

**Minutes of the  
City Council Work Session  
Eagleville City Hall, Eagleville, TN  
Thursday, October 16, 2025– 7:00 PM**

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

Mayor Chad Leeman called the meeting to order at 7:01 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 Brandon Emamalie  
Councilman Chris Hendrix

**ABSENT:**

Councilman Craig Campbell

**STAFF:**

City Manager Hellyn Riggins  
City Recorder Christina Rivas  
Police Chief David Breniser

Management Consultant Mike Walker  
City Engineer Will Owen  
Fire Chief Jonathan Armstrong arrived at 7:03 p.m.

**3) DISCUSSION**

**\* Mayor Chad Leeman moved Item 3f ahead of Item 3a.**

**f) Discussion of Contributions to Employee Health Savings Account**

Mayor Chad Leeman moved Item 3f ahead of Item 3a.

City Manager Hellyn Riggins explained that as part of the City's agreement to participate in the State's Health Benefits, the City is required to offer the Consumer Driven Health Plan (CDHP) which includes a Health Savings Account (HSA). She noted that the premium for this plan is \$51 less than the Limited PPO plan that the City currently subsidizes for employees.

Ms. Riggins asked Council to consider subsidizing this plan as well, and contributing the difference into the employee's HSA.

**a. Presentation and Discussion of Bids for Paving**

City Engineer Will Owen stated that 3 bids were received for the New Town paving project and that the lowest bid was from the Wiregrass company, with a bid totaling \$329,530. He noted that his firm has worked with this company and that they have a good reputation.

Mr. Owen stated that the base bid consisted of the road work in New Town and sub-repairs. He explained that the sub-repairs would remove soft soil and that area would be strengthened with

crushed rock. He stated that the majority of the base bid was for 1 ½ inches of asphalt overlay. Mr. Owen noted that the base bid amount was \$209,375.

Mr. Owen proceeded to review the additive alternates:

- 1) Drainage improvements to include re-establishing roadside ditches and cleaning out a portion of driveway culverts. Driveway culverts that need to be raised or lowered will be replaced. During the process, culverts that are found to be collapsed or failed, will also need to be replaced. This bid for this addition is \$107,325.
- 2) Adding crushed stone to the lot adjacent to City Hall to create a drivable surface and reduce tripping hazards. This is offered as a temporary solution until a purpose for the area has been determined. The bid for this addition is \$3,700.
  - It was clarified that the stone would be compacted enough so that it would not wash into the road during a rain storm.
- 3) Adding width to Cheatham Springs Road curve. This would include adding 12-18 inches to each side of the road and adding 1 ½ inches to the surface of the full width of the curve. The bid for this addition is \$9,130.
  - It was noted that if the Council chose to address the sides of the road only, it would reduce the cost by half.

Mr. Owen stated that Council could reject all of the bids; approve the base bid, choose any combination of the options, or submit for a new bid.

Mr. Owen noted that there will be disruptions to homeowners during drainage and paving improvements. He stated that homeowners will need to be educated on Right of Way and that the ditches on their property will need to be maintained. He also noted that driveways would be disturbed and regraded during the improvements, though ultimately, restored. Mr. Owen explained that homeowners will also have to maintain the ditches going forward.

Mr. Owen stated that drainage for this neighborhood is somewhat at the mercy of the creek which runs behind it.

Council Member Jason Blair clarified that this project had been rated as the most critical.

Ms. Riggins stated that she and City Management Consultant Mike Walker felt that the improvements to Cheatham Springs Road curve should be executed as proposed in order to mitigate further issues.

City Management Consultant Mike Walker noted that the bid for drainage improvements came in less than anticipated. He stated that the State Street Aid fund has enough to cover the drainage project; however, the fund would not be able to sustain a second project.

Mr. Walker informed Council that a budget amendment would be necessary in the spring, to appropriate funds from the State Street Aid fund to cover the drainage work. He noted that the City's finances look good overall.

**\* Mayor Leeman moved Item 3d ahead of Item 3b.**

**d) Discussion of Stop Sign at Cheatham Springs Curve**

City Engineer Will Owen stated that, after softening the curve on Cheatham Springs Road, it could then be determined if two stop signs are necessary. He stated that the difference would not be drastic, but would improve the condition of the road.

Discussion noted that:

- Due to Global Positioning Systems, traffic has increased on Cheatham Springs Road.
- 12-18 inches is the most that the road could be widened without moving utility poles, fences, or encroaching on the bank of the creek.
- The position of the sun at certain times of day impedes visibility for westbound traffic.
- Should stop signs be added, the road will need to be striped accordingly.
- Paving may begin during the first week of November after Council approval.

Vice Mayor William Tollett stated that the Clark Street bridge needed to be addressed.

Ms. Riggins stated that the Clark Street bridge could be discussed during budget season.

**b. Update from Engineer on Eagleview Village**

City Engineer Will Owen provided an update on the four areas of concern at Eagleview Village:

1. Backfilling the gazebo area and open space with topsoil would begin in the next 7 to 10 days. This will improve drainage for these areas.
2. Overseeding these areas will happen concurrently with the topsoil, to improve vegetation and assist with drainage.
3. The final layer of asphalt has been delayed until Comcast finishes rerouting the fiber optics. The City Manager has made them aware that they have a lot of work to finish. Mr. Owen stated that he did not believe that Comcast would complete their work until spring.
4. A more permanent solution for drainage would be to route the runoff. A dry well with a solar powered pump could be installed. However, it is currently unknown if a solar powered pump would be sufficient.

