



EAGLEVILLE CITY COUNCIL WORK SESSION AGENDA

Eagleville City Hall
Thursday, July 10, 2025

108 South Main Street
7:00 p.m.

Prior to meeting, please silence all electronic devices.

- 1) **MAYORS WELCOME and CALL TO ORDER** – Mayor Chad Leeman
- 2) **ROLL CALL** – City Recorder Christina Rivas
- 3) **DISCUSSION**
 - a. Appointment of City Judge to fill vacancy – Applicants to Address Council
 - b. Septic Tank Effluent Pump (STEP) for 161 N. Main Street, Eagleville, Tennessee
 - c. Consolidated Utility District Fees
 - d. Speed Limits Throughout City
 - e. Request for Rezoning Creating Potential for Lot Split – 598 Allisona Road
 - f. Fire Truck Fleet
 - g. 250 Years America Celebration
 - h. State Championship Signs
 - i. State Championship Teams
 - j. Veteran Acknowledgements
 - k. Proclamation
 - l. Signage Update
- 4) **NEW BUSINESS**
- 5) **ADJOURNMENT**

Item 3a

Appointment of City Judge

MEMO

To: Mayor and Council

From: City Recorder

Item 3a addresses the City's current vacancy for a City Judge. Per the City Charter and Municipal Code Title 3, Chapter 2, the City Judge serves a term of 4 years.

As the most recent City Judge resigned mid-term, the newly appointed judge shall serve the remainder of the current term, which ends January 2027.

June 12, 2025

DEREK HOWARD

ATTORNEY AT LAW

Home: 10476 Spanntown Road, Arrington, Tennessee 37014
Office: 307 North Walnut Street, Murfreesboro, Tennessee 37130
Office: 615-900-3235
Cell: 615-969-2663
Email: Derek@borolawgroup.com

PROFILE

Licensed Attorney | Trial Litigation | Criminal & Civil

Admitted to practice before the Tennessee Supreme Court and U.S. District Court in 2004. Skilled litigator with extensive experience in both criminal defense and civil proceedings throughout Middle Tennessee. Proven ability to manage complex caseloads, deliver persuasive advocacy, and navigate all phases of trial practice with precision.

EXPERIENCE

Derek R. Howard, Attorney at Law

2004-Present

- Extensive jury trial experience, including multiple homicide and sexual assault cases tried to verdict in the Circuit Courts of Rutherford County, with subsequent appeals to the Tennessee Court of Criminal Appeals.
- Skilled in all phases of litigation, including voir dire, evidentiary hearings, motion practice, expert witness examination, and post-trial motions.
- Appointed as special Judge in Rutherford County General Sessions Court since year 2005, regularly presiding over dockets at the request of the judiciary.
- Mentor, Nashville School of Law Rigorous Writing Program, awarded *Mentor of the year in 2021*.
- Proven ability to manage high-volume caseloads while maintaining individualized client focus and trial readiness.

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- Member, Andrew Jackson American Inn of Court- Rutherford County.
 - Active member, Rutherford/Cannon County and Tennessee Bar Associations.
 - Regularly consulted by peers for trial strategy and case analysis on complex legal issues.

State of Tennessee- Office of the Attorney General

Paralegal and Investigator, 2000-2004

- Provided legal and investigative support to the Office of Special Counsel and Solicitor General.
- Assisted in the development and implementation of legislation establishing the Tennessee State Lottery.
- Contributed to the regulatory drafting and enforcement actions under nationwide tobacco litigation settlement.
- Worked on high-impact consumer protection and statewide litigation matters, including multi-agency coordination and policy development.

EDUCATION

Doctorate Of *Jurisprudence*

Nashville School of Law 2004

Bachelor of Science Political Science

University of North Alabama 1999

Associates Degree Criminal Justice

Northeast Mississippi Community College 1997

Application for Eagleville City Judge

From Jami Averwater <hello@jamiaverwater.com>

Date Fri 5/30/2025 2:46 PM

To saymett@ruckerlaw.com <saymett@ruckerlaw.com>; City Manager <citymanager@eaglevilletn.gov>

Cc Chad Leeman <mayorleeman@eaglevilletn.gov>; Craig Campbell <ccampbell@eaglevilletn.gov>; billy.tollett1@gmail.com <billy.tollett1@gmail.com>; bemamalie@gmail.com <bemamalie@gmail.com>; Ryan Edwards <redwards@eaglevilletn.gov>; Jason Blair <jblair@eaglevilletn.gov>; Chris Hendrix <chendrix@eaglevilletn.gov>

 2 attachments (352 KB)

Averwater Resume.pdf; Averwater Cover Letter.pdf;

Good afternoon:

Please find enclosed my resumé and cover letter for the Eagleville City Judge position.

Should you have any questions, please do not hesitate to contact me at 615-564-0002.

Thank you and best of luck in your search for the new Judge!

Jami A.

photo

Jami K. Averwater

Direct 615-564-0002 | **Email** hello@jamiaverwater.com

Executive assistant Mackenzie Hargrove | 615-854-3422

Address 836 N. Thompson Lane Suite 2B Murfreesboro, TN 37129



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Mayor and City Council

City of Eagleville
108 South Main Street
Eagleville, TN 37060

Dear Mayor and Honorable Members of the City Council:

I am writing to formally express my interest in serving as the City Judge for Eagleville, Tennessee. As a practicing attorney, civic leader, and entrepreneur with deep roots in Middle Tennessee, I would be honored to bring my legal experience and commitment to public service to this important judicial role.

According to Article X of the Eagleville City Charter, the City Judge role shall be filled with a resident of Rutherford County who is of age thirty or older, and who is in good standing with the Tennessee Bar Association. Meeting all these criteria, I humbly submit my application to you.

As you may know, I am a proud native of Eagleville. I spent my formative years on Cheatham Springs Road and some of you remember when I waited tables at the Main Street Café. I left Eagleville to attend Middle Tennessee State University, but have often returned to see my friends, enjoy a meal, and listen to music at First Fridays.

Since founding the Law Office of Jami K. Averwater in 2019, I have represented a wide range of clients with integrity and diligence. I manage a team of associates and oversee hundreds of billable hours annually, ensuring every case is handled with thoroughness and fairness. My legal expertise is complemented by my role as CEO of Hywater Title, one of the fastest-growing title companies in Middle Tennessee, where I lead a team of 20 across four offices.

In addition to my legal and business experience, I serve on the Murfreesboro City Council and the Murfreesboro Planning Commission. These roles have deepened my understanding of municipal operations and reinforced my belief in upholding public trust and due process. I would welcome the opportunity to meet with you and further discuss how I can contribute to the integrity and efficiency of the City Court.

It would be my absolute honor to serve my hometown in the role of City Judge. Thank you for your time and consideration.

Sincerely,

Jami K. Averwater



JAMI K. AVERWATER

EDUCATION BACKGROUND

Belmont University College of Law | May 2019
Juris Doctor

Middle Tennessee State University | May 2016
Bachelor of Science in Economics, cum laude

Tennessee State Bar, Member | October 2019

RELEVANT EXPERIENCE

Law Office of Jami K. Averwater | October 2019- Present
Founder and Managing Attorney

Manage three associates with hundreds of billable hours

Murfreesboro City Council | Council Member
September 2022- Present

Murfreesboro Planning Commission | Commissioner
June 2021- Present

Hywater Title, LLC | June 2020- Present

Chief Executive Officer

Named a fastest growing title company in middle Tennessee
Recruit, train, and manage roughly 20 team members in five years among 4 offices

Manage client base exceeding over 200 real estate professionals

Oversee operations of entire organization

AWARDS AND RECOGNITIONS

Jones College of Business Exemplar Award | Awarded 2023

Athena Young Professionals Award | Nominated - 2023

"Forty Under Forty" (Murfreesboro VIP) | Awarded - 2022

"Murfreesboro Rising Star" (Murfreesboro VIP) | Awarded 2023

CIVIC ENGAGEMENT

The Webb School Alumni Board, Vice President

SmartBank Local Advisory Board, Member

Jones College of Business Dean's Advisory Council

CONTACT

✉ hello@jamiaverwater.com

☎ 615-564-0002

📍 Murfreesboro, TN

PROFESSIONAL SUMMARY

Accomplished attorney, entrepreneur, and elected official with a proven record of success in law, business development, and civic leadership. Founder of one of Middle Tennessee's fastest-growing title companies. Skilled in leading teams, cultivating relationships, and influencing public policy through dedicated public service.

Item 3b

Septic Tank Effluent Pump System

- 161 N. Main Street

Received at meeting
5/22/25 from Doyle Wood

Plan for Addressing Grease Interceptor/STEP System FOG Issues

2 attachments

City Council Meeting May 22, 2025

Handout Information for Eagleville City Council & City Officials

From: "Doyle Wood" <papadoyle@tds.net>
To: "Hellyn Riggins" <hriggins@eaglevilletn.gov>
Cc: "Kyah Richards" <kyahrichards@yahoo.com>, "Jodi Gnoffo" <jgnoffo1010@yahoo.com>
Sent: Friday, May 9, 2025 1:56:56 PM
Subject: Re: Plan for Addressing Grease Interceptor/STEP System FOG Issues

Hellyn-

The plan I submitted and that has been **approved** by you is the **only** plan I will follow. There is no "Phase 2" as you indicated. Steps A-E of the plan uses experts at every level. Including all the planning, reviews, and implementation steps. It is not a "remedy" by me, as you seem to indicate. It is a specific plan of action with background information that provides all individuals with sufficient information to move forward in meeting the needs and requests of the City.

I read the recent agendas, minutes and packets provided to the Council last night. I found no mention of the STEP system issues at the restaurant nor my step-by-step plan to resolve the issues. As a local commercial building owner having two tenants providing sales tax revenues, only offering me 3 minutes to address the Council during a regular meeting, is **not** what I requested or what the plan included. By the way, I saw in it minutes that sales tax revenues account for approximately 58% of Eagleville's revenues.

A meeting you, Mayor Leeman (or Vice-Mayor Tollett), along with any other individuals you desire, including the City Attorney, City Engineer, and even CUD representatives are fine. I just want an opportunity to discuss the plan with other city officials with sufficient time to present the plan, openly discuss the plan and move forward in a mutual, collaborative, understanding and agreement. That only seem fair.

I don't want to have a contest of wills between the two of us. Just a frank, open discussion with other City representatives. I have attached a copy of the plan and its attachments. This allows you easy access to forward to other individuals. Thank you for your attention to this request.

