



TOWN OF ASHLAND CITY

Regularly Scheduled City Council Meeting

June 08, 2021 6:00 PM

Minutes

CALL TO ORDER

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

ROLL CALL

PRESENT

Vice Mayor Daniel Anderson
Councilman Tim Adkins
Councilman Gerald Greer
Councilman Chris Kerrigan
Councilman JT Smith

ABSENT

Mayor Steve Allen
Councilman Roger Jackson

PLEDGE AND PRAYER

Councilman Adkins led the pledge and prayer.

APPROVAL OF AGENDA

A motion was made by Councilman Adkins, seconded by Councilman Kerrigan to approve the agenda. All approved by voice vote.

APPROVAL OF MINUTES

1. May 25, 2021 Council Meeting Minutes

A motion was made by Councilman Kerrigan, seconded by Councilman Greer to approve the May 25, 2021 Council meeting minutes. All approved by voice vote.

PUBLIC FORUM

Vice Mayor Anderson read the rules of public forum aloud prior to opening the public forum.

Gayle Watts- Ms. Watts handed out the petition she gathered. She stated the residents in the area were against this rezone as everything around it was residential. She stated this was coming to her front door against her will. Further, she stated this was spot zoning and with the number of homes that have been brought in there will be more traffic and a lack of infrastructure. Ms. Watts stated there was no benefit to the residence or area for this. She stated we don't want this to end up being like Madison, Hendersonville, or Goodlettsville. She stated she wants growth, but there wasn't a good healthy plan for the people or infrastructure for this.

Vanessa Poss- Ms. Poss thanked everyone for being here and asked everyone to consider the offer to keep Caldwell Park from Ms. Jane Crisp. She stated this was an opportunity to keep land so the public can have access, which she appreciates. Ms. Poss stated people like her do not have access to land. She stated a quarter of a million dollars was such a blessing. Further, she stated she would like to have access to the land to forage, run, allow her dog to run around, play, and be with friends.

Sherry Raymer- Ms. Raymer stepped forward and stated she was a resident of AC on Highway 12 and was raised in Cheatham County and moved away but moved back to raise her children. She stated she was opposing the rezone on Highway 12. Ms. Raymer stated the reason people move to AC was for the community and nature, peace, quiet, and tranquility. She stated rezoning to high density to the neighborhood will not fit in with the neighborhood and will cause nature to change. She stated the only reason they know about the rezone is because of the sign in the yard that looks similar to a for-sale sign. Further, she stated they would have received letters to let residents know what was about to take

place in Brentwood. She stated it would have been nice if the developer would have met with them to answer concerns.

Micah Ferebee- Mr. Ferebee stated that he lives at 1811 Hwy 12 South and the rezone touches his property and the only way he knew about this was the sign out front. He stated the owner of the property told him it would go to R-2, but it was never brought to his attention and it was like it was being swept under the rug. He stated he is not for it and he doesn't mind development, but this many houses right next to his property were not good for his property.

Mike Stuart- Mr. Stuart stated he was representing Mark Yarbrough and they have requested the rezone at 1807 Highway 12 South. He stated Mark was a long-time resident and he was a lifetime resident. Further, he served as a public servant here on this council and on the school board. He stated they want to bring an upscale type home with a lot of value and attract good quality families. He stated that as far as infrastructure goes it was his understanding that the water and sewer lines are the largest in the system and the road in front of the development was a four-lane highway. Mr. Stuart stated they were not putting in apartments, but homes in the 400-500,000 price range. He further stated that he feels it would be good for the community.

