

City of Crossville

392 North Main Street
Crossville, Tennessee 38555



Minutes

Tuesday, September 9, 2025

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

BEER BOARD - 5:45 p.m.**Call to Order**

The Crossville City Council met for its Beer Board meeting on Tuesday, September 9, 2025 at Crossville City Hall. Mayor Crawford was present and presiding. He called the meeting to order at 5:45 p.m.

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

1. Club 1660, LLC

Club 1660 LLC applied for an on-premise beer permit for Club 1660, formerly Plum Crazy Vapor, located at 1660 North Main Street.

A motion was made by Mayor Pro-tem Art Gernt, seconded by Council Member Mark A. Fox, to approve the permit contingent upon Codes approval. 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. Weigel's #124

Weigel Stores, Inc. applied for off-premise beer permit for Weigel's #124 located at 79 Chestnut Hill Road.

A motion was made by Mayor Pro-tem Art Gernt, seconded by Council Member Mark A. Fox, to approve the permit contingent upon Codes approval. 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

3. Jimmy's Market

Muhammad Ali Fayyazi applied for off-premise beer permit for Jimmy's Market located at 1390 US 70.

A motion was made by Council Member Mark A. Fox, seconded by Mayor Pro-tem Art Gernt, to approve the permit contingent upon Codes approval. 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

4. Sandbaggers Steakhouse

Mickey Ruggiero applied for an on-premise beer permit for Sandbaggers Steakhouse located at 31 Confederate Road.

A motion was made by Council Member James Mayberry, seconded by Council Member Mark A. Fox, to approve the permit contingent upon Codes approval.

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

5.

Downtown Crossville Inc.

Downtown Crossville Inc. currently holds a special events beer permit. They requested to add an additional location to their permit – 72 South Main Street.

A motion was made by Mayor Pro-tem Art Gernt, seconded by Council Member James Mayberry, to approve an additional location. 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

The meeting was adjourned at 5:47 p.m.

REGULAR MEETING - 6:00 p.m.

Call to Order

The Crossville City Council met for its monthly meeting on Tuesday, September 9, 2025 at Crossville City Hall. Mayor Crawford was present and presiding. He called the meeting to order at 6 p.m. Rick Page, Plateau Christian Church, 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, Leah Crockett, Nathan Clouse, Jessie Brooks, Chris South, Terry Potter, Bailey Walker, Tim Begley, Larry Kidwell, Burt Allaire, Jessica Ceballos, Tedd Neal, Bob Ross, Melinda Kelsey, Kayde Johnson, Vic Torasso, Steven Hilts, Bill Hopper, Berniece Atkinson, Mickey Eldridge, Stan Guild, Randy Wilcox, Ridge Douglas, Mark Steinmann, Rick Page, Shanna Freitag, Jeff Freitag, Chris Miller, Tim Johnson, Ronald Bodary, Chris Kemmer, Kelly Kemmer, John Eldridge, Shea James, Memphis Smith, Berlinda Marquez, Brayden Quinn, Maria Tanner, and the friends and family of the Young Marines.

1. Proclamations/Presentations**a. September Proclamations/Presentations**

Mayor Crawford presented Brayden Quinn with the Student of the Month award for the September character trait, cooperation.

The Crossville Cruisers thanked City Council and Staff for the help in making the Cruise-In a success, and presented City Council with a Certificate of Appreciation.

2. Public Comment

Ronald Bodary, resident of Crossville for 32 years, spoke before Council. Mr. Bodary stated that he and close relatives have experienced Cumberland County EMS on multiple occasions, and that they do an excellent job. Mr. Bodary expressed his concern for the \$0.30 proposed increase to support a new EMS service, as this would be a 50 percent increase of the current rate of \$0.60. Mr. Bodary requested that City Council, stewards of City Taxpayer's money, explore other options.

3. Appointments

There were no appointments.

4. Chamber of Commerce Report

President/CEO of Crossville-Cumberland County Chamber of Commerce was unable to attend the meeting.

