



TOWN OF ASHLAND CITY
Regularly Scheduled City Council Meeting
March 11, 2025, 6:00 PM
Minutes

CALL TO ORDER

Mayor Greer called the meeting to order at 6:05 p.m.

ROLL CALL

Mayor Gerald Greer
Vice Mayor Chris Kerrigan
Councilman Tim Adkins
Councilwoman: Nicole Binkley
Councilman Michael Smith
Councilman Kevin Thompson
Councilman Tony Young

PLEDGE AND PRAYER

The prayer was given by Councilman Adkins.

APPROVAL OF AGENDA

A motion was made by Councilman Thompson, Seconded by Vice Mayor Kerrigan, to approve the agenda with the change of moving line 19 up to be heard between lines 6 & 7. All approved by voice vote.

APPROVAL OF MINUTES

1. February 11, 2025, Regularly Scheduled City Council Meeting Minutes

A motion was made by Councilman Thompson, Seconded by Vice Mayor Kerrigan, to approve the February 11, 2025, Regularly Scheduled City Council Minutes. All approved by voice vote.

2. February 3, 2025, Special Called City Council Meeting Minutes

A motion was made by Councilman Thompson, Seconded by Councilwoman Binkley, to approve the February 3, 2025, Special Called Meeting Minutes. All approved by voice vote.

3. February 4, 2025, Special Called City Council Meeting Minutes

A motion was made by Councilman Thompson, Seconded by Vice Mayor Kerrigan, to approve the February 4, 2025, Special Called Meeting Minutes. All approved by voice vote.

PUBLIC FORUM

NONE

REPORTS

4. ATTORNEY: Jennifer Noe – There was a ruling by the Supreme Court regarding Municipal Judges – We are fine to proceed because it will not affect us.

UNFINISHED BUSINESS

5. Award the Luxury Flooring Bid

A motion was made by Councilman Thompson, Seconded by Councilman Smith, to award the Luxury Flooring Bid to McCarver Construction for \$ 23,597.50. Voting Yea: Councilman Thompson, Councilman Smith Councilman Adkins, Councilman Young, Vice Mayor Kerrigan, Councilwoman Binkley, Mayor Greer. Voting Nay: 0

6. RESOLUTION 2025-13 - TCRS Hazardous Duty Supplemental Retirement Benefit

A motion was made by Councilwoman Binkley, Seconded by Vice Mayor Kerrigan, to approve the TCRS Hazardous Duty Supplemental Retirement Study in the amount of \$ 1500.00. Jennifer Noe advised the board that this was just for the study to determine if we will be eligible to take

part. Voting Yea: Councilwoman Binkley, Vice Mayor Kerrigan, Councilman Thompson, Councilman Smith Councilman Adkins, Councilman Young, Mayor Greer. Voting Nay: 0

NEW BUSINESS

7. Appointment of the Municipal Judge

Mayor Greer stated to each of the applicants that came last week and said, thank you and we appreciate each one of you.

Jennifer Noe took the floor: She looked at Robert's Rules and sent an email out to everyone. We will open the floor for nominations. Any of you can make a nomination, and the board can nominate all 5 if they choose. Once there are no other motions to add, we will need a motion to cease nominations and need a 2nd on the motion. If there are no nominations the mayor can declare no nominations were made. Mary will then take a roll call, and each Council Member will vote on who they are voting for. A couple of board members have conflicts, you will need to declare the conflict and you are still allowed to vote under State Law. There will have to be a majority vote so you will need 4 votes to appoint.

Kevin Thompson: Nominated Jay Lee Willoughby

Nicole Binkley: Nominated Patrick Smith

Tony Young: Nominated Jake Lockert – He also advised that Jake is his cousin, but he will vote just like all the other board members.

Michael Smith: Nominated Lee Willoughby – He was already nominated.

A motion was made by Councilman Adkins, Seconded by Councilman Thompson, to close the nominations. All approved by voice vote.

Roll Call votes:

Councilman Smith - Lee Willoughby

Vice Mayor Kerrigan – Patrick Smith

Councilman Adkins – Patrick Smith

Councilman Thompson – Lee Willoughby

Councilwoman Binkley – Patrick Smith

Councilman Young – Jake Lockert

Mayor Greer declared conflict before his vote, Patrick Smith was his Treasurer for his campaign. There was no money that exchanged hands. It was all volunteer work.