Jeremy Lechrick- Mr. Lechrick stated he lived outside of city limits, off of Valley View, but spends a lot of time here in the city. He stated that he speaks about Ashland City to everyone he meets and was a big advocate for our city. He stated he was there to speak about the selling of public property. Further, he stated that he was confused about where he moved to. Mr. Lechrick stated that people were moving to the City because it was beautiful. He stated that Covid woke people up and they were moving out of the cities to be around the beauty and the parks. He stated that the City was keeping the park for future generations. He further stated, the land was paid for and Jane Crisp has made a proposal. He stated that the things the Council didn't like in the proposal were not huge hurdles. Mr. Lechrick stated he would help organize a committee and allow the City to be involved. He further stated he was willing to put in that time and to help create a proposal for everyone.

Della Smith- Ms. Smith stated she was here to talk about the park and she had given everyone papers for research for the actual numbers for maintenance for the park. She stated that these costs do not take into account volunteers. She further stated there were people that wanted to start a naturalist group. Ms. Smith asked why the park was underused? She stated it was due to no sign on the highway, and no trailhead sign, and no map. She further stated that the city wanted to keep it for the boy scouts and the scouts don't really use it. She stated that Beaman Park was so popular and there was no reason why Caldwell Park couldn't achieve the same things. Ms. Smith read a letter from a lady who was unable to attend.

Matthew Binkley- Mr. Binkley stated that he lives on Bearwallow Road. He stated that his family has been in the county for a long time. He stated as a kid, his grandfather owned some land on Abernathy Road. Further, he stated Caldwell Park was a tremendous opportunity because there were not many places like that left in the county. He asked what the City wants the people 100 years from now to know as our legacy? He asked if that was a nature park or a 100-year-old apartment?

John McAdams- Mr. McAdams stated that he was a resident here in Ashland City and just found out there was a park that wasn't on his radar. He stated that he and his wife hike, not serious, but the type of hiking that Caldwell has to offer. He stated that the City can't turn land back into recreational after it had been developed. Mr. McAdams stated that the opportunity to keep this land was a critical decision and this was an advertisement for the city and county. .

Jane Crisp- Ms. Jane Crisp stated that she would like to ask everyone here who was in support of her proposal to please stand and the majority of residents stood. Ms. Crisp stated she submitted a new amended proposal. She stated this was her fifth proposal which took care of the major objection. She stated that some of the concerns were the cost of construction and maintenance. She asked if there were other concerns, she would like to know what those issues were. Ms. Crisp stated she doesn't know the cost of these structures, but she was pledging two hundred and fifty thousand dollars. She stated that fifty thousand (\$50,000) had to be spent on the restrooms and picnic pavilion, but the other two hundred thousand (\$200,000) could be spent however the City wanted. She stated that she doesn't want a lien anymore, but does want a conservation easement so it would protect the park for future generations. She stated when she had a meeting with Jennifer Noe, Mayor, and Scott Sampson, that Mr. Sampson told her they were currently spending about three (3) hours a week on the park and six (6) hours would be needed to maintain it after the additions. She asked if there were any questions from the council.

REPORTS

2. City Attorney

Ms. Noe stated the council will formerly need to accept Ms. Reeds' resignation and to discuss how the board wishes to fill that vacancy. A motion was made by Councilman Kerrigan, seconded by Councilman Greer, to accept Ms. Reeds' resignation. All approved by voice vote. Vice Mayor Anderson stated he would like the council to consider appointing an interim before Ms. Reed leaves. Ms. Reed recommended Ms. Alicia Martin. A motion was made by Councilman Adkins, seconded by Councilman Greer, to appoint Ms. Martin as Interim. All approved by voice vote.

Ms. Noe stated the City would need to advertise for the position. A motion was made by Councilman Kerrigan, seconded by Councilman Greer, to advertise for the position of City Recorder. All approved by voice vote.

OLD BUSINESS

3. Caldwell Park Discussion

Councilman Greer addressed the cost of maintaining the park at six (6) hours a week. He stated his understanding was the collections of the taxes in that area were around eighty thousand dollars (\$80,000). He stated that would more than cover the cost of the enhanced park at six (6) hours a week. He stated the front area of the park was mowed every ten (10) days and the back area was mowed 3 times a year so that was very minimal. Mayor Anderson asked how the council would like to proceed. A motion was made by Councilman Kerrigan, seconded by Councilman Greer, to not sell the park. Voting Yea: Vice Mayor Anderson, Councilman Adkins, Councilman Greer, Councilman Kerrigan, Councilman Smith.