Have a Blessed Day!
Doyle

From: "Hellyn Riggins" <hriggins@eaglevilletn.gov>
To: "Doyle Wood" <papadoyle@tds.net>
Cc: "Kyah Richards" <kyahrichards@yahoo.com>, "Jodi Gnoffo" <jgnoffo1010@yahoo.com>, "Hellyn Riggins" <hriggins@eaglevilletn.gov>
Sent: Thursday, May 8, 2025 4:41:53 PM
Subject: Re: Plan for Addressing Grease Interceptor/STEP System FOG Issues

Mr. Wood,

By my statement of "not the best solution" I meant the first steps that we were approving. You are correct that Phase 2 is more in line with our suggestions. But please keep in mind that we are not designing your remedy. We asked you to hire an expert to design that.

I will not set up a meeting for you with the Mayor or any other city officials. They have hired me to handle these matters. You are welcome to speak at a council regular meeting (not work session) in the allotted time slot.

Thank you for the quick response.

hellyn

From: Doyle Wood (papadoyle@tds.net) <papadoyle@tds.net>
Sent: Thursday, May 8, 2025 4:10 PM
To: Hellyn Riggins <hriggins@eaglevilletn.gov>
Cc: Kyah Richards <kyahrichards@yahoo.com>; Jodi Gnoffo <jgnoffo1010@yahoo.com>
Subject: Re: Plan for Addressing Grease Interceptor/STEP System FOG Issues

Hellyn-

Thanks for your reply. My plan was a step-by-step plan to fully resolve the issues. It includes the steps you talked about below and even went to the final step of installing new tank(s), if all other aren't successful. Thus, don't understand your statement "...is not what we had felt was the best solution...". But, thanks for accepting the plan of action.

However, the next step to the plan of action was:

B. Have meeting with Eagleville's city officials to discuss plan, resolve any plan issues and obtain approval to proceed with plan.

You jumped directly to step C. I like your eagerness to start the plan as soon as possible. But, I don't want to skip an important step for me. Please set up a meeting with yourself, the mayor and any other city officials or other individuals you desire. Any date/time in May is fine with me, but I suggest either before or after the Council meeting on May 15th.

Awaiting to hear back as to the time and date of the meeting so we can process with Step C. Again, thanks for approving the step-by-step plan.

Have a Blessed Day!

Doyle

From: "Hellyn Riggins" <hriggins@eaglevilletn.gov>
To: "Doyle Wood" <papadoyle@tds.net>
Cc: "Hellyn Riggins" <hriggins@eaglevilletn.gov>
Sent: Thursday, May 8, 2025 3:01:08 PM
Subject: Re: Plan for Addressing Grease Interceptor/STEP System FOG Issues

Mr. Wood,

I have been monitoring the situation and have also reviewed your proposal. While it is not what we had felt was the best solution, we will allow it under the following conditions.

1. Have contractor correctly install the sewer and kitchen lines. Sewer lines to the STEP tank, and kitchen lines going to the grease interceptor tank. And removal of the sump pump on the kitchen line to allow gravity flow to the grease interceptor tank.
2. Continue to pump each tank as needed. This needs to be monitored closely. "As needed" is a relative term. I am asking for a more definitive timeline of how often the tank(s) will be pumped.
3. Apply Pro-pump/HC to the system according to manufacturer directions. Our engineer reviewed this product and it seems that it will be safe to use. But we are not guaranteeing it. We are only agreeing to allow you to try it.

We will continue to monitor this situation for three months. August 4 we will reevaluate how these efforts noted above are working out.

However, should there be any damage to our system from failure to properly monitor and maintain the tanks, the damage or repair will be billed to you.

And as per your letter, should this process not be successful, we will have to look at installing new tanks and/or grease interceptor.

I appreciate your working with the City. Sorelles is a great restaurant and we would not want to see them have to leave due to STEP conditions.

Hellyn R. Riggins
 City Manager

From: Doyle Wood (papadoyle@tds.net) <papadoyle@tds.net>
Sent: Sunday, May 4, 2025 3:13 PM
To: Hellyn Riggins <hriggins@eaglevilletn.gov>
Subject: Re: Plan for Addressing Grease Interceptor/STEP System FOG Issues

Ms. Hellyn-

It has been over over six weeks and I haven't heard back from you. On March 20th indicated you would be "in touch next week". I hope you are doing OK. I assume you have consulted the City's engineer and CUD. Please update me.

THANKS

Have a Blessed Day!
Doyle

From: "Hellyn Riggins" <hriggins@eaglevilletn.gov>
To: "Doyle Wood" <papadoyle@tds.net>
Cc: "Hellyn Riggins" <hriggins@eaglevilletn.gov>
Sent: Thursday, March 20, 2025 5:24:50 PM
Subject: Re: Plan for Addressing Grease Interceptor/STEP System FOG Issues

Hello Mr. Wood,

I am writing so you'll have proof of my receipt. I will review this tonight or tomorrow. I'll have to consult with the City's engineer, and also CUD. We'll be in touch next week.

Thank you. I'm glad you have your laptop back up and working. I'm lost without mine.

hellyn

From: Doyle Wood (papadoyle@tds.net) <papadoyle@tds.net>
Sent: Thursday, March 20, 2025 4:47 PM
To: Hellyn Riggins <hriggins@eaglevilletn.gov>
Subject: Plan for Addressing Grease Interceptor/STEP System FOG Issues

Hellyn-

Attached is the "Plan for Addressing Grease Interceptor/STEP System FOG Issues" that you requested in your February 20th e-mail. I appreciate your understanding of the issues faced in completing this plan and your latitude in the submission of it.

Upon your initial review, let me know if you have any immediate questions. Of course, additional questions and discussions can occur at the meeting I have requested.

Have a Blessed Day!
Doyle

 **Plan for FOG.pdf**
465 KB

 **Plan for FOG - ATTACHMENTS.pdf**
2 MB

Plan for Addressing Grease Interceptor/STEP System FOG Issues

Background

When the building was initially purchased and modified to its current layout it was served by a septic system. Both the sewer line and the kitchen line ran to the same septic tank. In 2014 when Eagleville installed their step system, I was informed that the restaurant is considered a Class 3 FSE pursuant to city ordinances. Thus, an in-ground grease interceptor of at least 1,000 gallons was necessary. The city manager said Eagleville would supply the step tank for the upstairs apartment and office through their USDA funding, but I had to purchase the grease interceptor tank. It should be noted that the existing grease interceptor size exceeds city ordinance requirements. Also, please be advised the kitchen is served by two GCEs, an in-ground grease interceptor tank and a grease trap inside the restaurant kitchen.

On December 5, 2014 I received an invoice from the City of Eagleville for \$5,981 representing my cost of purchasing and installing the 1,500-gallon grease interceptor tank that is currently present. Of that price \$2,500 was for the tank and the remaining \$3,481 went toward installation. Thus, I paid the city to purchase and install the grease interceptor tank and the city bore the cost of purchasing and installing the STEP tank. Three different entities have told me the installation of the grease interceptor tank and the STEP tank were incorrectly installed by the city's contractor W & O Construction. The kitchen line should run to the grease interceptor tank and the sewer line to the STEP tank. Instead, the contractor inappropriately connects BOTH lines to the grease interceptor tank. While one of the 3 entities, CUD, said it was incorrectly installed, they also indicated the impact of the contractor's mistake is unknown. The other 2 entities all indicated incorrect installation contributed to the problem, not only because both lines were joined, but because of the sump pump between the kitchen line and the original septic tank wasn't removed to allow normal gravity flow.

Section 2-3. (d) a. of City Ordinance 2014-07 states the connection of sump pumps are prohibited. Eagleville's contractor did not comply with this by retaining the sump pump running from the kitchen line to the original septic tank. It should have been removed to allow gravity flow to the new grease interceptor tank. Further evidence of the contractor's lack of proficiency is the placement of the STEP tank at the rear of the system instead of near the front. If placed in front it would be directly beside the sewer line running out of the building and nearer to the main STEP lines on N. Main Street. Also, if the grease interceptor tank was in the rear beside the kitchen drain, the need for a sump pump would be eliminated since the kitchen drain should gravity flow to the grease tank. The entire system was incorrectly installed by W & O Construction causing the problems we have today. I don't know why Eagleville's Site

Engineering Company (SEC) or the other building inspectors didn't identify the system's incorrect installation at the time. See Attachment A for the diagram of current installation.

Steps Taken to Date to Address the Problem

- 1/15/25 Meeting with Hellyn Riggins, City Manager, with back-and-forth questions/answers regarding Eagleville's STEP system and the related FOG issues at Sorelles Restaurant.
- 1/16/25 A follow-up e-mail to the above meeting that identified the *immediate* action plans I intended to undertake to address the issues. Those plans included:
 - ✓ Determine if the issue is something other than ineffective equipment (i.e., interior grease trap, in-ground grease interceptor).
 - ✓ Identify vendors to pump grease interceptor tanks.
 - ✓ Identify contractors to modify, replace or add additional grease interceptor tanks.
 - ✓ Identify vendors that have products that target and degrade difficult FOG issues associated with commercial grease traps and grease interceptor systems.
- 1/31/25 Sent e-mail to Hellyn Riggins (a) updating the status of the *immediate* action plan to have the 2 tanks pumped, (b) providing assurance no chemical products will be applied until the city is provided sufficient information on the products and Eagleville agrees to allow such, (c) requesting city drawings discussed the 1/15 meeting to enable continued research on grease interceptor tank options, and (d) requesting clarification of her December 13, 2024 letter regarding the pictures provided.
- 2/11/25 Music City Environmental (a company specializing in grease interceptor pumping) completely pumped and power washed both the grease interceptor & STEP tanks. The company also power washed CUD's pump and holding tank, then flushed and power-washed the septic lines running from building to the STEP tank. The internal grease trap was cleaned, the internal lines leading from the inside grease trap to the exterior grease interceptor tank were also flushed and power washed.
- 2/27/25 Conducted an onsite meeting at restaurant with a plumbing contractor, Mid Tenn Septic & Plumbing, that specializes in grease interceptor and STEP tanks. They looked inside the 2 tanks and in the sump pump outside on the kitchen line. Then they used specialized equipment to measure elevation drop on the lines. Indicated they would get back to me with their ideas as to what causes the FOG problem and recommendations on how to properly correct it.
- Weekly Sorelles staff clean the internal grease trap.
- Sorelles has an agreement for routine pumping of the grease interceptor tank and the STEP tank. I understand Hellyn Riggins and Kyah Richards have recently discussed the routine pumping.

