



EAGLEVILLE CITY COUNCIL REGULAR MEETING AGENDA

Eagleville City Hall
Thursday, June 26, 2025

108 South Main Street
7:00 p.m.

Prior to meeting, please silence all electronic devices.

IMMEDIATELY FOLLOWING PUBLIC HEARING

- 1) **MAYORS WELCOME and CALL TO ORDER** – Mayor Chad Leeman
- 2) **ROLL CALL** – City Recorder Christina Rivas
- 3) **INVOCATION/PLEDGE OF ALLEGIANCE**
- 4) **ADOPTION OF THE AGENDA**
- 5) **CITIZENS' INPUT** - *Any Citizen shall be given up to three (3) minutes to address City Council on any issue. When the Mayor asks, please raise your hand if you wish to speak.*
- 6) **ADOPTION OF THE CONSENT AGENDA**
 - a. Approval of Minutes:
 - May 8, 2025 – Work Session
 - May 22, 2025 – Public Hearing
 - May 22, 2025 – Regular Meeting
 - b. Financial Report – May 2025
- 7) **MAYOR AND COUNCIL PRESENTATIONS**
- 8) **DEPARTMENT REPORTS**
 - City Recorder
 - Management/Financial Consultant's Report
 - Fire Department
 - Parks Department
 - Police Department
- 9) **CITY MANAGER REPORT**

10) OLD BUSINESS

- a. Approve or Deny ORDINANCE 2025-006 ADOPTING AN IMPACT FEE ORDINANCE AND SETTING IMPACT FEES FOR THE CITY OF EAGLEVILLE, TENNESSEE, WITH ATTACHMENT A, (Second Reading)

11) NEW BUSINESS

- a. Approve or Deny ORDINANCE NO. 2025-007 AN ORDINANCE TO AMEND SECTION 3-305 OF THE CITY OF EAGLEVILLE CODE OF ORDINANCES (Amends Ordinance 2025-004) (First Reading)
- b. Approve or Deny Referral to Planning Commission a Request by Sandra Turner for a Rezoning from R-1 to R-2 for a Section (to be subdivided) of 598 Allisona Road, Map/Parcel 144 32.06

12) MAYOR'S AND COUNCIL'S CLOSING REMARKS

13) ADJOURNMENT

Item 6a

Minutes:

- May 8, 2025 – Work Session
- May 22, 2025 – Public Hearing
- May 22, 2025 – Regular Meeting

**Minutes of the
City Council Work Session
Eagleville City Hall, Eagleville, TN
Thursday, May 8, 2025– 7:00 PM**

1) MAYORS WELCOME and CALL TO ORDER

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

2) ROLL CALL

The roll was called by City Manager Hellyn Riggins.

PRESENT:

Mayor Chad Leeman
Vice Mayor Bill Tollett
Councilman Jason Blair
Councilman Ryan Edwards
Councilman Brandon Emamalie
Councilman Chris Hendrix

ABSENT:

Councilman Craig Campbell

STAFF:

City Manager Hellyn Riggins
Fire Chief Jonathan Armstrong

Management Consultant Mike Walker

GUESTS:

Derrick Lynch

3) DISCUSSION- There were no items for discussion.

4) NEW BUSINESS

a. Tischler Bise Impact Fees Presentation with Pending Ordinance 2025-006 Impact Fees

City Manager Hellyn Riggins introduced Carson Bise to present his findings regarding the City's Impact Fee Schedule. She noted that Council had received Mr. Bise's report.

Mr. Bise began his presentation stating that his company focused on the cost of growth-related issues. He noted the following regarding impact fees:

- A single precursory payment to defray the cost for infrastructure growth.
- These fees are not a tax, nor could it be used for operations, maintenance or replacement.
- Must be accounted for, separately, from the General Fund.
 - Requires an annual report.
- Must provide a benefit.
- Fees are calculated by examining the past, studying the present growth and preparing to support plans for the future.

Mr. Bise explained the need to avoid charging new developments twice. He noted that his company's methodology accounts for this by building debt service and dedicated revenues into their formula.

Mr. Bise stated that, using the City's current statistics, such as population and number of housing units, he formed the following projections for growth:

- 460 additional housing units over the next ten years.
- 1,350 people added to the population.
- 200 new jobs.
- 84,000 square feet of non-residential activity.

He continued with Impact Fees for Parks. He stated that in ten years, public demand would require an additional 9.4 acres at a cost of \$159,000. He noted that his study identified 162 improvements that would cost \$978,000. Mr. Bise referred to his PowerPoint slide, noting all of the City's amenities and the cost to replace them, which is how the level of service was calculated per person. He proposed a Park Impact Fee of \$3,657 per single family unit and \$1,649 per multi-family unit. He stated that, over the next ten years, the projected demand for infrastructure would be \$1.1M. Mr. Bise noted that the proposed impact fee revenue comes within \$18,000 of that amount. He stated that, using the consumption based approach, the City would build according to growth.

Mr. Bise discussed the Fire Impact Fee. He stated that the methodology for this fee was based on "Buy-in" versus Parks consumption based methodology. He stated that the components of this fee were station space and apparatus. He noted that over a 15 year period, \$3.2M would be recouped in the Fire Department's investment in apparatus and infrastructure. Mr. Bise emphasized that the principal payments for the United States Department of Agriculture (USDA) loans for the Fire station were included. He concluded that the proposed impact fee would be \$6,300 per single family home and \$2,840 per multi-family unit. He noted that commercial generated the highest fees per 1,000 square feet at \$5,566. Over a 15 year period, the impact fee revenue would recoup \$3.1M.

Mr. Bise noted that the Police Department's methodology included Buy-in for the infrastructure and incremental expansion for the ongoing addition of vehicles. He stated that over 15 years, \$306,000 would be recovered for the Police station, while new growth would realize \$200,000 for three additional Police vehicles. He further noted that principal payments for the USDA loans were factored in to these projections. Mr. Bise stated that the proposed impact fee for single family units would be \$1,011 and for multi-family units the fee would be \$456. He noted that Commercial development had a proposed fee of \$724 per 1,000 square feet. He stated that the projected fee revenues at \$502,000.

Mr. Bise concluded that, altogether should the fees be adopted as presented, would generate \$10,968 per single family unit; \$4,945 per multi-family unit and commercial development would be calculated at \$6,290 per 1,000 square feet.

It was noted that duplexes were classified as multi-family units. Subsequently, it was clarified that each unit of a duplex and each apartment of an apartment building would pay \$4,945.

Mr. Bise referred to a slide, which demonstrated that the proposed residential impact fees of \$10,968 fell in the middle when compared to surrounding cities' fees: The lowest being \$3,269 and the highest at \$18,052.

Management Consultant Mike Walker noted that the City of Brentwood's charter limited the amount the City could charge for impact fees. He explained that without that limitation, the fee would likely be significantly higher.

It was clarified that the impact fees for commercial development were calculated per 1,000 square feet.

Ms. Riggins noted that the dentistry building is 4,500 square feet, as an example of office development fees.

Ms. Riggins informed Council that she and Mr. Walker have composed the ordinance for development fees and that the first reading would be conducted at Council's Regular Meeting on May 22, 2025. She stated that adjustments to the ordinance could be made prior to that meeting and that a draft had been included in their packets. She noted that the second reading and public hearing would be held in June.

Councilmember Jason Blair questioned that if the ordinance is passed as written, would this impact the developments in progress at Webb Road and College Grove Road. He further asked City Attorney Stephen Aymett whether the City could be sued if it did impact those developments. Mr. Aymett stated he needed time to consider it.

Mr. Bise stated that many jurisdictions that increase impact fees by a large amount, choose to phase the fees in over time.

Mr. Walker drew Council's attention to spreadsheets he submitted; detailing how the fees, once collected, would be dispersed. He noted that his computations assumed 30 houses built per year for five years, beginning with the 2025-2026 fiscal year. He noted that the Parks Department does not have debt; therefore impact fees could be use to pay for equipment and fences. He stated that funds would also be set aside for land purchase; noting that it may not be enough to pay for the land in full, but would substantially cover most of the cost.

Mr. Walker reviewed the Police and Fire departments. He stated that these departments were built to handle the new subdivisions, which allows the city to recoup some funds to apply toward the Debt Service Fund and put toward the USDA loans on these buildings.

He noted that if his assumptions were realized, there would be \$714,000 available for fire apparatus in five years.

Mr. Walker gave the example that a 4,500 square foot office building would have an impact fee of \$12,560, based on the calculations submitted by Mr. Bise.

Discussion clarified that:

- Retail generated more calls for public safety services than offices.
- If allocated based on employment, offices would have the highest fee.
- Vehicle trip generation rates include trips to the business for the employee as well as visitors. This is why commercial has the highest fee.
- Commercial does not collect impact fees for parks, as the users of the parks are mainly residents, whereas businesses would be far less likely to have a demand for parks.

Mr. Walker informed Council that the Tennessee General Assembly passed a law that will take effect July 1, 2026, citing that every development related fee over \$250 must have a cost analysis documenting justification for the fee. He stated that this report will provide that for the City. He cautioned that the City will likely need to conduct a similar study for the sewer capacity fee.

In response to Councilmember Edwards' question, Mr. Walker explained that these development fees could not be used for the sewer system as by law, they had to be maintained separately from all other funds.

Mr. Walker stated that an ordinance would be necessary to adopt this impact fee study. He drew Council's attention to the following points in the ordinance:

- The impact fee is collected at the time of the issuance of the building permit.
- Need to create an accounting system for an impact fee fund with subsections for components.
- These funds cannot be spent on anything else.
- Additions to a house will not incur an additional fee.
- A fee is not imposed on a building erected in the same place where a building had been demolished.
 - Should the new building be larger than the previous building, a fee would be collected for the difference in square footage.
- For commercial buildings: If the business documents how much they have generated sales tax during the first 2 years, they could use their sales tax as a credit toward the payment of their impact fee.

Discussion noted that:

- An annual report regarding collected impact fees would note the earnings, interest earned and the amount in the fund at that time.
 - The report would be made available to the auditor.
- The ordinance addressed that interest must remain in the impact fee fund.
- Police, Fire and Parks should have separate accounts.
- The ordinance will be on the agenda in two weeks.

b. Business Recognition

Vice Mayor William Tollett stated that Mary Neille Ghee is retiring from the Just Like Home daycare center after 35 years of service to Eagleville's children. He explained that he wanted to make Council aware of this and recognize her contribution to the community.

Mayor Leeman stated that if Eagleville citizen and American Idol contestant Mattie Pruitt wins, the parade will be held in the afternoon. He noted that the parade would not be held if she were to lose, however the City would do something to recognize her accomplishment.

5) TOPICS ALREADY SCHEDULED FOR MAY 22 AGENDA

a. Approve or Deny Ordinance 2025-002 Deleting Ordinances 2023-007, 2017-001, 2015-05, and 2014-08, Rates and Fees for Sanitary Sewer Service and replacing with Ordinance 2025-002 (Public Hearing and Second Reading)

Mayor Leeman moved this item ahead of Item 4c.

City Manager Hellyn Riggins stated that these ordinances were placed on the agenda to remind Council that these items would be on the May 22, 2025 Public Hearing and Regular Meeting agendas. She noted that these topics had been discussed at previous Work Sessions and to see if there were any further questions.

- b. **Approve or Deny Ordinance 2025-005 An Ordinance of the City of Eagleville, Tennessee Adopting the Annual Budget for the Fiscal Year Beginning July 1, 2025 and Ending June 30, 2026 (Public Hearing and Second Reading)**

4) **c. Food Trucks in City Limits**

City Manager Hellyn Riggins stated that food trucks are not permitted under Design ordinance. She noted that Design Review Board Chairman Derrick Lynch was in attendance this evening.

Ms. Riggins explained that her understanding was that Council did not want food trucks, in order to support the City's restaurants. She noted that exceptions were made for the Fall Festival and First Fridays during the summer months. She stated that an additional allowance occurred after the Fall Festival had been canceled due to weather, at the request of the City's merchants.

Ms. Riggins stated that the City recently had two retail businesses close: All Things Home and Revive Us Again. She noted that two boutique businesses remained: the antique store, which is only open on weekends and the Mercantile. Ms. Riggins informed Council that the Planning Commission has approved a new boutique to replace Aislinge, called The Nest. She stated that it will carry vintage and new clothing, gifts, accessories and snacks.

Mayor Leeman stated that the ball club had asked have a food truck, since they were unable to have concessions.

Discussion determined that the ball club would need to find someone to run the concession stand if they wanted food available at their games. Further, Council did not wish to alter the City's policy to allow food trucks beyond the exceptions for First Fridays and the Fall Festival.

6) **ADJOURNMENT**

Mayor Leeman confirmed there was no further business and adjourned the meeting at 8:14 p.m.

Approved by:

Mayor Chad Leeman

Submitted by:

City Recorder Christina Rivas

Date minutes approved: _____

**Minutes of the
City Council Public Hearing
Eagleville City Hall, Eagleville, TN
Thursday, May 22, 2025 – 7:00 PM**

1) MAYOR’S WELCOME and CALL TO ORDER

Vice Mayor William Tollett called the meeting to order at 7:01 p.m.

2) ROLL CALL

The roll was called by City Recorder Christina Rivas.

PRESENT:

Vice Mayor William Tollett
Councilman Jason Blair
Councilman Ryan Edwards
Councilman Brandon Emamalie
Councilman Chris Hendrix

ABSENT:

Mayor Chad Leeman
Councilman Craig Campbell

STAFF:

City Manager Hellyn Riggins
City Recorder Christina Rivas
Officer Joshua Silva-Bieber

Management Consultant Mike Walker
City Attorney Stephen Aymett
Officer Justyn Rhodes

3) MAYOR AND COUNCIL PRESENTATIONS

There were no presentations.

4) PUBLIC HEARING

a) **ORDINANCE 2025-002 DELETING ORDINANCE 2023-007, 2017-001, 2015-05, AND 2014-08, RATES AND FEES FOR SANITARY SEWER SERVICE AND REPLACING WITH ORDINANCE 2025-002**
There were no speakers.

b) **ORDINANCE 2025-005 AN ORDINANCE OF THE CITY OF EAGLEVILLE, TENNESSEE ADOPTING THE ANNUAL BUDGET FOR THE FISCAL YEAR BEGINNING JULY 1, 2025 AND ENDING JUNE 30, 2026**
There were no speakers.

5) ADJOURNMENT

Vice Mayor Tollett confirmed there was no further business and adjourned the meeting at 7:02 p.m.

Approved by:

Vice Mayor William Tollett

Submitted by:

City Recorder Christina Rivas

Date Minutes Approved

**Minutes of the
City Council Regular Meeting
Eagleville City Hall, Eagleville, TN
Thursday, May 22, 2025**

1) MAYORS WELCOME and CALL TO ORDER

Vice Mayor William Tollett called the meeting to order at 7:02 p.m.

2) ROLL CALL

The roll was called by City Recorder Christina Rivas.

PRESENT:

Vice Mayor William Tollett
Councilman Jason Blair
Councilman Ryan Edwards
Councilman Brandon Emamalie
Councilman Chris Hendrix

ABSENT:

Mayor Chad Leeman
Councilman Craig Campbell

STAFF:

City Manager Hellyn Riggins
City Recorder Christina Rivas
Officer Joshua Silva-Bieber

Management Consultant Mike Walker
City Attorney Stephen Aymett
Officer Justyn Rhodes

GUESTS:

Doyle Wood

3) INVOCATION/PLEDGE OF ALLEGIANCE

Vice Mayor Tollett gave the Invocation.
Council Member Chris Hendrix led the Pledge of Allegiance.

4) ADOPTION OF THE AGENDA

Council Member Jason Blair moved to adopt the Agenda.
Council Member Ryan Edwards seconded the motion.
The **MOTION** passed 5-0.

5) CITIZENS' INPUT

Mr. Doyle Wood, owner of a commercial building located at 161 N. Main Street, distributed written materials to Council. He stated that this building was considered both residential and a commercial restaurant building and as such, would require a grease interceptor tank system in addition to a septic tank effluent plumbing (STEP) system. Mr. Doyle explained that he agreed to pay the City of Eagleville \$6,000 to purchase and install the grease interceptor tank.

Mr. Doyle stated that last year, the system required Consolidated Utilities District (CUD) to replace and/or clean the pump numerous times to remove fats, oils and grease. He continued, stating that he received a letter from the City citing that he must address the issue within 60 days.

He noted that he corresponded via email with City Manager Riggins to address and resolve concerns on both sides and that on March 20, he sent Ms. Riggins a plan to address the grease interceptor and STEP system issues with fats, oils and grease. He stated that the plan, which was in the materials he distributed to Council, identified that the steps taken included having the grease interceptor tank and the STEP systems power washed. He noted that he met with a plumber for recommendations to resolve the problem.

Mr. Doyle emphasized that he wanted to meet with City of Eagleville officials to discuss this plan and resolve the issue, but felt that he had been denied such an opportunity, which brought him before the Council this evening.

6) ADOPTION OF THE CONSENT AGENDA

a. Approval of Minutes

Work Session Retreat – March 1, 2025

Work Session – March 27, 2025

Public Hearing – March 27, 2025

Regular Meeting – March 27, 2025

b. Financial Report – March 2025

Council Member Hendrix moved to adopt the Consent Agenda.

Council Member Brandon Emamalie seconded the motion.

The **MOTION** passed 5-0.

7) MAYOR AND COUNCIL PRESENTATIONS

There were no presentations.

8) DEPARTMENT REPORTS

City Recorder

Management/Financial Consultant's Report

Fire Department

Parks Department

Police Department

City Manager Hellyn Riggins noted that the department reports were in the packet.

9) CITY MANAGER REPORT

City Manager Hellyn Riggins stated that the City Manager's report was in the packet.

10) OLD BUSINESS

- a. **Approve or Deny ORDINANCE 2025-002 DELETING ORDINANCE 2023-007, 2017-001, 2015-05, AND 2014-08, RATES AND FEES FOR SANITARY SEWER SERVICE AND REPLACING WITH ORDINANCE 2025-002 (Second Reading)**

Council Member Blair moved to approve Ordinance 2025-002

Council Member Hendrix seconded the motion.

The **MOTION** passed 5-0.

- b. **Approve or Deny ORDINANCE 2025-005 AN ORDINANCE OF THE CITY OF EAGLEVILLE, TENNESSEE ADOPTING THE ANNUAL BUDGET FOR THE FISCAL YEAR BEGINNING JULY 1, 2025 AND ENDING JUNE 30, 2026 (Second Reading)**

Council Member Edwards moved to approve Ordinance 2025-005.

Council Member Blair seconded the motion.

The **MOTION** passed 5-0.

11) NEW BUSINESS

- a. **Approve or Deny ORDINANCE 2025-006 ADOPTING AN IMPACT FEE ORINANCE AND SETTING IMPACT FEES FOR THE CITY OF EAGLEVILLE, TENNESSEE, WITH ATTACHMENT A, (First Reading)**

City Manager Hellyn Riggins stated that the Public Hearing for this item is scheduled for the next Regular Session on June 26, 2025.

Council Member Blair moved to approve Ordinance 2025-006.

Council Member Edwards seconded the motion.

The **MOTION** passed 5-0.

12) MAYOR'S AND COUNCIL'S CLOSING REMARKS

City Manager Hellyn Riggins expressed gratitude to Council for passing the budget ordinance and their support through the budget process. She also thanked Management/Financial Consultant Mike Walker and Waycaster accountant Cassie Edrington for their work in creating the budget. She thanked City Attorney Stephen Aymett for his review of the ordinances.

Council Member Blair stated that with regard to the issue stated during Citizens Input, the City has ordinances which must be followed.

Ms. Riggins noted that she has been working with City Engineer Will Owen on this matter. She explained that it was important for the City to retain the business that occupies Mr. Wood's building. She stated that she has tried to work with Mr. Wood, however he will not upgrade the system.

Vice Mayor Tollett requested that the issue be addressed at a Work Session.

Ms. Riggins addressed Officers Silva-Bieber and Rhodes, citing that Council requested that officer's salaries are comparable to the salaries offered to Rutherford County officers. Officer Silva-Bieber and Officer Rhodes thanked Council and Council in turn, thanked the officers for their commitment to the community.

13) ADJOURNMENT

Vice Mayor Tollett confirmed there was no further business and adjourned the meeting at 7:13 p.m.

Approved by:

Vice Mayor William Tollett

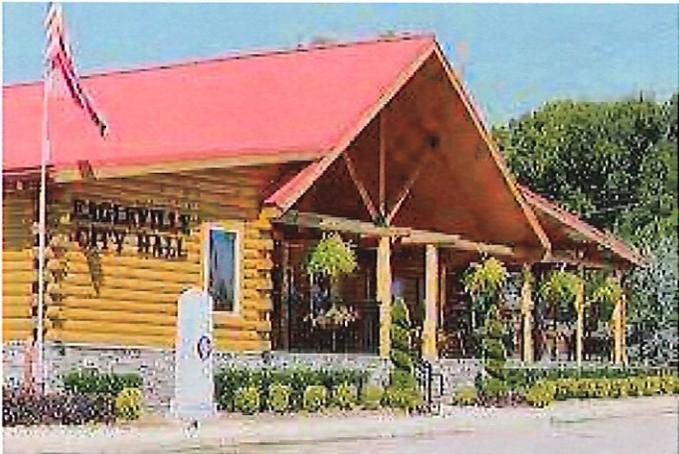
Submitted by:

City Recorder Christina Rivas

Date minutes approved: _____

Item 6b Financial Report

CITY OF EAGLEVILLE, TENNESSEE
FOR THE MONTH ENDED MAY 31, 2025



Waycaster, CPA LLC

To the City Council
City of Eagleville, Tennessee

Please accept this letter as a summary of the City's activity for the month ended May 31, 2025.

- The General Fund had \$2,249,515 in cash at May 31st; an increase from the prior month of \$87,305. The Fund reports a monthly loss of \$255,664, with a year-to-date profit of \$92,933. The final transfers were made to our other funds totaling \$280,172, which is what contributed to the monthly loss. State sales tax for the month totaled \$8,953 and local option sales tax for the month totaled \$113,041.
- The overall revenues of the General Fund were \$155,204, while total expenditures were \$410,867.
- The overall budgeted revenues are \$1,808,436; \$1,785,945 of this has been collected – this represents 98.76%. The overall budgeted expenditures (excluding transfers) are \$1,602,774; \$1,237,340 of this has been expended – this represents 77.20%.
- Below is a table detailing the fund balance of the General Fund as of May 31, 2025:

General Fund	
Fund Balance - Beginning	\$ 2,229,472.00
Add: Revenues	\$ 1,785,945.00
Less: Expenses	<u>\$ (1,693,012.00)</u>
Fund Balance - Ending	\$ 2,322,405.00
Recommended Minimum Balance	\$ 1,500,000.00
Excess Fund Balance	\$ 822,405.00

- The Sewer Fund had \$801,346 as of May 31st. This is an increase of \$8,746 from the prior month. May reports an operating profit of \$3,790 with a net profit of \$2,838. The year-to-date operating income is \$43,503 with a net profit of \$75,464. As a reminder, this includes depreciation expense totaling \$79,297 thus far, which is a non-cash expenditure. Interest earned totaled \$2,222.
- At month-end, the State Street Aid Fund had a cash balance of \$295,378– a decrease of \$2,145 from the prior month. Interest earnings totaled \$830 from the LGIP. The fund has a monthly profit of \$12,694 with a year-to-date profit of \$54,178. The General Fund transferred \$12,500 during the month.
- The Capital Projects Fund has \$429,665 at month-end. The fund reports a profit of \$163,024, with a year-to-date profit of \$117,234. The General Fund transferred \$166,672 during the month.
- The Debt service fund currently has \$299,489 in cash available. Interest earnings totaled \$915. The fund reports a profit of \$101,000 and a year-to-date profit of \$230,052, of which \$239,000 is transfers from the General Fund.

Thank you,
Cassie Edrington, MPA

Waycaster, CPA LLC

To the City Council
City of Eagleville, Tennessee
Eagleville, Tennessee

The accompanying financial statements of the City of Eagleville, Tennessee as of May 31, 2025, and for the eleven months ended were not subjected to an audit, review, or compilation engagement by us and we do not express an opinion, a conclusion, nor provide any assurance on them.

