



**EAGLEVILLE CITY COUNCIL**  
**\*AMENDED WORK SESSION AGENDA**

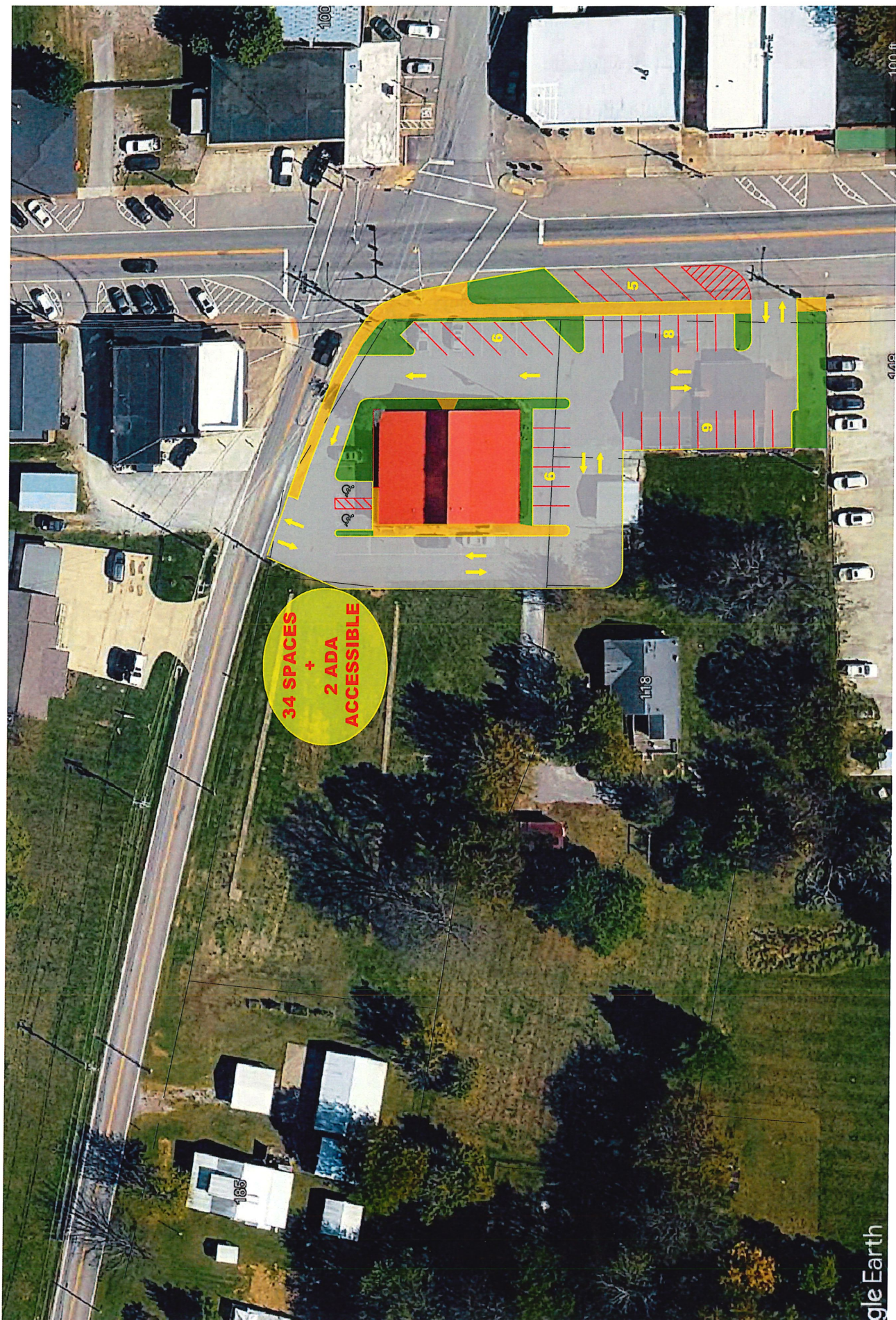
Eagleville City Hall  
Thursday, May 14, 2026

108 South Main Street  
7:00 p.m.

*Prior to meeting, please silence all electronic devices.*

- 1) **MAYORS WELCOME and CALL TO ORDER** – Mayor Chad Leeman
- 2) **ROLL CALL** – City Recorder Christina Rivas
- 3) **DISCUSSION**
  - a) City Parking Lot for Downtown Business Parking.
  - b) Change Order for Wiregrass Construction Co., Inc. for Paving cost decrease: \$329,531.00 to \$245,354.25.
  - c) Police Department Salaries and Vacancies.
  - d) Ordinance 2026-006 – Proposed Annual for Fiscal Year 2026-2027 (Second Reading on May 28, 2026).
  - e) Proposed Fee Amendments (If ready by staff to present).
  - f) Eagleville Sign at Smyrna Ready Mix.
  - g) Apex Bank Lease.
  - h) Use of Park/City Facilities.
  - i) America's 250<sup>th</sup> Celebration.
  - j) Resolution 2026-005 Call for a Public Hearing for Annexation by Owner Consent for #120.02300.
  - k) Resolution 2026-006 Plan of Services for Parcel #120.02300, with Planning Commission's Recommendation Regarding the Plan of Services for Annexation of Parcel #120.02300.
  - l) Review Ordinance 2026-004 Zoning Amendment for Parcel #120.02300.
  - m) Discussion of Park Board.
- 4) **ADJOURNMENT**

Item 3a) City Parking Lot



Item 3b) Change Order for Wiregrass Construction Co., Inc.

SECTION 00941

CHANGE ORDER

Change Order No.: 1 (final)

Date of Issuance: 4/22/2026 Effective Date: 2/17/2026  
 Owner: City of Eagleville Owner's Contract No.: 1117-13  
 Contractor: Wiregrass Construction Contractor's Project No.:  
 Engineer: Griggs & Maloney, Inc. Engineer's Project No.: 1117-13  
 Project: Eagleville 2025 Paving Project Contract Name: Eagleville 2025 Paving Project

The Contract is modified as follows upon execution of this Change Order:

Description: This change order is being executed as a final adjusting change order to modify the contract quantities to reflect actual quantities installed during the project.

Attachments: Final adjusting change order worksheet

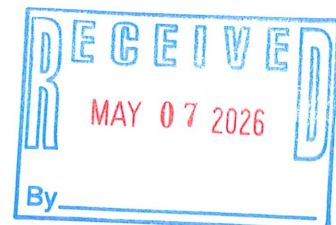
CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIMES <i>[note changes in Milestones if applicable]</i>
Original Contract Price: <u>\$329,530.00</u>	Original Contract Times: Substantial Completion: <u>2/17/2026</u> Ready for Final Payment: <u>2/17/2026</u> days or dates
[Increase] [Decrease]- from previously approved Change Orders No. <u>NA</u> to No. <u>NA</u> : <u>\$NA</u>	[Increase] [Decrease] from previously approved Change Orders No. <u>NA</u> to No. <u>NA</u> : Substantial Completion: <u>NA</u> Ready for Final Payment: <u>NA</u> days
Contract Price prior to this Change Order: <u>\$329,530.00</u>	Contract Times prior to this Change Order: Substantial Completion: <u>2/17/2026</u> Ready for Final Payment: <u>2/17/2026</u> days or dates
[Increase] Decrease of this Change Order: <u>-\$84,175.75</u>	[Increase] [Decrease] of this Change Order: Substantial Completion: <u>NA</u> Ready for Final Payment: <u>NA</u> days or dates
Contract Price incorporating this Change Order: <u>\$245,354.25</u>	Contract Times with all approved Change Orders: Substantial Completion: <u>2/17/2026</u> Ready for Final Payment: <u>2/17/2026</u> days or dates

RECOMMENDED: By: <u>[Signature]</u> Engineer (if required)	ACCEPTED: By: <u>[Signature]</u> Owner (Authorized Signature)	ACCEPTED: By: <u>[Signature]</u> Contractor (Authorized Signature)
Title: <u>Project Engineer</u>	Title: <u>City manager</u>	Title: <u>TN Area Manager</u>
Date: <u>4/22/26</u>	Date: <u>5-7-2026</u>	Date: <u>4/27/2026</u>

Approved by Funding Agency (if applicable)

By: NA Date:  
Title: NA

END OF SECTION 00941



**CHANGE ORDER #1: FINAL QUANTITIES ADJUSTMENT WORKSHEET**

Name of Contractor:			Wiregrass Construction								
Name of Owner:			City of Eagleville, Tennessee								
Date of Substantial Completion:			Amount of Contract:								
Original	February 17, 2026		Original				\$329,530.00				
Revision 1	No change		Revision 1 (Change Order 1)				\$245,354.25				
Project Description:											
Eagleville 2025 Paving Improvements											
Contract Items				Original Contract Quantities			Adjustment		Final Quantities		
No.	Item	Unit Price	Quantity	Unit	Total	Quantity	Amount	Quantity	Amount		
<b>BASE BID</b>											
1	Asphaltic Concrete Paving Surface Type "411E" or "411D"	\$113.00	875	TON	\$98,875.00	-142.90	-\$16,147.70	732.10	\$82,727.30		
2	Asphaltic Concrete Binder Type "BM-2"	\$240.00	230	TON	\$55,200.00	-165.04	-\$39,609.60	64.96	\$15,590.40		
3	Crushed Stone Base - 303 Pugmill	\$79.00	700	TON	\$55,300.00	-544.00	-\$42,976.00	156.00	\$12,324.00		
<b>TOTAL BASE</b>							<b>\$209,375.00</b>		<b>-\$98,733.30</b>		<b>\$110,641.70</b>
<b>ADDITIVE ALTERNATE #1</b>											
AA1.1	Clean out existing culverts	\$4.50	650	LF	\$2,925.00	0.00	\$0.00	650.00	\$2,925.00		
AA1.2	Install new 12" RCP culvert	\$250.00	190	LF	\$47,500.00	-9.00	-\$2,250.00	181.00	\$45,250.00		
AA1.3	Install new 18" RCP culvert	\$135.00	50	LF	\$6,750.00	95.00	\$12,825.00	145.00	\$19,575.00		
AA1.4	Install new 24" RCP culvert	\$150.00	50	LF	\$7,500.00	-50.00	-\$7,500.00	0.00	\$0.00		
AA1.5	Regrade roadside ditch	\$17.00	2000	LF	\$34,000.00	0.00	\$0.00	2,000.00	\$34,000.00		
AA1.6	Concrete driveway repair	\$38.00	200	SF	\$7,600.00	322.00	\$12,236.00	522.00	\$19,836.00		
AA1.7	Tree and associated stump removal	\$1,050.00	1	EA	\$1,050.00	-1.00	-\$1,050.00	0.00	\$0.00		
<b>TOTAL ADDITIVE ALTERNATE #1</b>							<b>\$107,325.00</b>		<b>\$14,261.00</b>		<b>\$121,586.00</b>
<b>ADDITIVE ALTERNATE #2</b>											
AA2.1	Furnish and place compacted crushed stone	\$185.00	20	TONS	\$3,700.00	1.76	\$325.60	21.76	\$4,025.60		
<b>TOTAL ADDITIVE ALTERNATE #2</b>							<b>\$3,700.00</b>		<b>\$325.60</b>		<b>\$4,025.60</b>
<b>ADDITIVE ALTERNATE #3</b>											
AA3.1	Asphalt Paving Surface - 411E or 411D-Cheatham Springs Rd	\$415.00	22	TONS	\$9,130.00	-0.07	-\$29.05	21.93	\$9,100.95		
<b>TOTAL ADDITIVE ALTERNATE #3</b>							<b>\$9,130.00</b>		<b>-\$29.05</b>		<b>\$9,100.95</b>
<b>TOTALS</b>							<b>\$329,530.00</b>		<b>-\$84,175.75</b>		<b>\$245,354.25</b>

Item 3c) Police Department Salaries and Vacancies

**DATE:** May 4, 2026

**TO:** Hellyn Riggins, City Manager

**FROM:** Michael Walker, Financial/Management Consultant

**SUBJECT: FY 2026-2027 Proposed Budget – Recommend Police Amendment**

As we have discussed recently, I have significant concerns about the market viability of the current Police Officer starting pay in July 2026 which is currently **\$51,830** for new hires with no Post Certification and **\$54,422** for certified officers with 1 year experience and satisfactory performance.

The challenge is that surrounding law enforcement agencies, particularly in nearby Williamson County (Sheriff's Department, Franklin and Brentwood) are having trouble recruiting qualified officers so they have significantly increased their entry pay for certified officers with experience. They are now aggressively recruiting Post Certified law enforcement officers due to numerous vacant positions. Starting July 1, 2026, base pay for similar certified police officer positions with 1 year experience will range from **\$69,741** in Brentwood, **\$71,385** in Franklin, and **\$71,885** for Sheriff's deputies. In addition, the departments provide supplemental compensation for travel from home to work and supplement pay for late evening/midnight shifts.

Current salaries for agencies in Rutherford County are in the same range as Williamson County. I do not have salary data for FY 2026-2027, but it is reasonable to assume that the numbers below will increase. Base pay for a Post Certified police officer in Murfreesboro with 1 year experience is currently **\$69,620**. For Rutherford County, non-certified deputies start between **\$53,076 - \$56,961** depending on education. Post certified deputies with 1 year experience make between **\$59,447 - \$63,797**.

While it will be impossible for Eagleville to compete dollar to dollar with the compensation of those departments, I think that steps should be taken to help minimize Eagleville from becoming a training ground for neighboring departments. Consideration should be given by the City Council to increase police officer compensation so that the City can better retain good officers and when required, recruit good ones in the future.

Accordingly, I am recommending the following items be considered by the City Council as an amendment to FY 2026-2027 budget on second and final reading at the May 28, 2026 meeting:

1. Increase the annual starting pay for new hires with no post certification from **\$51,830** to **\$55,000**.
2. Increase the pay for Post certified officers with 1 year experience and satisfactory performance from **\$55,000** to **\$60,000**. Base pay for the Corporal position would be 5% higher or **\$63,000**.
3. In addition, police officers would be provided **\$150** monthly (**\$1,800** annually) as an allowance to cover travel expense from home to work.
4. Future compensation increases would be subject to the annual compensation provided to employees by the City Council in the adopted annual operating budgets. Traditional raises for newly hired and Post Certified officers would be prorated on July 1<sup>st</sup> in their first year of service for the period served in the recent fiscal year ending June 30 after being initiated hired or obtaining Post Certification.

If approved, the additional reoccurring cost in the budget for the 3 officer positions on the payroll today, including FICA and retirement, would be **\$19,357**. The travel allowance would cost **\$5,400** so the total cost of the compensation adjustment would be **\$24,757**.

To fund the additional cost, I recommend that we adjust the annual transfer from the General Fund to State Street Aid Fund in the proposed FY 2026-2027 budget of **\$75,000** back to current fiscal year amount of **\$50,000**. Assuming we have good revenue collections in FY 2026-2027, the City should be in a position next spring 2027 to make a larger one-time transfer from the General Fund to State Street Aid Fund to make up the difference and hopefully transfer even more than the \$25,000 for future street repairs and improvements.

Please let me know if you have any questions or need additional information to support this recommendation.

I will be present at the May 14, 2026 work session with the City Council to review the proposed budget amendment and to answer any questions.

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Michael Walker

CITY OF EAGLEVILLE, TENNESSEE  
GENERAL FUND - SUMMARY

	2024-2025 Actual	2025-2026 Orig Budget	2025-2026 July-March	2025-2026 Under (Over)	2025-2026 Projection	2026-2027 Proposed
<b>REVENUES</b>						
Local Taxes	\$ 1,554,822	\$ 1,458,935	\$ 1,270,666	\$ 188,269	\$ 1,732,099	\$ 1,557,125
Licenses, Fees & Permits	41,741	43,200	19,966	23,234	21,400	37,000
Intergovernmental Revenue	198,083	196,060	190,553	5,507	252,837	252,640
Parks & Recreation	22,245	23,225	25,120	(1,895)	26,495	25,500
Fines & Penalties	28,008	46,000	43,349	2,651	52,000	58,000
Other Revenue	122,325	134,450	114,669	19,781	146,150	119,550
<b>TOTAL REVENUES</b>	<b>\$ 1,967,223</b>	<b>\$ 1,901,870</b>	<b>\$ 1,664,322</b>	<b>\$ 237,548</b>	<b>\$ 2,230,982</b>	<b>\$ 2,049,815</b>
<b>EXPENDITURES</b>						
General Government	\$ 585,873	\$ 586,211	\$ 417,084	\$ 169,127	\$ 574,601	\$ 600,682
Police	298,664	409,489	280,434	129,055	402,693	470,789
Fire	439,137	521,876	315,164	206,712	490,338	553,899
Parks & Recreation	101,289	129,638	100,738	28,900	137,973	149,958
Transfer to State Street Aid Fund	50,000	50,000	25,000	25,000	50,000	50,000
Transfer to Debt Service Fund	239,000	204,000	102,000	102,000	204,000	224,000
Transfer to Capital Projects Fund	166,672	-	-	-	450,000	-
<b>TOTAL EXPENDITURES</b>	<b>\$ 1,880,635</b>	<b>\$ 1,901,214</b>	<b>\$ 1,240,420</b>	<b>\$ 660,793</b>	<b>\$ 2,309,605</b>	<b>\$ 2,049,328</b>
<b>NET CHANGE</b>	<b>\$ 86,589</b>	<b>\$ 656</b>	<b>\$ 423,902</b>	<b>\$ (423,246)</b>	<b>\$ (78,624)</b>	<b>\$ 486</b>
<b>FUND BALANCE</b>						
Beginning (July 1)	\$ 2,229,472	\$ 2,316,061	\$ 2,316,061	\$	\$ 2,316,061	\$ 2,237,437
Ending (June 30)	\$ 2,316,061	\$ 2,316,717	\$ 2,739,963	\$	\$ 2,237,437	\$ 2,237,923

CITY OF EAGLEVILLE, TENNESSEE  
STATE STREET AID FUND

	2024-2025 Actual	2025-2026 Budget	2025-2026 July-March	2025-2026 Under (Over)	2025-2026 Projection	2026-2027 Projected
<b>121 STATE STREET AID</b>						
<b>Revenues</b>						
36100 Interest Income	\$ 8,514	\$ 4,000	\$ 9,353	\$ (5,353)	\$ 9,250	\$ 3,000
31730 State Gas Tax	28,555	29,000	21,045	7,955	28,244	28,600
<b>Total Revenues</b>	<b>\$ 37,069</b>	<b>\$ 33,000</b>	<b>\$ 30,398</b>	<b>\$ 2,602</b>	<b>\$ 37,494</b>	<b>\$ 31,600</b>
<b>Expenditures</b>						
43100 Street & Traffic Lights	20,521	18,670	12,246	6,424	23,000	23,000
247 Right of Way Mowing	7,300	9,500	4,500	5,000	9,500	10,000
248 Engineering	3,498	4,000	5,702	(1,702)	12,500	9,000
254 Repairs & Maintenance	3,828	7,000	6,286	714	10,000	10,000
260 Street Signs	266	600	339	261	1,000	2,000
342 Insurance	558	630	923	(293)	923	1,000
510 Highways/Streets Permit Bond	100	-	100	(100)	100	100
765 Capital Outlay	-	234,400	8,250	226,150	253,607	20,000
<b>Total Expenditures</b>	<b>\$ 36,072</b>	<b>\$ 274,800</b>	<b>\$ 38,346</b>	<b>\$ 236,454</b>	<b>\$ 310,630</b>	<b>\$ 75,100</b>
<b>Other Sources</b>						
48500 Transfer from General Fund	50,000	50,000	25,000	25,000	50,000	50,000
36969 Special Transfer from General Fund	50,000	50,000	25,000	-	50,000	50,000
<b>Total Other Sources</b>	<b>\$ 100,000</b>	<b>\$ 100,000</b>	<b>\$ 50,000</b>	<b>\$ 25,000</b>	<b>\$ 100,000</b>	<b>\$ 100,000</b>
<b>Net Change</b>	<b>\$ 50,997</b>	<b>\$ (191,800)</b>	<b>\$ 17,052</b>	<b>\$ (208,852)</b>	<b>\$ (223,136)</b>	<b>\$ 6,500</b>
<b>Beginning Fund Balance</b>	<b>\$ 278,979</b>	<b>\$ 329,976</b>	<b>\$ 329,976</b>	<b>\$ 329,976</b>	<b>\$ 329,976</b>	<b>\$ 106,840</b>
<b>Ending Fund Balance</b>	<b>\$ 329,976</b>	<b>\$ 138,176</b>	<b>\$ 347,028</b>	<b>\$ 106,840</b>	<b>\$ 106,840</b>	<b>\$ 113,340</b>

CITY OF EAGLEVILLE, TENNESSEE  
GENERAL FUND - OVERVIEW

	BUDGET FY 2026	PROPOSED FY 2027	INCREASE	% UP
<b>TOTAL BUDGET</b>	\$ 1,901,214	\$ 2,049,328	\$ 148,115	7.8%
<b>EXPENDITURES BY DEPARTMENTS</b>				
General Government	\$ 586,211	\$ 600,682	\$ 14,471	2.5%
Police	409,489	470,789	61,300	15.0%
Fire	521,876	553,899	32,023	6.1%
Park & Recreation	129,638	149,958	20,320	15.7%
Transfer to State Street Aid Fund	50,000	50,000	-	0.0%
Transfer to Debt Service Fund	204,000	224,000	20,000	9.8%
<b>TOTAL</b>	\$ 1,901,214	\$ 2,049,328	\$ 148,115	7.8%
<b>EXPENDITURES BY MAJOR CATEGORIES</b>				
Salary & Benefits	\$ 1,107,818	\$ 1,190,000	\$ 82,182	7.4%
Street Maintenance (transfer to SSA Fund)	50,000	50,000	-	0.0%
Debt Service	204,000	224,000	20,000	9.8%
Vehicles (fuel, maintenance, repairs)	63,700	77,800	14,100	22.1%
Insurance (Property, Liability, etc.)	92,100	105,930	13,830	15.0%
Contractual Services (Attorney, Engineering, Accounting, Financial, Parks, Audit, Judge)	130,600	138,750	8,150	6.2%
Remaining (supplies, utilities, tech, maint, etc.)	252,996	262,848	9,852	3.9%
<b>TOTAL</b>	\$ 1,901,214	\$ 2,049,328	\$ 148,114	7.8%

