



TOWN OF ASHLAND CITY
Regularly Scheduled City Council Meeting-
August 13, 2024 6:00 PM
Minutes

CALL TO ORDER

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

ROLL CALL

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

PLEDGE AND PRAYER

Councilman Adkins led with the Pledge and Prayer

PLEDGE AND PRAYER

1. Proclamation for Paul Gupton

Councilman Adkins read the Proclamation for Mr. Paul Robert Gupton.

Proclamation read: Whereas the members of the Ashland City Council were greatly saddened To hear of the passing of Mr. Paul Robert Gupton. Whereas Mr. Gupton was exemplary Public Servant and consummate professional who worked tirelessly to improve the quality of Life for his fellow citizens in numerous capacities. Whereas Mr. Gupton served in several rolls In Ashland City as a city council member, public works director, and Chaplin, and was a guiding force in thinking of all the needs of Ashland City citizens and represented the values, personality and energy that reflect the best in public leadership. Mr. Gupton deeply loved his country serving 4 years in the United States Marine Corps during the Korean conflict. Whereas Mr. Gupton was licensed to preach in 1988 and spent numerous years serving the United Methodist church specifically 4 churches in Cheatham County, Walton's Chapel, Simpkins Chapel, Neptune, and Mallory's chapel, and was a longtime member of the Cheatham County Ministerial Alliance. Whereas Mr. Gupton was also deeply devoted to his family, and he always endeavored to remain true to family values of the highest order. Whereas Mr. Gupton leaves behind an indelible legacy of integrity, diligence, and dedication in public life. Whereas it is fitting that the Ashland City Council should pause to remember this bountiful life of this exceptional public servant and Human Being. Now, Therefore, be it resolved by the Ashland City Council that we honor the memory of Paul Robert Gupton reflecting fondly upon his impeccable character and his vigorous commitment to living his life with courage and conviction. Be it therefore resolved that Ashland City Council expresses its sympathy and offers its condolences to the family of Mr. Paul Robert Gupton.

Proclamation and Plaque were presented to the family and pictures taken.

PUBLIC HEARING

2. Ordinance: Rezone on Boyd St a portion of Parcel 055C S 007.02
3. A motion was made by Councilman Smith, Seconded by Councilman Thompson, to close the Public Hearing. All approved by voice vote.

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

4. July 9, 2024, Minutes

A motion was made by Councilman Thompson, Seconded by Councilman Smith, to approve the July 9, 2024, minutes. All approved by voice vote.

5. July 30, 2024, Special Called Meeting Minutes

A motion was made by Councilman Thompson, Seconded by Councilman Young, to approve the July 30, 2024, minutes. All approved by voice vote.

PUBLIC FORUM

Amanda Bell – She is the administrator of the Cheatham County Imagination Library Program. Last year they were granted permission to tie in one of their fundraisers to a beautification project for Downtown Ashland City. I wanted to present 1 of 3 benches that were able to get sponsored and dedicated to the city. Clint is going to pick up the other 2 for them tomorrow. They were dedicated by the Cynthia VanDolan family, the family of Donnie Kemp, and of course at home reality. We did order 10 of them and will have another fundraiser October 19th. The Halloween Gala for the year. We would love for you all to attend. It is open to the Public and we hope to be able to fill those other 7 benches that were already purchased so that they would all match. We hope you enjoy them as much as we do. The specs for them are fade resistant, rust resistant, UV Resistant and have a weight max of 500 pounds.

Karen Boyte – She is a homeowner and Board Member of Hickory Hills Condos. She would like to discuss an issue in regard to water and sewers. They have both Water and Sewer that are connected, and we are billed for both. They have 215 units and each unit is built for sewer. We do not have sewer; we have septic tanks, and she believes there are 10 plus septic tanks. She has been a homeowner there since 2008 and had to pay for sewer and water. As a board member since 2020 as Vice President and they always get questions of why our homeowners have to pay sewer when we pay to have our septic tanks cleaned once a month. The board pays for that, or the homeowners pay for it out of their HOA dues. They pay \$ 750.00 a month to have to have 1 septic tank cleaned. She has been called many times to be asked why they pay for the sewer when they pay HOA dues to cover the cleanup. To her understanding, the first 10 years the city cleaned the septic tanks. They are trying to understand why they have to clean their own septic tanks and why they are also paying for sewers.

Mark Kinnick - Mark and his wife are homeowners at Ashland Park Condos. He would like to bring forth a grave error in categorization of Ashland Park Condos as commercial property which has resulted in the denial of essential services to their community in the last couple of years as residents and homeowners in Ashland Park. They are deeply concerned about the lack of pumping service for the sewer holding tanks which is not being provided as a service under the sewer and water fees paid by the owners as was previously the case. Classification of Ashland Park's condominium as a commercial property is simply inaccurate and unfair. We are a residential community made up of individual homeowners who reside in our units year-round. We do not operate any businesses or commercial activities within their complex. He stated that they should be treated as residential property and not subjected to the same regulations and fees as a commercial entity. The denial of pumping service for their sewer holding tank is a serious oversight that is putting an undue burden upon their community on top of the city fees we already pay for sewer and water. This could also put their health and safety at risk. Without regular maintenance and pumping of the tank there is a significant risk of sewage backups, overflows, and contamination of their property and surrounding environment. This is not only a nuisance but an issue of health and public safety. We understand the city has policies and regulations in which the provision of sewer and water services to residential properties. The current class of Ashland Park as commercial property has resulted in the exclusion of our community from these essential services. This is inexcusable and must be rectified without delay.

