



Item 1e

Amendment to Ordinance 2025-009

**ORDINANCE NO. 2025-009**  
**AN ORDINANCE AMENDING THE ZONING ORDINANCE,**  
**MORE SPECIFICALLY SECTIONS PERTAINING TO**  
**INDUSTRIAL ONE ZONE**

**Whereas,** the Eagleville Municipal Planning Commission has duly recommended to the Eagleville City Council that the Official Zoning Ordinance of Eagleville, Tennessee, be amended as hereinafter described; and

**Whereas,** the Eagleville City Council has reviewed such recommendation and had conducted a public hearing thereon.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY OF EAGLEVILLE, TENNESSEE,** that the Official Zoning Ordinance of the City of Eagleville, Tennessee, is hereby amended as shown in Attachment A and 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**

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

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

**ATTACHMENT A  
ORDINANCE 2025-009**

**Amend Section 2.020 DEFINITIONS**

Add Definition:

**CONCRETE BATCHING PLANT: “Concrete batching, processing and manufacture, batch plant.” A site where concrete is manufactured on site for use and delivery elsewhere. This includes the ancillary storage of raw materials, maintenance of plant and equipment, and administrative facilities and staff amenities when conducted or located on the same premises. With approval of the planning commission that proper screening will be created, outdoor storage may be permitted. This does not include rock crushing on site.**

**Amend Section 4.010 OFF STREET PARKING REQUIREMENTS, adding M. Concrete Batching Plant.**

**M. Concrete Batching Plant:** Not less than one space per concrete truck for any maximum number of trucks that might have overnight stays (spaces should be larger than 9 x 18 to accommodate such truck), one space per every 2 employees on the largest project shift, and one space per every 500 square feet of gross floor area. All parking and drive areas shall be paved or concreted, and maintained in good condition.

**Amend Section 5.060 and 5.061 A-F**

**5.060 INDUSTRIAL DISTRICT REGULATIONS**

The following regulations shall apply in the Industrial Districts established in ARTICLE V, Section 5.010, of this ordinance.

**5.061 I-1, General Industrial District**

**A. District Description**

This district is designed for a wide range of industrial and related uses which conform to a high level of performance standards. This district, **generally located at the southern end of the City**, is intended to provide space for the types of industrial activities which by reason of volume of raw materials or freight, scale of operation, type of structures required, or other similar characteristics, require location relatively well segregated from nonindustrial uses. New residential activities are **not permitted**. Commercial establishments and community facilities which provide needed services for industry and are complimentary thereto are permitted. All new industrial uses shall front on arterial streets as designated on the Eagleville Major Thoroughfare Plan. **Uses are anticipated to properly accommodate wastewater discharges through treatment in a sewer or STEP system. The Planning Commission, through guidance of the City Engineer and City Planner, will determine if wastewater can be adequately handled without sewer or STEP system if not available. However, if sewer or STEP are available in a reasonable distance from the property, the use will be required to connect.**

**B. Uses Permitted**

Uses By Site Plan Approval of the Planning Commission Unless No Change in Use:

1. Food and kindred products manufacturing, except meat products.
2. Textile mill products manufacturing, except dyeing and finishing of textiles.
3. Apparel and other finished products made from fabrics, leather, and similar materials manufacturing.
4. Furniture and fixtures manufacturing
5. Printing, publishing, and allied industries.

6. Fabricated metal products manufacturing except ordnance and accessories.
7. Professional, scientific, and controlling instruments; photographic and optical goods, watches, and clocks manufacturing.
8. Miscellaneous manufacturing including jewelry, silverware, and plated ware, musical instruments and parts, toys, amusement and sporting goods manufacturing, pens, pencils, and other office materials and costume jewelry.
9. Wholesale trade.
10. Office functions only where it is directly related to the industrial establishment in which it is located.
11. Signs and billboards as regulated in ARTICLE IV, Section 4.080
12. Agricultural equipment sales and repair
13. All public utilities, including buildings, necessary structures, storage yards and other related uses.
14. Animal health facilities including veterinary clinics with indoor kennels/runs only.