**CITY OF EAGLEVILLE, TENNESSEE  
BUDGET SUMMARY - ALL FUNDS**

	2024-2025 Actual	2025-2026 Budget	2025-2026 July-March	2025-2026 Under (Over)	2025-2026 Projection	2026-2027 Proposed
<b>GENERAL FUND</b>						
Revenues	\$ 1,967,223	\$ 1,901,870	\$ 1,664,322	\$ 237,548	\$ 2,230,982	\$ 2,049,815
Expenditures	1,880,635	1,901,214	1,240,420	660,793	2,309,605	2,049,328
<b>Net Change</b>	\$ 86,589	\$ 656	\$ 423,902	\$ (423,246)	\$ (78,624)	\$ 486
Fund Balance (Beginning)	\$ 2,229,472	\$ 2,316,061	\$ 2,316,061	\$ -	\$ 2,316,061	\$ 2,237,437
Fund Balance (Ending)	\$ 2,316,061	\$ 2,316,717	\$ 2,739,963	\$ -	\$ 2,237,437	\$ 2,237,923
<b>STATE STREET AID FUND</b>						
Revenues	\$ 37,069	\$ 33,000	\$ 30,398	\$ 2,602	\$ 37,494	\$ 31,600
Expenditures	36,072	274,800	38,346	236,454	310,630	75,100
Revenues over Expenditures	997	(241,800)	(7,948)	(233,852)	(273,136)	(43,500)
Transfer from General Fund	50,000	50,000	25,000	25,000	50,000	50,000
<b>Net Change</b>	\$ 50,997	\$ (191,800)	\$ 17,052	\$ (208,852)	\$ (223,136)	\$ 6,500
Fund Balance (Beginning)	\$ 278,979	\$ 329,976	\$ 329,976	\$ -	\$ 329,976	\$ 106,840
Fund Balance (Ending)	\$ 329,976	\$ 138,176	\$ 347,028	\$ -	\$ 106,840	\$ 113,340
<b>DEBT SERVICE FUND</b>						
Revenues	\$ 8,322	\$ 5,000	\$ 6,967	\$ (1,967)	\$ 8,500	\$ 4,000
Expenditures	16,371	282,397	282,397	-	282,397	282,397
Revenues over Expenditures	(8,049)	(277,397)	(275,430)	(1,967)	(273,897)	(278,397)
Transfer from General Fund	239,000	204,000	102,000	102,000	204,000	224,000
<b>Net Change</b>	\$ 230,951	\$ (73,397)	\$ (173,430)	\$ 100,033	\$ (69,897)	\$ (54,397)
Fund Balance (Beginning)	\$ 216,437	\$ 447,388	\$ 447,388	\$ -	\$ 447,388	\$ 377,491
Fund Balance (Ending)	\$ 447,388	\$ 373,991	\$ 273,958	\$ -	\$ 377,491	\$ 323,094

CITY OF EAGLEVILLE, TENNESSEE  
GENERAL FUND - SUMMARY

	2024-2025 Actual	2025-2026 Orig Budget	2025-2026 July-March	2025-2026 Under (Over)	2025-2026 Projection	2026-2027 Proposed
<b>REVENUES</b>						
Local Taxes	\$ 1,554,822	\$ 1,458,935	\$ 1,270,666	\$ 188,269	\$ 1,732,099	\$ 1,557,125
Licenses, Fees & Permits	41,741	43,200	19,966	23,234	21,400	37,000
Intergovernmental Revenue	198,083	196,060	190,553	5,507	252,837	252,640
Parks & Recreation	22,245	23,225	25,120	(1,895)	26,495	25,500
Fines & Penalties	28,008	46,000	43,349	2,651	52,000	58,000
Other Revenue	122,325	134,450	114,669	19,781	146,150	119,550
<b>TOTAL REVENUES</b>	<b>\$ 1,967,223</b>	<b>\$ 1,901,870</b>	<b>\$ 1,664,322</b>	<b>\$ 237,548</b>	<b>\$ 2,230,982</b>	<b>\$ 2,049,815</b>
<b>EXPENDITURES</b>						
General Government	\$ 585,873	\$ 586,211	\$ 417,084	\$ 169,127	\$ 574,601	\$ 600,682
Police	298,664	409,489	280,434	129,055	402,693	470,789
Fire	439,137	521,876	315,164	206,712	490,338	553,899
Parks & Recreation	101,289	129,638	100,738	28,900	137,973	149,958
Transfer to State Street Aid Fund	50,000	50,000	25,000	25,000	50,000	50,000
Transfer to Debt Service Fund	239,000	204,000	102,000	102,000	204,000	224,000
Transfer to Capital Projects Fund	166,672	-	-	-	450,000	-
<b>TOTAL EXPENDITURES</b>	<b>\$ 1,880,635</b>	<b>\$ 1,901,214</b>	<b>\$ 1,240,420</b>	<b>\$ 660,793</b>	<b>\$ 2,309,605</b>	<b>\$ 2,049,328</b>
<b>NET CHANGE</b>	<b>\$ 86,589</b>	<b>\$ 656</b>	<b>\$ 423,902</b>	<b>\$ (423,246)</b>	<b>\$ (78,624)</b>	<b>\$ 486</b>
<b>FUND BALANCE</b>						
Beginning (July 1)	\$ 2,229,472	\$ 2,316,061	\$ 2,316,061	\$	\$ 2,316,061	\$ 2,237,437
Ending (June 30)	\$ 2,316,061	\$ 2,316,717	\$ 2,739,963	\$	\$ 2,237,437	\$ 2,237,923

CITY OF EAGLEVILLE, TENNESSEE  
POLICE DEPARTMENT - EXPENDITURES

42100	Police Department	2024-2025 Actual	2025-2026 Budget	2025-2026 July-March	2025-2026 Under (Over)	2025-2026 Projection	2026-2027 Proposed
111	Wages - Police Chief	\$ 73,868	\$ 78,868	\$ 54,582	\$ 24,286	\$ 78,818	\$ 82,811
113	Wages - Hourly Pay	101,141	165,372	111,373	53,999	160,518	190,468
140	Retirement (TCRS)	12,695	18,147	11,802	6,345	17,504	20,986
141	Payroll Taxes (FICA)	12,032	18,684	12,509	6,175	18,393	21,724
142	Health Insurance	23,670	31,584	23,148	8,436	31,248	33,720
146	Workmans Comp Insurance	6,200	6,200	9,397	(3,197)	9,397	10,000
147	Unemployment Taxes	81		90	(90)	100	100
148	Police Training	420	1,500		1,500	400	950
165	Drug Fund Expenses	-	500		500	500	500
211	Postage	5	25		25	25	25
230	Dues	2,497	3,000		3,000	3,000	3,085
241	Electricity	1,904	1,660	1,570	90	2,500	2,600
242	Water	247	220	128	92	220	200
244	Natural Gas	291	164	484	(320)	530	600
245	Internet & Phone	3,974	4,750	3,176	1,574	4,800	5,000
261	Vehicle Expenses	1,896	10,000	3,276	6,724	4,000	14,500
266	Facility Repairs and Maintenance	2,003	500	900	(400)	1,000	3,590
280	Travel	394	1,000		1,000	400	850
282	Transportation Stipend						5,400
295	Trash Pickup	322	320	207	114	265	165
296	Telecommunications	120	-	-	-	-	-
299	Miscellaneous	97	2,000	54	1,946	2,000	2,000
300	Supplies	4,873	6,500	632	5,868	3,000	4,720
301	Cell Phones & Air Cards	3,201	5,800	2,003	3,797	3,000	3,500
312	Equipment	2,589	10,000	1,530	8,470	3,500	1,500
326	Clothing	1,525	2,000	80	1,920	1,900	2,000
331	Vehicle Fuel	4,110	12,000	4,900	7,100	12,500	15,000
454	Sewer	44	-	-	-	-	-
510	Insurance	13,420	14,000	24,300	(10,300)	24,300	21,595
562	Tech - Annual Maintenance	1,090	5,030	3,695	1,335	4,175	6,150
563	Tech - Hardware & Software		65	-	65	-	-
618	New Hire Costs	10,538	-	-	-	-	6,350
619	Technology	4,521	-	-	-	-	-
765	THSO Grant Expenses	8,098	8,000	-	8,000	-	-
780	State Salary Supplement	800	1,600	10,600	(9,000)	14,700	10,700
	<b>Total Police Department</b>	<b>\$ 298,664</b>	<b>\$ 409,489</b>	<b>\$ 280,434</b>	<b>\$ 129,055</b>	<b>\$ 402,693</b>	<b>\$ 470,789</b>

CITY OF EAGLEVILLE, TENNESSEE  
GENERAL FUND - TRANSFERS TO OTHER FUNDS

	2024-2025 Actual	2025-2026 Orig. Budget	2025-2026 July-March	2025-2026 Under (Over)	2025-2026 Projection	2026-2027 Proposed
<b>51000 Transfers to Other Funds</b>						
51621 Transfer to State Street Aid	\$ 50,000	\$ 50,000	\$ 25,000	\$ 25,000	\$ 50,000	\$ 50,000
51630 Transfer to Debt Service Fund	239,000	204,000	102,000	102,000	204,000	224,000
51640 Transfer to Capital Projects Fund	166,672	-	-	-	450,000	-
<b>Total Transfers</b>	<b>\$ 455,672</b>	<b>\$ 254,000</b>	<b>\$ 127,000</b>	<b>\$ 127,000</b>	<b>\$ 704,000</b>	<b>\$ 274,000</b>

CITY OF EAGLEVILLE, TENNESSEE  
STATE STREET AID FUND

121	STATE STREET AID	2024-2025 Actual	2025-2026 Budget	2025-2026 July-March	2025-2026 Under (Over)	2025-2026 Projection	2026-2027 Projected
	<b>Revenues</b>						
36100	Interest Income	\$ 8,514	\$ 4,000	\$ 9,353	\$ (5,353)	\$ 9,250	3,000
31730	State Gas Tax	28,555	29,000	21,045	7,955	28,244	28,600
	<b>Total Revenues</b>	<b>\$ 37,069</b>	<b>\$ 33,000</b>	<b>\$ 30,398</b>	<b>\$ 2,602</b>	<b>\$ 37,494</b>	<b>\$ 31,600</b>
	<b>Expenditures</b>						
43100	Street & Traffic Lights	20,521	18,670	12,246	6,424	23,000	23,000
247	Right of Way Mowing	7,300	9,500	4,500	5,000	9,500	10,000
248	Engineering	3,498	4,000	5,702	(1,702)	12,500	9,000
254	Repairs & Maintenance	3,828	7,000	6,286	714	10,000	10,000
260	Street Signs	266	600	339	261	1,000	2,000
342	Insurance	558	630	923	(293)	923	1,000
510	Highways/Streets Permit Bond	100	-	100	(100)	100	100
765	Capital Outlay	-	234,400	8,250	226,150	253,607	20,000
900	<b>Total Expenditures</b>	<b>\$ 36,072</b>	<b>\$ 274,800</b>	<b>\$ 38,346</b>	<b>\$ 236,454</b>	<b>\$ 310,630</b>	<b>\$ 75,100</b>
	<b>Other Sources</b>						
48500	Transfer from General Fund	50,000	50,000	25,000	25,000	50,000	50,000
36969	Special Transfer from General Fund						
	<b>Total Other Sources</b>	<b>50,000</b>	<b>50,000</b>	<b>25,000</b>	<b>25,000</b>	<b>50,000</b>	<b>50,000</b>
	<b>Net Change</b>	<b>\$ 50,997</b>	<b>\$ (191,800)</b>	<b>\$ 17,052</b>	<b>\$ (208,852)</b>	<b>\$ (223,136)</b>	<b>\$ 6,500</b>
	<b>Beginning Fund Balance</b>	<b>\$ 278,979</b>	<b>\$ 329,976</b>	<b>\$ 329,976</b>	<b>\$ 329,976</b>	<b>\$ 329,976</b>	<b>\$ 106,840</b>
	<b>Ending Fund Balance</b>	<b>\$ 329,976</b>	<b>\$ 138,176</b>	<b>\$ 347,028</b>	<b>\$ 106,840</b>	<b>\$ 113,340</b>	<b>\$ 113,340</b>

Item 3d) Ordinance 2026-006 Proposed Annual Budget For FY 2026-2027

**CITY OF EAGLEVILLE, TENNESSEE**  
**PROPOSED BUDGET FOR FISCAL YEAR**  
**2026-2027**



**CITY OF EAGLEVILLE, TENNESSEE  
FISCAL YEAR 2026-2027 PROPOSED BUDGET ORDINANCE  
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Ordinance No. 2026-006

AN ORDINANCE OF THE CITY OF EAGLEVILLE, TENNESSEE  
ADOPTING THE ANNUAL BUDGET FOR THE FISCAL YEAR BEGINNING JULY 1,  
2026 AND ENDING JUNE 30, 2027

- WHEREAS, *Tennessee Code Annotated* § 9-1-116 requires that all funds of the State of Tennessee and all its political subdivisions shall first be appropriated before being expended and that only funds that are available shall be appropriated; and
- WHEREAS, the Municipal Budget Law of 1982 requires that the governing body of each municipality adopt and operate under an annual budget ordinance presenting a financial plan with at least the information required by that state statute, that no municipality may expend any moneys regardless of the source except in accordance with a budget ordinance and that the governing body shall not make any appropriation in excess of estimated available funds; and
- WHEREAS, the City of Eagleville has published the annual operating budget and budgetary comparisons of the proposed budget with the prior year (actual) and the current year (estimated) in a newspaper of general circulation not less than ten (10) days prior to the meeting where the Council will consider final passage of the budget.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF  
THE CITY OF EAGLEVILLE, TENNESSEE AS FOLLOWS:

SECTION 1: That the governing body projects anticipated revenues from all sources and appropriates planned expenditures for each department, board, office or other agency of the municipality, herein, presented together with the actual annual receipts and expenditures of the last preceding fiscal year and the estimated annual expenditures for the current fiscal year, and from those revenues and unexpended and unencumbered funds as follows for fiscal year 2027, and including the projected ending balances for the budget year, the actual ending balances for the most recent ended fiscal year and the estimated ending balances for the current fiscal years:

General Fund Revenues	2024-2025	2025-2026	2026-2027
	Actual	Projected	Proposed
Local Taxes	\$ 1,554,822	\$ 1,732,099	\$ 1,557,125
Licenses and Permits	41,741	21,400	37,000
Intergovernmental	198,083	252,837	252,640
Parks and Recreation	22,245	26,495	25,500
Fines and Fees	28,008	52,000	58,000
Miscellaneous Revenues	122,325	146,150	119,550
<b>Total Revenues and Other Financing Sources</b>	<b>\$ 1,967,224</b>	<b>\$ 2,230,982</b>	<b>\$ 2,049,815</b>
<b>Appropriations</b>			
<b>Expenditures</b>			
General Government	\$ 585,873	\$ 574,601	\$ 600,682
Police	298,664	402,693	470,789
Fire	439,137	490,338	553,899
Parks and Recreation	101,289	137,973	149,958
Transfers to other Funds	455,672	704,000	274,000
<b>Total Appropriations</b>	<b>\$ 1,880,635</b>	<b>\$ 2,309,605</b>	<b>\$ 2,049,328</b>
<b>Change in Fund Balance</b>	<b>\$ 86,589</b>	<b>\$ (78,623)</b>	<b>\$ 487</b>
<b>Beginning Fund Balance</b>	<b>\$ 2,229,472</b>	<b>\$ 2,316,061</b>	<b>\$ 2,237,437</b>
<b>Ending Fund Balance</b>	<b>\$ 2,316,061</b>	<b>\$ 2,237,437</b>	<b>\$ 2,237,924</b>
<b>Ending Fund Balance as % of Appropriations</b>	<b>123%</b>	<b>97%</b>	<b>109%</b>

State Street Aid Fund Revenues	2024-2025	2025-2026	2026-2027
	Actual	Projected	Proposed
Gas taxes	\$ 28,555	\$ 28,244	\$ 28,600
Interest income	8,514	9,250	3,000
Transfers from other funds	50,000	50,000	50,000
<b>Total Revenues and Other Financing Sources</b>	<b>\$ 87,069</b>	<b>\$ 87,494</b>	<b>\$ 81,600</b>
<b>Appropriations</b>			
<b>Expenditures</b>			
Street expenditures	\$ 36,072	\$ 57,023	\$ 55,100
Capital outlay	-	253,607	20,000
<b>Total Appropriations</b>	<b>\$ 36,072</b>	<b>\$ 310,630</b>	<b>\$ 75,100</b>
<b>Change in Fund Balance</b>	<b>\$ 50,997</b>	<b>\$ (223,136)</b>	<b>\$ 6,500</b>
<b>Beginning Fund Balance</b>	<b>\$ 278,979</b>	<b>\$ 329,976</b>	<b>\$ 106,840</b>
<b>Ending Fund Balance</b>	<b>\$ 329,976</b>	<b>\$ 106,840</b>	<b>\$ 113,340</b>
<b>Ending Fund Balance as % of Appropriations</b>	<b>915%</b>	<b>34%</b>	<b>151%</b>

Capital Projects Fund	2024-2025	2025-2026	2026-2027
Revenues	Actual	Projected	Proposed
Loan proceeds	\$ 7,541,691	\$ -	\$ -
Grant proceeds	-	-	1,487,176
Miscellaneous	-	-	-
Transfers in	166,672	450,000	-
Interest income	13,283	8,400	6,000
<b>Total Revenues and Other Financing Sources</b>	<b>\$ 7,721,646</b>	<b>\$ 458,400</b>	<b>\$ 1,493,176</b>
<b>Appropriations</b>			
<b>Expenditures</b>			
Debt service	\$ 5,962,645	\$ -	\$ -
Capital outlay	1,648,378	116,619	2,167,110
<b>Total Appropriations</b>	<b>\$ 7,611,023</b>	<b>\$ 116,619</b>	<b>\$ 2,167,110</b>
<b>Change in Fund Balance</b>	<b>\$ 110,623</b>	<b>\$ 341,781</b>	<b>\$ (673,934)</b>
<b>Beginning Fund Balance</b>	<b>\$ 255,982</b>	<b>\$ 366,605</b>	<b>\$ 708,386</b>
<b>Ending Fund Balance</b>	<b>\$ 366,605</b>	<b>\$ 708,386</b>	<b>\$ 34,452</b>
<b>Ending Fund Balance as % of Appropriations</b>	<b>5%</b>	<b>607%</b>	<b>2%</b>

Debt Service Fund	2024-2025	2025-2026	2026-2027
Revenues	Actual	Projected	Proposed
Interest Income	\$ 8,322	\$ 8,500	\$ 4,000
Transfers In	239,000	204,000	224,000
<b>Total Revenues and Other Financing Sources</b>	<b>\$ 247,322</b>	<b>\$ 212,500</b>	<b>\$ 228,000</b>
<b>Appropriations</b>			
<b>Expenditures</b>			
Debt service	\$ 16,371	\$ 282,397	\$ 282,397
<b>Total Appropriations</b>	<b>\$ 16,371</b>	<b>\$ 282,397</b>	<b>\$ 282,397</b>
<b>Change in Fund Balance</b>	<b>\$ 230,951</b>	<b>\$ (69,897)</b>	<b>\$ (54,397)</b>
<b>Beginning Fund Balance</b>	<b>\$ 216,437</b>	<b>\$ 447,388</b>	<b>\$ 377,491</b>
<b>Ending Fund Balance</b>	<b>\$ 447,388</b>	<b>\$ 377,491</b>	<b>\$ 323,094</b>
<b>Ending Fund Balance as % of Appropriations</b>	<b>0%</b>	<b>134%</b>	<b>114%</b>

Sewer Fund	2024-2025	2025-2026	2026-2027
Revenues	Actual	Projected	Proposed
Operating Revenues	\$ 226,235	\$ 238,800	\$ 246,300
Operating Expenses	98,890	110,519	120,620
Depreciation	86,505	86,505	86,505
<b>Net Operating Income (Expense)</b>	<b>\$ 40,840</b>	<b>\$ 41,776</b>	<b>\$ 39,175</b>
<b>Net Nonoperating Revenues (Expenses)</b>	<b>\$ 41,955</b>	<b>\$ 5,752</b>	<b>\$ 83,618</b>
<b>Change in Net Position</b>	<b>\$ 82,795</b>	<b>\$ 47,528</b>	<b>\$ 122,793</b>
<b>Change in Net Position</b>	<b>\$ 82,795</b>	<b>\$ 47,528</b>	<b>\$ 122,793</b>
<b>Estimated Beginning Net Position</b>	<b>\$ 2,338,711</b>	<b>\$ 2,421,506</b>	<b>\$ 2,469,034</b>
<b>Estimated Ending Net Position</b>	<b>\$ 2,421,506</b>	<b>\$ 2,469,034</b>	<b>\$ 2,591,827</b>
<b>Ending Net Position as % of Expenses</b>	<b>1306%</b>	<b>1253%</b>	<b>1251%</b>

Developmental Impact Fund	2024-2025	2025-2026	2026-2027
Revenues	Actual	Projected	Proposed
Interest Income	\$ -	\$ 120	\$ 1,000
Residential & Nonresidential fees	-	47,265	219,360
<b>Total Revenues and Other Financing Sources</b>	<b>\$ -</b>	<b>\$ 47,385</b>	<b>\$ 220,360</b>
<b>Appropriations</b>			
<b>Expenditures</b>			
Developmental impact expenditures	\$ -	\$ -	\$ -
<b>Total Appropriations</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ 47,385</b>	<b>\$ 220,360</b>
<b>Beginning Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 47,385</b>
<b>Ending Fund Balance</b>	<b>\$ -</b>	<b>\$ 47,385</b>	<b>\$ 267,745</b>
<b>Ending Fund Balance as % of Appropriations</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>

SECTION 2: At the end of the fiscal year 2027, the governing body estimates balances/(deficits) as follows:

General Fund	\$ 2,237,924
State Street Aid Fund	\$ 113,340
Capital Projects Fund	\$ 34,452
Debt Service Fund	\$ 323,094
Sewer Fund	\$ 2,591,827
Developmental Impact Fund	\$ 267,745

SECTION 3: That the governing body recognizes that the municipality has bonded and other indebtedness as follows:

Type of Indebtedness	Debt Authorized and Unissued	Estimated Principal Outstanding at June 30, 2026	FY 2027 Debt Principal	FY 2027 Debt Interest
Capital Outlay - Radios	\$ -	\$ 65,484	\$ 16,371	\$ -
Loan - USDA Public Safety Center #1 (07)	\$ -	\$ 708,637	\$ 13,851	\$ 15,059
Loan - USDA Public Safety Center #2 (08)	\$ -	\$ 3,716,901	\$ 62,193	\$ 78,984
Loan - USDA Public Safety Center #3 (09)	\$ -	\$ 1,986,509	\$ 23,928	\$ 72,011
Note - USDA 92-02	\$ -	\$ 1,337,805	\$ 32,035	\$ 33,077
Note - USDA 92-04	\$ -	\$ 121,480	\$ 2,815	\$ 3,305

SECTION 4: During the coming fiscal year the governing body has planned capital projects and proposed funding as follows:

Capital Project	Total Expense	Cash Reserves	Grant Proceeds	Loan Proceeds
General Government & Other Improvements	\$ 233,000	\$ 233,000	\$ -	\$ -
Sidewalk Improvements	\$ 1,709,110	\$ 221,934	\$ 1,487,176	\$ -
Park Improvements	\$ 225,000	\$ 225,000	\$ -	\$ -
Street Improvements	\$ 20,000	\$ 20,000	\$ -	\$ -

SECTION 5: No appropriation listed above may be exceeded without an amendment of the budget ordinance as required by the Municipal Budget Law of 1982 (TCA § 6-56-208). In addition, no appropriation may be made in excess of available funds except to provide for an actual emergency threatening the health, property or lives of the inhabitants of the municipality and declared by a two-thirds (2/3) vote of at least a quorum of the governing body in accord with Tennessee Code Annotated § 6-56-205.

