

**Minutes of the
City Council Work Session
Eagleville City Hall, Eagleville, TN
Thursday, November 16, 2023 – 7:00 PM**

1) **MAYORS WELCOME and CALL TO ORDER**

Mayor Chad Leeman called the meeting to order at 7:01 p.m.

2) **ROLL CALL**

The roll was called by City Recorder Christina Rivas.

COUNCIL MEMBERS

PRESENT:

Mayor Chad Leeman
Vice-Mayor William Tollett
Councilman Jason Blair
Councilman Craig Campbell
Councilman Brandon Emamalie arrived at 7:06 p.m.
Councilman Chris Hendrix

ABSENT:

Councilman Ryan Edwards

3) **DISCUSSION**

a) **Discussion of Food Trucks**

Mayor Leeman recognized the President of the Merchants Association, Jeanna Loyd and the Eagleville Planning Commission Chairman Nick Duke. He invited Ms. Loyd to the podium to speak.

Ms. Loyd stated that the association had spoken with Eagleville restaurant owners and determined that it would be beneficial to give patrons options by having 1-2 food trucks in town on Sundays or Mondays. She expressed that the association could assist in the organization of food trucks and requested that the topic be discussed.

Chairman Duke explained that when the ordinance was constructed, the Planning Commission sought to protect the City's permanent businesses; so as not to detract from their revenues. He stated that food trucks were disallowed except on certain occasions. He continued, noting the following:

- Food truck vendors would erode the profits of local restaurants.
- Eagleville does not profit from having food truck vendors.
 - Flea markets and street vendors were also banned for these reasons.

He stated that the Planning Commission sought to create the ordinance to address every possible instance that could potentially hurt Eagleville businesses. He concluded noting that the ordinances the Planning Commission submitted to Council were crafted in the best interests of protection for the citizens and businesses of Eagleville.

Mayor Leeman added that within Eagleville's 2.9 square miles, food trucks would need to be brought in at the right time, such as the Fall Festival. He further stated that:

- If one food truck vendor is allowed, then the opportunity must be available to all.
- Safety of the citizens is the priority.
 - When the City has allowed food trucks, the streets have been blocked to traffic.
- A permit process for a special occasion could be workable.
- Main Street would need proper safety precautions and protocols.
- The City cannot be exclusive in allowing certain vendors and not others.

Councilman Blair stated that he examined the processes and regulations of Murfreesboro, Smyrna, LaVergne and Nashville and shared the results of his review:

- LaVergne hosts 6 events that solicit food trucks.
 - A permit is required.
- Smyrna's requirements were complicated.
- Nashville seemingly had the strictest requirements.
- Murfreesboro had the most comprehensive plan.
 - Certain streets in the city were designated for food trucks at specified times of the day, seven days a week.
 - Requires a permit that consists of a fire marshal's inspection, health permit, Department of Revenue registration and more.
- Eagleville does not have the capacity to manage food trucks efficiently, at this time.
 - Without such management, there is great potential for the situation to overtake Eagleville's established restaurants.
- Murfreesboro also requires permits for food trucks that set up on private property.
 - The number of times a month and per year are limited.
 - The number of food trucks on private property is also limited.
 - The trucks cannot require more than 25% of the parking area.

Councilman Blair stated that the permit requirements were strict and expensive which deterred an overabundance of vendors. He suggested that a few days per year could be added to allow for food trucks. He stressed the importance of having an organized process in place in order to do so.

Mayor Leeman added, in response to the Merchants Association's suggestion, that the Eagleville Fire department could not assist the food trucks. He noted that the City Hall parking lot could not be opened to food trucks on the weekends, due to the liability. He further stated that Eagleville employees could not be stretched any further in their duties and that to have food trucks required structure.

City Manager Hellyn Riggins noted that Nashville has a full-time police department to handle the additional traffic.

Discussion stressed Chairman Duke's note that food trucks would adversely affect the economy of the City's four restaurants in a population of 1,000.

b) Update on City Finances

City Manager Hellyn Riggins stated that the sales tax report was not available due to the Council meeting being held earlier in the month than usual. She noted that the City's Financial Advisor, Mike Walker, was in attendance should there be any questions.

