

**Minutes of the
City Council Work Session
Eagleville City Hall, Eagleville, TN
Tuesday, September 17, 2024 – 7:00 PM**

1) MAYORS WELCOME and CALL TO ORDER

Mayor Chad Leeman called the meeting to order at 7:00 p.m.

2) ROLL CALL

The roll was called by City Manager Hellyn Riggins.

PRESENT:

Mayor Chad Leeman

Vice Mayor Bill Tollett

Councilman Craig Campbell

Councilman Ryan Edwards

Councilman Chris Hendrix

ABSENT:

Councilman Jason Blair

Councilman Brandon Emamalie

STAFF:

City Manager Hellyn Riggins

Police Chief David Breniser

3) DISCUSSION

- a. Report on Planning Commission Recommendation of Annexation of College Grove Road Properties and the portion of College Grove Road to be Annexed. Public Hearing Scheduled for September 24.**

City Manager Hellyn Riggins explained that the item was comprised of two Plans of Service for part of College Grove Road and the adjacent properties considered for annexation. She stated that there would be a public hearing on September 24, 2024 followed by a Regular Session where the Council would vote to approve or deny the annexations.

Ms. Riggins informed Council that the Planning Commission voted 5-0 in favor of approving all 4 annexations.

- b. Discussion of Potential Annexation of Moore Property or Parcel 120 02300, NE quadrant of Urban Growth Boundary, approximately 250 acres.**

City Manager Hellyn Riggins stated that she sought Council direction as to whether or not they wish to pursue this request for annexation. She noted that Rob Molchan of Site Engineering Consultants (SEC) was in the audience to discuss their progress with the property and their vision for moving forward.

Mr. Molchan recalled that Council had previously directed that lot sizes less than one acre were not acceptable. He explained their efforts to redesign the development to accommodate 43,560 square foot lots. He stated that this equated to 144 lots, as the step system, retention pond and roadways comprised the remainder of the 250-acre property.

Mr. Molchan proceeded to review where the retention ponds, drip system and step system were located on a map; noting that a portion of the flood plain is underneath the road and as water drains toward the road, retention ponds would be located near the roadway.

He stated that there were extensions implemented in the event that development of adjacent properties was to take place. He noted that connections were not applied toward the John Windrow property per the City Manager's request.

Ms. Riggins stated that this would be a contiguous annexation due to the proximity of Highway 41.

Discussion confirmed the following:

- No part of the property was located in Williamson County.
- Tying in to College Grove Road had been researched.
- Commercial Zoning had not been discussed.
- The terms of annexation and Plan of Services would be needed to prepare an ordinance.
- City Manager requested that the application is submitted as a Planned Residential Development (PRD).
- The Tennessee Department of Transportation (TDOT) prefers turning lanes on Highway 41.
 - This development would be required to add a southbound left turn lane.

Ms. Riggins stated that they would return to Council with an ordinance for annexation.

c. Discussion of Potential Annexation of (former) Scales Property or Parcel 120 04600, NW quadrant of Urban Growth Boundary, approximately 98 acres.

City Manager Hellyn Riggins confirmed that the total acreage proposed for annexation is 98.2 acres.

Charles Waite of Salem Creek Partnership noted that his firm owns this property as well as Stephenson Farms and thanked Council and the Planning Commission for approving the preliminary plat for Stephenson Farms.

Mr. Waite drew Council's attention to a map; and in particular of the blue defined area of the Scales property. He stated that the property has some challenges with floodways. He noted that his firm believed the property to be of good value, at the time of purchase, as it would offer accessibility options for the Winterbrook subdivision.

Mr. Waite further noted that, while they entertained the idea of placing a truss factory on the property, his firm has since decided against it. He stated that there are lots along Highway 41A in the aforementioned blue area in which 33 acres could be perked. He explained that the sites that could not be perked would be sold as large estate lots.

- Would serve as excellent frontage for the community
- Will offer these lots to their select builders as soon as possible.
- The site work will be a long process, but believes these lots could be ready for development quickly.
- Could potentially use excess step capacity from the step system his firm is building for the Stephenson Farms subdivision.
- Acknowledged the City's requirement to annex the property if they required access to the step system.

Mr. Waite stated that the primary focus is to annex the property and perk the lots in order to sell the lots and create a presence of estate homes in this area.

He stated that a 30-acre tract of the property that abuts Stephenson Farms is comprised of wetlands. He noted that per the Army Corp of Engineers and TDEC, homes will not be built there; however, they envision that once the phases are completed, the land could be used as an equestrian area to serve the surrounding properties.

It was noted that the proposed initial lots would be between 5 and 5.5 acres.

Mr. Waite stated, unequivocally, that these lots would be high-end, equestrian, residential lots along Highway 41A.

Ms. Riggins requested that the applicant provide the City with the covenants for the property. She stated that, if they composed the covenant with language stating that the covenants cannot be changed with the approval of the City of Eagleville, it may be possible to proceed without the pre-ordinance process. She noted that this would enable Salem Creek Partnership to commence developing these lots. Ms. Riggins explained to Council that, because the lots are over 5 acres, they would not be required to adhere to the subdivision process.

It was requested that Mr. Waite define “equestrian” as it relates to these lots. He stated that was a vision of how the area could be used in a meaningful way, as this area has a very limited use.

Discussion noted the following:

- Referencing the lots as “Estate” lots was preferable.
- The area could be zoned as R-1 with covenants agreed to by both parties and verbiage that notes that any changes must be approved by the City.
 - City Attorney Stephen Aymett would need to be consulted as well as confirmation from Salem Creek Partnership to these items.
 - This should streamline the timeframe to begin development.

Ms. Riggins stated that these large estate lots create a grand doorway for Eagleville.

