



## **Board of Mayor and Alderman Meeting Agenda**

**Monday, October 06, 2025 at 7:00 PM**

**Monterey Municipal Building – 302 E. Commercial Avenue Monterey, TN 38574**

---

**Police Department: (931) 839-2323 | City Hall: (931) 839-3770 | Fax: (931) 839-3933**

---

**Meeting called by:** Mayor Alex Garcia

**Type of Meeting:** Regular Monthly

**Aldermen:** Kevin Peters, Spencer Delk, Jim Whitaker, Larry Bennett, Cecelia Paulson, Jim Wolfgram, Jamie Phillips, Bill Wiggins

**The Town of Monterey does not discriminate on grounds of race, color, age, sex, disability or national origin.**

### **ROLL CALL**

### **CALL TO ORDER**

### **INVOCATION**

Pledge to the Flag – Alderwoman Cecelia Paulsen

### **PUBLIC COMMENT**

### **COMMITTEE REPORTS**

1. Building and Grounds committee meeting
2. Water/Sewer committee meeting
3. Street Committee meeting

### **APPROVAL OF MINUTES**

4. Minutes from September 8, 2025

### **CONSIDERATION OF BILLS**

5. Monthly Bills

### **ORDINANCES**

6. Consider and vote on Ordinance #25-881 - An Ordinance to change the zoning classification for approximately 5.6 acres located on Peter Avenue from I-1 to General Commercial C-2

### **RESOLUTIONS**

### **NEW BUSINESS**

7. Attorney Evan Wright to address the board concerning River Keepers pending lawsuit (Executive Session)

8. Consider Authorizing Mayor to Send Letter Requesting Continued Rail Funding in State Budget
9. Consider Authorizing Mayor to Send Letter Requesting Change to Shared Revenue Relationship
10. Consider June 20 Date for Watermelon Crawl Festival
11. Consider changing the speed limit down to 20 mph on Callahan Road and Old Walton Road
12. Discuss and vote on adding "No unmuffled jake braking inside city limits" signs.

#### **MAYOR UPDATES**

13. Notice of THDA Grant Award

#### **OTHER BUSINESS**

#### **ADJOURNMENT**



## **Building and Grounds Committee meeting Minutes**

**Tuesday, September 09, 2025 at 6:00 PM**

**Monterey Municipal Building – 302 E. Commercial Avenue Monterey, TN 38574**

---

**Police Department: (931) 839-2323 | City Hall: (931) 839-3770 | Fax: (931) 839-3933**

---

**Meeting called by:**

**Type of Meeting:**

**Members:**

**The Town of Monterey does not discriminate on grounds of race, color, age, sex, disability or national origin.**

### **PUBLIC COMMENT**

### **NEW BUSINESS**

1. Discuss rail trail maintenance plan

Cecilia Paulsen stated that Rafferty sent her a list for a maintenance schedule and talked about the items that need attention and what items need to be corrected and when and if we should put them on a rotation. He also listed these things in three different categories, the boardwalk, the asphalt and the vegetation. Need to give attention to the bridge behind Bowman's Auto Sales. The section between Walnut and Oak, gravel has been collecting there.

### **ADJOURNMENT**



## **Water and Sewer Committee meeting Minutes**

**Thursday, September 25, 2025 at 10:00 AM**

**Monterey Municipal Building – 302 E. Commercial Avenue Monterey, TN 38574**

---

**Police Department: (931) 839-2323 | City Hall: (931) 839-3770 | Fax: (931) 839-3933**

---

**Meeting called by:**

**Type of Meeting:**

**Members:**

**The Town of Monterey does not discriminate on grounds of race, color, age, sex, disability or national origin.**

### **PUBLIC COMMENT**

There was none.

### **NEW BUSINESS**

1. Discuss corrective action plan for water/sewer from comptroller letter  
We did not have a quorum for a committee meeting so this was an informal meeting. Nathaniel Green stated that he is going to recommend to have Jackson Thornton do another one year rate study that would have the numbers without Perdue. He stated that we can also put in the corrective action plan about extending sewer to both exits. He stated that we should be able to write off some depreciation at the waste water treatment plant and the water treatment plant because we are not utilizing full capacity of either plant now. We will be taking on 20-40 new water taps in the Calf killer area project.
2. Discuss subdivision plat from Mr. Mike Callahan  
Nathaniel Green stated that the water line of this project he does not have any issues with. The sewer line there are a couple of issues. TDEC will want Mr. Callahan to present a hydraulic profile for the sewer lines. The second is that it is showing the sewer lines connecting directly to the sewer line instead of a manhole. If there is a problem, it would be better to be able to go to the manhole and clean out instead of digging up the sewer line and trying to correct. Nathaniel stated that he is going to recommend to run this sewer line to the existing manhole or to make a new manhole, whichever works best for Mr. Callahan.