June 24, 2025

City of Eagleville
Balance Sheet
 As of May 31, 2025

	<u>May 31, 25</u>
ASSETS	
Current Assets	
Checking/Savings	
Apex Bank - CD	200,000.00
LGIP - General Fund	1,278,825.58
100 · Petty Cash	250.00
104 · US Bank Checking	747,500.94
116 · Apex Bank - General Fund	22,938.19
Total Checking/Savings	<u>2,249,514.71</u>
Other Current Assets	
122 - State/Local Taxes Recv.	131,607.94
126 - Prop. Taxes Rec-Curr Yr	206,717.88
AFDA Property Taxes	-3,496.41
Due from Capital Projects Fund	56,446.92
Due from Debt Service Fund	-147,000.00
124 · Lease Receivable	81,710.08
125 · Lease Receivable - Interest	598.98
135 · Due from Sewer Fund	61,743.63
Total Other Current Assets	<u>388,329.02</u>
Total Current Assets	<u>2,637,843.73</u>
TOTAL ASSETS	<u><u>2,637,843.73</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
215 - Due to Street Aid Fund	37,778.65
221 - Payroll Liabilities	10.44
230 - Deferred Property Tax Rev	203,221.47
224 · Retirement	334.25
233 · Lease Deferred Inflow	73,189.25
239 · Due to State - Litigation Tax	499.48
243 · E-Ticketing	405.00
Total Other Current Liabilities	<u>315,438.54</u>
Total Current Liabilities	<u>315,438.54</u>
Total Liabilities	<u>315,438.54</u>
Equity	
350 - Fund Balance	2,229,471.78
Net Income	92,933.41
Total Equity	<u>2,322,405.19</u>
TOTAL LIABILITIES & EQUITY	<u><u>2,637,843.73</u></u>

City of Eagleville
Profit & Loss
May 2025

	May 25	Jul '24 - May 25
Income		
Fines & Fees		
32615 · Planning Dept. Fees	950.00	2,200.00
32616 · CC Processing Fees	0.75	435.78
35110 · City Court Fines & Costs	5,354.15	22,252.23
Total Fines & Fees	6,304.90	24,888.01
Fire Dept. Income		
34260 · Fire Dept Donations	0.00	1,708.37
Total Fire Dept. Income	0.00	1,708.37
Interest Income		
36100 · Interest Gen. Fund Svgs	4,688.26	22,569.88
36101 · Interest Income - CD	328.78	8,154.76
Total Interest Income	5,017.04	30,724.64
Intergovernmental Revenue		
33100 · Police Salary Supplement	0.00	800.00
33101 · TSHO Grant	0.00	7,989.56
33102 · Ruth. Co Fire Dept Grant	0.00	80,000.00
33320 · TVA n Lieu of Tax	2,469.24	9,876.96
33500 · State of TN-Telecomm.STG	60.87	667.50
33510 · State of TN-Sales Tax	8,953.22	93,347.70
33530 · State of TN-Beer Tax	0.00	155.50
33552 · St of TN-Cty St/Trans	123.72	1,261.03
33558 · State Trans. & Modernization	31.85	430.54
33593 · Excise Tax	0.00	1,363.73
33700 · State of TN Sport Betting	0.00	1,776.29
Total Intergovernmental Revenue	11,638.90	197,668.81
License & Permits		
32600 · Business License	15.00	210.00
32610 · Building Permits	1,509.00	38,445.10
32620 · Beer Permits	72.84	472.84
Total License & Permits	1,596.84	39,127.94
Local Taxes		
31100 · Property Tax	2,549.52	201,311.63
31200 · Property Taxes-Pr. Years	197.69	2,775.11
31300 · Tax Penalty & Interest	82.37	802.99
31600 · Rutherford Co Sales Tax	113,040.98	1,074,326.34
31800 · Business Taxes	1,187.43	62,645.80
31980 · Liquor by Drink Tax	3,699.50	34,461.68
31990 · Local Beer Tax	5,172.86	36,091.95
Total Local Taxes	125,930.35	1,412,415.50
Misc. Revenues		
34621 · Donations Police	0.00	1,000.00
36211 · Rent - House	1,650.00	17,761.00
36000 · Misc. Income	0.00	1,866.86

City of Eagleville
Profit & Loss
 May 2025

	<u>May 25</u>	<u>Jul '24 - May 25</u>
36200 · Chamber of Commerce Rent	0.00	5,000.00
36210 · Rental Income	410.65	26,139.74
36240 · Dividends & Reimbursements	0.00	5,894.62
36330 · Sales of Assets		
36331 - Sale of Drug Assets	1,105.00	1,105.00
Total 36330 · Sales of Assets	<u>1,105.00</u>	<u>1,105.00</u>
Total Misc. Revenues	3,165.65	58,767.22
Parks & Recreation Revenue		
34724 · Ballpark Fence Banners	0.00	3,150.00
34725 · Conc. Stand Income	1,500.00	500.00
34726 · Ball Sign-up Fees	0.00	4,970.00
34727 · Pavilion & Field Rent	50.00	425.00
34728 · Booth Fees	0.00	-100.00
34729 · Event Sponsorships	0.00	11,700.00
Total Parks & Recreation Revenue	<u>1,550.00</u>	<u>20,645.00</u>
Total Income	<u>155,203.68</u>	<u>1,785,945.49</u>

City of Eagleville
Profit & Loss
May 2025

Expense	May 25	Jul '24 - May 25
41000 - General Gov.		
111 - City Recorder	6,290.40	47,566.53
112 - Overtime Pay	0.00	231.84
113 - City Manager	11,109.24	85,170.84
114- Salaries -City Clerk	6,182.40	47,398.40
140 - Retirement	1,716.77	13,669.02
141 - Payroll Taxes	1,756.29	13,299.83
142 - Insurance	1,881.00	20,515.14
146 - Workman's Comp	0.00	6,125.00
147 - Unemployment Tax	0.00	74.90
211 - Postage	83.30	922.83
230 - Dues	0.00	2,222.71
231 - Legal Notices / Ads	228.58	1,226.83
241 - Electricity	500.41	5,487.12
242 - Water	15.36	246.34
244 - Natural Gas	297.40	2,552.54
245 - Telephone & Internet	425.78	4,335.60
250 - Professional Services	0.00	51,805.00
251 - City Judge Fee	0.00	1,500.00
252 - Attorney Fees	1,750.00	20,740.00
253 - Accounting Fees	1,875.00	25,371.00
254 - Engineering	5,162.90	18,320.15
256 - Audit Fees	0.00	6,500.00
257 - Planning / Zoning	0.00	299.65
258 - House - Lease Expenses	165.00	9,331.66
261 - Repair & Maint Vehicle	0.00	267.07
280 - Staff - day trips	-22.68	640.96
282 - City Council Travel	0.00	405.73
295 - Trash pickup	54.02	740.89
299 - Miscellaneous	119.40	572.28
310 - Office Supplies	270.00	2,466.69
331 - Fuel - Vehicle	59.37	1,254.88
454 - Sewer	184.58	1,817.66
471 - Economic Development	0.00	7,400.00
510 - Insurance/ Bonds	0.00	24,665.00
531 - Copier Lease / New Equip.	238.37	2,599.94
534 - Cleaning/Janitorial	205.00	2,790.96
535 - Facility & Grounds R&M	453.44	2,092.61
536 - Parts/Supplies	0.00	518.30
538 - Library Grant	0.00	43,724.50
539- Building Inspections	425.00	4,614.60
548 - Mayor's Discretionary Acc	0.00	638.51
555 - Credit Card Fee	0.00	632.73

City of Eagleville
Profit & Loss
May 2025

	<u>May 25</u>	<u>Jul '24 - May 25</u>
556 - Bank Fees - Other	56.09	435.84
562 - Repair & Maint - Technolo	0.00	18,882.37
565 - Beautification	0.00	66.00
619 - Technology	0.00	1,258.77
540 - Schools - Liquor Tax Pass Thru	1,767.00	15,162.46
546 - 546 - Staff Mtgs/Confer	-85.00	638.78
564 - Storage	75.00	900.00
568 - Property Tax Fees	0.00	4,673.00
Total 41000 - General Gov.	43,239.42	524,773.46

City of Eagleville
Profit & Loss
May 2025

Expense	May 25	Jul '24 - May 25
42100 - Police Dept.		
111 - Salaries - Police Chief	8,523.24	65,344.84
113 - Hourly Pay	16,848.00	84,662.37
140 - Retirement	1,847.02	11,490.52
141 - Payroll Taxes	1,828.44	10,287.78
142 - Insurance	2,508.00	21,161.60
146 - Workman's Comp	0.00	6,200.00
147 - Unemployment Tax	0.00	80.58
148 - Police Training	0.00	419.68
211 - Postage	0.00	5.25
230 - Dues	91.91	2,237.23
241 - Electricity	222.48	1,209.17
242- Water	17.09	216.06
244 - Natural Gas	0.00	282.23
245 - Telephone & Internet	397.04	3,179.81
261 - Vehicle Expense	176.43	1,895.70
266 - Facility Repair & Maint	24.00	1,978.74
280 - Travel	0.00	393.57
295 - Trash Pickup	13.50	295.16
296 - Telecom	0.00	120.15
299 - Miscellaneous	0.00	89.80
300 - Supplies	0.00	2,024.46
301 - Cell phones & Air Cards	236.12	2,676.88
312 - Equipment	2,429.00	2,589.34
326 - Clothing	0.00	874.00
331 - Vehicle Fuel	482.40	3,266.00
454 - Sewer	0.00	43.58
510 - Insurance	0.00	13,420.00
562 - Repairs & Maint Tech	0.00	1,090.49
618 - New Hire Cost	5,040.00	10,538.29
619 - Technology	0.00	4,521.28
765 - TSHO Grant	0.00	8,097.53
780 - State Salary Supplement	0.00	800.00
Total 42100 - Police Dept.	40,684.67	261,492.09

City of Eagleville
Profit & Loss
May 2025

Expense	May 25	Jul '24 - May 25
42200 - Fire Dept.		
111 - Salaries - Fire Chief	8,389.74	64,321.34
113 - Salaries - Fire Hourly	16,705.64	132,747.93
140 - Retirement	1,826.94	14,878.18
141 - Payroll Taxes	1,914.17	14,983.13
142 - Insurance	1,254.00	16,145.54
146 - Workman's Comp	0.00	7,700.00
147 - Unemployment Tax	0.00	79.27
148 - Training	0.00	1,636.49
162 - Incentive Program	772.00	13,775.12
230 - Dues	0.00	363.94
231 - Advertising / Promotion	0.00	371.00
241 - Electricity	702.98	5,596.16
242 - Water	49.25	544.58
244 - Natural Gas	175.61	2,540.11
245 - Telephone & Internet	355.77	2,152.23
261 - R & M - Veh & Equip	0.00	14,335.02
266 - Facility R & M	159.43	1,104.11
280 - Travel	122.62	701.71
295 - Trash pickup	13.50	295.17
296 - Telecom	0.00	120.15
300 - Fire Dept Supplies/ Misc.	98.77	1,621.49
320 - Parts & Supplies - Truck	0.00	470.46
326 - Uniform/Clothing	0.00	2,218.78
331 - Fire Dept. Fuel	252.23	5,002.04
454 - Sewer	0.00	199.92
510 - Insurance	0.00	27,544.87
562 - Repairs & Maint Tech	0.00	6,048.59
619 - Technology	0.00	5,361.61
621 - Truck & Equip Testing	2,493.24	4,008.48
623 - Cleaning - Equip/TO	0.00	30.98
624 - On Truck Equip	0.00	2,087.15
631 - Storage	0.00	920.00
636 - Ruth. Co. Emerg. Coord.	0.00	854.37
720 - Discretionary (Donation)	0.00	1,037.27
900 - Capital Outlay	0.00	750.17
Total 42200 - Fire Dept.	35,285.89	352,547.36

City of Eagleville
Profit & Loss
 May 2025

Expense	May 25	Jul '24 - May 25
44400 - Parks & Recreation		
111 - Salary -Park/Maint Super,	5,431.20	41,639.20
140 - Retirement	395.39	3,157.27
141 - Payroll Taxes	402.36	3,047.91
142 - Insurance	627.00	6,838.38
146 - Workman's Comp	0.00	1,710.00
147 - Unemployment Tax	0.00	17.25
241 - Electricity	427.44	4,312.96
242 - Water	31.26	307.45
245 - Phone	30.15	303.60
250 - Professional Services	2,166.66	3,249.99
254 - Mowing	0.00	573.54
260 - Maintenance	1,858.03	4,325.55
295 - Trash pickup	75.00	825.00
299 - Misc.	0.00	37.74
300 - Supplies	40.99	1,808.57
312 - Equipment	0.00	2,848.78
320 - Concession Stand	0.00	462.05
510 - Insurance	0.00	3,103.00
583 - Fall Festival	0.00	12,058.52
584 - Christmas Events	0.00	5,720.41
585 - Summer Events	0.00	2,180.00
Total 44400 - Parks & Recreation	11,485.48	98,527.17

City of Eagleville
Profit & Loss
May 2025

	<u>May 25</u>	<u>Jul '24 - May 25</u>
Expense		
51000 - Other Financing Use		
51621 - Transfer to Street Aid	12,500.00	50,000.00
51630 - Transfer to Debt Servic	101,000.00	239,000.00
51640 - Transfer to Capital Pro	166,672.00	166,672.00
Total 51000 - Other Financing Use	<u>280,172.00</u>	<u>455,672.00</u>
Total Expense	<u>410,867.46</u>	<u>1,693,012.08</u>
Net Income	<u>-255,663.78</u>	<u>92,933.41</u>

City of Eagleville

Profit & Loss Budget vs. Actual

July 2024 through May 2025

	Jul '24 - May 25	Budget	\$ Over Budget	% of Budget
Income				
Fines & Fees				
32615 · Planning Dept. Fees	2,200.00	600.00	1,600.00	366.67%
32616 · CC Processing Fees	435.78	1,600.00	-1,164.22	27.24%
35110 · City Court Fines & Costs	22,252.23	70,000.00	-47,747.77	31.79%
Total Fines & Fees	24,888.01	72,200.00	-47,311.99	34.47%
Fire Dept. Income				
34260 · Fire Dept Donations	1,708.37			
Total Fire Dept. Income	1,708.37			
Interest Income				
36100 · Interest Gen. Fund Svgs	22,569.88	18,000.00	4,569.88	125.39%
36101 · Interest Income - CD	8,154.76	18,000.00	-9,845.24	45.3%
Total Interest Income	30,724.64	36,000.00	-5,275.36	85.35%
Intergovernmental Revenue				
33100 · Police Salary Supplement	800.00	1,600.00	-800.00	50.0%
33101 · TSHO Grant	7,989.56	8,000.00	-10.44	99.87%
33102 · Ruth. Co Fire Dept Grant	80,000.00	60,000.00	20,000.00	133.33%
33320 · TVA n Lieu of Tax	9,876.96	9,963.00	-86.04	99.14%
33500 · State of TN-Telecomm.STG	667.50	740.00	-72.50	90.2%
33510 · State of TN-Sales Tax	93,347.70	97,500.00	-4,152.30	95.74%
33530 · State of TN-Beer Tax	155.50	375.00	-219.50	41.47%
33552 · St of TN-Cty St/Trans	1,261.03	1,400.00	-138.97	90.07%
33558 · State Trans. & Modernization	430.54	250.00	180.54	172.22%
33593 · Excise Tax	1,363.73	1,900.00	-536.27	71.78%
33700 · State of TN Sport Betting	1,776.29	1,250.00	526.29	142.1%
Total Intergovernmental Revenue	197,668.81	182,978.00	14,690.81	108.03%
License & Permits				
32600 · Business License	210.00	60.00	150.00	350.0%
32610 · Building Permits	38,445.10	20,000.00	18,445.10	192.23%
32620 · Beer Permits	472.84	200.00	272.84	236.42%
Total License & Permits	39,127.94	20,260.00	18,867.94	193.13%
Local Taxes				
31100 · Property Tax	201,311.63	191,798.00	9,513.63	104.96%
31200 · Property Taxes-Pr. Years	2,775.11	5,000.00	-2,224.89	55.5%
31300 · Tax Penalty & Interest	802.99	500.00	302.99	160.6%
31600 · Rutherford Co Sales Tax	1,074,326.34	1,065,000.00	9,326.34	100.88%
31800 · Business Taxes	62,645.80	70,000.00	-7,354.20	89.49%
31980 · Liquor by Drink Tax	34,461.68	23,000.00	11,461.68	149.83%
31990 · Local Beer Tax	36,091.95	39,000.00	-2,908.05	92.54%
Total Local Taxes	1,412,415.50	1,394,298.00	18,117.50	101.3%
Misc. Revenues				
34621 - Donations Police	1,000.00	5,000.00	-4,000.00	20.0%
36211 - Rent - House	17,761.00	18,700.00	-939.00	94.98%
36000 · Misc. Income	1,866.86	2,500.00	-633.14	74.67%

City of Eagleville
Profit & Loss Budget vs. Actual
 July 2024 through May 2025

	<u>Jul '24 - May 25</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
36200 · Chamber of Commerce Rent	5,000.00	6,000.00	-1,000.00	83.33%
36210 · Rental Income	26,139.74	45,000.00	-18,860.26	58.09%
36240 · Dividends & Reimbursements	5,894.62	3,500.00	2,394.62	168.42%
36330 · Sales of Assets				
36331 - Sale of Drug Assets	1,105.00			
Total 36330 · Sales of Assets	<u>1,105.00</u>			
Total Misc. Revenues	<u>58,767.22</u>	<u>80,700.00</u>	<u>-21,932.78</u>	<u>72.82%</u>
Parks & Recreation Revenue				
34724 · Ballpark Fence Banners	3,150.00	3,400.00	-250.00	92.65%
34725 · Conc. Stand Income	500.00	2,000.00	-1,500.00	25.0%
34726 · Ball Sign-up Fees	4,970.00	2,500.00	2,470.00	198.8%
34727 · Pavilion & Field Rent	425.00	100.00	325.00	425.0%
34728 · Booth Fees	-100.00	4,000.00	-4,100.00	-2.5%
34729 · Event Sponsorships	11,700.00	10,000.00	1,700.00	117.0%
Total Parks & Recreation Revenue	<u>20,645.00</u>	<u>22,000.00</u>	<u>-1,355.00</u>	<u>93.84%</u>
Total Income	<u>1,785,945.49</u>	<u>1,808,436.00</u>	<u>-22,490.51</u>	<u>98.76%</u>

City of Eagleville Profit & Loss Budget vs. Actual July 2024 through May 2025

Expense	Jul '24 - May 25	Budget	\$ Over Budget	% of Budget
41000 - General Gov.				
111 - City Recorder	47,566.53	54,528.00	-6,961.47	87.23%
112 - Overtime Pay	231.84	2,525.00	-2,293.16	9.18%
113 - City Manager	85,170.84	96,280.00	-11,109.16	88.46%
114- Salaries -City Clerk	47,398.40	53,071.00	-5,672.60	89.31%
140 - Retirement	13,669.02	17,049.00	-3,379.98	80.18%
141 - Payroll Taxes	13,299.83	15,790.00	-2,490.17	84.23%
142 - Insurance	20,515.14	23,335.00	-2,819.86	87.92%
146 - Workman's Comp	6,125.00	6,000.00	125.00	102.08%
147 - Unemployment Tax	74.90	200.00	-125.10	37.45%
211 - Postage	922.83	700.00	222.83	131.83%
230 - Dues	2,222.71	2,500.00	-277.29	88.91%
231 - Legal Notices / Ads	1,226.83	2,000.00	-773.17	61.34%
241 - Electricity	5,487.12	4,000.00	1,487.12	137.18%
242 - Water	246.34	1,000.00	-753.66	24.63%
244 - Natural Gas	2,552.54	3,600.00	-1,047.46	70.9%
245 - Telephone & Internet	4,335.60	5,800.00	-1,464.40	74.75%
250 - Professional Services	51,805.00	65,930.00	-14,125.00	78.58%
251 - City Judge Fee	1,500.00	1,800.00	-300.00	83.33%
252 - Attorney Fees	20,740.00	29,000.00	-8,260.00	71.52%
253 - Accounting Fees	25,371.00	36,000.00	-10,629.00	70.48%
254 - Engineering	18,320.15	15,000.00	3,320.15	122.13%
255 - Data Processing Support	0.00			
256 - Audit Fees	6,500.00	6,500.00	0.00	100.0%
257 - Planning / Zoning	299.65	4,000.00	-3,700.35	7.49%
258 - House - Lease Expenses	9,331.66	2,370.00	6,961.66	393.74%
261 - Repair & Maint Vehicle	267.07	1,500.00	-1,232.93	17.81%
280 - Staff - day trips	640.96	600.00	40.96	106.83%
281 - Staff - overnight	0.00	500.00	-500.00	0.0%
282 - City Council Travel	405.73	500.00	-94.27	81.15%
283 - Boards & Comm - Travel	0.00	500.00	-500.00	0.0%
295 - Trash pickup	740.89	700.00	40.89	105.84%
299 - Miscellaneous	572.28	2,100.00	-1,527.72	27.25%
310 - Office Supplies	2,466.69	2,500.00	-33.31	98.67%
320 - Parts & Supplies - Vehicl	0.00	1,500.00	-1,500.00	0.0%
331 - Fuel - Vehicle	1,254.88	1,700.00	-445.12	73.82%
454 - Sewer	1,817.66	3,500.00	-1,682.34	51.93%
471 - Economic Development	7,400.00	7,000.00	400.00	105.71%
510 - Insurance/ Bonds	24,665.00	23,892.00	773.00	103.24%
531 - Copier Lease / New Equip.	2,599.94	3,000.00	-400.06	86.67%
534 - Cleaning/Janitorial	2,790.96	2,500.00	290.96	111.64%
535 - Facility & Grounds R&M	2,092.61	5,000.00	-2,907.39	41.85%
536 - Parts/Supplies	518.30	600.00	-81.70	86.38%

City of Eagleville
Profit & Loss Budget vs. Actual
 July 2024 through May 2025

	<u>Jul '24 - May 25</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
538 - Library Grant	43,724.50	49,719.00	-5,994.50	87.94%
539- Building Inspections	4,614.60	6,000.00	-1,385.40	76.91%
548 - Mayor's Discretionary Acc	638.51	1,000.00	-361.49	63.85%
555 - Credit Card Fee	632.73	1,600.00	-967.27	39.55%
556 - Bank Fees - Other	435.84	100.00	335.84	435.84%
562 - Repair & Maint - Technolo	18,882.37	12,965.00	5,917.37	145.64%
563 - Parts & Supplies - Tech	0.00			
565 - Beautification	66.00	1,000.00	-934.00	6.6%
619 - Technology	1,258.77			
540 - Schools - Liquor Tax Pass Thru	15,162.46	11,500.00	3,662.46	131.85%
546 - 546 - Staff Mtgs/Confer	638.78	500.00	138.78	127.76%
546b - 546B - City Council Mtgs/Confer	0.00	500.00	-500.00	0.0%
546c - 546C - PC & BZA Mtgs & Conferen	0.00	300.00	-300.00	0.0%
564 - Storage	900.00	1,000.00	-100.00	90.0%
568 - Property Tax Fees	4,673.00	4,600.00	73.00	101.59%
Total 41000 - General Gov.	524,773.46	597,354.00	-72,580.54	87.85%

City of Eagleville
Profit & Loss Budget vs. Actual
July 2024 through May 2025

Expense	Jul '24 - May 25	Budget	\$ Over Budget	% of Budget
42100 · Police Dept.				
111 - Salaries - Police Chief	65,344.84	73,868.00	-8,523.16	88.46%
113 - Hourly Pay	84,662.37	158,150.00	-73,487.63	53.53%
140 - Retirement	11,490.52	19,165.00	-7,674.48	59.96%
141 - Payroll Taxes	10,287.78	17,780.00	-7,492.22	57.86%
142 - Insurance	21,161.60	31,113.00	-9,951.40	68.02%
146 - Workman's Comp	6,200.00	6,200.00	0.00	100.0%
147 - Unemployment Tax	80.58	200.00	-119.42	40.29%
148 - Police Training	419.68	2,500.00	-2,080.32	16.79%
165 - Drug Fund Expenses	0.00	500.00	-500.00	0.0%
211 - Postage	5.25	10.00	-4.75	52.5%
230 - Dues	2,237.23	3,000.00	-762.77	74.57%
241 - Electricity	1,209.17	4,000.00	-2,790.83	30.23%
242- Water	216.06	300.00	-83.94	72.02%
244 - Natural Gas	282.23	1,500.00	-1,217.77	18.82%
245 - Telephone & Internet	3,179.81	100.00	3,079.81	3,179.81%
261 - Vehicle Expense	1,895.70	10,000.00	-8,104.30	18.96%
266 - Facility Repair & Maint	1,978.74	1,000.00	978.74	197.87%
280 - Travel	393.57	2,500.00	-2,106.43	15.74%
295 - Trash Pickup	295.16	200.00	95.16	147.58%
296 - Telecom	120.15	450.00	-329.85	26.7%
299 - Miscellaneous	89.80	1,000.00	-910.20	8.98%
300 - Supplies	2,024.46	5,500.00	-3,475.54	36.81%
301 - Cell phones & Air Cards	2,676.88	7,500.00	-4,823.12	35.69%
312 - Equipment	2,589.34	6,700.00	-4,110.66	38.65%
326 - Clothing	874.00	2,000.00	-1,126.00	43.7%
331 - Vehicle Fuel	3,266.00	12,000.00	-8,734.00	27.22%
454 - Sewer	43.58	200.00	-156.42	21.79%
510 - Insurance	13,420.00	15,078.00	-1,658.00	89.0%
562 - Repairs & Maint Tech	1,090.49			
618 - New Hire Cost	10,538.29	4,000.00	6,538.29	263.46%
619 - Technology	4,521.28			
765 - TSHO Grant	8,097.53	8,000.00	97.53	101.22%
780 - State Salary Supplement	800.00	1,600.00	-800.00	50.0%
Total 42100 · Police Dept.	261,492.09	396,114.00	-134,621.91	66.01%

