



EAGLEVILLE CITY COUNCIL

*AMENDED WORK SESSION AGENDA

Eagleville City Hall
Thursday, June 11, 2026

108 South Main Street
7:00 p.m.

Prior to meeting, please silence all electronic devices.

- 1) **MAYORS WELCOME and CALL TO ORDER** – Mayor Chad Leeman
- 2) **ROLL CALL** – City Recorder Christina Rivas
- 3) **DISCUSSION**
 - *a) ~~Discussion with Developer of 147 N. Main Street for Parking Easement on City Property.~~
 - *b) Ordinance 2026-007 Establish the Tax Levy for Fiscal Year 2026-2027. (For First Reading on June 25, 2026)
 - c) Review Planning Commission's Recommendations Regarding Ordinance 2026-004 Zoning Amendment for Parcel #120.02300. (For First Reading on June 25, 2026)
 - d) Review of Planning Commission's Recommendation to Future City Parking Lot.
 - e) Discussion of Possible Sign on Silo at Smyrna Ready Mix.
 - f) Creation of Panel for Police Chief Recruitment.
 - g) Job Description of Police Chief.
 - h) Ordinance 2026-009 An Ordinance Amending Ordinance 2023-009 to Establish a New Fee Schedule for The City of Eagleville, Thereby Rescinding All Prior Fee Schedules Referenced in Ordinance 2023-009. (For Second Reading on June 25, 2026)
 - i) Review of Fee Calculations.
 - j) **NEW BUSINESS**
 - k) **ADJOURNMENT**

Item 3b) Ordinance 2026-007 Establish the Tax Levy for Fiscal Year
2025-2026

ORDINANCE 2026-007

**AN ORDINANCE OF THE CITY OF EAGLEVILLE, TENNESSEE TO ESTABLISH
THE TAX LEVY FOR THE FISCAL YEAR BEGINNING JULY 1, 2026 AND ENDING
JUNE 30, 2027**

Now, therefore:

**BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF EAGLEVILLE,
TENNESSEE AS FOLLOWS:**

SECTION 1. That the tax levy for the City of Eagleville, Tennessee for the fiscal year beginning July 1, 2026 and ending June 30, 2027, on each \$100.00 of assessed value of all property (real, personal, public utility, merchants' ad valorem, and mixed) within the City of Eagleville, Tennessee, shall be the sum of \$0.3093, prorated and distributed in accordance with the Budget Ordinance for the same period, same being Ordinance 2026-006.

SECTION 2. That this ordinance shall take effect immediately upon its final passage, the public welfare requiring it.

Approved by the Eagleville City Council on:

Approved:

Chad Leeman, Mayor

ATTEST:

APPROVED AS TO FORM:

Christina Rivas, City Recorder

J. Stephen Aymett, Jr., City Attorney

Passed First Reading: _____

Passed Second Reading: _____

Public Hearing Held: _____



Outlook

Certified Tax Rate

From Michael Walker <walkerhood@gmail.com>

Date Thu 6/11/2026 2:35 PM

To Hellyn Riggins <hriggins@eaglevilletn.gov>; Christina Rivas <crivas@eaglevilletn.gov>; Katy Sanderson <cityclerk@eaglevilletn.gov>

 1 attachment (338 KB)

Certified Assessment - FY 27.pdf;

[EXTERNAL EMAIL] CAUTION: This is an external email that originated from outside our email system. Do not click links or open attachments unless you recognize and trust the sender. If in doubt, call sender at a number you already know before clicking links or attachments.

Hellyn,

See attachment. It includes the new certified tax rate for Eagleville provided by the Rutherford County Property Assessor and my analysis.

Everything looks good on our end and is consistent with my earlier budget estimate based on data provided by the Assessor in January 2026.

The new certified tax rate is **30.93** cents per \$100 of assessed value of taxable property in Eagleville. This is a decrease from last years tax rate of **40.51** cents, or by **9.58** cents. Since the last reappraisal of property, the total value of taxable property in Eagleville has increased from \$53,147,772 to \$69,604,402 or by **23.64%**.

I will be attending the City Council Work Session tonight and can explain this information in person and answer any questions.

Michael W. (Mike) Walker

Financial/Management Consultant

walkerhood@gmail.com

615-306-9484

**CITY OF EAGLEVILLE, TENNESSEE
REAPPRIASAL IMPACT - PROPERTY TAXES**

	<u>FY 2026 Assessment</u>	<u>FY 2027-January Est Assessment</u>	<u>FY 2027 Final Assessment</u>
Total Assessed Value (from Rutherford County Assessor)	\$ 53,147,772	\$ 66,361,786	\$ 69,604,402
Tax Rate (cents per \$100 Assessed Value)	40.51	32.27	30.93
Formula to convert tax rate per \$100 Assessed Value to calculate collections (x assessed value)	<u>0.004051</u>	<u>0.003227</u>	<u>0.003093</u>
Total Property Tax Collections	\$ 215,302	\$ 214,149	\$ 215,286
Historical Collection Rate (in first year)	97.0%	97.0%	97.0%
First Year - Total Property Tax Collections	\$ 208,843	\$ 207,725	\$ 208,828
Increase Above FY 27 Budget Estimate			\$ 1,103
1 cent on tax rate generates	\$ 5,315		\$ 6,960

NOTE:

Per Assessor, new taxable property is not included in the assessed value of property listed above.

COUNTY
Eagleville (227)

JURISDICTION
City

TAX YEAR
2026

	<u>Current Year</u>	<u>Prior Year</u>
1. Appraisal Ratio	1.0000	0.8462
2. Total locally assessed Real Property (Less new real)	\$ 64,952,411 \$ (302,145)	\$ 48,301,374
3. Total assessed value of tangible Personal Property (Less new personal)	\$ 4,634,180 \$ (784,554)	\$ 3,911,762
4. Total locally assessed tax base with adjustments	\$ 68,499,892	\$ 52,213,136
5. Estimated public utility assessments	\$ 1,104,510	\$ 934,636
6. Total Tax Base Assessment	\$ 69,604,402	\$ 53,147,772
7. Prior Year's Tax Rate		0.4051
8. Prior year's adjusted tax levy		\$ 215,302
9. Certified Tax Rate	\$ 0.3093 **	

By signing this calculation form you are concurring in the calculated certified tax rate.