- Had many conversations and emails with individuals at different entities/companies as to the causes and solutions to the FOG issue. These include:
 - ✓ Consolidated Utility Department (CUD)
 - ✓ Music City Environmental
 - ✓ Mid Tenn Septic & Plumbing
 - ✓ City of Eagleville
 - ✓ Griggs & Maloney Engineering
 - ✓ Nashville Grease Trap Services
 - ✓ Scott Septic Tank Services (previous tank pumper)
 - ✓ Ecological Laboratories
 - ✓ Chemtech International
 - ✓ Jarrett Concrete Products & Supplies

The accumulation of various documents, recommendations and information from these entities have formulated the plan to address the FOG issues in a progressive, step-by-step action plan. Some of the steps have already been taken as outlined above. The remaining steps follow.

Proposed Step-by-Step Solutions

This plan of action was requested by and is being submitted to Eagleville's City Manager, Hellyn Riggins. It was developed by applying the most cost-effective options and techniques in a step-by-step approach for resolution of the problem(s). Upon initial review, I am formally requesting a meeting between myself, Mayor Leeman, Hellyn Riggins and anybody else the City of Eagleville desires to attend for a formal, open presentation and discussion of the implementation steps and strategies. All documents and materials supporting the "Background", "Steps Taken to Date to Address the Problem", and "Proposed Step-by-Step Solutions" statements and strategies contained herein are available for review.

- A. Submit plan for addressing grease interceptor/STEP system FOG issues to the City of Eagleville.
- B. Have meeting with Eagleville's city officials to discuss plan, resolve any plan issues and obtain approval to proceed with plan.
- C. Have contractor correctly install the sewer and kitchen lines to the respective STEP and grease interceptor tank. Remove the existing sump pump on the kitchen line to allow gravity flow to the grease inceptor tank. Upon completion of this step allow 60 days of

service to assess the impact of this action step. Continue to pump each tank, as needed, during this period. See Attachment B for diagram.

- D. Apply Pro-Pump/HC to the system according to manufacturer directions to reduce surface solids, reduce bottom solids, and breakdown heavy grease blocks. This product contains select microorganisms which target and degrade difficult short and long chain fatty acids that are known to represent most drain and grease interceptor tank problems. It is ecologically friendly and safe for STEP systems. Apply the product for 60 days to assess the impact of this action step. Continue to pump each tank, as needed, during this period. If it is determined after the initial 60 day period the product was successful, continue treatment. See Attachments C1 and C2 for specific information on the product.

The last option step would be one of the following actions.

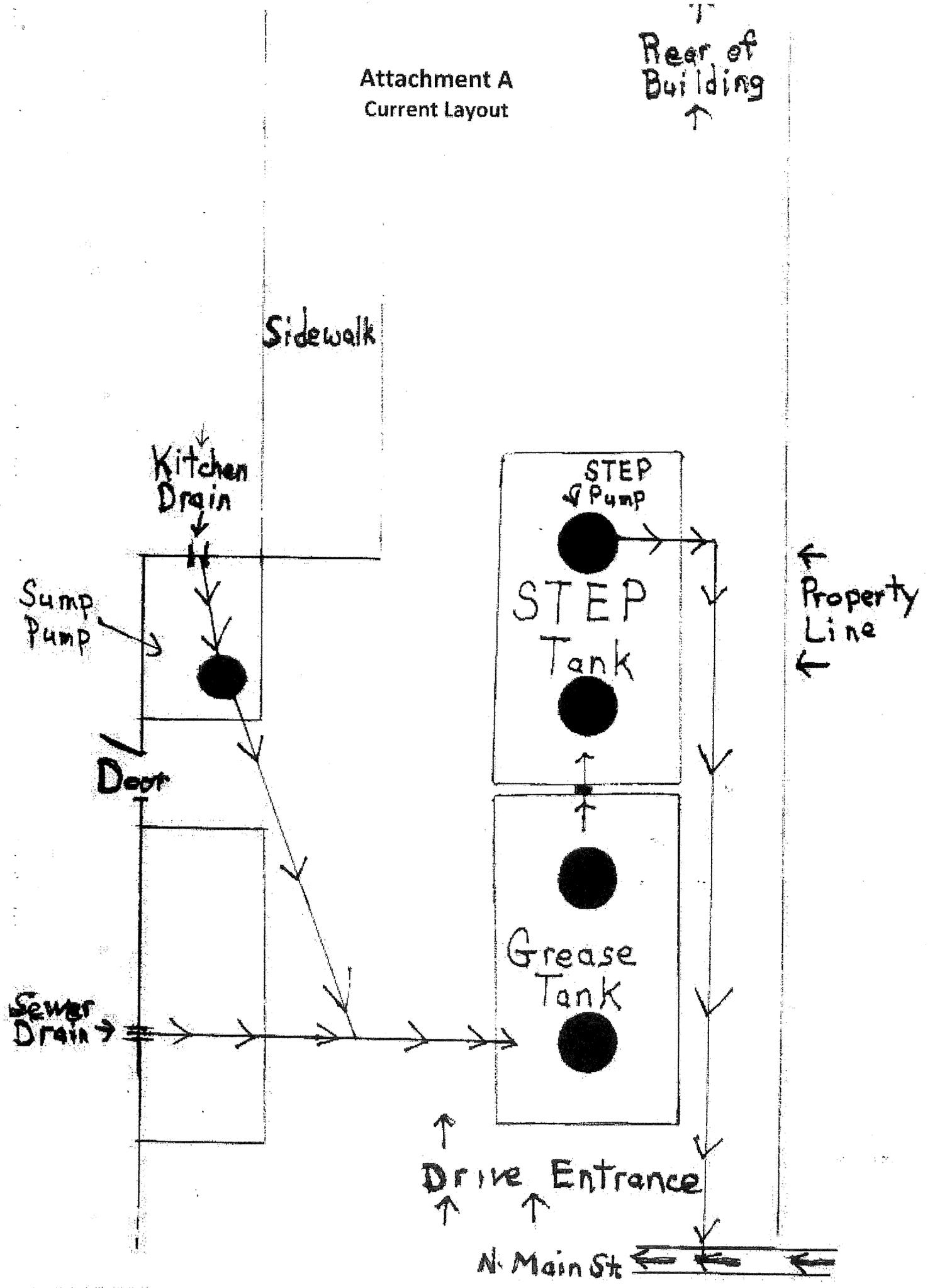
- E-1 Install a second 1,500 to 2,000 gallon grease interceptor tank in the driveway above the existing STEP tank. This involves removing the kitchen line installed in Step C. and running a new line from the kitchen to the new grease inceptor tank. Since the current tanks were incorrectly placed by Eagleville's original STEP contractor, the new contractor would then be required to install a new line along the side of my property line, as well as, along the side of the STEP tank to the existing grease inceptor tank. (Note: It is assumed this new line would be parallel to the current STEP tank's discharge line to the N. Main Street primary STEP line.) Also, on the existing grease interceptor tank the original in-flow hole would be sealed and a new in-flow hole created on the tank's opposite side. See Attachment D for diagram.
- E-2 Completely redesign the system and install a STEP tank and a new 3,000 gallon grease interceptor tank correctly. This would involve swapping the location of the existing tanks and putting the STEP tank in front beside the existing sewer line nearer to the main road and the new grease interceptor tank behind it near the existing kitchen line. If this option is pursued it is recommended that the STEP pump size/power be increased along with its outlet line increased to no less than 2-1/2 to 3 inches. This would also involve reconnecting the outlet line to Eagleville's main STEP line. See Attachment E for diagram of system layout and Attachment F for diagram of grease interceptor.

Respectfully Submitted by: Doyle Wood, Building Owner
161 N Main Street
Sorelles Restaurant

