



## EAGLEVILLE CITY COUNCIL REGULAR MEETING AGENDA

Eagleville City Hall  
Thursday, July 24, 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) **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:
    - Public Hearing – June 26, 2025
    - Regular Session – June 26, 2025
  - b. Financial Report – June 2025 (May not be ready at this time)
- 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 NO. 2025-007 AN ORDINANCE TO AMEND SECTION 3-305 OF THE CITY OF EAGLEVILLE CODE OF ORDINANCES REGARDING COURT FEES (Amends Ordinance 2025-004) (Second Reading)

**11) NEW BUSINESS**

- a. Approve or Deny the Appointment of \_\_\_\_\_ to fill the vacancy of City Judge with a term to expire January 2027.
- b. Approve or Deny 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 (First Reading)

**12) MAYOR'S AND COUNCIL'S CLOSING REMARKS**

**13) ADJOURNMENT**

Item 6a

Approval of Minutes

- Public Hearing – June 26, 2025
- Regular Session – June 26, 2025

**Minutes of the  
City Council Public Hearing  
Eagleville City Hall, Eagleville, TN  
Thursday, June 26, 2025 – 7:00 PM**

**1) MAYOR'S WELCOME and CALL TO ORDER**

Mayor Chad Leeman called the meeting to order at 7:02 p.m.

**2) ROLL CALL**

The roll was called by City Recorder Christina Rivas.

**PRESENT:**

Mayor Chad Leeman  
Vice Mayor William Tollett  
Councilman Jason Blair  
Councilman Ryan Edwards  
Councilman Chris Hendrix

**ABSENT:**

Councilman Craig Campbell  
Councilman Brandon Emamalie

**STAFF:**

City Manager Hellyn Riggins  
City Recorder Christina Rivas  
Fire Chief Jonathan Armstrong  
Officer Justyn Rhodes

Management Consultant Mike Walker  
City Attorney Stephen Aymett  
Officer Joshua Silva-Bieber  
Officer Isabella Willis

**GUEST:**

Sandra Turner

**3) PUBLIC HEARING**

**a) ORDINANCE 2025-006 ADOPTING AN IMPACT FEE ORDINANCE AND SETTING IMPACT FEES FOR THE CITY OF EAGLEVILLE, TENNESSEE, WITH ATTACHMENT A**

Mayor Leeman opened the public hearing for comment. There were no speakers.

**4) ADJOURNMENT**

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

Approved by:

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

Submitted by:

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

\_\_\_\_\_  
Date Minutes Approved

**Minutes of the  
City Council Regular Meeting  
Eagleville City Hall, Eagleville, TN  
Thursday, June 26, 2025**

**1) MAYORS WELCOME and CALL TO ORDER**

Mayor Chad Leeman called the meeting to order at 7:02 p.m.

**2) ROLL CALL**

The roll was called by City Recorder Christina Rivas.

**PRESENT:**

Mayor Chad Leeman  
Vice Mayor William Tollett  
Councilman Jason Blair  
Councilman Ryan Edwards  
Councilman Chris Hendrix

**ABSENT:**

Councilman Craig Campbell  
Councilman Brandon Emamalie

**STAFF:**

City Manager Hellyn Riggins  
City Recorder Christina Rivas  
Fire Chief Jonathan Armstrong  
Officer Justyn Rhodes

Management Consultant Mike Walker  
City Attorney Stephen Aymett  
Officer Joshua Silva-Bieber  
Officer Isabella Willis

**GUESTS:**

Sandra Turner

**3) INVOCATION/PLEDGE OF ALLEGIANCE**

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

**4) ADOPTION OF THE AGENDA**

Vice Mayor Tollett moved to adopt the Agenda.  
Council Member Hendrix seconded the motion.  
The **MOTION** passed 5-0.

**5) CITIZENS' INPUT**

Ms. Sandra Turner stated that she has requested to rezone her property in order to build a house.

**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**

Vice Mayor Tollett moved to adopt the Consent Agenda.

Council Member Jason Blair seconded the motion.

The **MOTION** passed 5-0.

**7) MAYOR AND COUNCIL PRESENTATIONS**

There were no presentations.