5. Consent Agenda**Approval of the Consent Agenda**

A motion was made by Mayor Pro-tem Art Gernt , seconded by Council Member James Mayberry, to approve Consent Agenda items 5 A-S. 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 Title 5 Chapter 7 - Hotel/Motel Occupancy Tax**

Upon passage of the changes to the Charter, the hotel/motel occupancy tax ordinance must be updated to accurately reflect the changes to the Charter. Staff also recommends updating the definition of "hotel."

This Ordinance was adopted on third reading.

b. Ordinance amending §3-202 - Imposition of Fines, Penalties, and Costs

The 114th General Assembly of the State of Tennessee passed Public Chapter 459 amending Tennessee Code Annotated, § 16-18-304(a) to increase the municipal training education fee from \$1.00 to \$2.00 that takes effect on July 1, 2025. The City of Crossville wishes to amend its court cost to reflect this legislative change. The City of Crossville has determined that it is in the best interest of the City to amend Title 3, Chapter 2, Section 3-202 regarding court costs and set a revised court cost amount.

This Ordinance was adopted on third reading.

Ordinances on Second Reading**c. Ordinance approving the abandonment Right-of-Way for a portion of Shepherd's Way, Central Baptist Church**

Central Baptist Church is currently developing a master plan for their campus. A portion of that plan is to increase parking capacity. While they are just in the design and planning phase of the plan, they foresee needing to close a portion of the right of way of Shepherd's Way for use of parking and for the safety of their congregation in walking from their cars to the church. There have been some complaints about through traffic traveling Shepherd's Way at higher rates of speed. At this time, they are seeking a guarantee from the City, that if they meet all the requirements that have been explained by Planning Staff (platting, construction of a cul-de-sac, and the survey work required by the City to abandon right-of-way) that the City will then abandon the right-of-way for the church. They do not want to move forward in spending the required funds to meet all the requirements and then the City to deny the right-of-way closure. They anticipate the formal request to close the right-of-way within a year.

City Staff conducted a traffic count of Shepherd's Way at both ends, near the intersection of Dunbar Lane and the intersection of Highway 127 South. From the traffic count, it does appear that most traffic on the road is on Sundays and Wednesdays and most of the traffic does use the Highway 127 entrance over the Dunbar Lane side. Average Daily Traffic counts being:

·Dunbar Lane Side: 389

·Highway 127 South Side: 1,007

Staff recommended that the Crossville City Council move forward with the passage of an Ordinance closing/abandoning the right-of-way between the edge of the proposed cul-de-sac and Highway 127 South, contingent upon all the requirements of plats, construction of the new cul-de-sac be completed within 3 years of the 3rd reading of the Ordinance, as well as a financial guarantee be provided to the City of Crossville for any damage to the existing portion of Shepherd's Way that may require maintenance or upkeep during the construction phase of the cul-de-sac. The amount of the financial guarantee to be determined by City Staff and agreed upon by the church before the passing of the Ordinance. The Ordinance would be rescinded and the right-of-way would remain public should any requirements not be met.

This Ordinance was approved on second reading

d. Ordinance amending §18-304 Design Criteria

An ordinance amending §18-304 Design Criteria is recommended by staff to reference

the International Plumbing Code for grease traps rather than an outdated appendix.

This Ordinance was approved on second reading

Ordinances on First Reading

e. Ordinance amending Title 2, Chapter 2 Sports Council

The current Chapter establishes the Sports Council. By amending the ordinance, this establishes a Leisure Services Committee to combine multiple boards/committees working towards similar goals.

This Ordinance was approved on first reading

f. Ordinance amending §14-1104 - Review process, fees, and financial guarantees

An ordinance amending §14-1104 is recommended for approval. This amendment would allow for a financial guarantee to be required by Planning Commission at the time of site plan review.

This Ordinance was approved on first reading

g. Ordinance amending Title 14, Chapter 10 - Multi-family Development

An ordinance amending Title 14, Chapter 10 is recommended for approval. This adds the definition for "maintenance agreement" and adds a section regarding multi-family cluster housing development requirements for fire lines.

This Ordinance was approved on first reading

h. Ordinance amending FY 25/26 Budget - Misc. Equipment

A budget amendment is necessary for Miscellaneous Equipment for the Police Department's HVAC repair/replacement.