C. Accessory Uses and Structures

1. Signs in compliance with regulations set forth in ARTICLE IV, Section 4.080.
2. Accessory structures and uses customarily incidental to the permitted uses, provided that such accessory structures and uses are carried out on the same lot and are not otherwise prohibited.
3. Accessory off-street parking and loading facilities as required in ARTICLE IV, Section 4.010.

D. Uses Permitted as Special Exceptions

The following uses may be permitted as special exceptions in the I-1 General Industrial District, after review and approval by the Board of Zoning Appeals, in accordance with ARTICLE VI, Section 7.070.

1. Retail and convenience commercial uses
2. Transmission and Communication Towers and Stations
3. Animal health facilities including veterinary clinics with outdoor kennels/runs allowed
4. Building materials and sales
5. Lumber and wood products manufacturing
6. Automotive service and repairs, including sale of gas, oil, tires and other goods and services required in the operation of automobiles
7. Liquor Stores as per the Municipal Code
- 8. Concrete Batching Plants**

E. Uses Prohibited

In the I-1 General Industrial District, any use not permitted by right, by accessory use, or as a special exception as defined above is strictly prohibited.

F. Dimensional Requirements

All uses permitted in the I-1, General Industrial District, shall comply with the following requirements:

1. Minimum Lot Size

Where **adequate** public water and sewer service is available, there shall be required a minimum of two (2) acres. In areas where only public water is available, there shall be a minimum of five (5) acres. No industrial land uses shall be permitted in areas where a public water supply is not available.

Lot Width at Required Building Setback **250 ft.**  
 Minimum Lot Width at Road Frontage **250 ft.** (35 ft. in a cul-de-sac)

- 2. Minimum Yard Requirements
  - a. Front Yard Setback **100 ft.\***
  - b. Side Yard Setback **75 ft.\***
  - c. Rear Yard Setback **100 ft\***

Corner lots will be treated in a way such that all facades facing streets will be held to front setback standards and sides abutting neighboring property will be held to side setback standards. Atypical lots may require Planning Commission interpretation.

**\*A variance for setbacks may be considered if the Board of Zoning Appeals finds that the use is buffered in such a way that the same effect is achieved with a greater setback. In no case shall any setback be less than 50 feet.**

3. Maximum Lot Coverage

On any lot or tract containing one or more structures, the area occupied by all structures, including accessory structures shall not exceed fifty (50) percent of the total area.

4. Height Requirements

No principal structure shall exceed forty (40) feet in height, except as provided in ARTICLE VI, Section 6.030. No accessory structure shall exceed ~~twenty (20)~~ thirty (30) feet in height or one and a half stories.

5. Parking Space Requirements

As regulated in ARTICLE IV, Section 4.010

6. Accessory Structures

- ~~a. With the exception of Signs, accessory structures shall meet the same setbacks as the principal building, not be erected in any required front yard.~~
- ~~b. Accessory structures shall be located at least fifty (50) feet from any side lot line, from the rear lot line, and from any building on the same lot, except where the side yard abuts or is adjacent to a residential district, in which case the minimum setback for that side yard shall be twenty (20) feet.~~

7. Landscaping

Ten (10) percent of the lot area of a tract shall be landscaped to enhance site appearance. Included in the ten (10) percent coverage, there shall be maintained a landscaped strip at last ten (10) feet wide along street property lines, exclusive of business driveways and walkways, and along any yard which abuts a residential district.

**Amend Section 6.030 Exceptions to Height Limitations**

The height limitation of forty (40) feet of Section 5.061 F 4 shall not apply to church spires, belfies, cupolas and domes not intended for human occupancy; monuments, water towers, transmission towers, windmills, chimneys, smokestacks, conveyors, flag poles, radio towers, masts, silos and aerials. **However, such structures listed above in this section as exempt from the height regulations shall be reviewed by both the Planning Commission and Design Review Committee to ensure minimal impact to the skyline. Earth colors (browns, light blues, grays) are strongly encouraged, with colors being complimentary to the main building. No signage, logo or company color scheme is permitted on any part of any**

**structure that is higher than forty (40) feet. No items listed in this section shall exceed eighty-five (85) feet without a variance and a proven necessity for the height. Additionally, structures shall be reviewed by the Fire Chief or his/her designee to ensure adequate fire protection.**

**Amend Section 7.070 PROCEDURE FOR AUTHORIZING SPECIAL EXCEPTIONS, SECTION J TO BECOME SPECIFIC STANDARDS FOR INDUSTRIAL ACTIVITIES, with remaining sections to be renumbered accordingly.**

J. Specific Standards for Industrial Activities

A special exception shall not be granted for the commercial activities specified below unless the standards established therein are met as a part of the conditions for issuing such permit in the applicable districts.

