



TOWN OF ASHLAND CITY

Regularly Scheduled Workshop Meeting-

December 03, 2024, 6:00 PM

Minutes

CALL TO ORDER

A motion was made by Vice Mayor Kerrigan, Seconded by Councilman Smith, to approve the agenda. All approved by voice vote.

ROLL CALL

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

APPROVAL OF AGENDA

A motion was made by Councilman Thompson, Seconded by Councilman Smith, to approve the agenda. All approved by voice vote.

APPROVAL OF MINUTES

1. November 12, 2024, Workshop Minutes

A motion was made by Councilman Thompson, Seconded by Councilman Smith, to approve the November 12, 2024, minutes. All approved by voice vote.

PUBLIC FORUM

NONE

APPROVAL OF MINUTES

2. Attorney - Jennifer Noe stated that she did not have anything to add at this meeting.
3. Project Update from Josh Wright – Josh Wright was not able to attend the meeting, so the update was given by Allen Nicholson – **City Hall** project is on schedule for March completion. Solomon Builders are doing a great job. Exterior masonry should finish soon weather permitting. – **Sports Park** project, AC and Josh have met with the commercial solar lighting rep to look at lighting the sidewalks or solar powered fixtures. The Civil Engineer will be finished with construction documents this month.
4. City Recorder - Mary Molepske – Signed up for training, put together Bid packet for the flooring at Thrive 55, gave dates of the opening and when it would go back to council to award the bid. Re-Bid letter for the Sewer Pump Station on Ashland Drive, all minutes and contract, ordinances and resolutions are uploaded and filed and on the web site, set up the special called meeting and advertisements, completed 8 peddlers license's and 1 public record request completed. Followed up on the beer violation. Still working on the web site and getting the old resolutions scanned and uploaded.
5. Codes Department - Allen Nicholson – 5 permits issued, 15 inspections, 64 property maintenance cases, Year to Date collection of revenue \$ 82,791.93. Reviewed 2 minor subdivision plats. Received several inquiries of land use and zoning uses. BZA meeting on Brook Hollow Road concerning setbacks. Michael Fairbies on board with the process, he is the new commission member that was approved. Alicia has been assisting the financial team with the Audit. Sat in on 2 parks department interviews with AC. Working on research and policies of what other Town are doing with promoting other organizations on the social media. Coordinated with Josh and the mayor to finalize some items for the new city hall. Worked with a citizen

concerning a high-water bill and was able to get that resolved, worked with Ms. Jennifer and Clint and met with A.O. Smith on the 3 remaining items from the levy project and we have those items headed in the right direction so we can get them closed out. Worked with Justin on the website and he will go over that more in his report. Worked with Ms. Violet as Chair and Co-Chair the City Government Day for leadership in Cheatham County. Walmart is getting ready to start their remodel. Attended our employee lunch. Archery shop coming. Attended the Joint Economic Development executive board meeting. Sent notes out to the council members on the Joint Economic Development meeting.

