



TOWN OF ASHLAND CITY COUNCIL MEETING MINUTES

July 9, 2019

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

CALL TO ORDER at 6:05 PM by Mayor Allen.

ROLL CALL

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

Absent: None.

PLEDGE OF ALLEGIANCE AND PRAYER – Led by Paul Robert Gupton.

CONSIDERATION OF AGENDA

Ms. Reed requested the Sewer Treatment Plant be taken off the Gallaher Agreements under new business and be replaced with Fire Station II. A motion was made Mr. Adkins, seconded by Mr. Jackson to approve the July 9, 2019 agenda as typed. Motion passed unanimously by voice vote.

CONSIDERATION OF MINUTES

A motion made by Mr. Adkins, seconded by Mr. Kerrigan to approve both the special called council meeting minutes for May 30, 2019 and the council meeting minutes for June 4, 2019 as typed. Motion passed unanimously by voice vote.

PRESENTATION OF PROCLAMATION

Mayor presented Chaplain Paul Robert Gupton with a proclamation for his years of service and in appreciation of his years of service for the Town of Ashland City.

PUBLIC FORUM

- A. Karla Johnson- Water Adjustment.** Ms. Johnson stepped forward and stated someone had turned on her outside hose and she wasn't sure how long it had run, but it had caused a high water bill. Mayor stated Ms. Johnson's bill totaled \$432.40, but averages \$29.47. Ms. Binkley asked if she has a way to lock it so it wouldn't happen again. Ms. Johnson stated it was an outside hose and she does not. A motion was made by Mr. Kerrigan, seconded by Mr. Jackson, to adjust Ms. Johnson's bill down to an average. Vote on motion: Kerrigan-yes, Jackson-yes, Adkins-yes, Binkley-yes, Walker-yes, Anderson-yes, and Mayor-yes.
- B. Mike Rayburn- Water Adjustment.** Mr. Rayburn stepped forward and stated there was a leak at the Cheatham County Courthouse which resulted in two extremely high water bills that were discovered when the meter was read and he is here tonight to request a leak adjustment. After much discussion a motion was made by Mr. Adkins, seconded by Mr. Kerrigan, to adjust the bills down to an average. Vote on motion: Adkins-yes, Kerrigan-yes, Binkley-yes, Walker-yes, Anderson-yes, Jackson-no, and Mayor-yes.
- C. Gary Norwood- City Hall Site.** Mr. Norwood stepped forward and stated he wanted to thank Chaplain Gupton for his time working with the city. He further stated he wanted to let the council know his opinion on the future city hall site. He stated he saw some of the earthwork completed on the Braxton Lee Homestead property and he felt this property was ruined. Also, in order to have adequate water pressure there would need to be a lot of cost associated with this and ultimately he felt this would cost a fortune in the long run to develop. He further stated the former Murff property is more ideal in order to help build up the downtown area from and give that end of town a boost, especially from an economic standpoint.
- D. John Steinhouse- Caldwell Park Property.** Mr. Steinhouse stated he is here tonight to encourage the council to sell the Caldwell Park property and add it back to the tax rolls. He further stated there are eight acres toward the back side of the property that are in a boundary dispute and this will need to be resolved. Also, this park is not conducive for a good use and right now he sees this park as being a place where there are flooding issues, alcohol and drug problems. Furthermore, he would like to encourage the council to accept the bid received, which is below the minimum bid, and maybe allow a 5% increase above this cost for purchase above his cost.
- E. Johnny Chandler, Alberto Santacruz Vallejo, Andre Sims, and Roland Young- Water Adjustments.** Ms. Reed stated several people have requested her to present their water adjustments due to not being able to attend the meeting tonight. Mr. Johnny Chandler had a leak under the house which caused two high bills \$223.96 and \$126.18 and his bill normally averages \$29.32. Mr. Alberto Santacruz Vallejo had a

line leaking in the yard which caused a bill of \$476.20 and his bill normally averages \$112.97. Mr. Andre Sims had a leak in a pipe which caused a high bill in the amount of \$221.04, but her normal average is \$107.88. Mr. Roland Young had a toilet leak which a high bill in the amount of \$246.27, but normally averages \$132.70. A motion was made by Ms. Binkley, seconded by Mr. Anderson, to adjust the bills presented by Ms. Reed down to an average. Vote on motion: Binkley-yes, Anderson-yes, Jackson-yes, Kerrigan-yes, Adkins-yes, Walker-yes, and Mayor-yes.

CITY ATTORNEY'S REPORT

Ms. Jennifer Noe stated anything she needs to discuss is on the agenda.