4. Ordinance: Amend Title 18, Chapter 1 Section 18-107(1) Water and Sewer Rates

AN ORDINANCE BY THE MAYOR AND CITY COUNCIL OF THE TOWN OF ASHLAND CITY, TENNESSEE TO AMEND TITLE 18, CHAPTER 1, SECTION 18-107(1) OF THE MUNICIPAL CODE REGULATING WATER AND SEWER RATES FOR THE INHABITANTS OF THE TOWN OF ASHLAND CITY AND ALL AREAS SURROUNDING THE CITY THAT RECEIVE WATER AND/OR SEWER SERVICE FROM THE ASHLAND CITY WATER AND SEWER DEPARTMENT. Vice Mayor Anderson stated this was a second and final reading. He stated this ordinance is to raise our water and sewer rate. A motion was made by Councilman Kerrigan, seconded by Councilman Greer, to raise the water and sewer rate. Voting Yea: Vice Mayor Anderson, Councilman Adkins, Councilman Greer, Councilman Kerrigan, Councilman Smith

5. Ordinance: Adopting the Annual Budget and Tax Rate for the Fiscal Year 2021-2022

AN ORDINANCE OF THE CITY COUNCIL FOR THE TOWN OF ASHLAND CITY, TENNESSEE ADOPTING THE ANNUAL BUDGET AND TAX RATE FOR THE FISCAL YEAR BEGINNING JULY 1, 2021 AND ENDING JUNE 30, 2022. Vice Mayor Anderson stated this was the second reading to pass the annual budget and tax rate. A motion was made by Councilman Adkins, seconded by Councilman Smith, to pass the budget and tax rate. Voting Yea: Councilman Adkins, Councilman Greer, Councilman Smith. Voting Nay: Vice Mayor Anderson, Councilman Kerrigan.

6. Landscape Ordinance

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE TOWN OF ASHLAND CITY, TENNESSEE BY AMENDING ARTICLE III., SECTION 3.140 LANDSCAPE TREATMENT REGULATIONS. Vice Mayor Anderson stated this is a second and final reading. Ms. Reed stated that in the first reading Section M.3. should have read: 3. The Town of Ashland City Board of Zoning Appeals shall not approve any conditional use permit unless such request demonstrates that the requirements for a buffer yard can be met. A motion was made by Councilman Greer, seconded by Councilman Kerrigan, to accept the ordinance with changes. Voting Yea: Vice Mayor Anderson, Councilman Adkins, Councilman Greer, Councilman Kerrigan, Councilman Smith

7. Ordinance: Budget Amendment

AN ORDINANCE BY THE MAYOR AND CITY COUNCIL TO ACCEPT A BUDGET AMENDMENT FOR THE 20/21 FISCAL YEAR.

Vice Mayor Anderson stated this was the second and final reading. A motion was made by Councilman Adkins, seconded by Councilman Kerrigan to accept the budget amendment. Voting Yea: Vice Mayor Anderson, Councilman Adkins, Councilman Greer, Councilman Kerrigan, Councilman Smith.

