



EAGLEVILLE CITY COUNCIL WORK SESSION AGENDA

Eagleville City Hall
Thursday, March 27, 2025

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. Ordinance 2025-003 Amending 2024 2025 Budget Ordinance
 - b. Ordinance 2025-004 Amending Ordinance 2019-004 Court Fees
 - c. Approval of City Manager to Engage with Operators for Public Infrastructure
 - d. Ronnie Hill Park Concession Stand
 - e. Monument Signs/Placards
 - f. Timeline of Moore Annexation Request with Ordinance 2025-001
 - g. Public Hearing Scheduled for Status of Existing Annexations
 - h. Resolution 2025-003 Amending Resolution No. 2015-015 Record Retention Schedule
- 4) PENDING TOPICS
 - a. Volunteer of the Year
 - b. Appointment to Library Board
 - c. Ordinance 2025-002 Sewer Rates
- 5) COUNCIL COMMENTS
- 6) ADJOURNMENT

ITEM 3a Ordinance 2025-003 Budget Ordinance Amendment

MEMORANDIUM

DATE: March 25, 2025

TO: Hellyn Riggins, City Manager

FROM: Michael Walker, Financial/Management Consultant

SUBJECT: **Proposed Amendment to FY 2024- 2025 Budget**

The attached ordinance 2025-003 provides for a proposed amendment to the current year **General Fund** budget for the following expenses. **NOTE:** all are one-time expenses and do not generate reoccurring cost in the operating budget.

1. Cover the cost of the impact fee report being prepared by TischlerBise (**\$29,930**) with the expense allocated to the General Government activity.
2. A transfer of **\$166,672** to the Capital Projects Fund for the cost of items listed and summarized on the attached spreadsheet. Expenses include previous sign and park site improvements approved by the City Council, matching funds for TDOT grant funded sidewalk improvements, final cost for the rehab of the fire engine/pumper truck, installation of poles for the solar activated radar detection speed warning system, and security cameras and portable radios. The last two items will be spent in FY 2026.
3. An additional transfer of **\$55,000** to the Debt Service Fund. This will allow the City to reduce the previously anticipated increase in the annual budget transfer for the new Public Safety Center debt during the next 4 years from \$30,000 down to \$20,000 annually (See attachment on recommended debt service funding plan).

In addition, an amendment to the **Capital Projects Fund** is needed to cover additional interim expenses (**\$5,913,971**) associated with the construction of the Public Safety Center paid through interim loan financing and the payoff of the interim loans before the two permanent USDA loans were in place in early July 2024 and early November 2024.

The proposed amendment is similar to ones approved by the City Council in previous years and is possible due to 1) the net General Fund income (income over expenses) of \$75,000 last fiscal year, and 2) projected higher income collections and lower expenses in the current year budget.

Note that at this point with the proposed budget amendment, the net change in the fund balance on June 30, 2025 is projected to decline by about \$95,000 (mostly covered by the net income gain of \$75,000 in the previous fiscal year). However, this loss could be less depending on revenue and expenditure trends between now and June 30, 2025.

More importantly, the projected fund balance on June 30th with the amendments is now projected to be an estimated \$2,135,000, which exceeds the desired minimum balance equal to or more than one year of projected expenses in FY 2025-2026 of roughly \$1,900,000. Maintaining this level of fund balance is important given all the uncertainty in the US economy moving forward this calendar year.

Approval of the proposed amendment is recommended. I will be in attendance at the March 27, 2025 City Council work session to answer any questions.

**CITY OF EAGLEVILLE, TENNESSEE
PROPOSED AMENDMENT
FY 2024-2025 BUDGET ORDINANCE**

	Original Budget	Adjustment Amount	Amended Budget
General Fund - Increased Expenditures			
General Government - Impact Fee Report	\$ 1,806,844	\$ 29,930	\$ 1,836,774
Transfer from General Fund to Capital Projects Fund			
Parks - City Limits & Park Entrance Signs, Electrical & Light Repairs, Fencing, Concrete Ramp, Etc.	\$ -	\$ 83,298	\$ 83,298
General Government - Security Cameras, Portable Radios, Scanner, Etc. (to be purchased in FY 2026)	-	10,000	10,000
Police-Radar Detection Poles (to be purchased in FY 2026)	-	10,280	10,280
Fire - Rehab of Engine/Pumper Truck	-	7,094	7,094
Sidewalks-TDOT Tap Grant Match (to be spent in FY 26)	-	56,000	56,000
Total	\$ -	\$ 166,672	\$ 166,672
Transfer from General Fund to Debt Service Fund			
Reserve/Cashflow for Public Safety Center Debt Service	\$ 184,000	\$ 55,000	\$ 239,000
Total	\$ 184,000	\$ 55,000	\$ 239,000
Capital Projects Fund - Increased Expenditures			
PSC - Payoff of Interim Taxable & Tax-Exempt Financing	\$ -	\$5,913,971	\$ 5,913,971
 Total Budget Amendment	 \$ 1,990,844	 \$6,165,573	 \$ 8,156,417