SECTION 6: Money may be transferred from one appropriation to another in the same fund only by appropriate ordinance by the governing body, subject to such limitations and procedures as it may describe as allowed by Section 6-56-209 of the *Tennessee Code Annotated*. Any resulting transfers shall be reported to the governing body at its next regular meeting and entered into the minutes

SECTION 7: A detailed financial plan will be attached to this budget and become part of this budget ordinance. In addition, the published operating budget and budgetary comparisons shown by fund with beginning and ending fund balances and the number of full time equivalent employees required by Tennessee Code Annotated § 6-56-206 will be attached.

SECTION 8: The City of Eagleville plans to adopt by separate ordinance the Certified Tax Rate (CTR) once it is calculated and reviewed by the Assessor and City Manager, then reviewed by the State Board of Equalization. Estimated property tax revenues in the Fiscal Year 2026-2027 budget are based on the assessed value of real and personal property from the Fiscal Year 2025-2026 budget.

SECTION 9: This annual operating and capital budget ordinance and supporting documents shall be submitted to the Comptroller of the Treasury or the Comptroller's Designee for approval pursuant to Title 9, Chapter 21 of the Tennessee Code Annotated within fifteen (15) days of its adoption. If the Comptroller of the Treasury or the Comptroller's Designee determines that the budget does not comply with the Statutes, the Governing Body shall adjust its estimates or make additional tax levies sufficient to comply with the Statutes or as directed by the Comptroller of the Treasury or Comptroller's Designee.

SECTION 10: All unencumbered balances of appropriations remaining at the end of the fiscal year lapse and revert to the respective fund balances.

SECTION 11: All ordinances or parts of ordinances in conflict with any provisions of this ordinance are hereby repealed.

SECTION 12: If for any reason a budget ordinance is not adopted prior to the beginning of the next fiscal year, the appropriations in this budget ordinance shall become the appropriations for the next fiscal year until the adoption of the new budget ordinance in accordance with the Section 6-56-210, Tennessee Code Annotated provided sufficient revenues are being collected to support the continuing appropriations.

SECTION 13: This ordinance shall take effect July 1, 2026, the public welfare requiring it.

Approved:

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

ATTEST:

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

PASSED FIRST READING:

\_\_\_\_\_  
PASSED SECOND READING:

First Reading: April 23, 2026  
Second Reading: May 28, 2026  
Public Hearing: May 28, 2026  
Public Hearing notice given in the News Daily Journal

APPROVED AS TO FORM:

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Stephen Aymett, City Attorney

**Budget Summary  
FY 2027**

**City of Eagleville, Tennessee**

All Funds	Estimated Beginning Cash July 1	Interfund Loan Repayment		Total	Expenditures *(exclude depreciation for enterprise funds)		Total	Increase or (use) of Cash Balance	Estimated Ending Cash June 30	Ending Cash as a Percent of Expenditures
		Revenues	Transfers-In		Transfers-Out	Transfers-Out				
General Fund	\$ 2,067,735	\$ 2,049,815	\$ -	\$ 2,049,815	\$ 1,775,328	\$ 274,000	\$ 2,049,328	\$ 487	\$ 2,068,222	100.92%
State Street Aid	105,626	31,600	50,000	81,600	75,100	-	75,100	6,500	112,126	149.30%
Capital Projects	712,672	1,493,176	-	1,493,176	2,167,110	-	2,167,110	(673,934)	38,738	1.79%
Debt Service	377,491	4,000	224,000	228,000	282,397	-	282,397	(54,397)	323,094	114.41%
Developmental Impact	47,385	220,360	-	220,360	-	-	-	220,360	267,745	0.00%
Sewer	848,377	366,300	-	366,300	191,852	-	191,852	174,448	1,022,825	533.13%
<b>Totals</b>	<b>\$ 4,148,318</b>	<b>\$ 4,165,251</b>	<b>\$ -</b>	<b>\$ 4,439,251</b>	<b>\$ 4,491,787</b>	<b>\$ 274,000</b>	<b>\$ 4,765,787</b>	<b>\$ (326,536)</b>	<b>\$ 3,821,782</b>	

Enterprise Fund	Estimated Beginning Net Position July 1	Revenues		Total	Expenses ** (exclude capital projects and debt principal payments)		Total	Increase or (Decrease) in Net Position	Estimated Ending Net Position June 30
		Revenues	Transfers-In		Transfers-Out	Transfers-Out			
Sewer Fund	2,469,034	366,300	-	366,300	243,507	-	243,507	122,793	2,591,827
<b>Totals</b>	<b>\$ 2,469,034</b>	<b>\$ 366,300</b>	<b>\$ -</b>	<b>\$ 366,300</b>	<b>\$ 243,507</b>	<b>\$ -</b>	<b>\$ 243,507</b>	<b>\$ 122,793</b>	<b>\$ 2,591,827</b>

Governmental Funds	Estimated Beginning Fund Balance July 1	
	General Fund	2,237,437
State Street Aid	106,840	
Capital Projects	708,386	
Debt Service	377,491	
Developmental Impact	47,385	

City of Eagleville, Tennessee  
 Schedule of Outstanding Debt and Budgeted Debt Service  
 Fiscal Year 2027

Fund	Type of Debt	Loan Name and Description	Original Issuance Amount	Authorized & Unissued	Total Principal Outstanding at 06/30/26	FY 2027 Budgeted Annual Debt Service		Detailed Budget Page Number	
						Principal	Interest		Principal
Debt Service	Capital Outlay Note	Radios	\$ 163,710	- \$	65,484 \$	16,371 \$	- \$	16,371	23
<b>Total Debt Service Fund</b>			<b>\$ 163,710</b>	<b>- \$</b>	<b>65,484 \$</b>	<b>16,371 \$</b>	<b>- \$</b>	<b>16,371</b>	
Capital Projects	Loan	USDA - Public Safety Center (07)	722,000	-	708,437	13,851	15,059	28,910	22
Capital Projects	Loan	USDA - Public Safety Center (08)	2,009,600	-	1,986,509	23,928	72,011	95,939	
Capital Projects	Loan	USDA - Public Safety Center (09)	3,777,800	-	3,716,901	62,193	78,984	141,177	
<b>Total Capital Projects Fund</b>			<b>\$ 6,509,400</b>	<b>- \$</b>	<b>6,411,847 \$</b>	<b>99,972 \$</b>	<b>166,054 \$</b>	<b>266,026</b>	
Sewer Fund	Note Payable	USDA 92-02	\$ 1,644,000	- \$	1,337,805 \$	32,035 \$	33,077 \$	65,112	24
Sewer Fund	Note Payable	USDA 92-04	148,000	-	121,480	2,815	3,305	6,120	24
<b>Total Sewer Fund</b>			<b>\$ 1,792,000</b>	<b>- \$</b>	<b>1,459,285 \$</b>	<b>34,850 \$</b>	<b>36,382 \$</b>	<b>71,232</b>	
<b>Total Outstanding Debt for the Municipality</b>			<b>\$ 8,465,110</b>	<b>- \$</b>	<b>7,936,616 \$</b>	<b>151,193 \$</b>	<b>202,436 \$</b>	<b>353,629</b>	

**CITY OF EAGLEVILLE, TENNESSEE  
BUDGET SUMMARY - ALL FUNDS**

	2024-2025 Actual	2025-2026 Budget	2025-2026 July-March	2025-2026 Under (Over)	2025-2026 Projection	2026-2027 Proposed
<b>GENERAL FUND</b>						
Revenues	\$ 1,967,223	\$ 1,901,870	\$ 1,664,322	\$ 237,548	\$ 2,230,982	\$ 2,049,815
Expenditures	1,880,635	1,901,214	1,240,420	660,793	2,309,605	2,049,328
<b>Net Change</b>	\$ 86,589	\$ 656	\$ 423,902	\$ (423,246)	\$ (78,624)	\$ 487
Fund Balance (Beginning)	\$ 2,229,472	\$ 2,316,061	\$ 2,316,061	\$	\$ 2,316,061	\$ 2,237,437
Fund Balance (Ending)	\$ <b>2,316,061</b>	\$ 2,316,717	\$ 2,739,963	\$ -	\$ 2,237,437	\$ 2,237,924
<b>STATE STREET AID FUND</b>						
Revenues	\$ 37,069	\$ 33,000	\$ 30,398	\$ 2,602	\$ 37,494	\$ 31,600
Expenditures	36,072	274,800	38,346	236,454	310,630	75,100
Revenues over Expenditures	997	(241,800)	(7,948)	(233,852)	(273,136)	(43,500)
Transfer from General Fund	50,000	50,000	25,000	25,000	50,000	50,000
<b>Net Change</b>	\$ 50,997	\$ (191,800)	\$ 17,052	\$ (208,852)	\$ (223,136)	\$ 6,500
Fund Balance (Beginning)	\$ 278,979	\$ 329,976	\$ 329,976	\$ -	\$ 329,976	\$ 106,840
Fund Balance (Ending)	\$ <b>329,976</b>	\$ 138,176	\$ 347,028	\$ -	\$ 106,840	\$ 113,340
<b>DEBT SERVICE FUND</b>						
Revenues	\$ 8,322	\$ 5,000	\$ 6,967	\$ (1,967)	\$ 8,500	\$ 4,000
Expenditures	16,371	282,397	282,397	-	282,397	282,397
Revenues over Expenditures	(8,049)	(277,397)	(275,430)	(1,967)	(273,897)	(278,397)
Transfer from General Fund	239,000	204,000	102,000	102,000	204,000	224,000
<b>Net Change</b>	\$ 230,951	\$ (73,397)	\$ (173,430)	\$ 100,033	\$ (69,897)	\$ (54,397)
Fund Balance (Beginning)	\$ 216,437	\$ 447,388	\$ 447,388	\$	\$ 447,388	\$ 377,491
Fund Balance (Ending)	\$ <b>447,388</b>	\$ 373,991	\$ 273,958	\$ -	\$ 377,491	\$ 323,094

**CITY OF EAGLEVILLE, TENNESSEE  
BUDGET SUMMARY - ALL FUNDS**

	2024-2025 Actual	2025-2026 Original Budget	2025-2026 July-March	2025-2026 Under (Over)	2025-2026 Projection	2026-2027 Proposed
<b>CAPITAL PROJECTS FUND</b>						
Revenues	\$ 7,554,974	\$ 1,205,000	\$ 7,676	\$ 1,197,324	\$ 8,400	\$ 1,493,176
Expenditures	7,611,023	1,496,230	116,108	1,380,122	116,619	2,167,110
Revenues over Expenditures	(56,049)	(291,230)	(108,432)	(182,799)	(108,219)	(673,934)
Transfer from Other Sources	166,672	-	-	-	450,000	-
<b>Net Change</b>	\$ 110,623	\$ (291,230)	\$ (108,432)	\$ (182,799)	\$ 341,781	\$ (673,934)
Fund Balance (Beginning)	\$ 255,982	\$ 366,605	\$ 366,605	\$	\$ 366,605	\$ 708,386
Fund Balance (Ending)	\$ <b>366,605</b>	\$ 75,375	\$ 258,173	\$	\$ 708,386	\$ 34,452
<b>SEWER FUND</b>						
Operating Income	\$ 226,235	\$ 234,200	\$ 182,171	\$ 52,029	\$ 238,800	\$ 246,300
Operating Expenses	185,395	196,500	139,097	57,403	197,024	207,125
Operating Income (Loss)	40,840	37,700	43,075	(5,375)	41,776	39,175
Non-Operating Income (Expenses)	(11,588)	(12,248)	(9,725)	(2,523)	(14,248)	(16,382)
Other Income	53,543	311,000	-	311,000	20,000	100,000
<b>Net Change</b>	\$ 82,795	\$ 336,452	\$ 33,350	\$ 303,102	\$ 47,528	\$ 122,793
Net Position (Beginning)	\$ 2,338,712	\$ 2,421,506	\$ 2,421,506	\$	\$ 2,421,506	\$ 2,421,506
Net Position (Ending)	\$ <b>2,421,506</b>	\$ 2,757,958	\$ 2,454,856	\$	\$ 2,469,034	\$ 2,591,827
<b>DEVELOPMENT IMPACT FUND</b>						
Revenues	\$ -	\$ -	\$ 26,579	\$ -	\$ 47,385	\$ 220,360
Expenditures	-	-	-	-	-	-
Revenues over Expenditures	-	-	26,579	-	47,385	220,360
<b>Net Change</b>	\$ -	\$ -	\$ 26,579	\$ -	\$ 47,385	\$ 220,360
Fund Balance (Beginning)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 47,385
Fund Balance (Ending)	\$ -	\$ -	\$ 26,579	\$ -	\$ 47,385	\$ 267,745

**CITY OF EAGLEVILLE, TENNESSEE  
GENERAL FUND - SUMMARY**

	<b>2024-2025 Actual</b>	<b>2025-2026 Orig Budget</b>	<b>2025-2026 July-March</b>	<b>2025-2026 Under (Over)</b>	<b>2025-2026 Projection</b>	<b>2026-2027 Proposed</b>
<b>REVENUES</b>						
Local Taxes	\$ 1,554,822	\$ 1,458,935	\$ 1,270,666	\$ 188,269	\$ 1,732,099	\$ 1,557,125
Licenses, Fees & Permits	41,741	43,200	19,966	23,234	21,400	37,000
Intergovernmental Revenue	198,083	196,060	190,553	5,507	252,837	252,640
Parks & Recreation	22,245	23,225	25,120	(1,895)	26,495	25,500
Fines & Penalties	28,008	46,000	43,349	2,651	52,000	58,000
Other Revenue	122,325	134,450	114,669	19,781	146,150	119,550
<b>TOTAL REVENUES</b>	<b>\$ 1,967,223</b>	<b>\$ 1,901,870</b>	<b>\$ 1,664,322</b>	<b>\$ 237,548</b>	<b>\$ 2,230,982</b>	<b>\$ 2,049,815</b>
<b>EXPENDITURES</b>						
General Government	\$ 585,873	\$ 586,211	\$ 417,084	\$ 169,127	\$ 574,601	\$ 600,682
Police	298,664	409,489	280,434	129,055	402,693	470,789
Fire	439,137	521,876	315,164	206,712	490,338	553,899
Parks & Recreation	101,289	129,638	100,738	28,900	137,973	149,958
Transfer to State Street Aid Fun	50,000	50,000	25,000	25,000	50,000	50,000
Transfer to Debt Service Fund	239,000	204,000	102,000	102,000	204,000	224,000
Transfer to Capital Projects Fur	166,672	-	-	-	450,000	-
<b>TOTAL EXPENDITURES</b>	<b>\$ 1,880,635</b>	<b>\$ 1,901,214</b>	<b>\$ 1,240,420</b>	<b>\$ 660,793</b>	<b>\$ 2,309,605</b>	<b>\$ 2,049,328</b>
<b>NET CHANGE</b>	<b>\$ 86,589</b>	<b>\$ 656</b>	<b>\$ 423,902</b>	<b>\$ (423,246)</b>	<b>\$ (78,624)</b>	<b>\$ 487</b>
<b>FUND BALANCE</b>						
Beginning (July 1)	\$ 2,229,472	\$ 2,316,061	\$ 2,316,061	\$	\$ 2,316,061	\$ 2,237,437
Ending (June 30)	\$ 2,316,061	\$ 2,316,717	\$ 2,739,963	\$	\$ 2,237,437	\$ 2,237,924

CITY OF EAGLEVILLE, TENNESSEE  
GENERAL FUND - OVERVIEW

	<u>BUDGET</u> <u>FY 2026</u>	<u>PROPOSED</u> <u>FY 2027</u>	<u>INCREASE</u>	<u>% UP</u>
<b>TOTAL BUDGET</b>	\$ 1,901,214	\$ 2,049,328	\$ 148,115	7.8%
<b>EXPENDITURES BY DEPARTMENTS</b>				
General Government	\$ 586,211	\$ 600,682	\$ 14,471	2.5%
Police	409,489	470,789	61,300	15.0%
Fire	521,876	553,899	32,023	6.1%
Park & Recreation	129,638	149,958	20,320	15.7%
Transfer to State Street Aid Fund	50,000	50,000	-	0.0%
Transfer to Debt Service Fund	204,000	224,000	20,000	9.8%
<b>TOTAL</b>	\$ 1,901,214	\$ 2,049,328	\$ 148,115	7.8%
<b>EXPENDITURES BY MAJOR CATEGORIES</b>				
Salary & Benefits	\$ 1,107,818	\$ 1,165,083	\$ 57,265	5.2%
Street Maintenance (transfer to SSA Fund)	50,000	75,000	25,000	50.0%
Debt Service	204,000	224,000	20,000	9.8%
Vehicles (fuel, maintenance, repairs)	63,700	77,800	14,100	22.1%
Insurance (Property, Liability, etc.)	92,100	105,930	13,830	15.0%
Contractual Services (Attorney, Engineering, Accounting, Financial, Parks, Audit, Judge)	130,600	138,750	8,150	6.2%
Remaining (supplies, utilities, tech, maint, etc.)	252,996	262,848	9,852	3.9%
<b>TOTAL</b>	\$ 1,901,214	\$ 2,049,411	\$ 148,197	7.8%

CITY OF EAGLEVILLE, TENNESSEE  
GENERAL FUND - REVENUES

110	General Fund	2024-2025 Actual	2025-2026 Budget	2025-2026 July-March	2025-2026 Under (Over)	2025-2026 Projection	2026-2027 Proposed
	<b>Local Taxes</b>						
31100	Property Tax (Current)	\$ 204,432	\$ 201,235	\$ 183,566	\$ 17,669	\$ 207,699	\$ 207,725
31200	Property Taxes (Delinquent)	4,258	6,200	6,585	(385)	6,600	6,600
31300	Interest on Property Taxes	1,399	500	605	(105)	800	800
31600	Local Option Sales Tax	1,197,528	1,112,000	1,009,624	102,376	1,375,000	1,200,000
31800	Business Tax	66,113	65,000	12,585	52,415	65,000	65,000
31980	Liquor by the Drink Tax	38,684	35,000	28,848	6,152	38,000	38,000
31990	Beer Tax	42,409	39,000	28,852	10,148	39,000	39,000
	<b>Total Local Taxes</b>	<b>\$ 1,554,822</b>	<b>\$ 1,458,935</b>	<b>\$ 1,270,666</b>	<b>\$ 188,269</b>	<b>\$ 1,732,099</b>	<b>\$ 1,557,125</b>
	<b>Licenses, Fees &amp; Permits</b>						
32600	Business License	240	100	110	(10)	100	100
32610	Building Permits	38,828	42,000	18,656	23,344	20,000	35,000
32615	Planning Department Fees	2,200	900	900	-	900	1,500
32620	Beer Permits	473	200	300	(100)	400	400
	<b>Total Licenses, Fees and Permits</b>	<b>\$ 41,741</b>	<b>\$ 43,200</b>	<b>\$ 19,966</b>	<b>\$ 23,234</b>	<b>\$ 21,400</b>	<b>\$ 37,000</b>
	<b>Intergovernmental Revenue</b>						
33102	Rutherford County Fire Dept Support	80,000	80,000	90,000	(10,000)	120,000	120,000
33103	State of TN Grant (Police Recruitment)			9,000	(9,000)	11,500	7,500
33500	Online Sales Tax (Telecom Interstate Sales)	725	725	524	201	725	725
33510	State Shared Sales Tax	102,333	100,500	78,108	22,392	104,000	107,750
33320	TVA in lieu of Tax	9,877	9,900	8,211	1,689	10,950	11,000
33530	State Beer Tax	156	360	325	35	360	360
33552	State-City Streets & Transportation Tax	1,385	1,400	1,027	373	1,480	1,480
33558	State Transportation & Moderization	468	275	425	(150)	500	500
33593	Corporate Excise Tax	1,364	1,400	1,523	(123)	1,523	1,525
33700	State Sports Betting	1,776	1,500	1,408	92	1,800	1,800
	<b>Total Intergovernmental Revenue</b>	<b>\$ 198,083</b>	<b>\$ 196,060</b>	<b>\$ 190,553</b>	<b>\$ 5,507</b>	<b>\$ 252,837</b>	<b>\$ 252,640</b>
	<b>Parks and Recreation</b>						
34724	Ballpark Fence Banners	3,150	3,000	3,000	-	3,000	3,000
34725	Concessions	500	1,000	-	1,000	1,000	1,000
34726	Ball Sign-up Fees	4,970	2,500	3,420	(920)	3,420	3,500