Mayor Greer – Patrick Smith

Jennifer Noe stated Patrick Smith will be appointed the Judge Position. We will have his swearing in on 4-1-2025 at the Workshop so he could take his position for the next court date will be the first Thursday in April 4-3-2025. Mary will advertise for a Special called meeting for this.

8. ORDINANCE 634: Rezone 111 Boyd Street - 1st Reading

Councilwoman Binkley: As the chair on the Planning Commission and this was brought before the Council, it was voted to approve. I have had several comments from citizens who are not in agreement with this. They are concerned about the number of homes they are trying to put on a small parcel. I just wanted to share that information before moving on.

Councilman Thompson: Allen, correct me if I am wrong. This parcel under our Ordinance was supposed to have 8 units built there.

Allen Nicholson: Yes, under the current order. This is why they are requesting an R-4 PUD which would allow 14 homes. Martin is the representative of the owner and Mr. Josh Lyons is from Clover Engineers, and they are both here.

Mayor Greer: Allen, how many acres is this?

Allen Nicholson: 2.07 acres

Martin: He is working with his dad; they are requesting Rezone from R-3 to R-4 PUD to add the additional 6 units. He brought the Engineer that will be taking over the Site Plan and all the work. He will answer any questions concerning the capacity of the soil and the arrangement of the houses in that area.

Councilwoman Binkley: In the planning commission meeting I was wondering about any studies being done like impact of water supply and runoff from that number of homes in such a small area where you. That is a very big change.

Martin: We understand. We just got the water availability and the sewer availability letter from CSR Engineering, the consultants for Ashland City. It would accommodate water and sewer and there would not be any issues. We drew a map of the placing of the meters and manholes on it.

Councilman Thompson: How are you going to address the sloping of the back of this land? It is a very large drop off on the back row.

Councilman Smith: This diagram really does not do it justice; it does not show the road behind or the creek. It does not show anything.

Josh Lyons: In the construction plans development, we will be addressing the topography and walls and detention for stormwater treatment after the rezoning has taken effect and then develop those full construction plans to come back to the planning commission or go through the city and engineering review and the back to planning commission for final approval of the site plan. We will develop those and if there are any issues when we get deeper in the design we may have to go back and adjust at that time. At this time, it is just a 2-dimensional layout with some thought given to topography because we are at the rezoning stage currently.

Mayor Greer: Does this property back up to the creek between Boyd and Stratton?

Josh Lyons: I believe so, but I don't know the name of the Creek.

Mayor Greer: Is that the Drop off? Does it drop off into the creek?

Josh Lyons: Yes, we have tried to position all the units on the best part of the property. We will be adjusting the site and stair stepping the units as they go down to make up as much grade as possible.

Mayor Greer: We have a massive problem with these creeks flowing downhill and creating problems on Main Street. What will you do to make sure that this will not contribute to that flooding? It looks like you will have a lot of run off.

Josh Lyons: Correct, to meet the city and state guidelines for stormwater treatment which would be retention and quality treatment. For any site that increases impervious area we will have to do a detention facility to collect it and slow it down. That will be addressed during the construction plan development stage.

Councilman Thompson: I have a problem with constantly wanting to change the Ordinances.

Councilman Smith: I have had a lot of people who live in the area contact me stating they don't like this whole plan of this many houses on this small property. All these issues with the creek and the drop off and the traffic flow. There are a lot of reasons why this was set for R-3.

Vice Mayor Kerrigan: Allen, do we have any similar properties that have this density?

Allen Nicholson: Yes, Vice Mayor. There are several that went to this density. When the zoning was changed under Rick back in early 2014. I remember we redesigned and looked at these and put these units more like this because of our topography of our land. Arbor Loop, Boyd Street. I think topography wise being on a hill will be most like Arbor Loop.

Vice Mayor Kerrigan: My concern is the same as everyone, the drainage is the biggest issue. I believe if we rezone this to R-4 it would not accommodate 14 homes there, knowing how the property is during a rainy season when there is flooding. I am unsure you will correct that issue. I understand the process.