6. Courts Department - Cynthia Hollingsworth – The court department is excited about the bilingual traffic school. Business as usual, it is difficult to elaborate on Court information without offending people. That is the reason her reports are very minimal; she is happy to answer any questions.
7. Finance Department - Jamie Winslett emailed the finance report showing revenues versus expenses, fund balance, cash on hand and loan information and gave an update on the finance department and what they are working on. The rest is minimal also and business as usual. They do not have an answer on the Audit. They are waiting to hear from them on to finish working wherever they are now before they get back to us. We have no idea when they are coming back to us. Working with Clint on water issues.
8. Fire Department - Chief Noe – 77 Emergency runs, installed 7 car seats, 4 of them they gave out free of charge, replaced 3 smoke alarms in a home and it was unique because they have a 10-year life span and these we originally installed 10 years ago. They are covered by the grant we have from the state, replaced batteries in 2 different households as well. Did fire prevention. Taught CPR class. Recruit class is testing tonight and finishing up the recruit class. Zach Christie which is one of our full-time employees used a portion of the grant for education and got his paramedic license. Started working on the annual EMS Audit. This is something we have to do in coordination with Cheatham County EMS and the State of Tennessee every year. They have officially received the Tennessee Highway Safety Grant. Child occupancy safety grant which is the car seats. They have 2 new techs, so that gives us extra people to help with installing car seats. Applied for a grant through the State Fire Marshal's office that will be later in the agenda.
9. Human Resources Department - Violet Black – Working on Holiday Events. Sitting in on interviews with Thrive 55 and Parks. New hires are processed. PEP was here for 2 days to go over fixed assets audit. Working on some claims with them. HR issues that she has been working on with the mayor and Allen. Researching for some updates on policies to revamp. Working on the pay study information.
10. Parks Department - Anthony Clark – new hire started yesterday. Parks Board meeting, meeting with the park's light technologies and Josh Wright, trail extension grant meeting with TDOT and Kimley Horn. The Cheatham County Cubs football team played in the Superbowl in Springfield and won. That is the first time in program history that one of the teams has won the Superbowl. Mistletoe trees were delivered last week, and we will light that up on Friday at 6pm at River Bluff Park. Christmas in the park lights started last night. Santas mailbox will start on Monday and will be open through the 21st so kids can get their letters to Santa and get a letter back from Santa. The drop off locations are at River Bluff Park, City Hall, and the Preacher Pool walking track and the Christmas parade will be this Saturday at 5 pm and we have 72 entries signed up. Clarifying the Route this year is the same exact route just reversed and going in the opposite direction but no changes to the route otherwise. Councilman Thompson asked if there is 4-wheeler there for a fat guy that needs a ride to his float and AC responded he needs the steps Ho Ho Ho.
11. Police Department - Chief Ray – Answered 12 calls last month and we also had an assessment for accreditation that they did pass. We'll get the award at the Chief's Association tomorrow. They were awarded the THSO Grant 10,000 dollars so they will be working on what they are going to do with it. Report was emailed to council members prior to the meeting as well. Councilman Thompson gave compliment on the award they are receiving.

12. Public Works Department - Clint Biggers – Toured the new sewer plant with IT to look at the cameras and security doors. We replaced a 2-inch air release valve on Skyview. We had 42 cut offs this month. They have had 3 water breaks. Repaired the water pump station on Allenwood Drive. Conducted 2 interviews. Turned on the new water main connecting the training grounds. Worked on Christmas lights and the float. They have started installing the new lights. Mayor Greer stated that the new wreath's lining the downtown area look really nice. They have a lot more of the colored lights for the street to go up this week.
13. Technology Department - Justin Wheeler – Sent notes to the council members of what they are going over. He has 12 of the 14 patrol cars fully set up and functioning with the new laptops and the sim cards. Spoke to Solomon Builders and discussed who would be running the low voltage cables for the new city hall. Met with Clinton of Solomon Builders for the internet and power options to go into the Councilman seats in the new city hall building. Followed up with our potential web site developer Corey Foster and we're to take future steps. Mary found our contract with our current developers Civic plus and we investigated that. He will talk to them and see where they can go with the next steps. Contacted Modern about cameras at River Bluff Park and received a quote that was well under budget. Spoke to AC about getting more cameras to cover more areas and have better quality. He ordered and received a sim card from Verizon to stream the Christmas Parade. Clint mentioned he set up a meeting and got he and Joe our consultant out to tour the new sewer plant.
14. Thrive 55+ Department - Tammany Carter – They had regular activities last month. She had 1400 sign ins in November, averaging 82 people per day, they served 309 meals on the Monday and Wednesday lunches. They had regular paint class and wings of hope met and had the usual lunch. They brought in unwrapped gifts for Christmas anonymous. Lunch with Mid Cumberland one day. Tennessee Kidney /foundation came over and we have had Medicare representatives over to see if they could answer any insurance questions. Thanksgiving lunch on the 20th went very smoothly and the guests were very impressed with how well it went. The Christmas Bazaar went very well too. They have monthly foot care with Tracey. They had the November birthday lunch. Met with the Cheatham County Geriatric council on the 21st. Mayor Marie Epps from Tonoa Hospice was our speaker and Waters of Cheatham sponsored the lunch. Met with Friends of the center and they are donating things for our float and mistletoe tree. The flooring bid closes on Monday the 9th and we will bring them to council on the 10th. Hired a person for the program coordinator spot and she has been here 2 days and going well so far. She will be out of town next week Tuesday through Thursday for The Tennessee Federation of Aging Conference.

