

**Minutes of the
City Council SPECIAL Work Session
Eagleville City Hall, Eagleville, TN
Thursday, February 23, 2023 – 7:00 PM**

COUNCIL MEMBERS

Mayor Chad Leeman	P	Vice-Mayor Bill Tollett	P
Councilman Chris Hendrix	P	Councilman Ryan Edwards	A
Councilman Brandon Emamalie	P	Councilman Jason Blair	A
Councilman Craig Campbell	P		

STAFF

Hellyn Riggins, City Manager	Jonathan Armstrong, Fire Chief
Katy Sanderson, Acting City Recorder	David Breniser, Police Chief

GUESTS

James Kennon – The Architect Workshop	Michael Walker – Consultant	
Brian Woods - HP	Brad Tucker - HP	Ryan Cary
Charles Christopher	Demi Strawbridge	Tayton Hudson

CALL TO ORDER

The meeting was called to order at 7:00 p.m. by Mayor Chad Leeman.

MAYORS WELCOME

Mayor Leeman welcomed everyone in attendance to the meeting.

ROLL CALL

Roll was called by Acting City Recorder Katy Sanderson with quorum present.

DISCUSSION

Discussion of Finances as Pertains to Signing Contract for a Public Safety Complex

Michael Walker, consultant, explained he has looked at three years of audits, the budget financials, sales tax trends (the City's largest revenue), probable project cost and set up along with contingencies. He also looked at capital projects that would be needed, such as rebuilding a fire engine. Mr. Walker wanted to take in as much information as possible to get a picture of the City's finances. He also had conversations with the USDA officials making decisions on the project. The construction bids are competitive with the construction costs increasing. The loan

interest on the original amount is good as well as the additional loan rate. If the city were to wait, the interest rates would be higher and costs could increase otherwise as well.

After touring the properties and sites involved, he stated without question the existing space is inadequate. The proposed building looks functional in size to meet the needs now and in the future. The buildings look attractive but also not extravagant. Mr. Walker feels the facility will be a source of pride in the community. It will be a selling point for new residents as well as helping to recruit employees.

Mr. Walker recommends the city go ahead and budget for the debt service even though the first payment will not be due until one year after the completion of the building. This way there is always one year of fund balance in the bank in case something comes up. He feels we can handle the additional debt service through a combination of cutting specific expenses and projected reasonable revenue.

He explains what he found in the Funding Study Overview which includes city opportunities and needs as well as calculated risks (attached).

Discussion of Lighting along Highway 99 west of Swamp Road to Intersection of 41A

The Mayor spoke with MTE this week and was told the longer the poles sit in the ground, the more it will cost to remove them which would cut into any refund the City would get. However, if we take the poles down, they can still put them back up but we would have to pay to put them back up. If the City does eventually get a traffic signal for the 41A & Hwy 99 intersection, the lines would be above ground. The City needs to decide sooner rather than later on the poles.

Discussion to continue at next work session meeting.

Mayors Comments

ADJOURNMENT

Adjourned by Mayor Chad Leeman.
The meeting ended at 7:39 p.m.

Approval by:

Mayor Chad Leeman

Acting City Recorder Katy Sanderson

Date minutes were approved: _____