



**Board of Mayor and Alderman Meeting Minutes**

**Monday, April 06, 2026 at 7:00 PM**

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

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

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**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**

EnterTextHere

Bro. Jeff Leonard

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Alderman Jamie Phillips

**PUBLIC COMMENT**

**COMMITTEE REPORTS**

1. Finance Committee minutes

**APPROVAL OF MINUTES**

2. Minutes from March 2, 2026

Motion made by Vice Mayor Peters, Seconded by Alderwoman Paulson.

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

3. Minutes from March 23, 2026

Motion made by Alderman Phillips, Seconded by Alderwoman Paulson.

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

**CONSIDERATION OF BILLS**

4. Monthly Bills

Motion made by Vice Mayor Peters, Seconded by Alderman Phillips.

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

## **NEW BUSINESS**

### **MAYOR UPDATES**

Larry Bennett entered the meeting at this time. Jerry Warren addressed the board concerning the ARP drainage ditch project. Kevin Peters asked what size pipe will that be? Jerry Warren stated that it is an 18-inch pipe. Each one of the basins will have an open grate.

Jerry Warren stated that he has submitted the preliminary plans on the TAP project and we are waiting on their comments back.

Randy Randolph gave a codes update to the board. Bill Wiggins asked about the development close to Bee Rock Road. Jim Whitaker stated that there are outstanding places that something needs to be done.

Lisa Bumbalough from the Putnam County Health Department gave an update on what they are doing in Monterey. Spencer Delk entered the meeting at this time.

Mayor Garcia stated that Duane Jarrett had a motor go down at the water plant. The cost will be around \$20,000 for the motor and installation.

Motion made by Alderman Wiggins, Seconded by Alderman Whitaker to accept the lighting proposal from EAG-LED for \$74,458.00.

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

Bill Wiggins made a motion and was seconded by Jamie Phillips to pass the Resolution for the city administrator job duties and to change the wording on the tie vote election. Voting yes were: Delk, Whitaker, Bennett, Paulsen, Wolfgram, Phillips and Wiggins. Voting no were: Peters. Motion carried.

### **OTHER BUSINESS**

### **ADJOURNMENT**

Motion made by Alderman Phillips.

EAG-LED Global Lights  
13046 Racetrack Rd. Suite 187  
Tampa, FL. 33626  
813-463-2420  
www.eag-led.com



# LIGHTING PROPOSAL

EAG-LED is Always on the Cutting Edge

Providing the finest LED products, installation, equipment lease, and customer support. We are the manufacturer, you buy direct.



Proposal For: Town of Monterey -  
Street Lighting  
Rafferty Cleary  
931-839-2111  
depotadmin@montereydepot.net

Presented By: Kevin Isom  
kisom@eag-led.com

01/06/26

Town of Monterey – Street Lighting  
Rafferty Cleary  
City Administrator  
302 E. Commercial Street  
Monterey, TN. 38574

Rafferty Cleary,

EAG-LED is one of America's TOP commercial LED manufacturers, with over 50 years of combined LED lighting experience.

Our solutions help customers significantly reduce overhead expense, increase their bottom line and help the environment. EAG-LED products and customer service are truly unparalleled in terms of performance and value, and our vast array of over 850 premium quality products includes lighting solutions for both indoor and outdoor needs.

Our experienced lighting specialists work diligently with our customers to provide the absolute best LED solutions available, with no retrofits, no recalls, and no problems, ever.

Enclosed you will find your EAG-LED proposal for improving the areas and spaces examined during our survey of your facility.

Once you have had a chance to review our proposal we welcome the opportunity to discuss your project, and significant potential savings further. Our \$0 upfront option allows customers to experience the savings long before any payment is due.