Signature - County Assessor

Signature - County/City Mayor

Signature - (Finance Officer, Treasurer, etc.)

Print Name _____

Print Name _____

Print Name _____

_____ Date

_____ Date

_____ Date

Please Note:

*New property is removed from the tax base in order to ensure that all property taxed the year prior to reappraisal produces the same total revenue after reappraisal. For budget purposes, add new property to the total tax base to determine property tax revenue.

**Rounding up is not permitted.

Item 3c) Planning Commission's Recommendation for Ordinance
2026-004 - Zoning Amendment for Parcel 120.02300

ORDINANCE 2026-004

AN ORDINANCE ASSIGNING A ZONING CLASSIFICATION AND CREATING SPECIFIC CRITERIA IN ANTICIPATION OF ANNEXATION OF PROPERTY KNOWN AS PARCEL 120 02300

Whereas, Section 5.080 of the Eagleville Zoning Ordinance allows for Planned Developments and Section 5.081 specifically addresses Planned Residential Developments; and

Whereas, the Eagleville Planning Commission has reviewed criteria for Parcel 120 02300 and recommends the property be annexed and zoned R-1 PRD with following as requirements in addition to the requirements of 5.080 and 5.081 of the Eagleville Zoning Ordinance for any development on this property; and

Whereas, the Eagleville City Council desires to accept the recommendation of the Eagleville Planning Commission by setting specific criteria in addition to the requirements of Eagleville Zoning Ordinance Sections 5.080 and 5.080 (and other relevant criteria in the Zoning Ordinance) for Parcel 120 02300 owned by John Moore, or any future Development located at this parcel as a binding agreement for Annexation;

NOW THEREFORE, BE IT ORDAINED by the City of Eagleville, Tennessee City Council that the Parcel 120 02300 being annexed by the City of Eagleville be zoned R-1/PRD and the following criteria shall be applied and required when reviewing any subdivision or development submitted for Parcel 120 02300.

General Requirements

1. The property is located along the eastern side of Highway 41A, south of the intersection of John Windrow Road. The site is identified as Rutherford County Tax Map 120 Parcels 23.00 and is approximately 256 acres of residential land area.
2. The minimum lot size will be 43,560 square feet.
3. Most homes will be 2,500 square feet or greater, and have 1, 2 (or 3) stories. A maximum of one-third of the housing stock may be between 2000 and 2,499 square feet, and one to one and a half (or two) stories. The smaller (2,000 – 2,499 square feet homes) must be dispersed throughout the neighborhood and not grouped together. No house shall be less than 2,000 square feet. Square footage implies heated and cooled, living areas. A story implies a livable area. All homes will be single family detached homes, and only one dwelling per lot.
4. All homes shall be a minimum of 3 bedrooms with a maximum number of 5 bedrooms per house based on STEP capacity.

5. The home elevations shall be constructed of brick or synthetic (Centurion or similar) stone. Cement fiber board is also permitted when in combination with brick and/or stone placed on at least 3 of the 4 sides of the structure. The brick and stone must be at least 25 percent on each of the three (or four) sides. Vinyl shall be permitted in trim and soffit areas only, with a maximum of 10% per house. No one side can have vinyl exceeding 10% of that side.

Should the developer bring before the Planning Commission a portfolio of house styles to be constructed which the Planning Commission determines meets the intent of this ordinance, the Commission may waive or amend this #5 requirement, allowing some of the houses flexibility with the brick and stone.

6. Both entrances off Highway 41A will have new entrance signage consisting of masonry, wood, and/or metal materials. The signage will be anchored by landscaping.

7. Solid waste collection will be handled by a private company.

8. Mail service will be provided via a Centralized Cluster Box Unit with a roof structure, that is to be approved by the USPS and maintained by the HOA. The Centralized mail kiosk for the development must be completed and operational prior to any homes receiving their certificate of occupancy. Any kiosk must have adequate off-site parking.

9. The development shall provide access to any existing cemetery on the site.

10. Parking areas on common open space lots shall be private and maintained by the HOA.

11. Each home shall be on its own lot of record and sold fee simple.

12. This project is anticipated to be built in 3 phases.

13. The first phase will include all roadway improvements proposed for the lots in the first phase, as well as access to the STEP System via a City approved access.

14. The remaining phases will be market driven and dependent upon the absorption of the units in the previous phases.

15. All amenities and open spaces shall be constructed within the phase they are shown and must be operational prior to the recording of the final section's plat.

Development Standards

1. Parking for the residential units will comply with the City of Eagleville requirements, within a minimum of each lot having at least 4 paved parking spaces per lot (outside of garage).

2. Each home shall have a minimum two car side entry garage with decorative garage doors. In combination with the side entry, two car garage, homes are permitted to have a one bay detached or attached garage that is permitted to face the street. The street facing garage shall

have a decorative garage door that matches the main side entry garage doors, and the architecture and materials shall be consistent with the house. The secondary garage must be approved by the HOA if not submitted with the original permit. In cases of a corner lot, it is understood that one side may have a garage facing one of the streets.

3. All driveways shall be wide enough for 2 vehicles, with a minimum width of 16-feet and a minimum length of 35-feet, measured from the back of the sidewalk to the garage door.
4. Only in-ground pools shall be permitted on lots with fencing to meet Development Standards. Pools must meet requirements of City pertaining to setbacks.
5. All HVAC units shall be screened from public Rights of way with landscaping. HVAC units shall be placed at the side or rear of each residence.
6. Private lots with fences shall only use black, Estate Style iron or aluminum fencing. Fencing on lots shall only be allowed in the side and rear yards. Corner lots may have a fence on the street side of which the house does not face and shall not exceed into the required front setback.
7. All fencing in the amenity areas and open spaces shall be approved during the subdivision process and consistent throughout the entire development.