**CITY OF EAGLEVILLE, TENNESSEE  
GENERAL FUND - REVENUES**

	475	125	2,125	(2,000)	2,500	2,500
	2024-2025 Actual	2025-2026 Orig. Budget	2025-2026 July-March	2025-2026 Under (Over)	2025-2026 Projection	2026-2027 Proposed
34727 Pavilion & Field Rent						
<b>110 General Fund</b>						
(continued)						
34728 Booth Fees	650	4,900	5,825	(925)	5,825	5,500
34729 Event Sponsorships	12,500	11,700	10,750	950	10,750	10,000
<b>Total Charges for Service</b>	<b>\$ 22,245</b>	<b>\$ 23,225</b>	<b>\$ 25,120</b>	<b>\$ (1,895)</b>	<b>\$ 26,495</b>	<b>\$ 25,500</b>
<b>Fines &amp; Penalties</b>						
35110 City Court Fines and Costs	28,008	46,000	43,230	2,770	52,000	58,000
35140 Drug Fees		119		(119)	-	-
<b>Total Fines &amp; Penalties</b>	<b>\$ 28,008</b>	<b>\$ 46,000</b>	<b>\$ 43,349</b>	<b>\$ 2,651</b>	<b>\$ 52,000</b>	<b>\$ 58,000</b>
<b>Other Revenue</b>						
32616 Credit Card Processing Fees	449	1,600	399	1,201	700	700
33100 Police Salary Supplement Grant	800	3,200	1,600	1,600	3,200	3,200
33101 TSHO Grant	7,990	4,000	-	4,000	-	-
34260 Donations - Fire	1,708	1,000	600	400	600	500
34621 Donations - Police	1,000	1,000	500	500	500	500
36000 Miscellaneous	1,867	2,500	43	2,457	1,000	1,000
36100 Interest Earnings - Savings Accounts	27,122	40,000	52,056	(12,056)	60,000	37,500
36101 Interest Earnings - CDs	9,163	11,000	329	10,671	8,000	6,000
36240 Dividends & Reimbursements	5,895	6,000	7,310	(1,310)	8,000	6,000
36200 Rents - Chamber of Commerce	6,000	6,000	4,500	1,500	6,000	6,000
36210 Rents - Bank	40,920	40,000	32,482	7,518	40,000	40,000
36211 Rents - House	19,411	18,150	14,850	3,300	18,150	18,150
<b>Total Other Revenue</b>	<b>\$ 122,325</b>	<b>\$ 134,450</b>	<b>\$ 114,669</b>	<b>\$ 19,781</b>	<b>\$ 146,150</b>	<b>\$ 119,550</b>
<b>TOTAL REVENUE</b>	<b>\$ 1,967,223</b>	<b>\$ 1,901,870</b>	<b>\$ 1,664,322</b>	<b>\$ 237,548</b>	<b>\$ 2,230,982</b>	<b>\$ 2,049,815</b>
<b>Excess (deficiency) of Revenue to Expend</b>	<b>\$ 86,589</b>	<b>\$ 656</b>	<b>\$ 423,902</b>	<b>\$ (78,624)</b>	<b>\$ 486</b>	<b>\$ 486</b>
<b>Beginning Fund Balance</b>	<b>\$ 2,229,472</b>	<b>\$ 2,316,061</b>	<b>\$ 2,316,061</b>	<b>\$ 2,316,061</b>	<b>\$ 2,316,061</b>	<b>\$ 2,237,437</b>
<b>Ending Fund Balance</b>	<b>\$ 2,316,061</b>	<b>\$ 2,316,717</b>	<b>\$ 2,739,963</b>	<b>\$ -</b>	<b>\$ 2,237,437</b>	<b>\$ 2,237,923</b>

**CITY OF EAGLEVILLE, TENNESSEE  
GENERAL GOVERNMENT - EXPENDITURES**

	2024-2025 Actual	2025-2026 Budget	2025-2026 July-March	2025-2026 Under (Over)	2025-2026 Projection	2026-2027 Proposed
<b>41000 General Government</b>						
111 Wages - City Recorder	53,857	57,251	\$ 39,617	17,634	57,230	60,104
112 Wages - Overtime	232	2,651	818	1,833	818	2,784
113 Wages - City Manager	96,280	101,094	69,967	31,127	101,073	106,149
114 Wages - City Clerk	53,581	56,260	38,941	17,319	56,253	59,077
140 Retirement (TCRS)	14,814	16,142	10,454	5,688	15,679	16,858
141 Payroll Taxes (FICA)	15,032	16,621	11,009	5,612	16,476	17,451
142 Health Insurance	22,396	23,688	17,361	6,327	23,436	25,290
146 Workman's Comp Insurance	6,125	6,290	390	5,900	390	1,000
147 Unemployment Tax	75	300	71	229	71	-
211 Postage	928	800	562	238	800	1,000
230 Dues	2,223	2,100	1,830	270	2,200	2,200
231 Legal Notices/Ads	1,786	1,800	346	1,454	1,800	1,800
241 Electricity	6,939	7,000	4,138	2,862	7,000	7,000
242 Water	294	700	187	513	400	400
244 Natural Gas	2,686	3,600	1,636	1,964	3,600	3,600
245 Internet & Telephone	5,187	3,345	3,043	302	3,400	3,450
250 Professional Services	65,930	36,000	27,000	9,000	36,000	36,000
251 City Judge Fee	1,500	1,800	1,350	450	1,800	2,100
252 Attorney Fees	25,260	26,000	15,620	10,380	26,000	28,400
253 Accounting Fees	27,246	32,000	20,395	11,605	32,000	32,000
254 Engineering	22,983	15,000	8,374	6,626	15,000	17,500
256 Audit Fees	6,500	6,500	6,500	-	6,500	6,500
257 Planning/Zoning	300	4,000	18	3,982	2,000	2,500
258 House - Lease Expenses	9,693	2,000	2,180	(180)	2,015	2,000

**CITY OF EAGLEVILLE, TENNESSEE  
GENERAL GOVERNMENT - EXPENDITURES**

<b>41000 General Government</b>		<b>2024-2025</b>	<b>2025-2026</b>	<b>2025-2026</b>	<b>2025-2026</b>	<b>2025-2026</b>	<b>2025-2026</b>	<b>2026-2027</b>
(continued)		<b>Actual</b>	<b>Budget</b>	<b>July-March</b>	<b>Under (Over)</b>	<b>Projection</b>	<b>Projection</b>	<b>Proposed</b>
261	Vehicle Repair & Maintenance	267	1,000	2,570	(1,570)	2,800	2,800	1,500
280	Staff - Day Trips	669	775	140	635	750	750	1,130
281	Staff - Overnight Trips	-	500	-	500	250	250	500
282	Travel - City Council	406	500	-	500	500	500	500
283	Travel - Boards & Commissions	-	500	-	500	500	500	500
295	Trash Pickup	849	600	976	(376)	1,000	1,000	1,000
299	Miscellaneous	1,358	2,000	233	1,767	2,000	2,000	1,500
301	Cell Phones & Air Cards		410	21	389	460	460	460
310	Office Supplies	2,581	2,500	2,110	390	2,500	2,500	2,500
320	Vehicle - Parts and Supplies	-	1,000	1,338	(338)	1,500	1,500	1,500
331	Vehicle - Fuel	1,475	1,700	729	971	1,700	1,700	1,800
415	Personal Property Audits	42	175	-	175	175	175	175
454	Sewer	2,209	2,500	1,821	679	2,400	2,400	2,400
471	Economic Development	7,400	7,400	7,400	-	7,400	7,400	7,400
510	Insurance/Bonds	24,665	25,000	20,423	4,577	20,423	20,423	22,800
531	Copier Lease	2,838	3,580	2,859	721	3,675	3,675	3,800
534	Cleaning/Janitorial	2,996	2,500	2,094	406	2,500	2,500	2,600
535	Facility & Grounds	2,149	5,000	1,113	3,887	5,000	5,000	3,000
536	Parts and Supplies	518	600	544	56	600	600	600
538	Library Grant	37,726	51,011	51,011	-	51,011	51,011	51,011
539	Building Inspections	5,550	6,000	3,145	2,855	3,500	3,500	7,000
540	Liquor Pass Through	19,123	17,500	12,939	4,561	19,000	19,000	19,000



**CITY OF EAGLEVILLE, TENNESSEE  
POLICE DEPARTMENT - EXPENDITURES**

42100	Police Department	2024-2025 Actual	2025-2026 Budget	2025-2026 July-March	2025-2026 Under (Over)	2025-2026 Projection	2026-2027 Proposed
111	Wages - Police Chief	\$ 73,868	\$ 78,868	\$ 54,582	\$ 24,286	\$ 78,818	\$ 82,811
113	Wages - Hourly Pay	101,141	165,372	111,373	53,999	160,518	190,468
140	Retirement (TCRS)	12,695	18,147	11,802	6,345	17,504	20,986
141	Payroll Taxes (FICA)	12,032	18,684	12,509	6,175	18,393	21,724
142	Health Insurance	23,670	31,584	23,148	8,436	31,248	33,720
146	Workmans Comp Insurance	6,200	6,200	9,397	(3,197)	9,397	10,000
147	Unemployment Taxes	81	90		(90)	100	100
148	Police Training	420	1,500		1,500	400	950
165	Drug Fund Expenses	-	500		500	500	500
211	Postage	5	25		25	25	25
230	Dues	2,497	3,000		3,000	3,000	3,085
241	Electricity	1,904	1,660	1,570	90	2,500	2,600
242	Water	247	220	128	92	220	200
244	Natural Gas	291	164	484	(320)	530	600
245	Internet & Phone	3,974	4,750	3,176	1,574	4,800	5,000
261	Vehicle Expenses	1,896	10,000	3,276	6,724	4,000	14,500
266	Facility Repairs and Maintenance	2,003	500	900	(400)	1,000	3,590
280	Travel	394	1,000		1,000	400	850
282	Transportation Stipend						
295	Trash Pickup	322	320	207	114	265	5,400
296	Telecommunications	120	-	-	-	-	165
299	Miscellaneous	97	2,000	54	1,946	2,000	2,000
300	Supplies	4,873	6,500	632	5,868	3,000	4,720
301	Cell Phones & Air Cards	3,201	5,800	2,003	3,797	3,000	3,500
312	Equipment	2,589	10,000	1,530	8,470	3,500	1,500
326	Clothing	1,525	2,000	80	1,920	1,900	2,000
331	Vehicle Fuel	4,110	12,000	4,900	7,100	12,500	15,000
454	Sewer	44	-	-	-	-	-
510	Insurance	13,420	14,000	24,300	(10,300)	24,300	21,595
562	Tech - Annual Maintenance	1,090	5,030	3,695	1,335	4,175	6,150
563	Tech - Hardware & Software		65	-	65	-	-
618	New Hire Costs	10,538	-	-	-	-	6,350
619	Technology	4,521	-	-	-	-	-
765	THSO Grant Expenses	8,098	8,000	-	8,000	-	-
780	State Salary Supplement	800	1,600	10,600	(9,000)	14,700	10,700
<b>Total Police Department</b>		<b>\$ 298,664</b>	<b>\$ 409,489</b>	<b>\$ 280,434</b>	<b>\$ 129,055</b>	<b>\$ 402,693</b>	<b>\$ 470,789</b>

**CITY OF EAGLEVILLE, TENNESSEE  
FIRE DEPARTMENT - EXPENDITURES**

	2024-2025 Actual	2026-2026 Budget	2025-2026 Actual YTD	2025-2026 Under (Over)	2025-2026 Projection	2026-2027 Proposed
<b>42200 Fire Department</b>						
111 Wages - Fire Chief	\$ 72,711	\$ 77,711	\$ 53,778	\$ 23,933	\$ 77,654	\$ 81,596
113 Wages - Hourly	151,820	161,603	99,780	61,823	147,513	169,076
140 Retirement (TCRS)	16,274	17,781	10,719	7,062	16,392	18,525
141 Payroll Taxes (FICA)	17,066	18,308	11,664	6,644	17,225	19,176
142 Health Insurance	17,400	23,688	13,612	10,076	19,687	25,290
146 Workman's Comp Insurance	7,700	7,700	6,686	1,014	6,686	7,300
147 Unemployment Tax	79	300	67	233		
148 Training	1,636	4,250	2,459	1,791	4,200	5,000
161 Fire Calls	-	2,500	-	2,500	2,500	2,500
162 Incentive Program	15,963	25,000	9,066	15,934	25,000	30,000
230 Dues	364	1,250	1,092	158	1,092	1,095
231 Advertising/Promotion	371	2,500	223	2,278	1,500	1,655
241 Electricity	7,330	7,850	5,913	1,937	7,850	9,300
242 Water	628	600	356	244	600	700
244 Natural Gas	2,693	3,500	1,816	1,684	3,000	3,000
245 Internet & Phone	2,864	4,250	2,809	1,441	4,250	4,000
261 Vehicle Repair & Maintenance	30,523	23,500	7,241	16,259	23,000	30,000
266 Facility Repair & Maintenance	1,754	3,500	842	2,658	3,500	4,360
280 Travel	702	1,750	711	1,039	1,350	1,100
295 Trash Pickup	322	325	207	118	325	400
296 Telecommunications	120	-	-	-		
300 Supplies & Miscellaneous	1,816	3,000	1,854	1,146	3,000	3,000
301 Cell Phone & Air Cards		1,260	-	1,260	1,300	1,300
320 Parts & Supplies	637	3,000	331	2,669	3,000	4,000
325 Turnout Gear/Clothing	8,453	15,000	5,085	9,915	15,000	15,000
326 Uniforms/Clothing	3,731	4,000	2,760	1,240	3,000	4,000
331 Fuel	6,241	14,000	4,854	9,146	9,000	12,000
454 Sewer	200	-	-	-		
510 Insurance	27,545	28,000	35,721	(7,721)	35,721	36,035
562 Tech - Annual Maintenance	6,049	13,850	8,075	5,775	8,075	15,140

**CITY OF EAGLEVILLE, TENNESSEE  
FIRE DEPARTMENT - EXPENDITURES**

	2024-2025 Actual	2026-2026 Budget	2025-2026 July-March	2025-2026 Under (Over)	2025-2026 Projection	2026-2027 Proposed
<b>42200 Fire Department (continued)</b>						
563 Tech - Hardware & Software	-	2,000	2,543	(543)	-	-
618 New Hire Cost	-	-	1,003	(1,003)	-	-
619 Technology	5,362	-	-	-	-	-
621 Truck & Equipment Testing	15,333	14,700	-	14,700	14,700	14,300
622 Physicals & Testing	-	3,800	1,003	2,797	3,800	3,800
623 Cleaning - Equipment	31	1,500	-	1,500	1,500	2,000
624 On Truck Equipment	11,857	28,000	21,825	6,175	27,000	27,350
631 Storage	920	-	-	-	-	-
636 Rutherford Co. Emergency Coord.	854	900	-	900	900	900
720 Discretionary/Donations	1,037	1,000	1,070	(70)	1,017	1,000
900 Capital Outlay	750	-	-	-	-	-
<b>Total Fire Department</b>	<b>\$ 439,137</b>	<b>\$ 521,876</b>	<b>\$ 315,164</b>	<b>\$ 206,712</b>	<b>\$ 490,338</b>	<b>\$ 553,899</b>

**CITY OF EAGLEVILLE, TENNESSEE  
PARKS RECREATION DEPARTMENT**

	2024-2025 Actual	2025-2026 Budget	2025-2026 July-March	2025-2026 Under (Over)	2025-2026 Projection	2026-2027 Proposed
<b>44400 Parks and Recreation</b>						
111 Wages - Park Supervisor	\$ 47,070	\$ 49,424	\$ 34,205	\$ 15,219	\$ 49,397	\$ 51,867
113 Wages - Overtime	-	878	-	878	836	878
140 Retirement (TCRS)	3,421	3,672	2,394	1,278	3,657	3,898
141 Payroll Taxes (FICA)	3,444	3,848	2,502	1,346	3,843	4,035
142 Health Insurance	7,465	7,896	5,787	2,109	7,812	8,430
146 Workmans Comp Insurance	1,710	1,710	1,006	704	1,006	1,200
147 Unemployment Taxes	17	100	16	84	-	-
241 Electricity	4,976	4,100	3,385	715	5,575	6,200
242 Water	373	475	160	315	1,615	1,900
245 Internet & Phone	364	1,300	675	625	800	800
250 Professional Services	4,333	13,000	11,417	1,583	17,083	18,750
254 Mowing	930	-	-	-	-	-
260 Maintenance	3,266	10,500	7,696	2,804	10,500	13,800
295 Trash Pickup	975	950	675	275	950	950
299 Miscellaneous	38	750	174	576	500	750
300 Supplies	1,868	2,000	700	1,300	2,000	2,000
312 Equipment	3,624	1,500	1,019	481	1,200	1,500
320 Concessions	462	2,000	9	1,991	800	2,000
331 Fuel	-	1,500	749	751	1,300	1,500
510 Insurance	3,103	3,200	5,855	(2,655)	5,855	6,000
562 Tech - Annual Maintenance		335	176	159	350	500
583 Events - Fall	5,949	12,000	14,465	(2,465)	14,465	14,500
584 Events - Winter	5,720	6,000	6,171	(171)	5,928	6,000
585 Events - Spring/Summer	2,180	2,500	1,500	1,000	2,500	2,500
<b>Total Parks and Recreation</b>	<b>\$ 101,289</b>	<b>\$ 129,638</b>	<b>\$ 100,738</b>	<b>\$ 28,900</b>	<b>\$ 137,973</b>	<b>\$ 149,958</b>

CITY OF EAGLEVILLE, TENNESSEE  
GENERAL FUND - TRANSFERS TO OTHER FUNDS

	2024-2025 Actual	2025-2026 Orig. Budget	2025-2026 July-March	2025-2026 Under (Over)	2025-2026 Projection	2026-2027 Proposed
<b>51000 Transfers to Other Funds</b>						
51621 Transfer to State Street Aid	\$ 50,000	\$ 50,000	\$ 25,000	\$ 25,000	\$ 50,000	\$ 50,000
51630 Transfer to Debt Service Fund	239,000	204,000	102,000	102,000	204,000	224,000
51640 Transfer to Capital Projects Fund	166,672	-	-	-	450,000	-
<b>Total Transfers</b>	<b>\$ 455,672</b>	<b>\$ 254,000</b>	<b>\$ 127,000</b>	<b>\$ 127,000</b>	<b>\$ 704,000</b>	<b>\$ 274,000</b>

CITY OF EAGLEVILLE, TENNESSEE  
PROPERTY TAX CALCULATIONS (FY 2026 and FY 2027)

**FY 2026 ACTUAL ASSESSMENT**

Total Assessed Value (from Rutherford County Assessor)	\$ 52,856,785	
Adopted Tax Rate (cents per \$100 Assessed Value)	40.51	
Formula to convert tax rate per \$100 Assessed Value to calculate collections (x assessed value)	<u>0.004051</u>	
Total Collections	\$ 214,123	
Historical Collection Rate (in first year)	97.0%	
Projected Property Tax Collections (FY 2026 Budget)	\$ <b>207,699</b>	1 cent on tax rate generates \$ 5,127
Budget Estimate for Collections (FY 2026)	<u>\$ 201,468</u>	
Projected Amount Over Budget Estimate	<u>\$ 6,231</u>	

**FY 2027 NEW ASSESSMENT (preliminary - January 2026)**

Projected Tax Rate (cents per \$100 Assessed Value)	32.27	Subject to final adjustment from Assessor
Formula to convert tax rate per \$100 Assessed Value to calculate collections (x assessed value)	<u>0.003227</u>	Effectively no proposed increase. Will produce same property tax revenue from properties previously on the tax roll.
Total Collections	\$ 214,149	
Historical Collection Rate (in first year)	97.0%	
Projected Property Tax Collections (FY 2027 Budget)	\$ <b>207,725</b>	1 cent on tax rate generates \$ 6,437

**CITY OF EAGLEVILLE, TENNESSEE  
LOCAL SALES TAX COLLECTION TRENDS**

<u>HISTORIC FISCAL YEAR</u>	<u>AMOUNT</u>	<u>Increase (Decrease)</u>	<u>% Change Incr/(Decr)</u>	<u>Month of Collections</u>	<u>FY 2026 Monthly-YTD</u>	<u>CUMULATIVE FY 2026</u>	<u>FY 2025 Monthly</u>	<u>CUMULATIVE FY 2025</u>	<u>Cum Change Incr/(Decr)</u>	<u>Cumulative % Increase</u>
2019 (actual)	\$ 673,067			July (actual)	\$ 115,043	\$ 115,043	\$ 91,865	\$ 91,865	23,178	20.15%
2020 (actual)	613,082	\$ (59,985)	-8.91%	August (actual)	133,464	248,507	98,126	189,991	58,516	23.55%
2021 (actual)	950,132	337,050	54.98%	September (actual)	107,740	356,247	99,016	289,007	67,240	18.87%
2022 (actual)	1,365,720	415,588	43.74%	October (actual)	125,040	481,287	88,555	377,562	103,725	21.55%
2023 (actual)	1,099,544	(266,176)	-19.49%	November (actual)	121,796	603,083	114,655	492,217	110,866	18.38%
2024 (actual)	1,094,978	(4,566)	-0.42%	December (actual)	100,472	703,555	96,249	588,466	115,088	16.36%
2025 (actual)	1,197,528	102,550	9.37%	January (actual)	124,656	828,211	94,418	682,885	145,327	17.55%
2026 (budget)	1,112,000	(85,528)	-7.14%	February (actual)	82,619	910,831	71,047	753,932	156,899	17.23%
2026 (projected)	1,300,000	188,000	16.91%	March (actual)		910,831	74,981	828,913	81,918	8.99%
2027 (proposed)	1,200,000	88,000	6.77%	April (actual)		910,831	132,374	961,286	(50,456)	-5.54%
				May (actual)		910,831	113,041	1,074,327	(163,497)	-17.95%
				June (actual)		910,831	123,201	1,197,529	(286,698)	-31.48%
				<b>TOTAL</b>	<b>\$ 910,831</b>		<b>\$ 1,197,529</b>			
				<b>Orig. Budget Est.</b>	<b>\$ 1,112,000</b>					