Best Regards,

*Daryl Smith*

Daryl Smith

Executive VP Of Operations

# PRODUCT ORDER SUMMARY

## Proposed Fixtures

Proposed Fixtures	Qty	Watts	Cost	Replaces Existing Fixture
EAG-CPT3-30W	32	30	\$ 12,192	Community Street Light, HID, (exterior), (75W - 400W)
16FT POLE	32	-	\$ 31,616	

**Total Fixture Count**      64

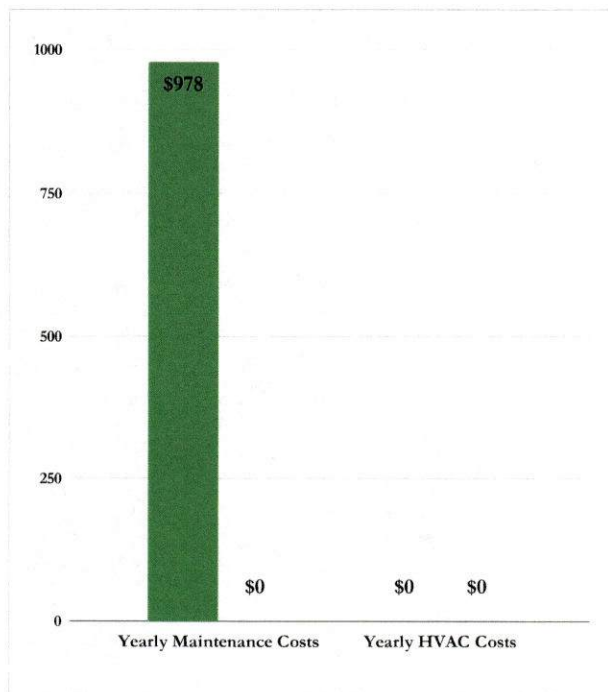
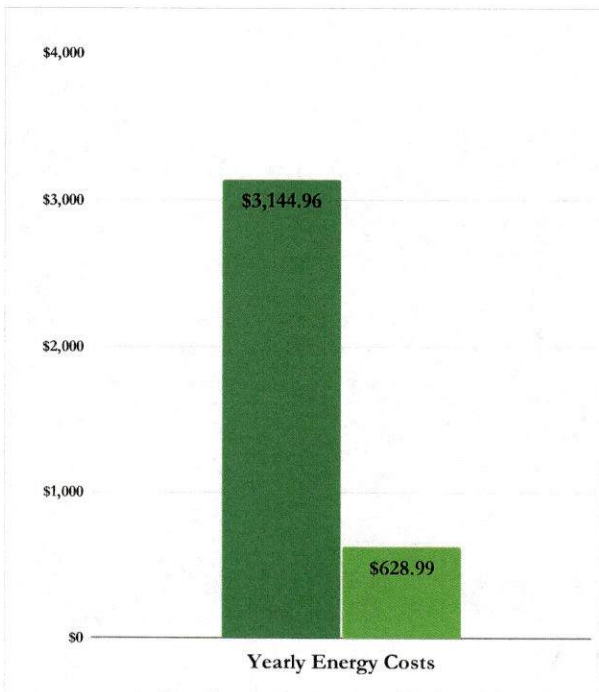
# SAVINGS ANALYSIS



