



## EAGLEVILLE CITY COUNCIL REGULAR MEETING AGENDA

Eagleville City Hall

Thursday, December 4, 2025

108 South Main Street

7:00 p.m.

*Prior to meeting, please silence all electronic devices.*

**Meeting to follow immediately after Public Hearing**

- 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 (if available)
- 7) **MAYOR AND COUNCIL PRESENTATIONS**
- 8) **DEPARTMENT REPORTS**
  - City Recorder
  - Finance Consultant's Report
  - Parks Department
  - Police Department
- 9) **CITY MANAGER REPORT**
- 10) **OLD BUSINESS**
  - a. Approve or Deny Ordinance 2025-009 Amendments to the Zoning Ordinance Regarding I-1 Zoning. (Second Reading)
  - b. Approve or Deny the Installation of a Street Light on Elm Street.
  - c. Approve or Deny 2026 Council Meeting Schedule.
- 11) **NEW BUSINESS**

12) MAYOR'S AND COUNCIL'S CLOSING REMARKS

13) ADJOURNMENT

Item 8

Department Reports:

- Parks Department
- Police Department



## City of Eagleville

Will Vaughn, Park Director

### November Park Report

- Rentals for November
  - 0-Pavillion Rental
  - 0-Field Rental
- No unexpected expenditures.
- Kevin will start winter projects at the park.
- Mark Lake is working on damaged merry-go-round to fix bearings.
- Kevin removed several road kills off roadways around the city.
- Kevin installed flags and banners for Veterans Day and Christmas throughout the city.

### Upcoming Fall/Winter Projects

- Clean fencerow on Park side to the left of drive and parking lot.
- Clean up creek side on Park side behind field #1 and #2.
- Install poles and solar lights along walking trail (will start out with 6 installations for this year).
- Repaint foul poles-all 3 fields.

P.O. Box 68, 1019 Ronnie Hill Blvd., Eagleville, TN 37060

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## City of Eagleville

David Breniser, Chief of Police

### *Eagleville Police Department Report to City Council*

*12/4/2025*

- 1) EPD is scheduled to deliver the Humvee back to the US Government Law Enforcement Support Office on December 3<sup>rd</sup>.*
- 2) On December 10<sup>th</sup> - 12<sup>th</sup>, I will be attending the Tennessee Association of Chiefs of Police Conference in Nashville in order to complete all my POST in-service requirements for the year.*
- 3) Attached are the statistics for the month of November.*
- 4) On Friday, December 5<sup>th</sup>, I will be attending the Rutherford County Emergency Communication District annual board meeting as treasurer. (911)*
- 5) Plans are in place for the security of the 2025 Eagleville Christmas Parade. Due to our current staff, EPD will not need any contracted help from the Rutherford County Sherriff's Office.*

*x. Dave Breniser*

*Chief Dave Breniser*

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

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## Eagleville Statistics

Date Range: November 1<sup>st</sup> – November 30<sup>th</sup> 2025

### Calls to Service

Accident No Injury	3	Lockout	3
Accident Injury	0	Trespassing	1
Ambulance Assist	4	Agency Assist	2
Animal At Large	1	Disputes	1
Alarm; Burglar	1	Sexual Assault; Abuse	0
Bolo	2	911 Hangup	6
Welfare Check	1	Suicide Threats	1
Motor Assist	3	Theft	0
Vehicle Pursuit	0	Domestic	1
Reckless Vehicle	3	Fire Call	2
Corpse/ Overdose	1	Arrest other than D.U.I.	4
Property Exchange	1	Traffic Hazard	1