Date: March 20, 2025

Attachment A
Current Layout

Rear of Building
↑



Attachment B
Step C Layout

Rear of Building
↑

Sidewalk

Kitchen Drain
↓

Door
↓

Sewer Drain
→

New Hole

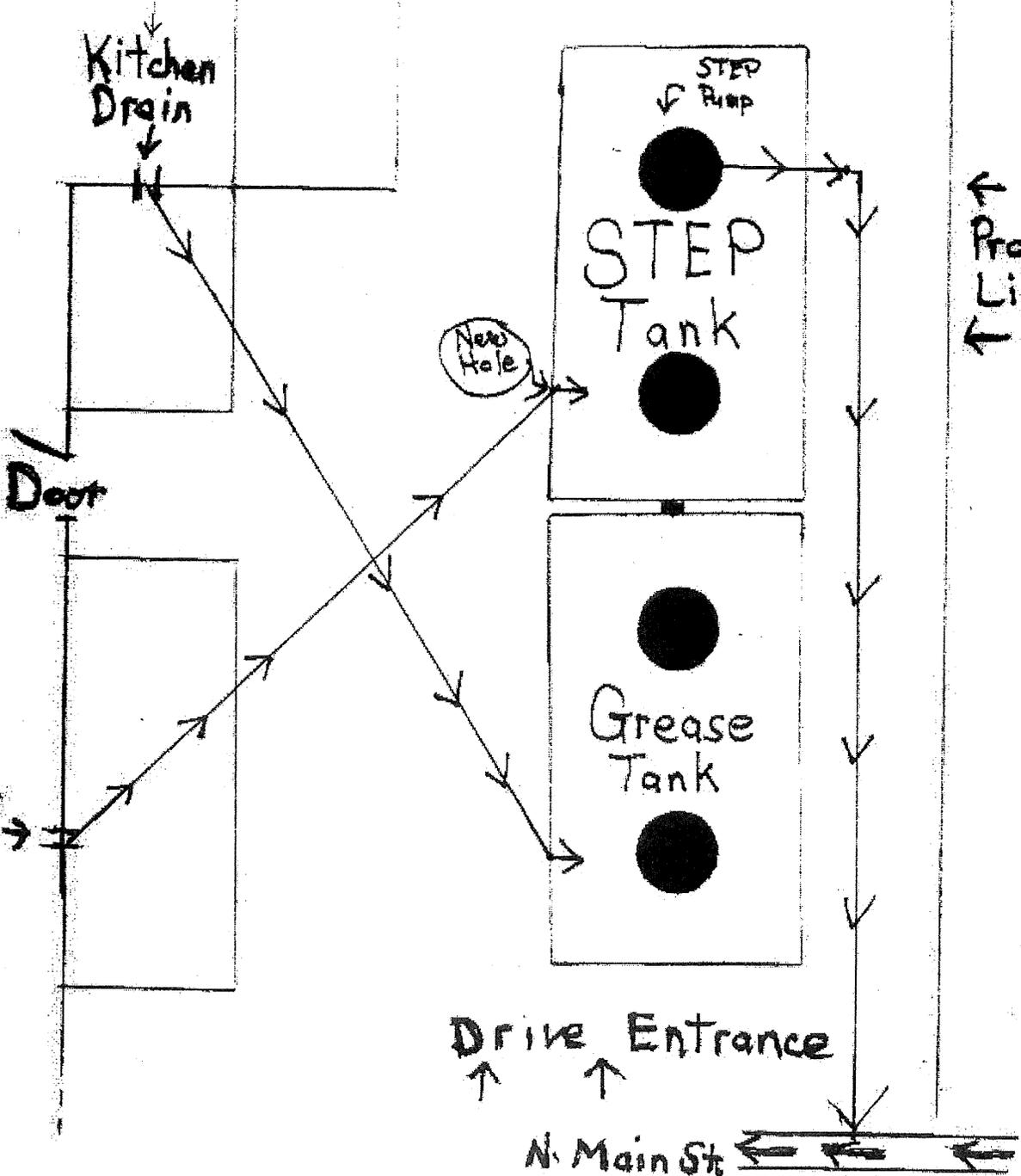
STEP
Tank

Grease
Tank

Drive Entrance
↑

N. Main St
←

Property Line
←





Drain Line & Grease Trap Treatment

Microorganisms are the primary catalyst in the reduction of all waste organic matter from the environment. They are responsible for the biological breakdown and removal of waste organic compounds via an oxidation process where the microorganisms use the organic matter as their energy source (i.e. food). In other words, they eat the waste organic matter biologically converting the waste matter contained in the drain lines, grease traps and effluent wastewater back to the basic elements of carbon dioxide and water.

PRO-PUMP® Biological Products designed to reduce effluent drain line and grease trap problems, and control associated odor related issues are:

PRO-PUMP®/HC (high count liquid live bacteria), **PRO-PUMP**®/SA (sludge away) and **PRO-PUMP**®/DGTT (drain line and grease trap treatment).

PRO-PUMP®/HC is our best product to use to resolve the tough problems that exist in drain lines and grease traps. Its exceptional performance in low oxygen environments results in rapid breakdown, degradation and removal of difficult to degrade fats, oils and greases that build up in lines and grease traps.

PRO-PUMP®/HC also degrades long chain fatty acid compounds that are associated with odor production, low pH swings and trap surface solids accumulation. Due to its strong odor, **PRO-PUMP**®/HC is used primarily in out-facility grease traps or to seed an in-facility grease trap that can be aired out.

PRO-PUMP®/SA a bio-enzymatic product works well on in-facility grease traps without creating an odor problem.

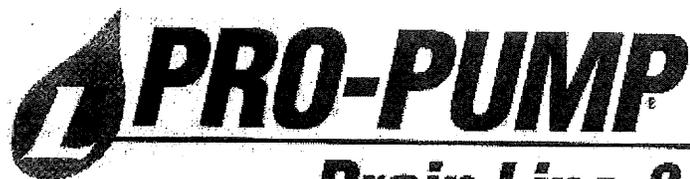
PRO-PUMP®/DGTT is a newly developed biotechnology designed specifically for in-facility application of commercial effluent drain lines and grease trap systems. It is a liquid, high count culture consortium that is pleasantly fragranced and goes to work on contact to degrade difficult line and trap deposits and control odorous reactions. **PRO-PUMP**®/DGTT can be applied manually through sinks and floor drains. It also can be used in a pump dosing system available from your **PRO-PUMP**® sales center.



For application rates and technical service call toll free 1-800-326-7867.

Solving Problems, Naturally!
Ecological Laboratories INC

INSIDE SALES OFFICE: 1211 Bohlwing Rd, Rolling Meadows, IL 60008
TOLL FREE: 1-800-326-7867 • FAX: 877-661-4789 • EMAIL: info@pro-pump.com



Drain Line & Grease Trap Treatment

The **PRO-PUMP** biological series is designed to meet a wide range of on-site wastewater applications with unmatched performance!

Simply the best microbial technology in the market!

Join the hundreds of pumpers who have come to rely on our products!



PRO-PUMP/DGTT

Contains eight highly effective microbial cultures which degrade difficult FOG constituents and fatty acid compounds.

- Pleasant fragrance
- Eliminates odors
- Cleans lines
- Reduces grease trap pumping
- Reduces interceptor cleaning
- Benefits receiving wastewater systems



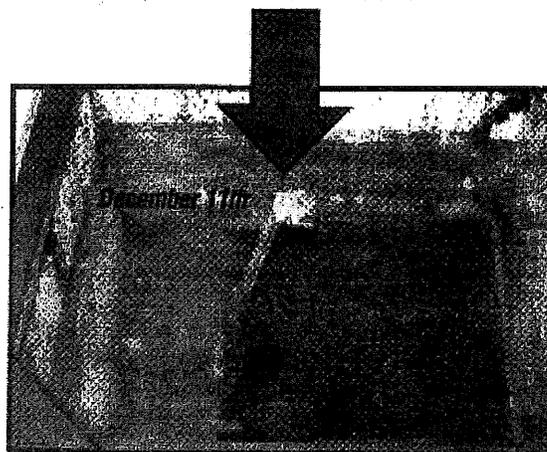
Solid Grease



PRO-PUMP/MC

Reduces grease trap surface deposits, reduces grease skimming requirement and eliminates associated malodor

- Eliminates line blockages
- Reduces surface solids
- Reduces bottom solids
- Breaks down heavy grease blocks
- Eliminates line and trap odors



Totally Liquid

Call Bob Toll Free at 1-800-326-7867

Solving Problems, Naturally!
Ecological Laboratories INC.

INSIDE SALES OFFICE: 1211 Rowling Rd, Rolling Meadows, IL 60008
TOLL FREE: 1-800-326-7867 • FAX: 877-664-4769 • EMAIL: info@propump.com

Visit our web site at: www.propump.com



About **PRO-PUMP® HC (Hi-Count)**

PRO-PUMP®/HC is a special mixture of live bacteria designed for broad spectrum application in the industrial and wastewater treatment field. It is designed to reduce BOD, COD, total suspended solids, treat phenolic wastes, biodegrade hydrogen sulfide, and other various pollutants.

PRO-PUMP®/HC is a non-pathogenic bacterial product, which contains a number of strains of bacteria. The bacterial populations have been determined by repetitive plate count to be in excess of 350 million organisms per milliliter. The plate count will vary due to the cycle of organisms within the container from a low of 300 million organisms per milliliter to a high of 587 million organisms per milliliter.

The predominant organisms are the various strains of the purple bacteria group. This bacteria group consists of approximately 30 strains of bacteria, which are sub-divided into two major categories, the purple sulfur bacteria and the purple non-sulfur organisms. The purple sulfur bacteria, also known as thiobacillus, utilize hydrogen sulfide as an electron donor and oxidizes sulfide to elemental sulfur, which is temporarily stored intercellularly. The elemental sulfur is then converted to sulfate by the bacteria and released. This metabolic process makes **PRO-PUMP®/HC** extremely efficient in removing odors due to hydrogen sulfide. The other organisms of the purple bacteria subgroup are the non-sulfur bacteria. These organisms are highly efficient at assimilating a wide range of organic compounds, including fatty acids, organic acids, primary and secondary alcohols, carbohydrates and many aromatic compounds. In addition, these organisms utilize carbon in their metabolic processes. The non-sulfur purple bacteria group is about 95 percent efficient at utilization of carbonaceous material. As a result, these organisms are effective at reducing carbonaceous BOD in waste streams.

PRO-PUMP®/HC also contains 7 additional bacterial groups, which are of proprietary nature. However, among these other organisms are species of Liquifaciens, Pseudomonas and other strains specifically cultured for applications of this material to waste treatment. Over 90 percent of this bacteria contained in **PRO-PUMP®/HC** are facultative in nature (i.e., they will thrive either in the presence of free oxygen or are able to obtain oxygen from compounds containing oxygen). Together the bacteria contained in this product, present a synergistic material capable of sustaining itself after packaging for a period exceeding 3 years. The bacteria remain predominately in the adult stage, which affords **PRO-PUMP®/HC** the ability to readily adapt itself to various environments.

As a result of the make-up of this material, **PRO-PUMP®/HC** has been used to treat highly complex organic compounds in a variety of treatment systems, including aerobic and anaerobic applications. It has also been successfully used for the treatment of phenolic wastes, high oil and grease wastes for the control of odor due to hydrogen sulfide, and in other wastes, which have proven to be effective.

Use one quart of **PRO-PUMP®/HC** after each pump-out or one gallon if septic system is sluggish due to overloading and/or use of bacteria killing agents. Continue to add one quart or one gallon every six months to maintain optimum biological activity.