8. Ordinance: Rezone Request: 1807 Highway 12 South
AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE TOWN OF ASHLAND CITY, TENNESEE, BY REZONING PARCEL 35.02 OF CHEATHAM COUNTY TAX MAP 62, LOCATED ON HIGHWAY 12 SOUTH. Councilman Greer questioned the percentage of these units that will be rentals. Mr. Stuart responded not more than twenty percent (20%), but that will be in the HOA documents and agreement. He further stated he is not one hundred percent (100%) sure of that, but somewhere in that vicinity. Councilman Greer questioned if everything is in line for the rezone. A motion was made by Councilman Kerrigan, seconded by Councilman Smith, to approve the rezone. Voting Yea: Vice Mayor Anderson, Councilman Adkins, Councilman Greer, Councilman Kerrigan, Councilman Smith
9. Ordinance: Update Title 8 Chapter 1: Alcoholic Beverages
AN ORDINANCE BY THE TOWN OF ASHLAND CITY, TENNESSEE TO AMEND TITLE 8, CHAPTER 1: INTOXICATING LIQUORS. Vice Mayor Anderson stated this was the second and final reading. A motion was made by Councilman Kerrigan, seconded by Councilman Greer, to approve the ordinance. Voting Yea: Vice Mayor Anderson, Councilman Adkins, Councilman Greer, Councilman Kerrigan, Councilman Smith

NEW BUSINESS

10. Verizon Agreement
Deputy Chief Matlock stated this is the agreement to move us to the state contract. Ms. Noe confirmed the contract was fine. A motion was made by Councilman Kerrigan, seconded by Councilman Smith, to authorize the agreement. Voting Yea: Vice Mayor Anderson, Councilman Adkins, Councilman Greer, Councilman Kerrigan, Councilman Smith
11. Child Protective Investigation Team Agreement
Chief Matlock stated the Child Protective Investigative Agreement was an agreement between the City and the Child Advocacy Center for the 23rd Judicial District. A motion was made by Councilman Kerrigan, seconded by Councilman Greer, to authorize the agreement. Voting Yea: Vice Mayor Anderson, Councilman Adkins, Councilman Greer, Councilman Kerrigan, Councilman Smith.
12. Franchise Agreement: CEMC
AN ORDINANCE GRANTING TO GRANTEE, THE NON-EXCLUSIVE RIGHT TO ERECT, MAINTAIN AND OPERATE IN, UNDER, OVER, ALONG, ACROSS THE STREETS, LANES, AVENUES, SIDEWALKS, ALLEYS, BRIDGES, HIGHWAYS, AND EASEMENTS DEDICATED FOR COMPATIBLE USES AND OTHER PUBLIC PLACES IN THE TOWN OF ASHLAND CITY, TENNESSEE, AND THE SUBSEQUENT ADDITIONS THERETO, TOWERS, FIBERS, CABLES, AND ANCILLARY FACILITIES FOR THE PURPOSE OF CONSTRUCTING, OPERATING, MAINTAINING AND REPAIRING A CABLE SYSTEM, AS DEFINED HEREIN, FOR A PERIOD OF TEN (10) YEARS, REGULATING THE SAME AND PROVIDING COMPENSATION TO THE CITY. Ms. Noe stated she marked this up and forwarded it to CEMC and they are ok with the majority of the changes, but if anything additional needed to be changed, it can go before the board next month. She stated they were going to check on number one and number three. A motion was made by Councilman Greer, seconded by Councilman Kerrigan, to approve the ordinance with changes. Voting Yea: Vice Mayor Anderson, Councilman Adkins, Councilman Greer, Councilman Kerrigan, Councilman Smith.
13. Ortex Carpenter Bee Agreement for Senior Center
Ms. Melissa Womack stated this was to protect the new fencing that has been put around the dumpsters and air conditioners. A motion was made by Councilman Adkins, seconded by Councilman Kerrigan, to authorize the agreement. Voting Yea: Vice Mayor Anderson, Councilman Adkins, Councilman Greer, Councilman Kerrigan, Councilman Smith
14. Tyler Technologies Remote Server Migration Contract

Ms. Reed stated this was for the PD to upgrade their server with Tyler and this was a one-time fee. A motion was made by Councilman Kerrigan, seconded by Councilman Smith, to authorize the agreement. Voting Yea: Vice Mayor Anderson, Councilman Adkins, Councilman Greer, Councilman Kerrigan, Councilman Smith.