**CITY OF EAGLEVILLE, TENNESSEE  
STATE STREET AID FUND**

	2024-2025 Actual	2025-2026 Budget	2025-2026 July-March	2025-2026 Under (Over)	2025-2026 Projection	2026-2027 Projected
<b>121 STATE STREET AID</b>						
<b>Revenues</b>						
36100 Interest Income	\$ 8,514	\$ 4,000	\$ 9,353	\$ (5,353)	\$ 9,250	3,000
31730 State Gas Tax	28,555	29,000	21,045	7,955	28,244	28,600
<b>Total Revenues</b>	<b>\$ 37,069</b>	<b>\$ 33,000</b>	<b>\$ 30,398</b>	<b>\$ 2,602</b>	<b>\$ 37,494</b>	<b>\$ 31,600</b>
<b>Expenditures</b>						
43100 Street & Traffic Lights	20,521	18,670	12,246	6,424	23,000	23,000
248 Right of Way Mowing	7,300	9,500	4,500	5,000	9,500	10,000
254 Engineering	3,498	4,000	5,702	(1,702)	12,500	9,000
260 Repairs & Maintenance	3,828	7,000	6,286	714	10,000	10,000
342 Street Signs	266	600	339	261	1,000	2,000
510 Insurance	558	630	923	(293)	923	1,000
765 Highways/Streets Permit Bond	100	-	100	(100)	100	100
900 Capital Outlay	-	234,400	8,250	226,150	253,607	20,000
<b>Total Expenditures</b>	<b>\$ 36,072</b>	<b>\$ 274,800</b>	<b>\$ 38,346</b>	<b>\$ 236,454</b>	<b>\$ 310,630</b>	<b>\$ 75,100</b>
<b>Other Sources</b>						
48500 Transfer from General Fund	50,000	50,000	25,000	25,000	50,000	50,000
36969 Special Transfer from General Fund				-		
<b>Total Other Sources</b>	<b>50,000</b>	<b>50,000</b>	<b>25,000</b>	<b>25,000</b>	<b>50,000</b>	<b>50,000</b>
<b>Net Change</b>	<b>\$ 50,997</b>	<b>\$ (191,800)</b>	<b>\$ 17,052</b>	<b>\$ (208,852)</b>	<b>\$ (223,136)</b>	<b>\$ 6,500</b>
<b>Beginning Fund Balance</b>	<b>\$ 278,979</b>	<b>\$ 329,976</b>	<b>\$ 329,976</b>	<b>\$ 329,976</b>	<b>\$ 329,976</b>	<b>\$ 106,840</b>
<b>Ending Fund Balance</b>	<b>\$ 329,976</b>	<b>\$ 138,176</b>	<b>\$ 347,028</b>	<b>\$ 106,840</b>	<b>\$ 106,840</b>	<b>\$ 113,340</b>

CITY OF EAGLEVILLE, TENNESSEE  
DEBT SERVICE FUND

200	DEBT SERVICE FUND	2024-2025 Actual	2025-2026 Budget	2025-2026 Actual YTD	2025-2026 Under (Over)	2025-2026 Projection	2026-2027 Proposed
	<b>Revenues</b>						
36100	Interest Income	\$ 8,322	\$ 5,000	\$ 6,267	\$ (1,267)	\$ 8,500	\$ 4,000
	<b>Total Revenues</b>	\$ 8,322	\$ 5,000	\$ 6,267	\$ (1,267)	\$ 8,500	\$ 4,000
	<b>Expenditures</b>						
42200-219	Emergency Communication Radios	16,371	16,371	16,371	-	16,371	16,371
42200-679	USDA-RD (PSC Loan) - \$722,200		28,910	28,910	-	28,910	28,910
42200-680	USDA-RD (PSC Loan) - \$3,777,800		141,177	141,177	-	141,177	141,177
42200-681	USDA-RD (PSC Loan) - \$2,009,600		95,939	95,939	-	95,939	95,939
	<b>Total Expenditures</b>	\$ 16,371	\$ 282,397	\$ 282,397	\$ -	\$ 282,397	\$ 282,397
	<b>Other Sources</b>						
36961	Transfer from General Fund	184,000	204,000	102,000	102,000	204,000	224,000
36969	Special Transfer from General Fund	55,000	-	-	-	-	-
	<b>Total Other Sources</b>	\$ 239,000	\$ 204,000	\$ 102,000	\$ 102,000	\$ 204,000	\$ 224,000
	<b>Net Change</b>	\$ 230,951	\$ (73,397)	\$ (174,130)	\$ 100,733	\$ (69,897)	\$ (54,397)
	<b>Beginning Fund Balance</b>	\$ 216,437	\$ 447,388	\$ 447,388	\$ -	\$ 447,388	\$ 377,491
	<b>Ending Fund Balance</b>	\$ 447,388	\$ 373,991	\$ 273,258	\$ -	\$ 377,491	\$ 323,094

CITY OF EAGLEVILLE, TENNESSEE  
CAPITAL PROJECTS FUND

310 CAPITAL PROJECTS FUND

	2024-2025 Actual	2025-2026 Budget	2025-2026 Actual YTD	2025-2026 Under (Over)	2025-2025 Projection	2026-2027 Proposed
<b>Revenues</b>						
33400 State of Tennessee - TDOT TAP Grant	\$ -	\$ 1,200,000	\$ 1,000	\$ 1,199,000	\$ -	\$ 408,184
33401 State of TN - Federal Multi-Modal Grant	-	-	-	-	-	1,078,992
34260 Donations	-	-	-	-	-	-
36100 Interest Income	13,283	5,000	5,978	(978)	8,400	6,000
37220 Interim Tax Exempt Loan	7,541,691	-	-	-	-	-
<b>Total Revenues</b>	<b>\$ 7,554,974</b>	<b>\$ 1,205,000</b>	<b>\$ 6,978</b>	<b>\$ 1,198,022</b>	<b>\$ 8,400</b>	<b>\$ 1,493,176</b>
<b>Expenditures</b>						
901 Construction of Public Safety Center (PSC)	1,281,313	\$ -	\$ -	\$ -	\$ -	\$ -
902 Miscellaneous Public Safety Center Expenses	63,779	-	-	-	-	-
903 Partial Payoff of Taxable Land Loan	225,000	-	-	-	-	-
903A Principal - PSC Interim Loan	5,688,971	-	-	-	-	-
904 Interest - PSC Taxable Land Loan	1,388	-	-	-	-	-
905 Interest - PSC Int. Tax-exempt Loan	47,286	-	-	-	-	-
906 Architectural & Engineering - PSC	17,241	-	-	-	-	-
908 Builders Risk Insurance	1,064	-	-	-	-	-
909 Sidewalks - TDOT TAP Project	2,500	1,376,500	7,000	1,369,500	7,000	510,230
910 Sidewalks - Federal Multi-Modal Project	-	-	-	-	-	1,198,880
911 Fire Engine Upgrades	197,094	-	-	-	-	-
912 Fire - Vehicles	-	-	-	-	-	-
913 General Government (City Hall)	-	10,000	6,489	3,511	7,000	8,000
914 Park Improvements	77,763	-	7,990	(7,990)	7,990	225,000
915 Police Vehicle/Equipment	3,124	63,550	51,373	12,177	51,373	-
916 Fire Equipment	-	-	-	-	-	-
917 Demo/Reuse of Old PS Building/Parking Lot	-	35,900	43,256	(7,356)	43,256	225,000
918 Radar Detection Poles Installation	4,500	10,280	-	10,280	-	-
<b>Total Expenditures</b>	<b>\$ 7,611,023</b>	<b>\$ 1,496,230</b>	<b>\$ 116,108</b>	<b>\$ 1,380,122</b>	<b>\$ 116,619</b>	<b>\$ 2,167,110</b>

CITY OF EAGLEVILLE, TENNESSEE  
**CAPITAL PROJECTS FUND**

**310 CAPITAL PROJECTS FUND**  
 (continued)

	2024-2025 Actual	2025-2026 Budget	2025-2026 Actual YTD	2025-2026 Under (Over)	2025-2025 Projection	2026-2027 Proposed
	-	-				-
	166,672			450,000	450,000	
<b>Total Other Sources</b>	<u>166,672</u>	<u>-</u>		<u>450,000</u>		<u>-</u>

**Net Change**      \$ 110,623    \$ (291,230)    \$ (109,130)    \$ (182,100)    \$ 341,781    \$ (673,934)

**Beginning Fund Balance**

\$ 255,982    \$ 366,605    \$ 366,605                      \$ 366,605    \$ 708,386

**Ending Fund Balance**

\$ 366,605    \$ 75,375    \$ 257,475                      \$ 708,386    \$ 34,452

**CITY OF EAGLEVILLE, TENNESSEE  
SEWER FUND**

413 SEWER FUND	2024-2025 Actual	2025-2026 Budget	2025-2026 Actual YTD	2024-2025 Under (Over)	2025-2026 Projection	2026-2027 Proposed
<b>Operating Income</b>						
37120 Utility Income	\$ 220,426	\$ 224,000	\$ 159,585	\$ 64,415	\$ 234,000	\$ 234,000
37191 Late Payment Penalties	2,309	2,700	1,938	762	2,300	2,300
37296 Application Fees	3,500	7,500	500	7,000	2,500	10,000
<b>Total Income</b>	<b>\$ 226,235</b>	<b>\$ 234,200</b>	<b>\$ 162,022</b>	<b>\$ 72,178</b>	<b>\$ 238,800</b>	<b>\$ 246,300</b>
<b>Operating Expenses</b>						
52200 Electrical	13,351	13,000	6,515	6,485	13,500	15,000
254 Engineering Services	4,829	10,000	(525)	10,525	7,500	10,000
256 Audit Fees	-	2,500	-	2,500	-	-
258 Permit Fees	827	1,000	-	1,000	3,120	3,120
259 Professional Services (Grant)	12,313	8,000	10,587	(2,587)	12,500	15,000
260 Operation & Maintenance Charges	59,081	60,000	42,889	17,111	60,000	60,000
261 Grounds Maintenance	2,820	3,000	-	3,000	3,000	3,000
299 Miscellaneous	-	1,000	-	1,000	500	1,000
322 Step Inspections	-	2,500	62	2,438	1,500	2,500
510 Insurance	5,430	5,500	8,399	(2,899)	8,399	10,000
580 Depreciation	86,505	89,000	57,670	31,330	86,505	86,505
800 Bad Debt Write-offs	238	1,000	-	1,000	500	1,000
<b>Total Operating Expenses</b>	<b>\$ 185,395</b>	<b>\$ 196,500</b>	<b>\$ 125,597</b>	<b>\$ 70,903</b>	<b>\$ 197,024</b>	<b>\$ 207,125</b>
<b>Operating Income (Loss)</b>	<b>\$ 40,840</b>	<b>\$ 37,700</b>	<b>\$ 36,426</b>	<b>\$ 1,274</b>	<b>\$ 41,776</b>	<b>\$ 39,175</b>

CITY OF EAGLEVILLE, TENNESSEE  
SEWER FUND

	2024-2025 Actual	2025-2026 Budget	2025-2026 Actual YTD	2024-2025 Under (Over)	2025-2026 Projection	2026-2027 Proposed
413 SEWER FUND (continued)						
<b>NON-OPERATING INCOME (EXPENSES)</b>						
36100 Interest Earnings	26,519	25,000	16,352	8,648	23,000	20,000
898 Bond Interest	(38,107)	(37,248)	(24,832)	(12,416)	(37,248)	(36,382)
<b>Total Non-Operating Expenses</b>	<b>\$ (11,588)</b>	<b>\$ (12,248)</b>	<b>\$ (8,480)</b>	<b>\$ (3,768)</b>	<b>\$ (14,248)</b>	<b>\$ (16,382)</b>
<b>OTHER INCOME</b>						
31021 Grant Revenue	25,043	161,000	-	161,000		
37195 Capital Contributions - Capacity Fees	28,500	150,000	-	150,000	20,000	100,000
<b>Total Other Income</b>	<b>\$ 53,543</b>	<b>\$ 311,000</b>	<b>\$ -</b>	<b>\$ 311,000</b>	<b>\$ 20,000.00</b>	<b>\$ 100,000</b>
<b>Net Change</b>	<b>\$ 82,795</b>	<b>\$ 336,452</b>	<b>\$ 27,946</b>	<b>\$ 308,506</b>	<b>\$ 47,528</b>	<b>\$ 122,793</b>
<b>Beginning Net Position</b>	<b>\$ 2,338,712</b>	<b>\$ 2,421,506</b>	<b>\$ 2,421,506</b>	<b>\$ 2,421,506</b>	<b>\$ 2,421,506</b>	<b>\$ 2,469,034</b>
<b>Ending Net Position</b>	<b>\$ 2,421,506</b>	<b>\$ 2,757,958</b>	<b>\$ 2,449,452</b>	<b>\$ 2,469,034</b>	<b>\$ 2,469,034</b>	<b>\$ 2,591,827</b>

CITY OF EAGLEVILLE, TENNESSEE  
**DEVELOPMENT IMPACT FUND**

150	DEVELOPMENT IMPACT FUND	2024-2025 Actual	2025-2026 Budget	2025-2026 July-March	2025-2026 Under (Over)	2025-2026 Projection	2026-2027 Proposed
	<b>REVENUES</b>						
34191	<b>Residential Fees (subtotal)</b>	\$ -	\$ -	\$ 25,329	\$ -	\$ 47,265	\$ 219,360
	<b><u>Allocations (Restricted Uses)</u></b>						
34191.1	Park Facility Improvements	-	-	7,269	-	13,565	62,956
34191.2	Park Land Purchase	-	-	1,190	-	2,221	10,310
34191.3	Police Facilities (including debt service)	-	-	988	-	1,843	8,555
34191.4	Police Vehicles	-	-	1,342	-	2,505	11,626
34191.5	Fire Facilities (including debt service)	-	-	3,546	-	6,617	30,710
34191.5	Fire Apparatus	-	-	10,993	-	20,513	95,202
34192	<b>Nonresidential Fees (subtotal)</b>	\$ -	\$ -	\$ 1,204	\$ -	\$ -	\$ -
	<b><u>Allocations (Restricted Uses)</u></b>						
34192.1	Police Facilities (including debt service)	-	-	59	-	-	-
34192.2	Police Vehicles	-	-	79	-	-	-
34192.3	Fire (including debt service)	-	-	260	-	-	-
34192.4	Fire Apparatus	-	-	805	-	-	-
	<b>Total Revenue</b>	\$ -	\$ -	\$ 26,533	\$ -	\$ 47,265	\$ 219,360

CITY OF EAGLEVILLE, TENNESSEE  
DEVELOPMENT IMPACT FUND

150	DEVELOPMENT IMPACT FUND (continued)	2024-2025 Actual	2025-2026 Budget	2025-2026 July-March	2025-2026 Under (Over)	2025-2026 Projection	2026-2027 Proposed
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**EXPENDITURES**

**Allocations (Restricted Uses)**

44400-900	Park Facility Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
44400-901	Park Land Purchase	-	-	-	-	-	-
42100-900	Police Facilities (including debt service)	-	-	-	-	-	-
42100-901	Police Vehicles	-	-	-	-	-	-
44200-900	Fire Facilities (including debt service)	-	-	-	-	-	-
44200-901	Fire Apparatus	-	-	-	-	-	-

**Total Expenditures**

\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
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**OTHER INCOME SOURCES**

36100	Interest Earnings	-	46	-	-	120	1,000
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**Net Change**

\$ -	\$ -	\$ 26,579	\$ -	\$ -	\$ 47,385	\$ 220,360
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**Beginning Fund Balance**

\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 47,385
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**Ending Fund Balance**

\$ -	\$ -	\$ 26,579	\$ -	\$ -	\$ 47,385	\$ 267,745
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**CITY OF EAGLEVILLE, TENNESSEE  
PERSONNEL SCHEDULE**

2024-2025 Actual	2025-2026 Budget	2026-2027 Proposed
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**General Government**

City Manager	1	1	1
City Recorder	1	1	1
City Clerk	1	1	1
subtotal	3	3	3

**Police Department**

Police Chief	1	1	1
Police Sargent	1		
Police Officer	2	3	3
subtotal	4	4	4

**Fire Department**

Fire Chief	1	1	1
Fire Fighter	3	3	3
subtotal	4	4	4

**Parks & Recreation Dept**

Park & Recreation Director	1	1	1
subtotal	1	1	1

**Total Full-Time Employees**

	12	12	12
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## Required Budget Worksheet

### Municipalities, Counties, and Metropolitans

The following tables prompt basic information central to our Office’s review and analysis of your budget. **This worksheet is required for all budget submissions.**

#### Step 1: Entity Name and Budget Year

Enter Entity Name →

Enter Budget Year →

#### Step 2: FUND and CASH Balances – Governmental (Non-Utility) Funds

1. Enter estimated beginning unrestricted fund and cash balances for all budgeted governmental (non-utility) funds for the beginning of the budget **Fiscal Year 2027**.
  - *Unrestricted Fund Balance = Committed + Assigned + Unassigned Fund Balance*
  - *Unrestricted cash includes cash resources not restricted for a specific purpose. For example, checking and saving accounts, investments, LGIP, etc.*

#### How to Calculate Beginning Unrestricted Fund Balance

#### How to Calculate Beginning Unrestricted Cash

- a. *Begin:* Obtain ending unrestricted fund balance (committed + assigned + unassigned) from most recent audit.
- b. *Add:* Estimated revenue received through the end of the current fiscal year.
- c. *Subtract:* Estimated expenditures incurred through the end of the current fiscal year.
- d. *Adjust:* Be sure to adjust for any restricted items.

- a. *Begin:* Obtain the most recent **reconciled** cash balance from your accounting system.
- b. *Subtract:* Restricted cash from obtained amount.
- c. *Add:* Estimated unrestricted cash receipts through the end of the current fiscal year.
- d. *Subtract:* Estimated unrestricted cash disbursements through the end of the current fiscal year.
- e. *Add:* Unrestricted savings and investments.

Name of Governmental (Non-Utility) Fund (General, Debt Service, etc.)	Estimated Beginning Unrestricted Fund Balance	Estimated Beginning Unrestricted Cash Balance
General	2,237,437	2,067,735
State Street Aid	106,840	105,626
Debt Service	377,491	377,491
Capital Projects	708,386	712,672

**More space for additional entries is provided on the next page. →**









Item 3g) Apex Bank Lease

## COMMERCIAL LEASE AGREEMENT

THIS LEASE is made this 10 day of June, 2021 by and among **Apex Bank** ("Tenant"), and the **City of Eagleville** ("Landlord").

WITNESSETH:

1. **PREMISES.** Landlord, for and in consideration of the rents, covenants, agreements, and stipulations hereinafter mentioned, provided for and contained herein to be paid, kept and performed by Tenant, leases and rents unto Tenant, and Tenant hereby leases and takes upon the terms and conditions which hereinafter appear, the following described property to wit: an undivided portion of the building containing 2,600 square feet of office space as shown on the attached "Tenant Floor Plan" and located at 259 North Main Street, Eagleville, Tennessee 37060 and being known as a portion of Tax Map 144HB, Parcel 001.02 Rutherford County, Tennessee ("Premises"). In addition, the Tenant shall have unfettered use of all common area and mutually used space of the Premises, including, but not limited to the restrooms and parking lot of the Premises. Tenant agrees to allow the parking lot of the Premises to be utilized for the Eagleville Farmer's Market, which takes place each Saturday beginning in June and continues through the end of September every year.

2. **TERM.** The tenant shall have occupancy and hold the Premises for a term of sixty (60) months beginning upon the date of Occupancy. Occupancy is defined as one hundred twenty (120) days from the date of this agreement or the date Tenant has finished its renovations, whichever occurs first.

2.1 **OPTIONAL TERM:** The Tenant shall have the unilateral option to extend the initial Term beyond the sixty (60) months for an additional sixty (60) month period ("Optional Term") subject to the below terms and conditions:

a) Tenant shall pay rent during the first thirty (30) months of the Optional Term period at a monthly rate equal to the Base Rent delineated in subparagraph 3.1, plus an increase equal to the Consumer Price Index percentage rate plus 1% at the time of the extension. In no event shall the rental rate for the first thirty (30) months of the Optional Term exceed 5% over the Base Rent. This rental rate shall be defined as Optional Rent One.

b) Tenant shall pay rent during the final thirty (30) months of the Optional Term period at a monthly rate equal to the Optional Rent One rental rate delineated in subparagraph 2.1(a), plus an increase equal to the Consumer Price Index percentage rate plus 1% at the time of the extension. In no event shall the rental rate for the final thirty (30) months of the Optional Term exceed 10% over the rental rate defined as Optional Rent One. This rental rate shall be defined as Optional Rent Two.

c) Either party shall have the right to terminate the Lease Agreement without penalty during the Optional Term so long as the party seeking to do so provides advance written notice to the other party at least six (6) months prior to the date of termination.

d) Tenant shall provide the Landlord with written notice of their intent to exercise the Optional Term clause under subparagraph 2.1 within sixty (60) days of the expiration of the initial sixty (60) month Term as defined under Paragraph 2 herein.

3. **RENTAL.** Tenant agrees to pay to Landlord at the address of Landlord as stated in this Lease, without demand, deduction or setoff, an annual rental amount of thirty-nine thousand dollars (\$39,000.00) payable in equal monthly installments as listed below, in advance on the first day of each calendar month during the term hereof. Rental for any period during the term hereof which is for less than one month shall be a prorated portion of the monthly rental due.

3.1 **BASE RENT:** Tenant shall pay monthly rent in the amount of three thousand, two hundred fifty dollars (\$3,250.00) per month beginning upon Commencement as defined in Paragraph 2 herein, until the end of the sixty (60) month Term. Tenant shall also pay any and all real estate taxes due as listed in Paragraph 10 hereunder.

