

**Minutes of the
City Council Work Session
Eagleville City Hall, Eagleville, TN
Thursday, April 9, 2026– 7:00 PM**

1) MAYORS WELCOME and CALL TO ORDER

Mayor Chad Leeman called the meeting to order at 7:02 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
Police Chief David Brenser
Corporal Joshua Silva-Bieber

Management Consultant Mike Walker
Engineer Will Owen
Fire Chief Jonathan Armstrong

GUEST:

Jason Diehl Cale Cote

3) DISCUSSION

a) Downtown Eagleville Development

Mr. Cale Cote representing FlatRock Development Group Partners, presented his proposal. He stated that he felt that Eagleville should have a place where families could go and share a sense of community. He expressed his desire to partner with the City to bring this vision to fruition. He called the development, "The Horseshoe," due to its u-shape.

Mr. Cote proceeded to review points about the development plan:

- A large, green space would occupy the center as a place to gather; noting that children could run and play as vehicles would not be permitted in this area.
- The FlatRock site would be used as an entry point from Main Street.
- It would have an anchor restaurant with shops and kiosks.
- There would be a walkway to the green space to ensure no cars.
- The Horseshoe would also have a splash pad

Mr. Cote concluded that he would like to be part of a plan to develop the area.

Council opted to review the proposal and get back to them.

Vice Mayor William Tollett stated that the project looked futuristic and questioned why FlatRock felt that Eagleville could sustain 16 businesses.

Mr. Cote responded, citing that the wait time at Eagleville restaurants is an hour, which can be a deterrent to visiting the City. He stated that more availability will draw more people to the area. He noted that Eagleville restaurants do not take reservations, making the hour wait inevitable. Mr. Cote added that there is a lot of development in the area.

Discussion ensued noting the following:

- 500 new homes will soon be built, with more new homes coming to Triune.
- There is a demand for gym classes and other miscellaneous retail.
- The Horseshoe could have a second floor for residences.
 - This is more complex for utilities and septic systems.
- Restaurants require more sewer capacity.

b) Engineering Updates

City Engineer Will Owen apologized for missing the Council Retreat held on March 21.

Mr. Owen stated that the Sidewalk Improvement Project, which encompasses sidewalks from City Hall to Church Street, was progressing. He reminded Council that this project was partially funded by the Transportation Alternatives Program (TAP) Grant. He stated that he anticipates the construction plan to be approved by the Tennessee Department of Transportation (TDOT) by late summer 2026.

Multimodal Access Grant which addresses sidewalk repair/construction from north passed the fire hall at 307 North Main Street south to the intersection with Highway 99.

City Manager Hellyn Riggins stated that the City is on target and in good standing with TDOT.

Mayor Chad Leeman asked Mr. Owen for his comments on the proposed Horseshoe development.

Mr. Owen drew attention to the fact that the proposal is for development on City property. He stated that the developer would have to purchase, lease or enter into a joint venture with the City in order to do so, though he does not profess to be an expert in this scenario. He noted that the greatest concern is the risk that the new buildings could remain vacant. Mr. Owen further stated that if it became a popular attraction, it would be a boost for sales tax revenues.

Mayor Leeman asked whether Mr. Owen had seen a project such as this before.

Mr. Owen stated that it is larger than similar projects he has seen in cities with a larger tax base than Eagleville. He noted that to sustain this project, it would require patronage from outside the City to sustain it. Mr. Owen advised that the water infrastructure is sufficient and that a small loop from the Public Safety Center connecting to Allisona Road provides a good option to the intersection, which could help transportation, though a traffic study would be needed.

Management Consultant Mike Walker advised that a lawyer would be needed to write the contract.

Discussion noted the following:

- An appraisal of the property would be needed.
- Review the developer's track record.

- The Long-Range Committee recommends a market viability study should Council decide to move forward with this project.
- The former Coach T's Restaurant proved that the City could support a fourth restaurant
 - Most of the customers were from outside the City.

Mr. Owen addressed downtown parking, stating that he sought to pair layouts with budgetary constraints. He stated that he felt 25 to 35 parking spaces could be added in the new lot. He emphasized that these spaces are strictly for the City Hall parking lot and not the grass lot behind City Hall. He noted that 20 to 30 more parking spaces could be added to the back lot.

Mr. Owen asked Council to consider how much they want to invest in a temporary use, as the corner of Main Street and Allisona Road would likely be rezoned in the next 20 years.

Ms. Riggins explained that additional space is needed at City Hall and an area for Public Works will also be needed. She emphasized that a plan for City properties needed to be devised.

Council Member Brandon Emamalie noted that interest has been expressed to purchase the lot.

Mr. Owen stated that the City would not need to do anything more than list it. He noted, however that the underground tanks could be used as a negotiation tool by a potential buyer. He continued with the following points:

- Commercial land sales require a phase I study.
- The tanks could be considered an improvement for certain buyers.
- Parking in front of City Hall is in keeping with Main Street.
- Parking in the rear would increase cost as the grassy area would need to be leveled and paved.

c) 1. Ordinance 2026-005 Amendment to Fiscal Year 2025 2026 Budget

Management Consultant Mike Walker stated that this amendment is a special appropriation to the budget for the current fiscal year. He explained that Sales Tax revenues have been strong and that the City can afford this one-time expenditure.