CITY OF EAGLEVILLE, TENNESSEE
DEBT SERVICE FUND - RECOMMENDED FUNDING PLAN

200 DEBT SERVICE FUND		2023-2024	2024-2025	2024-2025	2024-2025	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030
		Actual	Budget	Year-to-Date	Projected	Proposed	Projected	Projected	Projected	Projected	Projected
	Revenues										
36100	Interest Income	808	500	283	2,000	2,000	4,000	4,000	4,000	4,000	4,000
	Total Revenues	808	500	283	2,000	2,000	4,000	4,000	4,000	4,000	4,000
	Expenditures										
	USDA-RD (PSC Loan) - \$4,500,000				170,087	170,087	170,087	170,087	170,087	170,087	170,087
	USDA-RD (PSC Loan) - \$2,009,600				95,939	95,939	95,939	95,939	95,939	95,939	95,939
42200-219	Emergency Communication Radios	16,371	16,371	16,371	16,371	16,371	16,371	16,371	16,371	16,371	16,371
	Total Expenditures	\$ 16,371	\$ 16,371	\$ 16,371	\$ 16,371	\$ 282,397	\$ 282,397	\$ 282,397	\$ 282,397	\$ 282,397	\$ 282,397
	Other Sources										
36951	Transfer from General Fund	232,000	152,000	46,000	184,000	204,000	224,000	244,000	244,000	264,000	284,000
	Special Transfer from General Fund				55,000						
	Revenues/Sources Over/(Under) Expend	\$ 216,437	\$ 136,129	\$ 29,912	\$ 224,629	\$ (76,397)	\$ (54,397)	\$ (34,397)	\$ (34,397)	\$ (14,397)	\$ 5,603
	Beginning Fund Balance	\$ -	\$ 216,437	\$ 216,437	\$ 216,437	\$ 441,066	\$ 364,669	\$ 310,272	\$ 275,875	\$ 261,478	\$ 261,478
	Ending Fund Balance	\$ 216,437	\$ 136,129	\$ 29,912	\$ 441,066	\$ 364,669	\$ 310,272	\$ 275,875	\$ 261,478	\$ 261,478	\$ 267,081
	Annual General Fund Transfer Increase	\$ -	\$ 216,437	\$ 29,912	\$ 224,629	\$ (76,397)	\$ (54,397)	\$ (34,397)	\$ (34,397)	\$ (14,397)	\$ 5,603

NOTE: The objective - maintain a fund balance reserve of 1 year of debt service payments for cashflow while transitioning the General Fund transfer requirement over multiple years.

ORDINANCE 2025-003

**AN ORDINANCE OF THE CITY OF EAGLEVILLE, TENNESSEE TO AMEND
ORDINANCE 2024-002, SAME BEING THE ORDINANCE ADOPTING THE ANNUAL
BUDGET FOR THE FISCAL YEAR BEGINNING JULY 1, 2024 TO JUNE 30, 2025**

**NOW THEREFORE BE IT ORDAINED BY THE CITY OF EAGLEVILLE, TENNESSEE,
AS FOLLOWS:**

SECTION 1. That Ordinance 2024-002, same being the budget appropriation ordinance for the 2024-2025 fiscal year, be and the same is hereby amended by adding (subtracting) the amounts specified herein to certain revenue and expenditure appropriations as follows:

GENERAL FUND

Revenues and Other Sources:

From Projected Increase in Fund Balance - June 30, 2025 \$ 250,601

Total Change in Revenues \$ 251,602

Expenditures and Other Uses:

Transfer to Capital Projects Fund \$ 166,672

Transfer to Debt Service Fund \$ 55,000

General Fund – General Government (Impact Fee Report) \$ 29,930

Total Change in Expenditures \$ 251,602

CAPITAL PROJECTS FUND

Revenues and Other Sources:

Transfer from General Fund \$ 166,672

Public Safety Center - Interim Tax-Exempt Loan Proceeds \$ 5,913,971

Total Change in Revenues \$ 6,080,643

Expenditures and Other Uses:

General Government – Security Cameras, Portable Radios,
Scanner, etc. \$ 10,000

Fire – Rehab of Engine/Pumper Truck \$ 7,094

Parks – City Limits & Park Entrance Signs, Light repairs,
Fencing, Concrete Ramp, Etc. \$ 82,297

Police – Radar Detection Poles \$ 10,280

Sidewalks – TDOT Tap Gant Match \$ 56,000

Public Safety Center - Payoff of Taxable & Interim Loans \$ 5,913,971

Total Change in Expenditures **\$ 6,080,643**

DEBT SERVICE FUND

Revenues and Other Sources:

Transfer from General Fund \$ 55,000

Expenditures and Other Uses:

Reserve/Cashflow for Future Annual Debt
Service Payments \$ 55,000

Total **\$ 55,000**

SECTION 3. That pursuant to T.C.A. Section 6-22-124 (C), sufficient unappropriated revenue is available in the General Fund to the increased appropriations proposed under Ordinance 2025-003.

SECTION 4. That this budget amendment fulfills the requirements of the Municipal Budget Law of 1982 (T.C.A Section 6-56-208).

SECTION 5. That this ordinance shall take effect from and after its final passage, or fifteen days after its first passage, whichever occurs later, the public welfare requiring it.

APPROVED:

Chad Leeman, Mayor

ATTEST:

Christina Rivas, City Recorder

First Reading: _____

Second Reading: _____

Public Hearing: _____

APPROVED AS TO FORM:

Stephen Aymett, City Attorney

ITEM 3b Ordinance 2025-004 Court Fees Amendment

ORDINANCE NO. 2025-004

**AN ORDINANCE TO AMEND SECTION 3-305 OF THE CITY OF EAGLEVILLE
CODE OF ORDINANCES
(Amends Ordinance 2019-004)**

Whereas, Section 3-305 of the Eagleville Code of Ordinances sets the Court Costs for the City of Eagleville's Municipal Court; and,

Whereas, the Eagleville City Council desires to amend the Court Costs;

NOW THEREFORE, BE IT ORDAINED by the City of Eagleville Tennessee City Council that Section 3-305 of the Code of Ordinances, also known as the Municipal Code, is hereby amended to read:

3-305. **Court Costs.** There is hereby established fixed court costs for all cases brought before the municipal court. Court costs shall be one hundred forty-five dollars (\$145.00) or such other amount as shall be established by the city council from time to time. The municipal judge shall certify to the chief of police for collection, all fines, costs, and forfeitures imposed by him/her for offenses against the law and ordinances of the city. Costs in favor of any person paid a fixed salary by the city shall belong to the city and be paid into its treasury. The municipal judge shall collect and receipt for all fines imposed by him/her, and he/she shall render a bi-annual report to the city council of all costs and fines collected and of all assessed and uncollected. It shall be unlawful for any other person or officer to collect or receipt for said fines, costs, and recoveries, but the municipal judge may authorize the chief of police to collect and receipt for finds and costs.