**\$3,494**  
*Annual Savings*

**80%**  
*Cost Savings*

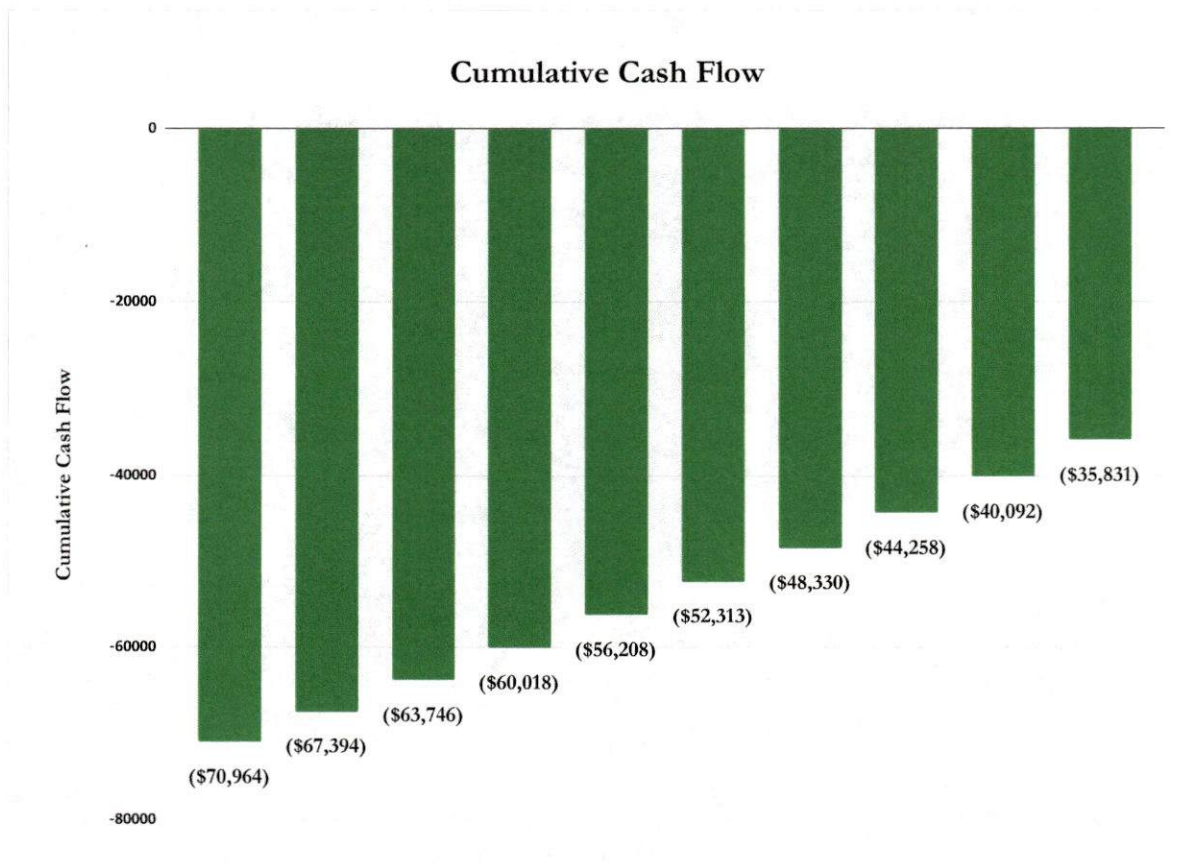
■ Yearly Current Costs    ■ Yearly Cost After Upgrades