Mr. Walker stated that the first reading of this ordinance would be held in April with the second reading in May. He noted that this amendment would include the following expenditures:

- \$200,000 for park improvements
- \$160,000 for parking lot improvements
- \$15,000 for City Hall improvements; \$7,000 of which was spent on repairing the stonework.

Mr. Walker informed Council that the amendment would include the State Street Aid (SSA) Fund, as the paving project in the New Town neighborhood cost more than anticipated.

2. Fiscal Year 2026-2027 Eagleville Budget

Mr. Walker informed Council that the recommended budget for Fiscal Year 2026-2027 would have its first reading at the Regular Meeting on April 23; noting that the City has a Fund Balance of \$2.2M. He proceeded to emphasize specific points in the proposed budget:

- Due to the City's dependence on sales tax from one business and the current uncertainty of the nation's economy, it is best to run the budget conservatively.
- Funds are safely invested in the Local Government Investment Pool (LGIP) and Certificates of Deposit, earning 3.65%.
- A separate statement will be issued noting that the tax rate has not yet been received from the Rutherford County Assessor's office yet. Once received, a separate ordinance will be created and brought before Council.
- 58% of the budget is derived from sales tax revenues.

Council Members suggested that more retail stores were needed.

Mr. Walker continued:

- The average salary increases, based on performance, would be 5%, noting the importance of keeping salaries up to be competitive.
 - 50% of the budget is designated for salaries, which is common.
- This year, phased increases to the Debt Service Fund for the Public Safety Center will begin. An additional \$20,000 will be added to the budget for this fund, bringing the total allocation to \$224,000.
 - The phased increases will better prepare the City to sustain debt service payments for the Public Safety Center
- Sidewalk improvements will largely be funded by grants; funds for the City's portion have been set aside.
- Road maintenance costs have increased substantially, and he recommended adding funds to the State Street Aid Fund to attain a fund balance of \$75,000.

Mr. Walker proceeded to review the proposed budget:

- The General Fund is \$2,049,815 with a target fund balance of \$2.2M.
- The Debt Service Fund is projected to have an ending fund balance of \$323,000 via an appropriation from the General Fund in order to pay the loans; otherwise, a new tax would need to be enacted.
- The Capital Fund is equipped to fund projects which qualify for grant reimbursements, thereby negating the need to borrow money to fund the projects until the reimbursement is received.
- The Sewer Fund does not have notable changes, though there are grants in progress for this fund.
- The Development Impact Fund is projected to have an ending fund balance of \$255,000, assuming that 20 houses will break ground in the new subdivisions.
- General Fund expenditures are anticipated at \$2,049,411, and the budget is balanced.
- The proposed budget is increased by 7.8%. This includes a 5.2% increase in salaries and benefits. The benefits will increase with the calendar year in January 2027.
- Increasing State Street Aid by \$25,000.
- Most increases are related to property maintenance and insurance.
- Contractual fees increased; primarily due to the Parks Department budget.
- Local Option Sales Taxes are projected to be \$1.3M in revenue for the current fiscal year and \$1.2M in the next fiscal year.

- Fire Chief Jonathan Armstrong negotiated with Rutherford County to increase their contribution for the Eagleville Fire Department's (EFD) assistance from \$90,000 to \$120,000, due to over 50% of the EFD's calls are in the County and outside city limits.
- State shared revenue estimates were conservatively figured at \$107,750. The State is estimating population to more accurately estimate shared revenues.
- Court fines are projected to increase by \$58,000 due to the police department operating fully staffed.
- Apex Bank is anticipated to renew their lease of the City' building.
- The rental house was budgeted for 11 months of rent to account for potential vacancy.
- Gambling revenue is distributed per capita.
- The Eagleville Library requested a steep increase; recommended to maintain the current level of funding. The City cannot reduce its portion and any increase would need to be maintained.
- The Recruitment and Retention Grant salary supplement for the Police department phases out over 3 years.
- The Fire department Incentive Program was increased to \$30,000.
- Increases for the Parks department included professional services, maintenance and materials – this is separate from the improvements which will require a Request for Bid.
- The tax assessment rate is currently an estimate, as the Rutherford County Assessor's office has not yet published the tax rate.
- Sales tax revenue has risen 17.23% over the last fiscal year, whereas the State has had 4% growth.
- State Street Aid funds may only be spent on specific items, by law.
 - No increase in State shared Gas tax revenues.
 - \$20,000 is allocated for unforeseen repairs and grow the fund; the ending fund balance is projected at \$138,696.
- The Debt Service Fund:
 - Expenditures for emergency radios continue through 2031.
 - 3 United States Department of Agriculture (USDA) loans for the Public Safety Center:
 - \$700,000 – payments scheduled across 38 years.
 - The 2 larger loans will require payments for 40 years.
 - Total expenditures for debt equal \$282,000 per year, which has been allocated to the fund.
 - The City's debt is just above 10% of the budget; within 10% is acceptable.
- The Capital Projects Fund was created to manage expenses to build the Public Safety Center.
 - TDOT Transportation Alternatives Program (TAP) Grant is projected at \$408,184.
 - Multi-Modal Grant is projected at \$1,078,992 for sidewalks:
 - \$1,709,110 for construction, of which \$1,487,176 will be reimbursed from the grant; leaving the City a balance of \$211,934, which has been budgeted.
 - The Budget Amendment will include the following capital projects for the current fiscal year:
 - \$8,000 for City Hall improvements
 - \$225,000 for Park improvements
 - \$160,000 for the parking lot
 - Projecting an Ending Fund Balance for 2027 of \$49,452.
- Sewer Fund budget is similar to previous years:

- Projecting application for sewer with fees totaling \$10,000.
- Capital Contribution fees are proposed at \$100,000.
- Tap fees are \$5,000 per house multiplied by 20 applications equals \$100,000
- The Proposed Ending Fund Balance is \$2,591,827.
- Development Impact Fund has no expenses proposed for the current fiscal year or next fiscal year.
 - The proposed revenue is \$219,360
 - Funds collected for this account are allocated to Parks, Police and Fire departments.

d) Resolution 2026-003 for Annexation by Owner Consent for Parcel #120-46.00-000 (Salem Creek Properties)

City Manager Hellyn Riggins informed Council that they will vote whether or not to annex this property at the Regular Meeting scheduled for April 23, 2026.

e) Review Ordinance 2026-001 Assigning Zoning Classifications and Criteria for Property to be Annexed Known as Parcel #120-46.00-000 (Salem Creek Properties)

City Manager Hellyn Riggins stated that the first reading for this ordinance was held in March; with the second reading scheduled for Regular Meeting on April 23, 2026.

f) Resolution 2026-008 - Ratification of City Accepted Streets

City Manager Hellyn Riggins stated that under Management Consultant Mike Walker’s guidance, this resolution is to ratify all existing City streets as accepted; to include State roads, as the City patrols these roads and offers emergency services. Ms. Riggins explained that this resolution will be amended as the City accepts more streets.

g) Ordinance 2026-002 Speed Limit Policy

City Manager Hellyn Riggins noted that this is created by ordinance due to the fact that there is a penalty involved with surpassing the speed limit.

Ms. Riggins noted that due to road conditions and traffic, Cheatham Springs Road was set to 30 miles per hour (mph). She stated that this item would have its first reading on April 23, 2026.

h) Resolution 2026-004 – Accept and Adopt Traffic Study Regarding Speed Limits

City Manager Hellyn Riggins stated that Staff agreed with the Traffic Study findings. She noted that Police Chief David Breniser was working the Tennessee Department of Transportation (TDOT) to acquire speed limit signs.

i) City Events

1. Date and Time of Fall Festival – Recommended September 26, 9:00 a.m. to 3:00 p.m.

City Manager Hellyn Riggins reminded Council that the Fall Festival is held on the first Saturday in Fall.

2. Date and Time of Tree Lighting – Recommended November 29, 4:30 p.m.

Ms. Riggins noted that the Tree Lighting is always held on the Sunday following the Thanksgiving holiday. She explained that the Events Committee recommended to begin festivities 15 minutes earlier due to the cold weather.

3. First Fridays

Ms. Riggins informed Council that the Eagleville Merchants Association President Gena Loyd contacted her, to apprise her that the Association would no longer host First Fridays.

Ms. Riggins relayed to Council that the Events Committee offered to support the City in hosting First Fridays, should the City wish to manage it.

4. 250th Anniversary of the United States

Ms. Riggins stated that a memo from Events Coordinator Katy Sanderson was in their packet; requesting from Council direction for this item, so that the committee may plan for it.

4) NEW BUSINESS

City Manager Hellyn Riggins informed Council of the following events:

- Henry Horton is coming through April 26.
- On May 13, 2026, she and Mr. Walker will host the Tennessee City Manager’s Association Luncheon at the Fire Hall.
 - Police Chief David Breniser and Fire Chief Jonathan Armstrong were preparing the grounds and facilities for the event.
 - Mr. Jason Sanderson donated his time to design the landscaping at the Public Safety Center.
 - Chief Breniser is working with TDOT to fix a sign that is down and install posts for speed zones.
 - The luncheon begins at 11:30 a.m. with a tour of the Public Safety Center buildings.
 - Council Member Ryan Edwards will speak on Artificial Intelligence.
 - Public Entity Partners will provide the food.

5) ADJOURNMENT

Mayor Leeman confirmed there was no further business and adjourned the meeting at 9:29 p.m.

Approved by:



Mayor Chad Leeman

Submitted by:



City Recorder Christina Rivas

Date minutes approved: May 28, 2026