

**Minutes of the
City Council Work Session
Eagleville City Hall, Eagleville, TN
Thursday, February 13, 2025 – 7:00 PM**

1) MAYORS WELCOME and CALL TO ORDER

Vice Mayor William Tollett called the meeting to order at 7:04 p.m.

2) ROLL CALL

The roll was called by City Recorder Christina Rivas.

PRESENT:

Vice Mayor Bill Tollett

Councilman Jason Blair

Councilman Craig Campbell

Councilman Chris Hendrix

Councilman Brandon Emamalie arrived at 7:28 p.m.

ABSENT:

Mayor Chad Leeman

Councilman Ryan Edwards

STAFF:

City Manager Hellyn Riggins

City Recorder Christina Rivas

City Engineer Will Owen

City Attorney Stephen Aymett

GUESTS:

Kim Storch

Chris Bellenfant

Rob Molchan

Taze Lundy

Will Vaughn

3) DISCUSSION

There was no discussion.

4) NEW BUSINESS

a. Discussion with Park Board Regarding Direction of Park

City Manager Hellyn Riggins stated that she met with the Park Board and discussed the budget and capital improvements. She asked Council for their vision for the direction of the Park: Whether to maintain it mainly for the community or to make its facilities competitive for tournaments?

Ms. Riggins noted that the park is quite full and that consideration may need to be given to purchasing more land; even if it is simply for parking.

Park Board Member Will Vaughn concurred, stating that the Board needs direction.

Councilman Jason Blair stated that the Park is a great asset, but is underutilized. He expressed that community wants walking trails and pickle ball courts. He noted that greater use of the park would equate to more revenue.

Vice Mayor Tollett stated that events helped businesses and that renting the baseball fields 3 months out of the year was insufficient. He noted that tournament fundraisers could significantly improve revenues. He stated that he did not want tournaments which precluded

the community from using the park. He emphasized that he wanted to maintain the hometown feeling, however the park needed to be more lucrative.

Mr. Vaughn stated that in order to make room for pickle ball courts, lights and fences would need to be moved.

Councilman Blair stated that the City should begin incorporating these items into the budget.

Vice Mayor Tollett stated that this would be a good topic for the upcoming Council retreat.

Ms. Riggins announced that the deadline to submit applications to run the concession stand was extended to February 24, as no applications had been received. She stated that she would meet with the Park Board and discuss alternatives, such as having various groups run the stand for fundraisers.

It was also suggested to have food trucks instead that would pay a percentage.

Ms. Riggins stated she would return to Council with more ideas.

b. Discussion of Hiring Personnel to Assist in Overseeing the Park

City Manager Hellyn Riggins stated that this would be a contract position to oversee the park and give guidance to the Maintenance personnel. She noted that this person would act as liaison to the City Manager and Council and that the park was in need of supervision. She stated that Police Chief David Breniser had been the park supervisor; however, he has 3 new officers to train. She informed Council that Park personnel would still work with Chief Breniser with respect to street maintenance.

Ms. Riggins stated that she would like to hire this person in March and that funds would need to be appropriated for Fiscal Year 2025-2026. She noted that compensation would be \$13,000 per year. She expressed that the position may last only a year, but was very much needed at this time.

c. Discussion Regarding Volunteer of the Year Recognition

City Manager Hellyn Riggins asked Council why this had been a duty of the Park Board. It was determined that it simply evolved into the Board's purview.

Councilman Blair stated that since the City Manager is in more direct contact and sees the efforts of volunteers, that he believed she should make recommendations to Council.

Ms. Riggins asked that Council consider the topic and provide direction.

d. Discussion of Sewer Rates

City Manager Hellyn Riggins informed Council that she would bring forward amended sewer rates in order to keep pace with actual City costs. She stated that it would require two readings and that there was some urgency to move forward. She noted that she provided the current ordinance in the packet for review.

Ms. Riggins reviewed that Residency Equivalency Unit (REU) was added in 2023. She stated that the ordinance needed to be restructured and the language adjusted.

e. Discussion of Requested Annexation of Moore Property and Schedule if City Pursues Annexation (Send to Planning Commission, Annexation Resolution, Ordinance Setting Minimum Requirements, and Plan of Service)

City Manager Hellyn Riggins drew attention to the proposed schedule for annexation and noted that the potential buyers for the property were in the audience.

