

**Minutes of the
City Council Work Session
Eagleville City Hall, Eagleville, TN
Thursday, July 9, 2026– 7:00 PM**

1) MAYORS WELCOME and CALL TO ORDER

Mayor Chad Leeman called the meeting to order at 7:04 p.m.

2) ROLL CALL

The roll was called by City Recorder Christina Rivas.

PRESENT:

Mayor Chad Leeman
Vice Mayor William Tollett
Council Member Jason Blair
Council Member Craig Campbell
Council Member Ryan Edwards
Council Member Brandon Emamalie
Council Member Chris Hendrix

ABSENT:

STAFF

City Manager Hellyn Riggins
City Recorder Christina Rivas
Interim Police Chief Isabella Willis

Management Consultant Mike Walker
Fire Chief Jonathan Armstrong

GUESTS

Chris Leavitt

Rob Molchan

Present, but not signed in: Cale Cote

3) DISCUSSION

a) Review Ordinance 2026-004 Zoning Amendment for Parcel #120.02300.

City Manager Hellyn Riggins stated that this ordinance worked in tandem with the resolution to annex this parcel. She noted that the annexation and this zoning amendment were on the July 23, 2026 agenda for consideration. She requested that Council review this item.

4) NEW BUSINESS

a) Discussion with Developer of Potential Land Lease for Parking, etc.

City Manager Hellyn Riggins introduced Cale Cote, representing the property owners of the former Beauty Shack on Main Street. She stated that his request is to lease City property for restaurant parking. She noted that the proposed restaurant would be located on their property on Main Street, while the proposed parking would be on City property on Allisona Road.

Mr. Cote stated that the intention is to create a family-friendly area, similar to what he had previously proposed for their parcel.

Mr. Cote clarified that the 7,000 square foot dining area adhered to the City's ordinance to include outdoor space in the square footage. He stated that the building would consist of a 4,000 square foot building with two floors and a 3,000 square foot outdoor space.

Mr. Cote noted that the owners are willing to change the plans to accommodate the City. He further noted that according to their survey, of 91 respondents, the number one request for this property was an ice cream/shake shop; the second was for a gym, with Asian cuisine as the third most preferred use for the property. It was explained that a QR code was posted on a sign at the property for citizens to participate in the survey.

Mr. Cote confirmed that they would be open to building the parking lot on City property and have the parking open to the public.

Council Member Craig Campbell suggested installing a sidewalk along Allisona Road from the City's parcel being considered for a parking lot, to the traffic light at the intersection of Allisona Road and Main Street.

Vice Mayor William Tollett stated that he felt positive about the proposal and that Council would need to review how they wish to move forward. Council concurred that they were more amenable to this proposal over the previous one submitted in May.

Management Consultant Mike Walker recommended furnishing the applicant with a variance to extend the parking lot to the north.

It was noted that the property line for the City's parcel was crooked and that it could be corrected without a survey, since it was the City's property.

Council Member Jason Blair stated that he was not in support of selling or leasing the property, but preferred to have the applicant build the parking lot.

Council Member Campbell suggested that signs be used to designate specific parking spaces for restaurant patrons to ensure sufficient parking for the applicant.

Ms. Riggins requested that Council send her any further questions or suggestions regarding this proposal.

b) Resolution 2026-007 Annexation by Owner Consent of Parcel #120.02300

City Manager Hellyn Riggins stated that on July 23, 2026 they will vote on this annexation and conduct a public hearing. She informed Council that the Planning Commission had a large turnout for their public hearing on this matter. She stated that concerns were expressed regarding access to John Windrow Road. Ms. Riggins noted that the plat indicates two access points to the development which are from Highway 41A.

Council Member Hendrix stated that the only access points to the property should not be solely from Highway 41A. He expressed that there is a need for a bypass to help parents access Eagleville School.

Mayor Leeman stated that a bypass would have to be handled by the Tennessee Department of Transportation (TDOT).

Management Consultant Mike Walker noted that if the development was not annexed, the City would not receive the property taxes. He explained that the City is doing well with sales taxes,

however, property taxes need to be built up, as the City would still have to deal with the traffic generated by the development and provide emergency services, even if the parcel remained in the County.

Ms. Riggins stated that there is the potential that more speakers could attend the upcoming public hearing.

c) Revised Job Description for Police Chief

City Manager Hellyn Riggins informed Council that David Haley was selected as the panelist to represent law enforcement for the hiring panel. She stated that the panel is complete and that they are crafting the job description and the advertisement.

d) Police Department Update

City Manager Hellyn Riggins stated that she has conducted interviews for police officers, along with former Interim Police Chief Joshua Silva-Bieber and current Interim Police Chief Isabella Willis. She explained that second interviews have been held and that the collaboration has been very helpful. She noted that two POST (Peace Officer Standards and Training) certified candidates have been selected pending the results of their screenings. She stated that since they do not need to attend the academy, they would work with Interim Chief Willis and start immediately.

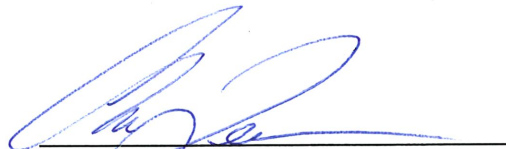
Ms. Riggins stated that she would provide Council an update at their Regular Meeting in two weeks.

Council expressed their appreciation to Interim Chief Willis for her performance and dedication during this time.

5) ADJOURNMENT

Mayor Leeman confirmed there was no further business and adjourned the meeting at 7:38 p.m.

Approved by:



Mayor Chad Leeman

Submitted by:


City Recorder Christina Rivas

Date minutes approved: 8/25/2026