

*****April 13, 2026*****

The Signal Mountain Town Council held a regular meeting on Monday, April 13, 2026.
The meeting was called to order at 6:00 p.m.

Those present were: Mayor Elizabeth Baker
Vice Mayor Clay Crumbliss
Councilmember Charlie Poss
Councilmember Miles Jorgensen

Also present were: Town Manager Matthew Justice
Town Attorney Harry Cash
Finance Director John Harr
See attached list for others present

Mayor Baker led the pledge of allegiance. A moment of silence was observed.

Roll Call

Councilmember Andrew Gardner was not present.

Minutes

- 1) February 23, 2026 – all Council members in attendance
- 2) March 9, 2026 – in attendance; Baker, Crumbliss, Poss, Jorgensen
- 3) March 11, 2026 – in attendance; Baker, Crumbliss, Poss, Jorgensen
- 4) March 23, 2026 – all Council members in attendance

Councilmember Miles Jorgensen made a motion to approve the above sets of minutes altogether. Councilmember Poss seconded the motion. All present being in favor, the motion passed.

Citizens' Opportunity to Address Council

Anne Hagood at 506 James Boulevard expressed concern about the safety hazard posed by children riding electric motorcycles in public areas. Council agreed to place the matter on a future agenda.

Jim Webster at 606 Signal Mountain Boulevard, as Chair of the Tree Board, proposed that the Tree Board and Town Council work together to place a commemorative tree with a plaque on Town property to mark the 250th anniversary of the signing of the Declaration of Independence. Council expressed support.

Brady Carline at 111B Branch Boulevard spoke regarding the Short-Term Rental permit process.

Ellie Hill spoke on behalf of local property owners Glen Baird, Tom Baird, and Jay Bell, regarding their opposition to the proposed amending of the Town zoning regulations.

Jay Bell at 3985 Leeward Lane spoke in opposition to the proposed zoning amendment.

Tom Baird at 2020 Corral Road spoke in opposition to the proposed zoning amendment.

Grace Minett at 1458 Palisades Road suggested the Council consider a moratorium to allow time to address issues in the Town's existing zoning and subdivision regulations.

Pat St. Charles III at 22 Signal Point Circle urged the Council to proceed carefully and involve a wide variety of stakeholders before moving forward with the proposed zoning change.

Jason Farmer at 4275 Hidden River Lane spoke about the value of public and stakeholder input in land planning processes. He urged the Council to slow down.

Julian Bell at 521 Brady Point echoed concerns about the speed of the proposed zoning change.

Following the conclusion of the sign-up list, the floor was opened to additional speakers.

Grace Minett returned to the podium to offer clarification on the minor subdivision question raised during the meeting.

Finance Report

Finance Director John Harr provided an overview of the Town's financial status. Total general fund expenditures were at 68%, compared to a nine-twelfths benchmark of 75%. He highlighted significant progress in property tax collections, noting that delinquent property tax accounts have been reduced from 601 to approximately 424, with roughly 120–180 remaining to be addressed. Through this collection effort, the Town has

recovered an additional \$174,000 in revenue over the past month that would not otherwise have been collected. He commended staff member Brittany Baty for her work on this effort. He also reported that the recasting of 2023–2024 beginning balances has been completed and the 2024–2025 fiscal year has been closed, putting the Town on track for its audit sooner than anticipated.

Resolutions

R2026-21 "A TOWN OF SIGNAL MOUNTAIN RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO US MANAGEMENT, LLC FOR POOL MANAGEMENT SERVICES FOR THE 2026 SUMMER SEASON"

Vice Mayor Crumbliss made a motion to approve the resolution. Councilmember Jorgensen seconded the motion. Town Manager Justice confirmed that the contract terms would be verified prior to signing. All present being in favor, the motion passed.

R2026-22 "A TOWN OF SIGNAL MOUNTAIN RESOLUTION AUTHORIZING THE TOWN MANAGER TO PURCHASE SERVICES AND MATERIALS FROM QUALITY SERVICE SPECIALTIES, INCORPORATED FOR SECURITY IMPROVEMENTS AT THE WATER UTILITY SHOP AND SURROUNDING YARD"

Councilmember Jorgensen made a motion to approve the resolution. Councilmember Poss seconded the motion. All present being in favor, the motion passed.

Ordinances (First Readings)

O2026-06 "AN ORDINANCE TO AMEND TITLE 5, CHAPTER 5, TOWN FEE SCHEDULES, SECTIONS 5-512 & 5-515, SIGNAL MOUNTAIN MUNICIPAL CODE"

Councilmember Poss made a motion to approve the Ordinance. Mayor Baker seconded the motion. All present being in favor, the motion passed First Reading.