1. Conditions for Industrial Uses

- a. The location, size, and design of such facilities shall be situated so that the proposed development shall be compatible with the development within the surrounding area thus reducing the impact upon the surrounding area.
- b. The traffic generated by such facility shall be safely accommodated along major streets without traversing local minor streets.
- c. The off-street parking requirements shall be based on the type of use and the needs of the use to adequately accommodate the expected groups of people.
- d. The site plan for such facilities shall be approved by the planning commission taking into account the above conditions as well as any other pertinent factors related to the use and operation of such facilities.
- e. When an application primarily uses trucks to ship in and out materials, the route of trucks shall be considered.
- f. The Applicant shall provide for how the use will not become a nuisance to neighboring properties and overall in the City by showing ways that will be used to mitigate noise, dust, traffic, odor, or any other aspect which could have negative impacts.
- g. The washing of vehicles must be done so in a way as to contain contaminated water so that it does not enter into storm drains or contaminate land.
- h. Accessory structures may be permitted which are incidental and subordinate to the principal structure.
- i. The Planning Commission and/or Board of Appeals may require enhanced landscaping to mitigate and screen areas of concern.

Item 1f

Employee Health Savings Account

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## Open Enrollment Info

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From Christina Rivas <crivas@eaglevilletn.gov>

Date Fri 9/19/2025 11:29 AM

To Hellyn Riggins <higgins@eaglevilletn.gov>; Katy Sanderson <cityclerk@eaglevilletn.gov>; David Breniser <dbreniser@eaglevilletn.gov>; Fire Chief Armstrong <firechief@eaglevilletn.gov>; Kevin York <kyork@eaglevilletn.gov>; Kyle Maxwell <kmaxwell@eaglevilletn.gov>; Noah Barrett <nbarrett@eaglevilletn.gov>; Logan Weaver <lweaver@eaglevilletn.gov>; Joshua Silva-Bieber <jsilva-bieber@eaglevilletn.gov>; Justyn Rhodes <jrhodes@eaglevilletn.gov>; Isabella Willis <iwillis@eaglevilletn.gov>

 1 attachment (2 MB)

2026 Local government benefits guide.pdf;

Hello Team,

Open Enrollment starts October 3<sup>rd</sup> and ends October 31<sup>st</sup>. There are a number of changes this year... Rather than bombard you with all of them at once, this email will address the Consumer Driven Health Plan (CDHP) with Health Savings Account (HSA) option. This is somewhat complex, so please read this email in its entirety.

You may have already seen the attachment. It is important to read the attachment fully, however, for the purpose of this email, please refer to pages 5-6.

The CDHP is a little different than the other plans. Points to consider:

1. It is a high-deductible plan that does not pay anything (other than preventive care) until you reach your deductible.
2. Preventive care is free.
3. When the deductible has been met, you pay co-insurance rather than co-pays (basically a percentage, rather than a set amount).
4. This is the only plan that comes with an HSA account. Whether or not you use it, is up to you.
  - a. You may opt to have pre-tax dollars deducted from your paycheck and deposited to the HSA account.
  - b. The account comes with a debit card to pay for approved medical expenses.
    - i. In a bind, you could use it for other purposes, but you would be charged a 20% penalty.
  - c. The funds roll over from year to year and the account goes with you whether you retire or leave employment with the City.
  - d. The administrative fee to manage the account will not be charged while you are employed with the City.

I am sending this email out early to give you time to do your own research, so that you may have all of the facts to consider whether this option is a good fit. Additionally, there may be more points to consider, depending on the outcome of the October 23<sup>rd</sup> Council Meeting. Council will consider the following options for the HSA:

1. Whether to cover the employee's premium for the CDHP. Council will continue to cover the employees' premium for the Limited PPO plan.
2. Whether to contribute the difference between Limited PPO premium and the CDHP premium into the HSA account
3. Cover the premium for the Limited PPO only and leave contributions to the HSA up to the employee that opts for the CDHP.

