



TOWN OF ASHLAND CITY
Regularly Scheduled Workshop Meeting
December 06, 2022 6:00 PM
Minutes

CALL TO ORDER

Mayor Smith called the meeting to order at 6:00 p.m.

ROLL CALL

PRESENT

Mayor JT Smith

Vice Mayor Gerald Greer

Councilman Tim Adkins

Councilman Chris Kerrigan

Councilman Michael Smith

Councilman Tony Young

ABSENT

Councilman Kevin Thompson

APPROVAL OF AGENDA

Mayor Smith stated that he was adding an agreement for the Serving Seniors grant and the announcement of the parade winners under other. A motion was made by Vice Mayor Greer, Seconded by Councilman Adkins, to approve the agenda with changes. All approved by voice vote.

APPROVAL OF MINUTES

1. November 01, 2022 Workshop Meeting Minutes

A motion was made by Councilman Kerrigan, Seconded by Vice Mayor Greer, to approve the minutes as written. All approved by voice vote.

OLD BUSINESS

2. Update on the Bicentennial Trail Grant

Mr. Clark stated that this started in 2019 and everything is on schedule. He stated that phase 1 was engineering and phase 2 was NEPA. Mr. Clark stated both have been completed and they plan to begin phase 3, construction, in the spring. He stated that construction should take about 18 months to complete and then the final phase is acceptance, which should take about 6 months. Mr. Clark stated that keeps us in our overall 5-year timeframe and the grant is managed by Kimley-Horn and TDOT. Councilman Smith asked if there was a contract with the Railroad Authority. Mr. Clark stated he did not know of one. Mayor Smith said they meet with the Railroad Authority and discuss what they are allowed to do, but there is not a contract.

3. Lease Office Space for Meetings

Mayor Smith stated that this is a lot of money, but at this point he is not aware of any other property for lease. Councilman Adkins asked when he anticipated moving in. Mayor Smith stated at the end of January. He stated he spoke with the County Mayor today and he has been very good to the Town and some people are for this, and some are against, but to let him know if there is a better idea. Mayor Smith stated that the County Mayor is upset about some emails he received from a council member stating that the County was not willing to work with the City. He stated that he would have been upset too and what bit he knows about this is that he has extended this offer twice. Councilman Kerrigan stated that is not the email he received. Mayor Smith stated that the County Mayor told him that he refuses to answer any more emails. Councilman Kerrigan stated that his email said it would be good if the City and County could get along because in years past there seemed to be animosity and that he would like to make sure that we can continue to work well together. Mayor Smith stated that they could all sit down together but the County Mayor will not respond to anymore of the emails. Councilman Greer asked if the money was in the budget. Ms. Bowman stated that she gave the council an estimate and that we would have enough money to cover it. She stated that she spoke with Ms. Noe and that there are no issues with the lease, but there are issues with the HVAC. Ms.

Bowman stated that there are five (5) units and four (4) of them are old. She stated that it is recommended that before we sign this lease that we have professionals go in and inspect the units, electrical, etc., so that we do not inherit someone else's problem. Ms. Bowman stated that we are responsible for the build out as well so take that into account. Councilman Adkins asked how soon we could have the inspections done. Ms. Bowman stated as soon as possible. Councilman Young stated that we want to do that before voting on it. Mayor Smith stated that Mayor McCarver stated we could have a few extra months if needed, but as far as he was concerned, they needed to move forward and put a plan in action. He stated that it is time to do something. Ms. Bowman stated we do not want to move in and have to buy four new units and replace all the plumbing. Mayor Smith stated that is why we are having it inspected. Councilman Greer asked if the building materials would be used somewhere else once we vacate the space. Mr. Nicholson stated that they would be able to reuse the materials somewhere else.

4. Resolution: Updating the Purchasing Policy

Ms. Bowman stated that she would like to defer this until next month. She stated that Cassie with MTAS would like to add some things we didn't and add a flow chart for how to handle things correctly.

5. Ordinance: Modify Title 7, Chapter 6 Fireworks

Mr. Nicholson stated that this is for second and final reading with the added changes.

NEW BUSINESS

6. Josh Wright Contracts

Ms. Bowman stated that the contracts are the same contracts approved previously and they are marked with Ms. Noe's changes. She stated that we could not find the signed contracts and USDA requires them for the loans. Ms. Bowman stated that Mr. Wright is here to discuss the projects. Mr. Wright stated that nothing in the contracts has changed, but they are not based on a percentage of construction. He stated that they are capped at a lump sum of \$195,000 per contract. Mr. Wright stated that he wanted to clarify the fee is not changing, they just need signatures. He stated that he also wanted to give a rundown on the projects and give the council a chance to ask questions. Mr. Wright stated that the Fire Station could not be going any better unless it was cheaper. He stated that USDA requires the Fire Marshal's approval on the plan before we move forward and that is supposed to be submitted tomorrow. Mr. Wright stated that USDA requires soil borings from the land and once we get the green light on that we should be able to put it out to bid in January. Councilman Greer asked how long it would take to build. Mr. Wright stated 12 to 14 months. Councilman Greer asked what the estimated cost is. Mr. Wright stated he would have to check, but he believes it is \$6,500,000.00. He stated that he met with Mr. Clark to come up with a game plan for the new park. Mr. Wright stated that they are getting the design fees to get the ball parks moved over to the new park and should have a better idea next month. He stated that once the ball parks are moved, John's Park will be the new site for the senior center and a community center. Mr. Wright stated that he would like to present exterior renderings and design fees next month. He stated that he went with Chief Ray and Deputy Chief Matlock to tour Montgomery County's gun range for ideas. Mr. Wright stated that the gun range will be presented with the park design. He stated that Mayor Smith's priority is the new senior center. Councilman Adkins asked what they plan to do with the current senior center and Mr. Wright stated that will be up to the City to decide what is needed.