### **ADJOURNMENT**



## **Street Committee Meeting Minutes**

**Thursday, October 02, 2025 at 7:00 PM**

**Monterey Municipal Building – 302 E. Commercial Avenue Monterey, TN 38574**

---

**Police Department: (931) 839-2323 | City Hall: (931) 839-3770 | Fax: (931) 839-3933**

---

**Meeting called by:**

**Type of Meeting:**

**Members:**

**The Town of Monterey does not discriminate on grounds of race, color, age, sex, disability or national origin.**

### **PUBLIC COMMENT**

There was none.

### **NEW BUSINESS**

1. Discuss recommendation concerning speed bumps on Crain Street

Larry Bennett stated that he has looked at prices on Amazon for the speed bumps and we would need five sets. Mayor Garcia stated that it is not the money issue. It is setting a precedent and you will have others wanting these on their roads. Another concern would be during the winter months, this road would not be able to be scraped because of the speed bumps. It was recommended to make Crain Street a one-way street north bound from Jackson Street to Farley Avenue and enforce the 15 mph speed limit.

Motion made by Bennett.

Voting Yea: Peters, Bennett, Whitaker

### **ADJOURNMENT**



## **Board of Mayor and Alderman Meeting Minutes**

**Monday, September 08, 2025 at 7:00 PM**

**Monterey Municipal Building – 302 E. Commercial Avenue Monterey, TN 38574**

---

**Police Department: (931) 839-2323 | City Hall: (931) 839-3770 | Fax: (931) 839-3933**

---

**Meeting called by:** Mayor Alex Garcia

**Type of Meeting:** Regular Monthly

**Aldermen:** Kevin Peters, Spencer Delk, Jim Whitaker, Larry Bennett, Cecelia Paulson, Jim Wolfgram, Jamie Phillips, Bill Wiggins

**The Town of Monterey does not discriminate on grounds of race, color, age, sex, disability or national origin.**

### **ROLL CALL**

### **CALL TO ORDER**

### **INVOCATION**

Pledge to the Flag – Alderwoman Cecelia Paulsen

Brother Jeff Leonard

Vice-Mayor Kevin Peters led the Pledge to the Flag.

### **PUBLIC COMMENT**

There was none.

### **COMMITTEE REPORTS**

1. Finance Committee meeting

### **APPROVAL OF MINUTES**

2. Minutes from August 4, 2025  
This item was skipped in error.

### **CONSIDERATION OF BILLS**

Motion made by Alderman Wiggins, Seconded by Alderman Bennett.

Voting Yea: Vice Mayor Peters, Alderman Delk, Alderman Whitaker, Alderman Bennett, Alderwoman Paulson, Alderman Wolfgram, Alderman Phillips, Alderman Wiggins

3. Monthly Bills

Motion made by Alderman Wiggins, Seconded by Alderman Bennett.

Voting Yea: Vice Mayor Peters, Alderman Delk, Alderman Whitaker, Alderman

Bennett, Alderwoman Paulson, Alderman Wolfgram, Alderman Phillips, Alderman Wiggins

## **ORDINANCES**

## **RESOLUTIONS**

4. Resolution #2025-003 to appoint JECDB as Coordinating Committee for growth plan amendments

Motion made by Alderman Wiggins, Seconded by Alderman Delk to pass this Resolution.

Voting Yea: Vice Mayor Peters, Alderman Delk, Alderman Whitaker, Alderman Bennett, Alderwoman Paulson, Alderman Wolfgram, Alderman Phillips, Alderman Wiggins

## **NEW BUSINESS**

5. Consider Pyrotecnico Contract for 2026 Fireworks Show

Motion made by Alderman Bennett, Seconded by Alderman Delk.

Voting Yea: Vice Mayor Peters, Alderman Delk, Alderman Whitaker, Alderman Bennett, Alderwoman Paulson, Alderman Wolfgram, Alderman Phillips, Alderman Wiggins

6. Brian Williams to address the board

Jamie Phillips addressed the board because Brian was not able to be here. The street committee had met previously and was wondering if there was any updates on the speed bumps? Mayor Garcia stated that there are other measures that we can try before we put up speed bumps. Larry Bennett will call another street committee meeting to address this.

7. Review bids for the clinic ramp

Motion made by Alderman Bennett, Seconded by Alderman Wolfgram to resurface the clinic ramp.

