

**Minutes of the
City Council Work Session
Eagleville City Hall, Eagleville, TN
Tuesday, September 9, 2025– 7:00 PM**

1) MAYORS WELCOME and CALL TO ORDER

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

2) ROLL CALL

The roll was called by City Recorder Christina Rivas.

PRESENT:

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

ABSENT:

Mayor Chad Leeman
Councilman Jason Blair
Councilman Craig Campbell

STAFF:

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

Management Consultant Mike Walker
Fire Chief Jonathan Armstrong arrived at 7:15 p.m.

GUESTS:

Derek Howard

3) DISCUSSION

a) Discussion to fill the vacancy of City Judge with a term to expire January 2027.

Vice Mayor Tollett suggested hiring both candidates until the end of the term. He stated that he had spoken with each of them and that they agreed to the idea. He noted that he also spoke with City Attorney Stephen Aymett who approved the compromise.

The Council thanked Mr. Derek Howard, one of the candidates, for his patience and willingness to participate in this new arrangement for the position of City Judge.

b) Discussion of Impact Fee Accounts

Management Consultant Mike Walker noted that Council had approved Impact Fees for new development and now, it is necessary to create a Development Impact Fee Fund. He stated that a resolution would be brought before Council to that affect. He explained that in the spring, a budget amendment would be prepared for Council approval to formally start the new fund.

Mr. Walker referred to the charts he prepared to demonstrate the variables for his projections for the fund. He stated that the assumptions were based on 15 new homes in the next year; with 25 homes per year thereafter. He explained that, after a few years, funds would accumulate to assist the Parks, Police and Fire departments with maintenance and equipment purchases.

Mr. Walker stated that the separate fund would make it easier to track and prove that funds were spent on expenditures applicable to development.

Discussion noted the following:

- The study should be repeated in 5 years to see if the current results are still valid or should be adjusted.
- The firm conducting the study would testify to its validity should the impact fees be challenged.
- The percentages applied in Mr. Walker's projections were based on the study.

c) Annual Progress Reports for Plans of Services, adopted September 2024; to be presented at a Public Hearing scheduled for September 23, 2025 per T.C.A. §6-51-108(c).

City Recorder Christina Rivas stated that this item was to make Council aware that a Public Hearing has been scheduled and posted in the newspaper to present Progress Reports for the annexations, which were approved in September 2024. She noted that these reports on the City's progress toward fulfilling the Plans of Services for these annexations were mandated by statute.

Vice Mayor Tollett and Council wished Fire Chief Jonathan Armstrong a happy birthday.

d) Review designs for military banners.

City Recorder Christina Rivas stated that when the item was added to the agenda, the thought was that prices would be available. She noted that, at present this was not the case, but that it would be important for Staff to learn if these designs were in line with what Council had in mind.

Council Members stated that they liked the banners and felt that the community would as well.

Council Member Brandon Emamalie noted that these banners would be great for Veteran's Day.

e) Update from Events Committee regarding potential festivities for America's 250th birthday.

City Recorder Christina Rivas explained that when the Events Committee met, the meeting ran long and this item was last on the agenda. She noted that the committee would discuss the item at the next meeting – likely after Fall Festival. She offered to convey any ideas or recommendations Council may have to the committee for consideration.

4) NEW BUSINESS

Council Member Ryan Edwards requested to add to an agenda the topic of new batting cages for the park. Council Member Emamalie stated that he should contact Parks Director Will Vaughn and have him bring the topic to the Park Board, which could submit their recommendations to Council.

Fire Chief Jonathan Armstrong informed Council that he had received a letter of gratitude for the Fire Department's assistance with a funeral procession. He noted that he receives expressions of gratitude from the community on a monthly basis.

5) ADJOURNMENT

Vice Mayor Tollett confirmed there was no further business and adjourned the meeting at 7:21 p.m.

Approved by:



Vice Mayor William Tollett

Submitted by:



City Recorder Christina Rivas

Date minutes approved: 10/23/25