This Ordinance was approved on first reading

Additional Consent Items

i. Approval of minutes (CC 8/12, WS 9/2)

The Minutes were approved as recommended.

j. Application for PE Partners Property Conservation Grant

Staff recommended applying for a Property Conservation Grant through Public Entity Partners. It is a 50/50 grant up to \$5,000. This grant can be used for security technology, security lighting or security fencing.

This Resolution was approved as recommended.

k. Approval of Meadow Creek Drive Water Line Extension - Mainline Utility

Extension

Three property owners along Meadow Creek Drive, located off Taylor's Chapel Road, requested the extension of the existing 2-inch water line to their properties. The extension would be approximately 750 feet long. The estimated cost for the extension is \$29,410.70.

The property owners will be responsible for either paying the City the cost estimate to install the line, or provide a financial guarantee in the amount of the cost estimate, plus 10 percent, for the work to be performed by an approved contractor.

This Resolution was approved as recommended.

I. Approval of contract for water treatment plant study

Water Resources Supervisor Joe Kerley recommended a contract with J.R. Wauford & Company for the evaluation of membrane components required to convert the existing treatment plant with a 3.5 million gallons per day capacity to a membrane plant.

This Contract was approved as recommended.

m. Approval of ABC grant contract

Staff recommended the approval of the ABC grant contract. The grant is in the amount of \$1,650 and the money is to be used to place a sculpture in the Downtown area.

This Contract was approved as recommended.

n. Approval of contract with Montrose Environmental Solutions

Staff recommended the approval of a contract with Montrose Environmental Solutions. Montrose will work with the City of Crossville for tank removal in the Downtown area. This is in conjunction with the Brownfield Redevelopment Area Grant.

This Contract was approved as recommended.

o. Approval of CDBG-RHP grant contract

A grant contract for CDBG – Rural Housing Program is recommended. The grant contract is in the amount of \$750,000. This will be used to partner with Cumberland Fellowship to purchase property that would serve as transitional housing from homelessness for up to 90 days.

This Contract was approved as recommended.

p. Approval of Change Order #1 - Sewer System Improvements

Staff recommended the approval of change order #1 for W&O Construction for Sewer System Improvements. This is an increase in the amount of \$3,044 due to the revision of shop drawings. Cumberland County has agreed to reimburse the City for the cost of overages.

This Contract was approved as recommended.

q. Approval to award bid for Interstate 40 - 8" Force Main Crossings - Hwy 127 & Genesis Road

Bids were received for the Interstate 40 - 8" Force Main Crossings – Hwy 127 & Genesis Road project on August 26, 2025.

The low bidder, Norris Brothers Excavation LLC, did not finish the last project that the City contracted with them. Eight months after the contract completion date, the City was verbally notified by Jacob Norris that Norris Brothers Excavating could not complete the project. The final project clean-up was completed by City Crews. All additional expenses paid or incurred by the City added up to be \$52,933.52. This does not include attorney expenses and in-house engineering administration.

The recommendation was to award the bid to Cleary Construction, Inc. in the amount of \$2,150,738.00. Cleary Construction is the next lowest, most responsible bidder.

This Contract was approved as recommended.

r. Approval of contract with Consor

Staff recommended a contract with Consor for an alignment study to extend Interstate Drive from Genesis Road to Peavine Road in the amount of \$72,000. This will determine where the roads will need to be located.

This Contract was approved as recommended.

Bids/Purchases

s. Approval to award bid for HVAC Renovations for Crossville Police Department

On August 26, 2025, bids were opened for HVAC Renovations for Crossville Police Department. The lowest bidder did not bid the correct specifications. Staff recommended awarding the bid to the second lowest bidder, CHC Mechanical Contractors Inc., in the amount of \$199,538.00.

This Bids/Purchases was approved as recommended.

6. Other Business

a. Discussion and action relative to CFD EMS

Council member Fox made a motion for Crossville to begin transport EMS under the direction and oversight of the Crossville Fire Department, using the phase-in guide to start on or around July 1st, 2026.