Streets and Infrastructure

1. Decorative streetlights shall be provided along all roadways to add character and continuity to the neighborhood, but also providing adequate lighting. Adequate lighting for safety, avoiding dead spots, will be designed to meet Middle Tennessee Electric (MTE) standards for light poles along public streets. Electric billing for lighting, mail kiosks, entrance features, irrigation and other supplemental amenities shall be paid by the HOA.
2. Electric Service will be provided by Middle Tennessee Electric.
3. All electric and communications line extensions constructed to provide service to the development shall be underground.
4. Street signs and traffic signs will be “decorative” and approved by the Planning Commission during the subdivision process.
5. The HOA will maintain all common areas.
6. Water service will be provided by Consolidated Utility District. The developer will be responsible for extending the waterline into the site for domestic and fire protection. Water service (availability and pressure) must be approved by the City Planner and/or Eagleville Fire Department.

7. Sanitary sewer services will be provided by CUD via an on-site STEP System. The developer is responsible for the installation, and upon its completion, ownership shall be turned over to the City of Eagleville to own and maintain.
8. All streets will be public rights of way, and built with rollover integral curb and gutter, built to City required standards.
9. A portion of the property along Highway 41A lies within a 100-year Floodplain per FEMA Flood Panel 47149C0220J Eff. 05/09/2023. BFE's shall be established by developer's engineer and planning shall be in accordance with TDEC and the Corps of Engineers requirements. Planning approvals shall be reviewed and approved by the City.
10. Prior to construction plan review, a complete and thorough design of the stormwater management system and facilities will be completed.
11. Highway 41A is a State Highway that the development will utilize for access to the property. All roadway connections to Highway 41A shall be coordinated with TDOT and the City of Eagleville.

Architecture

1. Building heights shall not exceed 35 feet in height.
2. Most homes will be 2,500 square feet or greater, and have 1, 2 (or 3) stories. A maximum of one-third of the housing stock may be at 2,000 – 2,499 square feet, and one to one and a half (or two) stories. The smaller (2,000-2,499 square feet homes) must be dispersed throughout the neighborhood and not grouped together. No house shall be less than 2,000 square feet. Square footage implies heated and cooled, living areas. A story implies a livable area. All homes will be single family detached homes, and only one dwelling per lot.
3. Single story homes shall have architectural elements which allow the home to blend into the larger homes with peaked roofs, dormers or other elements adding height to the single-story homes.
4. All homes will have at least 3 bedrooms.
5. All the homes will have eaves.
6. All homes will have a patio area at the rear of the home.
7. All homes will be located on individual lots of record.
8. All homes will have a primary 2-car side entry garage. Garages will have decorative doors.

9. Each home shall have a minimum two car side entry garage with decorative garage doors. Homes are permitted to have a one bay detached or attached garage that is permitted to face the street. Any detached garage must meet the primary structure setbacks. The street facing garage shall have a decorative garage door that matches the main side entry garage doors, and the architecture and materials shall be consistent with the house. The secondary garage must be approved by the HOA if not submitted with the original permit.

10. Accessory Buildings will complement the house with the same or similar materials. No metal buildings unless they have been supplemented with approved house materials to appear consistent with the house.

11. Buildings will be comprised of alternating home styles and home colors and shall be approved according to the CCRs. Brick (different colors will be allowed), Fiber Cement Board (different colors will be allowed) if supplemented with brick and stone per General Requirements #5 above, Fiber Cement Board and Batten (different colors, cuts, patterns will be allowed) if supplemented with brick and stone per General Requirements #5 above, Synthetic Stone Veneer (different colors, cuts, patterns will be allowed).

12. Building Materials – All Elevations: All Masonry (Brick, Stone, Cement Board Siding) and Cement Board Siding in the Dormers/Gables. All Elevations: Vinyl Only Permitted in Trim & Soffit Areas (10% MAX).

13. Architectural styles shall be or similar to (if approved by HOA and City) the following: Prairie, English Country, Farmhouse, Craftsman, Colonial, and Tudor.

14. Roofs. There shall be a minimum pitch on all roofs of 6/12. Secondary roofs may have a minimum pitch of 3.5/12. Secondary roofs include roofs over porches, breezeways, extensions of the main living area (at the rear of the house) and attached garages. Secondary roofs are limited to no more than 35 percent of the total roof area.

15. The maximum height is 35 feet. Due to pitched roofs, the Planning Commission can approve up to 40 feet in height.

Bulk Requirements

1. Minimum lot size 43,560 square feet.

2. Architectural styles shall be or similar to (if approved by HOA and City) the following: Prairie, English Country, Farmhouse, Craftsman, Colonial, and Tudor.

3. Minimum lot frontage – 90 feet (except lots located within the arc of the cul de sac may be less)

4. Minimum lot width – 90 feet (except lots located within the arc of the cul de sac may be less)

5. Minimum Front Setback – 40 feet
6. Minimum Front Setback for corner lots – 40 feet
7. Minimum Side Setback – 20 feet
8. Minimum Rear Setback – 25 feet

Landscaping Characteristics:

1. On common open space lots, a minimum of 10-feet of landscape area shall be provided between a parking area and all adjacent property lines.
2. On common open space lots, parking areas shall be screened from public rights-of-way by use of landscaping and/or berms.
3. The frontage along Highway 41A will be lined with a fence to be approved by the Planning Commission. Any landscaping provided along Highway 41A shall be designed to not impede the visibility of vehicles entering or exiting the site onto Highway 41A.
4. All above ground HVAC units shall be screened from public R.O.W.'s with landscaping.
5. No utility panels shall be mounted on the front elevation of any home. In cases of two frontages, when no other option is available, the panel may be mounted on the side where the garage is located.
6. On corner lots, builders shall install a minimum of a 3-foot-wide landscape strip along all sides that face/about a public R.O.W. On lots internal to the street block, builders shall install a minimum of a 3-foot-wide landscape strip at the base of the homes that front onto/about a public R.O.W.
7. Landscaping will be in conformance with the City of Eagleville's landscaping ordinance.
8. All front lots shall be sodded before a CO will be issued. On corner lots, builders shall install sod in all yards that face/about a public R.O.W.'s to the back of curb along those streets. On lots internal to the street block, builders shall install sod only in the front yard to the back of curb along that street the house fronts onto.
9. Builders shall install one (1) front yard canopy tree with a minimum of 1.5 caliper inches for each lot. Species of tree to be coordinated with City.

BE IT ENACTED that this ordinance shall take effect 15-days from and after its final passage, the public welfare requiring it.