# CASH FLOW ANALYSIS

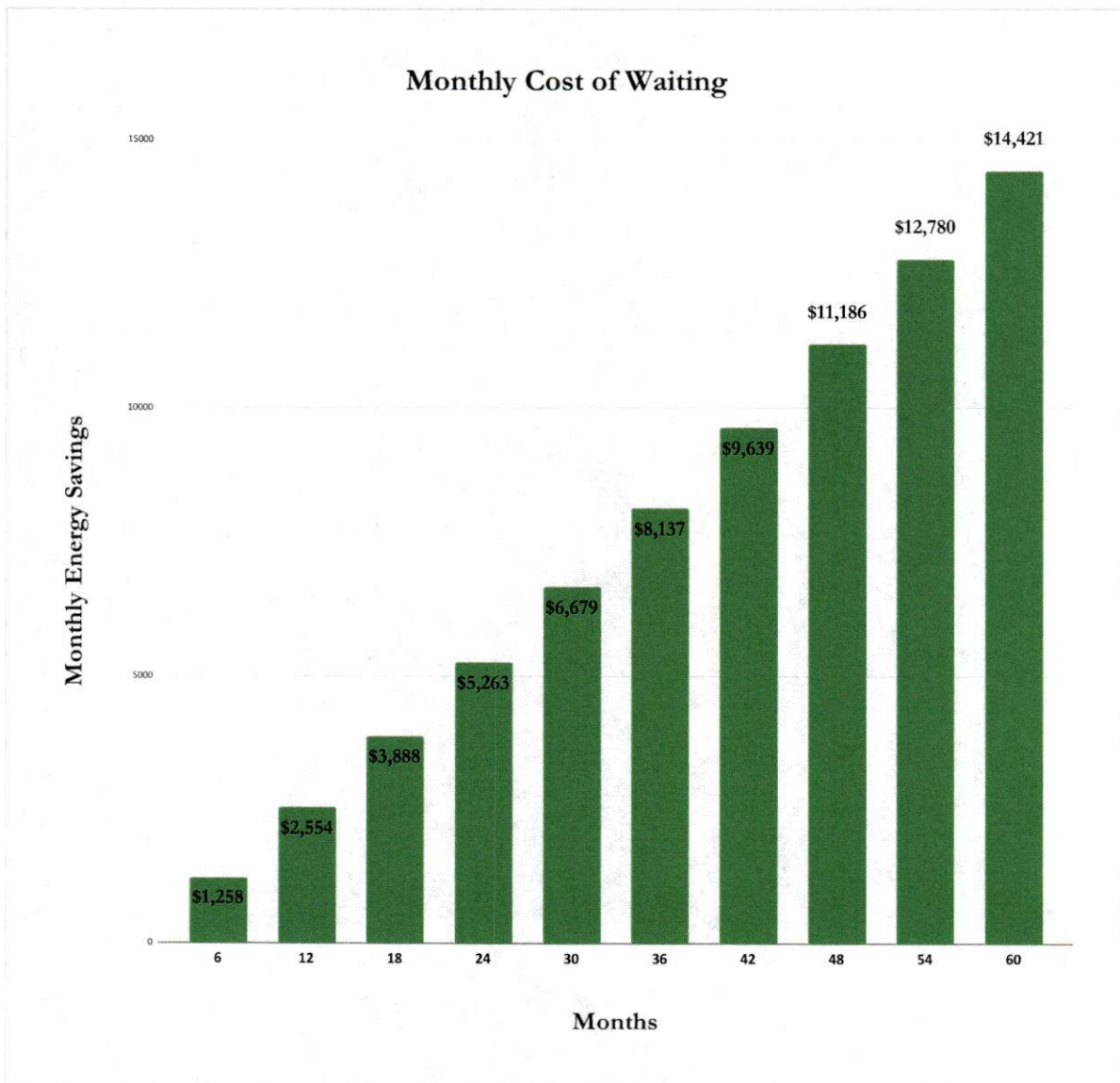
10 Year Cash Flow - Assumes annual utility escalation rate of 3%

Year	1	2	3	4	5	6	7	8	9	10
<b>Project Cost</b>	(\$74,458)									
<b>Energy Savings</b>	\$2,516	\$2,591	\$2,669	\$2,749	\$2,832	\$2,917	\$3,004	\$3,094	\$3,187	\$3,283
<b>Maintenance Savings</b>	\$978	\$978	\$978	\$978	\$978	\$978	\$978	\$978	\$978	\$978
<b>Net Cash Flow</b>	(\$70,964)	\$3,570	\$3,648	\$3,728	\$3,810	\$3,895	\$3,983	\$4,073	\$4,166	\$4,261
<b>Cumulative Cash Flow</b>	(\$70,964)	(\$67,394)	(\$63,746)	(\$60,018)	(\$56,208)	(\$52,313)	(\$48,330)	(\$44,258)	(\$40,092)	(\$35,831)

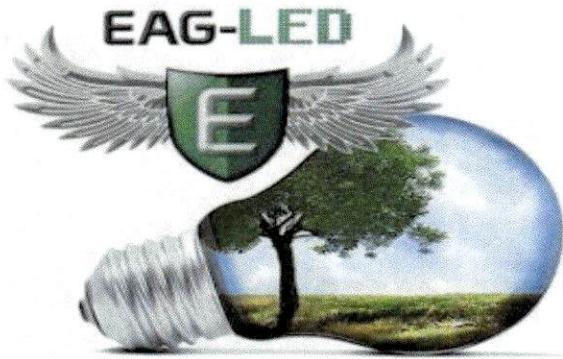


# COST OF WAITING

The cost of waiting shows the amount of cash that could be lost if the decision is not to move forward with the proposed lighting upgrade offered today.