Voting Yea: Vice Mayor Peters, Alderman Delk, Alderman Whitaker, Alderman Bennett, Alderwoman Paulson, Alderman Wolfgram, Alderman Phillips, Alderman Wiggins

8. Discussion on dog park

Jerry Warren drew up a sketch for Whitaker Park dog park. There will be some funds left over from the Nathan Walker sports plex and we can use these funds for that. It would cost under \$20,000. There was no vote taken.

9. Discuss downtown improvement grant

This is the same grant that Crossville used and got all of their street lights. 50% of this grant has to be facade improvement. This is a 25% match and the businesses owners

would pay for this. The city would be responsible for paying the match for the street lights and this would be approximately \$150,000. The city would be responsible for paying 25% of the street lights. Does the city want to apply for this grant? The grant is due this Friday and we would know something in December. The city would have three years to complete this project and to have it split between these budget years. Motion made by Alderman Wiggins, Seconded by Alderman Whitaker to apply for this grant.

Voting Yea: Vice Mayor Peters, Alderman Delk, Alderman Whitaker, Alderman Bennett, Alderwoman Paulson, Alderman Wolfgram, Alderman Wiggins

Voting Nay: Alderman Phillips

#### 10. Discuss city land sale

A citizen is wanting to purchase roughly 10 acres from the Town. Mayor Garcia is wanting to surplus this property tonight. This is property that we have not used and we will be keeping approximately 30 acres. Bill Wiggins asked if this could be researched further because he thinks this was donated to the Town of Monterey for industrial use only.

Motion made by Alderman Wiggins, Seconded by Alderman Bennett to surplus this property and bid this out.

Voting Yea: Vice Mayor Peters, Alderman Delk, Alderman Whitaker, Alderman Bennett, Alderwoman Paulson, Alderman Wolfgram, Alderman Phillips, Alderman Wiggins

### **MAYOR UPDATES**

Lighting for the Nate should start in November.

Bobby and his crew has put in a meter for the irrigation system.

Scare poles should go up for next month.

### **OTHER BUSINESS**

Chief John Mackie addressed the board and gave a progress report on the police department. They are going to open up the application process for non certified officer and get them in the training class in March. There would be no cost to the Town for sending them to school to be certified.

Sgt. Bates addressed the board concerning the police department. He stated that he is responsible for the training program and he is very passionate about training. He stated that the sewer plant is vacant on Woodcliff Road. He would like to utilize this for the range for the police department. He would like to get the electric turned back on down there and water and sewer but there is no sewer down there any longer. We would have to dig and put in a septic tank and this would cost approximately \$800 delivered set up. He would like to get either an awning or

carport as well. We can use the monies that we get from the gun classes to purchase these items.

Bill Wiggins stated that he was riding his bicycle on the trail and he was met with a side by side on the trail.

Bill Wiggins stated that we have another problem with barking dogs keeping people awake at night.

Jim Whitaker stated that we need to put some lights up at the Depot.

#### **ADJOURNMENT**

Motion made by Alderman Bennett.