**8) DEPARTMENT REPORTS**

**City Recorder**

- A report was not submitted this month.

**Management/Financial Consultant's Report**

- The report was presented under Item 12

**Fire Department**

**Parks Department**

**Police Department**

- A report was not submitted this month.

**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)**

Vice Mayor Tollett moved to approve Ordinance 2025-006.

Council Member Hendrix seconded the motion.

The **MOTION** passed 5-0.

**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)**

Vice Mayor Tollett moved to approve Ordinance 2025-007.

Council Member Blair seconded the motion.

The **MOTION** passed 5-0.

- 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**

Vice Mayor Tollett moved to approve referring the rezoning request by Sandra Turner to the Planning Commission.

Council Member Hendrix seconded the motion.

The **MOTION** passed 5-0.

**12) MAYOR'S AND COUNCIL'S CLOSING REMARKS**

Management Consultant Mike Walker stated that the General Fund was in good shape. He noted that May was a good month for sales tax revenues.

Mayor Leeman noted that demolition of the old public safety building had begun.

Vice Mayor Tollett stated that the welcome signs needed capstones.

Vice Mayor Tollett commented that he felt the digital sign by the Police Department was blurry.

Council Member Blair stated that Josslyn signs had noted in their presentation that the signs were meant to be seen from a certain distance.

City Manager Hellyn Riggins stated that she would speak with Council Member Emamalie about the welcome signs and with Josslyn and Sons Sign Company about the appearance of the digital sign.

Council and Staff offered their best wishes to Officers Justyn Rhodes and Isabella Willis, who leave for the Police Academy next week.

Ms. Riggins thanked Officer Silva-Bieber for his leadership this week during Chief Breniser's absence.

**13) ADJOURNMENT**

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

Approved by:

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

Submitted by:

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

Date minutes approved: \_\_\_\_\_

Item 8

Department Reports

- City Recorder
- Fire Department
- Parks Department
- Police Department



## City Recorder's Report

TO: MAYOR AND COUNCIL

FROM: CITY RECORDER

The City's CDs have been renewed with Apex for 12 months at a rate of 4%.

Next week, on behalf of the City, I will apply for Public Entity Partners' Property Conservation Grant. This is one time where the cost of the new buildings and inflation work together in the City's favor. The City of Eagleville now qualifies for the third tier for grants, which equates to \$2,500.

On August 27<sup>th</sup>, I will attend benefits training at the State Library and Archives. The training aids benefits coordinators to prepare for open enrollment and address the changes to the State contracts with health insurance companies for 2026.

The records archive in Laserfiche is growing! The work is painstaking, as the majority of official permanent records has not been digitized. This year's copier renewal came with a new copier and this has made a difference. The scanner is not only faster, but the digitized versions are much cleaner than they had been with the old scanner. This will vastly improve the longevity of the City's digitized records.

In concert with LGC, we have made some minor tweaks to the City's website. The goal is to make the site more user friendly for the community.

Christina Rivas  
City Recorder

May 22, 2025



Fire Department Report – Eagleville Council Meeting 7/24/2025

Good evening, Mayor and Council,

The following are calls responded to by EFD from the last council meeting on 6/26/2025 to today:

Total Calls – **42**

<b>26</b>	EMS Assist
<b>1</b>	Blast (No Fire)
<b>1</b>	Illegal Burn
<b>1</b>	Utility Pole Fire
<b>1</b>	Hazmat
<b>3</b>	Motor Veh Accidents
<b>2</b>	Public Service
<b>1</b>	Lock-Out (Child in Car)
<b>1</b>	Vehicle Fire
<b>2</b>	Power lines down
<b>1</b>	Fire Alarm
<b>2</b>	Trees down

Total Call volume to date is **216** for 2025, up 41% over last year this time. As we head into the fall and winter months, and based on trends, we will potentially see over 500 runs this year.

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

Our 4 newest FF's are midway through their basic training. We should have them fully certified by the fall, ready to answer emergency calls by winter. They have been the top performing recruits in their class, according to their instructors. Great job guys!

The Main Fire Engine is getting some minor warranty work completed and is expected to be back in Eagleville by the end of next week. We are operating with the reserve engine while awaiting its return.