# ENVIRONMENTAL IMPACT



bright ideas for the planet

# FORMULAS

## General Assumptions

kWh Rate	\$0.15
Annual kWh Rate Increase	3%
Cooling Months for HVAC Savings	0
HVAC Coefficient	0.33

## Energy Savings

Total Existing Fixtures	Number of Fixtures x Number of Watts
Total New Fixtures	Number of New Fixtures x Number of Watts
Energy Saved	Total Existing Watts - Total New Watts
% Energy Savings	Energy Saved Watts Total ÷ Existing Watts

## Financial Savings

Existing Energy Cost	Existing Fixture x Qty Fixtures ÷ 1000x kWh Rate
Annual Proposed Energy Cost	New Fixture x Qty Fixtures ÷ 1000 x kWh Rate
Annual Energy Savings	Existing Energy Cost - Annual Proposed Energy Cost

## Project Economics

Payback (Years)	Project Cost ÷ Annual Energy Savings
Total ROI %	Total Savings ÷ Project Cost
Annualized ROI %	Total ROI ÷ Lifetime of Bulb

## HVAC Savings

HVAC Savings	Energy Saved Watts ÷ 1000 x Operating Hrs x (Cooling Months ÷ 12) x HVAC Coefficient x kWh Rate
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## Maintenance Savings

Existing Lamp Replacements/Year	Operating Hours ÷ Existing Lamp Life
New Lamp Replacements/Year	Operating Hours ÷ New Lamp Life
Annual Maintenance Savings	(ELRY - NLRY) x Existing Lamp Cost x Existing Lamps/Fixutres x Existing Fixtures

## SUMMARY

<b>Total Project Cost</b> \$74,458	<b>Annual Savings</b> \$3,494	<b>Annualized ROI</b> 4.69%
	<b>Lifetime Savings</b> \$40,000	

## RETURN ON INVESTMENT (ROI)

Total Return on Investment (ROI)	53.7%
Annualized ROI	4.69%

## COST SAVINGS

Annual Energy Savings	\$2,516
Annual HVAC Savings	\$0
Annual Maintenance Savings	\$978
Total Annual Savings	\$3,494
Lifetime Savings	\$40,000

## ENERGY SAVINGS

Total Energy Usage Existing Fixtures	4800 kWh
Total Energy Usage EAG-LED Fixtures	960 kWh
Total Energy Saved	3840 kWh
Percent of Energy Saved	80%

# LEASE OPTIONS

Want to keep your cash? We are willing to put our money where our mouth is.

Lease it with **NO payment for 90 days.**

See our 36, 48, and 60 month rates below and the cash flow created monthly.

## 36 Months

Simple Interest Rate	7.47%
Term for 36 Months	36
Monthly Payment	\$2,621.67
Monthly Energy, Maintenance, HVAC Savings	\$291.20
<b>Avg Monthly Cash Flow During Lease Period</b>	<b>-\$2,330.47</b>

## 48 Months

Simple Interest Rate	6.80%
Term for 48 Months	48
Monthly Payment	\$2,046.11
Monthly Energy, Maintenance, HVAC Savings	\$291.20
<b>Avg Monthly Cash Flow During Lease Period</b>	<b>-\$1,754.91</b>

## 60 Months

Simple Interest Rate	6.40%
Term for 60 Months	60
Monthly Payment	\$1,689.45
Monthly Energy, Maintenance, HVAC Savings	\$291.20
<b>Avg Monthly Cash Flow During Lease Period</b>	<b>-\$1,398.25</b>

Town of Monterey - Street Lighting  
 302 E. Commercial Street  
 Monterey, TN. 38574  
 1/6/2026

EAG-LED Global Lights  
 13046 Racetrack Rd. Suite 187  
 Tampa, FL. 33626  
 813-463-2420  
[www.eag-led.com](http://www.eag-led.com)

## PROJECT INVESTMENT

EAG-LED Fixtures	\$43,808.00
Installation	\$27,450.00
Lift Allowance	\$3,200.00
<b>Total Project Cost</b>	<b>\$74,458.00</b>

Installation includes removing existing lights and poles and replacing with new poles with outlets and baskets.