Approved:

Chad Leeman, Mayor

ATTEST:

Christina Rivas, City Recorder

Passed First Reading:

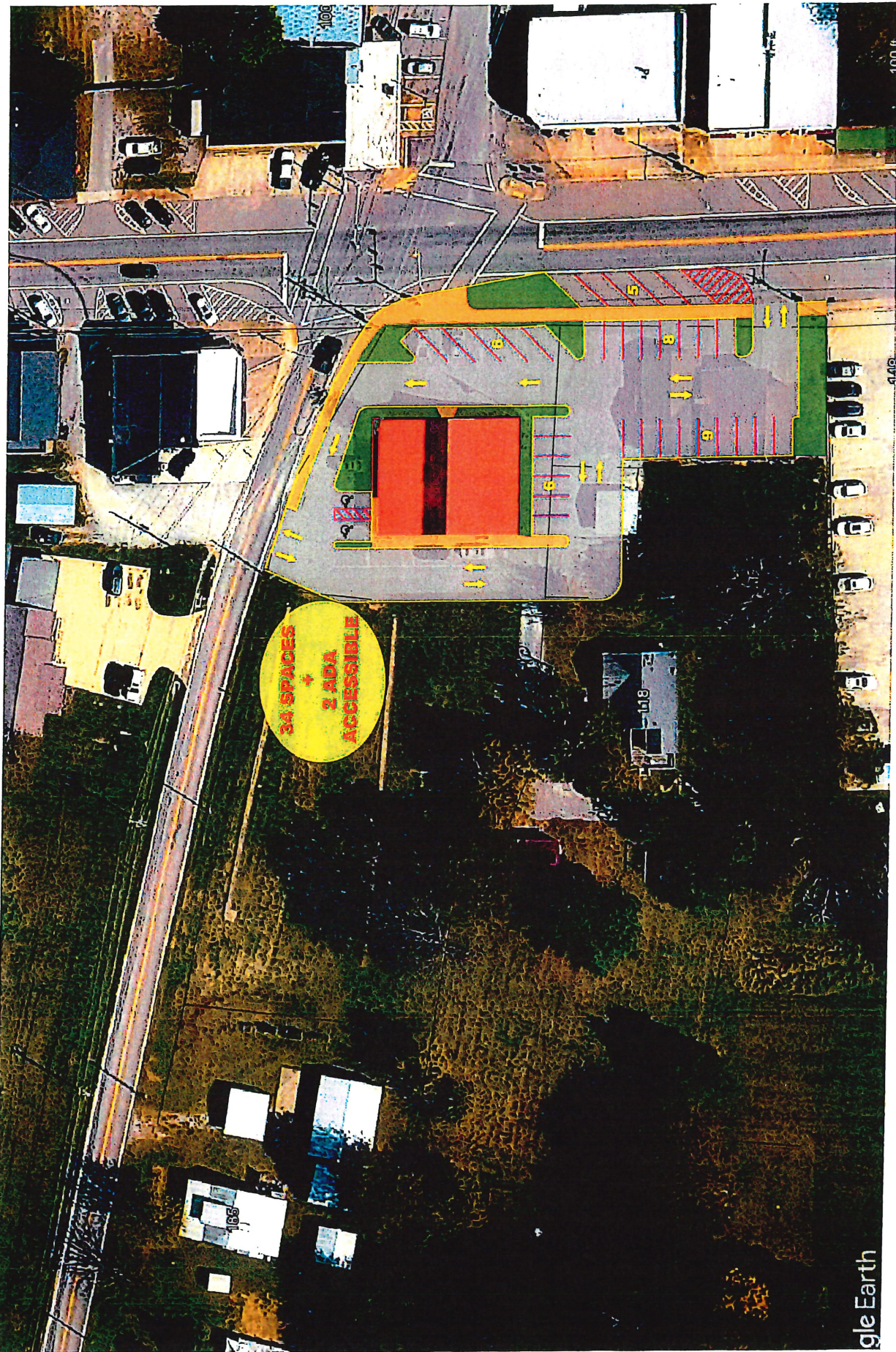
Passed Second Reading:

Public Hearing Date:

APPROVED AS TO FORM:

Stephen Aymett, City Attorney

Item 3d) Planning Commission's Recommendation for Future City
Parking Lot



Item 3f) Panel for Police Chief Recruitment

**PANEL CREATED FOR THE SOLE PURPOSE
OF RECOMMENDING CHIEF OF POLICE CANDIATES TO THE
EAGLEVILLE, TENNESSEE CITY COUNCIL**

Article XII Police Department, Section 12.1 Appointment. The City Manager shall appoint a chief of police and such patrol officers and other members of the police force; provided, that the appointment of a chief of police shall require a vote of confirmation by the city council.

Understanding that the Council must approve the final hiring of the Chief of Police, the City Manager has recommended that a panel be created to assist in finding the best candidate, helping to provide for a consensus between Manager's recommendation and approval by Council. The ultimate recommendation will come from the City Manager, as per the Eagleville Charter. This will be a temporary panel with its sole duty to assist the manager in finding the best candidate for City Manager to recommend to Council. Once that recommendation has been made, and a candidate approved by Council, the panel will be void.

Membership: The panel shall consist of four members: Eagleville City Manager, Eagleville City Council Member, Eagleville City Attorney, and a member with Law Enforcement experience. The City Council Member and Law Enforcement Member shall be selected by the City Council.

Duties: The panel shall work to review the current job description and offer edits or changes. The panel shall help create the advertisement for the vacancy. The panel shall review the applications. The panel shall decide on interviews. The panel shall participate in the interviews. The panel shall work until a consensus is decided on a recommendation for Chief of Police.

If City Manager is in agreement with the recommendation, manager will forward the recommendation to the Council.

Item 3g) Job Description of Police Chief

**CITY OF EAGLEVILLE
JOB DESCRIPTION**

Title: Police Officer	Grade: 12
Reports To: Police Chief	FLSA: Non-exempt
Department: Police	Created Date: March 11, 2016

JOB SUMMARY:

Maintains law and order within the city limits and in the surrounding community. Performs general and specialized police work involving the enforcement of laws and ordinances, protecting life and property, detection and arrest of violators, crime prevention, community services or other specialized assignments of comparable responsibility.

