

**Minutes of the
City Council Public Hearing
Eagleville City Hall, Eagleville, TN
Tuesday, September 23, 2025 – 7:00 PM**

1) MAYOR’S WELCOME and CALL TO ORDER

Mayor Chad Leeman called the meeting to order at 7:06 p.m.

2) ROLL CALL

The roll was called by City Recorder Christina Rivas.

PRESENT:

Mayor Chad Leeman
Vice Mayor William Tollett
Councilman Craig Campbell
Councilman Brandon Emamalie
Councilman Chris Hendrix

ABSENT:

Councilman Jason Blair
Councilman Ryan Edwards

STAFF:

City Manager Hellyn Riggins
City Recorder Christina Rivas
Chief David Breniser

Management Consultant Mike Walker
City Attorney Stephen Aymett

3) PUBLIC HEARING

a) Progress Report for Plan of Services for the roadway between the Williamson County Line westerly to Highway 41A, College Grove Road – 1 year post annexation.

There were no speakers.

City Manager Hellyn Riggins reviewed the City’s progress toward fulfilling the Plan of Services for this annexation over the past year. She noted the following:

- The Eagleville Police Department patrols the annexed area and responds to calls.
- In the future, traffic signals will be needed, but at this time the subdivision has not been approved; therefore, these items are not yet needed.
- The Eagleville Fire Department responds to calls in the annexed area.
- Consolidated Utility District (CUD) continues to provide water to the area, as before.
- CUD has not reached an agreement with the property owner to supply water for fire protection to the area.
 - A larger water line is required for fire hydrants.
 - This issue between these two parties is the reason development has been delayed. The City has no bearing on this point.
- Wastewater and garbage collection are not applicable as only the roadway was annexed.
- Inspections and Code Enforcement are not applicable.
- Streets have been monitored and maintained as needed.
- Children living in the area are eligible to attend Eagleville School, however the school is managed by Rutherford County and not the City.

- Nothing has changed with zoning. The area annexed was zoned as R-2 Planned Residential Development (PRD).
- There have been no changes in street lighting.
- Access to the City's park provides recreation.

b) Progress Report for Plan of Services for 68.21 acres along College Grove Road; Map 120, Parcels 02312, 02303, 02310 – 1 year post annexation.

There were no speakers.

City Manager Hellyn Riggins stated that this property was proposed for a subdivision. She noted the progress made for the Plan of Services as follows:

- The Eagleville Police Department patrols and responds to calls in this area.
- Ms. Riggins noted that the purpose of the Plans of Services is to confirm that the annexed area is provided with the same services as the rest of the city.
- Traffic signals will be installed when warranted.
- Road improvements will be conducted when necessary.
- The Eagleville Fire Department is prepared to respond to calls in the annexed area.
- Water is available, however water for fire protection is not available at this time, as water lines that can provide the pressure and quantity of water necessary, have not been installed by the water utility.
 - The property owner, developer and CUD are in negotiations over this matter.
- Wastewater has not been approved, due to the lack of development.
 - Discussion will commence regarding the installation of a Septic Tank Effluent Pump (STEP) System when the subdivision is ready to begin.
 - Per the annexation agreement, the City will assume the STEP system, once the development has been completed.
- Garbage collection is not applicable, as the City does not provide this service.
- Streets have been monitored and patched as needed.
- The school is managed by Rutherford County.
- Inspections and code enforcement will begin when development of the property commences.
- Zoning has been fulfilled and the area is designated as R-2 Medium Density.
- There have been no changes to street lighting at this time.
- Access to the City park provides recreation.

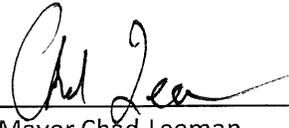
4) MAYOR'S CLOSING REMARKS

There were no remarks.

5) ADJOURNMENT

Mayor Leeman confirmed there was no further business and adjourned the meeting at 7:12 p.m.

Approved by:

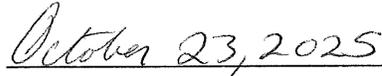


Mayor Chad Leeman

Submitted by:



City Recorder Christina Rivas



Date Minutes Approved