City of Eagleville
Profit & Loss Budget vs. Actual
July 2024 through May 2025

Expense	Jul '24 - May 25	Budget	\$ Over Budget	% of Budget
42200 - Fire Dept.				
111 - Salaries - Fire Chief	64,321.34	72,711.00	-8,389.66	88.46%
113 - Salaries - Fire Hourly	132,747.93	156,690.00	-23,942.07	84.72%
140 - Retirement	14,878.18	18,949.00	-4,070.82	78.52%
141 - Payroll Taxes	14,983.13	17,549.00	-2,565.87	85.38%
142 - Insurance	16,145.54	23,335.00	-7,189.46	69.19%
146 - Workman's Comp	7,700.00	7,700.00	0.00	100.0%
147 - Unemployment Tax	79.27	300.00	-220.73	26.42%
148 - Training	1,636.49	5,000.00	-3,363.51	32.73%
161 - Fire Calls	0.00	1,000.00	-1,000.00	0.0%
162 - Incentive Program	13,775.12	25,000.00	-11,224.88	55.1%
230 - Dues	363.94	1,250.00	-886.06	29.12%
231 - Advertising / Promotion	371.00	1,500.00	-1,129.00	24.73%
241 - Electricity	5,596.16	6,000.00	-403.84	93.27%
242 - Water	544.58	500.00	44.58	108.92%
244 - Natural Gas	2,540.11	4,000.00	-1,459.89	63.5%
245 - Telephone & Internet	2,152.23	1,000.00	1,152.23	215.22%
261 - R & M - Veh & Equip	14,335.02	28,000.00	-13,664.98	51.2%
266 - Facility R & M	1,104.11	2,500.00	-1,395.89	44.16%
280 - Travel	701.71	2,000.00	-1,298.29	35.09%
295 - Trash pickup	295.17	245.00	50.17	120.48%
296 - Telecom	120.15	500.00	-379.85	24.03%
300 - Fire Dept Supplies/ Misc.	1,621.49	2,000.00	-378.51	81.08%
320 - Parts & Supplies - Truck	470.46	3,000.00	-2,529.54	15.68%
325 - Turnout/Clothing	0.00	9,000.00	-9,000.00	0.0%
326 - Uniform/Clothing	2,218.78	4,000.00	-1,781.22	55.47%
331 - Fire Dept. Fuel	5,002.04	13,500.00	-8,497.96	37.05%
454 - Sewer	199.92	500.00	-300.08	39.98%
510 - Insurance	27,544.87	23,286.00	4,258.87	118.29%
562 - Repairs & Maint Tech	6,048.59			
619 - Technology	5,361.61	6,000.00	-638.39	89.36%
621 - Truck & Equip Testing	4,008.48	12,500.00	-8,491.52	32.07%
622 - Physicals & Testing	0.00	3,600.00	-3,600.00	0.0%
623 - Cleaning - Equip/TO	30.98	2,000.00	-1,969.02	1.55%
624 - On Truck Equip	2,087.15	30,000.00	-27,912.85	6.96%
631 - Storage	920.00	750.00	170.00	122.67%
636 - Ruth. Co. Emerg. Coord.	854.37	900.00	-45.63	94.93%
720 - Discretionary (Donation)	1,037.27	1,000.00	37.27	103.73%
900 - Capital Outlay	750.17			
Total 42200 - Fire Dept.	352,547.36	487,765.00	-135,217.64	72.28%

City of Eagleville
Profit & Loss Budget vs. Actual
July 2024 through May 2025

Expense	<u>Jul '24 - May 25</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
44400 - Parks & Recreation				
111 - Salary -Park/Maint Super,	41,639.20	47,062.00	-5,422.80	88.48%
113 - Salaries - Maintenance	0.00	1,317.00	-1,317.00	0.0%
140 - Retirement	3,157.27	3,887.00	-729.73	81.23%
141 - Payroll Taxes	3,047.91	3,701.00	-653.09	82.35%
142 - Insurance	6,838.38	7,778.00	-939.62	87.92%
146 - Workman's Comp	1,710.00	1,710.00	0.00	100.0%
147 - Unemployment Tax	17.25	100.00	-82.75	17.25%
241 - Electricity	4,312.96	4,600.00	-287.04	93.76%
242 - Water	307.45	400.00	-92.55	76.86%
245 - Phone	303.60	450.00	-146.40	67.47%
250 - Professional Services	3,249.99			
254 - Mowing	573.54	1,500.00	-926.46	38.24%
260 - Maintenance	4,325.55	8,000.00	-3,674.45	54.07%
295 - Trash pickup	825.00	1,000.00	-175.00	82.5%
299 - Misc.	37.74	1,000.00	-962.26	3.77%
300 - Supplies	1,808.57	1,250.00	558.57	144.69%
312 - Equipment	2,848.78	1,500.00	1,348.78	189.92%
320 - Concession Stand	462.05	4,000.00	-3,537.95	11.55%
331 - Fuel	0.00	1,000.00	-1,000.00	0.0%
510 - Insurance	3,103.00	3,486.00	-383.00	89.01%
572 - Ballpark Fence Banners	0.00	800.00	-800.00	0.0%
583 - Fall Festival	12,058.52	12,000.00	58.52	100.49%
584 - Christmas Events	5,720.41	8,000.00	-2,279.59	71.51%
585 - Summer Events	2,180.00	7,000.00	-4,820.00	31.14%
Total 44400 - Parks & Recreation	<u>98,527.17</u>	<u>121,541.00</u>	<u>-23,013.83</u>	<u>81.07%</u>

City of Eagleville
Profit & Loss Budget vs. Actual
 July 2024 through May 2025

	<u>Jul '24 - May 25</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Expense				
51000 · Other Financing Use				
51621 - Transfer to Street Aid	50,000.00	50,000.00	0.00	100.0%
51630 - Transfer to Debt Servic	239,000.00	239,000.00	0.00	100.0%
51640 - Transfer to Capital Pro	166,672.00	166,672.00	0.00	100.0%
Total 51000 · Other Financing Use	<u>455,672.00</u>	<u>455,672.00</u>	<u>0.00</u>	<u>100.0%</u>
Total Expense	<u>1,693,012.08</u>	<u>2,058,446.00</u>	<u>-365,433.92</u>	<u>82.25%</u>
Net Income	<u><u>92,933.41</u></u>	<u><u>-250,010.00</u></u>	<u><u>342,943.41</u></u>	<u><u>-37.17%</u></u>

City of Eagleville Sewer Fund
Balance Sheet
 As of May 31, 2025

	May 31, 25
ASSETS	
Current Assets	
Checking/Savings	
LGIP Investment Act	327,788.70
Wilson Bank - Money Market	264,927.11
101 · Wilson Bank & Trust	208,630.68
Total Checking/Savings	801,346.49
Accounts Receivable	
Allowance for Doubtful Accounts	-4,283.18
11000 · *Accounts Receivable	26,298.46
Total Accounts Receivable	22,015.28
Total Current Assets	823,361.77
Fixed Assets	
151 · Land	72,385.00
155 · Sewer Plant in Service	3,802,455.30
161 · Accumulated Depreciation	-755,846.35
170 · Construction in Progress	34,500.00
Total Fixed Assets	3,153,493.95
TOTAL ASSETS	3,976,855.72
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
141 · Due to General Fund	61,743.63
211 · Accounts Payable Accrual	4,918.68
Total Other Current Liabilities	66,662.31
Total Current Liabilities	66,662.31
Long Term Liabilities	
251 · Bonds Payable USDA 2013	1,371,576.50
252 · Bonds Payable USDA 2015	124,441.00
Total Long Term Liabilities	1,496,017.50
Total Liabilities	1,562,679.81
Equity	
301 · Retained Earnings	2,338,711.58
Net Income	75,464.33
Total Equity	2,414,175.91
TOTAL LIABILITIES & EQUITY	3,976,855.72

City of Eagleville Sewer Fund
Profit & Loss
May 2025

06/23/25

Accrual Basis

	May 25	Jul '24 - May 25
Ordinary Income/Expense		
Income		
37120 · Utility Income	18,027.70	203,054.48
37191 · Late Payment Penalty	243.08	2,427.98
37296 · Application Fees	0.00	3,500.00
Total Income	18,270.78	208,982.46
Expense		
52200 · Sewer Expenses		
259 · Profess Services (Grant)	0.00	7,776.00
241 · Electrical	1,065.35	11,893.79
254 · Engineering Services	1,288.00	3,254.19
258 · Permit Fees	0.00	827.41
260 · Operation & Maintenance Charges	4,918.68	54,181.36
261 · Grounds Maintenance	0.00	2,820.00
510 · Insurance	0.00	5,430.00
580 · Depreciation Expense	7,208.78	79,296.58
900 · Capital Projects	0.00	0.00
Total 52200 · Sewer Expenses	14,480.81	165,479.33
Total Expense	14,480.81	165,479.33
Net Ordinary Income	3,789.97	43,503.13
Other Income/Expense		
Other Income		
31021 - Grant Income	0.00	14,000.00
36100 · Interest Income	2,222.08	24,380.70
37195 · Capacity Fee	0.00	28,500.00
Total Other Income	2,222.08	66,880.70
Other Expense		
898 · Bond Interest	3,174.50	34,919.50
Total Other Expense	3,174.50	34,919.50
Net Other Income	-952.42	31,961.20
Net Income	2,837.55	75,464.33

City of Eagleville Sewer Fund Profit & Loss Budget vs. Actual July 2024 through May 2025

	Jul '24 - May 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
37120 · Utility Income	203,054.48	215,000.00	-11,945.52	94.4%
37191 · Late Payment Penalty	2,427.98	2,700.00	-272.02	89.9%
37296 · Application Fees	3,500.00	500.00	3,000.00	700.0%
Total Income	208,982.46	218,200.00	-9,217.54	95.8%
Expense				
52200 · Sewer Expenses				
259 · Profess Services (Grant)	7,776.00			
241 · Electrical	11,893.79	12,500.00	-606.21	95.2%
254 · Engineering Services	3,254.19	2,000.00	1,254.19	162.7%
258 · Permit Fees	827.41	700.00	127.41	118.2%
260 · Operation & Maintenance Charges	54,181.36	59,040.00	-4,858.64	91.8%
261 · Grounds Maintenance	2,820.00	500.00	2,320.00	564.0%
299 · Misc	0.00	1,000.00	-1,000.00	0.0%
322 · Step Inspections	0.00	2,500.00	-2,500.00	0.0%
510 · Insurance	5,430.00	6,100.00	-670.00	89.0%
580 · Depreciation Expense	79,296.58	88,000.00	-8,703.42	90.1%
800 · Delinquency/Writeoffs	0.00	1,000.00	-1,000.00	0.0%
900 · Capital Projects	0.00			
Total 52200 · Sewer Expenses	165,479.33	173,340.00	-7,860.67	95.5%
Total Expense	165,479.33	173,340.00	-7,860.67	95.5%
Net Ordinary Income	43,503.13	44,860.00	-1,356.87	97.0%
Other Income/Expense				
Other Income				
31021 - Grant Income	14,000.00	175,000.00	-161,000.00	8.0%
36100 · Interest Income	24,380.70	12,000.00	12,380.70	203.2%
37195 · Capacity Fee	28,500.00	7,000.00	21,500.00	407.1%
Total Other Income	66,880.70	194,000.00	-127,119.30	34.5%
Other Expense				
898 · Bond Interest	34,919.50	38,094.00	-3,174.50	91.7%
Total Other Expense	34,919.50	38,094.00	-3,174.50	91.7%
Net Other Income	31,961.20	155,906.00	-123,944.80	20.5%
Net Income	75,464.33	200,766.00	-125,301.67	37.6%

City of Eagleville-State Street Aid
Balance Sheet
As of May 31, 2025

	<u>May 31, 25</u>
ASSETS	
Current Assets	
Checking/Savings	
LGIP - State Street Aid	256,733.43
100 · US Bank - Checking	38,644.95
Total Checking/Savings	<u>295,378.38</u>
Other Current Assets	
Due from General Fund	37,778.60
Total Other Current Assets	<u>37,778.60</u>
Total Current Assets	<u>333,156.98</u>
TOTAL ASSETS	<u><u>333,156.98</u></u>
LIABILITIES & EQUITY	
Equity	
350 - Fund Balance	278,979.22
Net Income	54,177.76
Total Equity	<u>333,156.98</u>
TOTAL LIABILITIES & EQUITY	<u><u>333,156.98</u></u>

**City of Eagleville-State Street Aid
Profit & Loss
May 2025**

	<u>May 25</u>	<u>Jul '24 - May 25</u>
Income		
36100 - Interest Income	929.86	7,611.15
31730 - State of Tenn Gas Tax	2,338.13	26,025.53
Other Financing Source / Uses		
48500 - Transfer frm Gen. Fund	12,500.00	50,000.00
Total Other Financing Source / Uses	<u>12,500.00</u>	<u>50,000.00</u>
Total Income	<u>15,767.99</u>	<u>83,636.68</u>
Expense		
43100 - Street Aid Expenses		
510 - Insurance	0.00	558.00
765 - Hwy & Street Permit Bond	0.00	100.00
260 - Repairs & Maintenance	0.00	3,640.89
247 - Street & Traffic Lights	1,574.37	17,274.34
248 - Contract Labor - Mowing	1,500.00	4,300.00
254 - Engineering	0.00	3,393.14
342 - Signs	0.00	192.55
Total 43100 - Street Aid Expenses	<u>3,074.37</u>	<u>29,458.92</u>
Total Expense	<u>3,074.37</u>	<u>29,458.92</u>
Net Income	<u><u>12,693.62</u></u>	<u><u>54,177.76</u></u>

**City of Eagleville-State Street Aid
Profit & Loss Budget vs. Actual
July 2024 through May 2025**

	Jul '24 - May 25	Budget	\$ Over Budget	% of Budget
Income				
36100 - Interest Income	7,611.15	4,000.00	3,611.15	190.3%
31730 - State of Tenn Gas Tax	26,025.53	28,300.00	-2,274.47	92.0%
Other Financing Source / Uses				
48500 - Transfer frm Gen. Fund	50,000.00	50,000.00	0.00	100.0%
Total Other Financing Source / Uses	50,000.00	50,000.00	0.00	100.0%
Total Income	83,636.68	82,300.00	1,336.68	101.6%
Expense				
43100 - Street Aid Expenses				
900 - Capital Outlay	0.00	184,400.00	-184,400.00	0.0%
510 - Insurance	558.00	627.00	-69.00	89.0%
765 - Hwy & Street Permit Bond	100.00			
260 - Repairs & Maintenance	3,640.89	7,000.00	-3,359.11	52.0%
247 - Street & Traffic Lights	17,274.34	17,000.00	274.34	101.6%
248 - Contract Labor - Mowing	4,300.00	8,400.00	-4,100.00	51.2%
254 - Engineering	3,393.14	3,000.00	393.14	113.1%
342 - Signs	192.55	600.00	-407.45	32.1%
Total 43100 - Street Aid Expenses	29,458.92	221,027.00	-191,568.08	13.3%
Total Expense	29,458.92	221,027.00	-191,568.08	13.3%
Net Income	54,177.76	-138,727.00	192,904.76	-39.1%

Capital Projects Fund
Balance Sheet
As of May 31, 2025

	<u>May 31, 25</u>
ASSETS	
Current Assets	
Checking/Savings	
Apex Bank - Money Market 6954	178,130.02
Apex Bank Checking - 6059	36,952.43
LGIP - Capital Projects	214,582.69
Total Checking/Savings	<u>429,665.14</u>
Total Current Assets	<u>429,665.14</u>
TOTAL ASSETS	<u><u>429,665.14</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Due to General Fund	56,446.92
Total Other Current Liabilities	<u>56,446.92</u>
Total Current Liabilities	<u>56,446.92</u>
Total Liabilities	56,446.92
Equity	
Retained Earnings	255,983.85
Net Income	117,234.37
Total Equity	<u>373,218.22</u>
TOTAL LIABILITIES & EQUITY	<u><u>429,665.14</u></u>

Capital Projects Fund
Profit & Loss
May 2025

	May 25	Jul '24 - May 25
Ordinary Income/Expense		
Income		
36100 - Interest Income	851.53	12,465.51
37220 - Interim Tax Exempt Loan	0.00	7,541,690.81
Total Income	851.53	7,554,156.32
Expense		
9000 - Capital Projects		
901 - Construction of PSC	0.00	1,281,313.37
902 - Miscellaneous PSC Expense	0.00	63,778.84
903 - Principal - Taxable Loan	0.00	225,000.00
903A Principal - Interim Loan	0.00	5,688,970.66
904 - Interest - Taxable Loan	0.00	1,387.50
905 - Interest - Interim Loan	0.00	47,286.37
906 - Architect and Engineering	0.00	14,526.34
908 - Builders Risk Insurance	0.00	1,064.06
909 - Grant Match TDOT & TAP	0.00	2,500.00
910 - Fire Engine Upgrade	0.00	197,094.00
915 - Parks Improvements	0.00	76,172.81
919 - Radar Detection Poles	4,500.00	4,500.00
Total 9000 - Capital Projects	4,500.00	7,603,593.95
Total Expense	4,500.00	7,603,593.95
Net Ordinary Income	-3,648.47	-49,437.63
Other Income/Expense		
Other Income		
36961 - Transfer from GF	166,672.00	166,672.00
Total Other Income	166,672.00	166,672.00
Net Other Income	166,672.00	166,672.00
Net Income	163,023.53	117,234.37

Capital Projects Fund
Profit & Loss Budget vs. Actual
July 2024 through May 2025

	Jul '24 - May 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
36100 - Interest Income	12,465.51	10,000.00	2,465.51
37220 - Interim Tax Exempt Loan	7,541,690.81	7,519,700.00	21,990.81
Total Income	7,554,156.32	7,529,700.00	24,456.32
Expense			
9000 - Capital Projects			
901 - Construction of PSC	1,281,313.37	1,431,098.00	-149,784.63
902 - Miscellaneous PSC Expense	63,778.84	25,000.00	38,778.84
903 - Principal - Taxable Loan	225,000.00	225,000.00	0.00
903A Principal - Interim Loan	5,688,970.66	5,688,971.00	-0.34
904 - Interest - Taxable Loan	1,387.50	5,625.00	-4,237.50
905 - Interest - Interim Loan	47,286.37	154,308.00	-107,021.63
906 - Architect and Engineering	14,526.34	12,561.00	1,965.34
907 - Furniture PSC	0.00	30,000.00	-30,000.00
908 - Builders Risk Insurance	1,064.06		
909 - Grant Match TDOT & TAP	2,500.00	71,000.00	-68,500.00
910 - Fire Engine Upgrade	197,094.00	197,094.00	0.00
915 - Parks Improvements	76,172.81	105,257.00	-29,084.19
916 - Police Equipment	0.00	0.00	0.00
918 - Demo of Old Bldg/Prkg Lot	0.00	70,000.00	-70,000.00
919 - Radar Detection Poles	4,500.00	10,280.00	-5,780.00
Total 9000 - Capital Projects	7,603,593.95	8,026,194.00	-422,600.05
Total Expense	7,603,593.95	8,026,194.00	-422,600.05
Net Ordinary Income	-49,437.63	-496,494.00	447,056.37
Other Income/Expense			
Other Income			
36961 - Transfer from GF	166,672.00	166,672.00	0.00
Total Other Income	166,672.00	166,672.00	0.00
Net Other Income	166,672.00	166,672.00	0.00
Net Income	117,234.37	-329,822.00	447,056.37

Debt Service Fund
Balance Sheet
As of May 31, 2025

	<u>May 31, 25</u>
ASSETS	
Current Assets	
Checking/Savings	
Apex Bank - Checking	49,210.24
LGIP - Debt Service	250,279.18
Total Checking/Savings	<u>299,489.42</u>
Total Current Assets	<u>299,489.42</u>
TOTAL ASSETS	<u><u>299,489.42</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Due to General Fund	-147,000.00
Total Other Current Liabilities	<u>-147,000.00</u>
Total Current Liabilities	<u>-147,000.00</u>
Total Liabilities	-147,000.00
Equity	
Retained Earnings	216,437.34
Net Income	230,052.08
Total Equity	<u>446,489.42</u>
TOTAL LIABILITIES & EQUITY	<u><u>299,489.42</u></u>

Debt Service Fund
Profit & Loss
May 2025

	<u>May 25</u>	<u>Jul '24 - May 25</u>
Ordinary Income/Expense		
Income		
36100 - Interest Income	914.85	7,423.08
Total Income	914.85	7,423.08
Expense		
219 - Emergency Comm Radios	0.00	16,371.00
Total Expense	0.00	16,371.00
Net Ordinary Income	914.85	-8,947.92
Other Income/Expense		
Other Income		
36961 - Transfer from General	101,000.00	239,000.00
Total Other Income	101,000.00	239,000.00
Net Other Income	101,000.00	239,000.00
Net Income	<u>101,914.85</u>	<u>230,052.08</u>

Debt Service Fund
Profit & Loss Budget vs. Actual
 July 2024 through May 2025

	Jul '24 - May 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
36100 - Interest Income	7,423.08	8,000.00	-576.92	92.8%
Total Income	7,423.08	8,000.00	-576.92	92.8%
Expense				
219 - Emergency Comm Radios	16,371.00	16,371.00	0.00	100.0%
Total Expense	16,371.00	16,371.00	0.00	100.0%
Net Ordinary Income	-8,947.92	-8,371.00	-576.92	106.9%
Other Income/Expense				
Other Income				
36961 - Transfer from General	239,000.00	239,000.00	0.00	100.0%
Total Other Income	239,000.00	239,000.00	0.00	100.0%
Net Other Income	239,000.00	239,000.00	0.00	100.0%
Net Income	230,052.08	230,629.00	-576.92	99.7%

Item 8

Department Reports:

- Fire Report
- Park Report

Fire Department Report – Eagleville Council Meeting 6/26/2025

Good evening, Mayor and Council,

The following are calls responded to by EFD from the last council meeting on 5/24/2025 to today:

Total Calls — **47**

26	EMS Assist
1	Brush Fires
4	Public Service
3	Controlled burning
2	False Alarm
6	Motor Veh Accidents
2	Cancelled Enroute
1	Heavy Equipment Fire
2	Heat detector

Total Call volume to date is **189** for 2025. This is a 123% increase over last year this time. We can expect the last half of the year to produce more calls, especially, as we head towards fall and winter.

The Total Call volume in **2024** was **415**, for comparison.

Our members have been working hard and training very extensively. Additionally, we have been putting 4 new recruits through rookie school. We greatly appreciate Almadale FD for hosting a TN Fire Commission approved class to educate our new firefighters. Currently, 3 out of the 4 of them have interviews with neighboring career dept's. These recruits will continue along with us as volunteers and be valuable assets for many years to come.

Our career FF's have been working closely with me as we streamline operations and administration department wide. I greatly appreciate their assistance and diligence as we move towards the future.

I'm proud to announce that two of our career FF's have recently obtained a degree in Fire Science. These men continue to be valuable assets for our city and the ever-changing emergency services within our community. Congratulations gentlemen!

I hope all you are having a great year! Please stay cool and hydrated on these hot and humid days.

Lastly, we thank each of you for the support of our Fire Department. If you have any questions, please reach out at any time!

