

**Minutes of the
City Council Work Session
Eagleville City Hall, Eagleville, TN
Thursday, June 11, 2026– 7:00 PM**

1) MAYORS WELCOME and CALL TO ORDER

Mayor Chad Leeman called the meeting to order at 7:03 p.m.

2) ROLL CALL

The roll was called by City Recorder Christina Rivas.

PRESENT:

Mayor Chad Leeman
Vice Mayor William Tollett
Councilman Jason Blair
Councilman Craig Campbell
Councilman Ryan Edwards
Councilman Chris Hendrix

ABSENT:

Councilman Brandon Emamalie
Councilman Ryan Edwards

STAFF:

City Manager Hellyn Riggins
City Recorder Christina Rivas
Firefighter Chad Carson

Management Consultant Mike Walker
Fire Chief Jonathan Armstrong

GUEST:

Kim Storch Rob Molchan

3) DISCUSSION

a) **This item was removed from the agenda prior to the meeting.**

b) **Ordinance 2026-007 Establish the Tax Levy for Fiscal Year 2026-2027. (For First Reading on June 25, 2026)**

Financial Consultant Mike Walker informed Council that the assessed property values had been received from Rutherford County and that the rate was in keeping with the amount he had budgeted for in the coming fiscal year. He noted the following:

- Property values have increased from \$53M to \$69M.
- The City has confirmed with Rutherford County that the tax rate would be accepted.
- The tax rate will generate the same revenue as last year.
- The first reading for this ordinance will be conducted at the June 25, 2026 Regular Meeting.
- A Special Meeting will need to be called for the public hearing second reading on July 9, 2026 – the same night as Council's scheduled Work Session.

f) **Creation of Panel for Police Chief Recruitment. – The Mayor moved this Items 3f and 3g ahead of Item 3c.**

City Manager Hellyn Riggins stated her intent to create a panel to work with her to find the best candidate for the position of Police Chief. She stated that the panel would consist of City Attorney Stephen Aymett, Council Member Brandon Emamalie and herself. She explained that the three of them would choose a member from law enforcement to serve as the fourth panelist.

Mayor Leeman noted that the panel may proceed and that it is unnecessary to put this to a vote.

Ms. Riggins noted that Management Consultant Mike Walker would assist the panel.

g) Job Description of Police Chief.

City Manager Hellyn Riggins informed Council that the current job description predates her employment with the City. She stated her preference to have Council and the panel review the current job description and modify it.

Mayor Leeman stated that Council may send their recommendations/suggestions to Ms. Riggins.

Council Member Jason Blair asked whether Council would meet prior to approval of the job description. Ms. Riggins stated that the item could be agendaized for a Work Session prior to a vote at a Regular Meeting.

c) Review Planning Commission's Recommendations Regarding Ordinance 2026-004 Zoning Amendment for Parcel #120.02300. (For First Reading on June 25, 2026)

City Manager Hellyn Riggins noted that Kim Storch of Pulte Homes and Rob Molchan of SEC were in the audience.

Ms. Riggins stated that the Planning Commission recommended in favor of this item with the following exceptions:

- The minimum roof pitch would be 6/12.
 - The minimum pitch for a secondary roof would be 3.5/12. This includes extensions of the main living area at the rear of the house.
 - An attached garage may have a 3.5/12 roof pitch.
- City Engineer Will Owen added to the Plan of Services that the Pulte Homes must submit to the City their plan for a Septic Tank Effluent Pump (STEP) System.
 - The City must approve their sewer plan prior to Pulte's submittal to Tennessee Department of Environment and Conservation (TDEC).
- Aesthetics were added which require stone or brick to be used in addition to cement fiber board.

d) Review of Planning Commission's Recommendation to Future City Parking Lot.

City Manager Hellyn Riggins stated that the Planning Commission was in favor of the moving forward with the parking lot.

e) Discussion of Possible Sign on Silo at Smyrna Ready Mix.

City Manager Hellyn Riggins requested Council's thoughts and suggestions for this item. She stated that they could email her, as she needed to respond to Smyrna Ready Mix. Ms. Riggins noted that she would bring this forward on a future agenda to finalize.

h) Ordinance 2026-009 An Ordinance Amending Ordinance 2023-009 to Establish a New Fee Schedule for The City of Eagleville, Thereby Rescinding All Prior Fee Schedules Referenced in Ordinance 2023-009. (For Second Reading on June 25, 2026)

City Manager Hellyn Riggins stated that Council will vote on this item at the next Regular Meeting. She noted that she may bring this item back for reconsideration if the County changes their fees. She noted that she tries to keep fees in line with Rutherford County's fee schedule.

i) Review of Fee Calculations.

City Manager Hellyn Riggins informed Council that the new statute regarding fee calculations takes effect in July. She noted that hourly staff rates and the amount of time spent on various services were calculated and averaged to determine each fee. She explained that some fees can fluctuate, for example, if the City Engineer must spend additional time on certain projects, the cost for the service could increase steeply. Ms. Riggins noted that a clause was added to allow for adjustments.

Financial Consultant Mike Walker noted that the fees, though increased, do not fully cover the cost to perform the tasks.

4) ADJOURNMENT

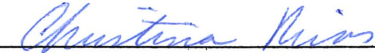
Mayor Leeman confirmed there was no further business and adjourned the meeting at 7:25 p.m.

Approved by:



Mayor Chad Leeman

Submitted by:



City Recorder Christina Rivas

Date minutes approved: July 23, 2026