O2026-14 "AN ORDINANCE TO AMEND TITLE 9, CHAPTER 3 OF THE SIGNAL MOUNTAIN TOWN CODE BY AMENDING SHORT-TERM VACATION RENTAL SECTIONS 9-303, 9-304, AND 9-306"

Vice Mayor Crumbliss made a motion to approve the Ordinance. Councilmember Poss seconded the motion. All present being in favor, the motion passed First Reading.

02026-15 "AN ORDINANCE TO AMEND THE TOWN OF SIGNAL MOUNTAIN, TENNESSEE ZONING ORDINANCE TO DELETE AND REPLACE SECTION 603-02-02 A AND B AND 614-03-02 A AND B"

Vice Mayor Crumbliss made a motion to approve the Ordinance. A Councilmember Poss seconded the motion.

During discussion, Mayor Baker made a motion to amend the language in Section 614.03 (2) (b) to replace the word "conservation" with "conventional." Vice Mayor Crumbliss seconded the motion to amend. All present being in favor, the motion to amend passed.

Discussion was then held on the ordinance as amended. Council members shared concerns regarding stormwater runoff, school capacity, septic system issues, and the Town's current sewer moratorium.

Mayor Baker noted that a second reading and public hearing will be held at a Special Called Meeting on May 4, 2026, at 5:00 p.m.

All present being in favor, the motion passed First Reading.

Discussion

1) Sidewalk Update & MPO Funding, and TDOT

Council agreed that Vice Mayor Crumbliss and Councilmember Poss will meet separately with TDOT representatives, and remaining Councilmembers may submit questions to the Town Manager to be forwarded to TDOT. Town Attorney Cash confirmed this approach is permissible. Regarding MPO funding, Mayor Baker noted that no further action is needed at this time.

2) Signage Along Trails and Paths

Town Manager Justice reported that Public Works has engaged with TDEC and the Cumberland Trails State Park, both partnered with the Town on trail signage. Cumberland Trails State Park will produce customized signage at no cost to the Town. No Council action was required.

3) Stormwater RFP – Slip-Lining Multiple Storm Drain Tiles

Town Manager Justice reported that a bid opening was conducted for a stormwater slip-lining project. Council discussion included the substitution of PVC material in place of HDPE. Council reached consensus to proceed with a budget amendment of \$64,030 for the stormwater capital improvement budget to fund the project. Council agreed to bring a resolution forward at the next meeting to authorize a notice of award.

4) FD Rescue Squad Grant Award

Town Manager Justice announced that the Signal Mountain Fire Department was awarded a Rescue Squad Grant in the amount of \$16,150 and commended Fire Chief Sloan for his proactive work in pursuing the grant.

5) Donation Acknowledgement – Tree Board

Council discussed the process for acknowledging a donation.

6) Tree Board Application – Jared Woodruff

Council reviewed the application of Jared Woodruff for the open seat on the Tree Board. Council noted positive feedback from current Tree Board members regarding the applicant. Council agreed to move the application forward with a resolution to appoint Woodruff at the next meeting.

7) Communications and Reports from the Mayor/Council

Mayor Baker shared her personal experience with dyslexia and the challenges individuals with dyslexia face. Her hope was to encourage awareness of how people with dyslexia can be highly successful.

8) Manager's Report

Town Manager Justice recognized the Walden Ridge Alliance for their volunteer work at Don Close Park. He recognized Lieutenant Brandon Knowles for 11 years of service with the Signal Mountain Police Department and Troy Kennedy for 12 years of service with the Signal Mountain Police Department. He also thanked community members who donated dog food to replenish the Police Department's reserves.

9) Reports from Boards and Commissions

Vice Mayor Crumbliss noted that the Guild is facing disbandment due to low participation. He reported attending his first Tree Board meeting as liaison. He noted that he and Town Manager Justice are working to clarify the appropriate process and channels for board members to communicate with staff, and invited other Council members to share best practices from their respective boards.

Mayor Baker reported on a Planning Commission meeting and a Library Board Special Called Meeting, noting that the Library Board will be hiring a new Librarian.

Councilmember Poss reported on a BZA meeting at which a citizen was granted a variance.

Councilmember Jorgensen noted that a BZA meeting is scheduled for April 23rd.

Mayor Baker announced dates of upcoming Council meetings; Monday, April 27, 2026; and Special Called Meeting: Monday, May 4, 2026 at 5:00 p.m. – Second Reading and Public Hearing on Ordinance 2026-15.

With no further business Councilmember Poss made a motion to adjourn.
Councilmember Jorgensen seconded the motion. All present being in favor, the motion passed and the meeting was adjourned at 7:40 p.m.

Elizabeth Baker, Mayor

John Harr, Recorder

Date

Date