Be it Ordained by the City of Eagleville, Tennessee that this Ordinance shall become effective on _____; in accordance with the Charter of the City of Eagleville, Tennessee, and the public welfare demanding it.

Approved and adopted by the City of Eagleville, Tennessee, Mayor and the Eagleville Councilmembers.

Date

Chad Leeman, Mayor Tennessee

Attest:

Christina Rivas, City Recorder

Date of Public Hearing

1st Reading _____

2nd Reading _____

**Date of Publication of
Caption and Summary**

ITEM 3c Engage Operators for Public Infrastructure

RE: Possible interest in acquiring the wastewater utility for the City of Eagleville

From Jamie Shannon <jshannon@cswrgroup.com>

Date Mon 3/10/2025 5:15 PM

To Hellyn Riggins <hriggins@eaglevilletn.gov>

Hellyn,

Thank you for your reply and for sharing my email with your Council. I appreciate you letting me know that the City may be looking to hire, however we do not manage systems that we do not own.

Thanks again,
Jamie

From: Hellyn Riggins <hriggins@eaglevilletn.gov>

Sent: Monday, March 10, 2025 4:59 PM

To: Jamie Shannon <jshannon@cswrgroup.com>

Cc: Hellyn Riggins <hriggins@eaglevilletn.gov>

Subject: Re: Possible interest in acquiring the wastewater utility for the City of Eagleville

I can alert the Council to your letter, but it is not our intent to sell our STEP system. In the near future, we may be looking to hire someone to manage our system. If that interests you, let me know. When we get to that point, we will be noticing RFP on our website a eaglevilletn.gov.

Thank you.

Hellyn R. Riggins
City Manager

From: Jamie Shannon <jshannon@cswrgroup.com>

Sent: Monday, March 10, 2025 3:29 PM

To: Hellyn Riggins <hriggins@eaglevilletn.gov>

Subject: Possible interest in acquiring the wastewater utility for the City of Eagleville

Dear Hellyn,

I am reaching out to inquire if you and your board may be interested in having a conversation regarding selling the wastewater utility for the City of Eagleville.

Central States Water Resources (CSWR) is a regulated private water and wastewater utilities doing business in Tennessee and 10 other states. We are interested in buying water and or wastewater utilities. In Tennessee we operate under the name Limestone Water Utility Operating Company, nationwide our affiliated companies serve over 400,000 people in 11 states companies. Founded in 2014, CSWR has invested more than \$600 million to acquire and transform water and wastewater systems, making us the largest owner of individual domestic wastewater treatment facilities in the United States.

We are an option for municipalities, districts, and privately owned water and or wastewater systems who are looking for an exit plan or an alternative to running their own water and or sewer utility. We are often able to produce an offer that will make sense for you.

CSWR knows firsthand the types of challenges utilities face owning, managing, and operating water and wastewater systems. Our services can help resolve challenges related to lack of funding, aging labor force, infrastructure improvements and necessary capital upgrades and stricter governmental water quality regulations. We also work to provide our customers with service benefits and enhancements to be sure they are getting full value from their water and wastewater service provider.

You can view our website, <https://www.centralstateswaterresources.com/> as well as the attached information about CSWR and our methodology for acquiring a system. Also you may view the following link https://youtu.be/w0I_LEiuC6Y from a YouTube video that provides additional information about CSWR.

If you would like to have a further discussion or set up an informational meeting, I can be reached at 314-375-2877.

Thank you again for your time and consideration,

Jamie Shannon
Business Development Associate
jshannon@cswrgroup.com
(314) 375-2877
1630 Des Peres Rd., Ste. 140, Des Peres, MO 63131



www.centralstateswaterresources.com

Our mission is to bring safe, reliable and environmentally responsible water resources to every community in the U.S.

ITEM 3d Ronnie Hill Park Concession Stand

Fw: Concession Bid

From Hellyn Riggins <hriggins@eaglevilletn.gov>

Date Thu 3/13/2025 6:08 PM

To Brian Eady <brian@tcbmeatboss.com>; Will Vaughn <mudcats1980@gmail.com>

Cc Hellyn Riggins <hriggins@eaglevilletn.gov>; Christina Rivas <crivass@eaglevilletn.gov>; Katy Sanderson <cityclerk@eaglevilletn.gov>

Hi Brian,

The Council is not meeting tonight but will meet on March 27. I do have the authority to allow you to proceed provided you agree to and understand the below conditions. I will get these into a "contract" form where we both sign.

Will, you are free to release the key to Brian so that he can get started. Brian does still need to post the \$1000 deposit and pay the \$500 for the first year.

Brian, we are so happy you asked to do this, and hope this will be a good thing for you. Any concerns in the future, please bring to Will or me and we will try every way to work with you.

hellyn

From: Hellyn Riggins <hriggins@eaglevilletn.gov>

Sent: Thursday, March 13, 2025 2:16 PM

To: Hellyn Riggins <hriggins@eaglevilletn.gov>

Subject: Concession Bid

Mayor and Council,

I have reviewed the bid by Brian Eady for the Concession Stand.

My counter offer is:

The bid is for two years, thus he must pay two fees. I suggest accepting the \$500 bid for the first year, and the second year he will be required to pay \$1000.

His menu cannot change this year, and if it changes next year, it must be approved by City Manager. The base menu is set for food items and price. We can re-review next year. He can add to the menu but not take away without City Manager approval. No price adjustments this first year will be considered.

He will pay for all propane.

With the bid being lower than normal, the City will not repair any of its equipment unless it deems it is in the best interest of the City. Any item broken by misuse will be repaired by Mr. Eady. Normal wear on equipment is expected.

He has provided the proper insurance and will post the \$1000 deposit. The deposit will be returned upon an inspection by the City of it's equipment and the cleanliness of the concession stand.