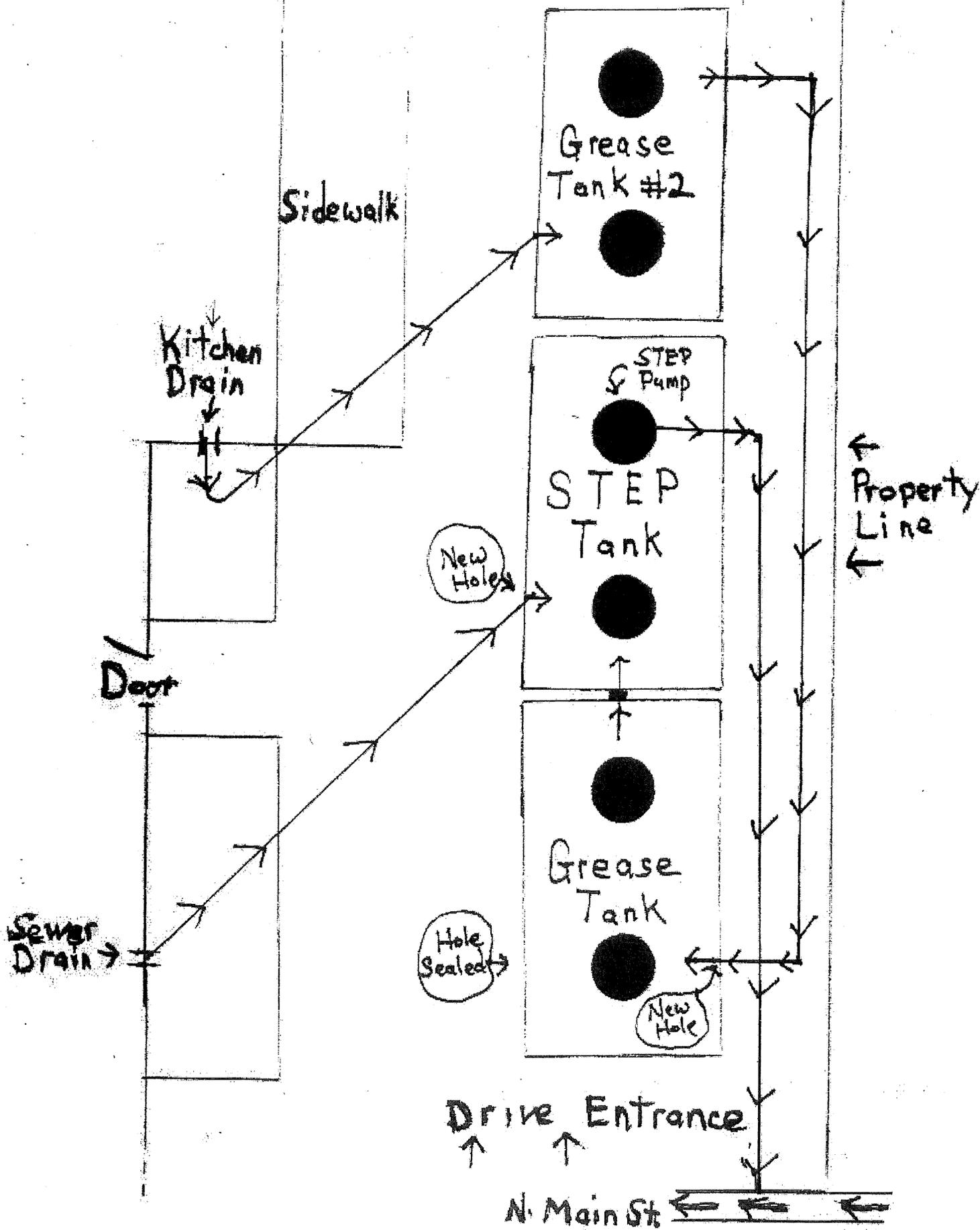
PRO-PUMP® live bacteria is manufactured exclusively by Ecological Laboratories, Inc., Lynbrook, NY 11563.

Call Toll Free: 1-800-326-7867

Visit our web site at: www.propump.com

Attachment D
Step E-1 Layout

Rear of Building
↑



Attachment E
Step E-2 Layout

Rear of Building
↑

Sidewalk

Kitchen Drain
↓

Door
↓

Sewer Drain
→

Grease Tank

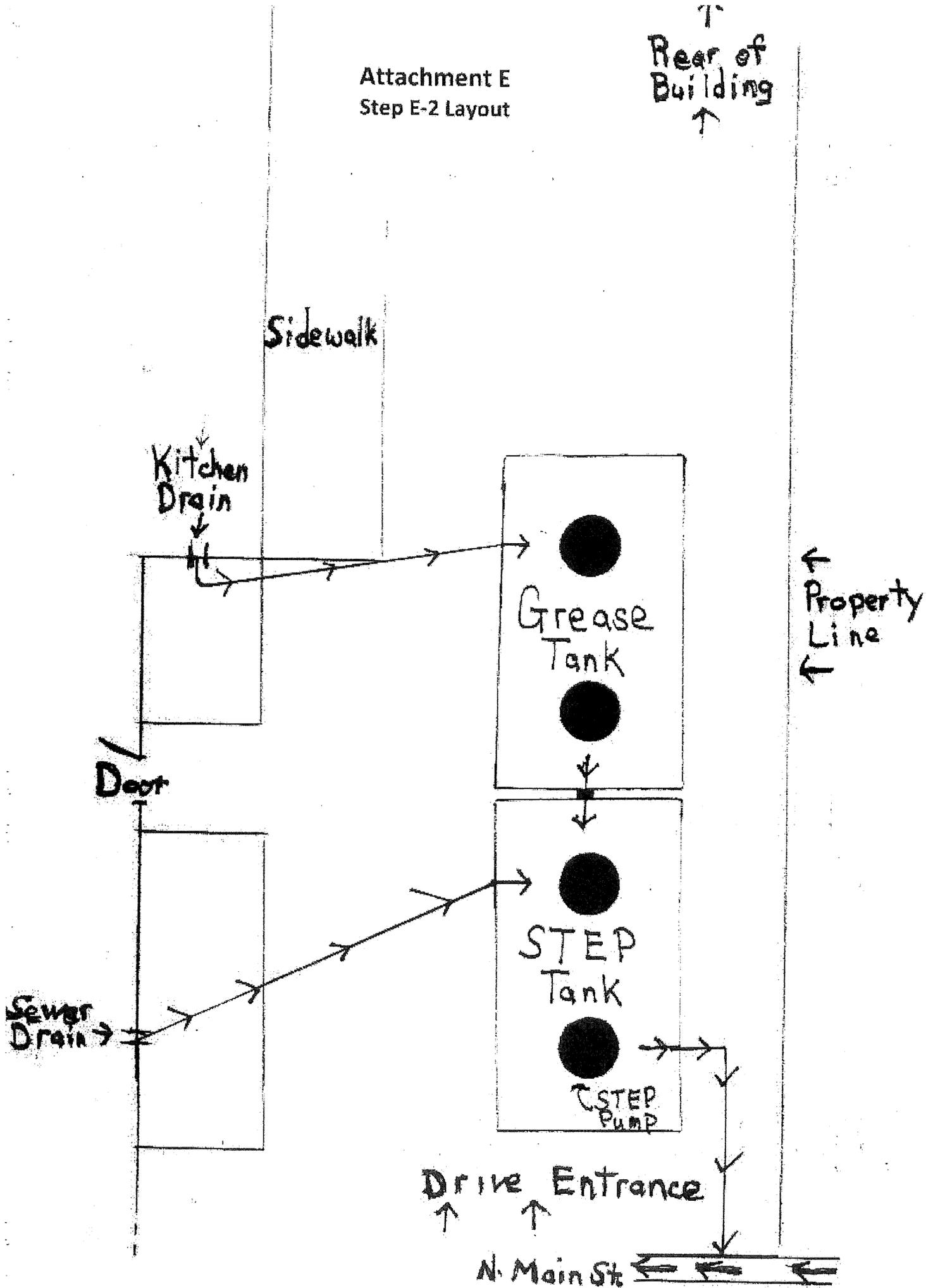
STEP Tank

STEP PUMP

Property Line
←

Drive Entrance
↑

N. Main St
←



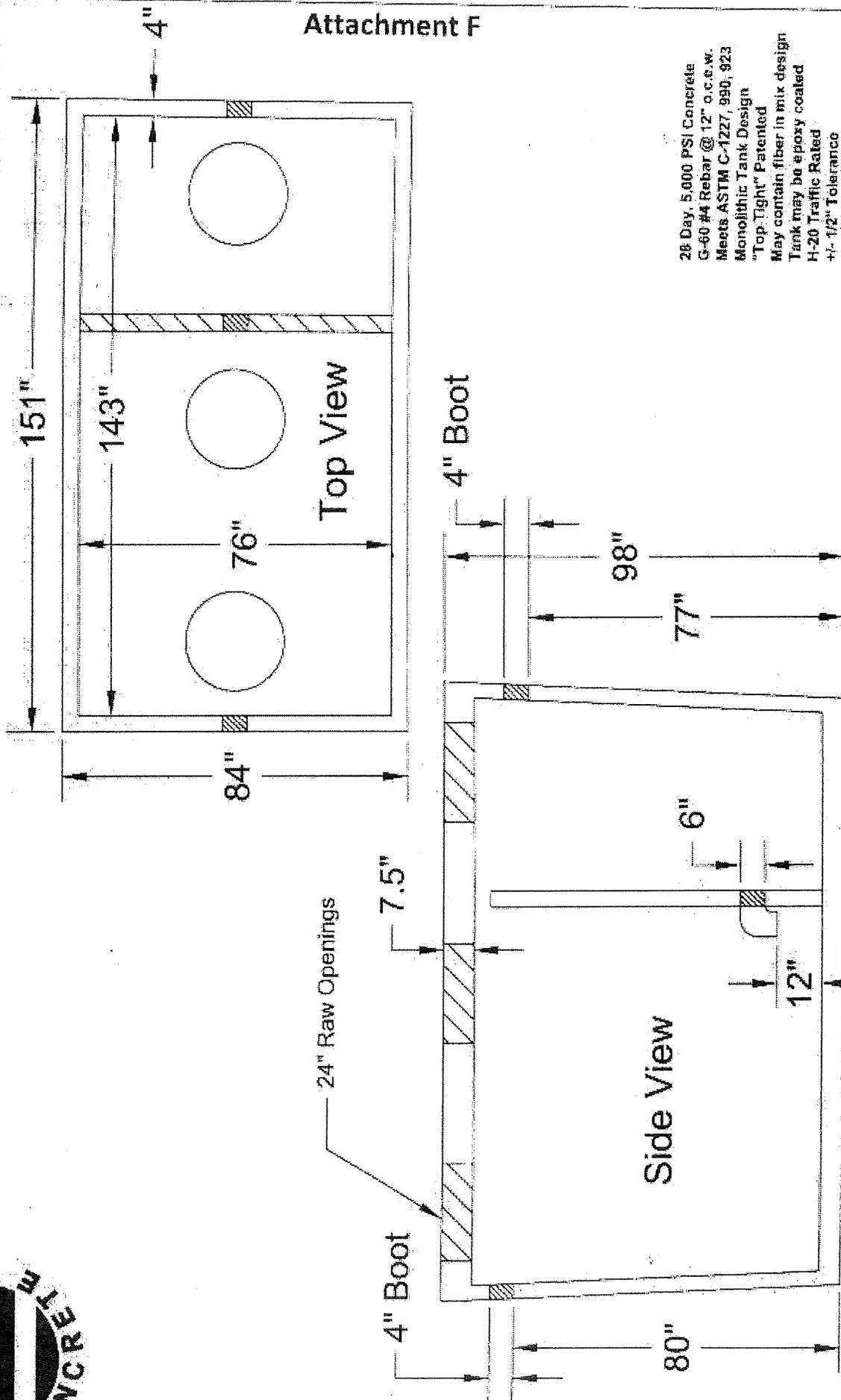


Jarrett Concrete Products 615-792-9332
2012 Hwy 12 South, Ashland City, TN 37015



TopTight

Attachment F



28 Day, 5,000 PSI Concrete
G-60 #4 Rebar @ 12" o.c.e.w.
Meets ASTM C-1227, 990, 923
Monolithic Tank Design
"Top Tight" Patented
May contain fiber in mix design
Tank may be epoxy coated
H-20 Traffic Rated
+/- 1/2" Tolerance

TANKS SOLD BY JCP MUST BE WATER TESTED WITHIN 5 BUSINESS DAYS FROM THE TIME WE SET THE TANK. IF THE TANK IS NOT TESTED WITHIN 5 BUSINESS DAYS, IT IS ASSUMED YOU HAVE OPTED FOR A VACUUM TEST AT YOUR EXPENSE. IT'S THE CUSTOMER'S RESPONSIBILITY TO SCHEDULE WATER TEST WITH LOCAL INSPECTOR. DO NOT BACKFILL TANK UNTIL CLEARED BY INSPECTOR.