ESSENTIAL FUNCTIONS:

- Patrols the City by automobile, or on foot for the prevention of crime and enforcement of all applicable criminal, traffic, and City Ordinances;
- Pursues offenders by patrol vehicle and on foot, stops offenders, subdues resisting offenders using force where appropriate, including deadly force, and arrests offenders;
- Responds to calls for service involving crimes such as robberies, assaults, homicides, and narcotics violations;
- Responds to general public service calls for civil or societal problems;
- Secures and protects the scene of a crime; makes arrests; determines suspect involvement in other crimes and investigates accordingly;
- Responds to hazardous materials incidents and traffic accidents; investigates traffic accidents; detects impaired drivers; administers first aid; directs traffic and requests medical assistance;
- Prepares reports to accurately document information;
- Performs a variety of general criminal investigations involving property and persons crimes; gathers evidence; preserves crime scene; prepares cases for prosecution; interviews persons involved in incidents;
- Writes and executes search warrants;
- Searches persons, places, and things;
- Seizes and impounds property and evidence;
- Transports persons and property;

CITY OF EAGLEVILLE JOB DESCRIPTION

- Performs crowd and riot control activities;
- Protects crime and traffic accident scenes;
- Measures and diagrams crime and traffic accident scenes;
- Seizes and processes evidence;
- Assists distressed motorists; directs traffic; assists and refers mentally ill, indigent, and other persons in need;
- Performs evacuations; and moves persons, vehicles, and other property from unsafe locations;
- Appears in court as the State's witness and delivers testimony;
- Provides police services at various special events in the City;
- Presents public relations programs to groups; presents other programs and participates in community functions;
- Investigates known or suspected criminals or facts of particular case to detect planned criminal activity or clues;
- Records and reports such information to commanding officer;
- Investigates crimes and questions witnesses;
- Examines scene of crime to obtain clues and gather evidence;
- Investigates suspected persons and reports progress of investigation;
- Arrests or assists in arrest of criminals or suspects;
- Prepares assigned cases for court, according to formalized procedures;
- Responds to emergency situations relating to weather, on or off duty;
- Maintains vehicle and all equipment;
- Acts as official escort for city officials, funerals, and businesses; provides security at school or special events and functions, such as, court proceedings, council meetings and mass gatherings.

SECONDARY FUNCTIONS: Performs other related duties as required

SUPERVISORY FUNCTIONS: None.

KNOWLEDGE, SKILLS:

- The use of police equipment which includes vehicles, and weapons;
- The use of electronic and audio equipment;
- Principles and practices of modern police work and law enforcement methods;

CITY OF EAGLEVILLE JOB DESCRIPTION

- Federal, State and City laws governing Police operations, custody of prisoners, search and seizure, and the rules of evidences; departmental rules and regulations;
- General City law enforcement problems; geography of the City; layout of major facilities;
- Problem oriented policing; community agencies and other available resources;
- Methods of patrol, criminal, and traffic investigations;
- Must possess computer application skills that at a minimum include Microsoft Office Suite products including Word and Excel.

ABILITY:

- Analyze situations, maintain composure, make effective and reasonable decisions;
- Remember names, faces, and details of incidents;
- Establish and maintain effective relationships with those contacted in the course of work;
- Clearly and concisely document the facts and circumstances of a law enforcement incident;
- Correctly identify the elements of a crime and accurately record them in a police report for purposes of prosecution;
- Maintains proficiency in operating a variety of law enforcement tools including weapons, vehicles, and computers;
- Ability to add, subtract, multiply, and divide in all units of measure, using whole numbers, common fractions, and decimals; ability to compute rate, ratio, and percent and to draw and interpret bar graphs;
- Ability to speak clearly and persuasively in positive or negative situations; listens and gets clarification; responds well to questions; participates in meetings;
- Ability to write clearly and informatively; edits work for spelling and grammar; able to read and interpret written information;
- Ability to follow instructions, responds to management direction; completes tasks on time or notifies appropriate person with an alternate plan;
- Ability to meet scheduling and attendance requirements.

CERTIFICATIONS, LICENSES, REGISTRATIONS:

- Valid Driver's License; minimum of Tennessee Class D

CITY OF EAGLEVILLE JOB DESCRIPTION

- Tennessee Peace Officers Standards and Training Commission (POST) Police Officer Certification (or ability to attain within a prescribed training schedule, if applicable and hired as a Police Officer Trainee)
- Must continuously meet all the requirements and standards of POST.

REQUIRED EDUCATION/OR EXPERIENCE:

High School Diploma or GED, and three years successful work history/experience.

PREFERRED EDUCATION/OR EXPERIENCE:

Associates Degree, TN POST Certification, and two years' experience as a Police Officer or in corrections, military, private security or other field of relative experience.

PHYSICAL CONDITIONS:

The physical demands described here are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

While performing the duties of this job, the employee is regularly required to stand; use hands to finger, handle, or feel; reach with hands and arms and talk or hear. The employee is frequently required to walk. The employee is occasionally required to sit; climb or balance; stoop, kneel, crouch, or crawl and taste or smell. The employee must regularly required to lift and/or move, push or pull up to 25 pounds and occasionally required to lift and/or move, push or pull up to 50 pounds without assistance and up to 100 pounds or more with assistance. Specific vision abilities required by this job include close vision, distance vision, color vision and peripheral vision.

WORKING CONDITIONS:

The work environment characteristics described here are representative of those an employee encounters while performing the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

CITY OF EAGLEVILLE
JOB DESCRIPTION

While performing the duties of this job, the employee is regularly exposed to moving mechanical parts; high, precarious places; fumes or airborne particles; toxic or caustic chemicals; outside weather conditions; risk of electrical shock and explosives. May be exposed to emergency, dangerous and life threatening situations, very stressful situations.

SIGNATURE/APPROVAL

Department Director

Date

The above statements are intended to describe the general nature and level of work being performed by individuals assigned to this job. They are not intended to be an exhaustive list of all responsibilities, duties, and skills required of personnel so classified in this position.