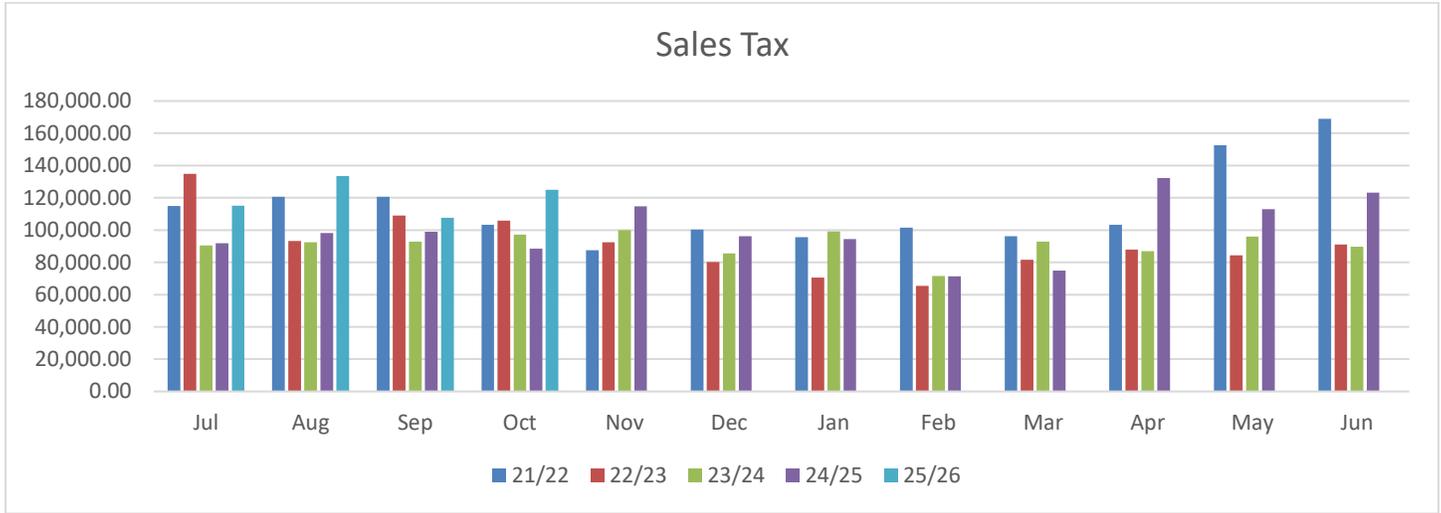
### Traffic Citations

Speeding	58	Seatbelt	0
Speeding Warnings	18	D.L. Violation	2
Insurance	0	Improper Passing	1
Registration	0	Other Traffic	0
D.U.I.	0	Other Warnings	5

Item 9            City Manager Report



# City Manager's Report December 4, 2025



Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
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
115,042.97	133,464.02	107,739.78	\$125,039.75								

FY 2025-2026 Building Permits & Codes													
	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov
New Res.	0	0	0	0	0	2	0	0	0	1	0	1	1
Res Add.	0	0	0	0	1	0	0	0	0	0	0	0	0
Res. Plumb/Mech	0	0	0	0	0	0	0	0	0	0	2	2	2
Res. Other/Accessory	0	0	0	1	1	0	0	0	0	0	0	0	0
New Com.	0	0	0	0	0	0	0	0	0	0	0	0	0
Com. Add.	0	0	0	0	1	0	0	0	0	0	0	0	0
Com. Plumb/Mech/Gas	0	0	0	0	0	4	1	2	0	0	1	1	1
Com. Other	0	0	0	1	1	0	1	0	1	0	0	0	0
Signage	1	0	0	0	0	0	0	2	0	0	0	0	0
Pool	0	0	0	0	0	0	0	0	1	0	0	1	1
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. I am also always open to feedback and suggestions of ways we can improve. **(2)** The Long-Range Committee continues to meet. We are reviewing the Long-Range Plan, now including the Urban Growth Boundary (UGB) and changes to our Zoning Ordinance. **(3)** The City Manager has attended three quarterly meetings with planners and engineers of the County, and the other cities in Rutherford County. UGB will be a topic that should be addressed soon. She will be attending another meeting on December 10. **(4)** Per Council's direction, Will Owen is preparing various options for the parking lot at the former Police/Fire site. **(5)** Before Jan 1, City Manager will need to complete 32 hours (28 hours completed so far) in planning and 16 hours (20 hours completed) in finance to retain her certifications. Planning training has mostly been done at night from home. **(6)** The Military Banners were installed for Veteran's Day. We now have the Holiday Banners up. The Events Committee is considering recommending a few banners for the 250 American Celebration.

**Pending Projects:** **(1)** The City Manager engaged Burch Transportation to perform a traffic study for Hwy 99 in front of the school, and 41A south of the City. Per Burch Transportation's last response to me, we should have received the study this week. I have reached out for an updated ETA.

**Budget News:** **(1)** No updates at this time. We will quickly be back in budget planning for the next fiscal year. Please start thinking of any capital improvements you may want to see in the upcoming budget. At our January meeting, I will be asking you to set a date for our annual Retreat and Budget Workshop.

**Finance Report:** Having an early meeting, we do not have sales tax yet. We will advise you at the January meeting.

**Planning/Codes:** **1.** Las Fiestas, now, has a working sprinkler system. We are awaiting a plan for an addition and more parking. **2.** There will be no meeting in December. However, with two annexations headed our way, we do expect to have full agendas in the 2026 year.