OLD BUSINESS

- A. A.O Smith Berm Discussion.** Ms. Noe stated Ms. Kellie Reed has prepared a letter to show the council's support of the mitigation on the city property. She further stated A.O. Smith is just needing to know if they have the council's support in order to move forward with the project. Mr. Jackson stated the property will be worthless and the campground would not allow views of the bluffs if the lake is in the way. He liked the idea of having the marina, but that has changed. Mr. Anderson stated he has a hard time seeing the property turning into something and we had issues keeping up the Bull Run Recreation area and now we are going to add another recreation area. Ms. Binkley stated the lake liability bothers her. Chief Walker stated he thought it was a great idea when it was connected to the river, but ultimately it is up to the council. Ms. Noe stated this would be 8.9 acres total area that the city would not be able to do anything with. Mr. Adkins questioned the total acreage owned by the city. Chief Walker responded it is thirty four or thirty six acres. Mr. Jerome Terrell stated this is a proposal and not a firm commitment and items can be changed. Ms. Noe requested a motion one way or another. Mr. Adkins stated he wants A.O. Smith to stay here and do business and he knows it is a big impact. Chief Walker stated originally the mitigation was going to be partially on the county and partially on the city property; however, after discussing further they felt it would be better to have one entity responsible for it. Mayor questioned how the liability for a lake would be any more than at Riverbluff Park. Ms. Walker stated back in September of 2017 she attended a meeting in which A.O. Smith promised to have meetings for the public, but there has not been a meeting since then to her knowledge. After much discussion a motion was made by Anderson, seconded by Kerrigan, to defer this until next week's Special Called Council meeting. All approved by voice vote
- B. Certified Tax Rate Discussion.** Mayor stated Ms. Reed has requested this be deferred until next week in order for her to work with MTAS on the verbiage. A motion was made by Walker, seconded by Jackson, to defer until next week's meeting. All approved by voice vote.

NEW BUSINESS

- A. Gallaher Monitoring Agreements (Senior Center, Water Treatment Plant, and Fire Station II.)** Ms. Noe stated she had some recommended changes in regard to indemnification and liability that she has marked up and given to Ms. Reed. A motion was made by Jackson, seconded by Anderson to accept the agreements with the changes from Ms. Noe. Vote on motion: Jackson-yes, Anderson-yes, Kerrigan-yes, Adkins-yes, Binkley-yes, Walker-yes, and Mayor-yes.
- B. Josh Wright- Architect Agreement City Hall.** Ms. Noe stated this agreement is the same for both the city hall and fire hall project and she has a few changes she has marked up and would like to request to both agreements. A motion was made by Jackson, seconded by Kerrigan, to approve the Architecture Agreement for City Hall with the changes presented by Ms. Noe. Vote on motion: Jackson-yes, Kerrigan-yes, Adkins-yes, Binkley-yes, Walker-yes, Anderson-yes, and Mayor-yes.
- C. Josh Wright- Architect Agreement Fire Hall.** A motion was made by Anderson, seconded by Jackson, to approve the Architecture Agreement for City Hall with the changes presented by Ms. Noe. Vote on motion: Anderson-yes, Jackson-yes, Kerrigan-yes, Adkins-yes, Binkley-yes, Walker-yes, and Mayor-yes.
- D. CSR- City Hall Site Design Proposal.** Ms. Noe stated this agreement is the same for both the city hall and fire hall project and she has a few changes she has marked up and would like to request to both agreements. A motion was made by Walker, seconded by Anderson, to approve the CSR Site Design Proposal for City Hall with the changes presented by Ms. Noe. Vote on motion: Walker-yes, Anderson, Jackson-yes, Kerrigan-yes, Adkins-yes, Binkley-yes, Walker-yes, and Mayor-yes.
- E. CSR- Fire Hall Site Design Proposal** A motion was made by Adkins, seconded by Jackson, to approve the CSR Site Design Proposal for City Hall with the changes presented by Ms. Noe. Vote on motion: Adkins-yes, Jackson-yes, Kerrigan-yes, Binkley-yes, Walker-yes, Anderson-yes, and Mayor-yes.
- F. Sycamore Square Tank Geo Agreement.** Ms. Noe stated she has marked up a few changes to this agreement as well. A motion was made by Jackson, seconded by Anderson, to approve the Sycamore Square Tank Geo Agreement with the changes presented by Ms. Noe. Vote on motion: Jackson-yes,

Anderson-yes, Kerrigan-yes, Adkins-yes, Binkley-yes, Walker-yes, and Mayor-yes.

