



EAGLEVILLE CITY COUNCIL REGULAR MEETING AGENDA

Eagleville City Hall
Thursday, June 25, 2026

108 South Main Street
7:00 p.m.

Prior to meeting, please silence all electronic devices.

IMMEDIATELY FOLLOWING PUBLIC HEARING

- 1) **MAYORS WELCOME and CALL TO ORDER** – Mayor Chad Leeman
- 2) **ROLL CALL** – City Recorder Christina Rivas
- 3) **INVOCATION/PLEDGE OF ALLEGIANCE**
- 4) **ADOPTION OF THE AGENDA**
- 5) **CITIZENS' INPUT** - *Any Citizen shall be given up to three (3) minutes to address City Council on any issue. When the Mayor asks, please raise your hand if you wish to speak.*
- 6) **ADOPTION OF THE CONSENT AGENDA**
 - a. Approval of Minutes:
 - i) Work Session – May 14, 2026
 - ii) Public Hearing – May 28, 2026
 - iii) Regular Meeting – May 28, 2026
 - b. Financial Report – May 2026
- 7) **MAYOR AND COUNCIL PRESENTATIONS**
- 8) **DEPARTMENT REPORTS**

City Recorder

Management/Financial Consultant's Report

Fire Department

Parks Department

Police Department
- 9) **CITY MANAGER REPORT**
- 10) **UNFINISHED BUSINESS**

- a. 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. (Second Reading)

11) NEW BUSINESS

- a. Approve or Deny Ordinance 2026-004 Zoning Amendment for Parcel #120.02300. (First Reading)
- b. Approve or Deny Ordinance 2026-007 to Establish the Tax Levy for Fiscal Year Beginning July 1, 2026 and Ending June 30, 2027. (First Reading)
- c. Approve or Deny Planning Commission's Recommendation for Future City Parking Lot

12) MAYOR'S AND COUNCIL'S CLOSING REMARKS

13) ADJOURNMENT

Item 6a)

Approval of Minutes:

- Work Session – May 14, 2026
- Public Hearing – May 28, 2026
- Regular Meeting – May 28, 2026

**Minutes of the
City Council Work Session
Eagleville City Hall, Eagleville, TN
Thursday, May 14, 2026– 7:00 PM**

1) MAYORS WELCOME and CALL TO ORDER

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

2) ROLL CALL

The roll was called by City Recorder Christina Rivas.

PRESENT:

Mayor Chad Leeman
Vice Mayor William Tollett
Councilman Craig Campbell
Councilman Brandon Emamalie
Councilman Chris Hendrix

ABSENT:

Councilman Jason Blair
Councilman Ryan Edwards

STAFF:

City Manager Hellyn Riggins
City Recorder Christina Rivas
Fire Chief Jonathan Armstrong
Firefighter Logan Weaver

Management Consultant Mike Walker
Engineer Will Owen
Interim Chief Joshua Silva-Bieber
Volunteer Firefighter Tanner King

GUEST:

V'Lyndi Fisher Kim Storch Chris Bellenfant Christopher Leavitt Rob Molchan

3) DISCUSSION

c) Police Department Salaries and Vacancies.

Item 3c was moved ahead of Item 3a.

City Manager Hellyn Riggins noted that Police Chief David Breniser had retired and an officer had submitted his resignation, effective May 27.

Management Consultant Mike Walker stated that he had researched the salaries offered by surrounding jurisdictions and was surprised by results. He reviewed the following:

Eagleville:	\$51,830 to start	\$54,422 POST certified
Brentwood:	\$69,741 with 1 year experience	
Franklin:	\$71,385	
Williamson County		
Sherriff's Office:	\$71,885	
Rutherford County:	\$53,000-\$57,000 based on education	
	\$59,400-\$63,800 POST certified	
Murfreesboro:	\$69,620	

Mr. Walker noted that the City will not be able to compete dollar for dollar, however, he recommended that the starting pay increase to \$55,000; increasing to \$60,000 after one year of service and POST certification. He also recommended increasing the corporal's salary to \$63,000.

Mr. Walker continued, citing that all agencies have travel stipends for officers. He recommended a travel stipend of \$150 per month to help recruit and retain officers. He stated that the increase of \$24,757 would be funded by reducing the proposed \$75,000 transfer from the General Fund to the State Street Aid Fund by \$25,000 (this was meant to be an increase over the current fiscal year to build the fund), and maintaining the current fiscal year transfer of \$50,000.

Discussion noted the following:

- With the recommended increases, the City will be competitive with Rutherford County.
- Adding an additional \$20,000 to \$30,000 to be more competitive is inadvisable, unless the Council makes budget cuts.
- Rutherford County will increase their budget for Fiscal Year 2026-2027

Ms. Riggins stated that this was a topic at the regional City Managers meeting where it was found to be a constant battle to retain officers. She noted that a 5% increase for staff has been budgeted for the upcoming fiscal year; whereas most other municipalities are not meeting that increase.

Vice Mayor Tollett emphasized that the City is doing everything possible to retain officers and build a quality department.

Mr. Walker noted that some officers will want to go to agencies that have opportunities for more specialized fields in law enforcement.

Ms. Riggins requested to place an advertisement for the outgoing officer's position with the salary range as proposed by Mr. Walker. Council was amenable to the request.

Ms. Riggins stated that she wanted to begin recruitment procedures for the position of Police Chief. She explained that she would prefer to deviate from the process outlined in the Charter by creating a panel comprised of a Council member, the City Attorney, a member of law enforcement and herself. She requested that panel be appointed by Council. Ms. Riggins noted that the panel would vet the resumes and interview the candidates. She expressed her desire to have Council more involved in the selection process than required by Charter. She stated that she would bring the approval of a panel and the selection of panelists to a future meeting for a vote.

a) City Parking Lot for Downtown Business Parking

City Engineer Will Owen of Griggs and Maloney presented layouts for additional parking for City Hall and the lot next to it. He stated that the entire area is utilized with the exception of the grassy area behind City Hall. Mr. Owen stated that the cost estimates were high, however a pared down version was submitted for this evening's meeting.

Mr. Owen noted that the angled parking in front of City Hall would be turned into parallel parking for 22 to 24-foot-long trailers; citing that a number of visitors have trailers requiring more space for parking. He stated that this would garner 2 parking spaces for these vehicles.

Mr. Owen continued stating that there would be 34 spaces and 2 Americans with Disabilities Act (ADA) spaces. He noted that the existing ADA spaces would remain and lose some of the

parking next to it. He stated that this area would be landscaped in an effort to increase safety at a tight corner. He noted that the plan did not encroach on any green space.

Ms. Riggins stated that the metal carport could be moved and did not wish to get rid of it, at this time.

Mr. Owen requested direction for the layout and preparing the bid proposal package. He noted that historically, this type of work garners good participation for bids.

b) Change Order for Wiregrass Construction Co., Inc. for Paving cost decrease: \$329,531.00 to \$245,354.25.

City Manager Will Owen stated that this was the final change order for this project. He noted that the final bill was \$84,000 less than estimated and that, as a formality, Council must vote to accept the change in cost.

Council briefly reverted back to Item 3a. Mr. Owen recommended against using concrete for the parking lot. He further stated that he would prepare a cost estimate based on the bids. Mr. Walker noted that \$225,000 has been budgeted for the parking lot.

d) Ordinance 2026-006 – Proposed Annual Budget for Fiscal Year 2026-2027 (Second Reading on May 28, 2026).

Management Consultant Mike Walker stated that the proposed budget is essentially the same as presented at first reading, with the exception of an amendment to the Police Department budget.

Mr. Walker informed Council that the Rutherford County Property Assessor has not yet provided the City with the Certified Tax Rate for the coming fiscal year. He noted that, as a result, the tax rate would require a separate ordinance. He explained that the proposed budget has a tax rate that was calculated using the estimated tax rate issued by the Assessor in January 2026. Mr. Walker noted that the current assessed value is \$52,856,000. He stated that the estimate made in January, approximated a \$14M increase. He further noted that he anticipated the tax rate to drop from .4051 cents to approximately .32 cents.

Discussion noted that this year was designated for reappraisal and that new development will help increase the assessed value, which would help the City's tax base and reduce revenue dependency on Sales Taxes.

e) Proposed Fee Amendments

City Manager Hellyn Riggins reviewed some of the proposed changes to the Fee Schedule Ordinance. She stated that she and the City Recorder were preparing a summary of the fees and the reasons warranting the amendment to adjust the current fees. She noted that Planning and Annexation fees were among the items needing adjustment and that the summary would include the average cost in staff time spent on these tasks.

Ms. Riggins conveyed the recommendation of the Long-Range Committee to institute a Culvert Review fee to ensure consistent maintenance and reduce potential flooding.

Management Consultant Mike Walker stated that the amendment is neither meant to profit, nor impact tax payers, but rather to recover costs. He noted that the City has been losing money by charging enough for these complex services.

f) Eagleville Sign at Smyrna Ready Mix.

City Manager Hellyn Riggins stated that Smyrna Ready Mix (SRM) offered the City to place a sign at the top of their concrete silo. She explained that the sign would be in the form of a wrap, which could be replaced when it becomes faded or worn. She suggested that the sign could be the City logo or "Welcome to Eagleville." She also asked Council for suggestions.

It was determined that this item would be continued to the Work Session in June and that the City Manager would convey the City's interest in SRM's offer.

g) Apex Bank Lease.

City Manager Hellyn Riggins stated that she met with Apex Bank's regional manager regarding the lease. She explained that:

- The 5-year contract is nearly completed and that a new lease would begin October 8, 2026.
- According to the current contract, Apex has the right to extend the lease.
- The contract imposes an automatic increase in rent, unless the parties wish to negotiate a new lease.
- Due to these clauses, it is not necessary for Council to vote on renewing the lease.

h) Use of Park/City Facilities.

City Manager Hellyn Riggins informed Council that she received a request to use the park for a fundraising activity. She noted that the City has a contract with ball clubs and rents the pavilion.

It was noted that it is the only park in the City.

Ms. Riggins stated that if the park is rented during the week, staff is available to prepare and clean; however, the City does not have Staff available to address large events on weekends.

i) America's 250th Celebration.

City Manager Hellyn Riggins stated that she met with the Events Committee and they recommended incorporating the celebration into an existing City event – in this case, the annual tree lighting and Christmas parade.

Ms. Riggins noted that the recommendations included having two food trucks for the tree lighting: one for beverages and one for food. She explained that staff is already scheduled for these events and that the citizens plan to attend them.

Ms. Riggins stated that she would direct Events Coordinator Katy Sanderson to poll the committee for a more specific theme. She stated that she would have the results for the Regular Meeting on May 28.

j) Resolution 2026-005 Call for a Public Hearing for Annexation by Owner Consent for #120.02300.

City Manager Hellyn Riggins informed Council that this resolution will be on the agenda for the Regular Meeting, scheduled for May 28. She stated that, if approved, the call for a public

hearing will address this request for annexation and that staff will prepare the notices to the public and Rutherford County.

k) Resolution 2026-006 Plan of Services for Parcel #120.02300, with Planning Commission's Recommendation Regarding the Plan of Services for Annexation of Parcel #120.02300.

City Manager Hellyn Riggins stated that this item would be scheduled for a public hearing on July 23 and subsequently voted on at the Regular Meeting.

l) Review Ordinance 2026-004 Zoning Amendment for Parcel #120.02300.

City Manager Hellyn Riggins stated that annexations are approved conditionally. She explained that the zoning amendments contain those conditions.

m) Discussion of Park Board.

City Manager Hellyn Riggins informed Council that, due to a resignation, there is a vacancy on the Park Board. She stated that the Park Board requested to amend its bylaws to allow for a 7-member board or the possibility to range from 5 to 7 members.

Mayor Leeman noted that by having a range, the hope is that the Board will be assured of a quorum when it meets. He stated that there have been difficulties with achieving a quorum due to conflicting schedules.