Thank you,

J. Armstrong

EAGLEVILLE PARKS DEPT.
P.O. Box 68
108 South Main St.
Eagleville, TN 37060



PARKS Mgr. KEVIN YORK
CELL – (931) 808-3079
FAX - (615) 274-2977
kyork@eaglevilltn.gov

Eagleville Park Report

6/26/25

- 1) We Had 4 Pavilion Rentals
- 2) Check Breakers on daily basis
- 3) Checking ant hills on a daily basis
- 4) Had to remove the merry go round, may need to replace the whole thing
- 5) Remove a broken outside window pane from upstairs

Kevin York

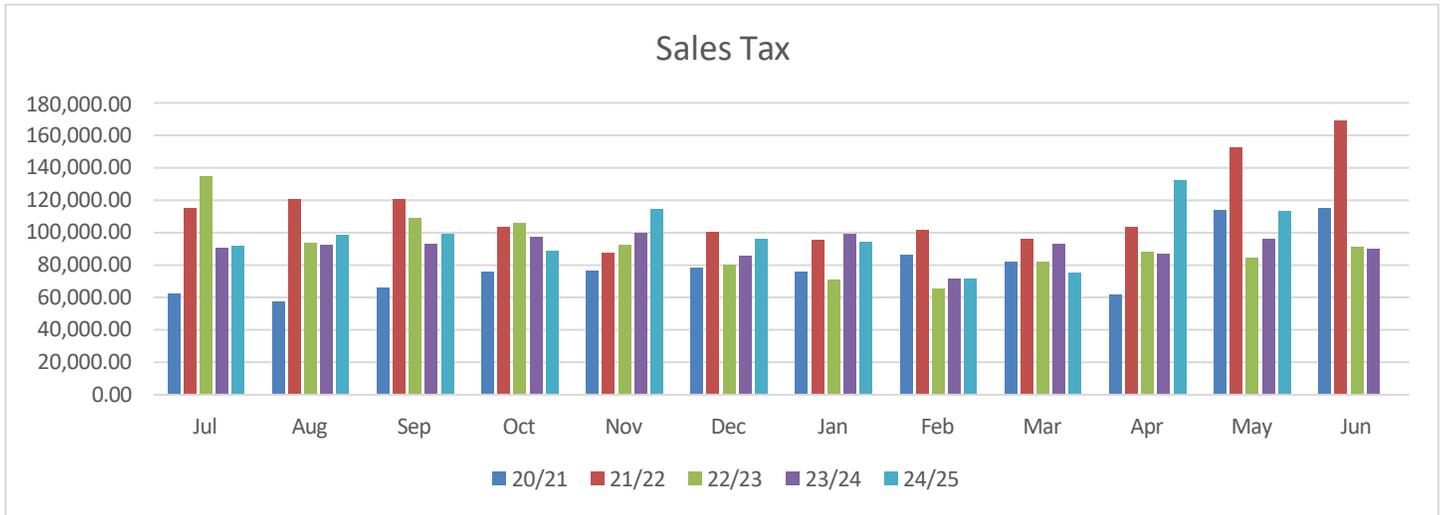
Park Manager

Item 9

City Manager Report



City Manager's Report June 26, 2025



Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
62,283.90	57,255.22	65887.02	75,849.69	76,643.78	78,265.43	75,711.21	86,153.30	81,655.67	61,534.80	113,846.19	115,045.45
115,005.53	120,682.18	120,680.70	103,347.59	87,547.68	100,427.24	95,647.29	101,466.12	96,133.53	103,284.36	152,570.06	168,927.99
134,804.91	93,243.94	109,033.87	105,812.38	92,384.89	80,320.51	70,608.37	65,398.21	81,635.37	87,855.48	84,322.52	91,123.50
90,585.69	92,424.62	92,861.15	97,253.25	99,989.41	85,631.94	99,161.63	71,540.19	92,950.55	86,854.64	95,983.98	89,740.17
91,864.33	98,125.69	99,016.01	88,554.91	114,654.98	96,249.40	\$94,418.23	71,447.26	74,980.77	132,373.78	113,040.98	

FY 2023-2024 Building Permits & Codes													
	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May
New Res.	0	0	0	0	1	0	0	0	0	0	0	2	0
Res Add.	2	1	0	0	3	0	0	0	0	0	1	0	0
Res. Plumb/Mech	0	0	0	0	1	0	0	0	0	0	0	0	0
Res. Other/Accessory	0	0	0	0	0	0	0	0	0	1	1	0	0
New Com.	0	0	0	1	0	0	0	0	0	0	0	0	0
Com. Add.	0	0	0	0	0	0	0	0	0	0	1	0	0
Com. Plumb/Mech/Gas	0	0	0	0	0	0	0	0	0	0	0	4	1
Com. Other	0	0	0	0	0	0	0	0	0	1	1	0	1
Signage	0	0	0	6	0	0	1	0	0	0	0	0	0
Pool	0	0	2	1	0	0	0	0	0	0	0	0	0
Sewer Capac.	0	0	0	0	0	0	0	0	0	0	0	0	0
Violation Notice	0	0	0	0	0	0	0	0	0	0	0	0	0
Site Plan Reviews	0	0	0	0	0	0	0	0	0	0	0	0	0
Plat Application	0	0	0	0	0	0	0	0	0	0	0	0	0
Rezoning App.	0	0	0	0	0	0	0	0	0	0	0	0	0
BZA & Other Misc.	0	0	0	0	0	0	0	0	0	0	0	0	0

News, and Notes:

Important Information:

City Manager: (1) As City Manager, I will always make myself available to any council member to discuss current or on-going concerns with the City. (2) May 2025 financials are in your packet. (3) The Long-Range Committee continues to meet. We are reviewing the Long-Range Plan, now including the Urban Growth Boundary and changes to our Zoning Ordinance. We are monitoring annexation requests and other long term growth discussions. (4) The entry sign at the T intersection has been completed, with the stone added to the posts. (5) The digital Park sign is up and running. (6) The City Manager has begun quarterly meetings with the planners and engineers of the County and the other cities in Rutherford County to discuss current and long-range plans. The first meeting is June 11. An item of interest to Eagleville is whether or not to expand the UGB. (7) Demolition has begun on the old Police/Fire Station. (8) City Consultant Mike Walker, Engineer Will Owen and City Manager met with CUD to discuss future expansions of STEP.

Pending Projects: (1) UPDATE: Laserfiche is up and running. We are working to move files into the program as time permits. (2) The Mayor, City Manager, Consultant Mike Walker and Engineer Will Owen are working with TDOT and other entities to review speed limits on State Roads. (3) City Manager is preparing an Ordinance to reduce speed limit on 99 from city limits to 41a, and also reaffirm speed limits on other streets. (4) Council needs to decide if they want to pursue another request to amend the Charter to increase the residency time before being on the Council.

Budget News: (1) Budget has been approved by the State Comptroller. (2) It is my understanding that the County has increased what they will provide to our Fire Budget. Am awaiting final confirmation.

Finance Report: May financials are in your packet. Sales tax is up again this month.

Planning/Codes: 1. Las Fiestas has been approved by the City to connect its sprinkler system under the approval of CUD. Any further fill that has been brought onto the site will require Planning Commission approval. 2. One request for a Fire Works stand was approved by the Planning Commission. 3. The Planning Commission did approve the new boutique to go in beside Grindstone. It will be a vintage clothing, new clothing and gifts store. They have had a soft opening. 4. Ms. Sanderson will be coordinating with Mayor Leeman and Dr. Welsh to have a Ribbon Cutting on July 10, right before our Work Session. Please mark on your calendars.

Streets and Drainage: Will Owen is preparing documents for paving New Town (with and without drainage improvements), paving for the curve at Cheatham Springs Road, and after demo of old Fire/Police Station, the paving of that lot.

Sewer: Will Owen is preparing a Sewer Operator RFQ/P for us to engage for Stephenson Farms.

Engineering Report:

Public Safety Facility:

Parks & Recreation/Maintenance:

Events:

Upcoming Meetings/Events:

July 4, 2025	City Hall Closed for July 4 th Holiday
July 7, 2025	BZA, Design Review and Planning Commission, 6:00/6:30 p.m.
July 8, 2025	Municipal Court, 6:00 p.m.
July 10, 2025	Grand Opening for Dr. Welsh, 6:00 p.m.
July 10, 2025	City Council Work Session, 7:00 p.m.
July 11, 2025	First Friday, Downtown, 5:00 p.m. to 8:00 p.m.
July 24, 2025	City Council Regular Meeting, 7:00 p.m.

Item 10a Ordinance 2025-006 Impact Fees

ORDINANCE NO. 2025-006

**ADOPTING AN IMPACT FEE ORDINANCE
AND SETTING IMPACT FEES FOR THE CITY OF
EAGLEVILLE, TENNESSEE
(With Attachment A)**

Whereas, Article II, Section 2.1 (15) of the Eagleville City Charter gives the following power to the City of Eagleville to: Establish, open, relocate, vacate, alter, widen, extend, grade, improve, repair, construct, reconstruct, maintain, light, sprinkle, and clean public highways, streets, boulevards, parkways, sidewalks, alleys, parks, public grounds, public facilities, libraries, squares, wharves, bridges, viaducts, subways, tunnels, sewers and drains within or without the corporate limits, assess fees for the use of or impact upon such property and facilities, and regulate the use thereof within the corporate limits, and property may be taken and appropriated therefor under Tennessee Code Annotated §§ 7-31-107 - 7-31-111 and 29-16-203, or in such other manner as may be provided by general law; and,

Whereas, the City of Eagleville engaged in the services of TischlerBise, a well-respected and knowledgeable firm to complete an Impact Fee Report; and,

Whereas, the City of Eagleville has observed all methodologies prescribed in the TischlerBise report; and

Whereas, the City of Eagleville finds it to be in the City's best interest to adopt an Impact Fee Ordinance and Impact Fee Schedule that sets development impact fees to be imposed on new development to offset the cost of public capital improvements for Fire, Parks and Police services, and,

NOW THEREFORE, BE IT ORDAINED by the City of Eagleville, Tennessee City Council that the Eagleville Code of Ordinances, also known as the Municipal Code, is hereby amended to add Ordinance 2025-006:

Section 1.01 Title

This Chapter shall be known and cited as "Eagleville TN Impact Fees Chapter."

Section 1.02 Purpose

This Chapter is intended to assure the provision of adequate public facilities to serve new development in the City by requiring each development to pay a share of the cost of improvements necessitated by such new development. Impact fees are additional and supplemental to, and not in substitution of any other requirements imposed by the City on the development of land or the issuance of a building permit or certificate of occupancy.

Section 1.03 Impact Fee Schedule

- A. Residential Uses: Impact fees for residential development will be assessed per dwelling unit, based on the type of unit: single family and multi family. For these purposes, duplexes and multi-family will be counted as the same.
1. Single Family: a dwelling principally used, designed, or adapted for use by a single household.
 2. Duplex: a building principally used, designed or adapted for used by two households, the living quarters of each of which are completely separate.
 3. Multi-Family: a dwelling principally used, designed or adapted for use as occupancy by three or more households each of which has separate living quarters.
- B. Nonresidential Uses: Impact fees for nonresidential will be assessed per square foot of floor area (Gross Floor Area as defined by the Eagleville Zoning Ordinance), according to five general types of development: Industrial, Warehouse, Commercial, Office and other Service and Institutional.
1. Commercial: Establishments primarily selling merchandise, eating/drinking places and entertainment uses. By way of example, Commercial uses include shopping centers, supermarkets, pharmacies, restaurants, bars, nightclubs, automobile dealerships, and movie theaters.
 2. Industrial: Establishments primarily engaged in the production, transportation, or storage of goods. By way of example, Industrial includes manufacturing plants, distribution warehouses, trucking companies, utility substations, power generation facilities, and telecommunication buildings.
 3. Institutional: Public and quasi-public buildings providing educational, social assistance, or religious services. By way of example, Institutional includes schools, universities, churches, daycare facilities, hospitals, and government buildings.
 4. Office: Establishments providing management, administrative, professional, or business services. By way of example, Office includes banks, business offices, medical offices, and veterinarian clinics.

C. Fees

The allocation of impact fees collected shall be assigned to various components identified in the Impact Fee Report as shown in Attachment A.

Residential Fees shall be assessed per unit as follows:

	Fire	Parks	Police	Total
1. Single Family	\$6,300	\$3,657	\$1,011	\$10,968
2. Multi-Family	\$2,840	\$1,649	\$ 456	\$ 4,945

Nonresidential Fees shall be assessed per 1000 square feet (gross floor area) as follows:

	Fire	Parks	Police	Total
1. Industrial	\$1,110	\$0	\$ 144	\$1,254
2. Warehouse	\$ 768	\$0	\$ 100	\$ 868
3. Commercial	\$5,566	\$0	\$ 724	\$6,290
4. Office/Other Service	\$2,470	\$0	\$ 321	\$2,792
5. Institutional	\$3,398	\$0	\$ 442	\$3,839

1.04 Collection of Impact Fees

The impact fee due for a new development shall be collected at the time of issuance of the building permit. No building permit shall be issued until the impact fee is collected.

1.05 Establishment of Accounts

The City's Finance Department shall establish an account or accounting system for each service area for each category of capital facility for which the impact fee is imposed. Each impact fee collected within the service area shall be deposited into such account or accounting system as to have a correct fund for each service. IE Fire, Parks and Police.

Interest earned on the account into which impact fees are deposited shall be considered funds of the account and shall be used solely for the purposes authorized.

The City's Finance Department shall establish adequate accounting controls to ensure that impact fees disbursed from the account are utilized solely for the purposes authorized. The Finance Department shall maintain financial records for impact fees, which shall show the source and disbursement of all fees collected in or expended from each service area.

1.06 Exemptions

The City of Eagleville holds the right to waive any impact fees for developments for which the City believes such uses serve a broad public purpose, or when the City believes the public benefit of the development will outweigh the benefit of collecting the impact fee. Examples of such uses for consideration of being waived are: institutional uses such as public schools, religious facilities, and governmental facilities.

1.07 Other

1. Additions to any nonresidential buildings shall only pay for the additional square feet.
2. If a demolition has occurred, the developer shall pay the difference in square feet from the old structure to the new structure.
3. Additions to residential units shall not be levied an impact fee, regardless if impact fee was paid or not.

4. A commercial business that is projected to generate significant additional local sales taxes to the City during the first two years of operation may have the required impact fee reduced by an equivalent amount subject to submission of financial documentation from the business on projected taxable sales to support the reduction. Any reduction shall be subject to consideration and approval by the City Council.

Be it Ordained by the City of Eagleville, Tennessee that this Ordinance shall become effective on _____, in accordance with the Charter of the City of Eagleville, Tennessee, and the public welfare demanding it.

Approved and adopted by the City of Eagleville, Tennessee, Mayor and the Eagleville Councilmembers.

Date

Chad Leeman, Mayor Tennessee

APPROVED AS TO FORM:
Date

Stephen Aymett, City Attorney

Attest:_____
Christina Rivas, City Recorder

Date of Public Hearing

1st Reading _____

2nd Reading _____

ORDINANCE 2025-006 ATTACHMENT A

Impact Fee Report

**Prepared for:
Eagleville, Tennessee**

May 21, 2025



4701 Sangamore Road

Suite S240

Bethesda, MD 20816

301.320.6900

www.TischlerBise.com

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EXECUTIVE SUMMARY

In 2024, the City of Eagleville retained TischlerBise to analyze the impacts of future development on capital facilities and to calculate impact fees based on that analysis. Through interviews and discussions with staff, TischlerBise developed the proposed impact fees discussed in this report. Impact fees are collected from new construction at the time a building permit is issued and used to construct system improvements needed to accommodate future development. An impact fee represents future development's proportionate share of capital facility needs. Impact fees do have limitations and should not be regarded as the total solution for infrastructure funding needs. Rather, they are one component of a comprehensive portfolio to ensure provision of adequate public facilities needed to serve future development. In contrast to general taxes, impact fees may not be used for operations, maintenance, replacement of infrastructure, or correcting existing deficiencies.

The City of Eagleville has experienced considerable residential development in recent years, and this growth is expected to continue in the future. As a result, Eagleville must plan for future infrastructure improvements if existing levels of service are to be maintained. This report includes the following infrastructure categories:

- Fire
- Parks
- Police

TENNESSEE LEGAL FRAMEWORK

While the State of Tennessee does not have specific authorizing legislation for impact fees, the State does grant the power for municipalities with a mayor-aldermanic charter to impose impact fees on new development. As a Private Act charter city, the City of Eagleville may:

"Establish, open, relocate, vacate, alter, widen, extend, grade, improve, repair, construct, reconstruct, maintain, light, sprinkle and clean public highways, streets, boulevards, parkways, sidewalks, alleys, parks, public grounds, public facilities, libraries and squares, wharves, bridges, viaducts, subways, tunnels, sewers and drains within or without the corporate limits, regulate their use within the corporate limits, assess fees for the use of or impact upon such property and facilities, and take and appropriate property therefor under § 7-31-107 -- 7-31-111 and § 29-16-203, or any other manner provided by general laws." (Tenn. Code Ann. § 6-2-201 (15))

GENERAL LEGAL FRAMEWORK

Both state and federal courts have recognized the imposition of impact fees as a legitimate form of land use regulation, provided the fees meet standards intended to protect against regulatory takings. Land use regulations, development exactions, and impact fees are subject to the Fifth Amendment prohibition on taking private property for public use without just compensation. To comply with the Fifth Amendment, development regulations must be shown to substantially advance a legitimate governmental interest. In the case of impact fees, that interest is in the protection of public health, safety, and welfare by ensuring development is not detrimental to the quality of essential public services. The means to this end are also

important, requiring both procedural and substantive due process. The process followed to receive community input (i.e., stakeholder meetings, work sessions, and public hearings) provides opportunities for comments and refinements to the impact fees.

There is little federal case law specifically dealing with impact fees, although other rulings on other types of exactions (e.g., land dedication requirements) are relevant. In one of the most important exaction cases, the U. S. Supreme Court found that a government agency imposing exactions on development must demonstrate an “essential nexus” between the exaction and the interest being protected (see *Nollan v. California Coastal Commission*, 1987). In a more recent case (*Dolan v. City of Tigard, OR*, 1994), the Court ruled that an exaction must also be “roughly proportional” to the burden created by development. However, the *Dolan* decision appeared to set a higher standard of review for mandatory dedications of land than for monetary exactions such as impact fees.

There are three reasonable relationship requirements for impact fees that are closely related to “rational nexus,” or “reasonable relationship” requirements enunciated by a number of state courts. Although the term “dual rational nexus” is often used to characterize the standard by which courts evaluate the validity of impact fees under the U.S. Constitution, we prefer a more rigorous formulation that recognizes three elements: “need,” “benefit,” and “proportionality.” The dual rational nexus test explicitly addresses only the first two, although proportionality is reasonably implied, and was specifically mentioned by the U.S. Supreme Court in the *Dolan* case. Individual elements of the nexus standard are discussed further in the following paragraphs.

All new development in a community creates additional demands on some, or all, public facilities provided by local government. If the capacity of facilities is not increased to satisfy that additional demand, the quality or availability of public services for the entire community will deteriorate. Impact fees may be used to recover the cost of development-related facilities, but only to the extent that the need for facilities is a consequence of development that is subject to the fees. The *Nollan* decision reinforced the principle that development exactions may be used only to mitigate conditions created by the developments upon which they are imposed. That principle clearly applies to impact fees. In this study, the impact of development on infrastructure needs is analyzed in terms of quantifiable relationships between various types of development and the demand for specific capital facilities, based on applicable level-of-service standards.

The requirement that exactions be proportional to the impacts of development was clearly stated by the U.S. Supreme Court in the *Dolan* case and is logically necessary to establish a proper nexus. Proportionality is established through the procedures used to identify development-related facility costs, and in the methods used to calculate impact fees for various types of facilities and categories of development. The demand for capital facilities is measured in terms of relevant and measurable attributes of development (e.g., a typical housing unit’s average weekday vehicle trips).

A sufficient benefit relationship requires that impact fee revenues be segregated from other funds and expended only on the facilities for which the fees were charged. Impact fees must be expended in a timely manner and the facilities funded by the fees must serve the development paying the fees. However, nothing in the U.S. Constitution or the state enabling legislation requires that facilities funded with fee revenues be available *exclusively* to development paying the fees. In other words, benefit may extend to a general area including multiple real estate developments. Procedures for the earmarking and expenditure

of fee revenues are discussed near the end of this study. All of these procedural as well as substantive issues are intended to ensure that new development benefits from the impact fees they are required to pay. The authority and procedures to implement impact fees is separate from and complementary to the authority to require improvements as part of subdivision or zoning review.

As documented in this report, the City of Eagleville has complied with applicable legal precedents. Impact fees are proportionate and reasonably related to the capital improvement demands of new development. Specific costs have been identified using local data and current dollars. With input from City staff, TischlerBise identified demand indicators for each type of infrastructure and calculated proportionate share factors to allocate costs by type of development. This report documents the formulas and input variables used to calculate the impact fees for each type of public facility. Impact fee methodologies also identify the extent to which new development is entitled to various types of credits to avoid potential double payment of growth-related capital costs.

GENERAL METHODOLOGIES

There are three general methodologies for calculating impact fees. The choice of a particular methodology depends primarily on the timing of infrastructure construction (past, concurrent, or future) and service characteristics of the facility type being addressed. Each methodology has advantages and disadvantages in a particular situation and can be used simultaneously for different cost components.

Reduced to its simplest terms, the process of calculating impact fees involves two main steps: (1) determining the cost of development-related capital improvements and (2) allocating those costs equitably to various types of development. In practice, though, the calculation of impact fees can become quite complicated because of the many variables involved in defining the relationship between development and the need for facilities within the designated service area. The following paragraphs discuss three basic methodologies for calculating impact fees and how those methodologies can be applied.

Cost Recovery (Past Improvements)

The rationale for recoupment, often called cost recovery, is that future development is paying for its share of the useful life and remaining capacity of facilities already built, or land already purchased, from which future development will benefit. This methodology is often used for utility systems that must provide adequate capacity before future development can take place. **The police facilities and fire fees listed in this report are calculated using a cost recovery methodology.**

Incremental Expansion (Concurrent Improvements)

The incremental expansion methodology documents current level-of-service (LOS) standards for each type of public facility, using both quantitative and qualitative measures. This approach assumes there are no deficiencies or surplus capacity in existing infrastructure, and future development is paying only its proportionate share for growth-related infrastructure. Revenue will be used to expand or provide additional facilities, as needed, to accommodate future development. An incremental expansion cost methodology is best suited for public facilities that will be expanded in regular increments to keep pace with development. **The police vehicles and park fees listed in this report are calculated using an incremental expansion methodology.**

Plan-Based (Future Improvements)

The plan-based methodology allocates costs for a specified set of improvements to a specified amount of development. Improvements are typically identified in a long-range facility plan and development potential is identified by a land use plan. There are two options for determining the cost per demand unit: (1) total cost of a public facility can be divided by total demand units (average cost), or (2) the growth-share of the public facility cost can be divided by the net increase in demand units over the planning period (marginal cost).

CONCEPTUAL IMPACT FEE CALCULATION

In contrast to project-level improvements, impact fees fund growth-related infrastructure that will benefit multiple development projects, or the entire jurisdiction (referred to as system improvements). The first step is to determine an appropriate demand indicator for each infrastructure category. The demand indicator measures the number of demand units for each unit of development. For example, an appropriate indicator of the demand for park facilities is population growth, and the increase in population can be estimated from the average number of residents per housing unit. The second step in the impact fee formula is to determine infrastructure units per demand unit, typically called level-of-service (LOS) standards. In keeping with the parks example, a common LOS standard is park amenities per resident. The third step in the impact fee formula is the cost of various infrastructure units. To complete the parks example, this part of the formula would establish the cost for purchasing and/or constructing new park amenities.

CREDITS

Regardless of the methodology, a consideration of credits is integral to the development of a legally defensible impact fee. There are two types of credits that should be addressed in impact fee studies and ordinances. The first is a revenue credit due to possible double payment situations, which could occur when other revenues may contribute to the capital costs of infrastructure covered by the impact fee. This type of credit is integrated into the fee calculation, thus reducing the fee amount. The second is a site-specific credit or developer reimbursement for dedication of land or construction of system improvements. This type of credit is addressed in the administration and implementation of the development fee program. For ease of administration, TischlerBise normally recommends developer reimbursements for system improvements.