Item 3h) Ordinance 2026-009 Establish a New Fee Schedule

Ordinance 2026-009

AN ORDINANCE AMENDING ORDINANCE NO. 2026-005 TO ESTABLISH A NEW FEE SCHEDULE FOR THE CITY OF EAGLEVILLE, THEREBY RESCINDING ALL PRIOR FEE SCHEDULES REFERENCED IN ORDINANCES 2023-005

Whereas, the Eagleville City Council wishes to update the fee schedule relative to the development process;

Whereas, rezoning, subdivision, building, and other land use review procedures are a required prerequisite to the issuance of building permits;

Whereas, the Eagleville City Council desires to provide an Administrative and Building fee schedule that can be equitably applied; and

Whereas, this fee schedule will supersede the fee schedule previously adopted as Ordinance 2023-009;

NOW THEREFORE, BE IT ORDAINED by the City of Eagleville City Council that the following fee schedule is hereby adopted:

FEE SCHEDULE

BUILDING PERMITS *The City of Eagleville adopts the Residential Building Permit Fees and Commercial Building Permit Fees which are subject to changes and amendments.*

In General, Building Permit costs include the cost of related inspections, except that follow-up inspections required as a result of failed inspections will be billed at \$95.00 per inspection (after second inspection). Certificates of Occupancy will not be approved until any re-inspection costs are paid in full.

BUILDING PLAN REVIEW – COMMERCIAL/INDUSTRIAL/MULTI-FAMILY

Plan Review Fee =

Commercial Minor - \$250.00 (Requires very minimal review or questions to Building Official)

Commercial 20% of anticipated building permit fee (Minimum \$750). Review fee is due at the time Building Plans are submitted to the City. Plans may take up to 2-weeks to review. Two complete sets of plans required. Building Plan Review Fee is separate from the cost of the Building Permit cost.

BUILDING PLAN REVIEW – RESIDENTIAL \$200.00, *but is only applicable for proposed homes that are:*
5,000 sq. feet or greater, or
Basement homes

Penalty Fees:

1. Licensed Contractor – fails to obtain original permit – Notice with penalty double permit fee. Professional responsibility comes with the License with the knowledge that permits and inspections are required.
2. Homeowner fails to obtain permit – Notice – responds by date on notice – standard permit fee
3. Homeowner fails to obtain permit in a timely manner – double fee permit fee
4. Repeat offenders – Contractor or homeowner – triple permit fee

REZONING APPLICATIONS	\$500.00 per application
ANNEXATION APPLICATIONS	\$750.00 per application
BZA AND PLANNING APPLICATIONS	
Variances	\$350.00 per application
Special Exception Use Permit	\$350.00 per application
Special Called Meeting	\$250.00 per request <u>(doesn't include other fees)</u>
Appeal of a Code Violation	\$50.00 per violation appealed
Natural State Application	\$250.00 per property
Other Requests	\$250.00 per application
<u>Zoning Review Fee</u>	\$150.00
<u>(If no building permit required)</u>	
CODE ENFORCEMENT	Actual cleanup cost + 20% administrative fee + attorney costs + lien filing fee + lien release fee
SUBDIVISIONS	
Preliminary/Final Plats (under 10 lots)	\$500.00 per application plus \$40.00 per lot*
Preliminary/Final Plats (10 plus lots)	\$1000.00 per application plus \$40.00 per lot*
Minor Changes to Preliminary/Final Plats	\$200.00
Minor Plats	\$250.00 per application*
Minor Plat Changes	\$100.00 per application*
Development/School Fee:	Applicant/builder/owner is solely responsible to the County for any adopted fees. The City reserves the right to adopt its own development fees.
<u>CULVERT SIZING/REVIEW APPLICATION FEE:</u>	\$200.00
<u>(If not established in the Subdivision Process)</u>	
SITE PLANS (Commercial/Industrial)	\$750.00 per application*
MINOR OR MINOR REVISED SITE PLANS (Commercial/Industrial)	\$250.00 per application*

DEVELOPMENT REVIEW FEES*

Requests requiring review/plans/specifications out of the normal scope of review may be billed at the City Manager's discretion depending on the nature of the request and the cost likely to be incurred by the City in fielding the request. Such requests may also relate to review and approval of culverts and other proposed work in the City's right-of-way, conceptual planned uses, or other scenarios not listed herein.

OTHER FEES

Copies	\$.15 cents per page black & white
	\$.50 cents per color copy
Fax	\$ 1.00 per page local
Research Copies	Based on <u>Section 6 of Public Chapter 1179, Acts of 2008</u>
Bond Extensions	\$100.00 as needed
Indemnification Letter	\$250.00
Notary	\$2.00 after first signature

BE IT ENACTED that this ordinance shall take effect 15-days from and after its final passage, the public welfare requiring it.

Approved:

Chad Leeman, Mayor

ATTEST:

Christina Rivas, City Recorder

Passed First Reading:
Passed Second Reading:
Public Hearing Held:

APPROVED AS TO FORM:

Stephen Aymett, City Attorney



CITY OF EAGLEVILLE
COMMERCIAL BUILDING PERMIT FEES

Exhibit 2026-009B

Any building permit (commercial or residential) that when fee is calculated per this ordinance has a fee of \$150 or less shall also be charged an inspection fee of \$50.00.