Grease Trap 3000 Gallon (4" Boots)

Date: 9-18-2023 Drawn By: L.Owen Weight: 27,434 lbs

Item 3c

Consolidated Utility District Fees with Ordinance

RE: Meeting

From Roger Goodson <rgoodson@ cudrc.com>
Date Thu 5/22/2025 2:04 PM
To Hellyn Riggins <hriggins@eaglevilletn.gov>
Cc Will Owen <wowen@griggssandmaloney.com>; Laura Brink <lbrink@ cudrc.com>

Hellyn:

The \$35 is for CUD's customers, however I was just letting you know in case y'all wanted to raise yours to stay in line with us --- additional revenue for y'all.

I will have Laura send and invite on something that works on my schedule.

Thanks

Roger

From: Hellyn Riggins <hriggins@eaglevilletn.gov>
Sent: Thursday, May 22, 2025 2:00 PM
To: Roger Goodson <rgoodson@ cudrc.com>
Cc: Will Owen <wowen@griggssandmaloney.com>; Hellyn Riggins <hriggins@eaglevilletn.gov>
Subject: Meeting

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe

Hi Roger,

My apologies but I have had difficulty lining up my team for a meeting. For now, I think it will just be Will Owen and me attending.

Will is out of the country, but before he left, he told me he could meet "June 16 or 17 just about any time."

I could meet both of those days as well, just not the morning of June 17, but could meet in the afternoon.

Would either of those days work for you?

One question, I received the email regarding the \$28 fee going to \$35. Does that affect us as well? Or is that just for your non Eagleville customers.

We are looking forward to meeting with you, and my sincerest apologies in the delay. Mayor Leeman really wanted to attend but between school and coaching, he was unable. BTW, his team will be playing for the State Championship tomorrow. So proud of those young ladies and their wonder coach!

hellyn



Customers
(<https://www.cudrc.com/>)

Developers

Contact
(<https://www.cudrc.com/contact/>)

Report a
an-outag
(<https://www.cudrc.com/report-an-outage/>)

Rates

Water usage per thousand gallons for meters up to 1 inch:

Minimum	\$12.78
0 - 5,000	\$5.60 (per thousand gallons)
5,001 - 10,000	\$6.10 (per thousand gallons)
10,001 - 20,000	\$7.29 (per thousand gallons)
20,001 - 100,000	\$7.79 (per thousand gallons)
Over 100,000	\$6.79 (per thousand gallons)

Minimum Bill Charge for Larger Meters*:

Size	Minimum Bill
1 1/2 Inch	\$25.56
2 Inch	\$25.56
3 Inch	\$38.34
4 Inch	\$51.12
6 Inch	\$76.68
8 Inch	\$102.24

*Contact Consolidated Utility District (CUD) for additional information on rate structure for larger meters.

Security Deposits

A security deposit will be required for all requests of water service made to CUD. Security deposits will be required of residential, non-residential, commercial, and industrial customers requesting service. CUD STEP (Septic Tank Effluent Pump) sewer accounts will be subject to an additional deposit.

Quick Links

Customer Service FAQ
(<https://www.cudrc.com/frequently-asked-questions/>)

Business Hours
(<https://www.cudrc.com/holiday-hours/>)

Start New Service
(<https://www.cudrc.com/new-service/>)

STEP Systems: Your Guide
(<https://www.cudrc.com/home/step-systems-your-guide/>)

Fire Hydrant Application Form
(<https://www.cudrc.com/wp-content/uploads/2021/10/FIRE-HYDRANT-REQUEST-APPLICATION.pdf>)

Individual security deposits will not be based on the number of locations owned by the customer. The security deposit will be held from the start of service until termination of services by the customer and final billing reconciliation has occurred. Security deposits will not be required from any agencies of local, state, or federal governments.

Interest Earned on Deposits

Interest will be calculated annually for those active accounts that have deposits retained longer than twelve (12) months and will be credited to the account annually. The rate of interest will be based on an annual rate of interest determined by CUD.

Adequacy on Deposits

The deposit balance, as well as the adequacy of such deposits, shall be subject to review by the customer and CUD. A customer requesting a review of the adequacy may do so one time in a 12-month period in writing.

Deposit Refunds

CUD will not hold customer paid security deposits after a customer's account has been finalized and settled. If there is an unpaid balance on the finalized account, any deposits will be applied to that balance.

Any remaining credit on the account after the unpaid balance is paid will be refunded to the customer. Once a month, Accounts Payable will issue refund checks. Any refund checks that are unclaimed or returned to CUD will be sent to the State annually, per State law.

Individually Metered Residential Meter Size	Security Deposit
5/8 inch	\$100.00
3/4 inch	\$150.00
1 inch	\$300.00

<https://www.cudrc.com/wp-content/uploads/2024/12/residential-meter-security-deposit.png>

<https://www.cudrc.com/wp-content/uploads/2024/12/non-residential-meter-size-security-deposit.png>

<https://www.cudrc.com/wp-content/uploads/2024/12/STEP-security-deposit.png>

Other Fees

The table below represents fees that have been approved by the CUD's Board of Commissioners to cover costs associated with customer service and other administrative actions to assist customers. NOTE: Consolidated

Non-Residential/Commercial/Multi-family/Irrigation	Security Deposit
5/8 inch	\$100.00
3/4 inch	\$150.00
1 inch	\$300.00
1 1/2 inch	\$850.00
2 inch	\$1,000.00
3 inch	\$2,000.00
4 inch	\$5,000.00
6 inch	\$10,000.00
8 inch	\$20,000.00
10 inch	\$25,000.00

CUD STEP (Wastewater)	Security Deposit
Residential Single Family	\$100.00

Utility District reserves the right to amend, modify, or otherwise change its rules, regulations, rates, and/or associated fees at any time, per the needs of the utility.

Fee	Cost
Activation Fee - New Service	\$50
Activation Fee - Transfer Service	\$50
Activation Fee - Name Change	\$50
Disconnection Fee	\$50
After Hours Fee	\$100
Return Payment Fee	\$30
Water Late Payment Fee	10% of Current Charges
Sewer Late Payment Fee	10% of Current Charges
Cut Lock Fee	\$100
Tampering - 1st Offense	\$1,000
Tampering - 2nd Offense	\$3,000
Leak Seeker Credit	\$25
Water Profile Fee	\$25
Backflow Permit Fee	\$25
Move Tap Plan Review Fee	\$250
Move Tap Fee	Actual costs incurred by CUD

(<https://www.cudrc.com/wp-content/uploads/2024/12/fee-schedule.png>)

Explanation of Fees:

- Activation Fee – Name Change: Current customer maintaining service at existing address and changing the name on the account (divorce, roommate taking over lease, etc.).
- Activation Fee – New Service: Fee for establishing new service, whether a new customer to CUD or a previous customer, whether meter is read and left on or unlocked.
- Activation Fee – Transfer Service: Current customer moving from one service address to another.
- After Hours Fee: Fee for services connected after hours for new service or after meter was disconnected for non-payment.
- Backflow Fee: Permit charged when a backflow device must be installed on a customer's side of the meter to prevent cross-connection.
- Cut Lock Fee: Fee charged after lock placed on disconnected meter has been cut or damaged.
- Disconnection Fee: Fee incurred when meter is turned off and locked for non-payment, customer not honoring payment arrangement, or for failure to pay for a return payment.
- Leak Seeker Credit: A credit applied to a customer's account (CUD employees and Board members excluded) when a leak on the CUD side is called in and reported.
- Move Tap Review Fee and Move Tap Fee: Fees to (a) review the plan to relocate a meter and – if approved – to (b) perform the work to relocate a water meter tap from one location to another on a customer's property (for example if the existing tap was installed where a driveway is planned for new home construction).
- Return Payment Fee: Fee assessed when a payment is returned (insufficient funds, closed account, fraudulent payment).
- Sewer Late Payment Fee: Fee applied at 4:30 p.m. on the due date for current monthly sewer charges not paid on time.
- Tampering Fee – 1st Offense: Fee charged the first time a customer tampers with water services after they have been disconnected and meter has been removed (hotwire, straight pipe, etc.).
- Tampering Fee – 2nd Offense: Fee charged the second time a customer tampers with water services after they have been disconnected and meter has been removed (hotwire, straight pipe, etc.).
- Water Late Payment Fee: Fee applied at 4:30 p.m. on the due date for current monthly water charges not paid on time.
- Water Profile Fee: Fee charged when a customer requests another water meter profile after one has recently been provided.

Sewer Rates



CUD Septic Tank Effluent Pump (STEP) System Rates

	Currently
Minimum Bill	\$28
Per 1,000 Gallons of Water Usage	\$4

(<https://www.cudrc.com/wp-content/uploads/2024/09/CUD-STEP-System-Rates.png>).

NOTE: Effective Tuesday, July 1, 2025, Our base minimum bill will increase from \$28.00 per month to \$35.00 per month. In addition, the usage rate will increase from \$4.00 to \$5.00, per thousand gallons.

City of Eagleville STEP System:

Minimum bill: \$28

Per 1,000 gallons of water usage: \$8.25

Note: Murfreesboro Water Resources Department and Smyrna Utility rates are set by those entities.

Irrigation/Pool Adjustment – STEP System Customers Only

Any customer, residential or commercial, is eligible for a one (1) time pool adjustment per year. The customer's bill may be considered for a STEP sewer adjustment ONLY on the consumption charge. The \$28 base rate will not be adjusted. The consumption must be at least two (2) times the average monthly bill. The average consumption will be based on the months November through April.

The adjustment will only be made after the bill reflecting the pool usage has been billed. The adjustment will only be made on the sewer portion of your bill, not the water portion. The amount of adjustment will be applied to the customer's account and will not be reimbursed in cash.