4. **LATE CHARGES.** If Landlord fails to receive all or any portion of a rent payment within fifteen (15) days after it becomes due, Tenant shall pay Landlord, as additional rental, a late charge equal to five percent (5%) of the overdue amount. The parties agree that such late charge represents a fair and reasonable estimate of the costs Landlord will incur by reason of such late payment.

5. **SECURITY DEPOSIT.** Waived

6. **PREMISES EXPENSES AND UTILITY BILLS.** Tenant and Landlord agree to and shall timely pay their respective portion of the electrical and gas utility bills for the Premises each month on a pro rata basis determined by each party's square footage use of the Premises. The parties agree that Tenant's portion of the Premises is 2,600 square feet, or fifty nine percent (59%), and the Landlord's portion is 1,800 square feet, or forty one percent (41%). Landlord shall pay all charges for water, sewer and garbage collection or other sanitary services. Landlord shall be responsible for all lawn maintenance and mowing of the Premises. Landlord shall be responsible for all janitorial services related to the cleaning and maintenance of all of the restrooms in the Premises. Tenant shall be responsible for landscaping the Premises, subject to approval by the Landlord.

7. **COMMON AREA COSTS; RULES AND REGULATIONS.** Landlord shall be responsible for all common area maintenance of the Premises at Landlord's expense. Tenant agrees to perform and abide by all common area Rules and Regulations and such other Rules and Regulations as may be made from time to time by Landlord.

8. **USE OF PREMISES.** The Premises shall be used by the Tenant for banking purposes only, including the use of an ATM facility at the Premises. The Premises shall not be used for any illegal purposes, nor in any manner to create any nuisance or trespass, nor in any manner to vitiate the insurance or increase the rate of insurance on the Premises. Tenant agrees that any and all uses of the Premises must adhere to the local zoning ordinances as well as any other applicable statutes and laws.

9. **ABANDONMENT OF THE PREMISES.** Tenant agrees not to abandon or vacate the Premises during the term of this Lease and agrees to use the Premises for the purposes herein leased until the expiration hereof.

10. **TAXES.** As part of the Tenant's additional expenses to be paid, Tenant agrees to pay the Rutherford County taxes assessed upon the Tenant's occupancy of the building which is limited to 2,600 square feet, as well as any other taxes assessed upon it due to the operation of its business. Landlord agrees to waive the City of Eagleville property and personal taxes assessed upon the Tenant's leased space for the entire term of the lease including any extensions thereof.

11. **INDEMNITY AND WAIVER OF CLAIMS.** Except to the extent caused by the gross negligence or willful misconduct of Landlord or any of its trustees, members, principals, beneficiaries, partners, officers, directors, employees, lenders and agents (the "Landlord Related Parties"), Tenant hereby waives all claims against and releases Landlord and Landlord Related Parties from all claims for any injury to or death of persons, damage to property or business loss in any manner related to (a) Force Majeure, (b) acts of third parties, (c) the bursting or leaking of any tank, water closet, drain or other pipe, (d) the inadequacy or failure of any security services, personnel or equipment, or (e) any matter not within the reasonable control of Landlord. Except to the extent caused by the gross negligence or willful misconduct of Landlord or any

Landlord Related Parties, Tenant shall indemnify, defend and hold Landlord and Landlord Related Parties harmless against and from all liabilities, obligations, damages, penalties, claims, actions, costs, charges and expenses, including, without limitation, reasonable attorneys' fees and other professional fees (if and to the extent permitted by Law) (collectively referred to as "Losses"), which may be imposed upon, incurred by or asserted against Landlord or any of the Landlord Related Parties by any third party and arising out of or in connection with any damage or injury occurring in or on the Premises or any acts or omissions (including violations of Law) of Tenant, the Tenant Related Parties or any of Tenant's transferees, contractors or licensees. Except to the extent caused by the gross negligence or willful misconduct of Tenant or any Tenant Related Parties, Landlord shall indemnify, defend and hold Tenant, its trustees, members, principals, beneficiaries, partners, officers, directors, employees and agents ("Tenant Related Parties") harmless against and from all Losses which may be imposed upon, incurred by or asserted against Tenant or any of the Tenant Related Parties by any third party and arising out of or in connection with any damage or injury occurring in the common areas of the Building or the acts or omissions (including violations of Law) of Landlord or the Landlord Related Parties.

12. **INSURANCE.** Tenant shall maintain the following insurance ("Tenant's Insurance"):

a) Commercial General Liability Insurance, at a minimum combined single limit of at least one million dollars (\$1,000,000.00), with the Landlord being named as an additional insured;

b) Tenant shall be responsible for all of the Tenant's business and trade fixtures, equipment, movable partitions, furniture, merchandise and other personal property within the Premises ("Tenant's Property");

c) Workers' Compensation Insurance in amounts required by law;

d) All Commercial General Liability Insurance policies shall name as additional insured's: Landlord (or its successors and assignees), the managing agent for the Building (or any successor), any lender of Landlord and their respective members, principals, beneficiaries, partners, officers, directors, employees, and agents, and other designees of Landlord and its successors as the interest of such designees shall appear; and,

e) All policies of Tenant's Insurance shall contain endorsements that the insurer(s) shall endeavor to give Landlord and its designees at least thirty (30) days advance written notice of any cancellation, termination, material change or lapse of insurance. Tenant shall provide Landlord with a certificate of insurance evidencing Tenant's Insurance prior to the earlier to occur of the Commencement Date or the date Tenant is provided with possession of the Premises, and thereafter as necessary to assure that Landlord always has current certificates evidencing Tenant's Insurance.

Landlord shall be responsible for the hazard insurance on the Premises.

13. **SUBROGATION.** Landlord and Tenant hereby waive and shall cause their respective insurance carriers to waive any and all rights of recovery, claims, actions or causes of action against the other for any loss or damage with respect to Tenant's Property, Leasehold Improvements, the Building, the Premises, or any contents thereof, including rights, claims, actions and causes of action based on negligence, which loss or damage is (or would have been, had the insurance required by this Lease been carried) covered by insurance.

14. **REPAIRS BY TENANT.** Maintenance and repair to the signage on the Premises, including the acquisition any necessary permits regarding the signage, shall be the sole responsibility of the Tenant.

15. **REPAIRS BY LANDLORD:** Landlord shall, throughout the term of this Lease, and any extension or renewal thereof, at its expense, maintain in good order and repair the entire Premises, including the building, parking lot, yards, heating and air conditioning equipment (including but not limited to replacement of

parts, compressors, air handling units and heating units) and other improvements located thereon, with the exception of the signage which shall be the sole responsibility of the Tenant.

Upon vacating the Premises, the Tenant agrees to return the Premises to Landlord at the expiration, or prior to termination of this Lease, in as good condition and repair as when first received, natural wear and tear, damage by storm, fire, lightning, earthquake or other casualty alone excepted.

**16. ALTERATIONS.** Tenant shall not make any alterations, additions, or improvements to the Premises without Landlord's prior written consent, which consent shall not be unreasonably withheld. Tenant shall promptly remove any alterations, additions, or improvements constructed in violation of this Paragraph 16 upon Landlord's written request. All approved alterations, additions, and improvements will be accomplished in a good and workmanlike manner, in conformity with all applicable laws and regulations, free of any liens or encumbrances. All alterations, additions and improvements to the real property shall become Landlord's property, subject to the terms and conditions of Paragraph 17 herein, and shall be surrendered to Landlord upon the termination of this Lease, except that Tenant may remove any of Tenant's machinery or equipment which can be removed without material damage to the Premises. Tenant shall repair, at Tenant's expense, any damage to the Premises caused by the removal of any such machinery or equipment.

**17. REMOVAL OF FIXTURES.** Tenant may (if not in default hereunder) prior to the expiration of this Lease, or any extension or renewal thereof, remove all fixtures and equipment which it has placed in the Premises, excluding any electrical and light fixtures, provided Tenant repairs all damage to the Premises caused by such removal.

**18. DESTRUCTION OF OR DAMAGE TO PREMISES.** If the Premises are totally destroyed by storm, fire, lightning, earthquake or other casualty, this Lease shall terminate as of the date of such destruction and rental shall be accounted for as between Landlord and Tenant as of that date. If the Premises are damaged but not wholly destroyed by any such casualties, rental shall abate in such proportion as use of the Premises has been destroyed and Landlord shall restore the Premises to substantially the same condition as before damage, to the extent possible, as speedily as is practicable, whereupon full rental shall recommence.

**19. GOVERNMENTAL ORDERS.** Tenant agrees, at its own expense, to comply promptly with all requirements of any legally constituted public authority made necessary by reason of Tenant's occupancy of the Premises. Landlord agrees to comply promptly with any such requirements if not made necessary by reason of Tenant's occupancy. It is mutually agreed, however, between Landlord and Tenant, that if in order to comply with such requirements, the cost to Landlord or Tenant, as the case may be, shall exceed a sum equal to one year's rent, then Landlord or Tenant who is obligated to comply with such requirements may terminate this Lease by giving written notice of termination to the other party by certified mail, which termination shall become effective sixty (60) days after receipt of such notice and which notice shall eliminate the necessity of compliance with such requirements by giving such notice unless the party giving such notice of termination shall, before termination becomes effective, pay to the party giving notice all cost of compliance in excess of one year's rent, or secure payment of said sum in manner satisfactory to the party giving notice.

**20. CONDEMNATION.** If the whole of the Premises, or such portion thereof as will make the Premises unusable for the purposes herein leased, are condemned by any legally constituted authority for any public use or purposes, then in either of said events the term hereby granted shall cease from the date when possession thereof is taken by public authorities, and rental shall be accounted for as between Landlord and Tenant as of said date. Such termination, however, shall be without prejudice to the rights of either Landlord or Tenant to recover compensation and damage caused by the condemnation from the condemner. It is further understood and agreed that neither the Tenant nor Landlord shall have any rights in any award

made to the other by any condemnation authority notwithstanding the termination of the Lease as herein provided.

**21. ASSIGNMENT AND SUBLETTING.** Tenant shall not, without the prior written consent of Landlord, assign this Lease or any interest hereunder, or sublet the Premises or any part thereof, or permit the operation of the Premises by any party other than the Tenant. Consent to any assignment or sublease shall not impair this provision and all later assignments or subleases shall be made likewise only on the prior written consent of Landlord. The assignee of Tenant, at the option of Landlord, shall become liable to Landlord for all obligations of Tenant hereunder, but no sublease or assignment by Tenant shall relieve Tenant of any liability hereunder.

**22. EVENTS OF DEFAULT.** The happening of any one or more of the following events (hereinafter any one of which may be referred to as an ("Event of Default")) during the term of this lease, or any renewal or extension thereof, shall constitute a breach of this Lease on the part of the Tenant:

- a) Tenant fails to pay the rental as provided for herein, which payment remains unpaid fifteen (15) days after receipt of notice;
- b) Tenant abandons or vacates the Premises;
- c) Tenant fails to comply with or abide by and perform any other obligation imposed upon Tenant under this Lease and such failure continues past a ten (10) day notice period;
- d) Tenant is adjudicated bankrupt;
- e) A permanent receiver is appointed for Tenant's property and such receiver is not removed within sixty (60) days after written notice from Landlord to Tenant to obtain such removal;
- f) Tenant, either voluntarily or involuntarily, takes advantage of any debt or relief proceedings under the present or future law, whereby the rent or any part thereof is, or is proposed to be reduced or payment thereof deferred;
- g) Tenant makes an assignment for benefit of creditors; or
- h) Tenant's effects are levied upon or attached under process against Tenant, which is not satisfied or dissolved within thirty (30) days after written notice from Landlord to Tenant to obtain satisfaction thereof.

**23. REMEDIES UPON DEFAULT.** Upon the occurrence of an Event of Default, Landlord, in addition to any and all other rights or remedies it may have at law or in equity, shall have the option of pursuing any one or more of the following remedies:

- a) Landlord may terminate this Lease by giving notice of termination, in which event this Lease shall expire and terminate on the date specified in such notice of termination, with the same force and effect as though the date so specified were the date herein originally fixed as the termination date of the term of this Lease, and all rights of Tenant under this Lease and in and to the Premises shall expire and terminate, and Tenant shall remain liable for all obligations under this Lease arising up to the date of such termination and Tenant shall surrender the Premises to Landlord on the date specified in such notice;
- i) Upon Landlord's termination of this Lease pursuant to subparagraph (a) above, Tenant shall surrender possession of the Premises Landlord within thirty (30) days, and Landlord may after the passage of thirty (30) days, or at any time thereafter, reenter the Premises and remove all persons and all or any property therefrom, by any suitable action or proceeding at law, or by force or otherwise, without being liable for any prosecution therefor or damages therefrom, and repossess the Premises; and

ii) Upon Landlord's termination of this Lease pursuant to subparagraph (a) above, Landlord shall be entitled to obtain specific performance thereof, and shall be further entitled to obtain any other remedies which it may have at law or equity.

24. **EXTERIOR SIGNS.** Tenant shall be allowed to place signage on the Premises or upon the outside walls or roof of the Premises. Any and all signs placed on the Premises by Tenant shall be maintained in compliance with governmental rules and regulations governing such signs, including any local zoning ordinances, and Tenant shall be responsible to Landlord for any damage caused by installation, use or maintenance of said signs, and all damage incident to such removal. Tenant shall be responsible for the maintenance and repair of the subject signage.

25. **LANDLORD'S ENTRY OF PREMISES.** Landlord may card the Premises "For Rent" or "For Sale" thirty (30) days before the termination of this Lease. Landlord may enter the Premises at reasonable hours with reasonable notice, to exhibit the Premises to prospective purchasers or tenants, to inspect the Premises to see that Tenant is complying with all of its obligations hereunder, and to make repairs required of Landlord under the terms hereof or to make repairs to Landlord's adjoining property, if any.

26. **EFFECT OF TERMINATION OF LEASE.** No termination of this Lease prior to the normal ending thereof, by lapse of time or otherwise, shall affect Landlord's right to collect rent for the period prior to termination thereof.

27. **SUBORDINATION.** At the option of Landlord, Tenant agrees that this Lease shall remain subject and subordinate to all present and future mortgages, deeds to secure debt or other security instruments (the "Security Deeds") affecting the Premises, and Tenant shall execute and deliver to Landlord within ten (10) days of receipt thereof, such commercially reasonable certificate or certificates in writing as Landlord may request, showing the subordination of the Lease to such Security Deeds, and in default of Tenant so doing, Landlord shall be and is hereby authorized and empowered to execute such certificate in the name of and as the act and deed of Tenant, this authority being hereby declared to be coupled with an interest and to be irrevocable. Tenant shall upon request from Landlord at any time and from time to time execute, acknowledge and deliver to Landlord a written statement certifying as follows: (A) that this Lease is unmodified and in full force and effect (or if there has been modification thereof, that the same is in full force and effect as modified and stating the nature thereof); (B) that to the best of its knowledge there are no uncured defaults on the part of Landlord (or if any such default exists, the specific nature and extent thereof); (C) the date to which any rent and other charges have been paid in advance, if any; and (D) such other matters as Landlord may reasonably request.

28. **ESTOPPEL CERTIFICATE.** At any time and from time to time, Tenant shall execute, acknowledge, and deliver to Landlord and to such assignee, mortgagee or other party, within ten (10) days of receipt thereof, as may be designated by Landlord, a certificate (in a commercially reasonable form to be specified by Landlord) stating to the best of Tenant's knowledge and belief: (i) that by such certificate the Lease is ratified; (ii) the commencement date and the date on which Tenant entered into occupancy of the Premises; (iii) the amount of the monthly portion of base rent and additional rent payable hereunder; (iv) that the Lease (and any modifications) represents the entire agreement between the parties as to the Premises and is in full force and effect; (v) the expiration date; (vi) that, as of the date of the certificate, there are no defaults by Landlord or Tenant under the Lease; (vii) the amount of base rent and security deposit which has been deposited with Landlord; (viii) the month and year through which base rent and additional rent have been paid; (ix) that no actions, voluntary or involuntary, are pending against Tenant under the bankruptcy laws of the United States or any State thereof; (x) that the person executing the certificate is duly authorized to execute the same on behalf of Tenant, and that the certificate is and shall be binding on Tenant, its successors and assigns; (xi) that Tenant has not requested any repairs or replacements to the Premises or any other part of the Project that are Landlord's responsibility under the Lease and that have

not been completed; and (xii) such other matters relating to the Lease as requested by Landlord. If Tenant fails to deliver such certificate to Landlord within ten (10) days after written request by Landlord, Tenant shall be deemed to have approved the contents of the certificate as submitted to Tenant by Landlord at the time of the written request therefore, and Landlord is hereby authorized to so certify. Tenant hereby expressly acknowledges and agrees that Landlord, any such assignee, mortgagee or other party shall be entitled to rely upon the certificate so certified by Landlord or any certificate delivered by Tenant hereunder.

29. **QUIET ENJOYMENT.** So long as Tenant observes and performs the covenants and agreements contained herein, it shall at all times during the Lease term peacefully and quietly have and enjoy possession of the Premises, but always subject to the terms hereof.

30. **NO ESTATE IN LAND.** This lease shall create the relationship of Landlord and Tenant between the parties hereto. No estate shall pass out of Landlord. Tenant has only a usufruct not subject to levy and sale, and not assignable by Tenant except by Landlord's consent.

31. **HOLDING OVER.** If Tenant remains in possession of the Premises after expiration of the term hereof, with Landlord's acquiescence and without any express agreement of the parties, Tenant shall be a tenant at will at the monthly rental which is in effect at the end of this Lease in accordance with Paragraph 3 and there shall be no renewal of this Lease by operation of law. If Tenant remains in possession of the Premises after expiration of the term hereof without Landlord's acquiescence, Tenant shall be a tenant at sufferance and commencing on the date following the date of such expiration, the monthly rental payable under Paragraph 3 above shall for each month, or fraction thereof during which Tenant so remains in possession of the Premises, be 115% of the monthly rental which is in effect at the end of this Lease in accordance with Paragraph 3 and there shall be no renewal of this Lease by operation of law.

32. **GOVERNING LAW.** This Lease shall be construed pursuant to the laws of the State of Tennessee and the parties stipulate to the jurisdiction of the state courts located in the State of Tennessee. In the event that any action or proceeding is brought to enforce any term, covenant or condition of this Lease on the part of Landlord or Tenant, the prevailing party in such litigation shall be entitled to recover reasonable attorney's fees to be fixed by the court in such action or proceeding. Furthermore, Landlord and Tenant agree to pay the attorney's fees and expenses of the other party to this Lease (either Landlord or Tenant) if it is made a party to litigation because of its being a party to this Lease and when it has not engaged in any wrongful conduct itself.

33. **RIGHTS CUMULATIVE.** All rights, powers and privileges conferred hereunder upon parties hereto shall be cumulative and not restrictive of those given by law.

34. **WAIVER OF RIGHTS.** No failure of Landlord to exercise any power given Landlord hereunder or to insist upon strict compliances by Tenant of its obligations hereunder and no custom or practice of the parties at variance with the terms hereof shall constitute a waiver of Landlord's right to demand exact compliance with the terms hereof.

35. **ENVIRONMENTAL LAWS.** Landlord represents to the best of its knowledge and belief, (A) the Premises are in compliance with all applicable environmental laws, and (B) there are no excessive levels (as defined by the Environmental Protection Agency) of radon, toxic waste or hazardous substances on the Premises. Tenant represents and warrants that Tenant shall comply with all applicable environmental laws and that Tenant shall not permit any of his employees, brokers, contractors or subcontractors, or any person present on the Premises to generate, manufacture, store, dispose or release on, about, or under the Premises any toxic waste or hazardous substances which would result in the Premises not complying with any applicable environmental laws.

36. **TIME OF ESSENCE.** Time is of the essence of this Lease.

37. **DEFINITIONS.** "Landlord" as used in this Lease shall include the undersigned, its heirs, representatives, assigns and successors in title to the Premises. "Tenant" shall include the undersigned and its heirs, representatives, assigns and successors, and if this Lease shall be validly assigned or sublet, shall include also Tenant's assignees or subtenants as to the Premises covered by such assignment or sublease. "Landlord" and "Tenant" include male and female, singular and plural, corporation, partnership or individual, as may fit the particular parties.

38. **NOTICES.** All notices required or permitted under this Lease shall be in writing and shall be personally delivered or sent by U.S. Certified Mail, return receipt requested, postage prepaid or a nationally recognized overnight courier with delivery tracking. Notices to Tenant shall be delivered or sent to the address shown below, except that upon Tenant's taking possession of the Premises, then the Premises shall be an additional Tenant's address for notice purposes. Notices to Landlord and Tenant shall be delivered or sent to the addresses hereinafter stated, to wit:

**Tenant: Apex Bank**  
430 Montbrook Lane  
Knoxville, Tennessee 37919  
ATTN: Patrick L. White, Attorney  
[Patrick.White@ApexBank.com](mailto:Patrick.White@ApexBank.com)

**Landlord: City of Eagleville**  
PO Box 63  
Eagleville, Tennessee 37060  
ATTN: City Manager  
[citymanager@eaglevilletn.com](mailto:citymanager@eaglevilletn.com)

All notices shall be effective upon delivery. Any party may change his notice address upon written notice to the other parties.

39. **ENTIRE AGREEMENT.** This Lease contains the entire agreement of the parties hereto, and no representations, inducements, promises or agreements, oral and otherwise, between the parties, not embodied herein, shall be of any force or effect. No subsequent alteration, amendment, change or addition to this Lease shall be binding upon Landlord or Tenant unless reduced to writing and signed by Landlord and Tenant.

40. **SPECIAL STIPULATIONS.** Any special stipulations are set forth below. Insofar as said special stipulations conflict with any of the foregoing provisions, said special stipulations shall control. All Special Stipulations shall be completed prior to Commencement.

a) Tenant shall establish and configure the zone control of the HVAC system on the Premises and shall be responsible for the expense thereof;

b) Landlord shall renovate all restrooms in the Premises to make them compliant with the American Disabilities Act and local code requirements and shall be responsible for the expense thereof;

c) Landlord shall clear and remove all roadside trees in the front of the Premises and shall be responsible for the expense thereof;

d) Tenant's obligations under this Lease are contingent upon Tenant obtaining regulatory approval from the Tennessee Department of Financial Institutions and the FDIC; and

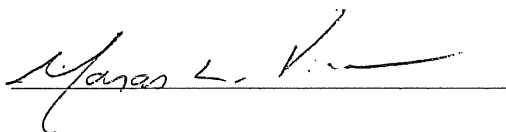
e) Tenant shall identify in a detailed list, attached as an addendum to this Lease Agreement, any and all furnishings and fixtures currently existing in the Premises that Tenant would like to utilize for the Term of the Lease Agreement and any extensions thereto.

