

## TOWN OF ASHLAND CITY WORKSHOP MEETING MINUTES

March 5, 2019

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

**CALL TO ORDER** at 6:01 PM by Mayor Allen.

### ROLL CALL

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

### ABSENT

None.

### CONSIDERATION OF AGENDA

Ms. Kellie Reed let it be known that Ms. Jennifer Noe had requested an Attorney Client meeting to be held after Approval of Minutes and add under New Business, Resolution Hotel Motel Tax. A motion was made by Ms. Lisa Walker, seconded by Mr. Tim Adkins to approve the March agenda with the requested changes. Motion passed unanimously by voice vote.

### CONSIDERATION OF MINUTES

A motion made by Vice Mayor Daniel Anderson, seconded by Ms. Alwilda Binkley to approve the February minutes as typed. Motion passed unanimously by voice vote.

**Recess called at 6:03 PM for Attorney Client Meeting.**

**Resumed with everyone present at 6:44 PM**

**Mayor Allen addressed Old Business E and F**

**E. Wastewater Treatment Plant Discussion.** Mr. Neil Westerman addressed the council with handouts. Mr. Westerman explained the boxes in blue are to take care of existing violations. He discussed issues and violations with the plant were discussed such as high flow, proper discharge of pumped septic sludge and more. He discussed proposals to correct the issues debated. Ms. Jennifer Noe asked Mr. Westerman if fixing the current issues with man holes will resolve the issues with the plant. Mr. Westerman replied "no", and recapped the importance of the blue boxes being corrected. Mr. Westerman stated there will be two phases and deadlines for compliance are 2021 and 2023. Mayor Allen requested a monetary figure for sewer rehab vs sewer upgrade. Mr. Westerman explained at this time his figures are an estimate and he will have actual figures at the next workshop meeting. Mr. Roger Jackson asked for recommendations for contractors to start on the repair of manholes immediately.

**F. City Hall Discussion.** Mr. David Lee with The Braxton Lee Homestead group addressed the council. Mr. Lee gave a brief history of the Braxton Lee Homestead and how the Braxton Lee Homestead Foundation came to be. Mr. Lee pointed to a group of local investors which were present and Mr. Lee discussed their collective plans for the 58 acres of land, which include reclaiming for citizen use with a welcome center, garden, event center, walking paths, and memorials for local hero's such as Pat Summit and Coach Ralph Spangler. Mr. Lee stated how he and the other investors would like the City to partner with them and in return the City will be given 5 to 7 acres near the bottom to build a new City Hall. Mr. Lee advised an architect has said the proposed 5 to 7 acres are usable to build on and can manage a parking lot with up to 120 spots to share with the event center parking. Mr. Barry Mayo, a present investor, spoke briefly about how to move forward with the discussion. Ms. Alwilda Binkley requested more time to think about this proposal. Mayor Allen suggested to speak with the city architect and Chuck Walker at budget meeting on the 19<sup>th</sup> of March 2019.

### REPORTS

#### A. Department Heads.

- a. **Fire, Codes and Life Safety Department.** Chief Walker stated they were busy from the recent flooding, with 87 calls in the month of February. He said Main Street suffered flash flooding at McDonald's and King Automotive; the State will replace the culvert at this location. Chief Walker

informed that Mary Majors needed rescuing due to the flooding. He said there were 13 different incidents that took place in the City and County in which they were part of. He informed Popeye's has started pouring slab and Taco Bell has pulled their permit(s). He stated Hampton Inn had to correct some variances with Board of Zoning and Appeals and Trinity Marine has plans to build a 40 thousand square foot structure that will help create 300 plus jobs. He stated Ashland Farms is to start breaking ground on the 280 apartments very soon. Chief Walker stated that someone will be here within the next week to propose a two story building with 24 units for independent living. He said the new Cheatham County Eye Care clinic is now under construction. He said Cayman Boats is in production with the 1<sup>st</sup> boat being produced; they are still working on their addition. Chief Walker stated commercial permits are picking up while residential are slowing down with only 6 issued last month. Mr. Roger Jackson asked if we should stop issuing permits due to the current sewer issues. Mr. Billy Harris stated he can make 800,000 and is currently pushing 600,000.