UNFINISHED BUSINESS

15. ORDINANCE 631: Budget Amendment # 2 - Fire Fighters Back Pay - fye 2024-2025
Jamie Winslett stated that Tuesday will be the 2nd vote and they will wait 20 days and get them their checks.
16. ORDINANCE 632: Rezone Elizabeth St and Willow St - 2nd Reading
Allen Nicholson stated that this is a 2nd reading for a development of 6 townhomes. We are going to make it an R3-R4 PUD. We are working with the developer to get the sidewalks connected to Ashland City Elementary School and down Willow Street and down Elizabeth Street.
17. Police Shooting Range Discussion

Chief Ray stated he is not really sure where they are on this item. They have looked and they are figuring if the council wants an indoor range, they are looking at about \$ 10,000 sq feet and just the ventilation alone is going to be close to a million dollars. That would not include the building and everything else needed to build it. He is fine with whatever the council wants to do at this point. We can leave it on the agenda until something gets figured out or some land is found.

Mayor Greer stated they would leave it to the council on how they want to move forward but he worries about it falling through the cracks and never getting finished. He would like some time to continue looking into options for land and asked the council how they want to proceed with the shooting range project.

Councilman Smith stated that he thinks we should take it off the agenda and continue to look at other options. If we find another option, we can put it back on the agenda and bring it back to the council to look at. He asked Chief Ray to bring them ideas if he finds any suggestions.

Chief Ray stated that they are not going to quit looking for other options to get this done. He thinks property is what they really need to be looking for. He said it needs to be close, and they do need to be in charge of it. He said it never works out to share it with somebody else.

Mayor Greer asked Chief how far away is too far for the Range to be located.

Chief Ray said he prefers it to be in the city but as close as possible would work as well. He will have to ask Josh Wright how much land they need for the new shooting range. He thinks possibly 2 or 3 acres would be enough. We just have to figure out what it is surrounded by to make it safe.

NEW BUSINESS

18. **Steven Mc Bride** Water Leak Discussion – Mr. McBride stated he has previously spoken to council about this issue. He went back and reviewed the Facebook recording. He wanted to clarify when the leak occurred, he and his wife were very concerned and not sure what to do. He was going to get it fixed and called Nashville Elite Specialists and they did not have anyone who could fix the leak until the first week of September. He called around trying to find someone who could come out in that could really dig in and figure out what was going on. He said his daughter's wedding was August 28th so they knew that of course there was not a solution to get it fixed. He said the wedding was originally going to be in May and they pushed it to August because we had family coming from all over the country. They then thought what are we going to do for 30 people traveling. We were going to sit around the pool and relax. The pool was going to be to focal point and he and his wife discussed it and felt they had to run the water. He said that one of his discussions with someone from the city, he thinks was Gayle Bowman, but he has spoken to a few people. He said while speaking to someone at the city if they have to shut the water off they will. He said if they were using too much water he understood and would shut it off. So he let the water run and it was something they just had to do. He did not know what the bill was going to be, he knew it would be expensive obviously but then he got the bill and saw that the water had spilled out onto the property and then I understand the way the water bill is set up to where it is one to one water with sewer. The city did not offer the service for us for the water to go through the treatment plant, so that is what I am asking to get reimbursed. The amount is \$ 2500.00, and his wife works at Vantage Point and we are not made of money and when we made that decision we had to figure out a way to get this done.
- Councilman Thompson** Asked if his point is you knew you would have to pay the water bill but you were hoping by reading the ordinance the way its written that we could at least help you with the sewer part because the water will never reach the sewer.

Mr. McBride stated Correct.

Councilman Thompson asked if he did get the one-time break when you filled the pool. Do you remember when you filled the pool?

Mr. McBride replied yes, it was the end of May. He stated that his wife makes 20 bucks an hour and it's 125 hours and she could work a month and pay the bill and they are thinking through that. So, When I look at the ordinance and this is the part I am open to discuss with the council. He understands that some is left open to interpretation in the way it is worded. It says adjustment for sewer will be considered when a leak occurs in the water system of the customer and the leak does not enter the sewer system. The sewer bill will be adjusted to an annual average bill. Sewer adjustments two consecutive billing periods per leak and then it is saying for swimming pools will be for sewer only and one per calendar year. He really does know what that

means so maybe you can clarify that. Does that mean one month of a calendar year or one time per a calendar year. He hopes he can get reimbursed the \$ 2500.00 and he had to pay penalties and fees, and we originally were told we would not have our water turned off and then we received notification if did not pay it the water would be cut off. He would like to be compensated for that.