Fire Hydrants

If you are interested in a fire hydrant, please fill out the [Fire Hydrant Application Form](https://www.cudrc.com/wp-content/uploads/2021/10/FIRE-HYDRANT-REQUEST-) (<https://www.cudrc.com/wp-content/uploads/2021/10/FIRE-HYDRANT-REQUEST->

ORDINANCE NO. 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

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

Section 1. Rates

- (a) The rates for sanitary sewer service, computed monthly, are as follows:

	Water Meter Size (inch)				
	1" or less	1.5"	2"	3"	4" or more
Customer Charge (Minimum bill):	\$28.00	\$56.00	\$168.00	\$392.00	\$756.00
Each 1,000 gallons and portion thereof	\$8.25	\$8.25	\$8.25	\$8.25	\$8.25

- (b) Bills must be paid on or before the due date, otherwise a ten percent (10%) penalty will be added. Failure to receive a bill will not release the customer from his/her payment obligation.
- (c) A leak that is documented by the customer to the potable water supplier and is determined eligible for a leak credit may be eligible for a similar credit for the consumption portion of the sewer bill. Such adjustment(s) shall be considered by the City Manager according to policy.
- (d) If a meter fails to register properly, or if a meter is removed to be tested or repaired; the city shall render an estimated bill based on the best information available.
- (e) No flow shall run through the City's STEP system without being billed according to usage.

ORDINANCE NO. 2025-008

DELETING ORDINANCES 2023-007, 2017-001, 2015-005, 2014-08 AND 2025-002, RATES AND FEES FOR SANITARY SEWER SERVICE AND REPLACING WITH ORDINANCE 2025-008, AMENDING MINIMUM BILLING

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

Section 1. Rates

(a) The rates for sanitary sewer service, computed monthly, are as follows:

	Water Meter Size (inch)				
	1" or less	1.5"	2"	3"	4" or more
Customer Charge (Minimum bill):	\$35.00	\$70.00	\$210.00	\$490.00	\$945.00
Each 1,000 gallons and portion thereof	\$8.25	\$8.25	\$8.25	\$8.25	\$8.25

- (b) Bills must be paid on or before the due date, otherwise a ten percent (10%) penalty will be added. Failure to receive a bill will not release the customer from his/her payment obligation.
- (c) A leak that is documented by the customer to the potable water supplier and is determined eligible for a leak credit may be eligible for a similar credit for the consumption portion of the sewer bill. Such adjustment(s) shall be considered by the City Manager according to policy.
- (d) If a meter fails to register properly, or if a meter is removed to be tested or repaired; the city shall render an estimated bill based on the best information available.
- (e) No flow shall run through the City’s STEP system without being billed according to usage.

Section 2. Billing

The following fees shall be charged for sanitary sewer service:

- Application/Connection Fee \$500.00
- Capacity Fee: (Residential) \$5000 per Single Family Residence
- Capacity Fee: (Comm/Indus) \$5000 per REU Usage Per REU Chart
- Capacity Evaluation Fee \$300.00 (as needed)

In determining capacity for Commercial and Industrial uses, the City Manager and if requested by the City Manager, the City Engineer will review and approve total daily flow rate as presented by applicant, which will then determine the Capacity Fee. Typical Wastewater Flow Rates Chart is attached and will be used as a guide (Attachment A).

Application, Capacity and Capacity Evaluation Fees shall be paid at the time of issuance of the Building Permit.

Section 3. Waivers, Exemptions, Reductions

- (a) Full Rate Exemption: The City recognizes that certain properties are unbuildable due to the size or use of the property. Such properties may be exempt from any sewer fees by the City Council on a case-by-case basis or categorically as may be deemed appropriate. With the right to waive or exempt certain properties or groups of properties also remains the right to reverse such decision if/when conditions change regarding development potential of such a property.
- (b) Special Development Consideration: The Council reserves the right to consider proposals and negotiate alternate arrangements relative to the capacity fee in considering special residential, commercial, or industrial developments, the terms of which shall be approved by resolution of the Council. In cases requiring a Sewer Development Agreement, fees established in such agreements shall supersede those listed herein where the two may conflict.
- (c) Irrigation reduction: A reduction may be applied where a customer has used water to irrigate, or in other outdoor applications not already described herein, where the water is not deposited into the STEP system. Such a reduction must be requested to the city in writing no more than 60-days following the use requested for reduction. Eligibility for a reduction will be determined in the following manner: water use must be more than two-times the winter month average (November through March), adjusted by removing the high and low months and adding 20%. Such a reduction may be applied for no more than twice in any given year.

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

APPROVED AS TO FORM:

Chad Leeman, Mayor Tennessee

Stephen Aymett, City Attorney

Attest: _____
Christina Rivas, City Recorder

1st Reading _____

2nd Reading _____

Attachment A
Typical Wastewater Flow Rates from Institutional Sources

<u>Facility</u>	<u>Unit</u>	<u>Flow, Gallons/Unit/Day</u>	
		<u>Range</u>	<u>Typical</u>
Assembly Hall	Seat	2-4	3
Hospital, Medical	Bed	125-240	165
	Employee	5-15	10
Hospital, Mental	Bed	75-140	100
	Employee	5-15	10
Prison	Inmate	80-150	120
	Employee	5-15	10
Rest Home	Resident	50-120	90
	Employee	5-15	10
School, day only			
With cafeteria, gym, showers	Student	15-30	25
With cafeteria only	Student	10-20	15
Without cafeteria, gym or showers	Student	5-17	11
School, boarding	Student	50-100	75

Typical Wastewater Flow Rates from Multi-Family and Commercial Sources

<u>Facility</u>	<u>Unit</u>	<u>Flow, Gallons/Unit/Day</u>	
		<u>Range</u>	<u>Typical</u>
Airport	Passenger	2-4	3
Apartment House	Person	40-60	50
Apartment, Resort	Person	50-70	60
Automobile Service Station	Vehicle Served	8-15	12
	Employee	9-15	13
Bar	Customer	1-5	3
	Employee	10-16	13
Boarding House	Person	25-60	40
Bowling Alley	Alley	150-250	200
Cabin –resort	Person	8-50	40
Cafeteria	Customer	1-3	2
	Employee	8-12	10

<u>Facility</u>	<u>Unit</u>	<u>Flow, Gallons/Unit/Day</u>	
		<u>Range</u>	<u>Typical</u>
Camps:			
Pioneer Type	Person	15-30	25
Children's, with toilet/bath	Person	35-50	45
Day, with meals	Person	10-20	15
Day, no meals	Person	10-15	13
Luxury, private bath	Person	75-100	90
Trailer Camp	Person	75-125	125
Campground Developed	Person	20-40	30
Cocktail Lounge	Seat	12-25	20
Coffee Shop	Customer	4-8	6
	Employee	8-12	10
Country Club	Guests on Site	60-130	100
	Employee	10-15	13
Department Store	Toilet Room	400-600	500
	Employee	8-15	10
Dining Hall	Meal Served	4-10	7
Dormitory/Bunkhouse	Person	20-50	40
Fairground	Visitor	1-2	2
Hotel	Guest	40-60	50
	Employee	8-13	10
Industrial Bldg. (Sanitary Only)	Employee	7-16	13
Laundromat (self-service)	Machine	450-650	550
	Wash	45-55	50
Office	Employee	7-16	13
Public Restroom	User	3-6	5
Public Park w/Flush Toilets	Visitor	5-10	8
Restaurant			
Conventional	Customer	8-10	9
Short Order/Drive Through	Customer	3-8	6
Bar/Cocktail Lounge	Customer	2-4	3
Shopping Center	Employee	7-13	10
	Parking Space	1-3	2

<u>Facility</u>	<u>Unit</u>	<u>Flow, Gallons/Unit/Day</u>	
		<u>Range</u>	<u>Typical</u>
Store, resort	Customer	1-4	3
	Employee	8-12	10
Swimming Pool	Customer	5-12	10
	Employee	8-12	10
Theater	Seat	2-4	3
Visitor Center	Visitor	4-8	5

Once a total daily flow rate is determined, it is to be converted into a Residential Equivalency Unit (REU) by dividing the total daily flow rate by 300 (1 REU equals 300 gallons per day).

The capacity fee will then be determined by multiplying the calculated REUs (or portion thereof) by the currently adopted capacity fee per REU.

Item 3d

City Speed Limits

Fw: Regulatory Signage (Speed Limits) - My THOUGHTS

From Hellyn Riggins <hriggins@eaglevilletn.gov>

Date Wed 7/2/2025 11:36 AM

To Hellyn Riggins <hriggins@eaglevilletn.gov>

From: Michael Walker <walkerhood@gmail.com>

Sent: Wednesday, July 2, 2025 11:15 AM

To: Hellyn Riggins <hriggins@eaglevilletn.gov>; Chad Leeman <leemanch@rcschools.net>; Stephen Aymett <saymett@ruckerlaw.com>

Subject: Regulatory Signage (Speed Limits) - My THOUGHTS

All,

To lower the posted speed on state highways outside of TDOT oversight, I think that you will need to conduct (document) a concise report similar to the Franklin examples we received. This will require equipment that is placed in the proposed area that measures speed of vehicles to determine the 85th percentile of the vehicles passing through. That drives what the speed should be posted according the MUTCD. Not sure if Will has the equipment but check with him and share copies of the Franklin reports.

I still think this is an effort by the state to keep small cities from setting up “speed traps” (lowering posted speed unreasonably low) strictly to gain revenue from outsiders passing through. That’s why they are more liberal in allowing larger cities like Franklin and Brentwood to set speed limits without agreements because they have the internal engineering to do studies and enforce posted speed for safety reasons only. But if TODT service is not used, a city-funded study will be needed for liability purposes even if the intent of Eagleville is do something reasonable for safety concerns and not for revenue purposes.

Ironically, I noted Brentwood changed its ordinance in 2018. Bureaucracy at work! It is always the easier path to make government not work than to work.

Michael W. (Mike) Walker

walkerhood@gmail.com

615-306-9484

RE: Traffic Study

From Will Owen <WOwen@griggsandmaloney.com>

Date Wed 7/2/2025 1:13 PM

To Hellyn Riggins <hriggins@eaglevilletn.gov>; Mike Walker <walkerhood@gmail.com>

The fixed costs would mostly only be applicable to immediately adjacent stretches of roadway.

If we added up north around Webb Road, there would be additional costs as they would need to obtain data specific to that general location in addition to the location on the south end of town.



GRIGGS & MALONEY, INC.
745 S. CHURCH ST, STE 205
MURFREESBORO, TN 37130

Will Owen, P.E., C.F.M.

