council member Mayberry stated he is not ready to make decision at this time. He would like to discuss taking it referendum to get a response from citizens, then move forward at that time. He can't support a decision either way at this time.

Council member Fox clarified that the referendum under consideration is to authorize the City Council to transfer assets if deemed appropriate, distinct from a vote to merge outright.

Mayor Crawford stated he does not want to create a financial burden on citizens. He continued that the General Fund side has tools like sales tax and hotel/motel tax to help ease the property tax burden. The Water/Sewer Fund is a separate fund and money cannot be transferred back and forth. Revenue can only be created through utility rates. This means sometimes you have no choice but to raise rates. He continued by stating, if we move forward with dam, the City of Crossville can't afford it and it will be major financial burden to the rate payers. Mayor Crawford stated in his opinion, the dam project won't happen unless we have a larger group to spread debt burden to so we need a full merger. His goal is to limit the financial burden.

A motion was made by Council Member Mark A. Fox, seconded by Council Member Mike Turner, that Crossville does not merge with, partner with, or otherwise form an association with Cumberland Plateau Water Authority, that would result in the transfer and/or vacating of division of Crossville's independent governance, oversight, and direction of our water and sewer resources and personnel. The motion failed by the following vote:

Aye: 2 - Council Member Mike Turner and Council Member Mark A. Fox

Nay: 3 - Mayor R.J. Crawford, Mayor Pro-tem Art Gernt and Council Member James Mayberry

A motion was made by Mayor Pro-tem Art Gernt, seconded by Council Member James Mayberry, to approve a resolution for placing a referendum for merging with Cumberland Plateau Water Authority on the November ballot. The motion carried by the following vote:

Aye: 5 - Mayor R.J. Crawford, Mayor Pro-tem Art Gernt, Council Member Mike Turner, Council Member Mark A. Fox and Council Member James Mayberry

b. Discussion and action regarding matters relative to Meadow Park Lake dam expansion

Due to uncertainties regarding financing, water rates, and ongoing merger discussions, Council discussed delaying the Meadow Park Lake dam project.

A motion was made by Council Member James Mayberry, seconded by Mayor Pro-tem Art Gernt, to delay the Meadow Park Lake dam project for least one year. The motion carried by the following vote:

Aye: 5 - Mayor R.J. Crawford, Mayor Pro-tem Art Gernt, Council Member Mike Turner, Council Member Mark A. Fox and Council Member James Mayberry

c. Discussion and action regarding matters relative to a referendum

Council considered a resolution that will place a referendum question before the qualified voters of the City of Crossville at the November 3, 2026 general election. This referendum is required under Article III, Section 1(9) of the City Charter, which mandates voter approval before the City may transfer, convey, or dispose of utility system real property located at or contiguous to Meadow Park Lake.

The City owns and operates our municipal water and sewer system, including the properties at Meadow Park Lake that have served our community since the lake was dedicated in 1939 as the City's potable water source. The resolution identifies the specific tracts that could be transferred in the future if the City Council later determines that such a transfer is in the best interests of the City and its ratepayers. These properties include:

- 3.85 acres surrounding the Meadow Park Lake dam,*
- 38.17 acres surrounding the Meadow Park Lake Water Treatment Plant, and*
- Additional water and sewer system properties throughout Cumberland County, all of which are itemized on Exhibit A, B and C of the Resolution.*

The intent is not to transfer any other land at Meadow Park Lake beyond the two specifically described tracts. Only the acreage immediately surrounding the dam and the treatment facility is included at Meadow Park Lake. Other tracts, including the water tanks, the pumping stations and the treatment facilities are also being included in this referendum.

The City and the Cumberland Plateau Water Authority are continuing to evaluate the potential consolidation or merger of the water and sewer operations. The purpose of that evaluation is to determine whether long term system reliability, regional efficiency, and ratepayer stability can be improved through a unified structure. No decision has been made. This referendum does not authorize a merger. It simply asks the voters whether the City Council may transfer these identified properties if, at a later date, the Council determines that such a transfer is in the City's best interests.

Approval of the referendum would authorize, but not require, the Council to take that action by separate ordinance or resolution. Any future transfer would still be subject to all legal requirements and would only occur after additional public consideration.

This resolution also directs the City Clerk to transmit the referendum language to the Cumberland County Election Commission and to take all steps necessary to place the question on the November 3, 2026 ballot, and it authorizes publication as required by law.

A motion was made by Council Member James Mayberry, seconded by Mayor Pro-tem Art Gernt, to approve language as follows on the ballot in the November 3, 2026 election: "Shall the City of Crossville be authorized to transfer to the Cumberland Plateau Water Authority the properties listed on Exhibit A, B & C if the Crossville City Council later determines that such transfer is in the best interests of the City of Crossville and its ratepayers?". The motion carried by the following vote:

Aye: 5 - Mayor R.J. Crawford, Mayor Pro-tem Art Gernt, Council Member Mike Turner, Council Member Mark A. Fox and Council Member James Mayberry

7. City Attorney's Report

a. City Attorney's Report

Mr. York reported ongoing work on property acquisitions and condemnation settlements related to prior approved projects.

Council thanked Mr. York for all his work on the items discussed tonight.

This Report was received and filed.

8. City Manager's Report

a. City Manager's Report

City Manager Hale reported positive financial results with all revenues up over the previous year. Departments recently hosted successful community events. Leisure Services hosted the Senior Women's softball tournament with national and international participants and a kids fishing derby over the weekend. The Fire Department installed smoke and carbon monoxide detectors during an event at The Gardens.

This Report was received and filed.

ADJOURNMENT

A motion was made by Council Member James Mayberry at 6:53 p.m., seconded by Mayor Pro-tem Art Gernt, to adjourn the meeting. The motion carried unanimously.