Vice Mayor Kerrigan asked: Where was the leak he had?

Mr. McBride: He did not know where it was. They have a good-sized pool. I did say there was water going on to the pool deck the last time, not much water but there was water going on to the pool deck. The system he has goes underground, a portion of it. He did not know if some of the piping was leaking. He did not stop it and did not know where to stop it. He was concerned he would not be able to prime the pump again and then they would have a mess.

Vice Mayor Kerrigan asked: so, the pool itself was leaking, and it was not a water line in your home, correct? You continued to fill the pool. So, really there was no leak. You were just filling the pool. Technically the leak that we speak of in the ordinance is a leak in your home from a pipe where water runs into your home. This was a leak in your pool, Am I correct?

Mr. McBride: So, yeah, it's the sewer. I mean, it's the water system. So, the city water is coming into the pool.

Vice Mayor Kerrigan: Is there a line that runs directly to your pool to fill it up or do you use a hose?

Mr. McBride: We used a hose and there is a line as well. I don't know really; I am not a pool expert.

Vice Mayor Kerrigan: you would know if you used a water hose to fill up the pool or turn on a spigot and fill it up.

Mr. McBride: there is a valve to turn to fill up the pool. That valve is part of that whole system but in that case, I did use the hose as well because I did not know what was happening or where it was coming from. It was not visibly something he could see and so when I saw that the water was going somewhere on the property and then city is saying you need to pay us for water that goes into the sewer treatment plant, and I was like this is a service I am not receiving from the city. That is how they looked at it. Again, it is open to interpretation.

Vice Mayor Kerrigan: referred to city Attorney Jennifer Noe and asked if we have ever given a break on sewer for something like this for a pool?

Attorney Noe: No, if you look at the policy, there are a lot of issues with reimbursing any of this. The policy state that customers have the option of participating or opting out of the insurance which covers water loss due to leaks. If the customer opts out of the insurance coverage loss choose to pay for the loss and then it says that customers that choose to participate in the insurance will be required to file claims for adjustments through the insurance provider under the towns previously adopted policy restriction. This gives you our prior policies and if you have this insurance you can apply through the insurance to get an adjustment. If further talks about adjustments for sewer. However, that is for leaks that occur in the water system. I think the question you have is, if you fill a pool up with a hose pipe you have an internal system for the pool that has a pump that fluctuates the water inside of the pool. It does not connect to the city at all.

Councilman Thompson: So, even if you had the insurance, it would not have covered this leak?

Mr. McBride: I called the insurance that is through the city, and they said it does not apply. I did not get the detail, but it says it's not something that is applicable to my situation.

Vice Mayor Kerrigan: that is because it is not using the water source connected to the city. You're filling it up with a hose instead of it going directly to your pool.

Attorney Noe: it is different if you have a pipe that is in your yard, and it leaks. Because that is connected to the city's water system. This is just an internal that water just flows through pump and doesn't connect to the city. You also have in here that adjustments on water and sewer bills will not be made on the following: Routine dripping faucets, the issue with the pool was due to the pump leaking or issues with the plumbing of the pool which are not connected to the city water or sewer systems. This had nothing to do with the City Water system.

Councilman Thompson: stated that he does not think he has an issue with the water portion of the bill it is the water that went onto the property and did not enter the sewer system.

Mr. McBride: Correct, that is the water that did not go back into the city system. He is aware of his monthly amount he has to pay but wants a credit for the remaining amount.

Councilman Thompson: stated he sees both sides of the conversation because it poured out in the yard.

Mr. McBride: addressed Attorney Noe and added adjustments for swimming pools will be for sewers only and one per calendar year. The adjustment will be based on the capacity of water in gallons held by the pool. He asked her what that means?

Vice Mayor Kerrigan: answered when you fill your pool 1 time, like you stated that you did in May.