If you consider opting for this plan, you may want to wait until after the Council meeting to complete your enrollment.

Please understand that this email is meant to inform and highlight because the CDHP was not offered in recent years. It is not meant to promote or persuade.

If you have ANY questions, please reach out or make an appointment with me. I am happy to help however I can.

Have a great weekend!

Christina Rivas, CMC, CMFO  
City Recorder  
City of Eagleville

108 S. Main St. / POB 68  
Eagleville, TN 37034  
615-274-2922  
[crivas@eaglevilletn.gov](mailto:crivas@eaglevilletn.gov)

Item 1h

Resolution 2025-007



TO: MAYOR AND COUNCIL

FROM: CITY RECORDER

RE: Resolution 2025-007 Property Conservation Matching Grant Program

As you are aware, the City needs to upgrade the surveillance system at City Hall and the park. The total upgrade will cost \$6,489. Being that the City qualifies for \$1,000 in grant funds, the City's part of the matching grant will be more than met.

Attached to this memo is the resolution needed to authorize participation in the program and acceptance of the funds. Also attached is the itemized quote from Advanced Alarm Technologies and the congratulatory email from Public Entity Partners – approving the award.

Christina Rivas  
City Recorder

October 23, 2025



**RESOLUTION NO. 2025-007**

**RESOLUTION OF THE CITY OF EAGLEVILLE, TENNESSEE AUTHORIZING PARTICIPATION IN THE PROPERTY CONSERVATION MATCHING GRANT PROGRAM WITH PUBLIC ENTITY PARTNERS**

**WHEREAS**, the citizens of the City of Eagleville, Tennessee have entrusted this administration with the care and custody of city-owned property; and

**WHEREAS**, all efforts shall be made to protect city-owned property from various perils that may arise for the City of Eagleville; and

**WHEREAS**, Public Entity Partners seeks to encourage members with property coverage to develop and implement a property conservation program by offering the **PROPERTY CONSERVATION MATCHING GRANT PROGRAM**; and

**WHEREAS**, the City of Eagleville now seeks to participate in this important program.

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF EAGLEVILLE, TENNESSEE, the following:**

**SECTION 1.** That the City of Eagleville is hereby authorized to participate in the **PROPERTY CONSERVATION MATCHING GRANT PROGRAM** through the Loss Control Department of Public Entity Partners.

**SECTION 2.** That the City of Eagleville, Tennessee is further authorized to provide a matching sum for any monies provided by this grant.

Resolved this \_\_\_\_\_ day of \_\_\_\_\_ in the year of 2025.

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

ATTEST:

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

Approved as to Form:

\_\_\_\_\_  
J. Stephen Aymett, Jr., City Attorney



PO Box 396  
 Fairview, TN 37062  
 Phone: 615-799-9114  
 Email: [Advancedalarm995@gmail.com](mailto:Advancedalarm995@gmail.com)

September 30, 2025 (revised)

(Revised September 18<sup>th</sup>, 2025 proposal to include 1 additional panic, varifocal camera - in the lobby and UHD camera - South side)

City of Eagleville  
 108 South Main Street  
 Eagleville, TN 37060  
 615-274-2922

[crivas@eaglevilletn.gov](mailto:crivas@eaglevilletn.gov)