Hellyn R. Riggins
City Manager

hellyn

Hellyn R. Riggins
City Manager
615 274 2922 Ext 3

**Contract Between City of Eagleville and Brian Eady for Concession Stand Vending
For the 2025 and 2026 Ball Season**

The attached proposal submitted by Brian Eady for Concession Vending dated March 11, 2025, and received into the City Manager's Office on March 11, 2025 at 2:00 p.m. is approved subject to the following altered conditions:

The bid is for two years; thus a fee per year is required. The first year, the City will receive a \$500.00 fee, and the second year the City will receive a \$1000 fee.

The menu cannot change this year both in food offered and pricing. If it changes next year, it must be approved by City Manager. The base menu is set for food items and price. It can be revisited for the 2026 season. Additions to the menu can be made, but no food items can be taken away without City Manager approval. No price adjustments to food this first year will be considered.

Mr. Eady will pay for all propane whenever the vendor shows up. He can not turn down the Propane vendor and must pay the invoice.

With the bid being lower than normal, the City will not repair any of its equipment unless it deems it is in the best interest of the City. Any item broken by misuse will be repaired by Mr. Eady. Normal wear on equipment is understood but care should be taken to protect city equipment.

The equipment that is in the concession stand will be all the City offers. Mr. Eady is allowed to bring in his own equipment provided it is inside the concession stand. No food truck will be permitted.

Mr. Eady must provide the proper insurance and will post the \$1000 deposit. The deposit will be returned upon an inspection by the City of its equipment and the cleanliness of the concession stand.

Mr. Eady will abide by all Health and Fire Codes, and any other applicable Federal, State or Local Codes.


Mr. Eady will provide concession vending at all Spring and Fall Ballgames. Mr. Eady may choose to provide concession at practice, but it is not required. During the times that Mr. Eady is open for business, no other vendor will be allowed on park grounds as competition.

Any keys provided to Mr. Eady will not be duplicated without express permission from the City and will be returned upon end of each ball season.

_____	_____	_____	_____
Hellyn R. Riggins	Date	Brian Eady	Date
City Manager		TN Craft Butcher	

Deposit \$1000 _____
*2025 Fee \$500 _____
**2026 Fee \$1000 _____
Insurance _____ Received _____

*To be paid March 2025
*To be paid March 2026

Rec 3-11-25
2:00 pm 

Proposal to Operate and Manage the City of Eagleville Concession Stand

Submitted by:

TN Craft Butcher

Date: March 11, 2025

Introduction

TN Craft Butcher is pleased to submit this proposal to the City of Eagleville for the operation and management of the concession stand for a two-year term. We bring a wealth of experience in food and beverage service, specializing in high-quality, fresh ingredients and exceptional customer service. Our team collectively has over 20 years of experience in food trucks, concessions, and retail food service, making us the ideal partner to enhance the concession stand experience for the community.

Background & Qualifications

TN Craft Butcher is a locally owned and operated business with a strong reputation for quality, professionalism, and innovation in the food industry. Our team has successfully operated multiple food service ventures, including mobile food units, event concessions, and specialty catering. This experience has equipped us with the necessary skills to efficiently manage high-volume food service operations while maintaining high standards of quality and food safety.

Our expertise includes:

- Menu development and optimization for concession environments
 - Streamlined food preparation and service for efficiency and speed
 - Cost-effective sourcing of high-quality ingredients
 - Compliance with health and safety regulations
 - Customer-focused service that enhances the overall event experience
-

Proposed Terms

- **Contract Term:** Two years
- **Bid Amount:** At least \$500
- **Operational Scope:** TN Craft Butcher will be responsible for the day-to-day management of the concession stand, including staffing, menu execution, supply chain management, and compliance with all local health codes and regulations.

- **Menu & Pricing:** We have attached a suggested menu with retail pricing for review. We are open to feedback from the City of Eagleville and can adjust our offerings to better meet the needs of the community and event attendees.
-

Menu Offerings

Our proposed menu features a variety of high-quality, crowd-pleasing items that cater to a broad audience. Items include fresh grilled options, classic concession stand favorites, and locally sourced specialties. We are prepared to expand or reduce the menu as needed based on demand and the City's input.

Commitment to Excellence

At TN Craft Butcher, we pride ourselves on delivering outstanding food and service. Our commitment to excellence ensures that the City of Eagleville's concession stand will be operated with professionalism, efficiency, and a dedication to quality. We are excited about the opportunity to partner with the City and contribute to the success of local events.

Conclusion

We appreciate the opportunity to submit this proposal and look forward to working with the City of Eagleville. We are confident that our experience, expertise, and commitment to quality make TN Craft Butcher the ideal choice for managing the concession stand. We welcome any questions and look forward to discussing our proposal in further detail.

For further information, please contact us at 615-427-1215.

Brian Eady

Thank you for your time and consideration.

Sincerely,
Brian Eady
TN Craft Butcher

EAGLEVILLE CONCESSIONS

BETWEEN THE BUS

EAGLEVILLE BURGER	\$6.00
BRISKET SANDWICH	\$6.00
PULLED PORK	\$5.00
SMOKED BOLOGNA	\$5.00
HOT DOG	\$4.00

SIDES

FRIES	\$3.00
SMOKED MAC N CHEESE	\$3.00
CHIPS	\$2.00

SWEET TOOTH

CANDY BARS	\$2.50
COTTON CANDY	\$4.00
OOEY GOOEY CAKE	\$8.00
STRAWBERRY CAKE	\$8.00
SMOK'D COOKIE (4PK)	\$8.00

DRINKS

COKE PRODUCTS	\$2.00
SUNDROP	\$2.00
TEA	\$3.00
WATER	\$1.00

NOTE:

WE CAN SHRINK OR EXPAND THE OFFERINGS

ITEM 3e Monument Sign/Placards

Re: Re:

From Hellyn Riggins <higgins@eaglevilletn.gov>

Date Tue 2/25/2025 10:41 AM

To Bill Tipton <unclebill45@gmail.com>; Hellyn Riggins <higgins@eaglevilletn.gov>

Mr. Tipton,

Please confirm our conversation. You stated you wish a sign/monument/plaque to be erected in honoring Thomas Maupin, National Endowment for the Arts National Heritage Fellow, somewhere in Eagleville. I see below where you are offering to pay up to \$2000 towards the cost.