Mr. McBride: stated that the ordinance talks about leaks all the way through and then talks about this adjustment for pool sewer.

Vice Mayor Kerrigan and Attorney Noe: explained the ordinance again and what it meant and that he continued to fill his pool with a known leak in the pool system not the water system.

Mr. McBride: said he would have gotten it fixed and when he spoke to the city he asked if he had to turn it off because he was using too much water he would. He is asking as a taxpayer in the city and resident for help with getting the sewer portion taken off the bill.

Vice Mayor Kerrigan: said the biggest issue he has is that Mr. McBride has been here twice and stated that he was aware it was going to create a big bill, and we had a wedding going on and said we are doing it anyway. He said we need to follow our policies because if we made an exception for him, we would have to make that exception for everyone in the city.

19. Senior Center Maintenance Days - Permission to Close 12-26-2024 through 12-30-2024

Tammany Carter: These are maintenance days that I understand they took them before to do deep cleaning and organizing and filing. I was hoping to use them for painting and our doors. Unfortunately, we will not have the grant money until January because of some changes in the grant and we will have to resign when they get it adjusted. She is still asking for the days so that she can get a little more acclimated to her position and things in line for 2025. She also has some deep cleaning and reorganization to complete. She will also have time to go through files and get things in order.

20. R.J. Corman agreement

Jennifer Noe: stated that the council has a copy of the agreement in questions. She wanted to give the council a little bit of history. We had an agreement with them back in 2012 and then in 2018 and the one prior to this is 2023. These are lease agreements that allow the city to have Rails to Trails on them. This is last one we had in 2023, the one in 2017 had expired. They have done them in 5 years spans, this last one was for a 25-year term and the fees have changed. We paid initially, 7 or 8 hundred and then around 12 hundred. This last one was for \$ 6513.60 and that was the one you approved in 2023. The contract is for 25 years but the fee is paid every 5 years. The original agreement had that you would pay a rate of inflation and would be increased on every 5 years. This is just stating that it will be increased by inflation, the CPI consumer price index and that would be yearly verses every 5 years. She is not sure that legally they can amend this contract without our signature and what they sent us is just information and does require signatures.

21. RESOLUTION 2024-30 - Repeal old resolution # 94-04 - user fee for the Annex Building on Ruth Drive

Mary Molepske: while updating the web site and going through resolutions I found resolution 94-04 that had a rental guideline for the annex building on Ruth Dr, which is the senior center and since the Council voted against renting the building we will need to repeal the prior resolution, so the building is not rented out.

22. RESOLUTION 2024-31 - Tennessee Municipal Bond Fund 2024 Resolution Request

Jamie Winslett: This is our next step in getting the cost overrun for the new city hall. Last month, The council members approved Bassberry and Sims and this now goes through TML to get the cost overrun with them. If it passes next week, we'll have a protest period for the public and that would be the 23rd of December. We would have to det up a signing to either get the loan on the 3rd, 6th, or 7th of January and it would be funded by the 10th. Until this gets funded, we are paying out of pocket for the rest of city hall.

23. RESOLUTION 2024-32 - Gabriel Smythia - Little Free Library at River Bluff Park Discussion
Gabriel asked if everyone got the information sent. I advised that they all have the information. The little free library is not a building. It is a little larger than a mailbox on a post and people can come put books in it and take a book out of it. He will stock it. There is no charge, it will give people access to books that don't have money for them. It is something he enjoys doing. The library is willing to donate books as well. He is advised it should go in the island where the flags are so the landscapers don't have another obstacle to go around. He said it will probably cost about 4 or 5 hundred dollars to build and register it and he would take on the cost and responsibility of it.

SURPLUS PROPERTY NOMINATIONS

EXPENDITURE REQUESTS

OTHER

24. Tennessee State Fire Marshals Grant

Chief Noe: stated that this is the volunteer fire equipment and training grant that they are going to apply for. This grant is for the personnel protective gear and the rope rescue equipment. It is a zero-match grant.

ADJOURNMENT

A motion was made by Vice Mayor Kerrigan, Seconded by Councilman Smith, to adjourn the meeting. All approved by voice vote and the meeting adjourned at 7:03 p.m.



VICE MAYOR CHRIS KERRIGAN



CITY RECORDER MARY MOLEPSKE