

Subject: Flooding in Monteagle, Codes Violations

Compliant Submitted By Mary Beth Best

Several issues have arisen over the past two years relative to RBT's development of a Petro Truck Stop. As allowed by the law, some citizens challenged the action of the Board of Mayor and Alderman allowing the rezoning of a tract near their homes, and the Planning Commission's approval of the site plan for the truck stop. The Town prevailed in both instances, the Chancery Court finding that the Town's approval was sustained by the facts and the law. The case is now on appeal.

Now, representatives of this group have raised an issue relative to stormwater runoff from the RBT site. During the construction phase, the issue of stormwater pollution from that site is for the Tennessee Department of Environment and Conservation (TDEC) as directed through the developer's General Construction Permit. Therefore, rain events such as occasionally occur during the summer, such as that publicized relative to July 30, are issues for the State of Tennessee.

The group of citizens point to a letter from Mr. James E. Waller, who they offered as an expert witness in the previous proceedings before the Planning Commission. The Planning Commission also heard from an engineer from Sadler and Associates, relative to stormwater and runoff mitigation from the site once constructed and in operation. Mr. Waller is a civil engineer, but his resume reveals that his experience is primarily as a structural engineer. The Planning Commission heard from him, as well as from RBT's Sadler engineer, and approved the mitigation measures on the site plan, with additional changes at its meeting on July 6, 2021. Again, that was challenged in the Court case and upheld.

In early 2022, the Town received a report from Travis Wilson, the town's consulting engineer. Mr. Wilson recommends further review of the issue once the travel center is constructed and in operation, although it appears that based on the evidence from his preliminary investigation, given the travel distance for stormwater discharging from the Travel Center to the intake of the water treatment plant there is a potential buffer for natural settlement before reaching Laurel Lake and the water intake.

The Town's ordinances provide that site plans should make provision for stormwater and drainage. The professional engineer provided by the developer satisfied the planning commission that the site plan was adequate in that regard. The Chancery Court upheld that decision.

On behalf of the town of Monteagle Mayor and Town Alderman, we have and will continue do everything in our ability to ensure the safety to all of our residents. The safety and well being of our residents is our priority. We will continue to provide the best services to our residents including water, fire, police, streets, life safety services, sewer, and community events/activities.

Marilyn Campbell Rodman

Mayor of Monteagle

Dorraine Parmley

Jessica Favalore

Alvin Powell

Nate Wilson

The Monteagle Town Alderman