Ms. Riggins stated that she would have an amended ordinance with the following wording: "... with minimum number to hold a meeting," prepared for the Regular Meeting on May 28 for their consideration.

It was noted that the Park Board would submit recommendations for potential members.

City Manager Hellyn Riggins updated Council on the following item which required their immediate attention. Ms. Riggins stated that the vendor under a 2-year contract for Right of Way mowing has increased their fee by \$1,000 per month, due to increased costs imposed by their insurance carrier. She noted that she felt such a substantial increase warranted discussion with Council.

Ms. Riggins informed Council that she advertised for bids, but did not receive any, other than this vendor. She stated, however, that Management Consultant Mike Walker has since made an allowance in the budget for the increase.

Ms. Riggins stated that she will rewrite the contract for a one-year period.

It was also noted that the Budget Appropriation Ordinance will have its second reading at the Regular Meeting on May 28: \$225,000 for Parks and \$225,000 for the parking lot.

4) ADJOURNMENT

Mayor Leeman confirmed there was no further business and adjourned the meeting at 8:17 p.m.

Approved by:

Mayor Chad Leeman

Submitted by:

City Recorder Christina Rivas

Date minutes approved: _____

**Minutes of the
City Council Public Hearing
Eagleville City Hall, Eagleville, TN
Thursday, May 28, 2026**

1) MAYORS WELCOME and CALL TO ORDER

Vice Mayor William Tollett called the meeting to order at 7:01 p.m.

2) ROLL CALL

The roll was called by City Recorder Christina Rivas.

PRESENT:

Vice Mayor William Tollett
Council Member Craig Campbell
Council Member Ryan Edwards
Council Member Brandon Emamalie
Council Member Chris Hendrix

ABSENT:

Mayor Chad Leeman
Council Member Jason Blair

STAFF:

City Manager Hellyn Riggins
City Recorder Christina Rivas
Interim Police Chief Joshua Silva-Bieber

Management Consultant Mike Walker
Fire Chief Jonathan Armstrong
Officer Isabella Willis

3) OPEN PUBLIC HEARING

Vice Mayor Tollett opened the public hearing.

- a. **Ordinance 2026-005 An Ordinance to Amend Ordinance 2025-005, Same Being the Ordinance Adopting the Annual Budget for the Fiscal Year Beginning July 1, 2025 and Ending June 30, 2026**

There were no speakers.

- b. **Ordinance 2026-006 Adopting the Annual Budget for the Fiscal Year Beginning July 1, 2026 and Ending June 30, 2027**

There were no speakers.

- c. **Ordinance 2026-002 An Ordinance of the City of Eagleville, Tennessee to Establish Speed Limits on Public Streets in the City of Eagleville, Tennessee, Amending Municipal Code Chapter 3, Section 15-301**

There were no speakers.

Vice Mayor Tollett closed the public hearing.

4) MAYOR'S CLOSING REMARKS

5) ADJOURNMENT

Vice Mayor Tollett confirmed there was no further business and adjourned the meeting at 7:02 p.m.

Approved by:

Vice Mayor William Tollett

Submitted by:

City Recorder Christina Rivas

Date minutes approved: _____

**Minutes of the
City Council Regular Meeting
Eagleville City Hall, Eagleville, TN
Thursday, May 28, 2026**

1) MAYORS WELCOME and CALL TO ORDER

Vice Mayor William Tollett called the meeting to order at 7:02 p.m.

2) ROLL CALL

The roll was called by City Recorder Christina Rivas.

PRESENT:

Vice Mayor William Tollett
Council Member Craig Campbell
Council Member Ryan Edwards
Council Member Brandon Emamalie
Council Member Chris Hendrix

ABSENT:

Mayor Chad Leeman
Council Member Jason Blair

STAFF:

City Manager Hellyn Riggins
City Recorder Christina Rivas
Interim Police Chief Joshua Silva-Bieber

Management Consultant Mike Walker
Fire Chief Jonathan Armstrong
Police Officer Isabella Willis

GUESTS:

Kim Storch

3) INVOCATION/PLEDGE OF ALLEGIANCE

Vice Mayor William Tollett gave the Invocation.
Council Member Chris Hendrix led the Pledge of Allegiance.

4) ADOPTION OF THE AGENDA

Council Member Craig Campbell moved to adopt the Agenda.
Council Member Hendrix seconded the motion.
The **MOTION** passed 5-0.

5) CITIZENS' INPUT – There were no speakers.

6) ADOPTION OF THE CONSENT AGENDA

- a. Approval of Minutes:
 - i) Work Session – March 12, 2026
 - ii) Work Session – April 9, 2026
 - iii) Public Hearing – April 23, 2026
 - iv) Regular Meeting – April 23, 2026
- b. Financial Report – April 2026

Council Member Hendrix moved to adopt the Consent Agenda.
Council Member Brandon Emamalie seconded the motion.
The **MOTION** passed 5-0.

7) MAYOR AND COUNCIL PRESENTATIONS

There were no presentations.

8) DEPARTMENT REPORTS

City Recorder

Fire Department

Financial Consultant's Report

Parks Department

Police Department

It was noted that the Department Reports were in the packet.

9) CITY MANAGER REPORT

It was noted that the City Manager's Report was in the packet.

10) UNFINISHED BUSINESS

a. Approve or Deny Ordinance 2026-002 Speed Limit Policy (Second Reading)

Council Member Emamalie moved to approve the item.

Council Member Hendrix seconded the motion.

The **MOTION** passed 5-0.

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

Council Member Emamalie moved to approve the item.

Council Member Ryan Edwards seconded the motion.

The **MOTION** passed 5-0.

c. Approve or Deny Ordinance 2026-006, Budget Ordinance for Fiscal Year 2026-2027 With Amendment (Second Reading)

Council Member Emamalie moved to approve Fiscal Year 2026-2027 Budget Ordinance 2026-006 with an amendment reflecting an increase to the compensation and benefits provided in the Police Department budget totaling \$24,757 with a corresponding reduction of \$25,000 in the transfer from the General Fund to the State Street Aid Fund, as detailed in the May 4, 2026 memorandum from the Financial/Management Consultant to the City Manager.

Council Member Campbell seconded the motion.

The **MOTION** passed 5-0.

11) NEW BUSINESS

a. Approve or Deny City Engineer to Proceed with Plans for Downtown Parking Lot, to Proceed with Creating Bid Documents and Proceed with Bid Process.

Council Member Campbell moved to approve the item.

Council Member Hendrix seconded the motion.

The **MOTION** passed 5-0.

- b. Approve or Deny Resolution 2026-005 Call for a Public Hearing for Annexation by Owner Consent for #120.02300. Public Hearing to be held on July 23, 2026.**

Council Member Emamalie moved to approve the item.

Council Member Hendrix seconded the motion.

The **MOTION** passed 5-0.

- c. Item 11c was removed from the agenda prior to the meeting.**

- d. Approve or Deny Referral of Ordinance 2026-004 Zoning Amendment Setting Criteria of Annexation of Parcel #120.02300 to the Planning Commission.**

Council Member Edwards moved to approve the item.

Council Member Hendrix seconded the motion.

City Manager Hellyn Riggins clarified that the item would be discussed at the next Planning Commission meeting which would consist of defining architectural elements. She stated that she would return with an update for Council.

The **MOTION** passed 5-0.

- e. Approve or Deny 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. (First Reading)**

Council Member Campbell moved to approve the item.

Council Member Emamalie seconded the motion.

The **MOTION** passed 5-0.

- f. Approve or Deny Change Order for Wiregrass Construction Co., for Paving Cost Decrease: \$329,531.00 to \$245,354.25.**

Council Member Emamalie moved to approve the item.

Council Member Campbell seconded the motion.

The **MOTION** passed 5-0.

- g. Approve or Deny Events Committee's Recommendation to Acknowledge and Celebrate America's 250 Anniversary with City's Christmas Tree Lighting Ceremony and Christmas Parade, including allowance for a food truck(s) during the Tree Lighting Ceremony.**

Council Member Campbell moved to approve the item.

Council Member Hendrix seconded the motion.

The **MOTION** passed 5-0.

- h. Approve or Deny Event's Committee's Recommendation of a Christmas Theme for the Christmas Tree Lighting and Christmas Parade.**

City Recorder Christina Rivas informed Council that the recommended theme was, "Stars, Stripes and Christmas Lights."

Council Member Emamalie moved to approve the item.

Council Member Campbell seconded the motion.

The **MOTION** passed 5-0.

- i. **Approve or Deny Resolution 2026-009 A Resolution to Replace Resolution 2022-004 Eagleville Park Board.**

Council Member Edwards moved to approve the item.

Council Member Campbell seconded the motion.

The **MOTION** passed 5-0.

12) MAYOR'S AND COUNCIL'S CLOSING REMARKS

Vice Mayor Tollett thanked all present as he presided over the evening's meetings in the absence of Mayor Chad Leeman.

13) ADJOURNMENT

Vice Mayor William Tollett confirmed there was no further business and adjourned the meeting at 7:12 p.m.

Approved by:

Vice Mayor William Tollett

Submitted by:

City Recorder Christina Rivas

Date minutes approved: _____

Item 6b) Financial Report – May 2026

CITY OF EAGLEVILLE, TENNESSEE
FOR THE MONTH ENDED MAY 31, 2026



Waycaster, CPA LLC

To the City Council
City of Eagleville, Tennessee

Please accept this letter as a summary of the City's activity for the month ended May 31, 2026. Reminder, the following month report will not be available under the year-end close is completed.

- The General Fund had \$2,673,052 in cash at May 31st; an increase from the prior month of \$113,580. The Fund reports a monthly profit of \$66,067 with a year-to-date profit of \$559,574. State sales tax for the month totaled \$9,220 and local option sales tax for the month totaled \$123,554. Property tax collections year-to-date total \$206,120 for current year receipts.
- The overall revenues of the General Fund were \$202,332, while total expenditures were \$136,264.
- The overall budgeted revenues are \$1,901,870; \$2,095,251 of this has been collected – this represents 110.17%. The overall budgeted expenditures (excluding transfers) are \$1,647,214; \$1,345,177 of this has been expended – this represents 81.66%.
- Below is a table detailing the fund balance of the General Fund as of May 31, 2026:

General Fund

Fund Balance - Beginning	\$ 2,317,165.00
Add: Revenues	\$ 2,095,251.00
Less: Expenses	<u>\$ (1,535,677.00)</u>
Fund Balance - Ending	\$ 2,876,739.00
 Recommended Minimum Balance	 \$ 1,500,000.00
 Excess Fund Balance	 <u>\$ 1,376,739.00</u>

- At month-end, the State Street Aid Fund had a cash balance of \$109,854, an decrease of \$246,613 from the prior month. Interest earnings totaled \$1,044. The fund has a monthly loss of \$244,773 with a year-to-date loss of \$213,404. The fund has spent capital outlay totaling \$253,604 related to roads.
- The Debt service fund currently has \$326,576 cash available. Interest earnings totaled \$863. The fund reports a profit of \$863, with a year-to-date loss of \$120,793.
- The Capital Projects Fund has \$302,810 at month-end. The fund reports a loss of \$6,300, with a year-to-date loss of \$114,051. Capital outlay thus far totals \$123,108.
- The Sewer Fund had \$848,401 as of May 31st. This is an increase of \$12,141 from the prior month. May reports an operating profit of \$4,030 with a net profit of \$2,880. The year-to-date operating profit is \$55,942 with a year-to-date profit of \$43,822. As a reminder, this includes depreciation expense totaling \$79,297 thus far, which is a non-cash expenditure. Interest earned totaled \$1,954.
- The Developmental Impact fund has \$37,798 at month-end. The restrictions for various City functions are presented on page 28. The Fund reports a profit of \$97, with a year-to-date profit of \$37,798.