Thank you.

Hellyn R. Riggins
City Manager

From: Bill Tipton <unclebill45@gmail.com>

Sent: Monday, February 24, 2025 12:34 PM

To: Hellyn Riggins <higgins@eaglevilletn.gov>

Subject: Re: Re:

I am willing to go up to 2,000 dollar's to fund the plac if you find it acceptable, and you are able to mount it. I don't want to be intrusive, but I would appreciate anything you can do

On Mon, Feb 24, 2025, 1:10 PM Hellyn Riggins <higgins@eaglevilletn.gov> wrote:

You're going to need to call me...your number does not go through

From: Bill Tipton <unclebill45@gmail.com>

Sent: Monday, February 24, 2025 12:07 PM

To: Hellyn Riggins <higgins@eaglevilletn.gov>

Subject: Re:

Here is my number.423-972-3817

On Mon, Feb 24, 2025, 12:38 PM Hellyn Riggins <higgins@eaglevilletn.gov> wrote:

I have tried to call and it is a weird auto answer that does not go through.

hellyn

From: Bill Tipton <unclebill45@gmail.com>

Sent: Monday, February 24, 2025 11:10 AM

ITEM 3f Timeline of Moore Annexation with Ordinance 2025-001

Re: Moore Annexation Schedule

From Hellyn Riggins <hriggins@eaglevilletn.gov>
Date Tue 3/11/2025 10:41 AM
To Rob Molchan <rmolchan@sec-civil.com>
Cc Christina Rivas <crivas@eaglevilletn.gov>; Hellyn Riggins <hriggins@eaglevilletn.gov>

So I'm not doing anything until I have a timeline of when this water line agreement will be executed. You have access to all parties in the agreement so please find out.

There is a lot fat between the lines that you don't see in this process that I'm out of direct money from running ads, and indirect money from staff time.

It will be my recommendation at the work session to halt the process until I have an agreement or a guaranteed one with a date. If Council wants me to proceed, I will, but don't think so. I have been working under the impression Roger gave at the meeting that this was a done deal.

Thank you.

hellyn

From: Rob Molchan <rmolchan@sec-civil.com>
Sent: Tuesday, March 11, 2025 9:46 AM
To: Hellyn Riggins <hriggins@eaglevilletn.gov>
Cc: Christina Rivas <crivas@eaglevilletn.gov>
Subject: RE: Moore Annexation Schedule

So based on the deferral, is the calendar I put together correct, or staying with the one you put together yesterday?

Rob Molchan, PLA, ASLA
Landscape Architect & Land Planner

SEC, Inc.
New Salem Office
410 New Salem Highway, Suite 100
Murfreesboro, TN 37129
615-890-7901 w
615-895-2567 f
615-956-1989 c
www.sec-civil.com

Main Office
850 Middle Tennessee Blvd
Murfreesboro, TN 37129

From: Hellyn Riggins <hriggins@eaglevilletn.gov>
Sent: Monday, March 10, 2025 5:47 PM

To: Rob Molchan <rmolchan@sec-civil.com>
Cc: Christina Rivas <crivas@eaglevilletn.gov>
Subject: Re: Moore Annexation Schedule

No, you are correct. But when are the signed agreements coming in. I thought I would have them very soon, which would keep us on the same track.

From: Rob Molchan <rmolchan@sec-civil.com>
Sent: Monday, March 10, 2025 5:31 PM
To: Hellyn Riggins <hriggins@eaglevilletn.gov>
Cc: Christina Rivas <crivas@eaglevilletn.gov>
Subject: RE: Moore Annexation Schedule

But if PC deferred action on this last week until the next meeting because we don't have a signed water line upgrade agreement, how does it go back to council without a formal recommendation from the planning commission? That is why I pushed it out. If I'm wrong in that thinking and it can stay on schedule, great, but I wanted to make sure first before I update my clients.

Rob Molchan, PLA, ASLA
Landscape Architect & Land Planner

SEC, Inc.
New Salem Office
410 New Salem Highway, Suite 100
Murfreesboro, TN 37129
615-890-7901 w
615-895-2567 f
615-956-1989 c
www.sec-civil.com

Main Office
850 Middle Tennessee Blvd
Murfreesboro, TN 37129

From: Hellyn Riggins <hriggins@eaglevilletn.gov>
Sent: Monday, March 10, 2025 5:16 PM
To: Rob Molchan <rmolchan@sec-civil.com>
Cc: Hellyn Riggins <hriggins@eaglevilletn.gov>; Christina Rivas <crivas@eaglevilletn.gov>
Subject: Fw: Moore Annexation Schedule

Rob,

I'm not sure why you thought we needed to change the schedule, but I have left it the same. See below.

Let me know if I'm missing anything.

hellyn

Feb 13: Council Work Session, Alert Council to Annexation Request. - DONE

Feb 27: Council Regular Meeting. Motion to send Annexation Request to Planning which includes: Resolution, Plan of Service and Ordinance 2025-001 - DONE

March 3: Planning. Goes to PC for recommendation on Annexation, Plan of Service and Ordinance 2025-001. Planning set Public Hearing for April 14. DONE

March ²⁷ 13: Council Work Session. On Council Agenda for discussion: Resolution to Annex, Plan of Service, Ordinance 2025-001. (Need to have Ord 2025-001 (done), Plan of Service and Annexation Resolution done.)

March 27: Council Meeting. First reading of Ord 2025-001. Set public hearing for Annexation, Plan of Service and Ordinance 2025-001 for April 24

April 10: Council Work Session Further Discussion.