**Tenant acknowledges that Tenant has read and understands the terms of this Lease and has received a copy of it in writing.**

IN WITNESS WHEREOF, the parties hereto have caused this Lease to be executed, under seal, in their respective names and on their behalf by their duly authorized officials, the day and year indicated below.

**TENANT: Apex Bank**

By:

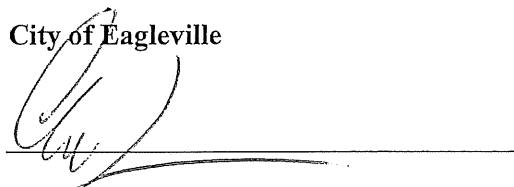


Name: Marcus L. Vine  
Title: SVP/Community Bank President  
Phone: 731-584-678  
Email: [marcus.vine@apexank.com](mailto:marcus.vine@apexank.com)

Date: June 10, 2021

**LANDLORD: City of Eagleville**

By:



Name: Chad Leeman  
Title: Mayor, Eagleville Tennessee  
Phone: 615-274-2922  
Email: [citymanager@eaglevilletn.com](mailto:citymanager@eaglevilletn.com)

Date: June 10, 2021

Note: corrected date and address on June 18, 2021/re-signed by Vine and Leeman

**ADDENDUM LISTING**  
**BANK EQUIPMENT & FURNISHINGS**  
**EAGLEVILLE BRANCH**

- ◆ 1- 8FT CONFERENCE TABLE
- ◆ 6 MATCHING ROLLING CONFERENCE CHAIRS
- ◆ 2 OFFICE DESKS
- ◆ 2 CREDENZAS
- ◆ 1 SECTION OF METAL UTILITY SHELVING
- ◆ 285 SAFETY DEPOSIT BOXES ( SEE SPREADSHEET OF BOXES)
- ◆ 1- 8 POSITION TELLER SAFE MOSLER SER 114180 LOCKS INTACT
- ◆ 1 COIN VAULT KEY LOCK WITH KEYS ( NO BRAND OR MODEL)
- ◆ 2 NON- FIRE PROOF FILE CABINETS IN VAULT (2 DRAWER, 3 DRAWER) W/  
KEYS
- ◆ 1 DIEBOLD VAULT DOOR WITH 2 MECHANICAL LOCKS (NEED CHECKING)
- ◆ 5 TELLER STATIONS WITH TELLER CABINETS
- ◆ 4 TELLER CASH BOXES FOR TELLER CABINETS (NON-LOCKING)
- ◆ 1- 2 DRAWER FILE CABINET IN TELLER LINE (NON-LOCKABLE)
- ◆ 1 DEAL DRAWER WITH AUDIO-- DEAL DRAWER WORKS, AUDIO NEEDS  
REPAIR
- ◆ 1 NIGHT DROP WITH SAFE
- ◆ 3 BLACK TELLER STOOLS
- ◆ 3 SQUARE END TABLES
- ◆ 2 GUEST CHAIRS IN LARGE OFFICE
- ◆ 1 ROUND TABLE IN LARGE OFFICE
- ◆ 2 DRAWER LATERAL FILING CABINET (BEIGE)

\*\* ALL COMBOS HAVE BEEN SET TO NEUTRAL- WILL NEED TO RESET

Item 3h) Use of Park/City Facilities

**Re: Fwd:**

---

**From** Hellyn Riggins <hriggins@eaglevilletn.gov>  
**Date** Mon 5/11/2026 5:14 PM  
**To** V'LYNDI FISHER < >  
**Cc** Hellyn Riggins <hriggins@eaglevilletn.gov>

Hello Ms. Fisher,

Regarding some of your questions:

I will answer below in **RED** so that your question and my answer will be together. I hope this format will be helpful to you.

Please see below.

Hellyn R. Riggins  
City Manager

---

**From:** Hellyn Riggins <hriggins@eaglevilletn.gov>  
**Sent:** Tuesday, May 5, 2026 11:46 AM  
**To:** V'LYNDI FISHER < >  
**Cc:** Hellyn Riggins <hriggins@eaglevilletn.gov>  
**Subject:** Re: Fwd:

Hello Ms. Fisher,

Hi, I wanted to send a quick email to let you know that I have received your email. I will be in touch shortly to answer some of your basic questions, but the larger question of if this type of activity is allowed or feasible at our park may have to be explored with the City Council and/or City Attorney. I will keep you posted as I move forward with exploring your request.

Thank you for your interest in Eagleville and your volunteer spirit.

Hellyn R. Riggins  
City Manager

---

**From:** V'LYNDI FISHER < >  
**Sent:** Tuesday, May 5, 2026 9:11 AM  
**To:** Hellyn Riggins <hriggins@eaglevilletn.gov>  
**Subject:** Fwd:

**[EXTERNAL EMAIL]** CAUTION: This is an external email that originated from outside our email system. Do not click links or open attachments unless you recognize and trust the sender. If in doubt, call sender at a number you already know before clicking links or attachments.

My apologies...I just realized I forgot to include the subject line in the original email!?!

----- Forwarded message -----

From: **V'LYNDI FISHER** < >  
Date: Tue, May 5, 2026 at 8:53 AM  
Subject: Eagleville City Park - Awareness Walk Location Request  
To: <[hriggins@eaglevilletn.gov](mailto:hriggins@eaglevilletn.gov)>

Good morning, Hellyn ~

I appreciate you taking the time to speak with me last Friday.

As per our conversation, I have been tasked with organizing a walk for long term care awareness/reform. I am currently seeking a location for the event to be held and was wondering if the Eagleville City Park could be utilized for such an event? **I do not know if the Park can be used for an organized "walk" due to so many people utilizing the "pathways" at the park. I am seeking guidance on this. There is no reason that you cannot walk, but to use the pathways for an "organized walk" could obstruct other citizens from their right to freely use the paths. We do not rent out the pathways. People go there for exercise or relaxation. I'm not sure that some would want to be approached with a volunteer handing out a flyer. I do not know if that is your method, but wanted to put this concern out there for you.**

If you and the City Council were to consider this request, the walk is scheduled for Sunday, September 27, 2026 at 2:00 p.m.

The total time frame would be approximately 1:00 p.m. to 4:00 p.m.

The number of participants expected is currently unknown; and as with other detailed specifics will be partially determined by the permissions of the location.

Ideally, there will be some sponsorship and media presence, but we are only in the beginning stages of event planning and won't know for sure what our capabilities are until we have secured the location.

However, at a minimum our needs would be as follows:

- Use of the Walking Path and Grounds. Rules/Regulations and is there a maximum capacity? **Again, seeking guidance on this one but I do have reservations about having the walking path used for an organized walk and possibly prohibiting others from freely using it.**
- Use of the Pavillion, if available and what would be the cost to rent? **This is an option because the Park Board and Council have allowed for rental use of the pavilion whereas they have not set rental fees and use of the pathways.**
- Restroom availability **This is part of a broader answer. We do not have a 7 day a week staff. We advise anyone that rents on a weekend day that they could be competing with**

**the Eagleville Ball Club league. If a game happens on a Saturday night, then the trash will not be emptied until Monday morning. And, the restrooms will also not be cleaned until Monday. So while you can rent the pavilion on a weekend, we cannot guarantee the cleanliness of the facilities.**

- Insurance Requirements, if any? **We do not require insurance for renting of the pavilion.**
- Permitting, if applicable? **Unknown at this time.**
- Compliance/Safety Implementation? **I'm not really sure what you are asking me. We do have park rules posted at the park.**

**Here is a link to our park fees: [parks\\_rec\\_5\\_886720020.pdf](#) If the link fails, you can go to our website at [eaglevilletn.gov](http://eaglevilletn.gov) then go to Departments and Services, then Parks.**

**Thank you again for writing.**

**hellyn**

Event volunteers will take full responsibility for all set-up, take-down and clean up of park grounds utilized.

Also, please understand that we are mindful that the Eagleville City Park is open to the public and are not asking for a reservation or accommodations that would fall outside of its normal parameters.

I have attached a copy of the walk flyer for your reference.

Please let me know if you have questions or if any further information is needed.

Your time and consideration is very much appreciated.

Thank you!

V'Lyndi Fisher

**Fw: R.O.A.R. 2026/Long Term Care Awareness Walk**

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**From** Katy Sanderson <cityclerk@eaglevilletn.gov>

**Date** Fri 5/1/2026 10:47 AM

**To** Hellyn Riggins <hriggins@eaglevilletn.gov>

 1 attachment (10 MB)

ROAR 2026 - Walk Flyer.pdf;

Katy Sanderson  
City Clerk &  
Events Coordinator  
City of Eagleville  
615-274-2922 ext. 1

108 S Main Street  
PO Box 68  
Eagleville, TN 37060

---

**From:** V'LYNDI FISHER <

**Sent:** Monday, April 20, 2026 3:44 PM

**To:** Katy Sanderson <cityclerk@eaglevilletn.gov>

**Subject:** R.O.A.R. 2026/Long Term Care Awareness Walk

**[EXTERNAL EMAIL]** CAUTION: This is an external email that originated from outside our email system. Do not click links or open attachments unless you recognize and trust the sender. If in doubt, call sender at a number you already know before clicking links or attachments.

Hi Katy ~

It was a pleasure speaking with you over the phone this afternoon.

As per our conversation, I am in the beginning stages of organizing a walk for long term care awareness/reform.

I am currently looking for a walk location and wanted to reach out to my local community first. Would the City of Eagleville allow an event such as this and if so, are there designated locations where it could take place?

The walk is scheduled for Sunday, September 27, 2026.

I have attached a copy of the flyer for your reference.

The non-profit has asked for confirmation of location and estimated costs by May 1st; and since I am new to the area, my "circle" is very small and I have never done anything like this before, so any insight or potential contacts you might have (or could at least point me in the right direction) would be very much appreciated!

Thank you so much for your time!

V'Lyndi Fisher

Across the country, a R.O.A.R. Louder Than Words is rising  
to demand better care for our most vulnerable.

# ROAR 2026

Respect. Oversight. Advocacy. Reform

A New National Day for Long-Term Care Reform  
Launches a Nationwide Walk  
Sunday, September 27, 2026



**THE POWER OF THE PEOPLE  
IS GREATER THAN  
THE PEOPLE IN POWER**

*Despite the fact that long-term care residents have a federally protected right to be free from abuse, it is estimated that 1 in 10 older adults experience some form of abuse or neglect. ~ National Consumer Voice*

## **R.O.A.R. STANDS FOR: RESPECT-OVERSIGHT-ADVOCACY-REFORM**

On September 27th, the inaugural National Long-Term Care Reform Day, we bring those principles into visible action. Communities across the country will gather as a national coalition of advocates, organizations, families, and professionals united in one visible call for long-term care reform to honor those who once walked for us by standing tall for their dignity. Across generations, we are bound by love and the belief that aging or being disabled in America should never mean diminished worth, diminished safety, or diminished standards.

**THIS IS NOT JUST A WALK. IT IS A NATIONAL STATEMENT.**

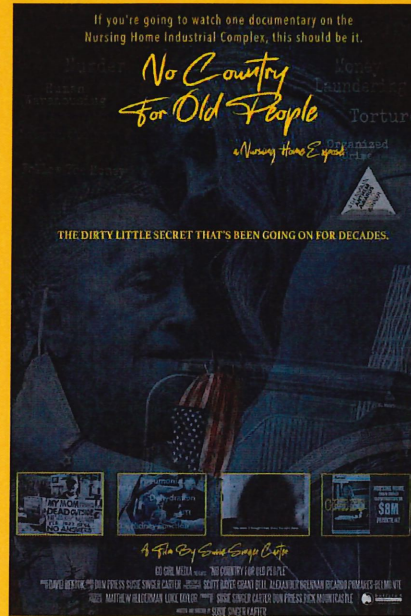
Presented by a ROAR 4 LTC Inc, a 501(c)3

# THE BIRTH OF ROAR



## We believe in ethical story telling.

Ethical storytellers know their responsibility continues after a story is shared. What happens when the story is released into the world? Do the people whose stories were shared feel proud—or exposed? Do they benefit from its telling? Too often, storytellers move on to the next project, while the people in the story are left carrying its consequences, good or bad. Ethical storytellers stay in relationship. Period.



### Links to 3-part Docuseries

**AMAZON PRIME**

(approx. 3 hrs)

**TUBI**

## Our Origin Story: No Country for Old People; A Nursing Home Exposé

ROAR grew out of the award-winning documentary series, **No Country for Old People: A Nursing Home Exposé** ([Amazon](#) and [TUBI](#)). The series shines a powerful light on the harrowing realities of long-term care in our country.

Filmmaker Susie Singer Carter knows this world all too well. It's the reason she decided to share her personal and painful story in this hard-hitting docuseries that chronicles the last 6 months of her mother's life in 2022 while living in a 5-star nursing home in Los Angeles.

Despite Susie's relentless advocacy, her mother suffered and died in a 5-star facility from what was inarguably egregious neglect and abuse that was nothing short of criminal. No Country for Old People humanizes the countless residents who have suffered as a result of systemic abuse and neglect. It exposes how decades of weak regulations, lack of oversight, and enforcement have left vulnerable individuals without the dignity and care they deserve.

The series features over 70 interviews with the most respected experts as well as others affected by this systemic crisis who, like Susie and millions of others, had absolutely no idea how broken and corrupt the nursing home system truly was until attempting to navigate it. Unable to unsee what she saw, she made the decision to share her story with the world. She wants everyone to know.

R.O.A.R. was born out of these truths, as both a response to the injustices highlighted in the documentary and as a call to arms for anyone who believes in the inherent worth of every human being. Through real stories and hard evidence, one thing the documentary makes abundantly clear is that traditional advocacy alone is insufficient and the time to add bold, grassroots action is now.

**ROAR IS THAT MOVEMENT**

**Because how we care for our elders and our most vulnerable reflects who we are as a society.**

## **THE URGENCY INCREMENTAL CHANGE HAS NOT BEEN ENOUGH.**

For more than 50 years, advocates, families, and professionals have fought to improve long-term care. Important reforms have been proposed. Reports have been written. Hearings have been held. Promises have been made.

***AND YET, ACROSS AMERICA, PREVENTABLE NEGLECT AND MINIMAL STANDARDS OF CARE PERSIST.***

Families continue to navigate crisis alone. Residents continue to suffer harm that should never occur. Transparency remains inconsistent. Accountability remains uneven. Penalties are performative... the cost of doing business.

## **IT'S TIME FOR A COORDINATED NATIONAL PRESENCE THAT UNAPOLOGETICALLY DEMANDS REAL REFORM.**

## **OUR MISSION**

**WE ARE CREATING A COORDINATED, INTERGENERATIONAL,  
NONPARTISAN MOMENT THAT CANNOT BE DISMISSED.**

We believe that small steps lead to big change. Our mission is to shift the collective consciousness by engaging, informing, and activating the public to join the R.O.A.R. movement and speak truth to power, hold our politicians accountable for the Long-Term Care crisis and demand systemic reform that ensures the highest quality of care for everyone.

- We are moving **OUT OF OUR SILOS** toward public awareness.
- From conversation to collective **ACTION**.
- From quiet concern to a **R.O.A.R. louder than words**.



**WHEN A PRIDE MOVES TOGETHER,  
IT CANNOT BE IGNORED.**

# **WHY THIS WALK MATTERS**

- REFORM REQUIRES PUBLIC PRESSURE.
- PRESSURE REQUIRES VISIBILITY.
- VISIBILITY REQUIRES PRESENCE.

---

## **ROARriors LEAD THE PRIDE**

**22 STATES** HAVE ALREADY STEPPED FORWARD TO LEAD TO LEAD THE WAY

**ARIZONA • ARKANSAS • CALIFORNIA • DELAWARE  
• FLORIDA • ILLINOIS • MARYLAND • MICHIGAN •  
MINNESOTA • MISSOURI • NEW JERSEY  
NEW YORK • NORTH CAROLINA • OHIO • OREGON  
• PENNSYLVANIA  
SOUTH CAROLINA • TENNESSEE • TEXAS •  
VIRGINIA • WASHINGTON • WEST VIRGINIA**

---

And this is only the beginning. We are expanding to all 50 states.  
If your state isn't listed - it could your turn to step up!

**THIS IS YOUR CHANCE TO MAKE A DIFFERENCE!**

### **WALK LEADERS:**

- ORGANIZE A LOCAL WALK IN THEIR CITY OR REGION
- ENGAGE COMMUNITY PARTNERS AND VOLUNTEERS
- INVITE LOCAL MEDIA
- STAND PUBLICLY FOR HIGHER STANDARDS IN LONG-TERM CARE

### **PARTICIPANTS:**

STEP FORWARD SO OTHERS ARE NOT LEFT UNSEEN.

## **WALK LOCATIONS**

will appear on our website as they are secured.  
They will also be emailed if you sign up.

---

## **JOIN THE MOVEMENT**

- BE A WALK LEADER.
- BE A PARTNER.
- BE A PARTICIPANT.
- BE COUNTED.



A pride stands together.  
A pride protects its own.  
A pride does not retreat when dignity is at stake.

# ROAR 2026

Presented by:  
**ROAR 4 LTC**  
a 501(c)(3) organization

**A R.O.A.R. LOUDER THAN WORDS**

## **BRING YOUR COMMUNITY TO THE WALK**

This national walk is a true coalition - an opportunity for aligned organizations to:

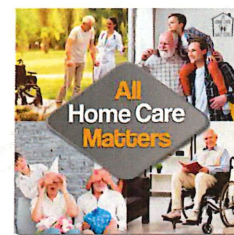
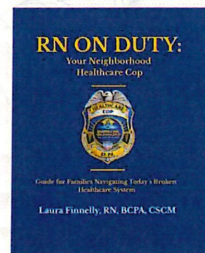
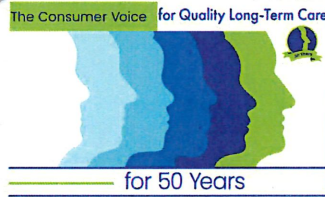
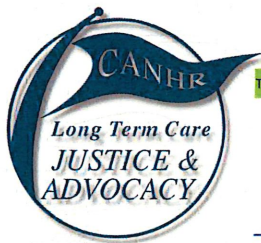
- Activate your membership in visible civic engagement
- Align publicly with a growing reform movement
- Elevate your mission through collective amplification
- Demonstrate leadership in advancing dignity in aging

Together, our presence becomes policy pressure.

[\*\*contact@roar4ltc.org\*\*](mailto:contact@roar4ltc.org)

**BECAUSE SILENCE PROTECTS SYSTEMS.  
PRESENCE TRANSFORMS THEM.**

## **CURRENT PARTICIPANTS & COALITION PARTNERS**



Item 3i) America's 250<sup>th</sup> Celebration

## **MEMORANDUM**

**To:** Mayor and City Council

**From:** Katy Sanderson, Event Committee

**Date:** May 11, 2026

**Subject:** Proposal for Incorporating America's 250th Anniversary Celebration into the Annual Christmas Parade and Tree Lighting Event

As the nation prepares to celebrate the 250th anniversary of the United States in 2026, we would like to propose incorporating this historic milestone into our city's already scheduled Christmas parade and tree lighting festivities.

Rather than hosting a separate event, we believe combining the celebration with our established holiday traditions would encourage greater community participation while creating a memorable and meaningful experience for residents and visitors alike.

### **Proposed Event Theme**

We recommend the overall theme for the Christmas parade and related festivities reflect America's 250th birthday. Possible theme concepts could include:

- "America at 250"
- "Celebrating 250 Years of America"
- "Stars, Stripes, and Christmas Lights"
- "1776 to 2026"

Parade floats, decorations, performances, and community participation could incorporate patriotic elements alongside traditional holiday themes.

### **Proposed Activities**

In addition to the parade and tree lighting ceremony, we propose the following additions:

#### **Time Capsule Ceremony**

We propose hosting a community time capsule ceremony immediately prior to the annual tree lighting. The capsule could include contributions to commemorate life in our community during America's 250th anniversary year.

Potential contents may include:

- Letter from Mayor and Council
- Photographs of the community
- Memorabilia

- City documents and event programs
- Small items representing current culture and community life

The capsule could be sealed during a brief public ceremony and designated for opening at a future anniversary milestone.

### **Music and Entertainment**

Before the tree lighting, we envision patriotic and holiday musical performances. This would help create a festive atmosphere leading into the evening celebration.

### **Food Trucks and Community Gathering**

We recommend inviting a local food truck and coffee truck to participate in the Tree Lighting to encourage community gathering and provide additional entertainment opportunities for families attending the festivities.

### **City Hall Lighting and Decorations**

To further highlight the celebration, we propose incorporating patriotic colors and America 250-themed elements into the Christmas lighting and decorations at City Hall. Red, white, and blue lighting accents could be blended with traditional holiday displays to create a unique visual centerpiece for the event.

### **Conclusion**

We believe combining America's 250th anniversary celebration with the annual Christmas parade and tree lighting would provide a community-centered way to honor this historic occasion while enhancing one of our city's most beloved traditions.

We appreciate the Council's consideration and welcome the opportunity to discuss these ideas further.

