

**Minutes of the
City Council Work Session
Eagleville City Hall, Eagleville, TN
Thursday, March 12, 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 Ryan Edwards
Councilman Brandon Emamalie
Councilman Chris Hendrix

ABSENT:

Councilman Jason Blair
Councilman Craig Campbell

STAFF:

City Manager Hellyn Riggins
City Recorder Christina Rivas
Corporal Joshua Silva-Bieber

Management Consultant Mike Walker
Fire Chief Jonathan Armstrong

GUEST:

Jonathan Tomlinson	Porter Tomlinson	Aws Ahmed	Nathan ?
Kim Storch	Chris Bellenfant		

3) DISCUSSION

a) Eagle Scout Project Proposed for Ronnie Hill Memorial Park by Brenden Tomlinson.

Eagle Candidate Brenden Tomlinson presented his proposal for his Eagle Scout project, which is to install exercise equipment at Eagleville's Ronnie Hill Memorial Park. He stated that he had three options to consider, however due to space and budget constraints, he recommended the third option. He noted the following:

- He would raise the funds required for the project.
- His proposal would give walkers more options for exercise.
- The proposed budget is \$5,367, for which he has a GoFundMe account to raise funds.
 - Should the City approve the project, he will begin fundraising.

City Manager Hellyn Riggins stated that the City has wanted to create an exercise trail, but lacked the funds.

Mayor Leeman inquired whether the project was insured. Mr. Tomlinson confirmed that the project would be insured.

Discussion noted the following:

- The equipment is made of steel and the benches would have cushions.

- The area's border is made of plastic.
- The equipment is commercial grade powder coated steel and molded plastic – the same materials used for commercial playground equipment.
- The timeframe is to begin construction at the end of May 2026, but Mr. Tomlinson is willing to pushback, if necessary.

Discussion culminated with Council requesting to bring this item to the March 26 Council meeting for a vote on the third option that was proposed. It was further requested that the City Manager forward this proposal to the Park Board Commissioners to elicit any questions they might have.

b) Review Recommendations of the Eagleville Planning Commission for Ordinance 2026-001 Zoning Amendments.

City Manager Hellyn Riggins informed Council that the first reading of this ordinance would take place at the March 26 Council meeting. She stated that this ordinance enacts zoning regulations for the property and conditions for annexation.

Ms. Riggins noted that Salem Creek Partnership could return in future to request commercial zoning designation for a portion of the property.

c) Review Recommendations of the Eagleville Planning Commission for Ordinance 2026-003 An Ordinance Amending TITLE 16, SECTION 16-112 of the EAGLEVILLE MUNICIPAL CODE: STREET ACCEPTANCE POLICY.

City Manager Hellyn Riggins stated that this item is being formalized at the recommendation of Management Consultant Mike Walker. She informed Council that a resolution accepting all of the streets in the City that identifies the City's responsibilities is forthcoming.

d) Planning Commission's Report Regarding Zoning Regulations for Recreational Vehicles.

City Manager Hellyn Riggins informed Council that the Planning Commission did not recommend creating new regulations for recreational vehicles at this time. She explained that the commission recommended that recreational vehicles be treated in the same manner as regular vehicles.

e) Review Petition and Plan of Services for Annexation of Parcel #120 02300.

City Manager Hellyn Riggins stated that this property is currently known as the Moore property, located at John Windrow Road and Highway 41A. She stated that Kim Storch of Pulte Group and Rob Molchan from Site Engineering Consultants (SEC) were present to answer any questions.

Ms. Riggins continued, informing Council that three resolutions would be presented in the coming weeks, should Council wish to pursue this petition. She noted that a sketch plat was in their packets.

f) Proposal for Repairing the Cap Stones at City Hall.

City Manager Hellyn Riggins informed Council that the stone façade around the base of City Hall is in need of repair, as it is allowing water to seep in. She stated that she wants to address this right away, before the wood rots. Ms. Riggins noted the following:

- Damaged rock would be replaced and the rocks would be resealed to the wood.
- Insulation would be added to the gap in the back of the building.

- Rice Construction, the company that conducted the demolition of the former public safety building, submitted a competitive bid for this project.

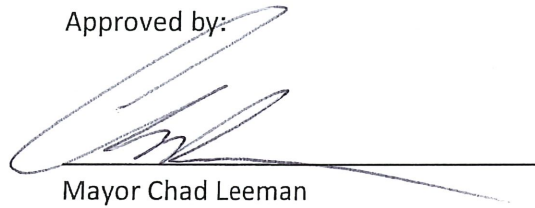
4) **NEW BUSINESS**

Management Consultant Mike Walker noted that the City had the capacity to address one-time expenditures in the current fiscal year, due to the fiscally sound year the City has experienced.

5) **ADJOURNMENT**

Mayor Leeman confirmed there was no further business and adjourned the meeting at 7:32 p.m.

Approved by:



Mayor Chad Leeman

Submitted by:


City Recorder Christina Rivas

Date minutes approved: May 28, 2026