Congratulations to FF Springer and FF Hendrix on their recent family additions. Proud Papa's! Everyone is doing fine!

I hope all you are having a great summer! 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!

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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

7/24/25

- 1) Checking ant hills on a daily basis
- 2) Replaced a mirror in the men's restroom
- 3) Started spray insulation in the concession stand for mice prevention

Kevin York

Park Manager



## City of Eagleville

David Breniser, Chief of Police

### *Eagleville Police Department Report to City Council 7/24/2025*

- 1) *On July 11<sup>th</sup>, the Eagleville Police Dept. took possession of a new 2025 Dodge Durango patrol car and added it to our patrol fleet. This car will be assigned to officer Joshuah Bieber. This vehicle brings the EPD patrol fleet to 3 in-service patrol cars with the older 2019 Dodge Charger as a back up unit should one need to be serviced. The 2017 Ford F-150 is still in use for the Chief of Police.*
- 2) *Officer's Rhodes and Willis have just completed their 3<sup>rd</sup> week at the Tennessee Law Enforcement Training Academy and are doing very well. They have 9 more weeks before their graduation on September 26<sup>th</sup>.*
- 3) *Officer Bieber will be attending his in-service training this year with the Murfreesboro Police Dept on August 12<sup>th</sup>, 19<sup>th</sup> and 26<sup>th</sup>.*
- 4) *Preparations have started for this year's fall festival on September 27<sup>th</sup>.*
- 5) *The Eagleville Police Dept. has received full reimbursement in the amount of \$7,989.56 from the 2025 Tennessee Highway Safety Office Grant for the purchase of 2 new laptop computers, 1 new camera system and other safety items that were needed for our patrol fleet.*

*Chief David Breniser  
Eagleville Police Department*

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

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

[dbreniser@eaglevilletn.gov](mailto:dbreniser@eaglevilletn.gov) [www.EaglevilleTN.gov](http://www.EaglevilleTN.gov)

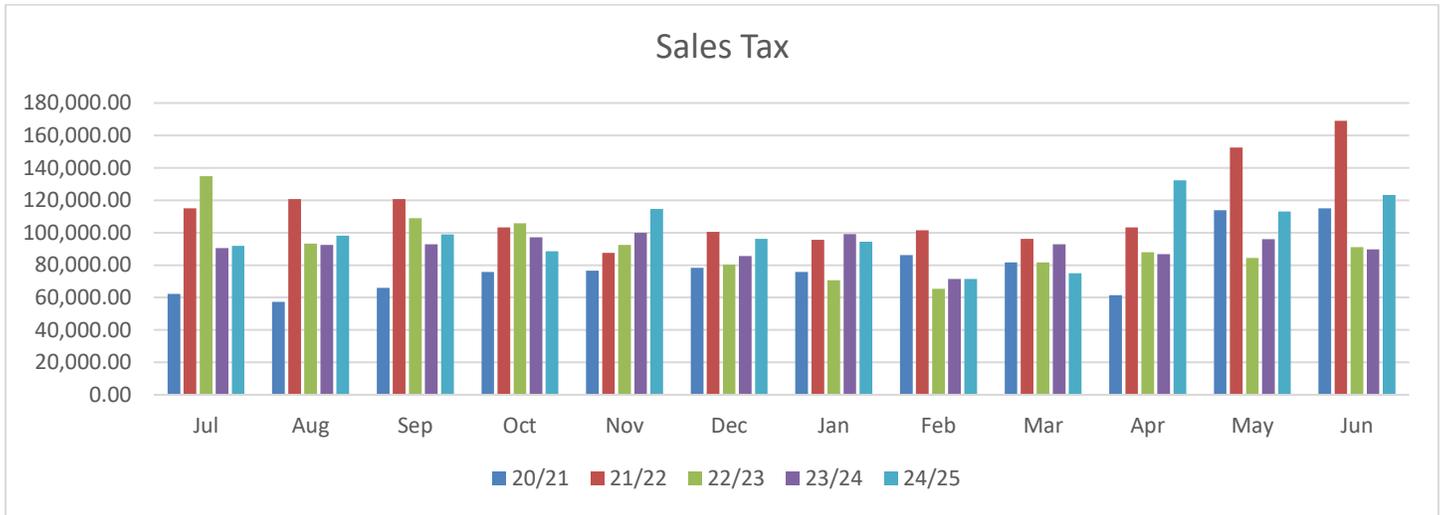
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Item 9

