

**Minutes of the  
City Council Work Session  
Eagleview City Hall, Eagleview, TN  
Thursday, January 8, 2026– 7:00 PM**

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

Mayor Chad Leeman called the meeting to order at 7:00 p.m.

**2) ROLL CALL**

The roll was called by City Manager Hellyn Riggins.

**PRESENT:**

Mayor Chad Leeman  
Vice Mayor William Tollett  
Councilman Craig Campbell  
Councilman Chris Hendrix  
Councilman Ryan Edwards

**ABSENT:**

Councilman Brandon Emamalie  
Councilman Jason Blair

**STAFF:**

City Manager Hellyn Riggins  
Corporal Joshua Silva-Beiber, EPD  
Fire Chief Jonathan Armstrong

**3) DISCUSSION**

**a) Consideration of Petition for Annexation of Scales Property by Salem Creek Partnership**

City Manager Hellyn Riggins explained the annexation for the Scales property will be forthcoming and Christina Rivas will assist with the timeline. She asks that the Council review the criteria and let her know if they would like any changes. Councilman Ryan Edwards asked how streets are named. Ms. Riggins stated the developers name the streets but they are vetted by 911 (Rutherford County Emergency Communications District) to avoid duplicates.

**b) Review Traffic Study**

City Manager Hellyn Riggins explained the traffic study and speed reduction. The speed will be reduced at Highway 99 and also Highway 41A to the area of Chapel Hill Pike. She also pointed out an email discussion with the traffic engineer asking about other areas of the city.

**c) Planning Commission Updates**

City Manager Hellyn Riggins explained that a business in the city has opened a bar without city approval. She is working with the property owner to assist in moving it into compliance.

**d) Acceptance of City Streets – Criteria**

City Manager Hellyn Riggins reviewed the street acceptance criteria and stated she would be creating a formal resolution for adoption.

**e) Revision of Public Speaker Policy to Align with T.C.A § 8-44-112**

City Manager Hellyn Riggins explained that she has been advised that open meeting laws require Tennessee residents be allowed to speak at meetings but time limits and other policies can still be implemented.

**4) NEW BUSINESS**

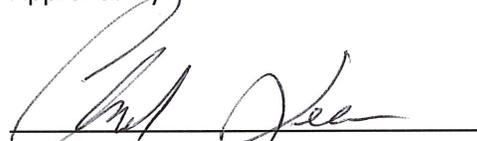
**a) Cedar Direct has submitted donations for the Fire and Police Departments.**

In December the City accepted donations in the amount of \$500 each for the Police Department as well as the Fire Department from Cedar Direct.

**5) ADJOURNMENT**

Mayor Leeman confirmed there was no further business and adjourned the meeting at 7:32 p.m.

Approved by:

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

Submitted by:

  
\_\_\_\_\_  
City Clerk Katy Sanderson

Date minutes approved: 2/20/20