- b. **Police Department.** Chief Coulon stated crime is very low while traffic is still heavy and they are continuing to direct traffic from about 6 a.m. to 8:30 a.m. Mayor Allen advised they were doing a great job.
- c. **Court Department.** Ms. Anita Justice stated business as usual.
- d. **Senior.** Ms. Melissa Womack brought to attention that the Senior Center was flooded with 20" of water on Saturday night and she and her husband did clean up on Sunday. She stated one of the outside automatic doors had broken and the parts have been ordered. Ms. Womack said that on 3/4/2019 a water line in the Senior Center broke forcing the center to be closed on 3/5/2019. Mr. Kevin Lee and Mr. Timmy Louallen corrected the issue.
- e. **Parks.** Mr. Scott Sampson stated a building at the tennis courts was flooded but no major reportable damage was done. He said Bull Run remains closed due to flooding. Mr. Roger Jackson requested that dirt be used to fill in the spot in front of the stage at Riverbluff Park. Mr. Sampson said it has been discussed to level the area out and cut a ditch along the road at this location. Mr. Jackson asked if that was in Park's budget. Mr. Sampson said no, but Mr. Clint Biggers stated his department could do the labor with their equipment.
- f. **Water and Streets Department.** Mr. Clint Biggers stated they are still cleaning up from the flash floods. He said there was a washout on Forrest St. He stated his men have been helping the Police Department in the mornings to direct traffic. Mr. Billy Harris indicated the sewer plant suffered some flooding as well and is getting quotes on the damage.
- g. **Mayor Assistant.** Ms. Sandy Cannon advised she has an upcoming meeting for the Complete Streets project. Ms. Cannon said on March 14<sup>th</sup> there will be an employee picture taken at 2 p.m. at the training towers, weather permitting.
- h. **Recorder.** Ms. Kellie Reed stated she is working on budget and will have it ready by the next budget meeting. Ms. Reed and Mayor Allen will be at a Legislative meeting March 18<sup>th</sup> and March 19<sup>th</sup>. Ms. Reed reminded council that the Home Grant is coming to an end this year with the due date being March 20<sup>th</sup>. Ms. Reed asked if the council may know of anyone in need of this grant. Ms. Alwida Binkley suggested Ms. Mary Majors, a City resident. Ms. Reed advised she would contact Ms. Majors' daughter to see if she may be interested.

## OLD BUSINESS

- A. **Ordinance: Amending Zoning Ordinance: Maximum Height** – Chief Walker stated zoning ordinance 2<sup>nd</sup> reading.
- B. **Ordinance: Magnolia Springs – Rezone Request 1203 & 1211 Old Hyde's Ferry Pike C-2 and R-2 to C-2** – Chief Walker stated 3 of 4 acres are zoned residential and Magnolia Springs wants all to be rezoned commercial. 2<sup>nd</sup> reading.
- C. **Ordinance: Reigle Homes Rezone Request 9 Parcels on Arbor Loop: R-3 to R-3 PUD** – Chief Walker stated rezone request 2<sup>nd</sup> reading.
- D. **Ordinance: Budget Amendment** – Ms. Reed informed council of removing money for the acquisition of land for Murff property and added money for the rubber mulch at Riverbluff.
- E. **Wastewater Treatment Plant Discussion** – Mr. Westerman directed the council earlier in meeting.
- F. **City Hall Discussion** – Mr. Lee directed the council earlier in meeting and is scheduled to come to budget meeting with architect.
- G. **Strategy Session Discussion** – Ms. Reed provided overhead figures for use of establishments; it was decided to use the Braxton as the cost is free. Ms. Reed suggested a few different dates, April 4<sup>th</sup> and April 5<sup>th</sup> 2019 were chosen. Ms. Reed stated food would be catered.