IMPACT FEE SCHEDULE

Impact fees for residential development will be assessed per dwelling unit, based on the type of unit. Nonresidential impact fees will be assessed per square foot of floor area, according to four general types of development. The fees shown in Figures 2 represent the maximum allowable impact fees – the proposed impact fees fund 100 percent of growth-related infrastructure. Eagleville may adopt impact fees that are less than the amounts shown; however, a reduction in impact fee revenue will necessitate an increase in other revenues, a decrease in planned capital improvements and/or a decrease in Eagleville's LOS standards. All costs in the impact fee study are in current dollars with no assumed inflation rate over time. If cost estimates change significantly over time, impact fees should be recalculated.

A note on rounding: Calculations throughout this report are based on an analysis conducted using Excel software. Most results are discussed in the report using one-, two-, and three-digit places, which represent rounded figures. However, the analysis itself uses figures carried to their ultimate decimal places; therefore, the sums and products generated in the analysis may not equal the sum or product if the reader replicates the calculation with the factors shown in the report (due to the rounding of figures shown, not in the analysis).

SUMMARY OF MAXIMUM SUPPORTABLE IMPACT FEES

Figure 1: Summary of Maximum Supportable Impact Fees

Residential Development	Fees per Unit			
Development Type	Fire	Parks	Police	Total
Single Family	\$6,300	\$3,657	\$1,011	\$10,968
Multi-Family	\$2,840	\$1,649	\$456	\$4,945

Nonresidential Development	Fees per 1,000 Square Feet			
Development Type	Fire	Parks	Police	Total
Industrial	\$1,110	\$0	\$144	\$1,254
Warehouse	\$768	\$0	\$100	\$868
Commercial	\$5,566	\$0	\$724	\$6,290
Office & Other Service	\$2,470	\$0	\$321	\$2,792
Institutional	\$3,398	\$0	\$442	\$3,839

FEE COMPARISON

Figure 2 below compares Eagleville's maximum supportable single family impact fees with other nearby Tennessee jurisdictions. All applicable fee categories are considered for each jurisdiction, including those not subject to implementation in Eagleville. As shown in Figure 2, the total proposed fee of \$10,971 is slightly above the state median.

Figure 2: Summary of Maximum Supportable Single Family Impact Fees

Municipality	County	Parks	Police	Fire/EMS	General Gov	Water/Sewer	Transportation	Schools*	Other	Total
Portland	Robertson	\$1,194	\$631	\$1,444	\$0	\$0	\$0	\$0	\$0	\$3,269
Murphreesboro	Rutherford	\$3,881	\$1,230	\$0	\$0	\$0	\$2,395	\$0	\$0	\$3,625
White House	Sumner	\$1,189	\$846	\$558	\$0	\$0	\$1,147	\$0	\$0	\$3,740
La Vergne	Rutherford	\$1,307	\$561	\$213	\$0	\$0	\$4,752	\$0	\$1,000	\$7,833
Brentwood	Williamson	\$0	\$0	\$0	\$0	\$615	\$1,230	\$8,033	\$0	\$9,878
Eagleville (Proposed)	Rutherford	\$3,657	\$1,011	\$6,300	\$0	\$0	\$0	\$0	\$0	\$10,968
Hendersonville**	Sumner	\$0	\$671	\$1,198	\$0	\$0	\$10,836	\$0	\$0	\$12,705
Nolensville	Williamson	\$0	\$0	\$500	\$0	\$0	\$5,928	\$8,033	\$0	\$14,461
Smyrna	Rutherford	\$4,283	\$235	\$790	\$2,147	\$3,127	\$3,670	\$0	\$1,577	\$15,829
Franklin	Williamson	\$2,411	\$563	\$572	\$424	\$3,219	\$834	\$8,033	\$1,996	\$18,052

*Rutherford and Sumner Counties are currently in negotiations with the state to implement countywide school impact fee ordinances, but have not yet received approval. Instead, both counties have adequate school facilities taxes of \$1.50 per square foot of residential floor area. For a 2,000 SF single family home, the total school facility tax is \$3,000 annually.

**Indicates proposed impact fees that are under consideration, but have not yet been adopted.

FIRE IMPACT FEES

METHODOLOGY

The Fire impact fee includes components for Fire facilities, land, and vehicles/apparatus. Fire impact fees use the **cost recovery methodology** for each impact fee component. Costs are allocated to both residential and nonresidential development using different demand indicators for each type of development.

PROPORTIONATE SHARE

TischlerBise recommends functional population to allocate the cost of fire infrastructure to residential and nonresidential development. Functional population is similar to what the U.S. Census Bureau calls "daytime population," by accounting for people living and working in a jurisdiction, but also considers commuting patterns and time spent at home and at nonresidential locations. OnTheMap is a web-based mapping and reporting application that shows where workers are employed and where they live. It describes geographic patterns of jobs by their employment locations and residential locations as well as the connections between the two locations. OnTheMap was developed through a unique partnership between the U.S. Census Bureau and its Local Employment Dynamics (LED) partner states.

Residents that do not work are assigned 20 hours per day to residential development and four hours per day to nonresidential development (annualized averages). Residents employed in Eagleville are assigned 14 hours to residential development and 10 hours to nonresidential development. Residents employed outside Eagleville are assigned 14 hours to residential development. Inflow commuters are assigned 10 hours to nonresidential development. Based on 2021 functional population data, the residential allocation is 76 percent, and the nonresidential allocation is 24 percent.

Figure F2: Functional Population

Demand Units in 2021			
		Demand Hours/Day	Person Hours
Residential	Population	878	
	Residents Not Working	505	10,098
	Employed Residents	373	
	Residents Employed in Eagleville	12	168
	Residents Employed outside Eagleville	361	5,054
	Residential Subtotal		15,320
	Residential Share		76%
Nonresidential	Residents Not Working	505	2,020
	Jobs Located in Eagleville	280	
	Residents Employed in Eagleville	12	120
	Non-Resident Workers (Inflow Commuters)	268	2,680
	Nonresidential Subtotal		4,820
	Nonresidential Share		24%
	Total		20,140

Source: U.S. Census Bureau, OnTheMap 6.1.1 Application and LEHD Origin-Destination Employment Statistics.

SERVICE UNITS

Residential impact fees are calculated on a per capita basis, then converted to an appropriate amount for each type of housing unit based on the number of persons per housing unit (PPHU). As shown in Figure F3, the current PPHU factors are 2.95 persons per single-family unit and 1.33 persons per multi-family unit. These factors are based on the U.S. Census Bureau’s 2018-2022 American Community Survey 5-year estimates (further discussed in Appendix A).

Nonresidential Fire impact fees are calculated on a per vehicle trip basis, then converted to an appropriate amount for each type of nonresidential development based on the number of vehicle trip ends generated per 1,000 square feet of floor area. Trip generation rates are used because vehicle trips are highest for retail developments, such as shopping centers, and lowest for industrial development. Office and institutional trip rates fall between the other two categories. This ranking of trip rates is consistent with the relative demand for fire and emergency medical services from nonresidential development. Other possible nonresidential demand indicators, such as employment or floor area, will not accurately reflect the demand for service. For example, if employees per thousand square feet were used as the demand indicator, public safety development fees would be disproportionately high for office and institutional development because offices typically have more employees per 1,000 square feet than retail uses. If floor area were used as the demand indicator, fire development fees would be disproportionately high for industrial development.

A trip end represents a vehicle either entering or exiting a development (as if a traffic counter were placed across a driveway). Trip ends for nonresidential development are calculated per thousand square feet and require an adjustment factor to avoid double counting each trip at both the origin and destination points. These factors are defined in *Trip Generation, 11th Edition*, published in 2021 by the Institute of Transportation Engineers (further discussed in Appendix A).

Figure F3: Service Units

Development Type	Persons per Housing Unit ¹
Single Family	2.95
Multi-Family	1.33

Development Type	Avg Wkdy Veh Trip Ends ¹	Trip Rate Adjustment	Average Weekday Vehicle Trips
Industrial	4.87	50%	2.44
Warehouse	3.37	50%	1.69
Commercial	37.01	33%	12.21
Office & Other Service	10.84	50%	5.42
Institutional	22.59	33%	7.45
Hotel (per room)	7.99	50%	4.00

1. See Land Use Assumptions

FIRE FACILITIES – COST RECOVERY

Eagleville officials believe its recently completed fire station has sufficient capacity to serve a significant portion of new development, requiring minimal future expansion. Therefore, TischlerBise used a 15-year cost recovery methodology for this analysis. As shown in Figure F4, Eagleville’s existing fire station totals 8,600 square feet. Functional population provides the proportionate share of demand for fire facilities from residential and nonresidential development. To calculate the level of service, the proportionate square footages for residential and nonresidential development are divided by the 2040 projected population and nonresidential vehicle trips, respectively. Eagleville’s planned level of service in 2040 for residential development is 2.4717 square feet per person (8,600 square feet X 76 percent residential share / 2,644 persons). The nonresidential level of service is 0.5139 square feet per trip (8,600 square feet X 24 percent nonresidential share / 4,016 vehicle trips).

Eagleville’s existing 8,600 square foot fire station was constructed for a cost of \$5,008,160, or \$582 per square foot. To calculate the net capital cost, the level of service is applied to the average cost per square foot. The capital cost is therefore \$1,439.39 per person (2.4717 square feet per person X \$582 per square foot) and \$299.28 per nonresidential trip (0.5139 square feet per trip X \$582 per square foot).

Figure F4: Fire Facilities Level of Service

Description	Square Feet
Station 1	8,600
Total	8,600

Cost Allocation Factors	
Station Cost	\$5,008,160
Station Square Feet	8,600
Cost per Square Foot	\$582

Level-of-Service (LOS) Standards	
Total Square Feet	8,600
Residential	
Residential Share	76%
2040 Population	2,644
Square Feet per Person	2.4717
Cost per Person	\$1,439.39
Nonresidential	
Nonresidential Share	24%
2040 Vehicle Trips	4,016
Square Feet per Vehicle Trip	0.5139
Cost per Vehicle Trip	\$299.28

FIRE APPARATUS – COST RECOVERY

Eagleville officials believe its current inventory of fire apparatus is adequate to serve a portion of new development, requiring minimal need for future expansion. Therefore, TischlerBise used a 15-year cost recovery methodology for this analysis. As shown in Figure F5, Eagleville’s existing fleet includes 8 vehicles. Functional population provides the proportionate share of demand for fire apparatus for residential and nonresidential development. To calculate the level of service, the proportionate square footages for residential and nonresidential development are divided by the 2040 projected population and nonresidential vehicle trips, respectively. Eagleville’s planned level of service in 2040 for residential development is 0.0023 units per person (8 apparatus X 76 percent residential share / 2,644 persons). The nonresidential level of service is 0.0005 units per nonresidential trip (8 apparatus X 24 percent nonresidential share / 4,016 trips).

Based on the City’s \$5,620,000 investment in vehicles/apparatus, the average replacement cost is \$702,500 per unit. For fire apparatus, the cost is \$1,615.24 per person (0.0023 units per person X \$702,500 per unit) and \$335.84 per nonresidential trip (0.0005 units per trip X \$702,500 per unit).

Figure F5: Fire Apparatus Level of Service

Description	Unit Cost
Rescue Engine/Pumper	\$1,200,000
Rescue Engine/Pumper	\$1,200,000
55' Aerial Truck/Ladder Pumper	\$2,220,000
Brush Truck/Quick Attack	\$275,000
Rehab/Rescue Ambulance	\$400,000
Ford Expedition	\$60,000
Dodge RAM	\$85,000
Fire Safety Trailer	\$180,000
Total	\$5,620,000

Cost Allocation Factors	
Cost per Unit	\$702,500

Level-of-Service (LOS) Standards	
Existing Units	8
Residential	
Residential Share	76%
2040 Population	2,644
Units per Person	0.0023
Cost per Person	\$1,615.24
Nonresidential	
Nonresidential Share	24%
2040 Vehicle Trips	4,016
Units per Vehicle Trip	0.0005
Cost per Vehicle Trip	\$335.84

PRINCIPAL PAYMENT CREDIT

To prevent double payment by new development for existing fire facilities and apparatus, a credit for debt service payments must be included in the fee calculation. The credit applies to the principal amount only because future development will contribute to future principal payments on the remaining debt through taxes. A credit is not necessary for future interest payments because the analysis excludes interest costs from the impact fee calculation. The credit effectively reduces the net capital cost per demand unit and therefore the net overall fee.

Using three loans from the United States Department of Agriculture (USDA), the City of Eagleville was able to finance construction of its fire station and a new police station. 85% of the total loan proceeds were spent on land acquisition and construction of the fire station. The first loan was for \$3,777,800 and carries a 40-year term and a 2.13% interest rate. The second loan was for \$722,200 and carries a 36-year term and a 2.13% interest rate. The third loan was for \$2,009,679 and carries a 40-year term and an 3.63% interest rate. The City began making payments on the loans in January 2025.

The credit is calculated by allocating the principal payments to residential and nonresidential development using the functional population factors shown in Figure F1. To account for the time value of money, the analysis calculates the net present value (NPV) of future principal payments. The first loan has an NPV of \$682.49 per person and \$403.37 per vehicle trip. The second loan has an NPV of \$143.37 per person and \$84.30 per vehicle trip. The third loan has an NPV of \$255.27 per person and \$49.90 per vehicle trip. See Figure F6, F7, and F8.

As shown in Figure F9, the total credit values are multiplied by 85% to determine the fire station's proportionate share of the funds. Adding the resulting values yields a total principal credit of \$918.96 per person ($\$580.11 + \$121.86 + \216.98) and \$179.36 per vehicle trip ($\$113.38 + \$23.56 + \$42.41$)

Figure F6: Debt Principal Credit Calculation – USDA Loan 1 (\$3,777,800)

USDA Loan 1 - Debt Principal Payment Schedule							
Original Loan Amount: \$3,777,800		Term: 40 Years		Interest Rate: 2.13%			
Year	Annual Principal Payment	Residential Share (76%)	Population	Debt Cost per Capita	Nonresidential Share (24%)	Nonres. Vehicle Trips	Debt Cost per Trip End
2025	\$60,898.75	\$46,283	1,290	\$35.87	\$14,616	2,971	\$4.92
2026	\$62,192.85	\$47,267	1,381	\$34.24	\$14,926	3,031	\$4.92
2027	\$63,514.45	\$48,271	1,471	\$32.82	\$15,243	3,092	\$4.93
2028	\$64,864.45	\$49,297	1,561	\$31.58	\$15,567	3,155	\$4.93
2029	\$66,242.49	\$50,344	1,651	\$30.49	\$15,898	3,219	\$4.94
2030	\$67,650.14	\$51,414	1,742	\$29.52	\$16,236	3,284	\$4.94
2031	\$69,087.71	\$52,507	1,832	\$28.66	\$16,581	3,350	\$4.95
2032	\$70,555.82	\$53,622	1,922	\$27.90	\$16,933	3,418	\$4.95
2033	\$72,055.13	\$54,762	2,012	\$27.21	\$17,293	3,488	\$4.96
2034	\$73,586.31	\$55,926	2,103	\$26.60	\$17,661	3,558	\$4.96
2035	\$75,150.02	\$57,114	2,193	\$26.04	\$18,036	3,631	\$4.97
2036	\$76,746.95	\$58,328	2,283	\$25.55	\$18,419	3,705	\$4.97
2037	\$78,377.83	\$59,567	2,374	\$25.10	\$18,811	3,780	\$4.98
2038	\$80,043.35	\$60,833	2,464	\$24.69	\$19,210	3,857	\$4.98
2039	\$81,744.28	\$62,126	2,554	\$24.32	\$19,619	3,936	\$4.98
2040	\$83,481.34	\$63,446	2,644	\$23.99	\$20,036	4,016	\$4.99
2041	\$85,255.32	\$64,794	2,735	\$23.69	\$20,461	4,098	\$4.99
2042	\$87,067.00	\$66,171	2,825	\$23.42	\$20,896	4,182	\$5.00
2043	\$88,917.17	\$67,577	2,915	\$23.18	\$21,340	4,268	\$5.00
2044	\$90,806.66	\$69,013	3,005	\$22.96	\$21,794	4,355	\$5.00
2045	\$92,736.30	\$70,480	3,096	\$22.77	\$22,257	4,445	\$5.01
2046	\$94,706.95	\$71,977	3,186	\$22.59	\$22,730	4,536	\$5.01
2047	\$96,719.47	\$73,507	3,276	\$22.44	\$23,213	4,629	\$5.01
2048	\$98,774.76	\$75,069	3,366	\$22.30	\$23,706	4,724	\$5.02
2049	\$100,873.72	\$76,664	3,457	\$22.18	\$24,210	4,822	\$5.02
2050	\$103,017.29	\$78,293	3,547	\$22.07	\$24,724	4,921	\$5.02
2051	\$105,206.41	\$79,957	3,637	\$21.98	\$25,250	5,022	\$5.03
2052	\$107,442.04	\$81,656	3,728	\$21.91	\$25,786	5,126	\$5.03
2053	\$109,725.19	\$83,391	3,818	\$21.84	\$26,334	5,232	\$5.03
2054	\$112,056.85	\$85,163	3,908	\$21.79	\$26,894	5,340	\$5.04
2055	\$114,438.05	\$86,973	3,998	\$21.75	\$27,465	5,451	\$5.04
2056	\$116,869.86	\$88,821	4,089	\$21.72	\$28,049	5,564	\$5.04
2057	\$119,353.35	\$90,709	4,179	\$21.71	\$28,645	5,679	\$5.04
2058	\$121,889.61	\$92,636	4,269	\$21.70	\$29,254	5,797	\$5.05
2059	\$124,479.76	\$94,605	4,359	\$21.70	\$29,875	5,917	\$5.05
2060	\$127,124.96	\$96,615	4,450	\$21.71	\$30,510	6,040	\$5.05
2061	\$129,826.36	\$98,668	4,540	\$21.73	\$31,158	6,165	\$5.05
2062	\$132,585.17	\$100,765	4,630	\$21.76	\$31,820	6,294	\$5.06
2063	\$135,402.61	\$102,906	4,721	\$21.80	\$32,497	6,425	\$5.06
2064	\$136,333.61	\$103,614	4,811	\$21.54	\$32,720	6,559	\$4.99

Discount Rate		2.13%		2.13%
Net Present Value	Per Person	\$682.49	Per Trip	\$133.39

Figure F7: Debt Principal Credit Calculation – USDA Loan 2 (\$722,200)

USDA Loan 2 - Debt Principal Payment Schedule								
Original Loan Amount:		\$722,200	Term:		36 Years	Interest Rate:		2.13%
Year	Annual Principal Payment	Residential Share (76%)	Population	Debt Cost per Capita	Nonresidential Share (24%)	Nonres. Vehicle Trips	Debt Cost per Trip End	
2025	\$13,563.25	\$10,308	1,290	\$7.99	\$3,255	2,971	\$1.10	
2026	\$13,851.47	\$10,527	1,381	\$7.63	\$3,324	3,031	\$1.10	
2027	\$14,145.81	\$10,751	1,471	\$7.31	\$3,395	3,092	\$1.10	
2028	\$14,446.41	\$10,979	1,561	\$7.03	\$3,467	3,155	\$1.10	
2029	\$14,753.40	\$11,213	1,651	\$6.79	\$3,541	3,219	\$1.10	
2030	\$15,066.91	\$11,451	1,742	\$6.57	\$3,616	3,284	\$1.10	
2031	\$15,387.08	\$11,694	1,832	\$6.38	\$3,693	3,350	\$1.10	
2032	\$15,714.05	\$11,943	1,922	\$6.21	\$3,771	3,418	\$1.10	
2033	\$16,047.98	\$12,196	2,012	\$6.06	\$3,852	3,488	\$1.10	
2034	\$16,389.00	\$12,456	2,103	\$5.92	\$3,933	3,558	\$1.11	
2035	\$16,737.26	\$12,720	2,193	\$5.80	\$4,017	3,631	\$1.11	
2036	\$17,092.93	\$12,991	2,283	\$5.69	\$4,102	3,705	\$1.11	
2037	\$17,456.16	\$13,267	2,374	\$5.59	\$4,189	3,780	\$1.11	
2038	\$17,827.10	\$13,549	2,464	\$5.50	\$4,279	3,857	\$1.11	
2039	\$18,205.92	\$13,836	2,554	\$5.42	\$4,369	3,936	\$1.11	
2040	\$18,592.80	\$14,131	2,644	\$5.34	\$4,462	4,016	\$1.11	
2041	\$18,987.90	\$14,431	2,735	\$5.28	\$4,557	4,098	\$1.11	
2042	\$19,391.39	\$14,737	2,825	\$5.22	\$4,654	4,182	\$1.11	
2043	\$19,803.46	\$15,051	2,915	\$5.16	\$4,753	4,268	\$1.11	
2044	\$20,224.28	\$15,370	3,005	\$5.11	\$4,854	4,355	\$1.11	
2045	\$20,654.05	\$15,697	3,096	\$5.07	\$4,957	4,445	\$1.12	
2046	\$21,092.95	\$16,031	3,186	\$5.03	\$5,062	4,536	\$1.12	
2047	\$21,541.17	\$16,371	3,276	\$5.00	\$5,170	4,629	\$1.12	
2048	\$21,998.92	\$16,719	3,366	\$4.97	\$5,280	4,724	\$1.12	
2049	\$22,466.40	\$17,074	3,457	\$4.94	\$5,392	4,822	\$1.12	
2050	\$22,943.81	\$17,437	3,547	\$4.92	\$5,507	4,921	\$1.12	
2051	\$23,341.36	\$17,739	3,637	\$4.88	\$5,602	5,022	\$1.12	
2052	\$23,929.28	\$18,186	3,728	\$4.88	\$5,743	5,126	\$1.12	
2053	\$24,437.78	\$18,573	3,818	\$4.86	\$5,865	5,232	\$1.12	
2054	\$24,957.08	\$18,967	3,908	\$4.85	\$5,990	5,340	\$1.12	
2055	\$25,487.42	\$19,370	3,998	\$4.84	\$6,117	5,451	\$1.12	
2056	\$26,029.03	\$19,782	4,089	\$4.84	\$6,247	5,564	\$1.12	
2057	\$26,582.14	\$20,202	4,179	\$4.83	\$6,380	5,679	\$1.12	
2058	\$27,147.01	\$20,632	4,269	\$4.83	\$6,515	5,797	\$1.12	
2059	\$27,723.89	\$21,070	4,359	\$4.83	\$6,654	5,917	\$1.12	
2060	\$28,093.16	\$21,351	4,450	\$4.80	\$6,742	6,040	\$1.12	
Total		\$548,804			\$173,306			

Discount Rate		2.13%		2.13%
Net Present Value	Per Person	\$143.37	Per Trip	\$27.72

Figure F8: Debt Principal Credit Calculation – USDA Loan 3 (\$2,009,769)