7. Amending GNRC Grant contract #2326-05

Ms. Batts stated that the grocery grant with GNRC got extended through June of 2023 and it now serves 30 seniors instead of 29.

8. CDBG Engineering Agreement with CSR

Ms. Bowman stated that this contract has to go through in order to start the process.

9. Resolution: Ratifying Cheatham County Growth Plan

Mr. Nicholson stated that this is to adopt the County Growth Map. He stated that this was just cleaning it up and we will look at making changes next time.

10. Resolution: Updating the Wage and Salary Policy

Ms. Bowman stated that this is just cleaning up the policy and getting rid of old stuff. She stated that the changes are all in red. Ms. Bowman stated that Mayor Smith is wanting to change, and it is when someone changes jobs. She stated that in the past no one has lost money and he wants that removed.

11. Resolution: Adopting the Cheatham County Hazard Mitigation Plan
Mr. Nicholson stated that every 5 years they revisit this and that it is how they get their funding for things like flooding projects.
12. Ordinance: Modifying Title 11, Chapter 4, Section 11-404
Ms. Martin stated that this is to remove fireworks from Title 11 so that it is only referenced in Title 7.
13. Ordinance: After Hour Water Disconnects
Ms. Bowman stated that we are currently sending employees out after hours to do reconnects and it is not always safe situations. She stated that other water companies do not offer this service. Ms. Bowman stated that we offer auto draft, give them their due date of the 15th, add penalties on the 16th, and send out an automated call which gives people plenty of time to pay their bill before cutoffs on the 20th. She stated that sometimes is it 10 customers and sometimes it is 50, but the employees are not safe. Ms. Bowman stated that this will remove after-hours reconnects and they will only be done during business hours. She stated this will eliminate overtime and putting people in jeopardy.

SURPLUS PROPERTY NOMINATIONS

14. Ice Machine
Ms. Batts stated that their ice machine went out after having it repaired last year. She stated that it was more cost effective to buy a new one.

EXPENDITURE REQUESTS

15. Award Bid: WWTP
Mr. Ricky Oakley presented some handout to the council and stated that he was not here to recommend award. He stated that they opened bids last Thursday and they were significantly higher than anticipated. Mr. Oakley stated that they received two bids, Reeves Young for \$30,745,000.00 and W&O Construction for \$31,623,500.00.00, and we budgeted for \$17,000,000.00 which includes the sewer rehab project. He stated that they are not in a place to recommend, but the City is under a federal order to build the plant. Mr. Oakley stated that based on the bids, this looks like a \$30,000,000.00 project and we may have anticipated poorly. He stated that we have asked the contractors to look at ways to save and weighed funding options. Mr Harris stated that the bids are good for 60 days and this is under an order to be completed by December of 2023. Councilman Smith asked how long it would take to build. Mr. Oakley stated it would take two and a half years to complete. Ms. Bowman stated that this has been going before the council since 2018, prior to covid, and the council did not want to do anything so now it will cost an additional \$20,000,000.00. Mr. Harris stated that since the sewer rehab project has started, true numbers are coming in and the plant is running at full capacity. He stated that he will have to start shutting things down when he gets to a million. Mr. Oakley stated that if they can start getting the cost per gallon closer to \$6.00 now, they should. Ms. Bowman stated that when she told the council at budget that we needed to increase by 15% and they did not want to, now we will have to. Mr. Oakley stated that he would like to come back in January with a plan and get our recommendation for award.

OTHER

16. Serving Seniors Agreement
Ms. Batts stated that we were granted this money, and this is the agreement.
17. Parade Winners
Mayor Smith stated that the winners of the Christmas parade are as follows:
1st Place is Holly Waller, Cheatham County Court Clerk, with the Polar Express.
2nd Place is The Town of Ashland City with Christmas Vacation
3rd Place is Midway with Mickey's Once Upon a Christmas
Mayor's Choice is Cheatham County Funeral Home with A Christmas Carol

ADJOURNMENT

A motion was made by Vice Mayor Greer, Seconded by Councilman Kerrigan, to adjourn the meeting. All approved by voice vote and the meeting adjourned at 7:01 p.m.

MAYOR JT SMITH

CITY RECORDER ALICIA MARTIN, CMFO