Joy Corn – She is a resident at Hickory Hills condominiums for 8 years. Before that her husband and her lived in a parsonage on the other end of Ashland City. She was shocked and the first water bill she received because it was higher than the parsonage and the church together at the other end of highway 12. She went to the water department and asked why that was the case and they said it was because you pay for your water and sewer which makes it a double water bill. With only 2 people living there the water bill is almost as much as the electric bill. She is also on the board for Hickory Hills, and they pay \$ 750.00 per tank to be pumped. When she first joined the board 6 years ago it was \$ 18,000 dollars a year for her condominium budget to pump their own tanks because the city was not pumping their tanks. We have a constant flow of homeowners asking why we pay this double water bill, and it is Paid through the HOA dues to pump the tanks. Ashland Park advised if we do not pump them, we would wind up with backup problems and we would have other expenses because the tanks were not cleared. I am asking the council look into why we don't get our tanks pumped like every other homeowner that has paid the double water bill. They feel like that would be a logical service of the council to provide to us as homeowners there at Hickory Hills.

Walter Taylor - He lives at Ashland Park condominiums and is at the meeting to talk about the step system. If you look up the definition of condominium in the Tennessee statute, it states that anything that is owner occupied condominium or owner-occupied duplexes are considered residential. It also states that commercial condominiums are the ones that have retail spaces, rental storage units, etc. They have none of them. He can't understand why they are having to have their own systems managed and still pay fees to have them done. We pay the city to treat their systems which the city is not doing. He stated that if we looked, we would find that the septic systems are permitted to one address which is thirteen thirty-five and not all of residents. That is their main address. It does not make sense that all residents are paying for services they are not getting.

Phil Bales – He is a resident and the HOA president of Ashland Park condominiums. Since the condominiums were turned over to the homeowners, we found out the hard way last year that the city quit pumping the step system. Prior to that the city was pumping the step system and when he called certain people in the town, He was informed that they are now classified as commercial property. Going back to Mr. Taylor's comment in article 48 of the Tennessee code which is Tennessee horizontal property act they are all residential/. They found out the hard way the tanks had not been pumped in 3 years. He spoke to the town clerk, and he was assured that the residents were sent letters that this was going to happen. He stated that they have never received any letter or notice of this change. They are paying for water and sewer, and it still costs \$ 11,000 to get an emergency pump done that they were not budgeted for. He implores the city to rethink changing the classification from a commercial property to a residential because every one of the residents are paying for water and sewer. When the complex was first built the town required Mister Rankin to put in a step system. He is sure that the council is familiar with that. **He stated that where the sludge stays on** property the black water goes downstream. Prior to that the town used to come in and easily twice a year and pump the tanks. He would appreciate it if the city council to look into this and get back with him.

Jennifer Abel – She is a homeowner at Ashland Park condominiums. She has lived there for 3 years and is serving in her 2nd term as the secretary of the HOA. In the 2 years she has been on the board she has learned the history of the community and how it was built and their involvement within the larger community of Ashland City. In the fall of 2023, they ended up with a significant plumbing issue. They had resident toilets starting to overflow and back into the units. With consultation of a plumber, they found that the step system was overflowing. They had backed up into the units. The board did what they were responsible for and acted immediately to protect the community and they paid \$ 11,000 dollars out of the reserve bank account. This was to drain all 8 tanks in the step system. Ashland City took care of the tanks for 15 years and then stopped about 3 years ago. She stated that the city was misinterpreting the ordinance that was written that continues to push them into commercial status, but we are not.

They are 48 individually owned. That does not make them commercial property. They pay their fees to the city with due diligence, and they ask the city do the same for them and go back to residential and taking care of the sewer and water they pay for.

REPORTS

6. Attorney - Jennifer Noe stated that she does not have any new items to report.

UNFINISHED BUSINESS

7. Ordinance: Rezone Boyd St - 2nd Reading
A motion was made by Councilman Smith, Seconded by Vice Mayor Kerrigan, to approve the Rezone on Boyd St. Voting Yea: Councilman Smith, Vice Mayor Kerrigan, Councilman Thompson, Councilman Adkins, Councilman Young, Mayor Greer. Voting Nay: 0