Josh Lyons: That would be flushed out in the construction plans of course. This is the absolute maximum density we could fit and after I spoke to emergency services and the Fire Department to get the turnaround for those services also. It would only go less if topography and stormwater treatment and detention dictate otherwise.

Vice Mayor Kerrigan: The thing to remember about the rezone is that we are rezoning and there is no site plan or anything else. This is information we need to go by. I understand the concerns of that many units from citizens, but no one knows yet what will be going there. It is a rezone to see what you can put there.

Josh Lyons: Did you get the copy of the layout? He had the layout passed around for the Council members to look at.

Mayor Greer: What is the grading on that property? How steep is the drop off?

Josh Lyons: We have kept it on the flattest portion, so it varies. It would be a three to one grade behind the units. It gets steeper as it goes north toward the creek. I apologize, I thought this board had seen the layout.

Councilman Adkins: Allen, can you explain the process to us please? I know there are 2 readings for the council to pass and then it goes back for the site plan.

Allen Nicholson: They will have 2 site plans. There will be a preliminary plan and then a final plan. The final site plan will come before this board. The preliminary will give them an opportunity to start moving dirt and utilities and the final site plan will come later in the project. I work with a lot of engineers, and these are one of the best ones we have worked with.

Vice Mayor Kerrigan: What if the orientation was different for the homes? What if they were turned 90 degrees? Would that help?

Josh Lyons: No sir. We looked at different options and still retain the frontage on Boyd Street with the 3 beside the existing houses remaining almost separating it from the group behind.

Vice Mayor Kerrigan: How large are these units?

Martin: They are 1,500 to 2500.

Vice Mayor Kerrigan: Would you consider building fewer but larger homes?

Martin: We were trying to stay in an affordability range. We wanted to build smaller houses so they would be more affordable.

Mayor Greer: What do you consider the affordability range?

Martin: Around \$ 320,000.00 range. We considered options but in speaking with local real Estate we thought this was the best option.

Mayor Greer: Allen, can you explain what adding PUD would mean to the city?

Allen Nicholson: That gives the city full control of sidewalks, lampposts, and lighting.

A motion was made by Councilman Smith, Seconded by Councilwoman Binkley, to deny the rezone. Voting Yea: Councilman Smith, Councilwoman Binkley, Councilman Thompson, Voting Nay: Vice Mayor Kerrigan, Councilman Young, Councilman Adkins, Mayor Greer.

A motion was made by Vice Mayor Kerrigan, Seconded by Councilman Adkins, to approve the rezone. Voting Yea, Vice Mayor Kerrigan, Councilman Adkins, Councilman Young, Mayor Greer. Voting Nay: Councilman Smith, Councilwoman Binkley, Councilman Thompson.

Motion passes to approve the rezone.

9. ORDINANCE 635: Rezone 570 Main Street - 1st Reading

A motion was made by Councilwoman Binkley, Seconded by Councilman Adkins, to approve the rezone. Voting Yea, Councilwoman Binkley, Councilman Adkins, Vice Mayor Kerrigan, Councilman Young, Councilman Smith, Councilman Thompson. Mayor Greer. Voting Nay: 0

10. ORDINANCE 636: Rezone 113 Ruth Drive - 1st Reading

A motion was made by Councilman Adkins, Seconded by Vice Mayor Kerrigan, to approve the rezone. Voting Yea, Councilman Adkins, Vice Mayor Kerrigan, Councilwoman Binkley, Councilman Young, Councilman Smith, Councilman Thompson. Mayor Greer. Voting Nay: 0

11. ORDINANCE 637: Standard Speed Limit in Ashland City

Attorney Jennifer Noe confirmed that we have a current ordinance that states that the speed limit in residential areas is 30 MPH unless otherwise Posted and if this ordinance passes it will change it to state that the speed is 25 MPH unless otherwise posted. Any streets that are currently posted at a lower speed limit will remain at what the posted sign is and will not change to the 25 MPH speed limit.

