

**Minutes of the
City Council Regular Meeting
Eagleville City Hall, Eagleville, TN
Thursday, April 23, 2026**

1) MAYORS WELCOME and CALL TO ORDER

Mayor Chad Leeman called the meeting to order at 7:07 p.m.

2) ROLL CALL

The roll was called by City Manager Hellyn Riggins.

PRESENT:

Mayor Chad Leeman
Council Member Jason Blair
Council Member Brandon Emamalie
Council Member Chris Hendrix

ABSENT:

Vice Mayor William Tollett
Council Member Craig Campbell
Council Member Ryan Edwards

STAFF:

City Manager Hellyn Riggins
Fire Chief Jonathan Armstrong
Interim Police Chief Joshua Silva-Bieber

Management Consultant Mike Walker
City Attorney Stephen Aymett

GUESTS:

Roger Jenkins Jennifer Lamb

3) INVOCATION/PLEDGE OF ALLEGIANCE

Mayor Leeman gave the Invocation.
Council Member Chris Hendrix led the Pledge of Allegiance.

4) ADOPTION OF THE AGENDA

Council Member Jason Blair moved to adopt the Agenda.
Council Member Hendrix seconded the motion.
The **MOTION** passed 4-0.

5) CITIZENS' INPUT

Jennifer Lamb addressed Council regarding Webb Road. She stated that she has expressed concerns with Salem Creek Properties (SCP) since May 2022 to discuss the impact development has on residents along Webb Road. She noted that communication ceased in October 2022.

Ms. Lamb explained that communications resumed in August 2025 when excavation began. She stated that they met for an onsite meeting to discuss the boundary survey, livestock fencing, buffer installation, easements and additional impacts on residents' properties. She proceeded to highlight key concerns:

1. Boundary survey discrepancies – SCP informed her that her fence encroached on their property by 3 feet. Ms. Lamb stated that her family had installed the fence in the 1980's. She explained

that she hired a surveyor and SCP had the property line surveyed again, which proved that the original boundary line was correct.

2. Middle Tennessee Electric (MTE) easements and the impact on her airstrip. She stated that SCP requested that she sign an easement allowing power lines to run across their private grass airstrip. She stated that she agreed provided that the lines were buried beneath the airstrip. Ms. Lamb explained that SCP stated that this request was not possible and that her concern was invalid as the airstrip had not been registered. She stated that she provided documentation and correspondence with the Federal Aviation Administration (FAA) citing that registration was not required.

Ms. Lamb stated that after months of discussion, MTE advised SCP that burying the power lines was the only viable option to provide power to the subdivision without impacting the existing airstrip. She noted that SCP has agreed to bury the lines at their expense.

3. Road expansion and property acquisition – Ms. Lamb stated that she agreed that the expansion was necessary to maintain safety, due to the increase in traffic. She noted that she and SCP have agreed on a number of issues since August 2025, road expansion is not one of them and she has hired counsel to assist negotiations with SCP and discussions with the city manager. She further stated that the use of eminent domain was cited as an option.

Ms. Lamb concluded that the rural community is changing with development which will have lasting impacts on farms, landowners and infrastructure. She asked Council to consider the type of precedence the City will set, if it utilizes eminent domain in negotiations with property owners near the development. She requested that Council consider the situation and inform her, if they intend to use eminent domain for her property. Ms. Lamb noted that all parties preferred a fair resolution to this matter.

6) ADOPTION OF THE CONSENT AGENDA

- a. Approval of Minutes:
 - March 21, 2026 Annual Retreat
 - March 26, 2026 Public Hearing
 - March 26, 2026 Regular Meeting
- b. Financial Report – March 2026

City Manager Hellyn Riggins informed Council that the March 12, 2026 Work Session minutes were not available at this time.

Council Member Blair moved to adopt the Consent Agenda without the March 12, 2026 Work Session minutes.

Council Member Hendrix seconded the motion.

The **MOTION** passed 4-0.

7) MAYOR AND COUNCIL PRESENTATIONS

There were no presentations.

8) DEPARTMENT REPORTS

City Recorder – the City Recorder’s report was not available.