Council Member Blair left the meeting at 7:43 p.m.

**c. Discussion of Downtown Parking Area**

Mayor Leeman stated that the attachment was provided by Council Member Craig Campbell for review.

Discussion noted the following:

- The lot next to City Hall could be considered for multiple uses.
- An aerial study could be conducted for a comprehensive approach to address parking and future growth with connectivity for roads.
- Traffic from the north headed for Eagleville school needs to be considered.

City Engineer Will Owen noted that the Planning Commission has to complete so many hours of training each year and suggested that Council hold a joint workshop with the Planning Commission to discuss parking and transportation.

Mr. Owen stated that he noticed that Dumpster Rental and America's 250<sup>th</sup> birthday were on the agenda. He noted that Griggs and Maloney would be happy to contribute to the celebration however they can.

**e) Discussion of Ordinance 2025-009 Amendments to Zoning Ordinance Regarding I-1 Zone**

City Manager Hellyn Riggins stated that the proposed amendments were due to a developer potentially opening a business within the City. She explained that the amendments would allow for a concrete batching plant by special permit. She noted that currently, the area south of the City is zoned I-1.

Ms. Riggins state that height restrictions would be capped at 85 feet and that the building would be painted in neutral colors to blend in with the surroundings.

Ms. Riggins reviewed the potential timeline for adding the amendments:

- The first reading will be conducted at the next Regular meeting and Council will be asked to refer the amendments to the Planning Commission at that time.
- A Public Hearing and second reading will be conducted in December.

Ms. Riggins noted that up to 150 trucks per day are projected to travel Main Street with this new business. She explained that whether the amendments are approved or denied, the business will still service this area and the trucks will still utilize the City's streets.

Discussion noted that it would behoove the City to collect the Sales and Property Taxes if this extended number of trucks will be traveling through the City and servicing the area.

**g) Discussion of Dumpster Rentals for Christmas, etc.**

City Manager Hellyn Riggins informed Council that the owners of the dumpster company, which donated their dumpsters for Christmas had sold their business. She stated that she had been approached at the Fall Festival by another company that offered to donate a dumpster for a future Fall Festival.

Ms. Riggins stated her intention to compare prices for a dumpster for post-Christmas excess refuse and eventually for technological paraphernalia.

**h) Discussion of Resolution 2025-007 to Accept Public Entity Partners Property Conservation Matching Grant to Subsidize Upgrade of Surveillance System, and Update of Status of Installation**

City Recorder Christina Rivas informed Council that the City has been awarded this grant in the amount of \$1,000. She noted that the grant helped defray the additional cost of upgrading the camera system at the park, which had not been planned when the City budgeted to upgrade the system at City Hall. Ms. Rivas explained that with both upgrades, less the grant, the City went over budget by \$489.

**i) Discussion of Adding to Consultant Duties (with pay) to Oversee General Maintenance**

City Manager Hellyn Riggins noted that the Police Department is fully staffed, now that the new officers have returned from the Academy. She explained that Police Chief David Breniser had assisted with City maintenance, but his time is better served with his department.

Ms. Riggins stated that Will Vaughn is under contract to oversee the Parks Department. She noted that she believed that this department would run more efficiently if personnel reported to one person. She explained that she did not have a figure to present to Council at this time, however she is seeking to add hours to Mr. Vaughn's contract.

**j) Discussion to Authorize Police Chief Breniser to return Hummer V Vehicle to the Law Enforcement Support Office (LESO)**

It was noted that Police Chief David Breniser had submitted a memo for this meeting's packet, with his reasoning for returning the vehicle. Chief Breniser highlighted the following points:

- The vehicle was acquired through the LESO and therefore could not be sold, but had to be returned to them.
- The cost for this program has increased.
- The vehicle has been costly to maintain and repair.
- The weapons acquired with the vehicle were returned last year.

Council concurred that the vehicle should be returned.

~~\*k) Discussion to add New Batting Cages at Park~~

This item was removed from discussion just prior to the meeting.

**l) Update from Events Committee regarding potential festivities for America's 250<sup>th</sup> birthday.**

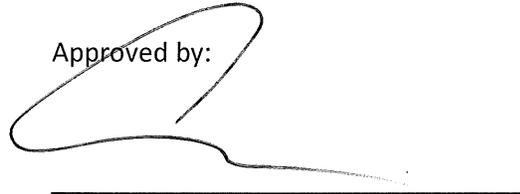
City Manager Hellyn Riggins informed Council that the Events Committee was unable to meet; therefore, any recommendations they have will be discussed at a future meeting.

**4) NEW BUSINESS**

**5) ADJOURNMENT**

Mayor Leeman confirmed there was no further business and adjourned the meeting at 8:09 p.m.

Approved by:



Mayor Chad Leeman

Submitted by:

  
City Recorder Christina Rivas

Date minutes approved: November 20, 2025