NEW BUSINESS

8. Ordinance: Rezone Melton Property - 1st Reading
A motion was made by Councilman Smith, Seconded by Vice Mayor Kerrigan, to approve the Rezone on Melton Property. Voting Yea: Councilman Smith, Vice Mayor Kerrigan, Councilman Thompson, Councilman Adkins, Councilman Young, Mayor Greer. Voting Nay: 0
9. Belt Press/ CEC Discussion
A motion was made by Councilman Thompson, Seconded by Councilman Smith, to approve the Belt Press/ CEC Discussion. Voting Yea: Councilman Thompson, Councilman Smith Vice Mayor Kerrigan, Councilman Adkins, Councilman Young, Mayor Greer. Voting Nay: 0
10. Permission to Bid New Industrial water tank
A motion was made by Councilman Thompson, Seconded by Vice Mayor Kerrigan, to approve the New Industrial Water Tank. Voting Yea: Councilman Thompson, Vice Mayor Kerrigan, Councilman Smith, Councilman Adkins, Councilman Young, Mayor Greer. Voting Nay: 0
11. Permission to bid 3 sewer lift stations
A motion was made by Councilman Young, Seconded by Councilman Thompson, to approve the 3 sewer lift stations. Voting Yea: Councilman Young, Councilman Thompson, Councilman Smith, Councilman Adkins, Vice Mayor Kerrigan, Mayor Greer. Voting Nay: 0
12. Speed Bump Discussion
A motion was made by Councilman Thompson, Seconded by Councilman Smith, to approve the 3 Speed Bumps and warning sign on Skyview Dr. Voting Yea: Councilman Thompson, Councilman Smith, Councilman Adkins, Councilman Young, Mayor Greer. Voting Nay: Vice Mayor Kerrigan,
13. Cheatham County Board of Education Agreement
A motion was made by Councilman Thompson, Seconded by Vice Mayor Kerrigan, to approve the Cheatham County Board of Education Agreement. Voting Yea: Councilman Thompson, Vice Mayor Kerrigan, Councilman Smith, Councilman Adkins, Councilman Young, Mayor Greer. Voting Nay: 0
14. Amendment to Maximum Liability for Recruitment and Retention Grants
A motion was made by Councilman Smith, Seconded by Vice Mayor Kerrigan, to approve the Grant. Voting Yea: Councilman Smith, Vice Mayor Kerrigan, Councilman Thompson, Councilman Adkins, Councilman Young, Mayor Greer. Voting Nay: 0
15. IHeart Radio Agreement - Fire Department
A motion was made by Councilman Thompson, Seconded by Vice Mayor Kerrigan, to approve the IHEART Radio Agreement. Voting Yea: Councilman Thompson, Vice Mayor Kerrigan, Councilman Smith, Councilman Adkins, Councilman Young, Mayor Greer. Voting Nay: 0
16. Outfront Media Advertiser Agreement - Fire Department

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

17. HVAC Emergency Approval

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

18. AWA Collection Agency Contract

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

19. Travel Policy Discussion

A motion was made by Councilman Thompson, Seconded by Councilman Young, to defer until August 20, 2024, Special called meeting. Voting Yea: Councilman Thompson, Councilman Young, Vice Mayor Kerrigan, Councilman Smith, Councilman Adkins, Mayor Greer. Voting Nay: 0

20. Budget Discussion for a vote

Councilman Adkins wanted it on record that his vote for the 2024-2025 budget vote at the Special called meeting on July 30, 2024, was NO.

SURPLUS PROPERTY NOMINATIONS

21. General Government - Furniture from old City Hall - Desks, Chairs, Bookshelves, Etc.

A motion was made by Councilman Thompson, Seconded by Councilman Smith, to approve the Surplus for General Government. Voting Yea: Councilman Thompson, Councilman Smith Vice Mayor Kerrigan, Councilman Adkins, Councilman Young, Mayor Greer. Voting Nay: 0

EXPENDITURE REQUESTS

NONE

OTHER

22. Appointment of BZA Member

Mayor Greer nominated Keith Sturgis for the open seat on the BZA Board.

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

23. Appointment of Planning Commission Member

A motion was made by Councilman Thompson, Seconded by Councilman Young, to Defer the appointment until the September 10, 2024, meeting. Voting Yea: Councilman Thompson, Councilman Young, Vice Mayor Kerrigan, Councilman Adkins, Councilman Smith, Mayor Greer. Voting Nay: 0

24. WWTP Amendment No. 2 (concrete slab conduit)

A motion was made by Councilman Thompson, Seconded by Vice Mayor Kerrigan, to approve the WWTP contract with Changes. Voting Yea: Councilman Thompson, Vice Mayor Kerrigan, Councilman Smith, Councilman Adkins, Councilman Young, Mayor Greer. Voting Nay: 0

25. First Amendment for Maintenance of the Bicentennial Trail

A motion was made by Councilman Young, Seconded by Councilman Smith, to approve the Amendment to the Maintenance on the Bicentennial Trail. Voting Yea: Councilman Young, Councilman Smith Vice Mayor Kerrigan, Councilman Adkins, Councilman Thompson, Mayor Greer. Voting Nay: 0

ADJOURNMENT

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


MAYOR GERALD GREER


CITY RECORDER MARY MOLEPSKE