A motion was made by Councilman Smith, Seconded by Vice Mayor Kerrigan, to approve the standardized speed limit in residential areas. Voting Yea, Councilman Smith, Vice Mayor Kerrigan, Councilman Adkins, Councilwoman Binkley, Councilman Young, Councilman Thompson. Mayor Greer. Voting Nay: 0

12. ORDINANCE 638: Standards for approving speed bumps

A motion was made by Vice Mayor Kerrigan, Seconded by Councilman Smith, to approve the requirements for speed bumps or traffic calming devices. Voting Yea, Vice Mayor Kerrigan,

Councilman Smith, Councilman Adkins, Councilwoman Binkley, Councilman Thompson. Mayor Greer. Voting Nay: Councilman Young,

13. RESOLUTION 2025-14: Amending the Water and Sewer Department Rules and Regulations
A motion was made by Councilman Smith, Seconded by Vice Mayor Kerrigan, to approve the Resolution to amend the Water and Sewer Rules and Regulations. Keeping one time fill of Pools per calendar year. Voting Yea, Councilman Smith, Vice Mayor Kerrigan, Councilman Adkins, Councilwoman Binkley, Councilman Young, Councilman Thompson. Mayor Greer. Voting Nay: 0
14. RESOLUTION 2025-15: Amend the wording on the dress code policy
A motion was made by Vice Mayor Kerrigan, Seconded Councilwoman Binkley, by to approve amending the wording on the dress code policy. The changes are skirts and dresses no shorter than 3 inches above the knee and leggings must be worn with a top covering the pelvic area. Voting Yea Vice Mayor Kerrigan, Councilwoman Binkley, Councilman Smith, Councilman Adkins, Councilman Young, Councilman Thompson. Mayor Greer. Voting Nay: 0
15. RESOLUTION: 2025-16 - Accepting the award for the vehicle expansion program
A motion was made by Councilman Thompson, Seconded Vice Mayor Kerrigan, to approve the acceptance of the Vehicle expansion grant. Voting Yea: Councilman Thompson, Vice Mayor Kerrigan, Councilwoman Binkley, Councilman Smith, Councilman Adkins, Councilman Young, Mayor Greer. Voting Nay: 0
16. Consulting Agreement for Budget Services
A motion was made by Councilman Thompson, Seconded Councilman Adkins, to approve the Consulting Agreement for Budget Services. Voting Yea: Councilman Thompson, Councilman Adkins, Vice Mayor Kerrigan, Councilwoman Binkley, Councilman Smith, Councilman Young, Mayor Greer. Voting Nay: 0
17. Trademark Consent Agreement Summerfest
A motion was made by Councilman Thompson, Seconded Vice Mayor Kerrigan, to approve the acceptance of the Vehicle expansion grant. Voting Yea: Councilman Thompson, Vice Mayor Kerrigan, Councilwoman Binkley, Councilman Smith, Councilman Adkins, Councilman Young, Mayor Greer. Voting Nay: 0
18. Award the Belt Press Bid
A motion was made by Councilman Smith, Seconded Vice Mayor Kerrigan, to award the Belt Press Bid from Alpha Lava for \$ 365,000.00. Voting Yea: Councilman Smith, Vice Mayor Kerrigan, Councilman Thompson, Councilman Adkins, Councilwoman Binkley, Councilman Young, Mayor Greer. Voting Nay: 0
19. Permission to apply for THSO grant.
A motion was made by Councilman Thompson, Seconded Vice Mayor Kerrigan, to apply for the grant. Voting Yea: Councilman Thompson, Vice Mayor Kerrigan, Councilman Smith, Councilman Adkins, Councilwoman Binkley, Councilman Young, Mayor Greer. Voting Nay: 0
Appointment of the Municipal Judge – MOVED TO BEGINNING OF THE AGENDA #6.

SURPLUS PROPERTY NOMINATIONS

NONE

EXPENDITURE REQUESTS

NONE

OTHER

20. Employee Appeal

Employee Ricky Binkley appeared and presented his case to the City Council. The Council also heard from the employees regarding the dismissal.

A motion was made by Councilwoman Binkley, Seconded by Vice Mayor Kerrigan, to affirm the dismissal of the employee. Voting Yea, Councilwoman Binkley, Vice Mayor Kerrigan, Councilman Adkins, Councilman Smith, Councilman Young, Councilman Thompson. Mayor Greer. Voting Nay: 0

ADJOURNMENT


MAYOR GERALD GREER


CITY RECORDER MARY MOLEPSKE