Item 3k) Resolution 2026-005 Call for a Public Hearing for Annexation  
by Owner Consent for Parcel #120.02300

**RESOLUTION 2026-005**

**A RESOLUTION CALLING FOR A PUBLIC HEARING ON THE PROPOSED ANNEXATION OF TERRITORY INTO THE CITY OF EAGLEVILLE BY OWNER CONSENT AND APPROVING A PLAN OF SERVICES**

(Parcel #120 02300, 256.6 Approximate Acres Located on the Southeast Corner of John Windrow Road and US 41-A, Eagleville, Tennessee 37060 )

**WHEREAS**, the City of Eagleville, having been petitioned by interested persons, proposes the extension of its corporate limits by the annexation of certain territory adjoining its existing boundaries and within its urban growth boundaries by owner consent; and

**WHEREAS**, a plan of services for the territory proposed for annexation by owner consent has been reviewed by the Eagleville Planning Commission; and

**WHEREAS**, the governing body desires to conduct a public hearing on the proposed annexation and plan of services;

**NOW THEREFORE BE IT RESOLVED** by the City of Eagleville, Tennessee as follows:

- A. That a public hearing is hereby scheduled for 7:00 p.m. on July 23, 2026 at Eagleville City Hall, 108 S. Main Street, on the proposed annexation of territory by owner consent, and Plan of Services, to wit:

Parcel #120 02300, 256.6 Approximate Acres Located on the Southeast Corner of John Windrow Road and US 41-A, Eagleville, Tennessee 37060

B. That a copy of this resolution, describing the territory proposed for annexation by owner consent, along with the plan of services, shall be promptly sent to the last known address(es) listed in the office of the Rutherford County Property Assessor for each property owner of record within the territory proposed for annexation, with such being sent by first class mail and mailed no later than twenty-one (21) calendar days prior to the scheduled date of the hearing on the proposed annexation.

C. That a copy of this resolution shall also be published by posting copies of it in at least three (3) public places in the territory proposed for annexation and in a like number of public places in the City of Eagleville, and by publishing notice of the resolution at or about the same time in the Daily News Journal, a newspaper of general circulation in such territory and the City of Eagleville.

D. That notice of the time, place and purpose of a public hearing on the proposed annexation by owner consent and the plan of services shall be published in a newspaper of general circulation in the City of Eagleville not less than twenty-one (21) days before the hearing, which notice included the locations of a minimum of three (3) copies of the plan of services for public inspection during all business hours from the date of notice until the public hearing.

E. That written notice of the proposed annexation shall be sent to the affected school system as soon as possible, but in no event less than thirty (30) days before the public hearing.

**WHEREUPON**, the Mayor declared the Resolution adopted, affixed a signature and the date thereto, and directed that the same be recorded.

\_\_\_\_\_  
Chad Leeman, Mayor Date

\_\_\_\_\_  
Christina Rivas, City Recorder Date

Approved as to Form this \_\_\_\_ day of \_\_\_\_\_, 2026

\_\_\_\_\_  
J. Stephen Aymett, Jr, City Attorney

Item 3j) Resolution 2026-006 Plan of Services for Parcel #120.02300

**RESOLUTION 2026-006**

**RESOLUTION TO ADOPT A PLAN OF SERVICES FOR PARCEL 120 02300, LOCATED ON THE SOUTHEAST CORNER OF JOHN WINDROW ROAD AND US 41A, EAGLEVILLE, TENNESSEE, APPROXIMATE 256.6 ACRES**

**WITH ATTACHED MAP AND PLAN OF SERVICE**

**WHEREAS**, the Owner(s) of the territory identified on the attached map as the “Area Annexed” has either petitioned for annexation or given written consent to the annexation of such territory; and

**WHEREAS**, a Plan of Services for such territory was prepared and published as required by TCA 6-51-102 and 6-51-104; and,

**WHEREAS**, the Proposed Plan of Services was submitted to the Eagleville Planning Commission on July 6, 2026 for its consideration and a written report, at which time the Planning Commission held a public hearing and thereafter recommended approval of the Plan of Services to the City Council; and,

**WHEREAS**, a Public Hearing on the Proposed Plan of Services was held before the City Council of the City of Eagleville, Tennessee on July 23, 2026, and notice thereof published in a newspaper of general circulation; and,

**WHEREAS**, the Plan of Services (Attachment A) for the territory identified on the attached map as the “Area to be Annexed” establishes the scope of services to be provided and the time of such services and satisfies the requirements of TCA 6-51-102.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EAGLEVILLE, TENNESSEE, AS FOLLOWS:**

SECTION 1. That, pursuant to authority conferred by the TCA Sections 6-51-102, et seq, the Plan of Services attached hereto for the territory identified on the attached map as the “Area to be Annexed” is hereby adopted as it is reasonable with respect to the scope of services to be provided and the timing of such services.

SECTION 2. That this Resolution shall take effect upon the effective date of the Annexation Resolution with respect to the territory, Resolution 2026-007, the public welfare and welfare of the City requiring it.

\_\_\_\_\_  
Effective Date

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

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date

Approved as to Form and this      day of      , 2026

\_\_\_\_\_  
Stephen Aymett, City Attorney

**ATTACHMENT A  
OF RESOLUTION 2026-006**

**A PLAN OF SERVICES FOR THE ANNEXATION OF PARCEL 120 02300, LOCATED  
ON THE SOUTHEAST CORNER OF JOHN WINDROW ROAD AND US 41A,  
EAGLEVILLE, TENNESSEE, APPROXIMATELY 256.6 ACRES**

The Tennessee Code Annotated § 6-51-102 requires that a plan of services be adopted by the municipal governing body prior to passage of an annexation ordinance; and the area proposed for annexation into the City is within the City's Urban Growth Boundary, as required by law, and is described as follows:

**ANNEXATION OF PROPERTY**

This annexation consists of the following property: Parcel 120 02300, located at the southeast corner of John Windrow Road and Highway 41A, approximately 256.6 acres

Section 1. Pursuant to the provisions of T.C.A. § 6-51-102, there is hereby adopted, for the area bounded as described above, the following plan of services:

A. Police

1. Patrol, response to calls, and other routine police services, using present personnel and equipment, will be provided to this property on the effective date of annexation in the same manner as provided to existing residents of Eagleville.

B. Fire Services

1. Fire protection by the present personnel and equipment of the fire department, within the limitations of available water and distances from fire stations, will be provided to this property on the effective date of annexation in the same manner as provided to existing residents of Eagleville.

C. Water

1. Water is provided by the local utility company, Consolidated Utility District, with rates and conditions of approval at the discretion of the utility company.
2. Water for fire protection will be provided by the local utility company, Consolidated Utility District, with rates and conditions of approval at the discretion of the utility company.

D. Wastewater

Wastewater will be either by Septic on each parcel, or by an agreement between the property owner and the City of Eagleville for a STEP system.

#### E. Garbage Collection

The City does not currently offer garbage collection to its residents. There exists a county facility where trash can be taken. The property will be afforded all rights as the current Eagleville Citizens.

#### F. Streets

1. The City will commence maintenance any new roadway as part of the annexation upon successful completion and acceptance thereof.
2. Traffic signals, traffic signs, street markings, and other traffic control devices will be installed as the need is established by appropriate study and traffic engineering standards. Initial street signals, signage, street markings and other traffic control devices will be installed by the developer of any new subdivision.

#### G. Schools

Area to be annexed will remain as part of the Rutherford County Schools System.

#### H. Inspections and Code Enforcement

Building and Municipal Code Enforcement will be provided by the City of Eagleville or through its contracted provider.

#### I. Zoning

The property will be assigned a zoning classification of R-1/PRD (Planned Residential District).

#### J. Street Lighting

1. As necessary, when lighting is needed, the City will work with the property owner to support adequate and necessary lighting of streets or other areas. Initial installation of any new subdivision will be at the cost of the developer.

#### K. Recreation

1. Any residents of this annexed parcel will have all rights to any public parks afforded to any existing resident.

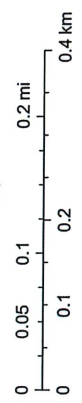
# ArcGIS Web Map



5/11/2026, 4:28:59 PM

- Parcels
- Jurisdictions
- RC Jurisdictions
- Murfreesboro
- La Vergne
- Smyma
- Eagleville
- Unincorporated

1:7,111



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community

Item 3l) Ordinance 2026-004 Zoning Amendment for Parcel  
#120.02300

## ORDINANCE 2026-004

### AN ORDINANCE ASSIGNING A ZONING CLASSIFICATION AND CREATING SPECIFIC CRITERIA IN ANTICIPATION OF ANNEXATION OF PROPERTY KNOWN AS PARCEL 120 02300

**Whereas**, Section 5.080 of the Eagleville Zoning Ordinance allows for Planned Developments and Section 5.081 specifically addresses Planned Residential Developments; and

**Whereas**, the Eagleville Planning Commission has reviewed criteria for Parcel 120 02300 and recommends the property be annexed and zoned R-1 PRD with following as requirements in addition to the requirements of 5.080 and 5.081 of the Eagleville Zoning Ordinance for any development on this property; and

**Whereas**, the Eagleville City Council desires to accept the recommendation of the Eagleville Planning Commission by setting specific criteria in addition to the requirements of Eagleville Zoning Ordinance Sections 5.080 and 5.080 (and other relevant criteria in the Zoning Ordinance) for Parcel 120 02300 owned by John Moore, or any future Development located at this parcel as a binding agreement for Annexation;

**NOW THEREFORE, BE IT ORDAINED** by the City of Eagleville, Tennessee City Council that the Parcel 120 02300 being annexed by the City of Eagleville be zoned R-1/PRD and the following criteria shall be applied and required when reviewing any subdivision or development submitted for Parcel 120 02300.

#### **General Requirements**

1. The property is located along the eastern side of Highway 41A, south of the intersection of John Windrow Road. The site is identified as Rutherford County Tax Map 120 Parcels 23.00 and is approximately 256 acres of residential land area.
2. The minimum lot size will be 43,560 square feet.
3. Most homes will be 2,500 square feet or greater, and have 1, 2 (or 3) stories. A maximum of one-third of the housing stock may be between 2000 and 2,499 square feet, and one to one and a half (or two) stories. The smaller (2,000 – 2,499 square feet homes) must be dispersed throughout the neighborhood and not grouped together. No house shall be less than 2,000 square feet. Square footage implies heated and cooled, living areas. A story implies a livable area. All homes will be single family detached homes, and only one dwelling per lot.
4. All homes shall be a minimum of 3 bedrooms with a maximum number of 5 bedrooms per house based on STEP capacity.

5. The home elevations shall be constructed of brick or synthetic (Centurion or similar) stone. Cement fiber board is also permitted when in combination with brick and/or stone placed on at least 3 of the 4 sides of the structure. The brick and stone must be at least 25 percent on each of the three (or four) sides. Vinyl shall be permitted in trim and soffit areas only, with a maximum of 10% per house. No one side can have vinyl exceeding 10% of that side.
6. Both entrances off Highway 41A will have new entrance signage consisting of masonry, wood, and/or metal materials. The signage will be anchored by landscaping.
7. Solid waste collection will be handled by a private company.
8. Mail service will be provided via a Centralized Cluster Box Unit with a roof structure, that is to be approved by the USPS and maintained by the HOA. The Centralized mail kiosk for the development must be completed and operational prior to any homes receiving their certificate of occupancy. Any kiosk must have adequate off-site parking.
9. The development shall provide access to any existing cemetery on the site.
10. Parking areas on common open space lots shall be private and maintained by the HOA.
11. Each home shall be on its own lot of record and sold fee simple.
12. This project is anticipated to be built in 3 phases.
13. The first phase will include all roadway improvements proposed for the lots in the first phase, as well as access to the STEP System via a City approved access.
14. The remaining phases will be market driven and dependent upon the absorption of the units in the previous phases.
15. All amenities and open spaces shall be constructed within the phase they are shown and must be operational prior to the recording of the final section's plat.

### **Development Standards**

1. Parking for the residential units will comply with the City of Eagleville requirements, within a minimum of each lot having at least 4 paved parking spaces per lot (outside of garage).
2. Each home shall have a minimum two car side entry garage with decorative garage doors. In combination with the side entry, two car garage, homes are permitted to have a one bay detached or attached garage that is permitted to face the street. The street facing garage shall have a decorative garage door that matches the main side entry garage doors, and the architecture and materials shall be consistent with the house. The secondary garage must be approved by the HOA if not submitted with the original permit. In cases of a corner lot, it is understood that one side may have a garage facing one of the streets.

3. All driveways shall be wide enough for 2 vehicles, with a minimum width of 16-feet and a minimum length of 35-feet, measured from the back of the sidewalk to the garage door.
4. Only in-ground pools shall be permitted on lots with fencing to meet Development Standards. Pools must meet requirements of City pertaining to setbacks.
5. All HVAC units shall be screened from public R.O.W's with landscaping. HVAC units shall be placed at the side or rear of each residence.
6. Private lots with fences shall only use black, Estate Style iron or aluminum fencing. Fencing on lots shall only be allowed in the side and rear yards. Corner lots may have a fence on the street side of which the house does not face and shall not exceed into the required front setback.
7. All fencing in the amenity areas and open spaces shall be approved during the subdivision process and consistent throughout the entire development.

### **Streets and Infrastructure**

1. Decorative streetlights shall be provided along all roadways to add character and continuity to the neighborhood, but also providing adequate lighting. Adequate lighting for safety, avoiding dead spots, will be designed to meet Middle Tennessee Electric (MTE) standards for light poles along public streets. Electric billing for lighting, mail kiosks, entrance features, irrigation and other supplemental amenities shall be paid by the HOA.
2. Electric Service will be provided by Middle Tennessee Electric.
3. All electric and communications line extensions constructed to provide service to the development shall be underground.
4. Street signs and traffic signs will be "decorative" and approved by the Planning Commission during the subdivision process.
5. The HOA will maintain all common areas.
6. Water service will be provided by Consolidated Utility District. The developer will be responsible for extending the waterline into the site for domestic and fire protection. Water service (availability and pressure) must be approved by the City Planner and/or Eagleville Fire Department.
7. Sanitary sewer services will be provided by CUD via an on-site STEP System. The developer is responsible for the installation, and upon its completion, ownership shall be turned over to the City of Eagleville to own and maintain.

8. All streets will be public rights of way, and built with rollover integral curb and gutter, built to City required standards.
9. A portion of the property along Highway 41A lies within a 100-year Floodplain per FEMA Flood Panel 47149C0220J Eff. 05/09/2023. BFE's shall be established by developer's engineer and planning shall be in accordance with TDEC and the Corps of Engineers requirements. Planning approvals shall be reviewed and approved by the City.
10. Prior to construction plan review, a complete and thorough design of the stormwater management system and facilities will be completed.
11. Highway 41A is a State Highway that the development will utilize for access to the property. All roadway connections to Highway 41A shall be coordinated with TDOT and the City of Eagleville.

## **Architecture**

1. Building heights shall not exceed 35 feet in height.
2. Most homes will be 2,500 square feet or greater, and have 1, 2 (or 3) stories. A maximum of one-third of the housing stock may be at 2,000 – 2,499 square feet, and one to one and a half (or two) stories. The smaller (2,000-2,499 square feet homes) must be dispersed throughout the neighborhood and not grouped together. No house shall be less than 2,000 square feet. Square footage implies heated and cooled, living areas. A story implies a livable area. All homes will be single family detached homes, and only one dwelling per lot.
3. Single story homes shall have architectural elements which allow the home to blend into the larger homes with peaked roofs, dormers or other elements adding height to the single-story homes.
4. All homes will have at least 3 bedrooms.
5. All the homes will have eaves.
6. All homes will have a patio area at the rear of the home.
7. All homes will be located on individual lots of record.
8. All homes will have a primary 2-car side entry garage. Garages will have decorative doors.
9. Each home shall have a minimum two car side entry garage with decorative garage doors. Homes are permitted to have a one bay detached or attached garage that is permitted to face the street. Any detached garage must meet the primary structure setbacks. The street facing garage shall have a decorative garage door that matches the main side entry garage doors, and the

architecture and materials shall be consistent with the house. The secondary garage must be approved by the HOA if not submitted with the original permit.

10. Accessory Buildings will complement the house with the same or similar materials. No metal buildings unless they have been supplemented with approved house materials to appear consistent with the house.

11. Buildings will be comprised of alternating home styles and home colors and shall be approved according to the CCRs. Brick (different colors will be allowed), Fiber Cement Board (different colors will be allowed) if supplemented with brick and stone per General Requirements #5 above, Fiber Cement Board and Batten (different colors, cuts, patterns will be allowed) if supplemented with brick and stone per General Requirements #5 above, Synthetic Stone Veneer (different colors, cuts, patterns will be allowed).

12. Building Materials – All Elevations: All Masonry (Brick, Stone, Cement Board Siding) and Cement Board Siding in the Dormers/Gables. All Elevations: Vinyl Only Permitted in Trim & Soffit Areas (10% MAX).

13. Architectural styles shall be or similar to (if approved by HOA and City) the following: Prairie, English Country, Farmhouse, Craftsman, Colonial, and Tudor.

14. Roofs. There shall be a minimum pitch on all roofs of 6/12. Covered porches may have a minimum pitch of 3.5/12.

15. The minimum height is 35 feet. Due to pitched roofs, the Planning Commission can approve up to 40 feet in height.

### **Bulk Requirements**

1. Minimum lot size 43,560 square feet.
2. Architectural styles shall be or similar to (if approved by HOA and City) the following: Prairie, English Country, Farmhouse, Craftsman, Colonial, and Tudor.
3. Minimum lot frontage – 90 feet (except lots located within the arc of the cul de sac may be less)
4. Minimum lot width – 90 feet (except lots located within the arc of the cul de sac may be less)
5. Minimum Front Setback – 40 feet

6. Minimum Front Setback for corner lots – 40 feet
7. Minimum Side Setback – 20 feet
8. Minimum Rear Setback – 25 feet

### **Landscaping Characteristics:**

1. On common open space lots, a minimum of 10-feet of landscape area shall be provided between a parking area and all adjacent property lines.
2. On common open space lots, parking areas shall be screened from public rights-of-way by use of landscaping and/or berms.
3. The frontage along Highway 41A will be lined with a fence to be approved by the Planning Commission. Any landscaping provided along Highway 41A shall be designed to not impede the visibility of vehicles entering or exiting the site onto Highway 41A.
4. All above ground HVAC units shall be screened from public R.O.W.'s with landscaping.
5. No utility panels shall be mounted on the front elevation of any home. In cases of two frontages, when no other option is available, the panel may be mounted on the side where the garage is located.
6. On corner lots, builders shall install a minimum of a 3-foot-wide landscape strip along all sides that face/about a public R.O.W. On lots internal to the street block, builders shall install a minimum of a 3-foot-wide landscape strip at the base of the homes that front onto/about a public R.O.W.
7. Landscaping will be in conformance with the City of Eagleville's landscaping ordinance.
8. All front lots shall be sodded before a CO will be issued. On corner lots, builders shall install sod in all yards that face/about a public R.O.W.'s to the back of curb along those streets. On lots internal to the street block, builders shall install sod only in the front yard to the back of curb along that street the house fronts onto.
9. Builders shall install one (1) front yard canopy tree with a minimum of 1.5 caliper inches for each lot. Species of tree to be coordinated with City.

**BE IT ENACTED that this ordinance shall take effect 15-days from and after its final passage, the public welfare requiring it.**

**Approved:**

Chad Leeman, Mayor

**ATTEST:**

Christina Rivas, Acting City Recorder

Passed First Reading:

Passed Second Reading:

Public Hearing Date:

**APPROVED AS TO FORM:**

Stephen Aymett, City Attorney

Item 3m) Discussion of Park Board

**Resolution No. 2022-004**

**A Resolution of the City of Eagleville, Tennessee**

**Creating the Eagleville Park Board**

**WHEREAS**, Tennessee Code Annotated § 6-19-101 (a)(15) and (a)(27) provides that a city may establish a board to manage and regulate its park lands as needed and as deemed in such a way necessary.

**WHEREAS**, the City has an interest in regulating and maintaining its parks.

**WHEREAS**, the City finds that it is advantageous for the welfare of the City and of its citizens to create an advisory Park Board to provide guidance in the maintenance of its parks.

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF EAGLEVILLE, TENNESSEE, the following:**

**SECTION 1. Creation.** That the City of Eagleville is hereby creating an Eagleville Park Board.

**SECTION 2. Membership, Appointment and Terms.** The Park Board shall consist of five (5) members that reside in Rutherford County. Four (4) of those members shall be appointed by the City Council and one (1) member shall be a seated member of the City Council appointed by the City Council. Terms of the members shall be for four (4) years, arranged in such a way as to allow for two members' terms to expire every year, and the Councilperson's term shall run concurrent with his/her term of office. The Councilperson on the Board shall serve as the Chairman of the Park Board.

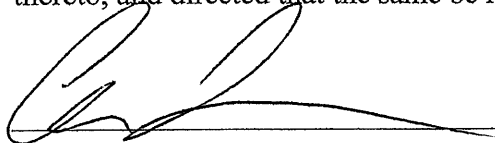
**SECTION 3. Time Devoted to Duties.** The members of the Park Board shall devote such time and attention to the duties of the Park Board as may be required, and their services shall be without compensation.

**SECTION 4. Duties and Responsibilities.** The Park Board shall recommend to the City Council future acquisitions of land for parklands, future capital improvements needed for existing parks, park policies and other items as may be relevant to the function of the existing park and promotion of future park lands.

**SECTION 5. Time and Place of Meetings.** The Park Board shall meet when the Chairperson or City Council feel sufficient business is in existence to justify such a meeting. The time and place shall be set by the Chairperson.

**SECTION 6. Effective Date.** This resolution shall take effect from and immediately after its passage, the public welfare requiring it.

**WHEREUPON,** the Mayor declared the resolution adopted, affixed a signature and the date thereto, and directed that the same be recorded.



Chad Leeman, Mayor

4/28/2022


Date

\_\_\_\_\_  
Phillip Dye, City Recorder

4/28/2022

Date

Approved as to Form:



J. Stephen Aymett, Jr, City Attorney



City of Eagleville  
David Breniser, Chief of Police

4/20/2026

*To Hellyn Riggins, Eagleville City Manager:*

*I, Chief David Breniser do here by submit my resignation effective immediately. Due to recent physical health concerns, I feel that I am no longer able to affectively preform the duties as Chief of Police for the City of Eagleville.*

*I have served this community for the last 13 years and have seen many changes and improvements since then. It has been my honor to have served this community and to have been a part of its growth. This city has been my home and I will miss working for the city and all of its employee's. Thank you for the opportunity to serve you as your Chief of Police.*

X *Dave Breniser*

*Dave Breniser*

P.O. Box 68, 259 North Main St., Eagleville, TN 37060

T: (615) 640-9612 C: (615) 203-2781

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