### Lease Option:

TOTAL COST OF PROJECT	\$74,458.00
Monthly Payment at 60 Months	\$1,689.45

### No Lease Option:

TOTAL COST OF PROJECT	\$74,458.00
50% DOWN	\$37,229.00
50% at Installation	\$37,229.00

### 12 Months Same As Cash:

TOTAL COST OF PROJECT	\$74,458.00
Monthly Payment at 12 Months	\$6,204.83

## START SAVING TODAY

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
DATE

\_\_\_\_\_  
SALES REP SIGNATURE

\_\_\_\_\_  
DATE

Pricing is valid for 30 days

*Terms For Installation: 50% deposit with order, balance due in full at the time LED product is delivered. This will allow us to schedule and complete installation, which includes removal and replacement of existing fixtures. Installation does not include disposal of removed lights and fixtures. Additional required electrical work and or materials are additional and will be charged. All credit card payments will be charged a 3% processing fee.*

***Thank you for your purchase; we genuinely appreciate your business!***

By ordering and/or receiving services/items listed, the above mentioned customer agrees to all conditions and terms of sale as stated by EAG-LED, LLC and/or as may be customary in the trade. All products listed or conveyed herein remain the property of EAG-LED, LLC until paid in full. customer agrees to meet all agreed conditions and/or obligations and further agrees to bear all reasonable costs in the event legal action becomes necessary to enforce any terms. All invoices are due and payable upon presentation. Past due items will incur a 1 1/2% monthly charge and will necessitate COD or CIA future orders. TM & ©2018 EAG-LED, all rights reserved.

## RESOLUTION 2026-4

**A RESOLUTION OF THE BOARD OF  
MAYOR AND ALDERMEN OF THE TOWN OF  
MONTEREY, TENNESSEE, REQUESTING  
AN AMENDMENT OF THE TOWN CHARTER  
TO CHANGE TIE BREAKING ELECTION  
VOTES; CREATE THE OFFICE OF TOWN  
ADMINISTRATOR AND TO DELETE CERTAIN  
TEXT FROM SECTION 3 AND SECTION 5 OF  
THE MONTEREY CHARTER**

**RESOLUTION #2026-4**

**REQUESTED BY: MAYOR**

**ADOPTED: April 6, 2026**

**WHEREAS**, the Board of Mayor and Aldermen of Monterey, Tennessee, have determined that it is necessary to change the charter to streamline town governance and save expenses by changing the following text in Section 4 of the Monterey Charter:

**Section 4: "If there is a tie vote between two (2) or more persons having the highest number of votes for the same office, the Commissioners of Election shall call another election to determine which of such persons shall be elected to the office. Such election shall be held on the third Saturday of December following the regular election" to the following text:**

**Section 4: "If there is a tie vote between two (2) or more persons having the highest number of votes for the same office, the Commissioners of Election shall call another election to determine which of such persons shall be elected to the office. Such election shall be held on following November, at the regularly scheduled election.**

**WHEREAS**, the Board of Mayor and Aldermen of Monterey, Tennessee, have determined that it is necessary to delete the following text from Section 3 and Section 5 of the Monterey Charter to streamline town governance and remove outdated ex-officio duties:

**Section 3: "The Mayor shall be ex-officio Recorder, but may decline to perform the duties of Recorder, in which case the Recorder shall be appointed as hereinafter provided"; and**

**Section 5: "in case the Mayor declines to serve as Recorder", and**

**WHEREAS**, the Board of Mayor and Aldermen of Monterey, Tennessee, have determined that it would be in the best interest of the Town to have a full-time Town Administrator, and

**WHEREAS**, the Board of Mayor and Aldermen of Monterey, Tennessee, have determined that it will be necessary to amend the Charter of the Town of Monterey, Tennessee in order to create the position of Town Administrator and to define the method of selection of the Town Administrator and to provide for the duties of the Town Administrator; and

**WHEREAS**, the Charter of the Town of Monterey, Tennessee may be changed by Private Act of the Tennessee Legislature; and

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**NOW THEREFORE, BE IT RESOLVED** that the Board of Mayor and Aldermen of the Town of Monterey, Tennessee, requests that its elected representatives, Honorable Senator Paul Bailey and Representative Cameron Sexton, prepare and promote the passage of a Private Act amending the Charter of the Town of Monterey, Tennessee to amend the town's tie breaking election vote requirements and to create a position of Town Administrator.