**City of Monterey**  
**Invoice Listing By GL Account**

**User:** Ella Dishman  
**Date/Time:** 10/3/2025 8:39 AM  
Page 1 of 4

| <b>GL Account Number</b> | <b>Vendor Name</b>               | <b>Vendor Number</b> | <b>Invoice Number</b> | <b>Invoice Date</b> | <b>Invoice Net Amount</b> |
|--------------------------|----------------------------------|----------------------|-----------------------|---------------------|---------------------------|
| 110-41500-237            | PMG NEWSPAPERS, ALABAMA          |                      | 71307908              | 10/02/2025          | \$18.92                   |
| 110-41500-239            | Highlands Economic Partnership   | 201                  | 1047                  | 10/02/2025          | \$3,000.00                |
| 110-41500-320            | Lowe's Home Centers, Inc.        | 234                  | 99000232852           | 10/02/2025          | \$189.53                  |
| 110-41500-320            | Monterey Cee Bee Foods           | 264                  | 00100966227           | 10/02/2025          | \$17.96                   |
| 110-41500-320            | Unifirst                         | 484                  | 1810150085            | 10/02/2025          | \$22.02                   |
| 110-41500-320            | Unifirst                         | 484                  | 1810150943            | 10/02/2025          | \$22.02                   |
| 110-41500-320            | Unifirst                         | 484                  | 1810152742            | 10/02/2025          | \$22.02                   |
| 110-41500-320            | Walker's Precision Comfort       |                      | 21206                 | 10/02/2025          | \$242.50                  |
| 110-41500-734            | Putnam County Animal Shelter     | 326                  | 10012025              | 10/02/2025          | \$550.00                  |
| 110-41990-320            | Landers Trade                    | 252                  | 5438941               | 10/02/2025          | \$39.28                   |
| 110-41990-320            | Landers Trade                    | 252                  | 5438947               | 10/02/2025          | \$14.37                   |
| 110-41990-324            | Landers Trade                    | 252                  | 5437506               | 10/02/2025          | \$263.99                  |
| 110-41990-324            | Landers Trade                    | 252                  | 5437557               | 10/02/2025          | \$64.90                   |
| 110-41990-324            | Landers Trade                    | 252                  | 5437571               | 10/02/2025          | \$32.45                   |
| 110-41990-325            | EAST TN PORTABLES                |                      | 519638                | 10/02/2025          | \$80.00                   |
| 110-41990-329            | SHERRILL PUMPING, LLC            |                      | 1132                  | 10/02/2025          | \$175.00                  |
| 110-42100-261            | Autozone, Inc                    |                      | 00176314579           | 10/02/2025          | \$59.86                   |
| 110-42100-261            | Autozone, Inc                    |                      | 03955100586           | 10/02/2025          | \$13.28                   |
| 110-42100-261            | O'REILLY AUTO PARTS              |                      | 0907115240            | 10/02/2025          | \$106.89                  |
| 110-42100-261            | Shadden Tire Discounters         | 406                  | 1181025636            | 10/02/2025          | \$588.60                  |
| 110-42100-320            | BOLSTER                          |                      | 8772                  | 10/02/2025          | \$118.93                  |
| 110-42100-320            | Landers Trade                    | 252                  | 5439556               | 10/02/2025          | \$23.97                   |
| 110-42200-700            | VICKERS CONSULTING SERVICES, INC |                      | 027368                | 10/02/2025          | \$500.00                  |
| 110-43100-261            | Industrial Rubber & Gasket       | 212                  | 894034                | 10/02/2025          | \$39.09                   |
| 110-43100-261            | O'REILLY AUTO PARTS              |                      | 0907113497            | 10/02/2025          | \$292.39                  |
| 110-43100-320            | G. & C. Supply Co., Inc.         | 168                  | 7000459               | 10/02/2025          | \$346.21                  |
| 110-43100-320            | Highway 84 Limestone             | 200                  | 20567                 | 10/03/2025          | \$1,275.00                |
| 110-43100-320            | Unifirst                         | 484                  | 1810150085            | 10/02/2025          | \$50.51                   |
| 110-43100-320            | Unifirst                         | 484                  | 1810150943            | 10/02/2025          | \$50.51                   |
| 110-43100-320            | Unifirst                         | 484                  | 1810152742            | 10/02/2025          | \$50.51                   |
| 110-43100-944            | Warren & Tuggle                  | 505                  | 62350                 | 10/02/2025          | \$3,250.00                |
| 110-43100-944            | Warren & Tuggle                  | 505                  | 62351                 | 10/02/2025          | \$12,100.00               |

**City of Monterey  
Invoice Listing By GL Account**

**User:** Ella Dishma  
**Date/Time:** 10/3/2025 8:39 AM  
Page 2 of 4

Item # 5.

