Minutes of the
City Council Public Hearing
Eagleville City Hall, Eagleville, TN
Thursday, October 22, 2026

1) MAYORS WELCOME and CALL TO ORDER

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

2) ROLL CALL

The roll was called by City Recorder Christina Díaz.

PRESENT:
Mayor Chad Leeman
Council Member Jason Blair
Council Member Craig Campbell
Council Member Shawn Futrell
Council Member Chris Hendrix

ABSENT:
Vice Mayor Brandon Emamalie
Council Member Ryan Edwards

STAFF:
City Manager Hellyn Riggins
City Recorder Christina Rivas
Fire Chief Jonathan Armstrong
Parks/Maintenance Supervisor Nick Kanselaar
City Attorney Stephen Aymett
Management Consultant Mike Walker
Interim Police Chief Isabella Willis

GUEST:
Jenna Sonceh
Brett Windrow

3) OPEN PUBLIC HEARING

Mayor Leeman opened the Public Hearing.

a) Plan of Services 6 Month Progress Report for Parcel #120-46.00-000 annexed April 23, 2026.

There were no speakers for this item.

City Manager Hellyn Riggins presented the progress report. It was noted that, as a number of items are awaiting the development of the subdivision to be fulfilled, the progress reports will continue, annually, until all Plan of Service items are completed.

The progress report is attached to the minutes.

Mayor Leeman closed the Public Hearing.

4) MAYOR'S CLOSING REMARKS

There were no remarks.

5) ADJOURNMENT

Mayor Council Leeman adjourned the public hearing at 7:05 p.m.

Approved by:

Mayor Chad Leeman

Submitted by:

City Recorder Christina Díaz

Date minutes approved: 11/19/2026

SIX-MONTH PROGRESS REPORT FOR THE PLAN OF SERVICES FOR THE ANNEXATION OF PARCEL 120 04600, APPROXIMATELY 98.21 ACRES, LOCATED ON THE SOUTHWEST CORNER OF COLLEGE GROVE ROAD AND US 41A

A. Police

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

REPORT: This item has been incorporated into daily operations and will continue to be fulfilled in perpetuity. This item is fulfilled.

B. Fire Services

- 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 on the effective date of annexation in the same manner as provided to existing residents of Eagleville.

REPORT: This item has been incorporated into daily operations and will continue to be fulfilled in perpetuity. This item is fulfilled.

C. Water

- Water is provided by the local utility company, Consolidated Utility District, with rates and conditions of approval at the discretion of the utility company.
- 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.

REPORT: The property owner is currently in negotiations with Consolidated Utility District. This item will be monitored until the building of the subdivision is completed.

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.

REPORT: The developer of Stephenson Farms is currently using this property to access an under-construction STEP system. This item will be monitored until the building of the subdivision is completed.

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.

REPORT: The property is afforded the rights of current Eagleville Citizens as stated above and will continue to be. This item is fulfilled.

F. Streets

- The City will commence maintenance of any new roadway as part of the annexation upon

successful completion and acceptance thereof.

- 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.

REPORT: This item will continue to be monitored until development of the area has been completed by the developer, at which time, the City will incorporate these services into its regular maintenance schedule.

G. Schools

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

REPORT: This area is recognized as eligible for the Rutherford County School District and school zoning will be in accordance with the Rutherford County School Board. This item is fulfilled.

H. Inspections and Code Enforcement

- Building and Municipal Code Enforcement will be provided by the City of Eagleville.

REPORT: As the area develops, the City is ready to provide these services in perpetuity. This item is fulfilled.

I. Zoning

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

REPORT: The zoning classification has been assigned to this property. This item is fulfilled.

J. Street Lighting

- 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.

REPORT: The City will monitor that street lighting is installed by the developer according to plans, and maintained by the subdivision's HOA. This item will continue to be monitored.

K. Recreation

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

REPORT: This area is recognized as part of the City and is ready to afford recreational services to future residents. This item is fulfilled.

SUMMARY: Per statute § 6-51-108, another progress report is required on the one-year anniversary of the annexation of this property. While several items have already been fulfilled by incorporating these services into the City's daily services, other items will need to continue to be monitored until they can be fulfilled. The next progress report for this property will be April 2027.