15. Rural Fire Contract Agreement

Chief Walker stated we don't have a copy from the county yet, but this was the agreement to protect approximately 1100 homes outside the city limits. He stated during the budget process, the council asked for a five (5) percent increase. He stated the county is proposing a two (2) percent increase and a two (2) percent increase every year for the next four (4) years and a four (4) year agreement. He asked to allow more time to decide. Vice Mayor Anderson asked if he would like to defer this. Chief Walker stated he would. A motion was made by Councilman Greer, seconded by Councilman Kerrigan, to defer this agreement. All approved by voice vote.

16. Resolution: Updating the Wage and Salary Policy

A RESOLUTION OF THE CITY COUNCIL OF THE TOWN OF ASHLAND CITY UPDATING THE WAGE AND SALARY POLICY GOVERNING EMPLOYMENT WITH THE TOWN OF ASHLAND CITY. Vice Mayor Anderson asked if this update was due to positions being moved into one. Ms. Reed stated that we would need to defer this Resolution since the budget did not pass. A motion was made by Councilman Adkins, seconded by Councilman Smith, to defer. All approved by voice vote.

17. Resolution: Water Write-offs

A RESOLUTION OF THE TOWN OF ASHLAND CITY, TENNESSEE TO WRITE-OFF DELINQUENT WATER ACCOUNTS RECEIVABLES. A motion was made by Councilman Kerrigan, seconded by Councilman Adkins, to approve the write-offs. Voting Yea: Vice Mayor Anderson, Councilman Adkins, Councilman Greer, Councilman Kerrigan, Councilman Smith.

18. Resolution: Fire Hall Loan and Grant

A RESOLUTION OF THE CITY COUNCIL OF THE TOWN OF ASHLAND CITY AUTHORIZING AND PROVIDING FOR THE INCURRENCE OF INDEBTEDNESS FOR THE PURPOSE OF PROVIDING A PORTION OF THE COST OF ACQUIRING, CONSTRUCTING, ENLARGING, IMPROVING, AND/OR EXTENDING ITS NEW FIRE HALL CONSTRUCTION FACILITY TO SERVE AN AREA LAWFULLY WITHIN ITS JURISDICTION TO SERVE. A motion was made by Councilman Adkins, seconded by Councilman Smith, to approve the Resolution. Voting Yea: Vice Mayor Anderson, Councilman Adkins, Councilman Greer, Councilman Kerrigan, Councilman Smith.

SURPLUS PROPERTY NOMINATIONS

None.

EXPENDITURE REQUESTS

19. Request to bid fencing at the tennis courts.

Ms. Reed stated that the request to bid would need to be deferred due to the budget not passing. A motion was made by Councilman Kerrigan, seconded by Councilman Greer, to defer. All approved by voice vote.

20. Request to bid concrete work for playground at Fire Hall 2.

Ms. Reed stated that the request to bid would need to be deferred due to the budget not passing. A motion was made by Councilman Kerrigan, seconded by Councilman Greer, to defer. All approved by voice vote.

OTHER

Ms. Reed asked for any direction on the budget. Councilman Kerrigan stated his issue with the budget was the insurance and the increase in the cost. Vice Mayor Anderson stated his issue was with the increase in property taxes. Ms. Bowman explained how the increase on property taxes and how the City has the lowest rate in the County.

Ms. Watts stated she worked really hard on the petition and none of you listened to the residents as they have not had questions answered and they know nothing about the project. She stated that she knew the Council's decisions were not easy, but this decision would affect all of the residents. Ms. Melissa Womack stated this would be her last Council meeting as a City employee.

ADJOURNMENT

A motion was made by Councilman Greer, seconded by Councilman Smith, to adjourn the meeting. All approved by voice vote and the meeting adjourned at 7:09 p.m.

MAYOR STEVE ALLEN

CITY RECORDER KELLIE REED, CMFO, CMC