**Streets and Drainage:** **(1)** Drainage work commenced on December 3 in the New Town Subdivision. A letter was delivered to all homeowners providing some basic information of what to expect, with my phone number and email provided for additional questions. **(2)** I have had complaints from residents from New Town about a dark area. I have been in touch with Middle TN Electric to add a light pole. I am requesting permission to add the light pole for safety in that subdivision for a very nominal amount. The erection of the pole will have to be coordinated with the paving plans.

**Sewer:** **(1)** Will Owen is preparing a Sewer Operator RFQ/P for us to engage for Stephenson Farms. Will Owen will perform the inspections of the STEP plant as it is being constructed. **(2)** I have been in touch with a property owner for potential discussions of land for purchase of a STEP system for the south end of our city. I am waiting to hear back from them.

**Engineering Report:** Based on last month's presentation by Will Owen on our sidewalk grants (TAP and MM), Mike Walker has prepared a spreadsheet to present so that you are aware of our financial obligations.

### Public Safety Facility:

**Parks & Recreation/Maintenance:** See separate report.

**Events: (From Katy Sanderson)** The Ornament Ceremony and Tree Lighting was a wonderful success. There were close to 100 attendees to enjoy the festive music and the meaningful ornament ceremony. Although cold, people were able to warm up nicely with the addition of the Clark and Ash coffee truck. I'd like to express a special thank you to Christine Johnson, Joyce Jones, and Marcie Leeman of the Events Committee, and Kevin York and Christina Rivas (city employees) for completing all the decorations last week. I was unexpectedly ill and they truly saved the day. It is so wonderful to see how this city pulls together to get things done.

**The Christmas Parade** has had great response for attendance by dignitaries and others alike. So far, we have 40 entries with horses, several floats, UTVs and the Jeep Club. We do have several dignitaries that do NOT have transportation. If you have or know of someone that can provide transportation, please let us know. We are also working to find a float for Santa. Santa has offered to provide his own transportation if we don't find a float. With the Just Like Home Daycare being dissolved and Red Rover not participating, we are working to find suitable accommodations for Santa.

**Upcoming Meetings/Events:**

December 4, 2025	Public Hearing, City Council Work Session & Regular Meeting, 7:00 p.m.
December 8, 2025	BZA, Design Review and Planning Commission, 6:00/6:30 p.m. (Canceled)
December 13, 2025	Christmas Parade, 5:00 p.m.
December 24 & 25, 2025	City Hall closed for Christmas
January 1, 2026	City Hall closed for New Year's Day
January 5, 2026	BZA, Design Review and Planning Commission, 6:00/6:30 p.m.
January 8, 2026	City Council Work Session, 7:00 p.m.
January 19, 2026	City Hall closed for Martin Luther King Jr. Day
January 22, 2026	Regular City Council Meeting, 7:00 p.m.

Item 10a      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 each employee on the largest project shift, two spaces for visitors. The applicant can ask for reduced parking if they show it is currently not needed but have the land to accommodate more parking should it be needed, and agree to create such parking when the City determines there is a need. 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 10b      Installation of Street Light on Elm Street