April 14: Planning Holds Public Hearing for Annexation and Plan of Service. Also recommends on Ordinance 2025-001

April 24: Council Regular Meeting. Second Reading of Ordinance 2025-001, Resolution, Plan of Service - Annexed if all pass.

hellyn

Hellyn R. Riggins
City Manager
615 274 2922 Ext 3

ORDINANCE 2025-001

AN ORDINANCE CREATING SPECIFIC CRITERIA IN ANTICIPATION OF ANNEXATION OF PROPERTY KNOWN AS PARCEL 120-023.00-000, APPROXIMATELY 256.7 ACRES, PROPERTY EAST OF JOHN WINDROW ROAD AND 41A INTERSECTION, CURRENTLY OWNED BY JOHN BARCLAY MOORE

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 this property and recommends the following as requirements 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 for “Moore Property” or any future Development located at Parcel 120-023.00-000 as a binding agreement for Annexation;

NOW THEREFORE, BE IT ORDAINED by the City of Eagleville Tennessee City Council that the following criteria shall be applied and required when reviewing any subdivision submitted for “Moore Property” or any other future development located on any part of Parcel 120-023.00-000.

General Requirements

1. The property is located along the eastern side of Highway 41A near the intersection of John Windrow Road. The site is identified as Rutherford County Tax Map 120 Parcels 23.00 and is approximately 256.7 acres of residential land area.
2. The minimum lot size will be 43,560 square feet.
3. All homes shall be a minimum of 3 bedrooms with a maximum number of 5 bedrooms per house based on STEP capacity.
4. Both entrances off Highway 41A will have new entrance signage consisting of masonry or wood, and may have some metal materials. The signage will be anchored by landscaping.
5. Solid waste collection will be handled by a private company to be paid by the HOA or resident.
6. 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.
7. The development shall provide access to the existing cemetery on the site.
8. Parking areas on common open space lots, including mailbox area, shall be private and maintained by the HOA, and shall be paved unless the Planning Commission grants an exception.
9. Each home shall be on its own lot of record and sold fee simple.
10. This project is anticipated to be built in 3 phases.
11. 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.
12. The remaining phases will be market driven and dependent upon the absorption of the units in the previous phases.

13. 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, with a minimum of each lot having at least 4 paved parking spaces per lot (outside of garage), with no more than 2 of the outdoor spots being in tandem.
2. Each home shall have a minimum two car side entry (non-street facing) garage with decorative garage doors. In cases of a corner lot, it is understood that one side may have a garage facing one of the streets. Homes with two car garages are also 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.
3. All lots shall have concrete driveways wide enough for 2 vehicles, with a minimum width of 16-feet and a minimum depth of 35-feet.
4. Only in-ground pools shall be permitted on lots, with fencing to meet Development Standards. Pools must meet requirements of the City's Zoning Ordinance pertaining to setbacks.
5. All HVAC units shall be screened from public R.O.W.s with landscaping. HVAC units shall be placed at the side or rear of each residence.
6. Private lots with fences shall only use 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 a painted three-plank, or paddock style fence as installed by the developer, or as otherwise approved by the Planning Commission.
8. Sidewalks, compliant with ADA and City of Eagleville standards, shall be on both sides of the streets internal to the subdivision.

Streets and Infrastructure

1. Decorative streetlights shall be provided along all roadways to add character and continuity to the neighborhood. Adequate lighting for safety will be designed to meet Middle Tennessee Electric (MTE) standards at a minimum 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.
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. Hydrants are required that meet CUD standards.

7. Sanitary sewer services will be provided by CUD or another Eagleville-Approved Wastewater Company 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 shall be in accordance with TDEC and the Corps of Engineers requirements, along with the City of Eagleville's flood plain ordinance.
10. Prior to construction, 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.

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 square feet or greater, and one to one and a half (or two) stories. The smaller (2,000 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 the homes will have eaves.
5. All homes will have a concrete patio area at the rear of the home.
6. All homes will be located on individual lots of record.
7. Accessory Buildings will complement the house with the same or similar materials. No metal buildings unless they have been supplemented to contain the same materials as the house as an overlay and are approved by the HOA.
8. Buildings will be comprised of alternating home styles and home colors and shall be approved according to the CCRs. Colors shall be "Earth Tones" (browns, grays, earthy greens, blues) with no bright colors such as pinks, etc. that would be inconsistent with other houses in the subdivision. Brick (different colors will be allowed), Fiber Cement Board (different colors will be allowed), Fiber Cement Board and Batten (different colors, cuts, patterns will be allowed), Synthetic Stone Veneer (different colors, cuts, patterns will be allowed).
9. 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 (15% maximum per side and for whole building).
10. Architectural styles shall be or similar to (if approved by HOA and City) the following: Prairie, English Country, Farmhouse, Craftsman, Colonial, and Tudor.

Bulk Requirements

1. Minimum lot size 43,560 square feet.
2. Minimum lot frontage – 90 feet (except lots located within the arc of the cul de sac may be less)
3. Minimum lot width – 90 feet (except lots located within the arc of the cul de sac may be less)
4. Minimum Front Setback – 35 feet – for all structures (except pools – see Eagleville Zoning Ordinance.
5. Minimum Front Setback for corner lots – Both 35 feet - for all structures (except pools – see Eagleville Zoning Ordinance.
6. Minimum Side Setback – 10 feet for all structures (except pools – see Eagleville Zoning Ordinance.
7. Minimum Rear Setback – 20 feet - for all structures (except pools – see Eagleville Zoning Ordinance.

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 and John Windrow Road shall be screened (berm, trees, etc) as approved by the Planning Commission. The purpose of this screening is mostly to avoid views to rear yards. 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. 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 front 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 Planning Commission.

