

**Minutes of the
City Council Work Session
Eagleville City Hall, Eagleville, TN
Thursday, February 9, 2023 – 7:00 PM**

COUNCIL MEMBERS

Mayor Chad Leeman	P	Vice-Mayor Bill Tollett	P
Councilman Chris Hendrix	P	Councilman Ryan Edwards	P
Councilman Brandon Emamalie	P	Councilman Jason Blair	P
Councilman Craig Campbell	P		

STAFF

Hellyn Riggins, City Manager	Jonathan Armstrong, Fire Chief
Katy Sanderson, Acting City Recorder	David Breniser, Police Chief

GUESTS

CALL TO ORDER

The meeting was called to order at 7:00 p.m. by Mayor Chad Leeman.

MAYORS WELCOME

Mayor Leeman welcomed everyone in attendance to the meeting.

ROLL CALL

Roll was called by Acting City Recorder Katy Sanderson with quorum present.

DISCUSSION

Discussion of Lighting along Highway 99 west of Swamp Road to Intersection of 41A

City Manager Hellyn Riggins stated this is a continuation from the last meeting. Due to a misunderstanding, the original plan was thought to have metal poles however the poles that were installed were wood. There is no way to know if TDOT would go behind our poles at a later date and install their poles as well. MTE can remove the poles and there's at least \$20,000 that the city wouldn't get back of the original \$60,000 due to labor costs. Ms. Riggins reached out to the city engineer, Will Owen, to clarify what's included in the Multi Modal Grant. He stated he's not

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requesting underground utilities but the city could do it on its own for approximately \$1,000,000. The existing electric would stay where it is but the new decorative lighting would have underground utilities.

There are three options at this time for the light poles.

MTE can continue installation of the wooden poles throughout the planned area for the \$60,000 that has already been paid.

The city could take the poles down then choose to wait until a later date to install any types of lights pending property development.

A local contractor can install decorative metal lighting. The Mayor reached out to S & W Contracting Co. who has done work for the city before, to get a rough estimate of the installation of decorative lighting. The estimate was \$400,000 but could be more or less with a detailed estimate.

Vice Mayor said he thinks doing the decorative lighting is something to think about. Discussion ensued about location of the lights and if they were installed as decorative poles or if the wooden poles would be continued. The decorative poles would be more in number and not as tall but the direction of lighting would be adjustable. Ms. Riggins stated the decision needed to be made sooner rather than later so MTE can complete it in one way or another. After the Vice Mayor asked if the city knew where the money would come from for the decorative lights, Ms. Riggins stated she did not know at this time.

Discussion of Bids Received for Public Safety Center and Moving Forward with Contract

The deadline to sign a contract with the low bidder is March 6th. After that date, there is no guarantee the bidder will keep it at the same price. Ms. Riggins stated she has been speaking with lenders and the accountant regarding the loans.

USDA approved the city for the 4.5 million with a rate of 2.125 % and total yearly payment of \$168,000 with a monthly payment of \$14,000. This brings it up to \$268,750 per year with a monthly payment of \$22,396. The additional \$2,067,000 is at a rate of 3.75%. There is also the loan for \$722,000 used to purchase the property that the city has been paying interest on for two years at a rate of 1.25% which will surely go up upon refinancing. These are the numbers the city is working with currently and are not locked in numbers. USDA is going back over the numbers to determine if the city can afford to do the project now that the new numbers are in. Ms. Riggins stated she has hired the former City Manager of Brentwood, Mike Walker. He is reviewing the current and future potential finances to ensure we have all the pertinent information to make an informed decision. He should have a report before the next meeting.

Ms. Riggins stated she feels there are ways we could cut costs in order to be able to make the payments. There are position we have not filled. The CPA recommended to raise property taxes and the finance person at MTAS agreed with their assessment. While this is not ideal to the council, Ms. Riggins will continue to find other ways to save for the project if decided to proceed. Because the bid was a total project and not broken down into smaller bids, there is no way to break down the individual cost of each step of the process. If the city decides not to proceed with the project, there will still need to be renovations done to the restrooms at the bank. We should also look into what it would cost to renovate the back of the bank for the police department.

Vice Mayor Tollett asked if we know if the city can afford to do this project. Ms. Riggins stated at this time, based on the CPA's recommendation, we would need to raise taxes in order to afford it. The city would also not want to count on sales tax revenue for a long-term project. Vice Mayor Tollett would like to know what sacrifices would have to be made in order for the city to afford this because it doesn't look like we can. Councilman Blair stated the initial project was perceived to be basic in nature compared to what has been presented. Because of the way it was bid, we can't eliminate or modify things in order to save money. Councilman Edwards stated it looks as if we move forward with the project, we would have no choice but to double property tax. Vice Mayor Tollett stated that it has never been conveyed that there has not been a conversation at a meeting at any point in the past that stated the city could not afford the building; now it looks like we can't even afford the original \$4.5 million. The USDA approved the \$4.5 million without a proposed tax increase. The difference in the actual bid price coming in higher that leads to the questioning of affordability. The general fund will have a reserve at end of year of \$1.6 million.

Councilman Blair questioned the city having five banks. He stated that having a singular banking partner may give the city better opportunities.

Ms. Riggins stated the contractor that came in at the lowest bid is able to do so because they will be doing all the work with their own team and not subcontracting it out. The larger companies know there is work to be had so whether they took on our project or not, they would have plenty of other options. Ms. Riggins also stated that every design decision was well thought out to minimize cost and still have all the basic needs in the building taken care of with room for growth over the next 10-15 years.

Councilman Blair asked about the architect's credentials for working with a city our size without a capital budget. Then stated the Council should have been given opportunity to ask questions of the architect as well as the design. Ms. Riggins stated the architect was hired 5 years ago and the plan was brought to the Council for approval. Councilman Blair stated he only voted on the concept to move forward with the Public Safety Facility, not on the actual design. Mayor Leeman stated there was opportunity for questions to be asked and answered at previous meetings.

Councilman Edwards stated his concern with the possible over extension of city funds given the economic climate. Councilman Hendrix stated he has been through this process several times

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before and it will never get any cheaper. Vice Mayor Tollett agreed but that it had never come this far in the process. Councilman Edwards suggested growing our tax base with business taxes and more business. This would be one step to take to increase revenue. Councilman Emamalie stated that interest rates are really not that high. We just got used to having low rates and now they are back up where they used to be.

Ms. Riggins asked the council to agree to a special work session before the next meeting to discuss the lighting and allow Mike Walker speak on his findings with our budget and the Public Safety Center. They will also be on the agenda for the regular council meeting.

FY 2023/2024 Budget Initial Discussion

Ms. Riggins stated she will be working with the staff to Budget FY 2023/2024. She is modifying how the employees list line items for more clarification. Ms. Riggins stated she was extending an offer to a financial director with experience in the position. She will keep the council abreast of the offer.

Disturbing the Peace Ordinance in Eagleville

Ms. Riggins carried this over in order to discuss any concerns and also ask Chief Breniser any questions. The city does not have an actual noise ordinance there is an Anti-noise Regulation. If the police find that someone is disturbing the peace unreasonably, they can ask the person(s) to stop. This regulation leaves some discretion to the officers that are called on a complaint. If the police find the peace is being disturbed, they can address it in a warning/citation. Chief Breniser stated the police have been monitoring the current complaint and the music has been quiet by 9:00 pm so no warnings have been issued.

Mayors Comments

ADJOURNMENT

Adjourned by Mayor Chad Leeman.
The meeting ended at 8:15 p.m.

Approval by:

Mayor Chad Leeman

Acting City Recorder Katy Sanderson

Date minutes were approved: _____