| GL Account Number | Vendor Name               | Vendor Number | Invoice Number         | Invoice Date | Invoice Net Amount |
|-------------------|---------------------------|---------------|------------------------|--------------|--------------------|
| 110-43170-320     | BOLSTER                   |               | 8703                   | 10/02/2025   | \$19.98            |
| 110-43170-320     | Landers Trade             | 252           | 5437671                | 10/02/2025   | \$15.87            |
| 110-43170-320     | Landers Trade             | 252           | 5439525                | 10/02/2025   | \$28.99            |
| 110-43170-320     | Staples Business Credit   | 401           | 7006626920             | 10/02/2025   | \$180.59           |
| 110-44890-725     | Monterey Library          | 261           | 1005350                | 10/02/2025   | \$10,053.50        |
|                   |                           |               | <b>Totals For Fund</b> | 110          | \$33,919.64        |
| 121-43100-471     | Copeland Drp, Llc         | 78            | 16700                  | 10/02/2025   | \$1,357.72         |
| 121-43100-471     | Copeland Drp, Llc         | 78            | 16708                  | 10/02/2025   | \$1,088.36         |
| 121-43100-471     | Copeland Drp, Llc         | 78            | 16729                  | 10/02/2025   | \$543.27           |
|                   |                           |               | <b>Totals For Fund</b> | 121          | \$2,989.35         |
| 123-44100-320     | Staples Business Credit   | 401           | 7006626920             | 10/02/2025   | \$124.14           |
| 123-44100-320     | Staples Business Credit   | 401           | 7006626920             | 10/02/2025   | \$74.28            |
|                   |                           |               | <b>Totals For Fund</b> | 123          | \$198.42           |
| 125-47210-320     | Stone Creative            |               | 836603                 | 10/02/2025   | \$50.00            |
|                   |                           |               | <b>Totals For Fund</b> | 125          | \$50.00            |
| 131-43200-261     | Truckpro Holdings Corp    | 466           | 0350576858             | 10/02/2025   | \$323.96           |
| 131-43200-261     | White Co Farmers Coop     | 508           | 3337212                | 10/02/2025   | \$33.98            |
| 131-43200-295     | Putnam County Solid Waste | 309           | 08312025               | 10/02/2025   | \$4,506.00         |
| 131-43200-320     | Unifirst                  | 484           | 1810150085             | 10/02/2025   | \$48.60            |
| 131-43200-320     | Unifirst                  | 484           | 1810150943             | 10/02/2025   | \$48.60            |
| 131-43200-320     | Unifirst                  | 484           | 1810152742             | 10/02/2025   | \$48.60            |
|                   |                           |               | <b>Totals For Fund</b> | 131          | \$5,009.74         |
| 413-52113-269     | Wascon, Inc.              | 494           | 82531                  | 10/02/2025   | \$2,030.31         |
| 413-52113-320     | Airgas Usa, Llc           | 25            | 9164647023             | 10/02/2025   | \$107.94           |
| 413-52113-320     | Labtronx, Inc             | 237           | 33758                  | 10/02/2025   | \$2,631.87         |
| 413-52113-320     | Monterey Cee Bee Foods    | 264           | 00100966227            | 10/02/2025   | \$116.27           |
| 413-52113-320     | Nationwide Analytical     | 292           | 2394                   | 10/02/2025   | \$712.00           |
| 413-52113-320     | Pace Analytical National  | 338           | 25801860148            | 10/02/2025   | \$154.40           |
| 413-52113-320     | Pace Analytical National  | 338           | 25801862896            | 10/02/2025   | \$130.10           |
| 413-52113-320     | Taud                      | 418           | 20250667               | 10/02/2025   | \$195.00           |

**City of Monterey**  
**Invoice Listing By GL Account**

User: Ella Dishma  
Date/Time: 10/3/2025 8:39 AM  
Page 3 of 4

Item # 5.

| GL Account Number | Vendor Name               | Vendor Number | Invoice Number | Invoice Date | Invoice Net Amount |
|-------------------|---------------------------|---------------|----------------|--------------|--------------------|
| 413-52113-320     | Unifirst                  | 484           | 1810150085     | 10/02/2025   | \$64.63            |
| 413-52113-320     | Unifirst                  | 484           | 1810150943     | 10/02/2025   | \$64.63            |
| 413-52113-320     | Unifirst                  | 484           | 1810152742     | 10/02/2025   | \$64.63            |
| 413-52114-261     | Power Equipment           | 335           | 25148          | 10/02/2025   | \$4,375.67         |
| 413-52114-261     | Shadden Tire Discounters  | 406           | 1181025637     | 10/02/2025   | \$694.00           |
| 413-52114-261     | THOMPSON TRUCK GROUP      |               | 10201112101    | 10/02/2025   | \$710.65           |
| 413-52114-320     | Badger Meter              | 60            | 80211416       | 10/02/2025   | \$123.00           |
| 413-52114-320     | BOLSTER                   |               | 8564           | 10/02/2025   | \$52.00            |
| 413-52114-320     | BOLSTER                   |               | 8704           | 10/02/2025   | \$19.90            |
| 413-52114-320     | Landers Trade             | 252           | 5437975        | 10/02/2025   | \$53.98            |
| 413-52114-320     | Landers Trade             | 252           | 5439318        | 10/02/2025   | \$113.41           |
| 413-52114-320     | Save-A-Lot Food Stores    | 377           | 270012         | 10/02/2025   | \$45.48            |
| 413-52114-320     | Unifirst                  | 484           | 1810150085     | 10/02/2025   | \$64.16            |
| 413-52114-320     | Unifirst                  | 484           | 1810150943     | 10/02/2025   | \$64.16            |
| 413-52114-320     | Unifirst                  | 484           | 1810152742     | 10/02/2025   | \$64.16            |
| 413-52114-331     | O'REILLY AUTO PARTS       |               | 0907121453     | 10/02/2025   | \$224.97           |
| 413-52114-338     | G. & C. Supply Co., Inc.  | 168           | 6998924        | 10/02/2025   | \$336.06           |
| 413-52114-338     | G. & C. Supply Co., Inc.  | 168           | 7000292        | 10/02/2025   | \$778.62           |
| 413-52114-338     | G. & C. Supply Co., Inc.  | 168           | 7000460        | 10/02/2025   | \$94.94            |
| 413-52213-320     | Landers Trade             | 252           | 5439423        | 10/02/2025   | \$115.31           |
| 413-52213-320     | Landers Trade             | 252           | 5439472        | 10/02/2025   | \$129.80           |
| 413-52213-320     | Landers Trade             | 252           | 5439483        | 10/02/2025   | \$32.45            |
| 413-52213-320     | Lowe's Home Centers, Inc. | 234           | 99000232852    | 10/02/2025   | \$160.21           |
| 413-52213-320     | Lowe's Home Centers, Inc. | 234           | 99000232852    | 10/02/2025   | \$222.79           |
| 413-52213-320     | Monterey Cee Bee Foods    | 264           | 00100966227    | 10/02/2025   | \$131.59           |
| 413-52213-320     | Nationwide Analytical     | 292           | 2372           | 10/02/2025   | \$72.58            |
| 413-52213-320     | Pace Analytical National  | 338           | 25801857730    | 10/02/2025   | \$300.00           |
| 413-52213-320     | Unifirst                  | 484           | 1810150085     | 10/02/2025   | \$49.80            |
| 413-52213-320     | Unifirst                  | 484           | 1810150943     | 10/02/2025   | \$49.80            |
| 413-52213-320     | Unifirst                  | 484           | 1810152742     | 10/02/2025   | \$49.80            |
| 413-52213-320     | White Co Farmers Coop     | 508           | 3335594        | 10/02/2025   | \$56.67            |
| 413-52213-322     | Hach Company              | 187           | 14659652       | 10/02/2025   | \$172.35           |