Thank you,
Cassie Edrington, MPA

Waycaster, CPA LLC

To the City Council
City of Eagleville, Tennessee
Eagleville, Tennessee

The accompanying financial statements of the City of Eagleville, Tennessee as of May 31, 2026 and for the eleven months ended were not subjected to an audit, review, or compilation engagement by us and we do not express an opinion, a conclusion, nor provide any assurance on them.

June 23, 2026

City of Eagleville Balance Sheet As of May 31, 2026

	May 31, 26
ASSETS	
Current Assets	
Checking/Savings	
105 - Volunteer Bank GF	788,239.86
Apex Bank - CD	200,000.00
LGIP - General Fund	1,557,795.49
100 - Petty Cash	250.00
104 - US Bank Checking	86,875.29
116 - Apex Bank - General Fund	39,891.76
Total Checking/Savings	2,673,052.40
Other Current Assets	
122 - State/Local Taxes Recv.	141,836.73
126 - Prop. Taxes Rec-Curr Yr	221,831.24
AFDA Property Taxes	-3,496.41
Due from Capital Projects Fund	49,729.57
Due from Debt Service Fund	-20.00
124 - Lease Receivable	48,795.34
125 - Lease Receivable - Interest	357.70
135 - Due from Sewer Fund	44,574.66
Total Other Current Assets	503,608.83
Total Current Assets	3,176,661.23
TOTAL ASSETS	3,176,661.23
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
215 - Due to Street Aid Fund	6,717.96
221 - Payroll Liabilities	-2,195.72
230 - Deferred Property Tax Rev	218,334.83
256 - Due to Comcast - Bond	35,037.88
224 - Retirement	635.25
233 - Lease Deferred Inflow	41,822.43
239 - Due to State - Litigation Tax	3.18
243 - E-Ticketing	-433.59
Total Other Current Liabilities	299,922.22
Total Current Liabilities	299,922.22
Total Liabilities	299,922.22
Equity	
350 - Fund Balance	2,317,165.38
Net Income	559,573.63
Total Equity	2,876,739.01
TOTAL LIABILITIES & EQUITY	3,176,661.23

City of Eagleville
Profit & Loss
May 2026

	May 26	Jul '25 - May 26
Income		
Fines & Fees		
32615 · Planning Dept. Fees	200.00	1,400.00
32616 · CC Processing Fees	17.88	434.03
35110 · City Court Fines & Costs	3,270.84	49,190.71
35140 · Drug Fees	0.00	118.75
Total Fines & Fees	3,488.72	51,143.49
Fire Dept. Income		
34260 · Fire Dept Donations	0.00	600.00
Total Fire Dept. Income	0.00	600.00
Interest Income		
36100 · Interest Gen. Fund Svgs	6,722.12	65,194.92
36101 · Interest Income - CD	0.00	328.78
Total Interest Income	6,722.12	65,523.70
Intergovernmental Revenue		
33100 · Police Salary Supplement	0.00	1,600.00
33102 · Ruth. Co Fire Dept Grant	30,000.00	120,000.00
33103 · State of TN Grant	0.00	9,000.00
33320 · TVA n Lieu of Tax	2,736.96	10,947.84
33500 · State of TN-Telecomm.STG	57.45	635.70
33510 · State of TN-Sales Tax	9,220.24	96,885.14
33530 · State of TN-Beer Tax	0.00	325.16
33552 · St of TN-Cty St/Trans	123.10	1,273.62
33558 · State Trans. & Modernization	44.35	517.60
33593 · Excise Tax	0.00	1,522.72
33700 · State of TN Sport Betting	0.00	1,915.61
Total Intergovernmental Revenue	42,182.10	244,623.39
License & Permits		
32600 · Business License	30.00	170.00
32610 · Building Permits	1,045.00	24,650.20
32620 · Beer Permits	0.00	300.00
Total License & Permits	1,075.00	25,120.20
Local Taxes		
31100 · Property Tax	10,600.60	206,120.39
31200 · Property Taxes-Pr. Years	0.00	9,129.60
31300 · Tax Penalty & Interest	291.74	1,684.35
31600 · Rutherford Co Sales Tax	123,554.04	1,258,147.96
31800 · Business Taxes	367.62	64,090.45
31980 · Liquor by Drink Tax	3,355.00	34,905.69
31990 · Local Beer Tax	4,451.61	36,695.57
Total Local Taxes	142,620.61	1,610,774.01
Misc. Revenues		
34621 - Donations Police	0.00	500.00
36211 - Rent - House	1,650.00	18,150.00

City of Eagleville
Profit & Loss
May 2026

	May 26	Jul '25 - May 26
36000 · Misc. Income	0.00	43.01
36200 · Chamber of Commerce Rent	1,000.00	5,500.00
36210 · Rental Income	3,543.05	39,742.90
36240 · Dividends & Reimbursements	0.00	7,310.00
Total Misc. Revenues	6,193.05	71,245.91
Parks & Recreation Revenue		
34724 · Ballpark Fence Banners	0.00	3,000.00
34725 · Conc. Stand Income	0.00	1,000.00
34726 · Ball Sign-up Fees	0.00	3,420.00
34727 · Pavilion & Field Rent	50.00	2,225.00
34728 · Booth Fees	0.00	5,825.00
34729 · Event Sponsorships	0.00	10,750.00
Total Parks & Recreation Revenue	50.00	26,220.00
Total Income	202,331.60	2,095,250.70

City of Eagleville
Profit & Loss
May 2026

	May 26	Jul '25 - May 26
Expense		
41000 - General Gov.		
111 - City Recorder	6,113.57	50,133.78
112 - Overtime Pay	0.00	817.90
113 - City Manager	11,664.69	89,408.27
114- Salaries -City Clerk	6,492.00	49,760.71
140 - Retirement	1,226.50	12,906.72
141 - Payroll Taxes	1,805.55	14,026.04
142 - Insurance	2,025.00	21,411.00
146 - Workman's Comp	0.00	390.37
147 - Unemployment Tax	0.00	71.10
211 - Postage	12.16	629.10
230 - Dues	100.00	2,602.78
231 - Legal Notices / Ads	124.18	788.35
241 - Electricity	421.12	4,991.35
242 - Water	21.70	224.66
244 - Natural Gas	170.38	2,337.26
245 - Telephone & Internet	391.42	3,751.87
250 - Professional Services	0.00	27,000.00
251 - City Judge Fee	150.00	1,650.00
252 - Attorney Fees	2,070.00	20,940.00
253 - Accounting Fees	1,375.00	23,718.00
254 - Engineering	430.00	8,804.00
256 - Audit Fees	0.00	6,500.00
257 - Planning / Zoning	0.00	18.24
258 - House - Lease Expenses	165.00	2,510.00
261 - Repair & Maint Vehicle	0.00	2,570.48
280 - Staff - day trips	108.75	248.70
295 - Trash pickup	54.01	1,084.18
299 - Miscellaneous	0.00	233.42
301 - Cell Phones & Air Cards	0.00	20.97
310 - Office Supplies	66.77	2,565.62
320 - Parts & Supplies - Vehicl	0.00	1,338.20
331 - Fuel - Vehicle	0.00	880.55
415 - Pers. Prop. Audit Costs	0.00	0.00
454 - Sewer	235.47	2,284.46
471 - Economic Development	0.00	7,400.00
510 - Insurance/ Bonds	62.12	20,485.47
531 - Copier Lease / New Equip.	306.08	3,471.16
534 - Cleaning/Janitorial	75.00	2,729.25
535 - Facility & Grounds R&M	56.00	1,225.28
536 - Parts/Supplies	0.00	543.85
538 - Library Grant	0.00	51,011.00
539- Building Inspections	1,190.00	4,335.00

City of Eagleville
Profit & Loss
May 2026

	May 26	Jul '25 - May 26
541 - Re-appraisal Fees	0.00	0.00
548 - Mayor's Discretionary Acc	0.00	289.94
555 - Credit Card Fee	0.00	81.23
556 - Bank Fees - Other	43.77	1,322.71
562 - Tech - Annual Maint	119.40	15,390.36
565 - Beautification	0.00	3,213.97
540 - Schools - Liquor Tax Pass Thru	1,351.25	14,290.59
546 - 546 - Mtgs/Confer - General	0.00	640.52
547 - 547 - City Council Mtgs/Confer	35.35	35.35
564 - Storage	85.00	835.00
568 - Property Tax Fees	0.00	2,779.00
Total 41000 - General Gov.	38,547.24	486,697.76

City of Eagleville
Profit & Loss
May 2026

	May 26	Jul '25 - May 26
Expense		
42100 - Police Dept.		
111 - Salaries - Police Chief	11,809.33	72,457.87
113 - Hourly Pay	18,950.60	142,819.66
140 - Retirement	1,379.24	15,109.38
141 - Payroll Taxes	2,302.15	16,110.60
142 - Insurance	3,611.06	29,458.97
146 - Workman's Comp	0.00	9,396.75
147 - Unemployment Tax	0.00	90.32
241 - Electricity	144.93	1,867.93
242- Water	82.53	226.78
244 - Natural Gas	58.72	714.51
245 - Telephone & Internet	397.04	3,970.40
261 - Vehicle Expense	166.93	3,466.64
266 - Facility Repair & Maint	149.00	1,322.86
295 - Trash Pickup	13.50	233.50
299 - Miscellaneous	371.99	2,445.44
300 - Supplies	265.03	1,369.24
301 - Cell phones & Air Cards	306.21	2,541.17
312 - Equipment	0.00	1,529.55
326 - Clothing	0.00	80.00
331 - Vehicle Fuel	0.00	5,123.01
510 - Insurance	0.00	24,299.97
562 - Tech - Annual Maint	0.00	3,694.84
780 - State Salary Supplement	0.00	10,600.00
Total 42100 - Police Dept.	40,008.26	348,929.39

City of Eagleville
Profit & Loss
May 2026

	May 26	Jul '25 - May 26
Expense		
42200 - Fire Dept.		
111 - Salaries - Fire Chief	8,966.64	68,722.56
113 - Salaries - Fire Hourly	18,209.88	129,886.82
140 - Retirement	1,328.08	13,369.41
141 - Payroll Taxes	2,053.58	15,060.00
142 - Insurance	2,699.97	19,012.04
146 - Workman's Comp	0.00	6,685.99
147 - Unemployment Tax	0.00	67.02
148 - Training	0.00	2,459.26
162 - Incentive Program	1,692.00	11,938.00
230 - Dues	0.00	1,091.55
231 - Advertising / Promotion	0.00	222.50
241 - Electricity	644.40	7,237.08
242 - Water	86.22	488.39
244 - Natural Gas	121.26	2,334.20
245 - Telephone & Internet	345.77	3,490.93
261 - R & M - Veh & Equip	4,821.42	12,334.87
266 - Facility R & M	129.99	1,076.04
280 - Travel	45.96	756.61
295 - Trash pickup	13.51	233.55
300 - Fire Dept Supplies/ Misc.	201.23	2,375.18
320 - Parts & Supplies - Truck	0.00	400.62
325 - Turnout/Clothing	0.00	5,234.50
326 - Uniform/Clothing	192.00	2,952.00
331 - Fire Dept. Fuel	528.93	6,746.34
510 - Insurance	0.00	35,720.90
562 - Tech - Annual Maint	1,320.00	9,394.93
563 - Tech - Hardware & Softwar	0.00	2,542.56
621 - Truck & Equip Testing	1,760.00	1,760.00
622 - Physicals & Testing	0.00	2,006.00
624 - On Truck Equip	1,852.44	23,677.92
720 - Discretionary (Donation)	0.00	1,070.03
Total 42200 - Fire Dept.	47,013.28	390,347.80