CLASSIFICATION	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters with stage	338.88	327.46	319.76	307.63	289.42	280.47	298.24	268.37	259.83
A-1 Assembly, theaters without stage	310.12	298.70	291.00	278.87	260.66	251.71	269.48	239.62	231.07
A-2 Assembly, nightclubs	275.09	266.93	259.34	250.54	234.96	228.26	241.54	213.57	206.65
A-2 Assembly, restaurants, bars, banquet hall	274.09	265.93	257.34	249.54	232.96	227026	240.54	211.57	205.65
A-3 Assembly, churches	314.65	303.24	295.53	283.41	265.65	256.70	274.02	244.61	236.06
A-3 Assembly, general, libraries, museums	268.44	257.02	248.32	237.19	218.26	210.31	227.80	197.22	189.68
A-4 Assembly, arenas	309.12	297.70	289.00	277.87	258.66	250.71	268.48	237.62	230.07
B Business	263.16	253.51	244.15	233.85	213.00	204.65	224.67	187.98	179.49
E Educational	280.42	270.83	263.70	252.34	235.54	223.64	243.64	205.87	199.45
F-1 Factory and Industrial, moderate hazard	161.70	154.21	144.70	139.94	124.72	118.51	133.72	103.40	96.83
F-2 Factory and industrial, low hazard	160.70	153.21	144.70	138.94	124.72	117.51	132.72	103.40	95.83
H-1 High Hazard, explosives	150.85	143.36	134.84	129.08	115.17	107.96	122.87	93.86	N.P.
H-2, 3 & 4 High Hazard	150.85	143.36	134.84	129.08	115.17	107.96	122.87	93.86	86.28
H-5 HPM	263.16	253.51	244.15	233.85	213.00	204.65	224.67	187.98	179.49
I-1 Institutional, supervised environment	264.93	255.57	246.84	238.11	217.64	211.63	238.15	195.82	189.67
I-2 Institutional, hospitals	438.26	428.62	419.26	408.96	386.98	N.P.	399.78	361.97	N.P.
I-2 Institutional, nursing homes	304.86	295.22	285.86	275.55	256.23	N.P.	266.37	231.21	N.P.
I-3 Institutional, restrained	298.67	289.02	279.66	269.36	250.30	240.95	260.18	225.29	214.80
I-4 Institutional, day care facilities	264.93	255.57	246.84	238.11	217.64	211.63	238.15	195.82	187.67
Mercantile	205.22	197.06	188.47	180.67	164.83	159.13	171.67	143.44	137.53
R-1 Residential, hotels	267.42	258.06	249.33	240.60	220.62	214.60	240.64	198.79	192.64
R-2 Residential, multi family	223.61	214.25	205.52	196.79	177.77	171.76	196.82	155.95	149.80
R-3 Residential, one- and two-family ^a	211.77	205.84	200.99	197.13	190.36	183.32	193.75	177.67	167.37
R-4 Residential, care/assisted living facilities	264.93	255.57	246.84	238.11	217.64	211.63	238.15	195.82	189.67

S-1 Storage, moderate hazard	149.85	142.36	132.84	128.08	113.17	106.96	121.87	91.86	85.28
S-2 Storage, low hazard	148.85	141.36	132.84	127.08	113.17	105.96	120.87	91.86	84.28
U Utility, miscellaneous	115.48	108.95	102.64	98.13	88.49	81.89	93.86	69.76	66.48

N.P. = not permitted

TOTAL VALUATION	PERMIT FEE
\$1 - \$500	\$24
\$501 - \$2,000	\$24 for the first \$500 + \$3 per additional \$100 or fraction thereof, up to and incl. \$2,000
\$2,001 - \$40,000	\$69 for the first \$2,000 + \$11 per additional \$1,000 or fraction thereof, up to and incl. \$40,000
\$40,001 - \$100,000	\$487 for the first \$40,000 + \$9 per additional \$1,000 or fraction thereof, up to and incl. \$100,000
\$100,001 - \$500,000	\$1,027 for the first \$100,000 + \$7 per additional \$1,000 or fraction thereof, up to and incl. \$500,000
\$500,001 - \$1,000,000	\$3,827 for the first \$500,000 + \$5 per additional \$1,000 or fraction thereof, up to and incl. \$1,000,000
\$1,000,001 - \$5,000,000	\$6,327 for the first \$1,000,000 + \$3 per additional \$1,000 or fraction thereof, up to and incl. \$5,000,000
\$5,000,000 and over	\$18,327 for the first \$5,000,000 + \$1 per additional \$1,000 or fraction thereof

TYPES OF CONSTRUCTION

IA & B – Fire Resistant Construction – building elements exterior and interior are of non-combustible materials (3hr & 2hr)

IIA & B – Fire Resistant Construction – building elements exterior and interior are of non-combustible materials (1hr & 0hr)

IIIA & B – Type of construction in which the exterior walls are of non-combustible materials and interior are any building element permitted by the code

IV – Type of construction in which the exterior walls are of non-combustible materials and the interior building elements are of solid wood, laminated wood, heavy timber (HT) or structural composite lumber

VA & B – Type of construction in which structural elements, exterior and interior walls are of any material permitted by code.

VA – Structural members are protected to provide a 1hr rating.



CITY OF EAGLEVILLE RESIDENTIAL BUILDING PERMIT FEES

Exhibit 2023-009A

NEW DWELLING | ADDITON OF NEW LIVING SPACE

PERMIT FEE = \$0.70 PER SQUARE FOOT (SF) UNDER BEAM*

(*Includes all square footage under beam, finished/unfinished, conditioned/unconditioned, interior/exterior)

OTHER FEES

THE FEES FOR THE PROPOSED PROJECTS LISTED BELOW SHALL BE CALCULATED BY MULTIPLYING THE PROPOSED SF BY THE CORRESPONDING VALUE REFELCTED TO COMPUTE A TOTAL VALUATION (ROUND UP TO THE NEAREST THOUSAND).

REMODEL / FINISH EXPANDABLE AREA	\$74.00 / SF
FINISH EXPANDABLE/BASEMENT	\$74.00 / SF
MOVED-IN DWELLING	\$74.00 / SF
ACCESSORY STRUCTURE (e.g. garage/barn)	\$74.00 / SF
STORAGE BUILDING (PORTABLE)	\$45.00 / SF
NEW/REPLACEMENT DECK/PORCH/CARPORT	\$20.00 / SF
NEW MOBILE HOME	CONTRACT VALUE (\$110.00 MIN)
SWIMMING POOL	CONTRACT VALUE (\$110.00 MIN)
SIGN (WHEN PERMIT IS REQUIRED)	CONTRACT VALUE (\$110.00 MIN)
TENT	\$85.00
MOVING PERMIT	\$235.00
INDEMNIFICATION LETTER	\$235.00
PROCESSING FEES	\$85.00

THE BUILDING PERMIT FEE IS CALCULATED USING THE FORMULA BELOW.