City of Monterey  
Invoice Listing By GL Account

User: Ella Dishman  
Date/Time: 10/3/2025 8:39 AM  
Page 4 of 4

| GL Account Number        | Vendor Name               | Vendor Number | Invoice Number         | Invoice Date | Invoice Net Amount |
|--------------------------|---------------------------|---------------|------------------------|--------------|--------------------|
| 413-52213-322            | Usa Bluebook              | 488           | 829163                 | 10/02/2025   | \$798.73           |
| 413-52316-320            | Landers Trade             | 252           | 5439347                | 10/02/2025   | \$17.99            |
| <del>413-52316-320</del> | Landers Trade             | 252           | 5439349                | 10/02/2025   | \$103.99           |
| 413-52316-320            | Lowe's Home Centers, Inc. | 234           | 99000232852            | 10/02/2025   | \$189.52           |
|                          |                           |               | <b>Totals For Fund</b> | 413          | \$16,740.32        |
|                          |                           |               | <b>Grand Total</b>     |              | \$58,907.47        |

## ORDINANCE NUMBER 25-881

### AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION FOR APPROXIMATELY 5.6 ACRES LOCATED ON PETER AVE FROM I-1 TO GENERAL COMMERCIAL C-2.

**WHEREAS**, it becomes necessary from time to time to make changes to the Monterey Zoning Ordinance and Monterey Zoning Map, and

**WHEREAS**, the Town of Monterey was petitioned by the Hope in Christ Fellowship Church, property owner, to rezone property located at 315 Peter Ave from I-1 to C-2, General Commercial District, and