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 3g Progress Reports for Annexations

The following annexations are due for progress reports to be reviewed publicly regarding each annexation's Plan of Services:

1. The property known as the Sewell property - Parcel Map 163, Parcel 00600, annexed September 21, 2021
2. City of Eagleville property - Parcel 1410 B 00500 annexed September 21, 2021
3. 742 West Webb Road/Map141 Parcel 00100 annexed February 24, 2022
4. The roadway between the western property line of 742 W. Webb Road Property and Highway 41A N Annexed March 21, 2024
5. The roadway between Williamson County Line westerly to Highway 41A College Grove Road Annexed September 24, 2024
6. 68.21 acres along College Grove Road; Map 120, Parcels 02312, 02303, 02310 Annexed September 24, 2024

March 27, 2025

**Report to Council and Public
Regarding Status of Annexation Plans of Service**

A. Plan of Service for Roadway Between Western Property Line of 742 West Webb Road and Highway 41A

- 1) Police patrol and respond to any calls on this roadway.
- 2) Fire Service responds to any calls on this roadway.
- 3) Water is provided by CUD.
- 4) Wastewater – roadway only so no wastewater necessary.
- 5) Garbage Collection - roadway only so no garbage collection provided.
- 6) Streets- The City has patched potholes as needed, and will continue to maintain before and after developer makes improvements.
- 7) Schools - roadway only, no residents.
- 8) Inspections and Code enforcement – roadway only, no structures.
- 9) Zoning – Zoning assigned as R-2 PRD.
- 10) Street Lighting – no street lighting planned at this time.
- 11) Recreation – roadway only, no residents.

Staff recommends this Plan of Service be released from future progress reports due to City fulfilling its commitment and will continue to do so.

B. Plan of Service for Roadway Between Williamson County Line Westerly to Highway 41A, College Grove Road

- 1) Police patrol and respond to any calls on this roadway.
- 2) Fire Service responds to any calls on this roadway.
- 3) Water is provided by CUD.
- 4) Wastewater – roadway only so no wastewater necessary.
- 5) Garbage Collection - roadway only so no garbage collection provided.
- 6) Streets- The City has patched potholes as needed, and will continue to maintain before and after developer makes improvements.
- 7) Schools - roadway only, no residents.
- 8) Inspections and Code enforcement – roadway only, no structures.
- 9) Zoning – Zoning assigned as R-2 PRD.
- 10) Street Lighting – no street lighting planned at this time.
- 11) Recreation – roadway only, no residents

Staff recommends another progress report for this Plan of Service in six months due to Statutory Timelines.

C. Plan of Service for Map 120, Parcels 02312, 02303, and 02310, College Grove Road

- 1) Police patrol and respond to any calls on these parcels.
- 2) Fire Service responds to any calls on these parcels.
- 3) Water is provided by CUD.
- 4) Wastewater – A STEP System is to be constructed by the developer or in collaboration with another developer. Once completed, the City has agreed to take over the Operation

and Maintenance of the STEP System. The STEP System has not been constructed by the developer at this time.

- 5) Garbage Collection – the City does not provide garbage collection services to any citizen.
- 6) Streets- City has patched potholes as needed, and will continue to maintain before and after developer makes improvements.
- 7) Schools – This is part of the Rutherford County School system and students will be sent to schools according to County Zoning.
- 8) Inspections and Code enforcement – as structures are constructed, the City will provide inspection and code enforcement.
- 9) Zoning – Zoning assigned as R-2 PRD.
- 10) Street Lighting – street lighting will be provided by the developer.
- 11) Recreation – residents will be included in any recreational activities or areas, including Ronnie Hill Park.

Staff recommends that progress reports for this Annexation be carried over until such time as the STEP system is turned over to the City for Operation and Maintenance, and due to statutory timelines.

D. Plan of Service for Map/Parcel 163 00600, Sewell Property

- 1) Police patrol and respond to any calls for this property.
- 2) Fire Service responds to any calls on this property.
- 3) Water is provided by CUD.
- 4) Wastewater – there is no sewer or STEP system available to this area. Should it become available, applicant would have rights to connect.
- 5) Garbage Collection – the City does not provide garbage collection services to any citizen.
- 6) Streets- No roads were annexed with this property.
- 7) Schools – This is part of the Rutherford County School system and students will be sent to schools according to County Zoning.
- 8) Inspections and Code enforcement – as structures are constructed, the City will provide inspection and code enforcement.
- 9) Zoning – Zoning assigned as R-1.
- 10) Street Lighting – no streets were annexed with the property.
- 11) Recreation – residents will be included in any recreational activities or areas, including Ronnie Hill Park.

Staff recommends this Plan of Service be released from future progress reports due to City fulfilling its commitment and will continue to do so.

E. Plan of Service for Map/Parcel 1410 B 00500, Oak Street

- 1) Police patrol and respond to any calls for this property.
- 2) Fire Service responds to any calls on this property.
- 3) Water is provided by CUD.
- 4) Wastewater – there is a STEP system available to this area. Any property owner of this lot has same rights as other citizens to connect.
- 5) Garbage Collection – the City does not provide garbage collection services to any citizen.
- 6) Streets- No roads were annexed with this property. The City does maintain roadway in subdivision.

- 7) Schools – This is part of the Rutherford County School system and students will be sent to schools according to County Zoning.
- 8) Inspections and Code enforcement – as structures are constructed, the City will provide inspection and code enforcement.
- 9) Zoning – Zoning assigned as R-2.
- 10) Street Lighting – no streets were annexed with the property.
- 11) Recreation – residents will be included in any recreational activities or areas, including Ronnie Hill Park.

Staff recommends this Plan of Service be released from future progress reports due to City fulfilling its commitment and will continue to do so.

F. Plan of Service for Map/ Parcel 141 00100 (742 W. Webb Road)

- 1) Police patrol and respond to any calls on these parcels.
- 2) Fire Service responds to any calls on these parcels.
- 3) Water is provided by CUD.
- 4) Wastewater – A STEP System is to be constructed by the developer or in collaboration with another developer. Once completed, the City has agreed to take over the Operation and Maintenance of the STEP System. The STEP System has not been constructed by the developer at this time.
- 5) Garbage Collection – the City does not provide garbage collection services to any citizen.
- 6) Streets- City has patched potholes as needed, and will continue to maintain before and after developer makes improvements.
- 7) Schools – This is part of the Rutherford County School system and students will be sent to schools according to County Zoning.
- 8) Inspections and Code enforcement – as structures are constructed, the City will provide inspection and code enforcement.
- 9) Zoning – Zoning assigned as R-2 PRD.
- 10) Street Lighting – street lighting will be provided by the developer.
- 11) Recreation – residents will be included in any recreational activities or areas, including Ronnie Hill Park.

