

**Minutes of the  
City Council Work Session  
Eagleville City Hall, Eagleville, TN  
Thursday, May 30, 2024 – 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  
Councilman Jason Blair  
Councilman Craig Campbell  
Councilman Ryan Edwards  
Councilman Chris Hendrix

**ABSENT:**

Vice Mayor Bill Tollett  
Councilman Brandon Emamalie

**STAFF:**

City Manager Hellyn Riggins  
City Attorney Stephen Aymett  
Fire Chief Jonathan Armstrong  
Officer Joshua Silva-Bieber

City Recorder Christina Rivas  
Management/Finance Consultant Mike Walker  
Chief David Breniser

**3) Special Presentation**

**a. Presentation of newly hired Police Officer Joshua Silva-Bieber to Council**

Police Chief David Breniser introduced the City's newest officer, Joshua Silva-Bieber. Officer Bieber expressed his preference for small towns and his gratitude for being part of the community. He stated that he had served six years in the Army and worked for the State of Tennessee in Corrections. Officer Bieber then introduced his family.

Mayor Leeman and City Manager Hellyn Riggins noted that they were impressed by his drive at his interview and the commitment he has shown to his position since he was hired in April.

**4) DISCUSSION**

**a. Discussion of Possible Annexation of Property Located at 3430 Highway 41A**

City Manager Hellyn Riggins stated that the area for consideration was located at the intersection of John Windrow and Highway 41A. She noted the following:

- The intersection has a transmission line running across it.

- The petitioner would like to meet with the City Engineer to discuss any needed offsite improvements.
  - She felt it prudent to ask Council if they were interested in potentially annexing this area prior to involving the engineer.

Ms. Riggins introduced Robert Molchan of Site Engineering Consultants (SEC) to present his request.

Upon submitting maps for Council to review, Mr. Molchan stated that:

- The diagram reflected the area on the east side of Highway 41A.
- The property possessed 256 acres in total.
- Highway 41A up to the County line is within the City's boundaries; making a contiguous annexation.
- He would like to gauge what the requirements would be for the property.
  - Foremost being lot size.

Ms. Riggins interjected that, with regard to the annexation of Webb Road, Rutherford County Ordinance stated that if water and sewer were available, the lot size requirements could be lowered to 15,000 square feet. She noted that as of December 2023, after Webb Road was annexed, the County removed this restriction. She explained that the restriction has been replaced with Low Residential zoning which requires one acre. Ms. Riggins stated that the applicant could apply for re-zoning with the County.

Mr. Molchan noted that this would be a step system development. He further stated that he would discuss turn lanes with the Tennessee Department of Transportation (TDOT).

Mayor Leeman stated that he did not envision the City reducing the requirement to less than an acre as established by the County.

Ms. Riggins questioned whether Highway 41A could absorb the amount of traffic that an additional 256 lots would bring.

Discussion noted the following:

- 2,800 – 4,000 square feet would be the size homes placed on an acre lot.
- There would be some trails, but not many amenities.
  - Amenities are normally offered when the lots are smaller, as the yards would not have room for items such as swimming pools.
- Sidewalks are required.

Councilman Hendrix stated that, due to the proximity to Williamson County, he feels larger homes are appropriate for the area.

Ms. Riggins stated that she has been hearing that buyers are desirous of lots that are larger than what has been proposed for the Webb Road and College Grove developments.

Councilman Blair stated that from a public safety standpoint, the City would service the area. He noted that the City would want to annex the area in order to control the funding and service to the development. Council Members Edwards and Campbell concurred.

Former Eagleville Fire Chief Rick Parks corroborated that Eagleville public safety would service the area due to the location.

Ms. Riggins noted that the more of a voice the City has over its urban growth, the better it will be for the City and the City would grow its property tax base.

Councilman Edwards stated that the taxes would help fund the services that the City will inevitably need to expand.

Mayor Leeman stated that the property would need to offer no less than an acre per home. He directed that SEC is welcome to research the points discussed this evening and return with their findings at a future Work Session.

**b. Discussion of Eagleville FY 2024/2025 Budget**

Councilman Edwards expressed his gratitude to Staff for the professionalism put forth in the budget that is both detailed and concise.

**c. Discussion regarding Eagleville vacancy on Rutherford County Library Board**

City Manager Hellyn Riggins stated that the Eagleville representative to the library board had resigned and that an appointment was needed. It was suggested that perhaps the library board could suggest prospective appointees.

**d. Discussion regarding the wording for dedication Cornerstone for Public Safety Center Buildings**

City Manager Hellyn Riggins stated that when new government buildings are erected, a plaque listing the names of the seated council, architect, chiefs and date are added to the building. Management Consultant Mike Walker added that the City Manager's name should also be on the plaque.

Mayor Leeman directed Staff to send a draft to Council for review.

Discussion ensued noting the following:

- Consideration for an open house and ribbon cutting was needed.
- The projected dates of completion are:
  - The end of July 2024 for the Police Department
  - The end of August 2024 for the Fire Department
- It takes approximately 30 days to create the plaques.

Ms. Riggins stated that she would email a draft to Council and place the item on the June 13, 2024 Work Session Agenda.

**e. Discussion of Theme of Christmas Parade**

The date of the Christmas Parade was clarified as December 7, 2024. It was noted that a theme needed to be determined and that a lighting service needed to be booked, soon.

Discussion determined that Council was content with discussing the theme that the Events Committee recommends at a later date.

**f. Discussion of Date of Presentation of Proclamation for Chairman Nick Duke**

City Manager Hellyn Riggins stated that Senator Dawn White, Representative Tim Rudd and Representative Robert Stevens could attend the June 27, 2024 Eagleville Regular Council Meeting. She stated that she hoped that all of Council would be able to attend.

Mayor Leeman stated that he would talk to Mr. Duke's family to ensure that they would be in attendance to receive the proclamation.

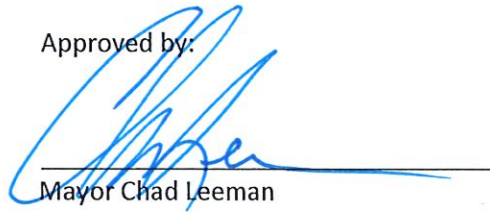
The general consensus from Council was that they would be present for the meeting.

Ms. Riggins stated that the City could hold their own ceremony to honor the late Chairman at another time.

5) ADJOURNMENT

Mayor Leeman confirmed there was no further business to discuss and adjourned the meeting at 7:37 p.m.

Approved by:



\_\_\_\_\_  
Mayor Chad Leeman

Submitted by:



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City Recorder Christina Rivas

Date minutes approved: July 25, 2024