City of Eagleville
Profit & Loss
May 2026

	May 26	Jul '25 - May 26
Expense		
44400 · Parks & Recreation		
111 - Salary -Park/Maint Super,	5,702.40	43,709.36
140 - Retirement	282.49	2,958.47
141 - Payroll Taxes	422.19	3,201.33
142 - Insurance	675.00	7,137.00
146 - Workman's Comp	0.00	1,005.89
147 - Unemployment Tax	0.00	16.38
241 - Electricity	529.14	4,378.30
242 - Water	276.49	504.59
245 - Phone	137.90	951.52
250 - Professional Services	1,416.67	14,250.01
254 - Mowing	0.00	0.00
260 - Maintenance	720.32	8,769.08
295 - Trash pickup	75.00	825.00
299 - Misc.	0.00	173.94
300 - Supplies	305.23	1,180.37
312 - Equipment	0.00	1,061.82
320 - Concession Stand	46.97	56.45
331 - Fuel	0.00	749.07
510 - Insurance	0.00	5,855.17
562 - Tech - Annual Maint	0.00	175.94
583 - Fall Festival	0.00	14,465.21
584 - Christmas Events	0.00	6,171.47
585 - Summer Events	105.75	1,605.75
Total 44400 · Parks & Recreation	10,695.55	119,202.12

City of Eagleville
Profit & Loss
May 2026

	<u>May 26</u>	<u>Jul '25 - May 26</u>
Expense		
51000 - Other Financing Use		
51621 - Transfer to Street Aid	0.00	37,500.00
51630 - Transfer to Debt Servic	0.00	153,000.00
Total 51000 - Other Financing Use	0.00	190,500.00
Total Expense	136,264.33	1,535,677.07
Net Income	<u>66,067.27</u>	<u>559,573.63</u>

City of Eagleville
Profit & Loss Budget vs. Actual
July 2025 through May 2026

	<u>Jul '25 - May 26</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Income				
Fines & Fees				
32615 · Planning Dept. Fees	1,400.00	900.00	500.00	155.56%
32616 · CC Processing Fees	434.03	1,600.00	-1,165.97	27.13%
35110 · City Court Fines & Costs	49,190.71	46,000.00	3,190.71	106.94%
35140 · Drug Fees	118.75			
Total Fines & Fees	<u>51,143.49</u>	<u>48,500.00</u>	<u>2,643.49</u>	<u>105.45%</u>
Fire Dept. Income				
34260 · Fire Dept Donations	600.00	1,000.00	-400.00	60.0%
Total Fire Dept. Income	<u>600.00</u>	<u>1,000.00</u>	<u>-400.00</u>	<u>60.0%</u>
Interest Income				
36100 · Interest Gen. Fund Svgs	65,194.92	40,000.00	25,194.92	162.99%
36101 · Interest Income - CD	328.78	11,000.00	-10,671.22	2.99%
Total Interest Income	<u>65,523.70</u>	<u>51,000.00</u>	<u>14,523.70</u>	<u>128.48%</u>
Intergovernmental Revenue				
33100 · Police Salary Supplement	1,600.00	3,200.00	-1,600.00	50.0%
33101 · TSHO Grant	0.00	4,000.00	-4,000.00	0.0%
33102 · Ruth. Co Fire Dept Grant	120,000.00	80,000.00	40,000.00	150.0%
33103 · State of TN Grant	9,000.00			
33320 · TVA n Lieu of Tax	10,947.84	9,900.00	1,047.84	110.58%
33500 · State of TN-Telecomm.STG	635.70	725.00	-89.30	87.68%
33510 · State of TN-Sales Tax	96,885.14	100,500.00	-3,614.86	96.4%
33530 · State of TN-Beer Tax	325.16	360.00	-34.84	90.32%
33552 · St of TN-Cty St/Trans	1,273.62	1,400.00	-126.38	90.97%
33558 · State Trans. & Modernization	517.60	275.00	242.60	188.22%
33593 · Excise Tax	1,522.72	1,400.00	122.72	108.77%
33700 · State of TN Sport Betting	1,915.61	1,500.00	415.61	127.71%
Total Intergovernmental Revenue	<u>244,623.39</u>	<u>203,260.00</u>	<u>41,363.39</u>	<u>120.35%</u>
License & Permits				
32600 · Business License	170.00	100.00	70.00	170.0%
32610 · Building Permits	24,650.20	42,000.00	-17,349.80	58.69%
32620 · Beer Permits	300.00	200.00	100.00	150.0%
Total License & Permits	<u>25,120.20</u>	<u>42,300.00</u>	<u>-17,179.80</u>	<u>59.39%</u>
Local Taxes				
31100 · Property Tax	206,120.39	201,235.00	4,885.39	102.43%
31200 · Property Taxes-Pr. Years	9,129.60	6,200.00	2,929.60	147.25%
31300 · Tax Penalty & Interest	1,684.35	500.00	1,184.35	336.87%
31600 · Rutherford Co Sales Tax	1,258,147.96	1,112,000.00	146,147.96	113.14%
31800 · Business Taxes	64,090.45	65,000.00	-909.55	98.6%
31980 · Liquor by Drink Tax	34,905.69	35,000.00	-94.31	99.73%
31990 · Local Beer Tax	36,695.57	39,000.00	-2,304.43	94.09%
Total Local Taxes	<u>1,610,774.01</u>	<u>1,458,935.00</u>	<u>151,839.01</u>	<u>110.41%</u>
Misc. Revenues				
34621 - Donations Police	500.00	1,000.00	-500.00	50.0%

City of Eagleville
Profit & Loss Budget vs. Actual
July 2025 through May 2026

	<u>Jul '25 - May 26</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
36211 - Rent - House	18,150.00	18,150.00	0.00	100.0%
36000 - Misc. Income	43.01	2,500.00	-2,456.99	1.72%
36200 - Chamber of Commerce Rent	5,500.00	6,000.00	-500.00	91.67%
36210 - Rental Income	39,742.90	40,000.00	-257.10	99.36%
36240 - Dividends & Reimbursements	7,310.00	6,000.00	1,310.00	121.83%
Total Misc. Revenues	71,245.91	73,650.00	-2,404.09	96.74%
Parks & Recreation Revenue				
34724 - Ballpark Fence Banners	3,000.00	3,000.00	0.00	100.0%
34725 - Conc. Stand Income	1,000.00	1,000.00	0.00	100.0%
34726 - Ball Sign-up Fees	3,420.00	2,500.00	920.00	136.8%
34727 - Pavilion & Field Rent	2,225.00	125.00	2,100.00	1,780.0%
34728 - Booth Fees	5,825.00	4,900.00	925.00	118.88%
34729 - Event Sponsorships	10,750.00	11,700.00	-950.00	91.88%
Total Parks & Recreation Revenue	26,220.00	23,225.00	2,995.00	112.9%
Total Income	2,095,250.70	1,901,870.00	193,380.70	110.17%
Gross Profit	2,095,250.70	1,901,870.00	193,380.70	110.17%
Expense				
41000 - General Gov.				
111 - City Recorder	50,133.78	57,251.00	-7,117.22	87.57%
112 - Overtime Pay	817.90	2,651.00	-1,833.10	30.85%
113 - City Manager	89,408.27	101,094.00	-11,685.73	88.44%
114- Salaries -City Clerk	49,760.71	56,260.00	-6,499.29	88.45%
140 - Retirement	12,906.72	16,142.00	-3,235.28	79.96%
141 - Payroll Taxes	14,026.04	16,621.00	-2,594.96	84.39%
142 - Insurance	21,411.00	23,688.00	-2,277.00	90.39%
146 - Workman's Comp	390.37	6,290.00	-5,899.63	6.21%
147 - Unemployment Tax	71.10	300.00	-228.90	23.7%
211 - Postage	629.10	800.00	-170.90	78.64%
230 - Dues	2,602.78	2,100.00	502.78	123.94%
231 - Legal Notices / Ads	788.35	1,800.00	-1,011.65	43.8%
241 - Electricity	4,991.35	7,000.00	-2,008.65	71.31%
242 - Water	224.66	700.00	-475.34	32.09%
244 - Natural Gas	2,337.26	3,600.00	-1,262.74	64.92%
245 - Telephone & Internet	3,751.87	3,345.00	406.87	112.16%
250 - Professional Services	27,000.00	36,000.00	-9,000.00	75.0%
251 - City Judge Fee	1,650.00	1,800.00	-150.00	91.67%
252 - Attorney Fees	20,940.00	26,000.00	-5,060.00	80.54%
253 - Accounting Fees	23,718.00	32,000.00	-8,282.00	74.12%
254 - Engineering	8,804.00	15,000.00	-6,196.00	58.69%
256 - Audit Fees	6,500.00	6,500.00	0.00	100.0%
257 - Planning / Zoning	18.24	4,000.00	-3,981.76	0.46%
258 - House - Lease Expenses	2,510.00	2,000.00	510.00	125.5%
261 - Repair & Maint Vehicle	2,570.48	1,000.00	1,570.48	257.05%
280 - Staff - day trips	248.70	775.00	-526.30	32.09%

City of Eagleville
Profit & Loss Budget vs. Actual
July 2025 through May 2026

	<u>Jul '25 - May 26</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
281 - Staff - overnight	0.00	500.00	-500.00	0.0%
282 - City Council Travel	0.00	500.00	-500.00	0.0%
283 - Boards & Comm - Travel	0.00	500.00	-500.00	0.0%
295 - Trash pickup	1,084.18	600.00	484.18	180.7%
299 - Miscellaneous	233.42	2,000.00	-1,766.58	11.67%
301 - Cell Phones & Air Cards	20.97	410.00	-389.03	5.12%
310 - Office Supplies	2,565.62	2,500.00	65.62	102.63%
320 - Parts & Supplies - Vehicl	1,338.20	1,000.00	338.20	133.82%
331 - Fuel - Vehicle	880.55	1,700.00	-819.45	51.8%
415 - Pers. Prop. Audit Costs	0.00	175.00	-175.00	0.0%
454 - Sewer	2,284.46	2,500.00	-215.54	91.38%
471 - Economic Development	7,400.00	7,400.00	0.00	100.0%
510 - Insurance/ Bonds	20,485.47	25,000.00	-4,514.53	81.94%
531 - Copier Lease / New Equip.	3,471.16	3,580.00	-108.84	96.96%
534 - Cleaning/Janitorial	2,729.25	2,500.00	229.25	109.17%
535 - Facility & Grounds R&M	1,225.28	5,000.00	-3,774.72	24.51%
536 - Parts/Supplies	543.85	600.00	-56.15	90.64%
538 - Library Grant	51,011.00	51,011.00	0.00	100.0%
539- Building Inspections	4,335.00	6,000.00	-1,665.00	72.25%
541 - Re-appraisal Fees	0.00	6,318.00	-6,318.00	0.0%
548 - Mayor's Discretionary Acc	289.94	1,000.00	-710.06	28.99%
555 - Credit Card Fee	81.23	1,600.00	-1,518.77	5.08%
556 - Bank Fees - Other	1,322.71	200.00	1,122.71	661.36%
562 - Tech - Annual Maint	15,390.36	12,800.00	2,590.36	120.24%
563 - Tech - Hardware & Softwar	0.00	250.00	-250.00	0.0%
565 - Beautification	3,213.97	1,000.00	2,213.97	321.4%
540 - Schools - Liquor Tax Pass Thru	14,290.59	17,500.00	-3,209.41	81.66%
546 - 546 - Mtgs/Confer - General	640.52	500.00	140.52	128.1%
546c - 546C - PC & BZA Mtgs & Conferen	0.00	500.00	-500.00	0.0%
547 - 547 - City Council Mtgs/Confer	35.35	500.00	-464.65	7.07%
564 - Storage	835.00	1,000.00	-165.00	83.5%
568 - Property Tax Fees	2,779.00	4,850.00	-2,071.00	57.3%
Total 41000 - General Gov.	486,697.76	586,211.00	-99,513.24	83.02%
42100 - Police Dept.				
111 - Salaries - Police Chief	72,457.87	78,868.00	-6,410.13	91.87%
113 - Hourly Pay	142,819.66	165,372.00	-22,552.34	86.36%
140 - Retirement	15,109.38	18,147.00	-3,037.62	83.26%
141 - Payroll Taxes	16,110.60	18,684.00	-2,573.40	86.23%
142 - Insurance	29,458.97	31,584.00	-2,125.03	93.27%
146 - Workman's Comp	9,396.75	6,200.00	3,196.75	151.56%
147 - Unemployment Tax	90.32			
148 - Police Training	0.00	1,500.00	-1,500.00	0.0%
165 - Drug Fund Expenses	0.00	500.00	-500.00	0.0%
211 - Postage	0.00	25.00	-25.00	0.0%

