

**Minutes of the  
City Council Public Hearing  
Eagleville City Hall, Eagleville, TN  
Thursday, March 21, 2024 – 7:00 PM**

**1) MAYOR'S WELCOME and CALL TO ORDER**

Mayor Chad Leeman called the meeting to order at 7:25 p.m.

**2) ROLL CALL**

The roll was called by City Recorder Christina Rivas.

**PRESENT:**

Mayor Chad Leeman

Vice Mayor Bill Tollett

Councilman Ryan Edwards

Councilman Chris Hendrix

Councilman Jason Blair

Councilman Craig Campbell

Councilman Brandon Emamalie

**STAFF:**

City Manager Hellyn Riggins

City Recorder Christina Rivas

Police Chief David Breniser

Firefighter Noah Barrett

Financial Advisor Mike Walker

City Attorney Stephen Aymett

Fire Chief Jonathan Armstrong

Firefighter Logan Weaver

Mayor Leeman reviewed the parameters for speakers and confirmed that the Speaker Policy was available for public review.

**3) OPEN PUBLIC HEARING**

- a) **RESOLUTION 2024-002. A RESOLUTION CALLING FOR A PUBLIC HEARING ON THE PROPOSED ANNEXATION OF RIGHT OF WAY INTO THE CITY OF EAGLEVILLE TENNESSEE BY OWNER CONSENT AND APPROVING A PLAN OF SERVICE**
  
- b) **ATTACHMENT A OF RESOLUTION 2024-002 A PLAN OF SERVICES FOR THE ANNEXATION OF ROADWAY LOCATED FROM WEST SIDE OF 742 WEST WEBB ROAD (Map 141 Parcel 00100 (+/- 187.51 acres) TO THE INTERSECTION OF HIGHWAY 41A NORTH INTO THE CITY LIMITS OF EAGLEVILLE, TENNESSEE**

Mayor Leeman opened the floor for public comment.

City Manager Hellyn Riggins stated that anyone wishing to speak must state their name and address to confirm that they are a citizen of Eagleville.

Barry Hill of 883 West Webb Road asked if there was a map of the annexed area and how citizens were notified of City meetings. He stated that he does not utilize social media and was curious to know how he could be made aware of public meetings.

Mr. Hill was informed that a response to comments was not typically given, however Mayor Leeman or a staff member could speak with him after the meeting.

Mr. Hill asked how Webb Road and Highway 41A would be addressed at the bridge with specific concerns regarding the use of tractor trailers.

Mayor Leeman offered to speak with him after the meeting.

Mr. Hill stated that he would like to know what is being annexed.

Ms. Riggins offered to address Mr. Hill's concerns. Mayor Leeman approved.

Ms. Riggins began by thanking the citizens for attending. She stated that the City followed the State of Tennessee's protocol for noticing meetings. She cited that notices were mainly posted on the City's website. She noted that posting notices for Public Hearings regarding annexations, the State required that notices are posted in three places around the City where citizens are likely to see them. She added that agendas are required to be posted 48 hours in advance of the meeting per Statute. She further listed the places where the notices were posted and that, in this instance, the City posted in more places than the State required. The notices were posted at the following sites within City limits:

1. City Hall and on the City's website ([www.eaglevilletn.gov](http://www.eaglevilletn.gov))
2. Eagleville Library
3. Eagleville Grocery
4. The Co-op

Ms. Riggins addressed Mr. Hill's second question stating that 742 West Webb Road was in City limits, as it had already been annexed. She stated that the proposed annexation was from this property's west property line to the point where it intersects with Highway 41A.

Ms. Riggins noted that the bridge that Mr. Hill referred to was under the jurisdiction of the State and that there are plans to have discussions with the State regarding the bridge.

Mr. Hill explained that a tractor trailer cannot turn on that road when approaching from the north without crossing the line into the opposing lane.

Ms. Riggins reiterated that the State owns the bridge and that she will meet with the Tennessee Department of Transportation (TDOT) to discuss it.

Mayor Leeman noted that the annexation does not include homes, as the City was annexing the road only.

Mr. Hill stressed that his concern regarding the bridge was for safety.

Mayor Leeman concurred and stated that he would personally meet with TDOT regarding this issue.

Jennifer Lamb of 440 and 304 West Webb Road stated that she understood that this was not to be a conversation, however she felt that she and others did not understand what was happening with this annexation. She asked if the city was taking full control over the road or holding the developer liable for expansions. She expressed the need for clarification as to what is proposed for the road.

Ms. Riggins offered to address Ms. Lamb's questions. She noted that the future developer was in attendance and may assist in answering some of the posed questions. She noted the following:

- The City had conducted several meetings regarding this issue and that those meetings had been duly posted.
- The City Engineer and the developer's engineer had attended meetings in order to work with Council regarding the City's expectations and requirements for the road.
- A Planning Commission meeting had not been conducted to date.
  - No development had been approved.
  - A sketched plat had been received and there is anticipated development for the property.
  - Covenants for the property such as house sizes and materials to be used for development had been drawn up.
- Restrictions imposed were consistent with City's standards for Eagleville.
- An engineer from Site Engineering Consultants (SEC) and City Engineer Will Owen of Griggs and Maloney had met to share concerns and anticipated needs for the road.
- The road will be widened and paved, with shoulders added.
- The part of Webb Road that the City intends to annex will be improved.
  - The plan is to study and repair damaged areas and overlay the road.
- The city is working with the developer to improve the road; thereby having a better road leading into the proposed development.

Mayor Leeman added that he and City Attorney Stephen Aymett met with Mayor Carr of Rutherford County and learned that the County was not going to take responsibility for the road. He concluded from that meeting that if the road were to be improved, it would be incumbent upon Eagleville to improve the road. He stated that he felt it necessary to intervene in order to see that the road is taken care of properly, which is how the responsibility fell to the City. He stated that the City has talked with the developer and that the City is working to ensure that the improvements are carried out properly. He noted that the engineers are involved and that he will meet with TDOT and will continue to be involved to ensure that it is done right. He noted that he has been through the area and is fully aware of the challenges and needs that the road requires for safety.

Cherie McAuly of 1577 West Webb Road requested Council's consideration in addressing the "other" end of Webb Road. She stated that tractor trailers would not travel over the bridge, but rather at the other end of the road which will impact quality of life and public safety. She stressed that the road is, "treacherous," especially at night. She noted that she had addressed Council before with regard to adding a subdivision, in that it will increase in traffic and make the issue worse. She stated that the elevation of her property and the condition of the road has caused drivers to veer into her property. She noted that there are no guard rails or shoulders.

She stated that she is aware that that there are further issues in that some of the road is in Williamson County, as well as Rutherford County. She agreed that Rutherford County does not acknowledge this issue and asked that Council help the residents of this area be heard in order to be safe. She added that she does not want it to take a casualty in order for the residents to be heard and that the proposal, as is, will shift traffic to this end of the road. She stated that approximately 400 cars will potentially travel this road twice a day; noting that currently, she sees 10 cars per day.

#### **MAYOR'S CLOSING REMARKS**

No remarks were given.

#### **4) ADJOURNMENT**

Mayor Leeman confirmed that there were no additional speakers or further business and adjourned the meeting at 7:35 p.m.

Approved by:



Mayor Chad Leeman

Submitted by:



City Recorder Christina Rivas

Date minutes approved: May 2, 2024