City Manager's Report



## City Manager's Report July 24, 2025



Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
62,283.90	57,255.22	65,887.02	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	123,201.49

	FY 2023-2024 Building Permits & Codes												
	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
New Res.	0	0	0	1	0	0	0	0	0	0	2	0	0
Res Add.	1	0	0	3	0	0	0	0	0	1	0	0	0
Res. Plumb/Mech	0	0	0	1	0	0	0	0	0	0	0	0	0
Res. Other/Accessory	0	0	0	0	0	0	0	0	1	1	0	0	0
New Com.	0	0	1	0	0	0	0	0	0	0	0	0	0
Com. Add.	0	0	0	0	0	0	0	0	0	1	0	0	0
Com. Plumb/Mech/Gas	0	0	0	0	0	0	0	0	0	0	4	1	2
Com. Other	0	0	0	0	0	0	0	0	1	1	0	1	0
Signage	0	0	6	0	0	1	0	0	0	0	0	0	2
Pool	0	2	1	0	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) We are closing out the Fiscal Year so you do not have a finance report. But you can look at our sales receipts for the year and know we had a good year. (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) We are working with Joslin Signs to get the capstones on all four welcome signs, and also repairing some of the stonework that has been damaged over time. (5) Both digital signs were reviewed by Joslin Signs and are working properly. Staff will continue to find the right number of lines and font sizes to showcase the message in the best way. (6) The City Manager attended the first quarterly meetings with the planners and engineers of the County, and the other cities in Rutherford County on June 11. Most of the discussion had to do with new road connections in Murfreesboro. A meeting will be set up to discuss UGBs. (7) Demolition is almost complete on the old Police/Fire Station and the white shed. (8) City Consultant Mike Walker is not present but will be at our next meeting. (9) City Manager will be away from the office August 18, and is expected to be back by the 27<sup>th</sup>. She can be reached by council and staff as needed. She will ensure that the City's operations continue smoothly. If backup is needed, Michael Walker is aware of her absence. (10) Reminder that in August and September, Council meetings will be held on Tuesdays.

**Pending Projects:** (1) City Manager has received a suggested consultant (from Will Owen) to perform a speed study for us. City Manager will be initiating that study. The study area will be New 99, and 41A South to approximately Wayne Brothers location.

**Fall Festival Update by Katy Sanderson as of 7/24/2025:** Applications went live for the festival on July 1<sup>st</sup>. We are up to 55 booths reserved at this time with 14 of them being new vendors. Sponsor dollars are continuing to come in with the total currently \$4900. Most of the large items have been reserved and we are progressing according to schedule.

**Budget News:** (1) Budget has been approved by the State Comptroller. Final year in closing is taking place with our accountant now.

**Finance Report:** 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. The request for rezoning on Allisona Road has been withdrawn. 3. An expansion/addition for Wayne Brothers will be on the August Planning Commission agenda.

**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:**

August 4, 2025	BZA, Design Review and Planning Commission, 6:00/6:30 p.m.
August 8, 2025	First Friday, Downtown, 5:00 p.m. to 8:00 p.m.
August 12, 2025	Municipal Court, 11:00 a.m.
August 12, 2025	City Council Work Session, 7:00 p.m. <b>THIS IS A TUESDAY</b>
August 26, 2025	City Council Regular Meeting, 7:00 p.m. <b>THIS IS A TUESDAY</b>
September 1, 2025	City Hall Closed for Labor Day

Item 10a

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 11a

Appointment of New Judge - Midterm

# 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](mailto:Derek@borolawgroup.com)

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## 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.

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## 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.

- 
- 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.

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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

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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 11b

Ordinance 2025-008 Sewer Rates & Fees

**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**

**1st Reading** \_\_\_\_\_

**2nd Reading** \_\_\_\_\_

**Attest:** \_\_\_\_\_  
**Christina Rivas, City Recorder**

**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.**