Discussion ensued noting the following:

- 250 acres proposed for annexation
- Water pressure issues are being addressed with Consolidated Utilities District (CUD)
 - The current water pressure does not meet fire hydrant criteria
 - The City requires fire hydrants
- The City is in the process of sorting through sewer issues.
- The annexation will be on the February 27, 2025 Regular Council Meeting agenda for Council's consideration to potentially refer to the Planning Commission for recommendation.
- Per City Ordinance, lots must be no less than one acre
- A Plan of Services will be submitted at a later meeting.

Rob Molchan of Site Engineering Consultants (SEC) stated the following:

- 7,200' of pipe along the 41A corridor, where properties are requesting annexation, is inadequate to supply the amount of water needed for fire hydrants, as required by Eagleville.
- Consolidated Utilities District (CUD) is in the process of negotiating agreements with these communities ratified in order to proceed with the upgrade to a 12-inch line from the current 6-inch line.
- Kim Storch, a representative for Pulte Homes, the prospective buyer for the Moore property, was in attendance.
- Movement on these agreements is especially important for the Winterbrooke subdivision as development is at a standstill until the agreement is ratified.
- The various parties along 41A impacted by this upgrade will contribute their portion to the project.

Ms. Riggins stated that she would have updated information for the Regular Council Meeting scheduled for February 27, 2025.

f. Discussion of TDOT Email Regarding Road Improvements

City Manager Hellyn Riggins reviewed an email she received from Zane Parnell of the Tennessee Department of Transportation (TDOT) regarding the potential installation of a traffic signal at the intersection of State Routes 99 and 269. She stated that TDOT would agree to the installation, if the City paid for half the cost, which equates to \$250,000 and the City would maintain the traffic signal in perpetuity.

Councilman Blair and Vice Mayor Tollett did not find these terms acceptable.

It was determined that Ms. Riggins should continue discussions with TDOT, however she should not pursue the agreement as presented.

g. Discussion of Appointment to Library Board

City Manager Hellyn Riggins informed Council that, currently, Eagleville is the only city not represented on the Board. She noted that she was contacted again by the Library Board for an appointment.

It was noted that the appointee did not need to be a member of Council, but rather a citizen of Eagleville or someone who has a vested interest in the community.

h. Discussion regarding 2025 City events dates for Fall Festival, Tree Lighting Ceremony and Christmas parade

City Manager Hellyn Riggins stated that the parade had been moved from the second Saturday of December in 2024 and it coincided with Christmas parade dates in the surrounding communities. She suggested the following:

- Designate that the Fall Festival be held on the first Saturday of Fall, from 9:00 a.m. to 3:00 p.m., with set up beginning at 7:00 a.m.
- These dates and times can be changed as needed.
- The tree lighting be held the Sunday after Thanksgiving.
- Resume holding the Christmas parade on the second Saturday in December.

Ms. Riggins noted that she had not met with the Events Committee due to scheduling conflicts.

She requested Council's preference for a day or evening parade.

Ms. Riggins stated that the City should designate and adhere to a schedule to be considerate of events in the surrounding communities.

5) EXECUTIVE SESSION

a. An Executive Session to Discuss Threatened Litigation

Councilman Blair moved to go into Executive Session to include City Manager Hellyn Riggins, City Attorney Stephen Aymett and City Engineer Will Owen. Councilman Craig Campbell seconded the motion.

The MOTION passed 5-0.

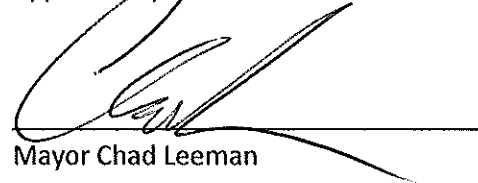
At 7:42, the Council Chambers was cleared of guests and non-essential personnel.

Executive Session was recorded as called to order at 7:45 p.m. Executive Session adjourned at 8:25 p.m.

6) ADJOURNMENT

Mayor Leeman adjourned the meeting at 8:25 p.m.

Approved by:



Mayor Chad Leeman

Submitted by:



City Recorder Christina Rivas

Date minutes approved: March 27, 2025