

**Minutes of the  
City Council Work Session  
Eagleville City Hall, Eagleville, TN  
Thursday, February 12, 2026– 7:00 PM**

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

Mayor Chad Leeman called the meeting to order at 7:16 p.m.

**2) ROLL CALL**

The roll was called by City Recorder Christina Rivas.

**PRESENT:**

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

**ABSENT:**

Councilman Jason Blair  
Councilman Craig Campbell

**STAFF:**

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

Fire Chief Jonathan Armstrong  
Firefighter Chad Carson

**GUEST:**

Charlie Waite

**3) DISCUSSION – There was no discussion.**

**4) NEW BUSINESS**

**a) Review Planning Commission’s recommendations for the Former Scales Property Annexation and Resolution 2026-002 Proposed Annexation by Owner Consent**

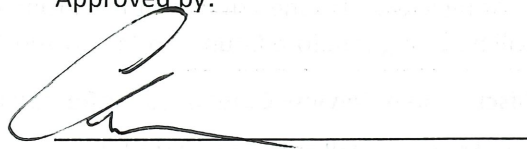
City Manager Hellyn Riggins stated that the Planning Commission reviewed the petition for annexation and recommended that Council consider the request.

Ms. Riggins introduced Mr. Charlie Waite of Salem Creek Partnership, representing the petitioner.

Mr. Waite stated that Stephenson Farms and the annexation of this parcel are tied together. He noted that this parcel was purchased as additional access to the Septic Tank Effluent Pumping (STEP) system via College Grove Road; however, construction has been delayed due to the lack of water supply and pressure.

Mr. Waite explained that Salem Creek Partnership has sufficient water supply for the first 178 lots accessed from Webb Road. He stated that their intention for this particular parcel is to create estate sized lots. He noted that with the delay in development for the Winterbrooke subdivision (on College Grove Road), this property is beneficial, as it will enable them to build a

Approved by:



Mayor Chad Leeman

Submitted by:



City Recorder Christina Rivas

Date minutes approved: March 26, 2026