City of Eagleville
Profit & Loss Budget vs. Actual
July 2025 through May 2026

	<u>Jul '25 - May 26</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
219 - Communications	0.00	0.00	0.00	0.0%
230 - Dues	0.00	3,000.00	-3,000.00	0.0%
241 - Electricity	1,867.93	1,660.00	207.93	112.53%
242- Water	226.78	220.00	6.78	103.08%
244 - Natural Gas	714.51	164.00	550.51	435.68%
245 - Telephone & Internet	3,970.40	4,750.00	-779.60	83.59%
261 - Vehicle Expense	3,466.64	10,000.00	-6,533.36	34.67%
266 - Facility Repair & Maint	1,322.86	500.00	822.86	264.57%
280 - Travel	0.00	1,000.00	-1,000.00	0.0%
295 - Trash Pickup	233.50	320.00	-86.50	72.97%
299 - Miscellaneous	2,445.44	2,000.00	445.44	122.27%
300 - Supplies	1,369.24	6,500.00	-5,130.76	21.07%
301 - Cell phones & Air Cards	2,541.17	5,800.00	-3,258.83	43.81%
312 - Equipment	1,529.55	10,000.00	-8,470.45	15.3%
326 - Clothing	80.00	2,000.00	-1,920.00	4.0%
331 - Vehicle Fuel	5,123.01	12,000.00	-6,876.99	42.69%
510 - Insurance	24,299.97	14,000.00	10,299.97	173.57%
562 - Tech - Annual Maint	3,694.84	5,030.00	-1,335.16	73.46%
563 - Tech - Hardware & Softwar	0.00	65.00	-65.00	0.0%
765 - TSHO Grant	0.00	8,000.00	-8,000.00	0.0%
780 - State Salary Supplement	10,600.00	1,600.00	9,000.00	662.5%
Total 42100 - Police Dept.	348,929.39	409,489.00	-60,559.61	85.21%
42200 - Fire Dept.				
111 - Salaries - Fire Chief	68,722.56	77,711.00	-8,988.44	88.43%
113 - Salaries - Fire Hourly	129,886.82	161,603.00	-31,716.18	80.37%
140 - Retirement	13,369.41	17,781.00	-4,411.59	75.19%
141 - Payroll Taxes	15,060.00	18,308.00	-3,248.00	82.26%
142 - Insurance	19,012.04	23,688.00	-4,675.96	80.26%
146 - Workman's Comp	6,685.99	7,700.00	-1,014.01	86.83%
147 -Unemployment Tax	67.02	300.00	-232.98	22.34%
148 - Training	2,459.26	4,250.00	-1,790.74	57.87%
161 - Fire Calls	0.00	2,500.00	-2,500.00	0.0%
162 - Incentive Program	11,938.00	25,000.00	-13,062.00	47.75%
230 - Dues	1,091.55	1,250.00	-158.45	87.32%
231 - Advertising / Promotion	222.50	2,500.00	-2,277.50	8.9%
241 - Electricity	7,237.08	7,850.00	-612.92	92.19%
242 - Water	488.39	600.00	-111.61	81.4%
244 - Natural Gas	2,334.20	3,500.00	-1,165.80	66.69%
245 - Telephone & Internet	3,490.93	4,250.00	-759.07	82.14%
261 - R & M - Veh & Equip	12,334.87	23,500.00	-11,165.13	52.49%
266 - Facility R & M	1,076.04	3,500.00	-2,423.96	30.74%
280 - Travel	756.61	1,750.00	-993.39	43.24%
295 - Trash pickup	233.55	325.00	-91.45	71.86%
300 - Fire Dept Supplies/ Misc.	2,375.18	3,000.00	-624.82	79.17%

City of Eagleville
Profit & Loss Budget vs. Actual
July 2025 through May 2026

	<u>Jul '25 - May 26</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
301 - Cell Phones & Air Cards	0.00	1,260.00	-1,260.00	0.0%
320 - Parts & Supplies - Truck	400.62	3,000.00	-2,599.38	13.35%
325 - Turnout/Clothing	5,234.50	15,000.00	-9,765.50	34.9%
326 - Uniform/Clothing	2,952.00	4,000.00	-1,048.00	73.8%
331 - Fire Dept. Fuel	6,746.34	14,000.00	-7,253.66	48.19%
510 - Insurance	35,720.90	28,000.00	7,720.90	127.58%
562 - Tech - Annual Maint	9,394.93	13,850.00	-4,455.07	67.83%
563 - Tech - Hardware & Softwar	2,542.56	2,000.00	542.56	127.13%
621 - Truck & Equip Testing	1,760.00	14,700.00	-12,940.00	11.97%
622 - Physicals & Testing	2,006.00	3,800.00	-1,794.00	52.79%
623 - Cleaning - Equip/TO	0.00	1,500.00	-1,500.00	0.0%
624 - On Truck Equip	23,677.92	28,000.00	-4,322.08	84.56%
636 - Ruth. Co. Emerg. Coord.	0.00	900.00	-900.00	0.0%
720 - Discretionary (Donation)	1,070.03	1,000.00	70.03	107.0%
Total 42200 - Fire Dept.	390,347.80	521,876.00	-131,528.20	74.8%
44400 - Parks & Recreation				
111 - Salary -Park/Maint Super,	43,709.36	49,424.00	-5,714.64	88.44%
113 - Salaries - Maintenance	0.00	878.00	-878.00	0.0%
140 - Retirement	2,958.47	3,672.00	-713.53	80.57%
141 - Payroll Taxes	3,201.33	3,848.00	-646.67	83.2%
142 - Insurance	7,137.00	7,896.00	-759.00	90.39%
146 - Workman's Comp	1,005.89	1,710.00	-704.11	58.82%
147 - Unemployment Tax	16.38	100.00	-83.62	16.38%
241 - Electricity	4,378.30	4,100.00	278.30	106.79%
242 - Water	504.59	475.00	29.59	106.23%
245 - Phone	951.52	1,300.00	-348.48	73.19%
250 - Professional Services	14,250.01	13,000.00	1,250.01	109.62%
260 - Maintenance	8,769.08	10,500.00	-1,730.92	83.52%
295 - Trash pickup	825.00	950.00	-125.00	86.84%
299 - Misc.	173.94	750.00	-576.06	23.19%
300 - Supplies	1,180.37	2,000.00	-819.63	59.02%
312 - Equipment	1,061.82	1,500.00	-438.18	70.79%
320 - Concession Stand	56.45	2,000.00	-1,943.55	2.82%
331 - Fuel	749.07	1,500.00	-750.93	49.94%
510 - Insurance	5,855.17	3,200.00	2,655.17	182.97%
562 - Tech - Annual Maint	175.94	335.00	-159.06	52.52%
583 - Fall Festival	14,465.21	12,000.00	2,465.21	120.54%
584 - Christmas Events	6,171.47	6,000.00	171.47	102.86%
585 - Summer Events	1,605.75	2,500.00	-894.25	64.23%
Total 44400 - Parks & Recreation	119,202.12	129,638.00	-10,435.88	91.95%
51000 - Other Financing Use				
51621 - Transfer to Street Aid	37,500.00	50,000.00	-12,500.00	75.0%
51630 - Transfer to Debt Serv	153,000.00	204,000.00	-51,000.00	75.0%
51640 - Transfer to Capital Pro	0.00	450,000.00	-450,000.00	0.0%

City of Eagleville
Profit & Loss Budget vs. Actual
July 2025 through May 2026

	Jul '25 - May 26	Budget	\$ Over Budget	% of Budget
Total 51000 · Other Financing Use	190,500.00	704,000.00	-513,500.00	27.06%
Total Expense	1,535,677.07	2,351,214.00	-815,536.93	65.31%
Net Income	559,573.63	-449,344.00	1,008,917.63	-124.53%

7:20 AM
06/18/26
Accrual Basis

City of Eagleville-State Street Aid
Balance Sheet
As of May 31, 2026

	May 31, 26
ASSETS	
Current Assets	
Checking/Savings	
105 - Volunteer Bank SSA	24,357.41
LGIP - State Street Aid	84,035.22
100 - US Bank - Checking	1,461.59
Total Checking/Savings	109,854.22
Other Current Assets	
Due from General Fund	6,717.96
Total Other Current Assets	6,717.96
Total Current Assets	116,572.18
TOTAL ASSETS	116,572.18
LIABILITIES & EQUITY	
Equity	
350 - Fund Balance	329,976.23
Net Income	-213,404.05
Total Equity	116,572.18
TOTAL LIABILITIES & EQUITY	116,572.18

7:21 AM
06/18/26
Accrual Basis

City of Eagleville-State Street Aid
Profit & Loss
May 2026

	May 26	Jul '25 - May 26
Income		
36100 - Interest Income	743.72	11,141.11
31730 - State of Tenn Gas Tax	2,377.97	25,759.99
Other Financing Source / Uses		
48500 - Transfer frm Gen. Fund	0.00	37,500.00
Total Other Financing Source / Uses	0.00	37,500.00
Total Income	3,121.69	74,401.10
Expense		
43100 - Street Aid Expenses		
900 - Capital Outlay	245,354.25	253,604.25
510 - Insurance	0.00	922.71
765 - Hwy & Street Permit Bond	0.00	100.00
260 - Repairs & Maintenance	0.00	6,285.51
247 - Street & Traffic Lights	1,536.90	15,348.16
248 - Contract Labor - Mowing	0.00	4,500.00
254 - Engineering	537.50	6,239.50
342 - Signs	465.62	805.02
Total 43100 - Street Aid Expenses	247,894.27	287,805.15
Total Expense	247,894.27	287,805.15
Net Income	-244,772.58	-213,404.05

7:22 AM

06/18/26

Accrual Basis

City of Eagleville-State Street Aid
Profit & Loss Budget vs. Actual
July 2025 through May 2026

	Jul '25 - May 26	Budget	\$ Over Budget	% of Budget
Income				
36100 - Interest Income	11,141.11	4,000.00	7,141.11	278.5%
31730 - State of Tenn Gas Tax	25,759.99	29,000.00	-3,240.01	88.8%
Other Financing Source / Uses				
48500 - Transfer frm Gen. Fund	37,500.00	50,000.00	-12,500.00	75.0%
Total Other Financing Source / Uses	37,500.00	50,000.00	-12,500.00	75.0%
Total Income	74,401.10	83,000.00	-8,598.90	89.6%
Expense				
43100 - Street Aid Expenses				
329 - Miscellaneous	0.00	16,623.00	-16,623.00	0.0%
900 - Capital Outlay	253,604.25	253,607.00	-2.75	100.0%
510 - Insurance	922.71	630.00	292.71	146.5%
765 - Hwy & Street Permit Bond	100.00			
260 - Repairs & Maintenance	6,285.51	7,000.00	-714.49	89.8%
247 - Street & Traffic Lights	15,348.16	18,670.00	-3,321.84	82.2%
248 - Contract Labor - Mowing	4,500.00	9,500.00	-5,000.00	47.4%
254 - Engineering	6,239.50	4,000.00	2,239.50	156.0%
342 - Signs	805.02	600.00	205.02	134.2%
Total 43100 - Street Aid Expenses	287,805.15	310,630.00	-22,824.85	92.7%
Total Expense	287,805.15	310,630.00	-22,824.85	92.7%
Net Income	-213,404.05	-227,630.00	14,225.95	93.8%