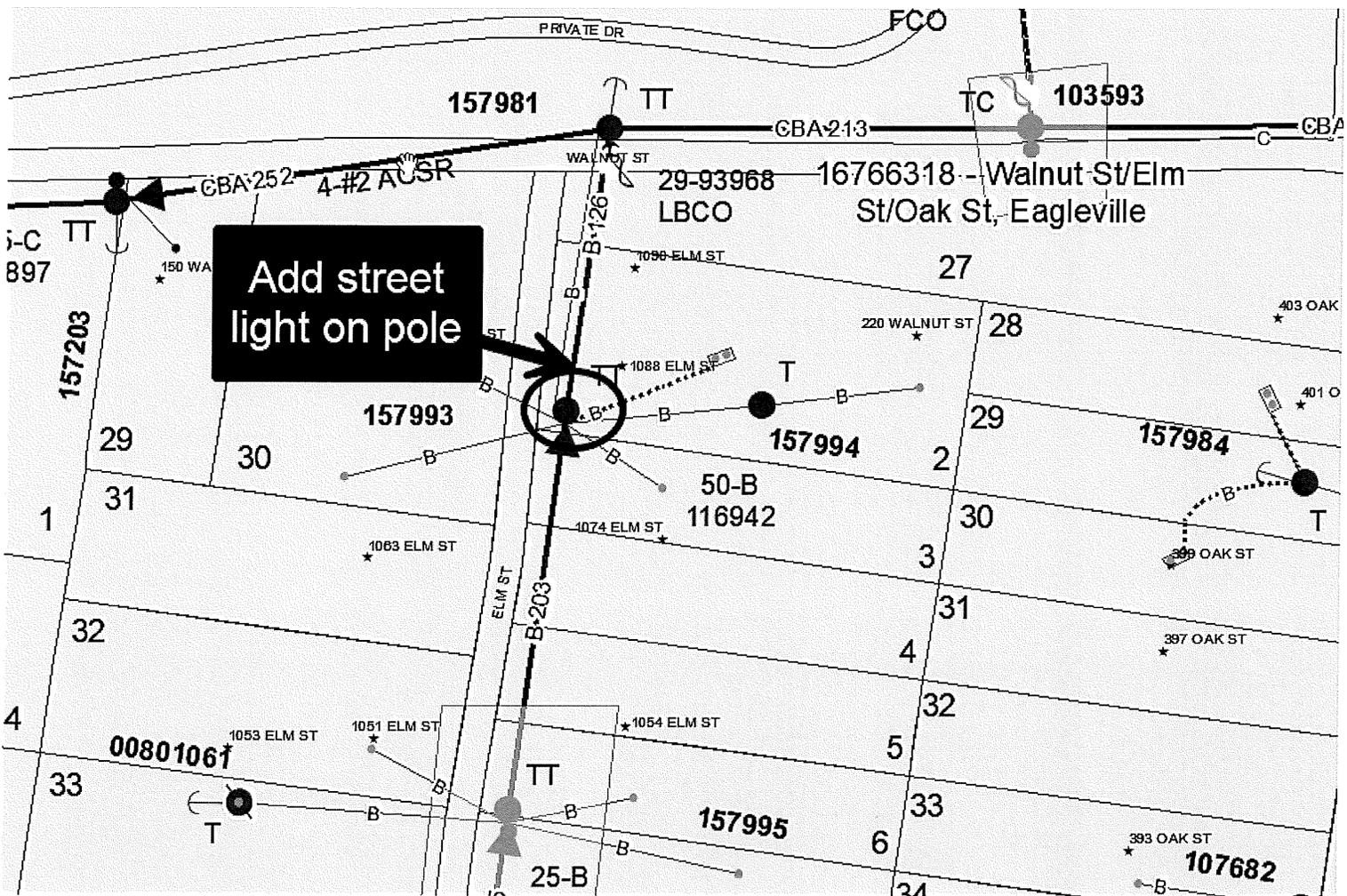
Fw: Eagleville Christmas Parade Registrations

From Hellyn Riggins <hriggins@eaglevilletn.gov>  
Date Tue 12/2/2025 2:20 PM  
To Christina Rivas <crivas@eaglevilletn.gov>

**From:** Lee, Kevin <KevinLee@mte.com>  
**Sent:** Tuesday, November 18, 2025 3:26 PM  
**To:** Hellyn Riggins <hriggins@eaglevilletn.gov>; Katy Sanderson <cityclerk@eaglevilletn.gov>  
**Cc:** Mayor Leeman <leemanch@rcschools.net>  
**Subject:** RE: Eagleville Christmas Parade Registrations

Hellyn

Thank You for the clarification. MTE can add a light on the pole circled below if approved by the City of Eagleville, which appears to add light for that area. If we added it to the City of Eagleville, it would be added to the 9% investment lighting account, estimated to be approximately \$6 per month. With monthly energy and investment, that is the average cost of a new street light. I'll let you all review, and just let me know how you want MTE to proceed.



Thank you

**Kevin Lee**, CKAE, CEM  
Key Accounts Coordinator

Item 10c      2026 Council Meeting Schedule



# City of Eagleville

Chad Leeman, Mayor

**Council Meetings and Work Sessions to be held at 7:00 p.m. at Eagleville City Hall, 108 S. Main Street, unless otherwise updated and posted.**

## 2026 Work Session Dates

January 8

February 12

March 12

April 9

May 14

June 11

July 9

August 11 (Tuesday)

September 8 (Tuesday)

October 15

November 19 -combined-

December 17 -combined-

## 2026 Council Meeting Dates

January 22

February 26

March 26

April 23

May 28

June 25

July 23

August 25 (Tuesday)

September 22 (Tuesday)

October 22

November 19

December 17

All dates subject to change due to quorum issues or other conflicts.

P.O. Box 68, 108 South Main St., Eagleville, TN 37060  
T: (615) 274-2922 F: (615) 274-2977 [www.EaglevilleTN.gov](http://www.EaglevilleTN.gov)

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