TOTAL VALUATION	= PERMIT FEE
\$0 - \$20,000	= \$110 MINIMUM FEE
\$20,001 - \$50,000	= \$110 for the first \$20,000 + \$5 per additional \$1,000 or fraction thereof, over \$20,000
\$50,001 - \$100,000	= \$260 for the first \$50,000 + \$4 per additional \$1,000 or fraction thereof, over \$50,000
\$100,001 - \$500,000	= \$460 for the first \$100,000 + \$3 per additional \$1,000 or fraction thereof, over \$100,000
\$500,001 and above	= \$1,660 for the first \$500,000 + \$2 per additional \$1,000 or fraction thereof, over \$500.00

FLAT FEES

PLUMBING PERMIT (WHOLE HOUSE)	\$175.00
PLUMBING PERMIT (ADDITION/REMODEL/MH/ACC)	\$110.00
PLUMBING PERMIT COMMERCIAL (WHOLE BLDG)	\$175.00
PLUMBING PERMIT COMMERCIAL (ADDITION NEW)	\$110.00
GAS PERMIT	\$40.00 BASE FEE + \$6.50 PER FIXTURE Minimum Fee \$100.00
MECHANICAL PERMIT (NEW EQUIPMENT)	<u>\$50 PER FIRST TON/\$35 PER EACH TON</u> <u>After</u>
SOLAR PANEL INSTALLATION	\$25.00 BASE FEE + \$5.00 PER PANEL
RETAINING WALL (EXCEEDING 4' H)	\$50.00 BASE FEE + \$1.00 PER LF
SPECIAL FOUNDATION PERMIT (B.O. AUTH ONLY)	\$110.00
DEMOLITION (PER STRUCTURE)	\$175.00
TEMPORARY PARKING PERMIT (B.O. AUTH ONLY)	\$110.00 (180 DAYS)
BEER/SAFETY PERMIT	\$110.00
CHANGE OF OCCUPANCY	\$110.00
RE-INSPECTION FEE (3 RD AND SUBSEQUENT RE-INSP)	\$95.00
TEMPORARY CERTIFICATE OF OCCUPANCY	\$250 DEPOSIT

Item 3i) Calculations for Fee Rates

**CITY OF EAGLEVILLE
DEVELOPMENT FEE RATES
2026 2027 Fiscal Year**

Rates:

City Manager/Planner - \$51.03 hour
City Recorder - \$28.90 hour
City Clerk – 28.40 hour
Maintenance - \$24.94 hour
Fire Chief – \$39.22 hour
Engineer – \$200 – 250 hour
Postage - \$.78 per stamp/average is \$10.00
Signage - \$130 per sign
News Paper Ad – Average is \$120.00

Building Plan Review (Residential and Commercial)

City pays county to review. Costs are directly related to charge by county. No increase from County Charge.

Rezoning Application: \$500 per application

City Manager/Planner - **4 hours**
City Recorder - **1 hour**
City Clerk – **2 hour**
Maintenance - **1 hour**
Fire Chief – **0 hour**
Engineer – \$200 – 250 hour **2 hours**
Postage - \$10.00
Signage - \$130 per sign
News Paper Ad – \$120.00

Annexation Application: 750 per application

City Manager/Planner - \$51.03 hour **7 hours**
City Recorder - \$28.90 hour **8 hours**
City Clerk – 28.40 hour **0 hours**
Maintenance - \$24.94 hour **1 hour**
Fire Chief – \$39.22 hour **1 hour**
Engineer – \$200 – 250 hour **2 hours**
Postage - \$25.00
Signage - \$130 per sign
News Paper Ad – \$120.00

Variance Applications: \$350 Per Application

- City Manager/Planner – **3 hours**
- Engineer – **1 hour**
- City Recorder – approximate **0 hour**
- City Clerk – **1 hour**
- Maintenance – **1 hour**
- Sign cost - \$130 subject to increase
- Ad in paper - \$120 subject to increase
- Postage - \$10.00
- Signage - \$130 per sign
- Newspaper Ad - \$120 subject to increase

Special Exception Applications: \$350 per application

- City Manager/Planner - **3 hours**
- Engineer – 1 hour
- City Recorder – 0 hours
- City Clerk – **1 hours**
- Maintenance - **1 hour**
- Fire Chief – **1 hour**
- Ad in paper - \$120 subject to increase
- Staff to erect signs(s) 1 hour
- Postage - \$10.00
- Signage - \$130 per sign
- News Paper Ad – \$120.00

Special Called Meeting: \$250 per request

- City Manager/Planner - **3 hours**
- City Recorder - **2 hours**
- City Clerk – **2 hours**
- Maintenance - **0 hour**
- Fire Chief – **1 hour**
- Engineer – **unknown hours**
- Postage - \$10.00
- Signage - \$130 per sign
- News Paper Ad – \$120.00

Appeal of Code Violation: \$50 per appeal

- City Manager/Planner – **3 hours**

Natural State Application: \$250 per property

- City Manager/Planner – **2 hours**
- City Engineer – **2 hours**

Other Requests: \$250

Zoning Review Fee: \$150 per request

City Manager/Planner - **2 hours**

Engineer - **.5 hours**

City Clerk – **1 hour**

Code Enforcement:

Clean up cost plus 20% administrative fee plus attorney fee plus line fee plus lien release fee

Subdivisions:

Pre/Final Plat under 10 lots (\$500 plus \$40 per lot)

City Manager/Planner - **5 hours**

Engineer – **4 hours**

City Clerk – **3 hours**

Pre/Final Plat 10 Plus Lots (\$1000.00 per application plus \$40 per lot)

City Manger/Planner - **10 hours**

Engineer – **6 hours**

City Clerk - **2 hours**

Minor Changes to Pre/Final Plats: \$200

City Manager/Planner – **2 hours**

Engineer – **2 hours**

Minor Plats: \$250.00 per application

City Manager/Planner – **2 hours**

City Engineer – **2 hours**

Minor Plat Changes: \$100 per application

City Manager/Planner – **1 hour**

City Engineer – **1 hour**

Culvert Sizing/Review Application Fee: \$200

City Manager/Planner – **.5 hour**

Engineer – **1 hour**

Site Plans (Commercial or Industrial): \$750.00 per application

City Manager/Planner – **5 hours**

City Engineer – **3 hours**

Minor or Minor Revised Site Plans: \$250.00 per application

City Manager/Planner - **1.5 hours**

City Engineer - **1 hour**