USDA Loan 3 - Debt Principal Payment Schedule								
Original Loan Amount:		\$2,009,769	Term:		36 Years	Interest Rate:		3.63%
Year	Annual Principal Payment	Residential Share (76%)	Population	Debt Cost per Capita	Nonresidential Share (24%)	Nonres. Vehicle Trips	Debt Cost per Trip End	
2025	\$23,091.00	\$17,549	1,290	\$13.60	\$5,542	2,971	\$1.87	
2026	\$23,928.05	\$18,185	1,381	\$13.17	\$5,743	3,031	\$1.89	
2027	\$24,795.44	\$18,845	1,471	\$12.81	\$5,951	3,092	\$1.92	
2028	\$25,694.28	\$19,528	1,561	\$12.51	\$6,167	3,155	\$1.95	
2029	\$26,625.69	\$20,236	1,651	\$12.25	\$6,390	3,219	\$1.99	
2030	\$27,590.87	\$20,969	1,742	\$12.04	\$6,622	3,284	\$2.02	
2031	\$28,591.04	\$21,729	1,832	\$11.86	\$6,862	3,350	\$2.05	
2032	\$29,627.47	\$22,517	1,922	\$11.71	\$7,111	3,418	\$2.08	
2033	\$30,701.46	\$23,333	2,012	\$11.59	\$7,368	3,488	\$2.11	
2034	\$31,814.39	\$24,179	2,103	\$11.50	\$7,635	3,558	\$2.15	
2035	\$32,967.66	\$25,055	2,193	\$11.43	\$7,912	3,631	\$2.18	
2036	\$34,162.74	\$25,964	2,283	\$11.37	\$8,199	3,705	\$2.21	
2037	\$35,401.14	\$26,905	2,374	\$11.34	\$8,496	3,780	\$2.25	
2038	\$36,684.43	\$27,880	2,464	\$11.32	\$8,804	3,857	\$2.28	
2039	\$38,014.24	\$28,891	2,554	\$11.31	\$9,123	3,936	\$2.32	
2040	\$39,392.26	\$29,938	2,644	\$11.32	\$9,454	4,016	\$2.35	
2041	\$40,820.23	\$31,023	2,735	\$11.34	\$9,797	4,098	\$2.39	
2042	\$42,299.96	\$32,148	2,825	\$11.38	\$10,152	4,182	\$2.43	
2043	\$43,833.34	\$33,313	2,915	\$11.43	\$10,520	4,268	\$2.46	
2044	\$45,422.29	\$34,521	3,005	\$11.49	\$10,901	4,355	\$2.50	
2045	\$47,068.85	\$35,772	3,096	\$11.56	\$11,297	4,445	\$2.54	
2046	\$48,775.10	\$37,069	3,186	\$11.64	\$11,706	4,536	\$2.58	
2047	\$50,543.20	\$38,413	3,276	\$11.72	\$12,130	4,629	\$2.62	
2048	\$52,375.39	\$39,805	3,366	\$11.82	\$12,570	4,724	\$2.66	
2049	\$54,273.99	\$41,248	3,457	\$11.93	\$13,026	4,822	\$2.70	
2050	\$56,241.43	\$42,743	3,547	\$12.05	\$13,498	4,921	\$2.74	
2051	\$58,280.18	\$44,293	3,637	\$12.18	\$13,987	5,022	\$2.78	
2052	\$60,392.84	\$45,899	3,728	\$12.31	\$14,494	5,126	\$2.83	
2053	\$62,582.08	\$47,562	3,818	\$12.46	\$15,020	5,232	\$2.87	
2054	\$64,850.68	\$49,287	3,908	\$12.61	\$15,564	5,340	\$2.91	
2055	\$67,201.51	\$51,073	3,998	\$12.77	\$16,128	5,451	\$2.96	
2056	\$69,637.57	\$52,925	4,089	\$12.94	\$16,713	5,564	\$3.00	
2057	\$72,161.93	\$54,843	4,179	\$13.12	\$17,319	5,679	\$3.05	
2058	\$74,777.80	\$56,831	4,269	\$13.31	\$17,947	5,797	\$3.10	
2059	\$77,488.49	\$58,891	4,359	\$13.51	\$18,597	5,917	\$3.14	
2060	\$80,297.45	\$61,026	4,450	\$13.71	\$19,271	6,040	\$3.19	
2061	\$83,198.23	\$63,231	4,540	\$13.93	\$19,968	6,165	\$3.24	
2062	\$86,224.53	\$65,531	4,630	\$14.15	\$20,694	6,294	\$3.29	
2063	\$89,350.17	\$67,906	4,721	\$14.39	\$21,444	6,425	\$3.34	
2064	\$92,589.12	\$70,368	4,811	\$14.63	\$22,221	6,559	\$3.39	

Discount Rate		3.63%		3.63%
Net Present Value	Per Person	\$255.27	Per Trip	\$49.90

Figure F9: Debt Principal Credit Summary – Fire Station

Loan Amount	Credit Per Person	Fire Share (85%)
\$3,777,800	\$682.49	\$580.11
\$722,200	\$143.37	\$121.86
\$2,009,769	\$255.27	\$216.98
\$6,509,769	\$1,081.13	\$918.96

Loan Amount	Per Trip	Fire Share (85%)
\$3,777,800	\$133.39	\$113.38
\$722,200	\$27.72	\$23.56
\$2,009,769	\$49.90	\$42.41
\$6,509,769	\$211.01	\$179.36

MAXIMUM ALLOWABLE FIRE IMPACT FEES

Infrastructure components and cost factors used to calculate maximum allowable Fire impact fees are summarized in Figure F10. Factoring in debt principal credits, the residential cost per person is \$2,135.67 and the nonresidential cost per vehicle trip is \$455.76.

Maximum allowable Fire impact fees for residential development are assessed according to the number of persons per housing unit. For a single-family unit, the fee of \$6,300 is calculated by multiplying the cost per person (\$2,135.67) by the number of persons per housing unit (2.95).

Maximum allowable Fire impact fees for nonresidential development are assessed according to the number of trips per 1,000 square feet of floor area. For industrial development, the fee of \$1,110 per 1,000 square feet is calculated by multiplying the cost per vehicle trip (\$455.76) by the vehicle trip generation rate (2.44).

Figure F10: Maximum Allowable Fire Impact Fees

Fee Component	Cost per Person	Cost per Vehicle Trip
Fire Facilities	\$1,439.39	\$299.28
Fire Apparatus	\$1,615.24	\$335.84
Debt Principal Credit	(\$918.96)	(\$179.36)
Total	\$2,135.67	\$455.76

Residential Development	Fees per Unit	
Development Type	Persons per Housing Unit ¹	Proposed Fees
Single Family	2.95	\$6,300
Multi-Family	1.33	\$2,840

Nonresidential Development	Fees per 1,000 Square Feet	
Development Type	Trips per 1,000 Sq Ft ¹	Proposed Fees
Industrial	2.44	\$1,110
Warehouse	1.69	\$768
Commercial	12.21	\$5,566
Office & Other Service	5.42	\$2,470
Institutional	7.45	\$3,398

1. See Land Use Assumptions

PROJECTED FIRE IMPACT FEE REVENUE

Revenue projections assume implementation of the maximum allowable Fire impact fees and that development over the next fifteen years is consistent with the development projections in Appendix A. To the extent the rate of development either accelerates or slows down, there will be a corresponding change in the impact fee revenue. As shown in Figure F11, the City will recoup \$3.18 million in revenue from its \$10.6 million investment in Fire infrastructure over the next fifteen years.

Figure F11: Projected Fire Impact Fee Revenue

Fee Component	Growth Share	Existing Share	Total
Fire Facilities	\$2,261,738	\$2,746,422	\$5,008,160
Fire Apparatus	\$4,956,697	\$663,303	\$5,620,000
Total	\$7,218,435	\$3,409,725	\$10,628,160

		Single Family \$6,300 per unit	Multi-Family \$2,840 per unit	Industrial \$1,110 per KSF	Commercial \$5,566 per KSF	Office / Service \$2,470 per KSF	Institutional \$3,398 per KSF
Year		Hsg Unit	Hsg Unit	KSF	KSF	KSF	KSF
Base	2025	437	12	115	68	20	109
Year 1	2026	467	12	116	70	20	111
Year 2	2027	498	12	117	72	20	112
Year 3	2028	528	12	118	73	21	114
Year 4	2029	559	12	119	75	21	116
Year 5	2030	590	12	121	77	21	118
Year 6	2031	620	12	122	79	22	120
Year 7	2032	651	12	123	81	22	122
Year 8	2033	681	12	124	82	23	124
Year 9	2034	712	12	126	84	23	126
Year 10	2035	743	12	127	86	23	128
Year 11	2036	773	12	128	88	24	130
Year 12	2037	804	12	129	90	24	132
Year 13	2038	834	12	131	93	25	135
Year 14	2039	865	12	132	95	25	137
Year 15	2040	896	12	133	97	26	139
15-Year Increase		459	0	19	29	6	31
Projected Revenue		\$2,891,798	\$0	\$20,688	\$158,905	\$14,514	\$103,673

Projected Fee Revenue	\$3,189,578
Existing Development Share	\$7,438,582
Total City Expenditure	\$10,628,160

PARKS IMPACT FEES

METHODOLOGY

The Parks impact fee includes components for park land and improvements. Parks impact fees use the **incremental expansion methodology**. Costs are allocated only to residential development using different demand indicators for each type of development.

PROPORTIONATE SHARE

TischlerBise recommends allocating 100 percent of the cost of parks infrastructure to residential development since nonresidential development generates negligible demand for parks infrastructure.

SERVICE UNITS

Residential impact fees are calculated on a per capita basis, then converted to an appropriate amount for each type of housing unit based on the number of persons per housing unit (PPHU). As shown in Figure PR1, the current PPHU factors are 2.95 persons per single-family unit and 1.33 persons per multi-family unit. These factors are based on the U.S. Census Bureau's 2018-2022 American Community Survey 5-year estimates (further discussed in Appendix A).

Figure PR1: Service Units

Development Type	Persons per Housing Unit ¹
Single Family	2.95
Multi-Family	1.33

PARK LAND – INCREMENTAL EXPANSION

As shown below in Figure PR2, the City of Eagleville has one existing park totaling 13.4 acres. The City of Eagleville plans to purchase additional park land to serve future development. The analysis allocates 100 percent of demand for park land to residential development. Eagleville’s existing level of service is 0.0104 acres per person (13.4 acres / 1,290 persons).

The cost of an acre of land is estimated at \$15,000 based on information provided by the City. For park land, the cost is \$155.78 per person (0.0104 acres per person X \$15,000 per acre).

Figure PR2: Park Land Level of Service

Description	Acres
Eagleville City Park	13.4
Total	13.4

Cost Allocation Factors	
Cost per Acre	\$15,000

Level-of-Service (LOS) Standards	
Existing Acres	13.4
Residential	
Residential Share	100%
2025 Population	1,290
Acres per Person	0.0104
Cost per Person	\$155.78

Source: City of Eagleville, Tennessee

PARK IMPROVEMENTS – INCREMENTAL EXPANSION

The City of Eagleville plans to expand its current inventory of 232 park improvements to serve future development. The analysis allocates 100 percent of demand for park improvements to residential development. Eagleville’s existing level of service is 0.1798 improvements per person (232 improvements/ 1,290 persons).

Based on the total insurance replacement cost of \$1,398,606 for Eagleville’s existing 232 park improvements, the average replacement cost is \$6,028 per improvement. As shown in Figure PR3, the park improvement cost is \$1,083.96 per person (0.1798 improvements per person X \$6,028 per improvement).

Figure PR3: Park Improvements Level of Service

Description	Improvements	Unit Cost	Replacement Cost
Ball Fields*	3	\$156,239	\$468,717
Picnic Shelters	1	\$29,205	\$29,205
Playgrounds	1	\$168,236	\$168,236
Walking Trail	1	\$15,000	\$15,000
Press Box/Restrooms/Concession	1	\$307,500	\$307,500
Parking Spaces	215	\$1,500	\$322,500
Bleachers	6	\$3,333	\$20,000
Gazebo	1	\$9,227	\$9,227
Flag Pole & Picnic Tables	1	\$11,196	\$11,196
Park Signage	1	\$44,151	\$44,151
Storage Building	1	\$2,874	\$2,874
Total	232	\$6,028	\$1,398,606

*Includes field lights, scoreboards, dugouts, and fencing

Cost Allocation Factors	
Cost per Improvement	\$6,028

Level-of-Service (LOS) Standards	
Existing Improvements	232
Residential	
Residential Share	100%
2025 Population	1,290
Improvements per Person	0.1798
Cost per Person	\$1,083.96

Source: City of Eagleville, Tennessee

PROJECTED GROWTH-RELATED DEMAND FOR PARK LAND

To accommodate projected development over the next ten years, Eagleville will acquire additional park land as development occurs. Figure PR4 demonstrates growth-related demand for park improvements. Eagleville’s population is projected to increase by 903 persons by 2035. Using the 2025 LOS, future residential development will demand approximately 9.4 additional park acres (903 additional persons X 0.0104 acres per person). Based on demand for 9.4 park acres and a cost of \$15,000 per acre, the growth-related expenditure on park land is \$159,374.

Figure PR4: Growth-Related Demand for Park Land

Type of Infrastructure	Level of Service	Demand Unit	Cost per Acre
Park Land	0.0104 Acres	per Person	\$17,000

Demand for Park Land		
Year	Population	Acres
2025	1,290	13.4
2026	1,381	14.3
2027	1,471	15.3
2028	1,561	16.2
2029	1,651	17.1
2030	1,742	18.1
2031	1,832	19.0
2032	1,922	20.0
2033	2,012	20.9
2034	2,103	21.8
2035	2,193	22.8
10-Yr Increase	903	9.4

Growth-Related Expenditures	\$159,374
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PROJECTED GROWTH-RELATED DEMAND FOR PARK IMPROVEMENTS

To accommodate projected development over the next ten years, Eagleville will construct additional park improvements as development occurs. Figure PR5 demonstrates growth-related demand for park improvements. Eagleville’s population is projected to increase by 903 persons by 2035. Using the 2025 LOS, future residential development will demand approximately 162.3 additional park improvements (903 additional persons X 0.1798 improvements per person). Based on demand for 164.4 park improvements and an average cost of \$6,028 per improvement, the growth-related expenditure on park improvements is \$978,494.

Figure PR5: Growth-Related Demand for Park Improvements

Type of Infrastructure	Level of Service	Demand Unit	Cost per Unit
Park Improvements	0.1798 Improvements	per Person	\$6,028

Demand for Park Improvements		
Year	Population	Total Improvements
2025	1,290	232.0
2026	1,381	248.2
2027	1,471	264.5
2028	1,561	280.7
2029	1,651	296.9
2030	1,742	313.2
2031	1,832	329.4
2032	1,922	345.6
2033	2,012	361.8
2034	2,103	378.1
2035	2,193	394.3
10-Yr Increase	903	162.3

Growth-Related Expenditures	\$978,494
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MAXIMUM ALLOWABLE PARKS IMPACT FEES

Infrastructure components and cost factors used to calculate maximum allowable Parks impact fees are summarized in Figure PR6. Residential fees are calculated using a cost of \$1,239.75 per person multiplied by the number of persons per housing unit. For a single-family unit, the fee is \$3,657 (\$1,239.75 per person x 2.95 persons per housing unit)

Figure PR6: Maximum Allowable Parks Impact Fees

Fee Component	Cost per Person
Park Improvements	\$1,083.96
Land	\$155.78
Total	\$1,239.75

Residential Development	Fees per Unit	
Development Type	Persons per Housing Unit ¹	Proposed Fees
Single Family	2.95	\$3,657
Multi-Family	1.33	\$1,649

1. See Land Use Assumptions

PROJECTED PARKS IMPACT FEE REVENUE

Revenue projections assume implementation of the maximum allowable Parks impact fees and that development over the next ten years is consistent with the development projections in Appendix A. To the extent the rate of development either accelerates or slows down, there will be a corresponding change in the impact fee revenue. All growth is assumed to be single family; this analysis projects no growth in multifamily units. As shown in Figure PR7, projected fee revenue equals \$1,119,118, or 98.3% of the total projected expenditure.

Figure PR7: Projected Parks Impact fee Revenue

Fee Component	Growth Share	Total
Park Improvements	\$978,494	\$978,494
Land	\$159,374	\$159,374
Total	\$1,137,868	\$1,137,868

		Single Family \$3,657 per unit	Multi-Family \$1,649 per unit
Year		Hsg Unit	Hsg Unit
Base	2025	437	12
Year 1	2026	467	12
Year 2	2027	498	12
Year 3	2028	528	12
Year 4	2029	559	12
Year 5	2030	590	12
Year 6	2031	620	12
Year 7	2032	651	12
Year 8	2033	681	12
Year 9	2034	712	12
Year 10	2035	743	12
10-Year Increase		306	0
Projected Revenue		\$1,119,118	\$0

Projected Fee Revenue	\$1,119,118
Total Expenditures	\$1,137,868
Existing Development Share	\$18,750

POLICE IMPACT FEES

METHODOLOGY

The Police impact fee includes components for police facilities and police vehicles. Police impact fees use a **cost recovery methodology** for Police facilities and an **incremental expansion methodology** for Police vehicles. Costs are allocated to both residential and nonresidential development using different demand indicators for each type of development.

PROPORTIONATE SHARE

TischlerBise recommends functional population to allocate the cost of police infrastructure to residential and nonresidential development. Functional population is similar to what the U.S. Census Bureau calls "daytime population," by accounting for people living and working in a jurisdiction, but also considers commuting patterns and time spent at home and at nonresidential locations. OnTheMap is a web-based mapping and reporting application that shows where workers are employed and where they live. OnTheMap was developed through a unique partnership between the U.S. Census Bureau and its Local Employment Dynamics (LED) partner states.

Residents that do not work are assigned 20 hours per day to residential development and four hours per day to nonresidential development (annualized averages). Residents employed in Eagleville are assigned 14 hours to residential development and 10 hours to nonresidential development. Residents employed outside Eagleville are assigned 14 hours to residential development. Inflow commuters are assigned 10 hours to nonresidential development. Based on 2021 functional population data (the latest available), the residential allocation is 76 percent, and the nonresidential allocation is 24 percent for police facilities and vehicles. For animal control facilities and vehicles, 100 percent of costs are allocated towards residential development.

Figure P1: Functional Population

Demand Units in 2021			
		Demand Hours/Day	Person Hours
Residential	Population	878	
	Residents Not Working	505	10,098
	Employed Residents	373	
	Residents Employed in Eagleville	12	168
	Residents Employed outside Eagleville	361	5,054
	Residential Subtotal		15,320
	Residential Share		76%
Nonresidential	Residents Not Working	505	2,020
	Jobs Located in Eagleville	280	
	Residents Employed in Eagleville	12	120
	Non-Resident Workers (Inflow Commuters)	268	2,680
	Nonresidential Subtotal		4,820
	Nonresidential Share		24%
	Total		20,140

Source: U.S. Census Bureau, OnTheMap 6.1.1 Application and LEHD Origin-Destination Employment Statistics.

SERVICE UNITS

Residential impact fees are calculated on a per capita basis, then converted to an appropriate amount for each type of housing unit based on the number of persons per housing unit (PPHU). As shown in Figure P2, the current PPHU factors are 2.95 persons per single-family unit and 1.33 persons per multi-family unit. These factors are based on the U.S. Census Bureau’s 2018-2022 American Community Survey 5-year estimates (further discussed in Appendix A).

Nonresidential Police impact fees are calculated on a per vehicle trip basis, then converted to an appropriate amount for each type of nonresidential development based on the number of vehicle trip ends generated per 1,000 square feet of floor area. Trip generation rates are used because vehicle trips are highest for retail developments, such as shopping centers, and lowest for industrial development. Office and institutional trip rates fall between the other two categories. This ranking of trip rates is consistent with the relative demand for Police services from nonresidential development. Other possible nonresidential demand indicators, such as employment or floor area, will not accurately reflect the demand for service. For example, if employees per thousand square feet were used as the demand indicator, Police development fees would be disproportionately high for office and institutional development because offices typically have more employees per 1,000 square feet than retail uses. If floor area were used as the demand indicator, Police development fees would be disproportionately high for industrial development.

A trip end represents a vehicle either entering or exiting a development (as if a traffic counter were placed across a driveway). Trip ends for nonresidential development are calculated per thousand square feet and require an adjustment factor to avoid double counting each trip at both the origin and destination points. These factors are defined in *Trip Generation, 11th Edition*, published in 2021 by the Institute of Transportation Engineers (further discussed in Appendix A).

Figure P2: Service Units

Development Type	Persons per Housing Unit ¹
Single Family	2.95
Multi-Family	1.33

Development Type	Avg Wkdy Veh Trip Ends ¹	Trip Rate Adjustment	Average Weekday Vehicle Trips
Industrial	4.87	50%	2.44
Warehouse	3.37	50%	1.69
Commercial	37.01	33%	12.21
Office & Other Service	10.84	50%	5.42
Institutional	22.59	33%	7.45
Hotel (per room)	7.99	50%	4.00

1. See Land Use Assumptions

POLICE FACILITIES – COST RECOVERY

Eagleville officials believe its recently completed police station has sufficient capacity to serve a significant portion of new development, requiring minimal future expansion. TischlerBise therefore used a cost recovery methodology to analyze demand for police facilities over a 15-year period. As shown in Figure P3, Eagleville’s existing police facilities total 2,250 square feet. Functional population provides the proportionate share of demand for police facilities from residential and nonresidential development. To calculate the level of service, the proportionate share of square footage allocated to residential and nonresidential development are divided by the projected 2040 population and nonresidential vehicle trips, respectively. Thus, the planned level of service for residential development is 0.6467 square feet per person (2,250 square feet X 76 percent residential share / 2,644 persons) and the nonresidential level of service is 0.1345 square feet per vehicle trip (2,250 square feet X 24 percent nonresidential share / 4,016 vehicle trips).

According to data provided by City officials, Eagleville’s current police station was completed in 2020 at a cost of \$474 per square foot. By applying the level of service to the cost per square foot, the cost per person and per vehicle trip is calculated. The residential cost per person is \$306.84 (0.6467 square feet per person x \$474 per square foot) and the nonresidential cost per vehicle trip is \$63.80 (0.1345 square feet per vehicle trip x \$474 per square foot).

Figure P3: Police Facilities Level of Service

Description	Square Feet
Police Station	2,250

Cost Allocation Factors	
Facility Cost	\$1,067,610
Facility Square Feet	2,250
Cost per Square Foot	\$474

Level-of-Service (LOS) Standards	
Residential	
Residential Share	76%
2040 Population	2,644
Square Feet per Person	0.6467
Cost per Person	\$306.84
Nonresidential	
Nonresidential Share	24%
2040 Vehicle Trips	4,016
Square Feet per Vehicle Trip	0.1345
Cost per Vehicle Trip	\$63.80

Source: City of Eagleville, Tennessee

POLICE VEHICLES – INCREMENTAL EXPANSION

Eagleville plans to purchase additional police vehicles to serve future development. As shown in Figure P4, Eagleville’s existing fleet includes 6 police vehicles with an average replacement cost of \$55,996 per vehicle. Functional population provides the proportionate share of demand for police vehicles from residential and nonresidential development. Eagleville’s existing level of service for residential development is 0.0035 police units per person (6 police vehicles X 76 percent residential share / 1,290 persons) and nonresidential level of service is 0.0005 police units per vehicle trip (6 police vehicles X 24 percent nonresidential share / 2,971 vehicle trips).

Based on cost estimates, the average cost is \$55,996 per police unit. For police vehicles, the cost is \$197.90 per person (0.0035 police units per person X \$55,996 per unit) and \$26.60 per vehicle trip (0.0005 police units per vehicle trip X 55,996 per unit).

Figure P4: Police Vehicles Level of Service

Description	Units	Cost Per Unit	Total Replacement Cost
Patrol Vehicles (Charger)	1	\$39,592	\$39,592
Patrol SUV	3	\$66,860	\$200,580
Trucks	1	\$78,210	\$78,210
Equipment Trailer	1	\$17,595	\$17,595
Total	6	\$55,996	\$335,977

Cost Allocation Factors	
Cost per Unit	\$55,996

Level-of-Service (LOS) Standards	
Existing Units	6
Residential	
Residential Share	76%
2025 Population	1,290
Units per Person	0.0035
Cost per Person	\$197.90
Nonresidential	
Nonresidential Share	24%
2025 Vehicle Trips	2,971
Units per Vehicle Trip	0.0005
Cost per Vehicle Trip	\$27.14

Source: City of Eagleville, Tennessee

PROJECTED DEMAND FOR GROWTH-RELATED POLICE VEHICLES

Eagleville plans to serve new growth over the next 10 years by maximizing capacity of its existing vehicle fleet. Figure P5 demonstrates growth-related demand for police vehicles.

Shown in Figure P5, Eagleville’s population is projected to increase by 903 persons and 659 nonresidential vehicle trips by 2035. Using the 2025 LOS, future residential development will demand approximately 3.2 Police vehicles (903 additional persons X 0.0035 units per person), and future nonresidential development will demand approximately 0.3 additional police vehicles (659 additional vehicle trips X 0.0005 units per vehicle trip). In total, 3.5 vehicles will be allocated to serve new development. Based on demand for 3.5 additional Police vehicles and an average cost of \$55,996 per unit, the growth-related expenditure on Police vehicles is \$196,539.