## NEW BUSINESS

- A. **Sign Reimbursement Agreement.** Ms. Reed stated TDOT will need to remove the City's welcome sign located on HWY 49 and Powder Mill Road. Ms. Reed stated we would be reimbursed. Vice Mayor Anderson asked if the sign being removed was a new sign. Ms. Reed responded no. Mayor Allen question how TDOT determined the price of reimbursement and how much is being offered. Ms. Reed stated TDOT will contact her with the determined price and she will have it at the next meeting.
- B. **Pyro Shows Agreement.** Mr. Sampson stated the Summerfest fireworks contract was approved last month. Ms. Jennifer Noe stated the contract needs to be looked at again as there are some strict penalties for canceling due to weather and she would like to have those removed from the contract. Ms. Reed stated she will pull last year's contract and compare.
- C. **Columbia Southern University Learning Partnership Agreement.** Ms. Reed stated this was presented at the most recent Department Head Meeting. Ms. Reed said she was approached by a TN representative with CSU to partner with the City and offer a discount to City employees and their family members for tuition. Ms. Reed advised previous water and fire classes may be converted to college credits. Ms. Reed states she feels this will be a good benefit for employees and that she is currently taking classes. Ms. Jennifer Noe was sent the information for review.
- D. **RFP's for Pest Control.** Ms. Reed provided written estimates for the council to review and discuss at the next meeting. Mayor Allen inquired as to how many estimates we had and how many of those would deal with spiders. Ms. Reed responded, 3 current estimates with one more to come this week; all estimates include spiders except Cooks Pest Control and their removal of spiders is at an extra cost.
- E. **Marc Coulon Contract.** Ms. Reed spoke to say that Chief Coulon will stay thru the transition of the new Chief of Police to assist in the training process. Chief Coulon stated his pay will stop as of March 31, 2019 and he will need to be paid as a contract employee. Mayor Allen requested Chief Coulon to meet with Ms. Jennifer Noe to get a contract written.
- F. **Transportation Grant Proposal – Tom Salter.** Mr. Tom Salter approached the council with a proposal packet he wrote explaining a TDOT grant using rail systems as a Greenbelt and alternative transportation to the community (a map of the potential trail was provided later to go with this packet). Mr. Salter has requested the City submit for this grant with TDOT when and if it becomes available later in 2019. Mr. Salter stated this grant would offer a number of ways for alternative transportation within the City as he feels the current sidewalks and bike lanes are not sufficient. After much discussion it was decided the topic would be revisited.
- G. **STGB Project (Census Road Funds) – 20 % match.** Ms. Sandy Cannon started by saying she currently has a grant with TDOT for Complete Streets that involves improving our sidewalks and has a community meeting in the works; this comment was to follow Mr. Tom Salter's proposal for a greenbelt grant. Ms. Cannon specified that because we participated in and reached our numbers for the census we have been granted federal monies for 2019 and 2020, 2019 is \$75,000 and 2020 is 77,000 and is at a 20% match meaning we must spend \$30,000 to receive the sum of \$152,000.00 Ms. Cannon stated this is part of the Fast Act program passed by President Obama. Ms. Cannon pressed on the importance of coming to a decision on the use of this money as there is a lot of red tape and engineering fees required if we choose to use it in certain ways, per the engineer who spoke with council last week. Ms. Cannon suggested the best use of the money would be for paving or resurfacing main roads. Mayor Allen asked if this money could be used in conjunction with street paving. Ms. Cannon responded yes. Ms. Lisa Walker then asked if Old Cumberland Street in the park was an official road. Ms. Cannon stated she did ask that question and she is not sure. Mr. Biggers stated the road should be official as it is on the map. Ms. Cannon suggested the engineer come back next week to discuss the best use. Mr. Jackson was ok using it on paving and to use our money on other needed items.
- H. **Farmland Lease.** Chief Walker stated we currently have a 5-year lease with Mr. Jay Head and he has decided to no longer farm the land and will be cutting his lease short in his 2<sup>nd</sup> year. Chief Walker said Mr. Head pays on a year to year basis and there is no penalty for cutting his lease short. Mayor Allen asked what we would do with the land now. Chief Walker suggested we could rebid the land at a total of 34 to 37 useable acres. Mayor Allen suggested we keep the land for the berm and in the meantime sow it down with straw and hay.
- I. **Resolution: Hotel/Motel Tax.** Ms. Jennifer Noe advised that State Representative Marry Littleton has requested a 2.5% resolution while Pleasant View has a 5% and Kingston Springs is at 2.5%. Mr. Jackson questioned why we didn't get a 5% tax. Ms. Noe responded Ms. Littleton felt she could not get approval for a 5% per the lobbyist. Ms. Reed stated if we wait too long it is possible they will no longer be in session and we will get nothing. Vice Mayor Anderson asked if we can get an increase later. Ms. Noe advised she

does not think this amount is set in stone. Ms. Reed stated The House and State must pass this resolution with 2 reads and it could take several months. She will have the Resolution ready for next Tuesday.

**SURPLUS PROPERTY NOMINATIONS**

Chief Walker stated none at this time. Chief Coulon stated he may have some for us next week.

**EXPENDITURE REQUESTS:**

None

**OTHER BUSINESS**

None

**ADJOURNMENT**

A motion made by Mr. Daniel Anderson, seconded by Mr. Roger Jackson to adjourn. Motion passed unanimously by voice vote. Meeting adjourned at 8:10 p.m.



STEVE ALLEN, MAYOR



KELLIE REED, CITY RECORDER