

**Minutes of the  
City Council Work Session  
Eagleville City Hall, Eagleville, TN  
Thursday, November 21, 2024 – 7:00 PM**

**1. MAYORS WELCOME and CALL TO ORDER**

Mayor Chad Leeman called the meeting to order at 7:15 p.m.

**2. ROLL CALL**

The roll was called by City Recorder Christina Rivas.

**PRESENT:**

Mayor Chad Leeman  
Vice Mayor Bill Tollett  
Councilman Brandon Emamalie  
Councilman Chris Hendrix

**ABSENT:**

Councilman Jason Blair  
Councilman Craig Campbell  
Councilman Ryan Edwards

**STAFF:**

City Manager Hellyn Riggins  
City Recorder Christina Rivas  
Chief David Breniser  
City Engineer Will Owen

Financial Consultant Mike Walker  
City Attorney Stephen Aymett  
Fire Chief Jonathan Armstrong

**GUESTS:**

Will Vaughn

**3. DISCUSSION**

- a. ~~Discussion to pursue and refer Resolution 2024-012, a resolution to annex the Scales Property, to the Planning Commission.~~

This item was removed from the agenda after posting.

- b. **Discussion to adopt Ordinance 2024-006, amendments to the City of Eagleville, Tennessee's Zoning Ordinance, by amending Ordinance 2016-009, with amendments through October 2023.**

City Manager Hellyn Riggins stated that she and City Engineer Will Owen had reviewed the City's Zoning Ordinance.

Mr. Owen stated that the Long Range Planning Committee had discussed revisions and determined there was sufficient infrastructure to support traffic generating entities.

Ms. Riggins noted that the first reading for this Ordinance would take place this evening at the Regular Meeting. She stated that the Public Hearing and second reading would be held at the Regular Meeting, December 19, 2024.

- c. **Discussion to adopt Ordinance 2024-005 to establish a new Fee Schedule for the Park and Recreational Facilities of the City of Eagleville.**

City Manager Hellyn Riggins stated that the Park Board reviewed the current fees and recommended adjusting the fees and creating an ordinance to address the rates for park and recreational facilities.

Council expressed their thanks to Park Board Member Will Vaughn for his efforts.

- d. **Discussion regarding Ordinance 2024-004 to amend Ordinance 2015-003 Personnel Policies and Procedures; adding Presidents Day and Juneteenth holidays to the City of Eagleville's Observed Holidays.**

City Manager Hellyn Riggins noted that the City had observed Presidents Day for the last two years by special vote of Council. She noted that this ordinance would align the City's observed holidays with those of Rutherford County.

- e. **Discussion to appoint a representative of the City of Eagleville to serve on the Rutherford County Library Board.**

City Manager Hellyn Riggins informed Council that a request had been made by the Rutherford County Library Board to appoint a new representative for Eagleville to the Board. She asked Council to think about a person who could fill this role for the City and let her know their suggestions.

Mayor Leeman noted that the area may be expanded to include potential volunteers from Rockvale.

- f. **Discussion to pursue Resolution 2024-011, a resolution of the City of Eagleville, Tennessee, authorizing participation in the Cyber Security Matching Grant program with Public Entity Partners.**

City Recorder Christina Rivas informed Council that this grant was the same grant she had brought before Council last year, as the City was again, eligible. She explained that funds had already been spent on Sentry software Duo Factor Authentication. She noted that the City was eligible for \$500.

- g. **Discussion to pursue non-matching grant funds with the State and Local Cybersecurity Grant Program (SLCGP).**

City Recorder Christina Rivas explained that she had participated in the National Cyber Security Review last year, which made the City eligible for grant funds this year. She stated that the funds would enable further improvements of the City's information technology infrastructure.

- h. **Review and Discussion of 2025 City Council Meeting Calendar.**

City Manager Hellyn Riggins stated that Council would vote on this item, later this evening. She noted, however, that if there were any conflicts, the calendar could be amended at the Regular Meeting on December 19, 2024.

- i. **Report on Debt Obligation to be submitted at Regular Meeting for acknowledgement.**

City Manager Hellyn Riggins informed Council that this item was in reference to closing on the second bond for the Public Safety Center. She stated that Council must acknowledge the debt at the Regular Meeting.

Vice Mayor William Tollett requested that Staff inquire about the cost to place cameras along Main Street.

Finance Consultant Mike Walker stated that it could be cost prohibitive.

Vice Mayor Tollett stated that he thought 8 cameras could be strategically placed along Main Street.

Councilmembers Hendrix and Emamalie concurred that the City used to have black and white surveillance cameras, at one time.

Vice Mayor Tollett explained that a robbery which took place just north of the City, brought this to the forefront.

City Recorder Christina Rivas noted that the grant referenced in Item 3g included the replacement of the obsolete camera system at City Hall. She stated that she had received a quote this morning and could look into this, as well.

Police Chief David Breniser stated that the new Public Safety Center and the Apex Bank building have surveillance cameras; some of which are aimed at Main Street.

City Manager Hellyn Riggins stated that Staff will research Vice Mayor Tollett's request.

Councilmember Brandon Emamalie requested an update regarding the hole in the roof at 1075 S. Main Street.

Ms. Riggins stated that she would contact the owner of the building, tomorrow to ascertain when the hole will be repaired.

**4. ADJOURNMENT**

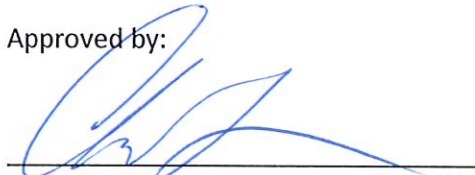
Mayor Leeman confirmed that there was no further business and adjourned the meeting at 7:30 p.m.

Submitted by:



\_\_\_\_\_  
City Recorder Christina Rivas

Approved by:



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Mayor Chad Leeman

Date minutes approved: 12/19/2024