Fire Department

City Manager Hellyn Riggins informed Council that on April 21, 2026 that she had received an email from Rutherford County Public Safety Director Chris Clark. She stated the following for the record:

“City Manager Riggins,

At approximately 3:00 p.m. on April 21, 2026, the Eagleville Fire Department was notified of a strong odor of natural gas at or near Eagleville school. Upon arrival, personnel conducted atmospheric monitoring throughout the area, however no detectable gas readings were identified.

Crews continued to investigate and initially considered the possibility that industrial activities, specifically fumes from a nearby dumpster manufacturing facility may have been the source of the odor. Unsatisfied with this preliminary conclusion, Chief Armstrong pursued further investigation and made contact with Horton Highway Gas Company.

Simultaneously, Rutherford County and Murfreesboro Fire Department units began receiving multiple reports of gas odors across various locations in the County. Through continued coordination and information sharing, Chief Armstrong identified that a large, controlled gas purge had been conducted by Enbridge near Spring Hill in the vicinity of I-65.

This discovery prompted a coordinated three-way communication between Horton Highway Gas Company, Eagleville Fire Department, and Rutherford County Emergency Management Agency. The information obtained was quickly disseminated countywide, allowing Murfreesboro Fire Rescue and Rutherford County Fire Department to adjust their response strategies to the influx of gas leak calls.

Due to Chief Armstrong’s persistent and thorough investigation, fire departments across Rutherford County were able to modify their operational approach and deliver an informed, measured response to what initially appeared to be multiple unrelated incidents. His urgency, experience, and commitment to situational awareness played a critical role in ensuring an effective and coordinated response.

We appreciate Chief Armstrong’s leadership and dedication, which significantly enhanced the safety and efficiency of operations across the county.

Chris Clark

Rutherford County Public Safety Director”

Mayor Leeman thanked Chief Armstrong. Ms. Riggins told Chief Armstrong that this letter would be entered in his personnel file.

Chief Armstrong noted that this was unexpected and expressed his gratitude.

Financial Consultant’s Report

Parks Department

Police Department

Mayor Leeman called Interim Police Chief Joshua Silva-Bieber to the podium.

Interim Chief Silva-Bieber informed Council that he had communicated with Tennessee Bureau of Investigation (TBI), the Peace Officer Standards and Training (POST) Commission and the Rutherford County Sheriff’s office to inform them of the changes with the Eagleville Police Department and to maintain the department’s compliance. He stated that he ensured that the department did not lose access to the programs they need to run operations.

Interim Chief Silva-Bieber stated that the department is compliant across the State of Tennessee and may continue to function as a police department.
Council expressed their appreciation for his efforts.

Ms. Riggins noted that due to his efforts in contacting the various agencies, it was necessary that she appoint Officer Bieber, immediately, to Interim Chief. She noted that he will act as such until further notice and would like to discuss the future of the department at Council's May Work Session.

Ms. Riggins emphasized her appreciation for Interim Chief Silva-Bieber's response to the sudden retirement of Chief David Breniser. She stated that he immediately stepped into the role and notified the proper authorities.

9) CITY MANAGER REPORT

10) OLD BUSINESS

a. Approve or Deny Ordinance 2026-001 Assigning Zoning Classifications and Criteria for Property to be Annexed Known as Parcel 120 04600 (Second Reading)

Council Member Brandon Emamalie moved to approve the item.

Council Member Blair seconded the motion.

The **MOTION** passed 4-0.

11) NEW BUSINESS

a. Approve or Deny Resolution 2026-003 Annexation by Owner Consent for Parcel 120 04600

Council Member Hendrix moved to approve the item.

Council Member Emamalie seconded the motion.

The **MOTION** passed 4-0.

b. Resolution 2026-004 Accept and Adopt Birch Traffic Study Regarding Speed Limits on Highway 41A South and Highway 99 (New Salem)

Council Member Blair moved to approve the item.

Council Member Hendrix seconded the motion.

Council Member Blair asked when the signs would be installed.