7:23 AM
06/18/26
Accrual Basis

Debt Service Fund
Balance Sheet
As of May 31, 2026

	May 31, 26
ASSETS	
Current Assets	
Checking/Savings	
Apex Bank - Checking	49,319.79
LGIP - Debt Service	277,255.71
Total Checking/Savings	326,575.50
Total Current Assets	326,575.50
TOTAL ASSETS	326,575.50
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Due to General Fund	-20.00
Total Other Current Liabilities	-20.00
Total Current Liabilities	-20.00
Total Liabilities	-20.00
Equity	
Retained Earnings	447,388.42
Net Income	-120,792.92
Total Equity	326,595.50
TOTAL LIABILITIES & EQUITY	326,575.50

7:24 AM
06/18/26
Accrual Basis

Debt Service Fund Profit & Loss May 2026

	May 26	Jul '25 - May 26
Ordinary Income/Expense		
Income		
36100 - Interest Income	862.88	8,604.08
Total Income	862.88	8,604.08
Expense		
219 - Emergency Comm Radios	0.00	16,371.00
555 - Bank Fees	0.00	0.00
679 - USDA \$722,200	0.00	28,910.00
680 - USDA \$3,777,800	0.00	141,177.00
681 - USDA \$2,009,600	0.00	95,939.00
Total Expense	0.00	282,397.00
Net Ordinary Income	862.88	-273,792.92
Other Income/Expense		
Other Income		
36961 - Transfer from General	0.00	153,000.00
Total Other Income	0.00	153,000.00
Net Other Income	0.00	153,000.00
Net Income	862.88	-120,792.92

7:24 AM

06/18/26

Accrual Basis

Debt Service Fund
Profit & Loss Budget vs. Actual
July 2025 through May 2026

	Jul '25 - May 26	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
36100 - Interest Income	8,604.08	5,000.00	3,604.08	172.1%
Total Income	8,604.08	5,000.00	3,604.08	172.1%
Expense				
219 - Emergency Comm Radios	16,371.00	16,371.00	0.00	100.0%
555 - Bank Fees	0.00			
679 - USDA \$722,200	28,910.00			
680 - USDA \$3,777,800	141,177.00	170,087.00	-28,910.00	83.0%
681 - USDA \$2,009,600	95,939.00	95,939.00	0.00	100.0%
Total Expense	282,397.00	282,397.00	0.00	100.0%
Net Ordinary Income	-273,792.92	-277,397.00	3,604.08	98.7%
Other Income/Expense				
Other Income				
36961 - Transfer from General	153,000.00	204,000.00	-51,000.00	75.0%
Total Other Income	153,000.00	204,000.00	-51,000.00	75.0%
Net Other Income	153,000.00	204,000.00	-51,000.00	75.0%
Net Income	-120,792.92	-73,397.00	-47,395.92	164.6%

7:30 AM
06/18/26
Accrual Basis

Capital Projects Fund
Balance Sheet
As of May 31, 2026

	May 31, 26
ASSETS	
Current Assets	
Checking/Savings	
Apex Bank - Money Market 6954	20,787.50
Apex Bank Checking - 6059	58,836.89
LGIP - Capital Projects	223,185.27
Total Checking/Savings	302,809.66
Other Current Assets	
Due from Sewer Fund	-525.00
Total Other Current Assets	-525.00
Total Current Assets	302,284.66
TOTAL ASSETS	302,284.66
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Due to General Fund	49,729.57
Total Other Current Liabilities	49,729.57
Total Current Liabilities	49,729.57
Total Liabilities	49,729.57
Equity	
Retained Earnings	366,606.56
Net Income	-114,051.47
Total Equity	252,555.09
TOTAL LIABILITIES & EQUITY	302,284.66

7:30 AM
06/18/26
Accrual Basis

Capital Projects Fund
Profit & Loss
May 2026

	May 26	Jul '25 - May 26
Ordinary Income/Expense		
Income		
33400 - State Grants	0.00	1,000.00
36100 - Interest Income	700.35	8,056.43
Total Income	700.35	9,056.43
Expense		
9000 - Capital Projects		
909 - Grant Match TDOT & TAP	0.00	7,000.00
914 - General Government	7,000.00	13,489.00
915 - Parks Improvements	0.00	7,990.00
916 - Police Equipment	0.00	51,372.90
918 - Demo/Reuse Old PS Lot/Bld	0.00	43,256.00
Total 9000 - Capital Projects	7,000.00	123,107.90
Total Expense	7,000.00	123,107.90
Net Ordinary Income	-6,299.65	-114,051.47
Net Income	-6,299.65	-114,051.47

Capital Projects Fund

Profit & Loss Budget vs. Actual

July 2025 through May 2026

	Jul '25 - May 26	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
33400 - State Grants	1,000.00	1,200,000.00	-1,199,000.00	0.1%
36100 - Interest Income	8,056.43	5,000.00	3,056.43	161.1%
Total Income	9,056.43	1,205,000.00	-1,195,943.57	0.8%
Expense				
9000 - Capital Projects				
909 - Grant Match TDOT & TAP	7,000.00	1,376,500.00	-1,369,500.00	0.5%
914 - General Government	13,489.00	10,000.00	3,489.00	134.9%
915 - Parks Improvements	7,990.00	225,000.00	-217,010.00	3.6%
916 - Police Equipment	51,372.90	63,550.00	-12,177.10	80.8%
918 - Demo/Reuse Old PS Lot/Bld	43,256.00	260,900.00	-217,644.00	16.6%
919 - Radar Detection Poles	0.00	10,280.00	-10,280.00	0.0%
Total 9000 - Capital Projects	123,107.90	1,946,230.00	-1,823,122.10	6.3%
Total Expense	123,107.90	1,946,230.00	-1,823,122.10	6.3%
Net Ordinary Income	-114,051.47	-741,230.00	627,178.53	15.4%
Other Income/Expense				
Other Income				
36961 - Transfer from GF	0.00	450,000.00	-450,000.00	0.0%
Total Other Income	0.00	450,000.00	-450,000.00	0.0%
Net Other Income	0.00	450,000.00	-450,000.00	0.0%
Net Income	-114,051.47	-291,230.00	177,178.53	39.2%

City of Eagleville Sewer Fund
Balance Sheet
As of May 31, 2026

	May 31, 26
ASSETS	
Current Assets	
Checking/Savings	
LGIP Investment Act	342,185.48
Wilson Bank - Money Market	274,626.99
101 · Wilson Bank & Trust	231,588.12
Total Checking/Savings	848,400.59
Accounts Receivable	
Allowance for Doubtful Accounts	-2,283.18
11000 · *Accounts Receivable	27,883.95
Total Accounts Receivable	25,600.77
Total Current Assets	874,001.36
Fixed Assets	
151 · Land	72,385.00
155 · Sewer Plant in Service	3,802,455.30
161 · Accumulated Depreciation	-842,351.71
170 · Construction in Progress	70,000.00
Total Fixed Assets	3,102,488.59
TOTAL ASSETS	3,976,489.95
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Due to Capital Projects Fund	-525.00
141 · Due to General Fund	44,574.66
211 · Accounts Payable Accrual	4,994.56
Total Other Current Liabilities	49,044.22
Total Current Liabilities	49,044.22
Long Term Liabilities	
251 · Bonds Payable USDA 2013	1,340,408.75
252 · Bonds Payable USDA 2015	121,708.25
Total Long Term Liabilities	1,462,117.00
Total Liabilities	1,511,161.22
Equity	
301 · Retained Earnings	2,421,506.48
Net Income	43,822.25
Total Equity	2,465,328.73
TOTAL LIABILITIES & EQUITY	3,976,489.95

7:34 AM

06/18/26

Accrual Basis

City of Eagleville Sewer Fund

Profit & Loss

May 2026

	May 26	Jul '25 - May 26
Ordinary Income/Expense		
Income		
37120 · Utility Income	21,859.68	223,489.51
37191 · Late Payment Penalty	280.59	2,791.26
37296 · Application Fees	0.00	500.00
Total Income	22,140.27	226,780.77
Expense		
52200 · Sewer Expenses		
259 · Profess Services (Grant)	4,537.33	15,124.44
241 · Electrical	1,170.72	10,426.32
254 · Engineering Services	0.00	-525.00
260 · Operation & Maintenance Charges	4,994.56	57,856.24
322 · Step Inspections	199.25	261.50
510 · Insurance	0.00	8,398.90
580 · Depreciation Expense	7,208.78	79,296.58
Total 52200 · Sewer Expenses	18,110.64	170,838.98
Total Expense	18,110.64	170,838.98
Net Ordinary Income	4,029.63	55,941.79
Other Income/Expense		
Other Income		
36100 · Interest Income	1,953.88	22,024.46
Total Other Income	1,953.88	22,024.46
Other Expense		
898 · Bond Interest	3,104.00	34,144.00
Total Other Expense	3,104.00	34,144.00
Net Other Income	-1,150.12	-12,119.54
Net Income	2,879.51	43,822.25

7:35 AM

06/18/26

Accrual Basis

City of Eagleville Sewer Fund
Profit & Loss Budget vs. Actual
July 2025 through May 2026

	Jul '25 - May 26	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
37120 · Utility Income	223,489.51	224,000.00	-510.49	99.8%
37191 · Late Payment Penalty	2,791.26	2,700.00	91.26	103.4%
37296 · Application Fees	500.00	7,500.00	-7,000.00	6.7%
Total Income	226,780.77	234,200.00	-7,419.23	96.8%
Expense				
52200 · Sewer Expenses				
256 - Audit Fees	0.00	2,500.00	-2,500.00	0.0%
259 - Profess Services (Grant)	15,124.44	8,000.00	7,124.44	189.1%
241 · Electrical	10,426.32	13,000.00	-2,573.68	80.2%
254 · Engineering Services	-525.00	10,000.00	-10,525.00	-5.3%
258 · Permit Fees	0.00	1,000.00	-1,000.00	0.0%
260 · Operation & Maintenance Charges	57,856.24	60,000.00	-2,143.76	96.4%
261 · Grounds Maintenance	0.00	3,000.00	-3,000.00	0.0%
299 · Misc	0.00	1,000.00	-1,000.00	0.0%
322 · Step Inspections	261.50	2,500.00	-2,238.50	10.5%
510 · Insurance	8,398.90	5,500.00	2,898.90	152.7%
580 · Depreciation Expense	79,296.58	89,000.00	-9,703.42	89.1%
800 · Delinquency/Writeoffs	0.00	1,000.00	-1,000.00	0.0%
Total 52200 · Sewer Expenses	170,838.98	196,500.00	-25,661.02	86.9%
Total Expense	170,838.98	196,500.00	-25,661.02	86.9%
Net Ordinary Income	55,941.79	37,700.00	18,241.79	148.4%
Other Income/Expense				
Other Income				
31021 - Grant Income	0.00	161,000.00	-161,000.00	0.0%
36100 · Interest Income	22,024.46	25,000.00	-2,975.54	88.1%
37195 · Capacity Fee	0.00	150,000.00	-150,000.00	0.0%
Total Other Income	22,024.46	336,000.00	-313,975.54	6.6%
Other Expense				
898 · Bond Interest	34,144.00	37,248.00	-3,104.00	91.7%
Total Other Expense	34,144.00	37,248.00	-3,104.00	91.7%
Net Other Income	-12,119.54	298,752.00	-310,871.54	-4.1%
Net Income	43,822.25	336,452.00	-292,629.75	13.0%

Developmental Impact Fund
Balance Sheet
As of May 31, 2026

May 31, 26

ASSETS

Current Assets

Checking/Savings

Volunteer Bank - 6028 37,798.36

Total Checking/Savings 37,798.36

Total Current Assets 37,798.36

TOTAL ASSETS 37,798.36

LIABILITIES & EQUITY

Equity

Restricted for Park Facilities 10,417.00

Restricted for Park Land 1,706.00

Restricted for Police Facilities 1,475.00

Restricted for for Police Vehicles 2,003.00

Restricted for Fire Facilities 5,342.00

Restricted for Fire Apparatus 16,558.00

Restricted for Development 297.36

Total Equity 37,798.36

TOTAL LIABILITIES & EQUITY 37,798.36

7:37 AM
06/18/26
Accrual Basis

Developmental Impact Fund
Profit & Loss
May 2026

	May 26	Jul '25 - May 26
Income		
34191 - Impact Fees - Res.	0.00	36,297.00
34192 - Impact Fees - Nonres	0.00	1,204.00
36100 - Interest Earnings	97.35	297.36
Total Income	97.35	37,798.36
Expense	0.00	0.00
Net Income	97.35	37,798.36

Item 8)

Department Reports:

- City Recorder
- Financial/Management Consultant
- Fire Department
- Parks Department
- Police Department



City Recorder's Report

TO: MAYOR AND COUNCIL

FROM: CITY RECORDER

June has been exceptionally busy with annexation notices, maturing CDs and all that goes with year-end tasks and reports.