**WHEREAS**, the proposed use of the area to be rezoned from I-1 to C-2 is a proposed house of worship, and

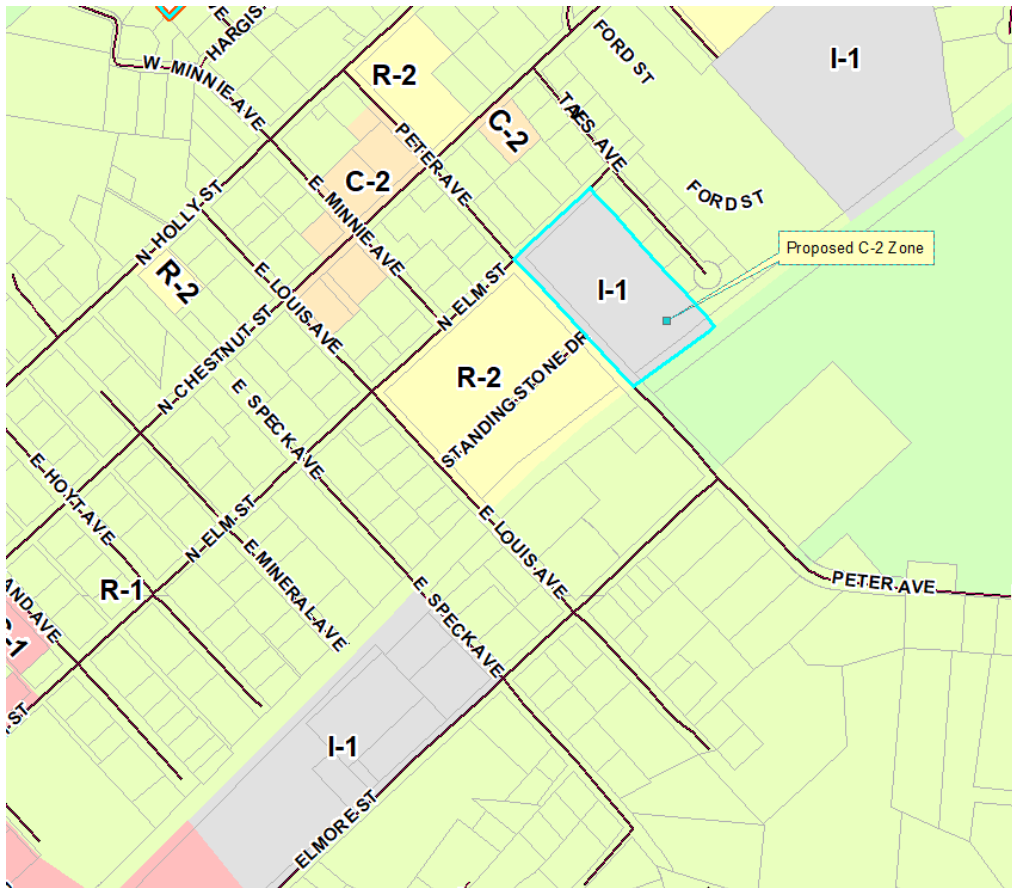
**WHEREAS**, *Tennessee Code Annotated* Section 13-7-201 etc. provides that the zoning classification of certain properties may be amended, and

**WHEREAS**, Notice of Public Hearing was published \_\_\_\_\_ in the Herald-Citizen newspaper as required by Tennessee Code Annotated, and

**WHEREAS**, the Monterey Planning Commission voted to send the request to the board of mayor and alderman with a recommendation that the zoning classification of property located at 315 Peter Ave (Specifically parcel 048N-C-029.00 and surrounding rights-of-way) be changed from I-1 Industrial District to General Commercial District C-2 on September 18, 2025.

**NOW, THEREFORE BE IT ORDAINED BY THE MAYOR AND BOARD OF ALDERMEN OF MONTEREY, TENNESSEE THAT:**

**SECTION 1:** The Zoning Classification of approximately 5.6 acres of property located at 315 Peter Ave, is hereby changed from C-1 Limited Commercial to C-2, General Commercial District, consisting of Map 048N, Group C, Parcel 029.00 and associated street rights-of-way, being graphically depicted on the following map:



**SECTION 2:** The Zoning Map of Monterey, Tennessee, is hereby amended as graphically depicted.

**SECTION 3:** This Ordinance will take effect following the Third and Final Reading.

Passed First Reading \_\_\_\_\_

Passed Second Reading \_\_\_\_\_

Passed Third Reading \_\_\_\_\_

Date of Public Hearing \_\_\_\_\_

**Attest:**

\_\_\_\_\_  
Mayor of Monterey

\_\_\_\_\_  
Recorder

**SCHEDULE FOR PASSAGE OF ORDINANCE**

|                |                                                                             |
|----------------|-----------------------------------------------------------------------------|
| <b>9/18/25</b> | <b>P.C. RECOMMENDATION</b>                                                  |
| <b>10/6/25</b> | <b>1<sup>st</sup> READING OF ORDINANCE</b>                                  |
| <b>10/6/25</b> | <b>2<sup>nd</sup> READING OF ORDINANCE</b>                                  |
| <b>11/3/25</b> | <b>3<sup>rd</sup> READING OF ORDINANCE</b>                                  |
| <b>10/8/25</b> | <b>PUBLIC NOTICE PUBLISHED (Minimum of 21 days before November Meeting)</b> |
| <b>11/3/25</b> | <b>PUBLIC HEARING - THIRD READING</b>                                       |

This notice needs to run a minimum of 15 days before the public hearing.