Principal & Vice-President

OFFICE: 615-895-8221

FAX: 615-895-0632

WOWEN@GRIGGSANDMALONEY.COM

[www.griggsandmaloney.com]WWW.GRIGGSANDMALONEY.COM

From: Hellyn Riggins <hriggins@eaglevilletn.gov>

Sent: Wednesday, July 2, 2025 1:09 PM

To: Mike Walker <walkerhood@gmail.com>; Will Owen <WOwen@griggsandmaloney.com>

Subject: Re: Traffic Study

Running Mike's thoughts past Will.

hellyn

From: Mike Walker <walkerhood@gmail.com>

Sent: Wednesday, July 2, 2025 12:54 PM

To: Hellyn Riggins <hriggins@eaglevilletn.gov>

Subject: Re: Traffic Study

If most of the cost of the study is fixed, you may want consider checking proper speed limit on 41-A from Webb Rd to the existing point into town where it turns to 40 mph. Anticipating new subdivision.

Sent from my iPhone

On Jul 2, 2025, at 12:21 PM, Hellyn Riggins <hriggins@eaglevilletn.gov> wrote:

Good idea on studying the whole stretch. The study is a lot more reasonable than I thought. I'll put this in the Council Packet. Thank you for the quick response!

hellyn

From: Will Owen <WOwen@grigg sandmaloney.com>
Sent: Wednesday, July 2, 2025 12:14 PM
To: Hellyn Riggins <hrriggins@eaglevilletn.gov>
Subject: RE: Traffic Study

Hellyn,

I would anticipate a range of \$2,500 to \$4,000.
We would likely outsource it and can put you in direct contact with the firm we would recommend if you wanted to work directly with them.
We would also be more than happy to have them work under us as a subconsultant if you'd prefer that route.

There's an element of fixed costs associated with speed studies regardless of how long the stretch of roadway you are studying. We may want to ask about the cost impacts if you were to extend the extents of the study to take full advantage of those fixed costs. You don't have to act on the full stretch studied, but you would at least have it on file if the City ever wanted to drop the limit further south.

<image001.jpg>

GRIGGS & MALONEY, INC.
745 S. CHURCH ST, STE
205
MURFREESBORO, TN
37130

Will Owen, P.E., C.F.M.
Principal & Vice-President
OFFICE: 615-895-8221
FAX: 615-895-0632
WOWEN@GRIGGSANDMALONEY.COM
[www.grigg sandmaloney.com]WWW.GRIGGSANDMALONEY.COM

From: Hellyn Riggins <hrriggins@eaglevilletn.gov>
Sent: Wednesday, July 2, 2025 11:49 AM
To: Will Owen <WOwen@grigg sandmaloney.com>
Cc: Hellyn Riggins <hrriggins@eaglevilletn.gov>
Subject: Traffic Study

Is there a way you can give me a cost estimate of how much a traffic study would cost us to lower the speed limit from Chapel Hill Road to just past the park where it becomes 40 mph. For now, an aprox cost is fine.

Would you be doing it or would you have to hire outside?

I'll be putting this topic on next Thursday's works session agenda.

hellyn

Hellyn R. Riggins
City Manager
615 274 2922 Ext 3

Item 3e

Request for Rezoning; Creating Potential Lot Split

- 598 Alisona Road

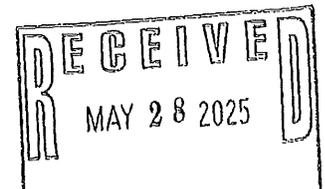
P.O. Box 68
108 South Main Street
Eagleville, TN 37060



(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			
Email Address:		Date: <i>5-28-25</i>	
Signature: <i>Sandra F. Turner</i>		<i>\$400.00 Fee Paid</i>	
For Official Use Only			
Date Received: <i>5/28/25</i>		Initials: <i>[Signature]</i>	





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

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

Sandra Turner Property

0 0.04 0.09 0.15 0.18 mi
0 0.07 0.15 0.3 km

1:4,626

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

Item 3g

250 Years America Celebration



Gov. Lee Announces Year-Long America 250 Celebration Across Tennessee

Unveils “The Original Frontier” theme, kicks off 95-county tour with events honoring Tennessee Agriculture

Tuesday, July 01, 2025 | 10:16am

NASHVILLE, Tenn. – Today, Tennessee Governor Bill Lee announced a year-long, statewide America 250 celebration and unveiled a commemorative poster – titled “Tennessee: The Original Frontier” – that highlights the iconic people, places and events that define Tennessee’s contributions to America. The Governor will visit all 95 counties to mark this milestone with Tennesseans beginning on July 1, 2025, with a Farmland Preservation Tour across all Three Grand Divisions to honor Tennessee’s deep agricultural heritage.

“This week marks the beginning of a special time for our country and state as we approach the 250th anniversary of American independence,” said Gov. Lee. “One of Tennessee’s greatest contributions to America’s success is the strength of our agricultural industry, and I’m proud to honor our rich heritage and commitment to ensuring family farms are preserved for future generations by signing the Farmland Preservation Act.”

Prints of the “Tennessee: The Original Frontier” commemorative poster will be available at America 250 events throughout the year. The poster was designed by renowned artist Justin Helton of Knoxville, who designed the posters for Tennessee’s 225th statehood celebration in [2021](#).

The poster and official logo may be downloaded [here](#).

Honoring Tennessee’s Agricultural Heritage

On July 1, 2025, Gov. Lee will visit each of Tennessee’s Grand Divisions to begin a yearlong 95-county tour. Honoring the State’s agricultural industry, the Governor will visit historic farms in Greene, Williamson, and Tipton counties for ceremonial signings of the [Farmland Preservation Act](#), landmark legislation ensuring family farms can be preserved for future generations. The Act establishes a permanent conservation easement and creates a grant fund to support farmers who voluntarily choose to protect their farmland, and passed with broad bipartisan support.

“Agriculture is the foundation upon which our nation was built,” said Commissioner Charlie Hatcher, D.V.M. “It’s fitting that we visit Tennessee farms to celebrate America’s 250th birthday, and the initiative to preserve our state’s agricultural land for generations to come.”

*“What better way to kick off the celebration of our nation turning 250 years old than by signing the Farmland Preservation Act in all three grand divisions of the Volunteer State,” said **Tennessee Farm Bureau President Eric Mayberry**. “We are confident this legislation will help preserve agriculture and forestland in Tennessee, and we look forward to this event culminating our multi-year effort alongside Gov. Lee to protect Tennessee’s number one industry and our nation’s most important industry for generations to come.”*

Tennessee Commission for the United States Semiquincentennial

Additional events will be announced as they are scheduled. Tennesseans are invited to sign up for the Tennessee State Museum’s *Voices and Volunteers* newsletter to learn more about upcoming events across the state and may recommend historic site visits and share their personal story at www.TN250.com.

The Tennessee Commission for the United States Semiquincentennial is offering grant opportunities for organizations and communities centered around Tennessee’s unique stories, including project support grants and community support grants. Facilitated by the [Tennessee State Museum](#), funding will be awarded to applicants who propose projects that support the mission of Tennessee’s America 250 Celebration by highlighting Tennesseans and events that have shaped American democracy from the Revolutionary era to the present. More information regarding eligibility and application deadlines may be found [here](#).

Item 3h

State Championship Signage

EAGLEVILLE

EAGLES



**TSSAA STATE
CHAMPIONS**

**SOFTBALL
2022**

**BASEBALL
2022**

**BASEBALL
2023**

**BASEBALL
2024**

Item 3I

Signage Update

RE: City of Eagleville.

From Mike Shea <MikeShea@joslinsign.com>

Date Mon 7/7/2025 1:09 PM

To Hellyn Riggins <hriggins@eaglevilletn.gov>; Katy Sanderson <cityclerk@eaglevilletn.gov>

My son & I drove by yesterday. The units are working properly. He even liked your July 4th message . Early on I recommended an onsite demonstration to show all what a higher resolution model would look like especially for animated designs but I was told that your boards were primarily to be used to display static text. I am attaching photos I took but cell phones cannot take photos of message centers. Your message centers didn't look like my photos ☺

Thanks
Mike

We did also inspect each of the Welcome signs.....I can report on that with a separate email.

From: Hellyn Riggins [mailto:hriggins@eaglevilletn.gov]

Sent: Thursday, July 03, 2025 3:46 PM

To: Mike Shea; Katy Sanderson

Subject: Re: City of Eagleville.

Thank you for that information. Just write us after you drive by. And then I'll take this info to the Council Thursday. Thanks so much.

hellyn

From: Mike Shea <MikeShea@joslinsign.com>

Sent: Thursday, July 3, 2025 3:22 PM

To: Hellyn Riggins <hriggins@eaglevilletn.gov>; Katy Sanderson <cityclerk@eaglevilletn.gov>

Subject: FW: City of Eagleville.

Hey Ladies

The report from Watchfire is that units are functioning properly.

My son will practice driving this weekend to Eagleville with me. ☺

Your signs have a 16mm pixel pitch which is better than the standards used around Nashville which is 19mm. I believe the 16mm may have been specified by the architect. The option would be to swap the 16mm for 10mm which has a much better resolution but adds a lot of cost. The lesser the mm the more the message center looks like a TV. The mm is spacing between the led diodes. Lesser spacing means more leds.

Thanks
Mike

From: Ben Doeden [mailto:Ben.Doeden@watchfire.com]

Sent: Thursday, July 03, 2025 1:45 PM

To: Mike Shea; Keith Heer

Cc: Kayla Joslin
Subject: Re: City of Eagleville.

The diagnostics report is clear on both displays.

Ben Doeden

Territory Manager, Senior

mobile [217-246-6975](tel:217-246-6975)

email Ben.Doeden@watchfire.com

From: Mike Shea <MikeShea@joslinsign.com>
Sent: Thursday, July 3, 2025 8:20:02 AM
To: Ben Doeden <Ben.Doeden@watchfire.com>; Keith Heer <Keith.Heer@watchfire.com>
Cc: Kayla Joslin <Kayla@joslinsign.com>
Subject: City of Eagleville.

[External Sender]

Ben I meant to ask you about this.....what does your office report on the condition of the two message centers in Eagleville?

BenWest Cumberland signed a quote. Your demos are the best.

Thanks
Mike

From: Katy Sanderson [<mailto:cityclerk@eaglevilletn.gov>]
Sent: Wednesday, July 02, 2025 4:01 PM
To: Mike Shea
Cc: Hellyn Riggins
Subject: update

Mike,

Hellyn asked that I check to see if you have had the opportunity to come by and look at our signs yet? We have a council meeting next Thursday and we'd like to give them some sort of update on the process.

Thanks,
Katy

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

108 S Main Street
PO Box 68
Eagleville, TN 37060

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