Earlier this month, I was fortunate to attend the Tennessee Association of Municipal Clerks and Recorders (TAMCAR) Regional meeting. It was a concise and well-organized presentation on the life cycle of records. It brought clarity to Tennessee's Records Retention laws.

All posting and notification requirements for the annexation hearing regarding Parcel #120.02300 (formerly the Moore property) have been completed.

The City's CDs are maturing today and next month. I have negotiated with Apex Bank to renew them at 4% for another 12 months.

The Recruitment and Retention grant for Interim Police Chief Joshua Silva-Bieber has been received. This is his second disbursement.

Parks Director Will Vaughn and I met to begin preparations to submit a Property Conservation Grant application to PE Partners in July to help fund solar lighting for the park. It appears that the City has moved up to tier 3 and could qualify for up to \$2,500 in grant funds.

This week, I attended the Summary of Public Acts 2026 presented by MTAS. There is a great deal of impactful legislation this year. One, in particular, is the change to Citizen's Comments for open meetings. The public may comment on **any** matter germane to the City; not just agenda items. However, the City may still cap the time the person has to speak and the amount of time allowed for overall public comment.

Additionally, the Tennessee Advisory Commission on Intergovernmental Relations (TACIR) has been directed to study the requirement to post notices in a physical newspaper of general circulation, to ascertain whether it is still the best way to reach the public. The findings could impact how the City provides notices to the public.

Christina Rivas
City Recorder

June 25, 2026





JASON E. MUMPOWER
Comptroller

June 5, 2026

Honorable Chad Leeman, Mayor
and Honorable Councilmembers
City of Eagleville
108 South Main Street
Eagleville, TN 37060

Dear Mayor Leeman and Councilmembers:

This letter acknowledges receipt of a certified copy of the fiscal year 2027 budget.

We have reviewed the budget and have determined that projected revenues and other available funds are sufficient to meet anticipated expenditures. Our review of the budget is based solely on the information we have received. With regard to programs included in the budget such as education, roads, and corrections, we have not attempted to determine that the local government has complied with specific program statutes or guidelines, or with any financing requirements prescribed by any state or federal agency. Please note local officials are required to ensure the budget remains balanced throughout the fiscal year and that all maintenance of effort requirements are met – our office has not reviewed or approved any maintenance of effort programs in this budget. Budget amendments must be uploaded to our online portal for formal acknowledgement after they are approved by the local governing body: tncot.cc/budget-submission.

This letter constitutes approval, by this office, for the City's fiscal year 2027 budget as adopted by the City's governing body.

Budget Considerations

During our review of the budget we identified the following items for your attention.

Certified Tax Rate

Because the county is currently undergoing reappraisal and the Certified Tax Rate (CTR) has not yet been finalized by the Tennessee State Board of Equalization, the governing body adopted the FY 2027 budget prior to adoption of a property tax rate. The budgeted property tax revenue estimate is based on prior-year collections together with estimated revenue attributable to new growth in the tax base. The governing body has indicated its intent to adopt the certified tax rate once finalized and to make any necessary budget adjustments at that time. Following adoption of the final tax levy, the entity should provide notice to the Division of Local Government Finance by submitting any required budget amendment and supporting documentation through the Comptroller's budget portal.

June 5, 2026
City of Eagleville

If you should have questions or need assistance, please refer to our online resources or feel free to contact your financial analyst, Meghan Denson, at 615.747.5379 or Meghan.Denson@cot.tn.gov.

Sincerely,



Steve Osborne, Assistant Director
Division of Local Government Finance



Meghan Denson, Senior Analyst
Division of Local Government Finance

cc: Ms. Cassie Edrington, Finance Officer, Eagleville
Ms. Hellyn Riggins, City Manager, Eagleville

SO:md

Fire Department Report – Eagleville Council Meeting 6/24/2026

Good Evening, Mayor and Council,

The following are calls responded to by EFD since the council meeting on 5/27/2026:

Total Calls - 20

12	EMS Calls
1	Fire Alarm
5	MVA's
1	Power lines down
1	Gas Leak

As we near the end of our 6th month, we've answered **168** calls for the year. Our average response time is **just over 5 minutes** For comparison, the National response time is **6 to 8 minutes**.

Congratulations to Reserve Volunteer FF Pete Anderson for completing his First Responder medical class. FF Anderson will be attending the TN State Fire Academy this fall in order to obtain his Commissioned FF1 and FF2.

Over the last month, we have welcomed two new FF's that are very excited to serve the citizens of our community.

We have finished with all of our annual apparatus annual maintenance, SCBA, pump, ladder and hose testing.

Our amazing group of Career and Reserve firefighters have achieved so much over the previous year, with hours and hours of training and great emergency outcomes. Lives have been saved because of them!

We thank each of you for the support of our Fire Department. If you have any questions, please reach out at any time.

Thank you,

J. Armstrong



City of Eagleville

Will Vaughn, Park Director

May Park Report

- Rentals for May
 - 2-Pavillion Rental
 - 0-Field Rental
- Park Board meeting in May
- Met with Kevin over issues at park.
- Was notified by CUD about a leak at the park. It was a leaky toilet which has been fixed.
- The Ball Club inquired about doing Incredible Ball and how much per team would go to the city. \$125 will go to the city and Ball Club agreed.
- Dirt taken off Eagleville High School softball field was offered to the park. All paperwork is in process to receive the dirt for the park. Still discussing the best place to store dirt so it does not run into the creek.
- Turned in cost for solar lights around the walking trail to Bob Lynch with PEPartners to see if grant money is available.
- New flags were ordered for the park and have been replaced.
- Several lights for the field will need to be replaced/repared once the season is over.

P.O. Box 68, 1019 Ronnie Hill Blvd., Eagleville, TN 37060

C: (615) 289-6896

mudcats1980@gmail.com www.EaglevilleTN.gov

This institution is an equal opportunity provider and employer



City of Eagleville

Joshuah Bieber, Chief of Police

Eagleville Police Department Report to City Council

6/25/2026

1. Officer Willis has been signed up for DUI Detection and Standardized Field Sobriety Testing (SFST), Identifying Medically Impaired Older Drivers, and the Child Passenger Safety Course.
2. For the upcoming Fourth of July holiday, Officer Willis and I will be patrolling throughout the city and monitoring for impaired drivers to help ensure public safety.
3. The City Manager and I have been conducting interviews over the past several days. We have met with six applicants and have four more interviews scheduled for this week.
4. I, Joshuah Bieber, will have my last day with the City of Eagleville on July 5, 2026. The City Manager has informed me that, following my departure, Officer Willis will serve as Interim Police Chief. For that reason, I have promoted her from Officer to Corporal, as she will be assuming my position and additional responsibilities.

Joshuah Bieber

P.O. Box 68, 259 North Main St., Eagleville, TN 37060

T: (615) 640-9612 C: (615) 203-2781

www.EaglevilleTN.gov

This institution is an equal opportunity provider and employer

RUTHERFORD COUNTY LIBRARY SYSTEM BOARD OF DIRECTORS

Called Meeting Minutes of Meeting Monday, May 18, 2026

MEMBERS PRESENT:

Allison Belt
John Curtis
Beth Duffield
Angela Frederick
Sam Huddleston
Dina Piazza
Susan Quesenberry
Lynn Reynolds
Darrell Thomas
Jeffrey Wiencek
Cody York

CALL TO ORDER:

The meeting was called to order by Cody York, chair, on Monday, May 18, 2026, at 5:00 pm at the Council Chamber of Murfreesboro City Hall.

WELCOME:

PUBLIC COMMENTS (Agenda and Non-Agenda items): Three (3) Rutherford County residents and library card holders spoke during the public comment period: Colin Willumson and Tatiana Silvas (for agenda items), and Josh Walker (non-agenda items).

APPROVAL OF MINUTES OF MEETING

- April 20, 2026
- March 30, 2026

Ms. Duffield made a motion to approve both Minutes of Meeting as presented. Mr. Wiencek seconded. All present voted "aye". Motion approved.

ELECTION OF OFFICERS (JULY 1, 2026 – JUNE 30, 2027):

- Chair – Nominations were made for Mr. Huddleston by Ms. Quesenberry, and Ms. Frederick by Ms. Belt. A roll call vote was taken.

	Name	Mr. Huddleston	Ms. Frederick
1	Belt, Allison		√
2	Curtis, John	√	
3	Duffield, Beth	√	
4	Frederick, Angela		√
5	Huddleston, Sam	√	
6	Piazza, Dina	√	
7	Quesenberry, Susan	√	
8	Reynolds, Lynn		√
9	Thomas, Darrell	√	
10	Wiencek, Jeffrey	√	
11	York, Cody	√	
	TOTAL	8	3

Mr. Huddleston was elected Chair.

- Vice-Chair – Nominations were made for Mr. Wiencek by Ms. Duffield, and Ms. Frederick by Ms. Reynolds. A roll call vote was taken.

	Name	Mr. Huddleston	Ms. Frederick
1	Belt, Allison		√
2	Curtis, John	√	
3	Duffield, Beth	√	
4	Frederick, Angela		√
5	Huddleston, Sam	√	
6	Piazza, Dina	√	
7	Quesenberry, Susan	√	
8	Reynolds, Lynn		√
9	Thomas, Darrell	√	
10	Wiencek, Jeffrey	√	
11	York, Cody	√	
	TOTAL	8	3

Mr. Wiencek was elected Vice-Chair.

- Treasurer: Ms. Duffield was nominated by Ms. Belt. There were no other nominations.

Ms. Duffield was elected Treasurer by acclamation.

- Secretary: Nominations were made for Ms. Quesenberry by Mr. Huddleston, Ms. Frederick by Ms. Belt, and Ms. Reynolds nominated herself. A roll call vote was taken.

	Name	Ms. Quesenberry	Ms. Frederick	Ms. Reynolds
1	Belt, Allison			√
2	Curtis, John	√		
3	Duffield, Beth	√		
4	Frederick, Angela			√
5	Huddleston, Sam	√		
6	Piazza, Dina	√		
7	Quesenberry, Susan	√		
8	Reynolds, Lynn			√
9	Thomas, Darrell	√		
10	Wiencek, Jeffrey	√		
11	York, Cody	√		
	TOTAL	8	0	3

Ms. Quesenberry was elected Secretary.

- Facilities Maintenance Liaison: Ms. Belt was nominated by Ms. Piazza. There were no other nominations.

Ms. Belt was elected Facilities Maintenance Liaison by acclamation.

COLLECTION DEVELOPMENT POLICY APPROVAL

- PM201 – Borrowing Privileges.
Mr. Huddleston made a motion to add the words “as borrowers” between “RCLS employees” and “are responsible...” to read “RCLS employees, **as borrowers**, are responsible for any lost or damaged items.” Ms. Reynolds seconded. All present voted “aye”. Motion adopted.

Mr. Huddleston made a motion to approve PM 201 – Borrowing Privileges as amended. Ms. Quesenberry seconded. A roll call vote was taken.