City Manager Hellyn Riggins stated that former Police Chief David Breniser had been working on this and that she and Interim Chief Silva-Bieber would follow up with his contact. She noted that they were planning to install the post for the City and that she anticipates that it will happen soon.

The **MOTION** passed 4-0.

c. Approve or Deny Resolution 2026-008 Ratification of City Accepted Streets

Council Member Emamalie moved to approve the item.

Council Member Blair seconded the motion.

The **MOTION** passed 4-0.

d. Approve or Deny Ordinance 2026-002 Speed Limit Policy (First Reading)

Council Member Blair moved to approve the item.

Council Member Hendrix seconded the motion.

City Manager Hellyn Riggins confirmed that this clarified which streets were City streets and the established speed limits. It was noted that since the Eagleville Police Department patrols the streets in the Eagleview subdivision, those streets were also listed.

The **MOTION** passed 4-0.

e. Approve or Deny Ordinance 2026-005 Amendment to Fiscal Year 2025 2026 Budget (First Reading)

Council Member Emamalie moved to approve the item.

Council Member Blair seconded the motion.

The **MOTION** passed 4-0.

f. Approve or Deny Ordinance 2026-006, Budget Ordinance for Fiscal Year 2026-2027

City Manager Hellyn Riggins noted that, though it was not noted on the agenda, this is the first reading for this ordinance.

Council Member Blair moved to approve the item.

Council Member Hendrix seconded the motion.

The **MOTION** passed 4-0.

g. Approve or Deny Date and Time of Fall Festival to be September 26, 2026 from 9:00 a.m. to 3:00 p.m.

Council Member Hendrix moved to approve the item.

Council Member Blair seconded the motion.

The **MOTION** passed 4-0.

h. Approve or Deny Date and Time of Tree Lighting Ceremony to be November 29, 2026 commencing at 4:30 p.m.

Council Member Emamalie moved to approve the item.

Council Member Blair seconded the motion.

The **MOTION** passed 4-0.

i. Approve or Deny Date and Time of the Christmas Parade to be December 12, 2026 at 5:00 p.m.

Council Member Blair moved to approve the item.

Council Member Hendrix seconded the motion.

The **MOTION** passed 4-0.

j. Approve or Deny City Hosting First Fridays in Summer of 2026

Council Member Blair moved to deny Hosting First Fridays in Summer of 2026.

Mayor Leeman seconded the motion.

Council Member Blair clarified that he is not moving to deny having First Fridays, simply that the City cannot host them.

Mayor Leeman concurred, noting that the City does not have the staff and that the Police Department, specifically, is not fully staffed. He emphasized that if the Merchants Association were to resume hosting it, the City would assist.

The **MOTION** passed 4-0.

k. Approve or Deny City Hosting a 250th Anniversary Event

Mayor Leeman noted that when this item was discussed at the Work Session, they were considering having a time capsule, rather than host an event.

City Manager Hellyn Riggins emphasized that the Events Committee expressed that they were in support of whatever scenario Council decided.

Council Member Blair clarified that if they were to deny this item, that Council does not want an event, however they are not denying the commemoration of the country's 250th anniversary.

Ms. Riggins suggested that she meet with the Events Committee to propose alternative ideas for the celebration without having an event on a specific day.

Council Member Blair moved to defer this item to the May Council Meeting.

Council Member Hendrix seconded the motion.

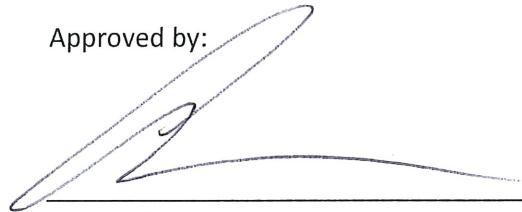
The **MOTION** passed 4-0.

12) MAYOR'S AND COUNCIL'S CLOSING REMARKS

13) ADJOURNMENT

Mayor Leeman confirmed there was no further business and adjourned the meeting at 7:29 p.m.

Approved by:



Mayor Chad Leeman

Submitted by:



City Recorder Christina Rivas

Date minutes approved: May 28, 2026