- c) **ORDINANCE NO. 2023-004 MUNICIPAL FLOODPLAIN ZONING ORDINANCE ADOPTED FOR THE PURPOSE OF AMENDING THE CITY OF EAGLEVILLE, TENNESSEE MUNICIPAL ZONING ORDINANCE REGULATING DEVELOPMENT WITHIN THE CORPORATE LIMITS OF EAGLEVILLE, TENNESSEE, TO MINIMIZE DANGER TO LIFE AND PROPERTY DUE TO FLOODING, AND TO MAINTAIN ELIGIBILITY FOR PARTICIPATION IN THE NATIONAL FLOOD INSURANCE PROGRAM. (Public Hearing and Second Reading)**

It was noted that this item would be discussed at the public hearing following this Work Session.

- d) **ORDINANCE 2023 – 008 ORDINANCE OF THE CITY OF EAGLEVILLE, TENNESSEE ADOPTING BY REFERENCE STATE TRAFFIC OFFENSES AND RULES OF THE ROAD AND AMEND TITLE 15, CHAPTER 1. (Public Hearing and Second Reading)**

Mayor Leeman reminded Council that the University of Tennessee Municipal Technical Advisory Service (MTAS) had spoken to Staff regarding City laws that need to be amended.

- e) **ORDINANCE 2023-009 AN ORDINANCE AMENDING ORDINANCE NO. 2019-005 TO ESTABLISH A NEW FEE SCHEDULE FOR THE CITY OF EAGLEVILLE, THEREBY RESCINDING ALL PRIOR FEE SCHEDULES REFERENCED IN ORDINANCE 2016-002. (First Reading)**

City Manager Hellyn Riggins stated that this item was being deferred to a future meeting, however there were points that required discussion. Ms. Riggins explained that more time was necessary to assess the costs that the City incurs for services, such as building inspections services, versus the amount the City charges for building permit fees, for example.

Ms. Riggins noted that Rutherford County Building Department had adopted a new flat fee structure for permits and recommended that the City follow suit.

- f) **ORDINANCE 2023-010 AN ORDINANCE CREATING SPECIFIC CRITERIA FOR ANNEXATION OF THREE PROPERTIES (Map 120, Parcels 23.03, 23.10, 23.12), COLLEGE GROVE ROAD, KZO FRANKLIN PROPERTIES LLC ORDINANCE 2023-010**

City Manager Hellyn Riggins stated that this is the first reading of this ordinance and that this step was a precursor to the annexation process. She noted that it defined the City's expectations and requirements.

She informed Council that the applicant was made aware that the buffering landscaping would be determined by the Planning Commission as needed.

- g) **Interlocal Agreement Between Rutherford County, Tennessee and the City of Eagleville, Tennessee for Building Inspection Services**

City Manager Hellyn Riggins stated that City Attorney Stephen Aymett negotiated the agreement. She noted that the services that the County would provide were outlined in a corresponding item on the Regular Session agenda scheduled for this evening.

- h) **2024 Council Meeting Calendar**

It was confirmed that the Eagleville School calendar had been taken into consideration when preparing the 2024 Council Meeting Calendar. This item was deferred to the December 14, 2023 Council meeting for adoption.

- i) **Proposed Changes to Fees**

This item was discussed with Item e.

j) **Discussion of City Seal, City Park Sign and City Entrance Signs**

City Manager Hellyn Riggins noted that the difference between the options for the City Seal was that "1836" was portrayed in either white or gold. She stated that she would seek bids for park signage and requested direction from Council as to whether they preferred to add the City seal to the City's signage.

Councilman Emamalie stated that he did not think the signs needed the City seal.

Vice Mayor Tollett stated that the City can have a logo and a seal. He noted that the signs need to be neat and maintained. He explained that the City cannot expect the citizens to keep their properties neat if the City (in this case, the signage) was not maintained.

Councilman Emamalie stated that current signage could be wrapped in vinyl printed with whatever the Council chose.

Discussion clarified that:

- The digital sign should read, "Ronnie Hill Park Eagleville, Tennessee."
- Current signage should be wrapped in vinyl with the same wording and images they have, now.
 - The vinyl wrap is fade resistant.
- The biggest expenditure was spent on cutting the board for the sign and building and wrapping the pillars.
- Ms. Riggins will seek bids to wrap the signs with imprinted vinyl and for the digital sign to have the aforementioned wording.

4) **ADJOURNMENT**

Mayor Leeman confirmed there was no further business to discuss and adjourned the meeting at 7:36 p.m.

Approval by:



Mayor Chad Leeman



City Recorder Christina Rivas

Date minutes approved: December 14, 2023