Staff recommends that progress reports for this Annexation be carried over until such time as the STEP system is turned over to the City for Operation and Maintenance.

ITEM 3h Resolution 2025-003 Record Retention Schedule
Amendment

Resolution No. 2015-015

A RESOLUTION ESTABLISHING A RECORD RETENTION SCHEDULE

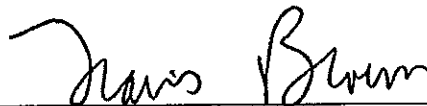
WHEREAS, the city council of the City of Eagleville recognizes that it is not prudent or effective to file, store, catalogue, and maintain all city records in perpetuity;

WHEREAS, the city council recognizes that different records have different legal retention requirements and varying degrees of historical significance;

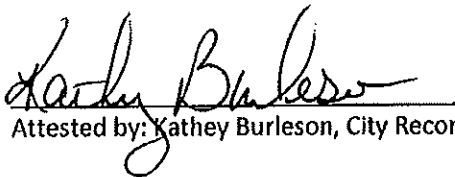
WHEREAS, the city council wishes to have established an effective means of managing documents through their orderly disposition;

THEREFORE BE IT RESOLVED, the city council of the City of Eagleville hereby acknowledges the Municipal Technical Advisory Service's (MTAS) 2007 publication, *Records Management for Municipal Government* and adopts by reference the Record Retention Schedule outlined therein, and further incorporates any revisions, amendments, later editions, or alternate resources as MTAS may publish, and incorporates the use of electronic data storage options in lieu of hardcopies of documents as allowed by Tennessee Code Annotated 10-7-121 .

BE IT FURTHER RESOLVED, prior to disposition of records, ~~the city council will be notified with a summary of records identified, and records not subject to confidentiality will be available for public inspection for a reasonable time.~~



Travis Brown, Mayor
Date: November 19, 2015



Attested by: Kathey Burleson, City Recorder

Approved as to Form and Legality
this 19th day of November, 2015


Leon Sharber, City Attorney

RESOLUTION No. 2025-003

**A RESOLUTION TO AMEND RESOLUTION No. 2015-015 A RESOLUTION ESTABLISHING A
RECORD RETENTION SCHEDULE**

WHEREAS, the City Council of the City of Eagleville recognizes that it is not prudent or effective to file, store, catalogue, and maintain all city records in perpetuity;

WHEREAS, the City Council recognizes that different records have different legal retention requirements and varying degrees of historical significance;

WHEREAS, the City Council wishes to have established an effective means of managing documents through their orderly disposition;

THEREFORE BE IT RESOLVED, the city council of the City of Eagleville hereby acknowledges the Municipal Technical Advisory Service's (MTAS) 2007 publication, *Records Management for Municipal Government* and adopts by reference the Record Retention Schedule outlined therein, and further incorporates any revisions, amendments, later editions, or alternate resources as MTAS may publish, and incorporates the use of electronic data storage options in lieu of hardcopies of documents as allowed by Tennessee Code Annotated 10-7-121 .

BE IT FURTHER RESOLVED, prior to disposition of records, the City Recorder, under the guidance of the City Manager, shall review records identified for destruction for historical significance, and if deemed so, shall retain in perpetuity.

Chad Leeman, Mayor

Attested by: Christina Rivas, City Recorder

Approved as to Form and Legality
this day of , 2025

Stephen Aymett, City Attorney

ITEM 5 Council Comments

RE: Paving Schedule

From Will Owen <WOwen@griggsandmaloney.com>

Date Wed 3/12/2025 3:48 PM

To Hellyn Riggins <hriggins@eaglevilletn.gov>

Cc Bill Tollett <billy.tollett1@gmail.com>; Michael Walker <walkerhood@gmail.com>; Chad Leeman <LeemanCh@rcschools.net>

Hellyn,

I have the specs for the demo of the buildings ready to go.

The only advertising requirements are whatever is in your own purchasing policy (I think a min. of 2 weeks if I recall correctly) as there are no grant funds involved in this project.

I might suggest a bid opening date of April 8th at 2:00 p.m.

This will give us a day to compile the bids and have a recommendation ready to discuss with the Council at their April 10th workshop and formal consideration of awarding the contract at their regularly scheduled April 24 meeting.

If that works, I'll update the bid advertisement and send it your way for you to send along to the Murfreesboro Post.

As far as the paving work (New Town, Fire Hall lot, and CS curve), I would recommend a bid date of May 6th which would result in a presentation of the bid results at the May 8th work session and then formal consideration of awarding the contract at their regularly scheduled Council meeting on May 22.

Let me know if you guys have any questions on any of the above.



GRIGGS & MALONEY, INC.
745 S. CHURCH ST, STE 205
MURFREESBORO, TN 37130

Will Owen, P.E., C.F.M.

Principal & Vice-President

OFFICE: 615-895-8221

FAX: 615-895-0632

WOwen@GRIGGSANDMALONEY.COM

[www.griggsandmaloney.com]WWW.GRIGGSANDMALONEY.COM

From: Hellyn Riggins <hriggins@eaglevilletn.gov>

Sent: Tuesday, March 11, 2025 2:55 PM

To: Will Owen <WOwen@griggsandmaloney.com>

Cc: Bill Tollett <billy.tollett1@gmail.com>; Michael Walker <walkerhood@gmail.com>; Chad Leeman <LeemanCh@rcschools.net>

Subject: Paving Schedule

Will,

The Vice Mayor would like for me to try to pin down a paving schedule so he can discuss it Thursday night at the Work Session.

Can you give me brief updates on the following:

Demo of Fire Station RFP:

Paving of Fire Station RFP:

Repaving of New Town RFP:

Adding pavement to CS Curve:

I'm not sure of his reason, but I can tell you I received calls this last week asking about New Town, so if I am, he probably is as well.

Thank you.

hellyn

Hellyn R. Riggins
City Manager
615 274 2922 Ext 3