

**Minutes of the
City Council Work Session
Eagleville City Hall, Eagleville, TN
Thursday, May 11, 2023 – 7:00 PM**

COUNCIL MEMBERS

Mayor Chad Leeman	P	Vice-Mayor Bill Tollett	P
Councilman Chris Hendrix	P	Councilman Ryan Edwards	A
Councilman Brandon Emamalie	P	Councilman Jason Blair	A
Councilman Craig Campbell	A		

STAFF

Hellyn Riggins, City Manager	Jonathan Armstrong, Fire Chief
Katy Sanderson, Acting City Recorder	David Breniser, Police Chief
Steven Aymett, City Attorney	Mike Walker, Financial Consultant

GUESTS

CALL TO ORDER

The meeting was called to order at 7:11 p.m. by Mayor Chad Leeman.

MAYORS WELCOME

Mayor Leeman welcomed everyone in attendance to the meeting.

ROLL CALL

Roll was called by Acting City Recorder Katy Sanderson with quorum present.

DISCUSSION

a) Discussion of Proposed FY 2023 / 2024 Budget

The budget for the next fiscal year was presented by Financial Consultant, Michael Walker and City Manager, Hellyn Riggins. (see attachment). Along with the budget documents, Mr. Walker went over several general points about the budget. There will be a first reading of the budget at the May 25th City Council meeting and the second reading/public hearing on June 15th at the Council meeting.

Mr. Walker stated he was being conservative with revenue proposed.

The Build Back Better law that was passed last year requires all Federally funded projects to use material made in America effective April 1, 2023. Because our project was already in motion, USDA has to work to get an Administrative Ruling stating that because the project was already in motion, it doesn't have to apply. Mr. Walker stated if the City had recently started the project, the cost would probably be 20% higher because of the requirement to certify that everything is made in America. USDA has said that the Eagleville project is number one in the state and are waiting to get word from O & D. The city should receive a letter from the USDA regarding the ruling soon.

Included in the budget will also be the furnishing of the new public safety center. The Mayor asked if technology was as well. Mr. Walker stated some of the technology will be transferred over from the current facilities. Other new technology will be a soft purchase considered at the time of completion.

The city received a grant from TDEC ARP funds of \$601,250 that will extend over 4 years which will allow the city to address needs in the STEP system and develop an Asset Management Plan. The City is required to match 30% which brings the total funding to \$859,800. Ms. Riggins stated the numbers changed a bit once the contract came in from what the Council voted on for the TDEC ARP funds. She will put the contract to be signed on the agenda for the next meeting once she has had a chance to speak with Will Owen, the city engineer and Stephen Aymett, the city attorney. This will ensure clarity about what is being signed. These things are in the budget.

The Mayor asked if this budget includes the first payment for the new building included. It was stated that we have funded at least half of the first payment.

Clarification of what appeared to be a negative approximately \$400,000 due to debt placement in the budget is now showing as a negative \$107,875. This proposed budget comes out better with a positive budget of \$1,080 after paying all of our debts including the fire truck and the other capital projects approved recently. This amount is just expenses versus revenues. There is also a fund balance of \$2.2 million.

Because the city leased the bank it did not qualify for tax exempt financing. The tax exempt financing would have saved the city approximately \$7,000 while the rental earned from the bank is \$39,000.

Mr. Walker stated that if the general fund was looking good around early next calendar year, he would recommend moving some surplus to the state street aid fund. There is \$100,000 set aside for repairs in the street aid fund. He also mentioned not to count on the gas tax to grow as people are buying more efficient vehicles.

There is a grant for a police vehicle that will be paid over 3 years.

b) Update of TML Bond Fund for Interim Financing

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Interim financing has been signed and will officially close on May 16, 2023.

c) Road Work on Cheatham Springs

Ms. Riggins stated there have been stress fractures over time since the last paving. There are a few spots that will need repair. After a scheduled ride around with Will Owen, the City Engineer, Ms. Riggins should have something to bring back to the Council as to what and where the road needs to be repaired.

d) Discussion on Rental House

Ms. Riggins stated the rental price will be set by the City and we should work to get a contract approved with a property management company soon.

e) Update of Proposed Annexation College Grove Road

To be on agenda to refer to Planning Commission.

f) Discussion of New Flood Ordinance (Second Reading)

Just a reminder of what is coming up on the agenda for the next meeting.

g) Appointment to Library Board

The Council will need to appoint someone. No one new has applied and a current member has agreed to serve again.

h) Update of New Vehicle for Fire Department

The City is waiting on sealed bids for a truck to be opened on Monday, May 15, 2023. At the next meeting Ms. Riggins will be asking for approval of a submitted bid or the authority to make a decision on a vehicle that falls within the amount in the budget. Because the vehicles are used, they tend to be sold quickly and timing may be important once a vehicle is located.

i) Discussion of City Seal – Postpone until After Budget is Adopted

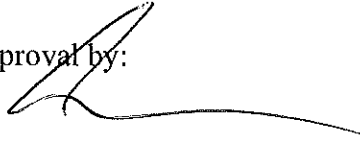
Mayors Comments

Ms. Riggins thanked Mr. Walker for all of his help with the budget and interim financing processes.


Vice Mayor Tollett asked for an update on the proposed gas stations. Ms. Riggins state there will be an application for special permit and site plan presented to the Planning Commission on June 5th for a gas station, quickie mart and Subway on the north side of Highways 41 & 99. The property owner on the south side has also spoken with Ms. Riggins and is interested in opening a gas station. There is no sewer but the property on the north side stated they have a perk site. Ms. Riggins stated that if they were to get approved, it is best to tie into the STEP system by way of Right of Way instead of private easement. The navigation of the site on the north will also be looked at from a safety stand-point by engineers. There are site modifications that will need to be made. There is a lot to look at by the Planning Commission and TDOT as well.

ADJOURNMENT

Adjourned by Mayor Chad Leeman.
The meeting ended at 8:15 p.m.

Approval by: 

Mayor Chad Leeman



Acting City Recorder Katy Sanderson

Date minutes were approved: 6/15/23