Council member Gernt seconded the motion.

Mayor Crawford asked if the Council members would like to add any discussion to the motion.

Council member Gernt asked what was the current status of the grant writer. Council member Fox answered that he was going to make a suggestion, if his motion passed, that the grant writer be investigated. Council member Fox continued stating that Anna Hamilton is ready to start writing grants after discussion with the City Attorney, and that Anna Hamilton would need to propose to the City what would be outlined and what

charges would be set.

Council member Gernt stated that he has thought about this significantly. Council member Gernt said that he wants to do it, but does not like the timing of it. Council member Gernt stated that Fire-based EMS is an excellent way to provide the service with the cross-training and diversity of the job. Council member Gernt further explained that the method of cross-training is a great way to reduce burnout on the job and increase job satisfaction. Council member Gernt stated that Cumberland County's EMS has a lot of area to cover, and that this could potentially help them.

Council member Mayberry stated that he believes we are blessed with the current County EMS, as they are one of the top-ranked EMS in Tennessee. Council member Mayberry said that Cumberland County's EMS response time and management system ranks in the top 4 in the State. Council member Mayberry said that they have received 2 State Stars and 2 Excellence in EMS awards, and that he does not know why the City would start a new system when an excellent one is in place.

Mayor Crawford stated that the best-case scenario is the City raises taxes by 75 percent, and the worst-case scenario is the City doubles the taxes. Mayor Crawford further explained that with those increases, it would just be to get through the next 3 years. Mayor Crawford said that he has been reached out to by a lot of people, and that some of those people are okay with a tax increase; the people who reached out used words like small and nominal. Mayor Crawford explained that he does not believe that a 75 percent increase in taxes is considered to be small or nominal, and that the only way through this would be to treat it as the City did with the Recreational Center and find a way to not put an unnecessary tax burden on the property tax owner.

Mayor Crawford stated that the City having their own EMS will not result in a net increase in the total number of ambulances within the City. Mayor Crawford explained that what is put into the City's EMS will then be removed from the County, and that City property owners will be double-taxed for services that they should already be getting through their County taxes. Mayor Crawford stated that he is not comfortable with doing that, and that he suggests that this should be worked through responsibly over a period of time to make sure that it works. Mayor Crawford said that this would be a "financial albatross" around the City, and that the City would not be able to achieve any strategic investments. Mayor Crawford said that he agrees with what Ronald Bodary said and that the Council has a fiduciary responsibility to be a good steward of the finances of this community. Mayor Crawford explained that not everyone can afford this tax increase on a fixed income, and that the Council needs to try their best to understand that not everyone can afford this service.

A motion was made by Council Member Mark A. Fox, seconded by Mayor Pro-tem Art Gernt, that Crossville begins transport EMS under the direction and oversight of the Crossville Fire Department using the phase-in guide to start on or around July 1st, 2026. The motion carried by the following vote:

Aye: 3 - Mayor Pro-tem Art Gernt, Council Member Mike Turner and Council Member Mark A. Fox

Nay: 2 - Mayor R.J. Crawford and Council Member James Mayberry

No motion was made on grant writing mentioned in the previous item.

7. City Attorney's Report**a. City Attorney's Report**

City Attorney Randy York said he did not have any updates to provide at this time.

This Report was received and filed

8. City Manager's Report**a. City Manager's Report**

City Manager Valerie Hale provided several updates. She reported on revenue, noting that while sales tax and hotel occupancy tax were down, beer and liquor tax revenues were up. She also announced the completion of the roof at Fire Station #2, and that the expected completion date of Fire Station #2 is January 2026.

City Manager Valerie Hale reminded everyone to use the citizen request portal to report any needed repairs within the City limits that the City Public Works Office can fix. She stated that downtown improvements were being made, and encouraged citizens to visit the new eagle statue in Veteran's Park. Lastly, she reported that the Rotary Club has installed a new rotary clock at the Depot.

This Report was received and filed

ADJOURNMENT

A motion was made by Council Member James Mayberry at 6:25 p.m., seconded by Mayor Pro-tem Art Gernt, to adjourn the meeting. The motion carried unanimously.