Figure P5: Growth-Related Demand for Police Vehicles

Type of Infrastructure	Level of Service	Demand Unit	Cost per Unit
Police Vehicles	0.0035 Units	per Person	\$55,996
	0.0005 Units	per Vehicle Trip	

Demand for Police Vehicles						
	Year	Population	Vehicle Trips	Units		
				Residential	Nonresidential	Total
Base	2025	1,290	2,971	4.6	1.4	6.0
Year 1	2026	1,381	3,031	4.9	1.5	6.3
Year 2	2027	1,471	3,092	5.2	1.5	6.7
Year 3	2028	1,561	3,155	5.5	1.5	7.0
Year 4	2029	1,651	3,219	5.8	1.6	7.4
Year 5	2030	1,742	3,284	6.2	1.6	7.7
Year 6	2031	1,832	3,350	6.5	1.6	8.1
Year 7	2032	1,922	3,418	6.8	1.7	8.4
Year 8	2033	2,012	3,488	7.1	1.7	8.8
Year 9	2034	2,103	3,558	7.4	1.7	9.2
Year 10	2035	2,193	3,631	7.8	1.8	9.5
	10-Yr Increase	903	659	3.2	0.3	3.5

Growth-Related Expenditures	\$178,643	\$17,896	\$196,539
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PRINCIPAL PAYMENT CREDIT

To prevent double payment by new development for existing fire facilities and apparatus, a credit for debt service payments must be included in the fee calculation. The credit applies to the principal amount only because future development will contribute to future principal payments on the remaining debt through taxes. A credit is not necessary for future interest payments because the analysis excludes interest costs from the impact fee calculation. The credit effectively reduces the net capital cost per demand unit and therefore the net overall fee.

Using three loans from the United States Department of Agriculture (USDA), the City of Eagleville was able to finance construction of its fire station and a new police station located within a renovated former bank building. 15 percent of the total loan proceeds were spent on property acquisition and construction of the police station. The first loan was for \$3,777,800 and carries a 40-year term and a 2.13% interest rate. The second loan was for \$722,200 and carries a 36-year term and a 2.13% interest rate. The third loan was for \$2,009,679 and carries a 40-year term and a 3.63% interest rate. The City began making payments on the loans in January 2025.

The credit is calculated by allocating the principal payments to residential and nonresidential development using the functional population factors shown in Figure F1. To account for the time value of money, the analysis calculates the net present value (NPV) of future principal payments. The first loan has an NPV of \$682.49 per person and \$403.37 per vehicle trip. The second loan has an NPV of \$143.37 per person and \$84.30 per vehicle trip. The third loan has an NPV of \$255.27 per person and \$49.90 per vehicle trip. See Figure P6, P7, and P8.

As shown in Figure P9, the total credit values are multiplied by 15% to determine the police station's proportionate share of the funds. Adding the resulting values yields a total principal credit of \$162.17 per person ($\$102.37 + \$21.51 + \38.29) and \$31.65 per vehicle trip ($\$20.01 + \$4.16 + \7.48).

Figure P6: Debt Principal Credit Calculation – USDA Loan 1 (\$3,777,800)

USDA Loan 1 - Debt Principal Payment Schedule							
Original Loan Amount: \$3,777,800		Term: 40 Years		Interest Rate: 2.13%			
Year	Annual Principal Payment	Residential Share (76%)	Population	Debt Cost per Capita	Nonresidential Share (24%)	Nonres. Vehicle Trips	Debt Cost per Trip End
2025	\$60,898.75	\$46,283	1,290	\$35.87	\$14,616	2,971	\$4.92
2026	\$62,192.85	\$47,267	1,381	\$34.24	\$14,926	3,031	\$4.92
2027	\$63,514.45	\$48,271	1,471	\$32.82	\$15,243	3,092	\$4.93
2028	\$64,864.45	\$49,297	1,561	\$31.58	\$15,567	3,155	\$4.93
2029	\$66,242.49	\$50,344	1,651	\$30.49	\$15,898	3,219	\$4.94
2030	\$67,650.14	\$51,414	1,742	\$29.52	\$16,236	3,284	\$4.94
2031	\$69,087.71	\$52,507	1,832	\$28.66	\$16,581	3,350	\$4.95
2032	\$70,555.82	\$53,622	1,922	\$27.90	\$16,933	3,418	\$4.95
2033	\$72,055.13	\$54,762	2,012	\$27.21	\$17,293	3,488	\$4.96
2034	\$73,586.31	\$55,926	2,103	\$26.60	\$17,661	3,558	\$4.96
2035	\$75,150.02	\$57,114	2,193	\$26.04	\$18,036	3,631	\$4.97
2036	\$76,746.95	\$58,328	2,283	\$25.55	\$18,419	3,705	\$4.97
2037	\$78,377.83	\$59,567	2,374	\$25.10	\$18,811	3,780	\$4.98
2038	\$80,043.35	\$60,833	2,464	\$24.69	\$19,210	3,857	\$4.98
2039	\$81,744.28	\$62,126	2,554	\$24.32	\$19,619	3,936	\$4.98
2040	\$83,481.34	\$63,446	2,644	\$23.99	\$20,036	4,016	\$4.99
2041	\$85,255.32	\$64,794	2,735	\$23.69	\$20,461	4,098	\$4.99
2042	\$87,067.00	\$66,171	2,825	\$23.42	\$20,896	4,182	\$5.00
2043	\$88,917.17	\$67,577	2,915	\$23.18	\$21,340	4,268	\$5.00
2044	\$90,806.66	\$69,013	3,005	\$22.96	\$21,794	4,355	\$5.00
2045	\$92,736.30	\$70,480	3,096	\$22.77	\$22,257	4,445	\$5.01
2046	\$94,706.95	\$71,977	3,186	\$22.59	\$22,730	4,536	\$5.01
2047	\$96,719.47	\$73,507	3,276	\$22.44	\$23,213	4,629	\$5.01
2048	\$98,774.76	\$75,069	3,366	\$22.30	\$23,706	4,724	\$5.02
2049	\$100,873.72	\$76,664	3,457	\$22.18	\$24,210	4,822	\$5.02
2050	\$103,017.29	\$78,293	3,547	\$22.07	\$24,724	4,921	\$5.02
2051	\$105,206.41	\$79,957	3,637	\$21.98	\$25,250	5,022	\$5.03
2052	\$107,442.04	\$81,656	3,728	\$21.91	\$25,786	5,126	\$5.03
2053	\$109,725.19	\$83,391	3,818	\$21.84	\$26,334	5,232	\$5.03
2054	\$112,056.85	\$85,163	3,908	\$21.79	\$26,894	5,340	\$5.04
2055	\$114,438.05	\$86,973	3,998	\$21.75	\$27,465	5,451	\$5.04
2056	\$116,869.86	\$88,821	4,089	\$21.72	\$28,049	5,564	\$5.04
2057	\$119,353.35	\$90,709	4,179	\$21.71	\$28,645	5,679	\$5.04
2058	\$121,889.61	\$92,636	4,269	\$21.70	\$29,254	5,797	\$5.05
2059	\$124,479.76	\$94,605	4,359	\$21.70	\$29,875	5,917	\$5.05
2060	\$127,124.96	\$96,615	4,450	\$21.71	\$30,510	6,040	\$5.05
2061	\$129,826.36	\$98,668	4,540	\$21.73	\$31,158	6,165	\$5.05
2062	\$132,585.17	\$100,765	4,630	\$21.76	\$31,820	6,294	\$5.06
2063	\$135,402.61	\$102,906	4,721	\$21.80	\$32,497	6,425	\$5.06
2064	\$136,333.61	\$103,614	4,811	\$21.54	\$32,720	6,559	\$4.99

Discount Rate		2.13%		2.13%
Net Present Value	Per Person	\$682.49	Per Trip	\$133.39

Figure P7: Debt Principal Credit Calculation – USDA Loan 2 (\$722,200)

USDA Loan 2 - Debt Principal Payment Schedule								
Original Loan Amount:		\$722,200	Term:		36 Years	Interest Rate:		2.13%
Year	Annual Principal Payment	Residential Share (76%)	Population	Debt Cost per Capita	Nonresidential Share (24%)	Nonres. Vehicle Trips	Debt Cost per Trip End	
2025	\$13,563.25	\$10,308	1,290	\$7.99	\$3,255	2,971	\$1.10	
2026	\$13,851.47	\$10,527	1,381	\$7.63	\$3,324	3,031	\$1.10	
2027	\$14,145.81	\$10,751	1,471	\$7.31	\$3,395	3,092	\$1.10	
2028	\$14,446.41	\$10,979	1,561	\$7.03	\$3,467	3,155	\$1.10	
2029	\$14,753.40	\$11,213	1,651	\$6.79	\$3,541	3,219	\$1.10	
2030	\$15,066.91	\$11,451	1,742	\$6.57	\$3,616	3,284	\$1.10	
2031	\$15,387.08	\$11,694	1,832	\$6.38	\$3,693	3,350	\$1.10	
2032	\$15,714.05	\$11,943	1,922	\$6.21	\$3,771	3,418	\$1.10	
2033	\$16,047.98	\$12,196	2,012	\$6.06	\$3,852	3,488	\$1.10	
2034	\$16,389.00	\$12,456	2,103	\$5.92	\$3,933	3,558	\$1.11	
2035	\$16,737.26	\$12,720	2,193	\$5.80	\$4,017	3,631	\$1.11	
2036	\$17,092.93	\$12,991	2,283	\$5.69	\$4,102	3,705	\$1.11	
2037	\$17,456.16	\$13,267	2,374	\$5.59	\$4,189	3,780	\$1.11	
2038	\$17,827.10	\$13,549	2,464	\$5.50	\$4,279	3,857	\$1.11	
2039	\$18,205.92	\$13,836	2,554	\$5.42	\$4,369	3,936	\$1.11	
2040	\$18,592.80	\$14,131	2,644	\$5.34	\$4,462	4,016	\$1.11	
2041	\$18,987.90	\$14,431	2,735	\$5.28	\$4,557	4,098	\$1.11	
2042	\$19,391.39	\$14,737	2,825	\$5.22	\$4,654	4,182	\$1.11	
2043	\$19,803.46	\$15,051	2,915	\$5.16	\$4,753	4,268	\$1.11	
2044	\$20,224.28	\$15,370	3,005	\$5.11	\$4,854	4,355	\$1.11	
2045	\$20,654.05	\$15,697	3,096	\$5.07	\$4,957	4,445	\$1.12	
2046	\$21,092.95	\$16,031	3,186	\$5.03	\$5,062	4,536	\$1.12	
2047	\$21,541.17	\$16,371	3,276	\$5.00	\$5,170	4,629	\$1.12	
2048	\$21,998.92	\$16,719	3,366	\$4.97	\$5,280	4,724	\$1.12	
2049	\$22,466.40	\$17,074	3,457	\$4.94	\$5,392	4,822	\$1.12	
2050	\$22,943.81	\$17,437	3,547	\$4.92	\$5,507	4,921	\$1.12	
2051	\$23,341.36	\$17,739	3,637	\$4.88	\$5,602	5,022	\$1.12	
2052	\$23,929.28	\$18,186	3,728	\$4.88	\$5,743	5,126	\$1.12	
2053	\$24,437.78	\$18,573	3,818	\$4.86	\$5,865	5,232	\$1.12	
2054	\$24,957.08	\$18,967	3,908	\$4.85	\$5,990	5,340	\$1.12	
2055	\$25,487.42	\$19,370	3,998	\$4.84	\$6,117	5,451	\$1.12	
2056	\$26,029.03	\$19,782	4,089	\$4.84	\$6,247	5,564	\$1.12	
2057	\$26,582.14	\$20,202	4,179	\$4.83	\$6,380	5,679	\$1.12	
2058	\$27,147.01	\$20,632	4,269	\$4.83	\$6,515	5,797	\$1.12	
2059	\$27,723.89	\$21,070	4,359	\$4.83	\$6,654	5,917	\$1.12	
2060	\$28,093.16	\$21,351	4,450	\$4.80	\$6,742	6,040	\$1.12	
Total		\$548,804			\$173,306			

Discount Rate		2.13%		2.13%
Net Present Value	Per Person	\$143.37	Per Trip	\$27.72

Figure P8: Debt Principal Credit Calculation – USDA Loan 3 (\$2,009,769)

USDA Loan 3 - Debt Principal Payment Schedule											
Original Loan Amount:		\$2,009,769		Term:		36 Years		Interest Rate:		3.63%	
Year	Annual Principal Payment	Residential Share (76%)	Population	Debt Cost per Capita	Nonresidential Share (24%)	Nonres. Vehicle Trips	Debt Cost per Trip End				
2025	\$23,091.00	\$17,549	1,290	\$13.60	\$5,542	2,971	\$1.87				
2026	\$23,928.05	\$18,185	1,381	\$13.17	\$5,743	3,031	\$1.89				
2027	\$24,795.44	\$18,845	1,471	\$12.81	\$5,951	3,092	\$1.92				
2028	\$25,694.28	\$19,528	1,561	\$12.51	\$6,167	3,155	\$1.95				
2029	\$26,625.69	\$20,236	1,651	\$12.25	\$6,390	3,219	\$1.99				
2030	\$27,590.87	\$20,969	1,742	\$12.04	\$6,622	3,284	\$2.02				
2031	\$28,591.04	\$21,729	1,832	\$11.86	\$6,862	3,350	\$2.05				
2032	\$29,627.47	\$22,517	1,922	\$11.71	\$7,111	3,418	\$2.08				
2033	\$30,701.46	\$23,333	2,012	\$11.59	\$7,368	3,488	\$2.11				
2034	\$31,814.39	\$24,179	2,103	\$11.50	\$7,635	3,558	\$2.15				
2035	\$32,967.66	\$25,055	2,193	\$11.43	\$7,912	3,631	\$2.18				
2036	\$34,162.74	\$25,964	2,283	\$11.37	\$8,199	3,705	\$2.21				
2037	\$35,401.14	\$26,905	2,374	\$11.34	\$8,496	3,780	\$2.25				
2038	\$36,684.43	\$27,880	2,464	\$11.32	\$8,804	3,857	\$2.28				
2039	\$38,014.24	\$28,891	2,554	\$11.31	\$9,123	3,936	\$2.32				
2040	\$39,392.26	\$29,938	2,644	\$11.32	\$9,454	4,016	\$2.35				
2041	\$40,820.23	\$31,023	2,735	\$11.34	\$9,797	4,098	\$2.39				
2042	\$42,299.96	\$32,148	2,825	\$11.38	\$10,152	4,182	\$2.43				
2043	\$43,833.34	\$33,313	2,915	\$11.43	\$10,520	4,268	\$2.46				
2044	\$45,422.29	\$34,521	3,005	\$11.49	\$10,901	4,355	\$2.50				
2045	\$47,068.85	\$35,772	3,096	\$11.56	\$11,297	4,445	\$2.54				
2046	\$48,775.10	\$37,069	3,186	\$11.64	\$11,706	4,536	\$2.58				
2047	\$50,543.20	\$38,413	3,276	\$11.72	\$12,130	4,629	\$2.62				
2048	\$52,375.39	\$39,805	3,366	\$11.82	\$12,570	4,724	\$2.66				
2049	\$54,273.99	\$41,248	3,457	\$11.93	\$13,026	4,822	\$2.70				
2050	\$56,241.43	\$42,743	3,547	\$12.05	\$13,498	4,921	\$2.74				
2051	\$58,280.18	\$44,293	3,637	\$12.18	\$13,987	5,022	\$2.78				
2052	\$60,392.84	\$45,899	3,728	\$12.31	\$14,494	5,126	\$2.83				
2053	\$62,582.08	\$47,562	3,818	\$12.46	\$15,020	5,232	\$2.87				
2054	\$64,850.68	\$49,287	3,908	\$12.61	\$15,564	5,340	\$2.91				
2055	\$67,201.51	\$51,073	3,998	\$12.77	\$16,128	5,451	\$2.96				
2056	\$69,637.57	\$52,925	4,089	\$12.94	\$16,713	5,564	\$3.00				
2057	\$72,161.93	\$54,843	4,179	\$13.12	\$17,319	5,679	\$3.05				
2058	\$74,777.80	\$56,831	4,269	\$13.31	\$17,947	5,797	\$3.10				
2059	\$77,488.49	\$58,891	4,359	\$13.51	\$18,597	5,917	\$3.14				
2060	\$80,297.45	\$61,026	4,450	\$13.71	\$19,271	6,040	\$3.19				
2061	\$83,198.23	\$63,231	4,540	\$13.93	\$19,968	6,165	\$3.24				
2062	\$86,224.53	\$65,531	4,630	\$14.15	\$20,694	6,294	\$3.29				
2063	\$89,350.17	\$67,906	4,721	\$14.39	\$21,444	6,425	\$3.34				
2064	\$92,589.12	\$70,368	4,811	\$14.63	\$22,221	6,559	\$3.39				

Discount Rate		3.63%		3.63%
Net Present Value	Per Person	\$255.27	Per Trip	\$49.90

Figure P9: Debt Principal Credit Summary – Police Station

Loan Amount	Credit Per Person	Police Share (15%)
\$3,777,800	\$682.49	\$102.37
\$722,200	\$143.37	\$21.51
\$2,009,769	\$255.27	\$38.29
\$6,509,769	\$1,081.13	\$162.17

Loan Amount	Per Trip	Police Share (15%)
\$3,777,800	\$133.39	\$20.01
\$722,200	\$27.72	\$4.16
\$2,009,769	\$49.90	\$7.48
\$6,509,769	\$211.01	\$31.65

MAXIMUM ALLOWABLE POLICE IMPACT FEES

Infrastructure components and cost factors used to calculate maximum allowable Police impact fees are summarized in the upper portion of Figure P10. Residential fees are calculated by multiplying the cost per person (\$342.57) by the average number of persons per housing unit. For example, the fee for a single family unit is \$1,011 (\$342.57 per person x 2.95 persons per housing unit).

Nonresidential fees are calculated by multiplying the cost per vehicle trip (\$59.28) by the average number of vehicle trips per 1,000 square feet of floor area. For example, the fee per 1,000 square feet of industrial floor area is \$144 (\$59.28 per vehicle trip x 2.44 average weekday vehicle trips per 1,000 square feet).

Figure P10: Maximum Allowable Police Impact Fees

Fee Component	Cost per Person	Cost per Trip
Police Facilities	\$306.84	\$63.80
Police Vehicles	\$197.90	\$27.14
Debt Principal Credit	(\$162.17)	(\$31.65)
Total	\$342.57	\$59.28

Residential Development	Fees per Unit	
Development Type	Persons per Housing Unit ¹	Proposed Fees
Single Family	2.95	\$1,011
Multi-Family	1.33	\$456

Nonresidential Development	Fees per 1,000 Square Feet	
Development Type	Average Wkdy Vehicle Trips ¹	Proposed Fees
Industrial	2.44	\$144
Warehouse	1.69	\$100
Commercial	12.21	\$724
Office & Other Service	5.42	\$321
Institutional	7.45	\$442

1. See Land Use Assumptions

PROJECTED POLICE IMPACT FEE REVENUE

Revenue projections assume implementation of the maximum allowable Police impact fees and that development over the next 10 years is consistent with the development projections in Appendix A. To the extent the rate of development either accelerates or slows down, there will be a corresponding change in the impact fee revenue. As shown in Figure P11, impact fees are expected to generate \$333,771 over the analysis period.

Figure P11: Projected Police Impact Fee Revenue

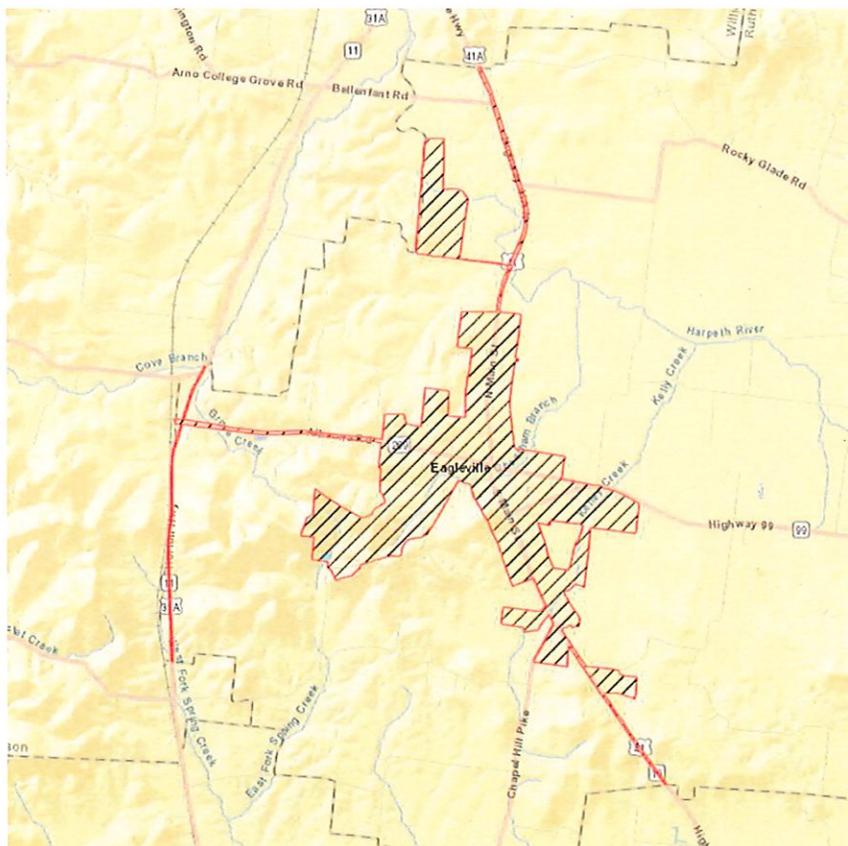
		Single Family \$1,011 per unit	Multi-Family \$456 per unit	Industrial \$144 per KSF	Commercial \$724 per KSF	Office & Other \$321 per KSF	Institutional \$442 per KSF
Year		Hsg Unit	Hsg Unit	KSF	KSF	KSF	KSF
Base	2025	437	12	115	68	20	109
Year 1	2026	467	12	116	70	20	111
Year 2	2027	498	12	117	72	20	112
Year 3	2028	528	12	118	73	21	114
Year 4	2029	559	12	119	75	21	116
Year 5	2030	590	12	121	77	21	118
Year 6	2031	620	12	122	79	22	120
Year 7	2032	651	12	123	81	22	122
Year 8	2033	681	12	124	82	23	124
Year 9	2034	712	12	126	84	23	126
Year 10	2035	743	12	127	86	23	128
10-Year Increase		306	0	12	18	4	19
Projected Revenue		\$309,238	\$0	\$1,749	\$12,966	\$1,203	\$8,615
Projected Fee Revenue							\$333,771

APPENDIX A: LAND USE ASSUMPTIONS

The City of Eagleville retained TischlerBise to prepare this study to analyze the impacts of development on the City's capital facilities and to calculate development impact fees based on that analysis. The population, housing unit, and job projections contained in this document provide the foundation for the development impact fee study. To evaluate the demand for growth-related infrastructure from various types of development, TischlerBise prepared documentation on jobs and floor area by type of nonresidential development, average weekday vehicle trip generation rates, and demand indicators by type of housing unit. These metrics are the service units and demand indicators used in the development impact fee study.

Development impact fees are based on the need for growth-related improvements, and they must be proportionate by type of land use. The demographic data and development projections are used to demonstrate proportionality and anticipate the need for future infrastructure. Development impact fee studies typically look out five to ten years, with the expectation that fees will be updated every three to five years. The estimates and projections of residential and nonresidential development in this Land Use Assumptions document are for areas within the boundaries of Eagleville, Tennessee. The map below illustrates the areas within the Eagleville Development Impact Fee Service Area.

Figure A1: Development Impact Fee Service Area Map



SUMMARY OF GROWTH INDICATORS

Key development projections for the Eagleville development impact fee study include housing units and nonresidential floor area. TischlerBise estimates population and housing units using US Census data. For nonresidential development, the base year employment estimate is calculated based on Esri Business Analyst. To project future employment by industry sector, the analysis uses housing unit growth estimates to create a population to jobs factor. To estimate nonresidential floor area, TischlerBise applies square feet per employee factors published by the Institute of Transportation Engineers (ITE) to the employment projections. The projections contained in this document provide the foundation for the Development Impact Fee Study.

These projections are used to estimate development impact fee revenue and to indicate the anticipated need for growth-related infrastructure. The goal is to have reasonable projections without being overly concerned with precision. Because development impact fee methods are designed to reduce sensitivity to development projections in the determination of the proportionate-share fee amounts, if actual development is slower than projected, fee revenue will decline, but so will the need for growth-related infrastructure. In contrast, if development is faster than anticipated, Eagleville will receive more fee revenue but will also need to accelerate infrastructure improvements to keep pace with the actual rate of development.

During the next 15 years, TischlerBise projects an average annual increase of 31 housing units per year. During the same time period, TischlerBise projects an average increase of 84,000 square feet of nonresidential floor area per year.

RESIDENTIAL DEVELOPMENT

Current estimates and future projections of residential development are detailed in this section including population and housing units by type.

Recent Residential Construction

Development impact fees require an analysis of current levels of service. For residential development, current levels of service are determined using estimates of population and housing units. According to data received from City's planning office, the City is expected to annex, plat and permit an additional 339 housing units over the next 10 years.