Item Description: New Camera System <i>Ultra High-Definition DVR / Cameras AHD 2560 x 1920 Resolution - [UL listed]</i>	Quantity	Unit Price	Cost
16 Camera UHD DVR -includes 12TB Hard drive Approximately 2-3 weeks of recording	1	\$1,520.00	\$1,520.00
Replace 7 UHD cameras	7	\$195.00	\$1,365.00
Adding new UHD cameras Locations: (2) rear cameras (1) South side (1) Intersection (1) North sides <b>Cameras require attic and crawl space access.</b>	5	\$225.00	\$1,125.00
A varifocal camera in the lobby (zoomed at the front door)	1	\$295.00	\$295.00
A UHD camera at the front south corner (looking at the intersection from the South side)	1	\$245.00	\$245.00
HD Monitor	1	\$175.00	\$175.00
Back up battery surge suppressor	1	\$99.00	\$99.00
Panic Buttons - desk mount	4	\$105.00	\$420.00
Item Description: Camera system for the <b>Park</b>			
8 Camera DVR UHD with 2TB HD - at the park	1	\$795.00	\$795.00
Adding UHD cameras - at the park	2	\$225.00	\$450.00
Connect 4 existing Hikvision cameras (if the cameras are compatible and in good working order) - at the park			
<i>Half the amount will be collected upfront when the installation is scheduled, and half the amount will be collected at the time of installation.</i>			
		Subtotal	\$6,489.00
		Tax exempt	\$ 0.00
		Total	\$6,489.00

Notes (page 2)



PO Box 396  
Fairview, TN 37062  
Phone: 615-799-9114  
Email: [Advancedalarm995@gmail.com](mailto:Advancedalarm995@gmail.com)

**Notes:**

*All parts are taxed at 5%.*

*All Parts are UL Listed.*

*All Prices quoted are valid for **30** days from today's date.*

*Includes 1-year warranty parts and labor.*

*There are no additional monthly monitoring fees for the cameras.*



October 6, 2025

Christina Rivas  
PO Box 68  
Eagleville, TN 37060

**Subject: PROPERTY CONSERVATION GRANT – APPROVED**

**Congratulations!** This letter serves as official notification to the City of Eagleville that you have been **approved** for the 2025-2026 Property Conservation Matching Grant Program, for which you applied.

A Grant in the amount of \$1,000.00 was approved for your requested items. The PAID receipts for the approved items along with the invoices for the approved items must amount to *at least \$2,000.00* to be eligible to receive the full reimbursement of \$1,000.00. Your 2025-2026 Priority Classification Rating is Class IV.

**Important!** The deadline for all reimbursement receipts is April 1, 2026. If you have already sent us **proof of payment** for approved purchases, you will be receiving your Grant check shortly. If you have not sent this information, please do so by **April 1, 2026**, along with a copy of this notification. Please keep in mind that if we do not receive reimbursement items in a timely manner you may jeopardize your eligibility to receive funding the following fiscal year. If proof of payment is not received by this date, your reimbursement dollars may be reappropriated. Your check will not be processed until we have verification of payment. Please see list of mandatory items needed for reimbursement below.

**GRANT REIMBURSEMENT CHECKLIST:**

1. "Notification of Approval" letter
2. Signed Resolution/Motion
3. Cover sheet listing description of items purchased, quantities, and grand total of all purchases. All receipts must follow in order of cover sheet.
4. Two proofs of payment which must include the following:
  - A. CANCELLED check/bank statement OR credit card receipt/credit card statement
  - B. Copy of invoice OR purchase order (serving as the backup to the cancelled check or credit card receipt). Submitting invoices alone will not be accepted.

Forward all receipts/documentation to:

Tahtia Mitchell

Grant & Scholarship Program

Email: [Tmitchell@PEpartners.org](mailto:Tmitchell@PEpartners.org) or Fax: 615-371-9212

Best Regards,

A handwritten signature in black ink that reads 'Chester Darden'.

Chester Darden  
Director of Loss Control

Item 1j

Return vehicle to Law Enforcement Support Office  
(LESO)



## City of Eagleville

David Breniser, Chief of Police

*I, Chief Dave Breniser, do hereby request that the Eagleville City Council grant permission to return the Humvee vehicle assigned to the Eagleville Police Department by the US Government Law Enforcement Support Office (LESO). This vehicle was assigned to the EPD in 2013, by Chief Eli Stuard. When I took over as chief, an attempt was made to utilize this vehicle to better serve the community. Over the years, this vehicle has proven to be very difficult and costly to maintain and keep running.*

*By returning this vehicle to (LESO), the city will be able to cancel it's \$400.00 annual fee, which is required to stay in the program. Certain requirements will have to be met in order to legally return the vehicle to the US Government's possession. Please let me know if you have any questions regarding this request. Thank you.*

*X Dave Breniser*

*Eagleville Chief of Police*

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)