**Section 1: Tie breaking election vote date change:**

The date shall be changed from the third Saturday of December following the regular election to the following November at the regularly scheduled election

**Section 2: Office of Administrator Created:**

There is hereby created the Office of Town Administrator for the Town of Monterey. The Board of Mayor and Alderman shall be responsible for the selection and appointment of the Administrator. The Board of Mayor and Aldermen shall fix the salary of the Administrator. The Administrator shall be selected solely based on his training, experience, and other administrative qualifications. Minimum qualifications shall include an associate's college degree, and appropriate training or experience in municipal management, utility management, or public administration. CMFO certification required. The Administrator shall give full time to the duties of his office.

**Section 3: Residency:**

The Town Administrator must be a resident of Putnam County within 6 months of employment.

**Section 4: Bond.**

The Town Administrator and acting town administrator shall furnish a corporate surety bond to be approved by the Board of Mayor and Aldermen in such sum as may be determined by the said Board and shall be conditioned upon the faithful performance of the duties imposed upon the Town Administrator and acting town administrator as herein prescribed. Any premium for such bond shall be a proper charge against the Town of Monterey.

**Section 4: Duties of Administrator:**

It shall be the duty of the Town Administrator to supervise and coordinate appropriate activities of each department of the Town according to the policies and directives of the Board of Mayor and Aldermen, including the following specific duties:

1. To keep the Board fully advised as to the conditions and needs of the Town.
2. To serve as chief financial officer of the Town.
3. To work in conjunction with the Town Recorder annually to provide a budget for each department of the Town that is under the control of the Board of Mayor and Aldermen.
4. To determine, implement, and administer appropriate personnel and pay structure for the Town.
5. To participate, if needed with the Civil Service Board in applicant interviews.

6. To serve as liaison officer for the Board of Mayor and Aldermen in coordinating the activities of the Board with the activities of the Town under separate boards, including the Civil Service Board.
7. To make recommendations to the Board for improving the quality and quantity of public services to be rendered by the officers and employees to the inhabitants of the Town.
8. To select, prioritize, and evaluate overall feasibility of programs and projects involving public works and public improvements, to recommend said projects to the Board, to establish priorities for accomplishment, and to direct the efforts of Town employees toward this end.
9. To improve quality of life, working in concert with the Community Relations manager.
10. To report to the Board the condition of property and equipment of the Town, and to recommend repairs and replacements as needed.
11. Responsible for all Town tourism duties.
12. To administer the purchasing activities of the Town.
13. To perform such other duties as may be required of him/her by official action of the Board of Mayor and Aldermen.

**Section 5: Departmental Cooperation.**

It shall be the duty of all subordinate officers and the Town Recorder and the Town Attorney to assist the Town Administrator in administering the affairs of the Town efficiently, economically, and harmoniously.

**Section 6: Attendance at Board Meetings and Committee Meetings.**

The Town Administrator shall attend all meetings of the Board of Mayor and Aldermen, and may attend meetings of any other commissions, boards, and committees created by the Board upon his own volition or upon direction of the Board. In attending meetings of commissions, boards, and committees, the Town Administrator shall be heard as to all matters upon which he wishes to speak, and he shall fully cooperate with all commissions, boards, and committees appointed by the Board.

**BE IT FURTHER RESOLVED** that the Mayor, the Office Manager and the City Attorney are authorized to consult with and advise the Senator and the Representative regarding the submission of the Private Act to the legislature for passage.

Duly passed and approved this 6th Day of April 2026.

\_\_\_\_\_  
Mayor

ATTESTED:

\_\_\_\_\_  
Vice Mayor