Persons Per Housing Unit

According to the U.S. Census Bureau, a household is a housing unit occupied by year-round residents. Development impact fees often use per capita standards and persons per housing unit (PPHU) or persons per household (PPH) to derive proportionate share fee amounts. When PPHU is used in the fee calculations, infrastructure standards are derived using year-round population. When PPH is used in the fee calculations, the development impact fee methodology assumes a higher percentage of housing units will be occupied, thus requiring seasonal or peak population to be used when deriving infrastructure standards. TischlerBise recommends that Eagleville impose development impact fees for residential development according to the number of persons per housing unit.

Occupancy calculations require data on population and the types of units by structure. The 2010 census did not obtain detailed information using a “long-form” questionnaire. Instead, the U.S. Census Bureau switched to a continuous monthly mailing of surveys, known as the American Community Survey (ACS), which has limitations due to sample-size constraints. For example, data on detached housing units are now combined with attached single units (commonly known as townhouses, which share a common sidewall, but are constructed on an individual parcel of land). For development impact fees in Eagleville, detached stick-built units, attached units, and mobile home units are included in the “Single-Family” category. The second residential category includes duplexes and all other structures with two or more units on an individual parcel of land. This is referred to as the “Multi-Family” category. (Note: housing unit estimates from ACS will not equal decennial census counts of units. These data are used only to derive the custom PPHU factors for each type of unit).

Figure A2 below shows the ACS 2022 5-Year Estimates for Eagleville. Single-family units averaged 2.95 persons per housing unit (966 persons / 327 housing units) and multi-family units had an average of 1.33 persons per housing unit (16 persons / 12 housing units). In 2022 total housing units in Eagleville averaged 2.90 persons per housing unit.

Figure A2: Persons per Housing Unit by Type of Housing

Housing Type	Persons	Households	Persons per Household	Housing Units	Persons per Housing Unit	Housing Mix	Vacancy Rate
Single-Family Units ¹	966	313	3.09	327	2.95	96.5%	4.30%
Multi-Family Units ²	16	12	1.33	12	1.33	3.5%	0.00%
Total	982	325	3.02	339	2.90	100.0%	4.10%

Source: U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates

1. Includes detached, attached (i.e. townhouses), and mobile home units.
2. Includes dwellings in structures with two or more units.

Residential Estimates

This analysis projects housing units based on building permit data provided by Eagleville staff. By applying the building permit data shown below in Figure A4 to 2022 US Census estimates, TischlerBise estimates the 2025 housing stock includes 437 units. The analysis converts housing units to population using the occupancy factors shown in Figure A2. The 2025 population estimate is 1,290 persons.

Residential Projections

Over the next 10 years, Eagleville is expected to see an annual increase of 31 housing units per year, all of them single family homes. To project future population, the analysis converts housing units to population using the occupancy factors shown in Figure A2. For this study, it is assumed that the housing unit size will remain constant. TischlerBise projects a 15-year increase of 459 housing units and 1,354 persons (459 single-family units X 2.95 persons per housing unit per housing unit).

Figure A4: Residential Development Projections

	5- Year Increments >>								15-Year Increase
	2025 Base Year	2026 1	2027 2	2028 3	2029 4	2030 5	2035 10	2040 15	
Population	1,290	1,381	1,471	1,561	1,651	1,742	2,193	2,644	1,354
Annual Increase	90	90	90	90	90	90	89	89	
Housing Units	437	467	498	528	559	590	743	896	459
Annual Increase	31	31	31	31	31	31	31	31	

NONRESIDENTIAL DEVELOPMENT

Current estimates and future projections of nonresidential development are detailed in this section including jobs and nonresidential floor area.

Nonresidential Floor Area Ratios

TischlerBise uses 2021 Institute of Transportation Engineers (ITE) data to estimate nonresidential floor area. As shown in Figure A5, the prototype for industrial development is Manufacturing (ITE 140) with an average of 528 square feet per employee. Commercial development uses Shopping Center (ITE 820) with 471 square feet per employee. Office & other services uses General Office (ITE 710) with an average of 307 square feet per employee. Finally, institutional uses Government Office (ITE 730) with an average of 330 square feet per employee.

Figure A5: Institute of Transportation Engineers, Employee and Building Area Ratios

ITE Code	Land Use / Size	Demand Unit	Square Feet Per Emp
110	Light Industrial	1,000 Sq Ft	637
130	Industrial Park	1,000 Sq Ft	864
140	Manufacturing	1,000 Sq Ft	528
150	Warehousing	1,000 Sq Ft	2,953
254	Assisted Living	bed	na
310	Hotel	room	na
520	Elementary School	student	na
530	High School	student	na
540	Community College	student	na
565	Day Care	student	na
610	Hospital	1,000 Sq Ft	350
620	Nursing Home	bed	na
710	General Office (average size)	1,000 Sq Ft	307
715	Single Tenant Office	1,000 Sq Ft	295
720	Medical-Dental Office	1,000 Sq Ft	250
730	Government Office	1,000 Sq Ft	330
750	Office Park	1,000 Sq Ft	320
820	Shopping Center (average size)	1,000 Sq Ft	471

1. Trip Generation, Institute of Transportation Engineers, 11th Edition (2021).

Employment and Floor Area Estimates

Based on estimates obtained from Esri Business Analyst, there were 744 jobs in Eagleville in 2024. Applying the square feet per employee factors shown in Figure A5 to the 2024 employment estimates results in a 2024 nonresidential floor area estimate of 306,663 square feet.

Figure A6: Estimated Employment and Nonresidential Floor Area

Nonresidential Category	2024 Jobs ¹	Percent of Total Jobs	Square Feet per Job ²	2024 Estimated Floor Area ³	Jobs per 1,000 Sq. Ft. ²
Industrial ⁴	215	29%	528	113,520	1.89
Commercial ⁵	142	19%	471	66,882	2.12
Office & Other Service ⁶	63	8%	307	19,341	3.26
Institutional ⁷	324	44%	330	106,920	3.03
Total	744	100%		306,663	2.43

1. ESRI Business Analyst Employment Data (2024).
2. Trip Generation, Institute of Transportation Engineers, 11th Edition (2021).
3. TischlerBise calculation (2024 jobs X square feet per job).
4. Major sectors are Manufacturing and Wholesale Trade.
5. Major sectors are Retail, Accommodation and Food Services.
6. Major sector is Administration & Support.

Employment and Floor Area Projections

To derive base year employment and project future job growth, TischlerBise used the 2024 employment data from ESRI Business Analyst shown in Figure A6 and then applied projected annual growth rates by sector for Rutherford County provided by the Greater Nashville Metropolitan Planning Organization (MPO). See Figure A7.

Figure A7: Employment Annual Growth Rate by Sector (MPO)

Sector	Rutherford County				Eagleville		Compounded Annual Growth Rate (CAGR)
	2017 MPO		2045 MPO		2024 ESRI		
Industrial	51,878	30.3%	68,723	25.3%	215	28.9%	1.01%
Commercial	33,013	19.3%	63,280	23.3%	142	19.1%	2.35%
Office & Other	65,598	38.3%	106,827	39.3%	63	8.5%	1.76%
Institutional	21,008	12.3%	33,341	12.3%	324	43.5%	1.66%
Total	171,497		272,170		744		

This analysis assumes that job growth in Eagleville will mirror growth rates by sector in greater Rutherford County. TischlerBise converted employment to floor area using employment density (square feet per employee) factors from ITE. As shown in Figure A8, Eagleville is expected to see an increase of 208 jobs and approximately 84,000 additional square feet of nonresidential development over the next 15 years.

Figure A8: Nonresidential Development Projections

	5-Year Increments >>>								15-Year Increase
	2025 Base Year	2026 1	2027 2	2028 3	2029 4	2030 5	2035 10	2040 15	
Jobs									
Industrial	217	219	222	224	226	228	240	252	35
Commercial	145	149	152	156	159	163	183	206	61
Office & Other Service	64	65	66	68	69	70	76	83	19
Institutional	329	335	340	346	352	358	388	422	92
Total	756	768	781	793	806	819	888	964	208
Floor Area (KSF)									
Industrial	115	116	117	118	119	121	127	133	19
Commercial	68	70	72	73	75	77	86	97	29
Office & Other Service	20	20	20	21	21	21	23	26	6
Institutional	109	111	112	114	116	118	128	139	31
Total	311	316	321	327	332	337	365	395	84

Nonresidential Vehicle Trip Projections

For nonresidential development, TischlerBise uses trip generation rates published in Trip Generation, Institute of Transportation Engineers, 11th Edition (2021). The prototype for industrial development is Manufacturing (ITE 140) which generates 3.37 average weekday vehicle trip ends per 1,000 square feet of floor area. The prototype for commercial development is Shopping Center (ITE 820) which generates 37.01 average weekday vehicle trip ends per 1,000 square feet of floor area. For office & other services development, the proxy is General Office (ITE 710), and it generates 10.84 average weekday vehicle trip ends per 1,000 square feet of floor area. For institutional development, the proxy is Government Office (ITE 610), and it generates 22.59 average weekday vehicle trip ends per 1,000 square feet of floor area. See Figure A9.

Trip Rate Adjustments

To calculate the development impact fees, trip generation rates are adjusted to avoid double counting each trip at both the origin and destination points. For example, when someone stops at a convenience store on the way home from work, the convenience store is not the primary destination. Figure A9 shows the trip adjustment factor and adjusted average weekday vehicle trip ends for each type of nonresidential land use.

Figure A9: Average Weekday Vehicle Trip Ends by Land Use

Development Type	Development Unit	ITE Code	Weekday Trips KSF	Trip Adj	Adjust AWWTE
Industrial	KSF	140	4.87	50%	2.44
Commercial	KSF	820	37.01	33%	12.21
Office & Other Service	KSF	710	10.84	50%	5.42
Institutional	KSF	730	22.59	33%	7.45

FUNCTIONAL POPULATION

TischlerBise recommends functional population to allocate the cost of certain facilities to residential and nonresidential development. Functional population is similar to what the U.S. Census Bureau calls "daytime population," which accounts for people living and working in a jurisdiction, but also considers commuting patterns and time spent at home and at nonresidential locations. OnTheMap is a web-based mapping and reporting application that shows where workers are employed and where they live. OnTheMap was developed through a unique partnership between the U.S. Census Bureau and its Local Employment Dynamics (LED) partner states.

Residents who do not work are assigned 20 hours per day to residential development and four hours per day to nonresidential development (annualized averages). Residents who work in Eagleville are assigned 14 hours to residential development and 10 hours to nonresidential development. Residents who work outside Eagleville are assigned 14 hours to residential development, and inflow commuters are assigned 10 hours to nonresidential development. Based on 2021 data for Eagleville (the latest data available), residential development accounts for 76 percent of functional population and nonresidential development accounts for the remaining 24 percent of functional population. See Figure A10.

Figure A10: Functional Population

Demand Units in 2021				
	Population		Demand Hours/Day	Person Hours
Residential	878			
Residents Not Working	505		20	10,098
Employed Residents	373			
Residents Employed in Eagleville		12	14	168
Residents Employed outside Eagleville		361	14	5,054
				Residential Subtotal
				15,320
				Residential Share
				76%
Nonresidential				
Residents Not Working	505		4	2,020
Jobs Located in Eagleville	280			
Residents Employed in Eagleville		12	10	120
Non-Resident Workers (Inflow Commuters)		268	10	2,680
				Nonresidential Subtotal
				4,820
				Nonresidential Share
				24%
				Total
				20,140

Source: U.S. Census Bureau, OnTheMap 6.1.1 Application and LEHD Origin-Destination Employment Statistics.

DEVELOPMENT PROJECTIONS

Figure A11 summarizes development projections used in the Development Impact Fee Study. Development projections are used to illustrate a possible future pace of demand for service units and cash flows resulting from revenues and expenditures associated with those demands.

Figure A11: Development Projections Summary

Eagleville, Tennessee	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	15 - Year
	Base Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Increase
Population [1]	1,290	1,381	1,471	1,561	1,651	1,742	1,832	1,922	2,012	2,103	2,193	2,283	2,374	2,464	2,554	2,644	1,354
Housing Units [2]	437	467	498	528	559	590	620	651	681	712	743	773	804	834	865	896	459
Employment																	
Industrial	217	219	222	224	226	228	231	233	235	238	240	243	245	247	250	252	35
Commercial	145	149	152	156	159	163	167	171	175	179	183	188	192	197	201	206	61
Office & Other Service	64	65	66	68	69	70	71	72	74	75	76	78	79	80	82	83	19
Institutional	329	335	340	346	352	358	364	370	376	382	388	395	401	408	415	422	92
Total Employment [3]	756	768	781	793	806	819	833	846	860	874	888	903	918	933	948	964	208
Nonres. Floor Area (x1,000)																	
Industrial	115	116	117	118	119	121	122	123	124	126	127	128	129	131	132	133	19
Commercial	68	70	72	73	75	77	79	81	82	84	86	88	90	93	95	97	29
Office & Other Service	20	20	20	21	21	21	22	22	23	23	23	24	24	25	25	26	6
Institutional	109	111	112	114	116	118	120	122	124	126	128	130	132	135	137	139	31
Total Nonres. Floor Area [4]	311	316	321	327	332	337	342	348	353	359	365	371	377	383	389	395	84
Nonres. Vehicle Trips (x1000)																	
Industrial	279	282	285	288	291	294	297	300	303	306	309	312	315	318	321	325	45
Commercial	1,775	1,817	1,860	1,903	1,948	1,994	2,041	2,089	2,138	2,188	2,239	2,292	2,346	2,401	2,458	2,515	740
Office & Other Service	107	109	110	112	114	116	118	121	123	125	127	129	131	134	136	139	32
Institutional	810	824	837	851	866	880	895	909	925	940	956	972	988	1,004	1,021	1,038	227
Total Nonres. Vehicle Trips [5]	2,971	3,031	3,092	3,155	3,219	3,284	3,350	3,418	3,488	3,558	3,631	3,705	3,780	3,857	3,936	4,016	1,045

[1] TischlerBise calculation based number of housing units multiplied by persons per housing unit factor from 2017-2022 ACS 5-year average

[2] TischlerBise calculation based on average annual growth rate in units added to previous year's total

[3] Source: Average compounded annual growth rates, Greater Nashville Metropolitan Council (GNMC) 2045 Regional Transportation Plan

[4] Source: Number of jobs x Square foot per employee factors from International Transportation Engineers (ITE) Trip Generation Manual, 11th Edition (2021)

[5] Source: Floor Area (square footage) x adjusted vehicle trip generation factors from International Transportation Engineers (ITE) Trip Generation Manual, 11th Edition (2021)

APPENDIX B: LAND USE DEFINITIONS

RESIDENTIAL DEVELOPMENT

As discussed below, residential development categories are based on data from the U.S. Census Bureau, American Community Survey. The City of Eagleville will collect impact fees from all new residential units. One-time impact fees are determined by site capacity (i.e., number of residential units).

Single-Family Units:

1. Single-family detached is a one-unit structure detached from any other house, that is, with open space on all four sides. Such structures are considered detached even if they have an adjoining shed or garage. A one-family house that contains a business is considered detached as long as the building has open space on all four sides.
2. Single-family attached (townhouse) is a one-unit structure that has one or more walls extending from ground to roof separating it from adjoining structures. In townhouses, or houses attached to nonresidential structures, each house is a separate, attached structure if the dividing or common wall goes from ground to roof.

Multi-Family Units:

1. 2+ units (duplexes and apartments) are units in structures containing two or more housing units, further categorized as units in structures with "2, 3 or 4, 5 to 9, 10 to 19, 20 to 49, and 50 or more apartments."

NONRESIDENTIAL DEVELOPMENT

The proposed general nonresidential development categories (defined below) can be used for all new construction within the City of Eagleville. Nonresidential development categories represent general groups of land uses that share similar average weekday vehicle trip generation rates and employment densities (i.e., jobs per thousand square feet of floor area).

Commercial: Establishments primarily selling merchandise, eating/drinking places, and entertainment uses. By way of example, *Commercial* includes shopping centers, supermarkets, pharmacies, restaurants, bars, nightclubs, automobile dealerships, and movie theaters.

Industrial: Establishments primarily engaged in the production, transportation, or storage of goods. By way of example, *Industrial* includes manufacturing plants, distribution warehouses, trucking companies, utility substations, power generation facilities, and telecommunications buildings.

Institutional: Public and quasi-public buildings providing educational, social assistance, or religious services. By way of example, *Institutional* includes schools, universities, churches, daycare facilities, hospitals, and government buildings.

Warehouse: A warehouse is primarily devoted to the storage of materials, but it may also include office and maintenance areas.

Office: Establishments providing management, administrative, professional, or business services. By way of example, *Office* includes banks, business offices, medical offices, and veterinarian clinics.

Item 11a Ordinance 2025-007 Court Fees

ORDINANCE NO. 2025-007

**AN ORDINANCE TO AMEND SECTION 3-305 OF THE CITY OF EAGLEVILLE
CODE OF ORDINANCES
(Amends Ordinance 2025-004)**

Whereas, Section 3-305 of the Eagleville Code of Ordinances sets the Court Costs for the City of Eagleville’s Municipal Court; and,

Whereas, the Eagleville City Council desires to amend the Court Costs;

NOW THEREFORE, BE IT ORDAINED by the City of Eagleville, Tennessee City Council that Section 3-305 of the Code of Ordinances, also known as the Municipal Code, is hereby amended to read:

3-305. **Court Costs.** There is hereby established fixed court costs for all cases brought before the municipal court. Court costs shall be one hundred forty-six dollars (\$146.00) or such other amount as shall be established by the city council from time to time. The municipal judge shall certify to the chief of police for collection, all fines, costs, and forfeitures imposed by him/her for offenses against the law and ordinances of the city. Costs in favor of any person paid a fixed salary by the city shall belong to the city and be paid into its treasury. The municipal judge shall collect and receipt for all fines imposed by him/her, and he/she shall render a bi-annual report to the city council of all costs and fines collected and of all assessed and uncollected. It shall be unlawful for any other person or officer to collect or receipt for said fines, costs, and recoveries, but the municipal judge may authorize the chief of police to collect and receipt for fines and costs.

Be it Ordained by the City of Eagleville, Tennessee that this Ordinance shall become effective on _____, in accordance with the Charter of the City of Eagleville, Tennessee, and the public welfare demanding it.

Approved and adopted by the City of Eagleville, Tennessee, Mayor and the Eagleville Councilmembers.

Date

Chad Leeman, Mayor Tennessee

APPROVED AS TO FORM:
Date

Stephen Aymett, City Attorney

Attest: _____
Christina Rivas, City Recorder

Date of Public Hearing

1st Reading _____

2nd Reading _____

Item 11b Planning Commission Referral for Rezoning Request

P.O. Box 68
108 South Main Street
Eagleville, TN 37060

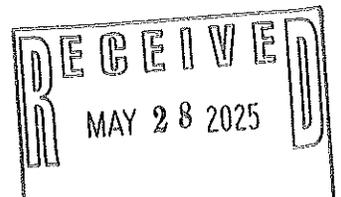


Chad Leeman, Mayor

(615) 274-2944
Fax (615) 274-2977

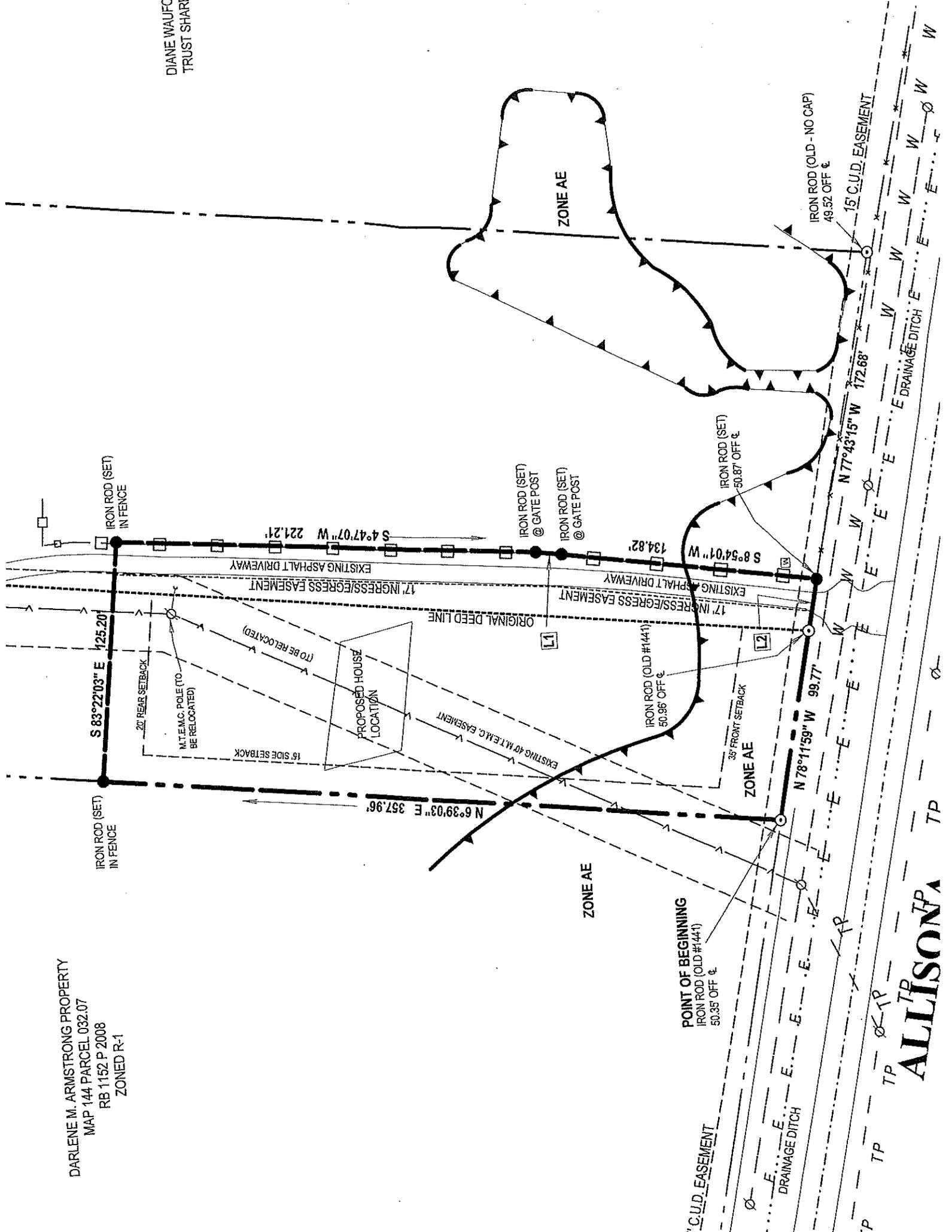
REZONING APPLICATION

Property Description:			
Location: (Describe in relation to nearest intersection) <i>.04 miles from stop light in Eagleville</i>			
Tax Map <i>144</i>	Group:	Parcel: <i>032.06</i>	Acreage: <i>1.08</i>
Existing Zoning: <i>R-1</i>			
Address: (if applicable) <i>598 Allisona Rd., Eagleville, TN, 37060</i>			
Current Property Owner: <i>Sandra Turner</i>			
Description of Request:			
Proposed Zoning: <i>R-2</i>			
Proposed Use(s): <i>Build a home, approx 1500 sq. ft., total covered 2200 sq. ft.</i>			
Applicant Information:			
Name of Applicant: <i>Sandra Turner</i>			
Address: <i>598 Allisona Rd., Eagleville, T.N. 37060</i>			
Phone Number <i>615-849-5437</i>			
Email Address: <i>sandrafay10@icloud.com</i>		Date: <i>5-28-25</i>	
Signature: <i>Sandra F. Turner</i>		<i>\$400.00 fee</i> <i>PAID</i> (with initials)	
For Official Use Only			
Date Received: <i>5/28/25</i>		Initials: (with initials)	



DARLENE M. ARMSTRONG PROPERTY
 MAP 144 PARCEL 032.07
 RB 1152 P 2008
 ZONED R-1

DIANE WAUFO
 TRUST SHARE



POINT OF BEGINNING
 IRON ROD (OLD #1441)
 50.35' OFF &

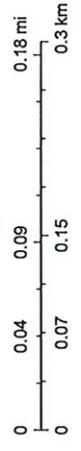
ALLISON^{TP}



6/24/2025, 12:33:53 PM

- Parcels
- Special Interest
- RC Jurisdictions
- Eagleville
- Unincorporated

1:4,626



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

Sandra Turner Property