It was confirmed that the area behind the aforementioned six lots is the 30 acres of floodway.

Ms. Riggins stated that she would confer with the City’s attorney and make Council aware of the outcome of their discussion. She inferred that permits could be issued shortly, thereafter.

d. Discussion of Paving and Potential Drainage Improvements for New Town Subdivision.

City Manager Hellyn Riggins stated that City Engineer Will Owen was slated to be in attendance of this meeting and provide an informational email; however, he has been occupied with finishing the Public Safety Center. She stated that the email would be provided tomorrow (September 18, 2024).

She stated that Mr. Owen submitted a cost estimate for paving only, as well as paving and drainage. Management Consultant Mike Walker stated that he and Chief David Breniser surveyed the quality of the City’s streets and confirmed that the streets in the New Town subdivision were in the worst condition. He noted that he could not comment on the engineering aspect of this item, however, his opinion was that the drainage issues must be addressed prior to paving. He stated that this was Mr. Owen’s recommendation which amounted to \$425,000.

Mr. Walker proceeded to address how to pay for these repairs:

- The City's Fund Balance is currently estimated at \$2M, which included a gain of \$75,000.
 - The gain had been committed to Park and City signage and an Impact Fee Study.
 - \$200,000 of the Fund Balance could be used to cover a portion of the cost.
- The State Street Aid Fund has \$175,000 which had been committed to paving projects.
- The remaining \$50,000 could be drawn from the State Street Aid Fund Balance.
 - Leaving a total balance of \$90,000 in State Street Aid which is 108% of the Annual Budget

He stated that most of the subdivisions he reviewed were in good condition. He noted that this was a good investment as it should last around 20 years.

Ms. Riggins stated that if Council decided to proceed, she would have Mr. Owen prepare Requests for Proposals for paving and drainage in order to keep the options open should the bids come in higher than projected. She noted that this would allow Council to choose which project to proceed with, if the combined bids submitted are more than Council is prepared to pay.

Mr. Walker suggested that the improvements could stimulate housing sales in the area. It was noted that there are a number of vacant lots in the area that could be developed.

Discussion noted that:

- It is the oldest subdivision in Eagleville and in need of updating.
- The drainage improvements were limited to the back street in the subdivision.
- This would require digging ditches and restoring the culverts beneath the driveways of each residence to create a positive flow of water.

Ms. Riggins stated that the request for bids would likely commence in January 2025.

e. Discussion of Fire Works in the City Limits.

City Manager Hellyn Riggins informed that other cities in Rutherford County have been regulating the use of fireworks within City limits. She asked Council if this was an item they would like her to pursue.

Council did not prefer to explore this at this time.

f. Discussion of Status of Public Safety Center.

City Manager Hellyn Riggins stated that there were items that still needed to be addressed before the City takes ownership of the Safety Center. She noted that while she had not heard from Rutherford County, the Police Department is eligible for the Certificate of Occupancy.

Ms. Riggins informed Council that the Fire Department was awaiting the electrical inspection. She noted that a Council Member had brought to her attention that water was observed pooling in the parking lot. She stated that she had reviewed the area with City Engineer Will Owen and requested that he submit his suggestions to Council in writing. She noted that his report should be received tomorrow (September 18, 2024).

Ms. Riggins continued, noting that the landscaping was installed, today and that she would check tomorrow to ensure that it was completed. She explained that there were certain areas that had to be adjusted due to the placement of utilities.

Management Consultant Mike Walker stated that the goal was to have all of the invoices submitted and the walk through completed, in early October. He explained that this was necessary in order to submit the bills for approval to the United States Department of Agriculture (USDA) to pay the contractor in full by November 1, 2024.

Mr. Walker stated that subsequently, the hope is to close on the second loan with the USDA and close out the project. He reminded Council that the City had already received \$4.5M from USDA for the first loan at 2.125%. He stated that the second loan was for \$2,126,500 at 3.625%. He informed Council that the City is projected come in under budget at over \$100,000; thereby reducing the second loan to \$2,026,500 and reducing interest costs going forward.

He continued, reviewing items that were not initially anticipated in the budget that had to be added, such as, Middle Tennessee Electric's Tap Fee of \$20,000.

Ms. Riggins interjected that the City came in under budget and was able to absorb unanticipated expenses due to Mr. Walker's efforts in negotiating with USDA to close on the first loan early; saving a tremendous amount of interest.

It was noted that Mr. Owen was onsite all day to ensure that trees were not planted near the utilities and would not grow to an extent that could cause damage to underground lines.

Mr. Walker stated that the building is both attractive and functional and will serve the City well for years to come.

It was noted that the demolition and paving of the current Safety facility will happen after the new center is completed. Ms. Riggins stated that Mr. Owen will prepare the plan. She noted that this had been budgeted for in this fiscal year.

g. Engineering (Written) Report – Status of Projects.

City Manager Hellyn Riggins stated that she would email the report to Council when she receives it from City Engineer Will Owen.

Mayor Leeman expressed Council's appreciation for all that Mr. Walker has done for the City.

Councilmember Edwards asked for an update on the Fall Festival.

Ms. Riggins informed Council that she would have a complete report submitted next month; however, the City was filled to capacity with vendors. She continued citing that there were 40 new vendors to the festival, including more food vendors. She informed Council that the lack of food had been a common complaint, last year. She added that the golf carts are also booked.

She noted that a protocol has been created to prepare staff and volunteers to mobilize in the event of a lost child. She stated the 2 additional large golf carts have been added to better accommodate families.

4) ADJOURNMENT

Mayor Leeman confirmed that there was no further business and adjourned the meeting at 7:56 p.m.

Approved by:



Mayor Chad Leeman

Submitted by:



City Recorder, Christina Rivas

11/21/2024

Date