	Name	YES	NO
1	Belt, Allison	√	
2	Curtis, John	√	
3	Duffield, Beth	√	
4	Frederick, Angela	√	
5	Huddleston, Sam	√	

6	Piazza, Dina	√	
7	Quesenberry, Susan	√	
8	Reynolds, Lynn	√	
9	Thomas, Darrell	√	
10	Wiencek, Jeffrey	√	
11	York, Cody	√	
	TOTAL	11	

Motion passed.

- PM 400 – RCLS Collection Development Policy
Mr. Huddleston made a motion fixing minor errors: Page 2 under Selection Principles - “ready” to “reading” and “provide and appropriate number of copies” to “Provide an appropriate number of copies.” Ms. Quesenberry seconded. All present voted “aye”.
Motion passed.

Mr. Huddleston made a motion to approve PM 400 as amended. Mr. Wiencek seconded. A roll call vote was taken.

	Name	YES	NO
1	Belt, Allison	√	
2	Curtis, John	√	
3	Duffield, Beth	√	
4	Frederick, Angela	√	
5	Huddleston, Sam	√	
6	Piazza, Dina	√	
7	Quesenberry, Susan	√	
8	Reynolds, Lynn	√	
9	Thomas, Darrell	√	
10	Wiencek, Jeffrey	√	
11	York, Cody	√	
	TOTAL	11	

Motion passed.

- PM 401 – RCLS Selection Criteria
Mr. Huddleston recommended the following addition/edits/correction to the policy:
 - Adding “library card” at the end of the sentence: “Parents or legal guardians assume responsibility for any library materials their children borrow on a juvenile or teen.”
 - TCA Code correction on the Age-Appropriate Materials Act – it should be 49-6-3803.

- Changing the word “**children’s**” collection to “**juvenile**” collection for consistency with the rest of the policy.
- Adding the words “and/or professional reviewers, and staff judgment” on the paragraph about recommended age ranges in addition to publisher recommendations.

Mr. Thomas seconded.

Ms. Frederick corrected the word: “library canon” to “literary canon”. Ms. Reynolds seconded.

All present voted “aye” to all the amendments. Motion passed.

Let the Minutes reflect that Ms. Frederick expressed opposition to the inclusion of the Age Appropriate Materials Act (AAMA) in this section of the policy.

Mr. Huddleston made a motion to approve PM 401 as amended. Mr. Thomas seconded. A roll call vote was taken.

	Name	YES	NO
1	Belt, Allison		√
2	Curtis, John	√	
3	Duffield, Beth	√	
4	Frederick, Angela		√
5	Huddleston, Sam	√	
6	Piazza, Dina	√	
7	Quesenberry, Susan	√	
8	Reynolds, Lynn		√
9	Thomas, Darrell	√	
10	Wiencek, Jeffrey	√	
11	York, Cody	√	
	TOTAL	8	3

Motion passed.

- PM 405 – Print and Media Collection.

Mr. Huddleston made a motion to strike or delete PM 405 policy in its entirety because its content is covered in PM 400 and PM 401. Mr. Thomas seconded. A roll call vote was taken.

	Name	YES	NO
1	Belt, Allison	√	
2	Curtis, John	√	
3	Duffield, Beth	√	

4	Frederick, Angela	√	
5	Huddleston, Sam	√	
6	Piazza, Dina	√	
7	Quesenberry, Susan	√	
8	Reynolds, Lynn	√	
9	Thomas, Darrell	√	
10	Wiencek, Jeffrey	√	
11	York, Cody	√	
	TOTAL	11	

Motion passed.

- PM 406 – Non-Circulating Collection

Mr. Huddleston made a motion to approve PM 406 as presented. Ms. Piazza seconded. A roll call vote was taken.

	Name	YES	NO
1	York, Cody	√	
2	Wiencek, Jeffrey	√	
3	Thomas, Darrell	√	
4	Reynolds, Lynn	√	
5	Quesenberry, Susan	√	
6	Piazza, Dina	√	
7	Huddleston, Sam	√	
8	Frederick, Angela	√	
9	Duffield, Beth	√	
10	Curtis, John	√	
11	Belt, Allison	√	
	TOTAL	11	

Motion passed.

- PM TBD – Library of Things

Mr. Huddleston made a motion for the following amendment/changes”

- to assign PM 414 for this new policy to avoid having to constantly renumber or edit existing policies every time they add or remove one.
- removed inconsistent “the library” phrasing and standardized references to “RCLS” throughout this policy.
- on section (f), add “borrowing patron” to read: “Only the **borrowing patron** is authorized to use the Thing.”
- on section (k), replace “Library” with “RCLS” and add “and removal” to read: **RCLS** branches may vary in selection and **removal** of Things for their collections.

Ms. Piazza seconded. All present voted “aye”. Motion approved.

Mr. Huddleston made a motion to approve PM 414 – Library of Things as amended. Ms. Piazza seconded. A roll call vote was taken.

	Name	YES	NO
1	Belt, Allison	√	
2	Curtis, John	√	
3	Duffield, Beth	√	
4	Frederick, Angela	√	
5	Huddleston, Sam	√	
6	Piazza, Dina	√	
7	Quesenberry, Susan	√	
8	Reynolds, Lynn	√	
9	Thomas, Darrell	√	
10	Wiencek, Jeffrey	√	
11	York, Cody	√	
	TOTAL	11	

Motion passed.

SEARCH COMMITTEE REPORT:

Ms. Quesenberry reported the committee met on the morning of May 18, 2026. The committee discussed:

- The job description for the upcoming Executive Director position
- Where to post the job announcement
- Salary range suggestions

She also reported that Ms. Duffield and Ms. Belt will revise the job description. The committee plans to meet again on May 28, 2026 to finalize the description so the full Board can review and approve it prior to the next board meeting.

OTHER MATTERS:

A motion was made by Mr. Huddleston to suspend the rules to allow Kate Huddleston from the Regional Library System to address the Board. The motion was seconded by Mr. Thomas and carried by unanimous vote.

- Ms. Huddleston presented certificates to the following individuals:
 - Corbin Hoffman and Emma Pitts, in recognition of completing 10 hours of Core Competencies training.
 - Ms. Duffield, in recognition of completing the Tennessee Trustee Certification Program.

Following the presentation from Ms. Huddleston, the Board proceeded under its regular rules of order.

- Linebaugh Library Flooring Project: Ms. Belt presented the project to the Board to replace carpet in Linebaugh Public Library which have there for almost 20 years. Ms. Barrett submitted an Invitation to Bid and received two (2) bids from:
 - Arche Construction - \$272,390.00
 - Rice Construction - \$115,625.00

After conducting due diligence, Ms. Belt recommended awarding the project to Rice Construction, citing their significant experience with library stack moving, prior work at Murfreesboro City Hall and other county facilities, and overall lower cost.

Mr. Huddleston made a motion to award the contract to Rice Construction at a total budgeted amount of \$130,000 (including contingency), with funding from the Linebaugh's money market account that were encashed. Ms. Reynolds seconded. A roll call vote was taken

	Name	YES	NO
1	Belt, Allison	√	
2	Curtis, John	√	
3	Duffield, Beth	√	
4	Frederick, Angela	√	
5	Huddleston, Sam	√	
6	Piazza, Dina	√	
7	Quesenberry, Susan	√	
8	Reynolds, Lynn	√	
9	Thomas, Darrell	√	
10	Wiencek, Jeffrey	√	
11	York, Cody	√	
	TOTAL	11	

Motion passed.

- Budget Report: 2026–2027
The City of Murfreesboro and Rutherford County funding recommendations are still in process and are expected by early June; health insurance renewal was negotiated down to an approximate 7% (we budgeted 8%) contingent on moving dental and vision to Cigna. A Budget & Finance Committee meeting will be scheduled in June to finalize a recommended 2026–2027 operating budget for board approval in July.
- Archie's Promise Vending Machine:
Ms. Quesenberry expressed concern about vending machines and their contents in the women's restroom at Linebaugh Library, noting that such items are available through the nearby Rutherford County Health Department and suggesting they may encourage increased use of the restrooms by homeless individuals. Mr. York requested that Mr.

Coutcher investigate how the machines and products were installed and report his findings back to the Board.

- Ms. Frederick recognized Cassandra Taylor for earning her MSIS from the University of Tennessee. The board discussed establishing a more formal recognition of staff education and professional achievements.

Ms. Duffield made a motion for the board hosting a reception 1-hour prior to the June 1 board meeting, and annually at June meetings thereafter, to recognize employees who have completed higher degrees, certifications, or other professional credentials, with staff families invited. Mr. Thomas seconded. All present voted “aye”. Motion passed.

ADJOURNMENT:

The meeting adjourned at 6:15 pm.

Approved by:

**Susan Quesenberry
Secretary, RCLS Board**

/eab

Item 9) City Manager's Report



City of Eagleville

June 23, 2026

To the City Manager, Mayor, and City Council,

Please accept this letter as my formal notice of resignation from my position with the Police Department. My last day of employment will be July 5, 2026.

It has been an honor to serve this community and be a part of this department. I am thankful for the opportunity to have served as Acting Chief over the past two months. While it came with challenges, it was an experience I truly appreciated and one that allowed me to grow both personally and professionally.

I am grateful for the support and trust I have received during my time with the department. I would especially like to thank the City Manager for the guidance, mentorship, and encouragement provided to me during my time serving in this role. Their support has been meaningful and has helped me continue to develop as a leader.

I am proud of the work we have done and the relationships I have built along the way. I will always appreciate the opportunity to serve this community and work with those who are committed to making it a better place.

I will do everything I can during my remaining time to help ensure a smooth transition.

Thank you again for the opportunity to serve. I wish the City, the department, and everyone involved continued success moving forward.

Respectfully,

Joshuah Silva-Bieber
Acting Chief of Police

P.O. Box 68, 259 North Main St., Eagleville, TN 37060

T: (615) 640-9612 C: (615) (615) 238-1699

jsilva-bieber@eaglevilletn.gov www.EaglevilleTN.gov

This institution is an equal opportunity provider and employer

Item 10a) Ordinance 2026-009 Amend 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 d	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 11a) 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 Eagleville 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, usually through a third-party manager.
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 11b) Ordinance 2026-007 Establish Tax Levy for Fiscal Year 2026-2027

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: _____



JASON E. MUMPOWER
Comptroller

June 16, 2026

Honorable Chad Leeman
Mayor, City of Eagleville
108 South Main Street
P.O. Box 68
Eagleville, TN 37060

Re: Certified tax rate

Dear Mayor Leeman:

We concur in your calculation of the city certified tax rate of \$0.3093. The city may proceed to formally determine the certified rate and then adopt the actual 2026 tax rate if the actual rate will not exceed the certified rate as determined. If the certified rate must be exceeded, refer to our step-by-step instructions available through the assessor. It is especially important that any notice of intent to exceed the certified rate be published in the proper form.

Sincerely,

A handwritten signature in blue ink, appearing to read "E. R. Pope", followed by a horizontal line.

Mr. E. Robin Pope
Executive Secretary
State Board of Equalization

c: Rob Mitchell, Assessor of Property
Hellyn Riggins, City Manager

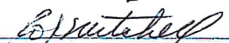
COUNTY
Eagleville (227)

JURISDICTION
City

TAX YEAR
2026

	Current Year	Prior Year
1. Appraisal Ratio	1.0000	0.8462
2. Total locally assessed Real Property	\$ 64,952,411	\$ 48,301,374
(Less new real)	\$ (302,145)	
3. Total assessed value of tangible Personal Property	\$ 4,634,180	\$ 3,911,762
(Less new personal)	\$ (784,554)	
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

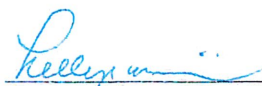
Rob Mitchell
Print Name

6-12-2026 Date


Signature - County/City Mayor

Chad Leemman
Print Name

6/11/2026 Date


Signature - (Finance Officer, Treasurer, etc.)

Hellyn R. Riggins - CMFO
Print Name

6/11/2026 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.