- G. **HB Clark Disc Golf Course Design Agreement.** Mr. Anderson questioned if the changes with the certified tax rate will cause a shortage in the budget. Mr. Kerrigan responded yes we had discussed it causing a \$50,000 shortage in the revenue. Mr. Anderson made a motion, seconded by Kerrigan, to defer to the special called meeting until the council decides what to do about the shortage. All approved by voice vote.
- H. **Municode Agreement.** Mr. Kerrigan questioned if this in the budget already. Ms. Reed stated this will be more than originally figured into the budget the first year; however, it will save money in the future budget years. Mr. Jackson stated he would like to vote to get it started. A motion was made by Jackson, seconded by Anderson, to accept the Municode Agreement. Vote on motion: Jackson-yes, Anderson-yes, Kerrigan-yes, Adkins-yes, Binkley-yes, Walker-yes, and Mayor-yes.
- I. **Caldwell Property Bid.** Mayor asked if council would like to accept the sale or not. Ms. Noe stated the council must reject all bids because it did not meet the minimum bid. A motion was made by Jackson, seconded by Kerrigan, to reject all bids. All approved by voice vote.
- J. **Resolution: Check Signers. A RESOLUTION OF THE TOWN OF ASHLAND CITY, TENNESSEE AUTHORIZING SIGNERS TO ALL BANK ACCOUNTS.** A motion was made by Jackson, seconded by Adkins, to approve the Resolution to Authorize Check Signers. Vote on motion: Jackson-yes, Adkins-yes, Binkley-yes, Walker-yes, Anderson-yes, Kerrigan-yes, and Mayor-yes.
- K. **Ordinance: 19-20 Budget Amendment (Property Purchase). AN ORDINANCE TO ACCEPT A BUDGET AMENDMENT FOR THE 19/20 FISCAL YEAR.** A motion was made by Kerrigan, seconded by Anderson, to approve the Budget Amendment for Property Purchase. Vote on motion: Kerrigan-yes, Anderson-yes, Jackson-yes, Adkins-yes, Binkley-yes, Walker-yes, and Mayor-yes.
- L. **Ordinance: Amend Title 16 Chapter 1 Section 16-114: Sidewalks. AN ORDINANCE BY THE MAYOR AND CITY COUNCIL OF THE TOWN OF ASHLAND CITY, TENNESSEE TO AMEND SECTION 16-114 OF THE MUNICIPAL CODE REGULATING INSTALLATION OF SIDEWALKS.** Mr. Jackson stated he would like to change this ordinance to state sidewalks are not required in the Industrial Park. Chief Walker stated the Ashland Farms project educated them on TDOT's standards for curb and gutter and they will not allow sidewalks on the back side of a guard rail. After much discussion Ms. Noe stated she will mark up to change sidewalks not being required in the Industrial Park and will take out the Building Inspector and leave it up to the Planning Commission. A motion was made by Jackson, seconded by Kerrigan, to approve the Ordinance to Amend Title 16, Chapter 1, Section 16-114 with the changes discussed. Vote on motion: Jackson-yes, Kerrigan-yes, Adkins-yes, Binkley-yes, Walker-yes, Anderson-yes, and Mayor-yes.

SURPLUS PROPERTY NOMINATIONS

None.

EXPENDITURE REQUESTS:

- A. **Permission to bid River Bluff parking lot and drive paving and tie ins.** A motion was made by Kerrigan, seconded by Anderson, to defer this until next week's Special Called Council. All approved by voice vote.
- B. **Ford F150 State Contract- Parks Department.** Ms. Binkley questioned how many vehicles the Parks Department currently has. Mr. Scott Sampson responded four, but a couple are in bad shape. Mr. Sampson pointed out he requested less in capital outlay this year than last year. A motion was made by Jackson, seconded by Kerrigan, to defer this to the Special Called Council Meeting. All approved by voice vote.

OTHER BUSINESS

- A. **Forrest Street Paving.** Ms. Binkley questioned if we had a contract on the Forrest Street work. Mr. Clint Biggers responded no we do not. Ms. Binkley stated she is really upset they are not going to be paving the road and will be patching it only. She requested in the future projects like this be required to have a performance bond.
- B. **Bridge Closure.** Ms. Walker questioned if the bridge closure in front of McDonalds is still scheduled for tomorrow. Mr. Biggers replied as far as he knows it is.
- C. **Farmer's Market.** Mr. Kerrigan questioned extending the Farmer's Market to run until the end of October. He further stated in the future he would like to see it run from June to October and would like to get the UT Extension office involved with it again.

ADJOURNMENT

A motion made by Jackson, seconded by Kerrigan to adjourn. Motion passed unanimously by voice vote. Meeting adjourned at 7:22 p.m.


MAYOR STEVE ALLEN


KELLIE REED, CMFO/CITY RECORDER