

## TOWN OF ASHLAND CITY BUDGET MEETING MINUTES

March 19, 2019

6:00 PM at Ashland City Municipal Building  
101 Court Street, Ashland City, Tennessee

**CALL TO ORDER** at 6:02 PM by Mayor Steve Allen.

### ROLL CALL

Present: Mayor Steve Allen, Vice Mayor Daniel Anderson, Mr. Roger Jackson, Mr. Tim Adkins, Ms. Lisa Walker and Mr. Chris Kerrigan

Absent: Ms. Alwilda Binkley

### CHANGE OF ROLE

Mayor Steve Allen introduced Budget Chairman Roger Jackson.

### CONSIDERATION OF AGENDA

A motion made by Allen, seconded by Anderson to approve the March 19, 2019 agenda. Motion passed unanimously by voice vote.

### CONSIDERATION OF MINUTES

A motion made by Adkins, seconded by Anderson to approve the February 19, 2019 minutes as typed. Motion passed unanimously by voice vote.

### OLD BUSINESS

- A. WASTE WATER TREATMENT PLANT DISCUSSION** – Mr. Neal Westerman provided handouts to council containing drawings and two estimates. He stated the first estimate of \$7,007,000 covers upgrades only and would not cover additional customers; the second estimate of \$11,000,876 covers the upgrade and an expansion to double the plant. Mayor Allen questioned the I & I problems requiring 1.2 million from the last meeting. Mr. Westerman informed of a \$450,000 grant application submitted and the total cost for rehab and I and I problems will be 1 to 1.2 million. Mayor Allen stated looking at 13.2 million for everything. Chairman Roger Jackson questioned the requirement to do both. Mr. Westerman directed council to view the colored sheet, it represents the new site plant that will be able to process 2 million gallons per day and the new site allows room for future expansion, estimate would be 14.76 million. Chairman Jackson questioned height of plant, basin possible flooding and if estimate covers purchase of land. Mr. Westerman stated the plant would be designed to withstand the 500-year flood, will be over 12 feet and estimate does not cover land cost. Ms. Jennifer Noe questioned the price of the property and a possible contract to lock in price. Mr. Clint Biggers stated he has discussed purchasing the property with the County Mayor on 11 acres for \$75,000. Mayor Allen spoke of several items going on with Hidden Lakes, the possibility of additional customers and the impact of 100 additional homes. A motion made by Mayor, seconded by Walker to add to the council agenda the purchase of land from the County not to exceed \$75,000. Vote on motion: Mayor– yes, Walker – yes, Anderson – yes, Kerrigan – yes, Adkins – yes, and Jackson - yes
- B. CITY HALL DISCUSSION** – Mr. Josh Wright presented a new city hall with 2 available sites and a new fire station with 1 available site.
- **Site 1:** Murff Property - building will face North Main Street, parking in front, main reception area, meeting room, 150 seat council, court room parking in rear of building, bank style teller line, drive through teller with night deposit, 2 holding areas on court room side, public and private restrooms, security area in rear for court entrance, offices for codes and mayor, 14,682 sq. ft., wood frame structure, brick veneer, pitch roof, fully sprinkled, 101 parking spaces, 2.2 million to build, ½ million to paving parking, building should last 20 years Pros - close proximity, undistributed, utility readily

available; Cons would be narrow site, restricts building side and best to use parking up and onto hill; action items would be survey boundaries and soil borings

- **Site 2** - Lee Property basically same layout, additional parking, Pros property donated to city, larger public parking area, Cons location from downtown, existing site disturbed extensively, no existing utilities, street access, fire protection close proximity to TVA lines, 147 parking spaces, \$700,000 pavement cost, need a survey and soil borings.
  - **Site 3** - Farmers Market Property fire trucks exit on North Main Street, enter on Washington Street, a decontamination room, a laundry room, exterior storage, captain bedroom, training room/meeting room with 40 occupant capacity, kitchen, living area, offices for administrative staff and fire chiefs, 15,348 sq. ft., 28 parking spaces, 2.5 million to build with \$250,000 to pave, concrete block, brick façade, wood frame, brick clad, Pros close proximity, undisturbed site, utilities ready, area property values up - insurance premiums down, Cons possible fuel tank buried at site; action item critical soil borings
- Mr. Adkins questioned the current city hall appraisal. Chief Walker stated \$650,000. Ms. Walker questioned nursing stations in the restrooms and tree islands in the parking lot. Mr. Wright stated yes in city hall and he will check to see availability in fire station and yes tree islands in the parking lot. He also stated he would have a final booklet with color renderings for city hall and fire station to show the floor plans for the sites. He informed council he was contracted to look at 2 sites but it turned into 3 sites and he does not plan to charge for the 3<sup>rd</sup> site because he is a local resident.

#### **NEW BUSINESS**


- A. CEC – STRUCTURAL REPORT BICENTENNIAL TRAIL BRIDGES** – Mr. Scott Sampson introduced Mr. Peter Chimera who reviewed, measured and analyzed 6 bridges to determine dangerous and unsafe issues. He presented to council pictures of the issues and a list of items needing correction. Chairman Jackson stated Mr. Sampson should make a list of items that Parks can correct and let council know if he needs outside help or additional money to make corrections. Mr. Chimera stated a couple of critical items that need immediate attention, bridge number six has a steel section and if one beam falls the entire bridge will fall, can contract NHI for that work. He stated action item number 2 is the timeline to fix all items could affect insurance. Mr. Adkins questioned the cost associated with the issues. Mr. Chimera stated no way of knowing until you start cutting into the beams. Mr. Adkins suggested we budget for this over time as needed.
- B. MAYOR ALLEN – PAY TABLE PROPOSAL** – Mayor presented a new pay table to reduce the amount of job titles. Ms. Cannon stated it eliminated eight job titles. Mayor Allen suggested a yearly increase to all employees with the lower tiers receiving a higher percentage than the middle and the top to reduce the gap the increases have created over several years. After discussion among council members, Mr. Anderson questioned COLA for this year where Ms. Reed stated 2.5%. Chairman Jackson suggested COLA across the board and if a department head feels that an employee should receive more, they can request it in their budget. After more discussion, a motion made by Mr. Kerrigan, seconded by Vice Mayor Anderson to submit 3% increase across the board for workshop meeting.

#### **Other Business-**

**Jennifer Noe** – Ms. Noe informed council the purchase price of the Murff property was \$232,000 on April 26, 2018 and \$45,000 for the additional piece of property in 2017. She stated total purchase price was \$277,000 and now asking \$650,000 for the property.

#### **ADJOURNMENT**

A motion made by Walker, seconded by Anderson to adjourn. Motion passed unanimously by voice vote. Meeting adjourned at 8:00 p.m.

  
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Mayor Steve Allen