HERALD-CITIZEN -- PLEASE RUN ONCE AS A LEGAL NOTICE IN THE **10/8/25** EDITION OF THE HERALD CITIZEN AND BILL THE TOWN OF MONTEREY

**NOTICE OF PUBLIC HEARING**

The Monterey Mayor and Aldermen will hold a Public Hearing on Monday, November 3, 2025 at 7:00 PM at the Monterey City Hall concerning changing the zoning classification of approximately 5.6 acres of property located on Peter Av, from Industrial I-1 to C-2, General Commercial District, consisting of Map 048N, Group C, Parcel 029.00 and associated street rights-of-way. The public is invited to attend.



## Tennessee Housing Development Agency

Andrew Jackson Building Third Floor  
502 Deaderick St., Nashville, TN 37243

**Bill Lee**  
Governor

**Ralph M. Perrey**  
Executive Director

10/1/2025

Alex Garcia, Mayor  
Town of Monterey  
302 East Commercial Avenue  
Monterey, TN 38574

Dear Mayor Garcia:

Congratulations! The Tennessee Housing Development Agency (THDA) has approved your application under the 2025 HOME Homeowner Rehabilitation Program Description in the amount of \$540,001, including administration.

THDA will host a mandatory in-person grantee meeting on Thursday, November 6, 2025, from 9:00AM to 1:00PM Central, location TBA. Please reserve this date and time on your calendar. At this time, THDA staff will review all requirements associated with your grant implementation. You will receive a separate grantee workshop invitation in the near future. In addition to consultants/administrators, we strongly encourage local jurisdictions to have at least one employee who will be working with the project to attend the workshop in order to better understand the local government's full responsibilities as the Grantee.

However, your responsibilities under this award begin immediately. Please note that no funds may be committed to any HOME project before the completion of the environmental review. In addition, the Grantee shall refrain from undertaking any activities that would have an adverse environmental impact or limit the choice of reasonable alternatives until the completion of the environmental review in accordance with 24 CFR Part 58. To achieve this end, the Grantee must not expend public or private funds (HUD, other Federal, or non-Federal funds) or execute a legally binding agreement for property acquisition, rehabilitation, conversion, repair or construction pertaining to a specific site until environmental clearance has been achieved.

Additionally, the U.S. Department of Housing and Urban Development has instituted new requirements applicable to this award specific to the immigration status of assisted clients, as applicable, including:

- Administering this grant in accordance with all applicable immigration restrictions and requirements, including the eligibility and verification requirements that apply under title IV of the Personal Responsibility and Work Opportunity Reconciliation Act of 1996, as amended (8 U.S.C. 1601-1646) (PRWORA) and any applicable requirements that HUD, the Attorney General, or the U.S. Citizenship and Immigration Services may establish from time to time to comply with PRWORA, Executive Order 14218, or other Executive



Andrew Jackson Building Third Floor - 502 Deaderick St. - Nashville, TN 37243

[THDA.org](http://THDA.org) - (615) 815-2200 - Toll Free: 800-228-THDA

THDA is an equal opportunity, equal access, affirmative action employer.



Orders or immigration laws.

- Prohibiting the use of funding in a manner that by design or effect facilitates the subsidization or promotion of illegal immigration or shields illegal aliens from deportation, including by maintaining policies or practices that materially impede enforcement of federal immigration statutes and regulations.
- Using SAVE, or an equivalent verification system approved by the Federal government, to prevent any Federal public benefit from being provided to an ineligible alien who entered the United States illegally or is otherwise unlawfully present in the United States.

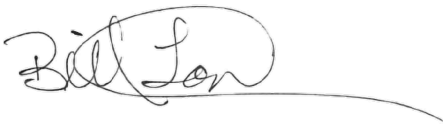
THDA is currently determining how these regulations will affect your grant administration and will include requirements based on our review in our training.

In order to promote the success of THDA's HOME program to the community, please allow THDA to organize a media outreach event with you. THDA's Communications Team will be reaching out to you to schedule this promotional opportunity.

If you have any questions, please contact Aaron Toran, Housing Program Manager, HOME/NHTF at (615) 815-2037 or [atoran@thda.org](mailto:atoran@thda.org).

We look forward to working with you to implement your 2025 HOME funded program.

Sincerely,



Bill Lord  
Director, Community Housing Division



Andrew Jackson Building Third Floor - 502 Deaderick St. - Nashville, TN 37243

[THDA.org](http://THDA.org) - (615) 815-2200 - Toll Free: 800-228-THDA

THDA is an equal opportunity, equal access, affirmative action employer.

