



TOWN OF ASHLAND CITY
Regularly Scheduled City Council Meeting
May 12, 2020 6:00 PM
Minutes

CALL TO ORDER

Mayor Allen called the meeting to order at 6:05 p.m. He further stated, "I am Steven Allen, Mayor for the Town of Ashland City, and I hereby call to order the May 12, 2020 Meeting of the City Council of Ashland City. Due to the COVID 19 pandemic, and in accordance with Governor Bill Lee's Executive Order 16, this meeting is being conducted with limited physical public access. The meeting is being made available however to public via live video stream video on the Zoom application. The meeting is being done by electronic means to protect the public health, safety, and welfare of the City's citizens in light of the COVID 19 pandemic."

ROLL CALL

PRESENT

Mayor Steve Allen

Vice Mayor Daniel Anderson

Councilman Tim Adkins

Councilman Gerald Greer

Councilman Roger Jackson

Councilman Chris Kerrigan

Councilwoman Lisa Walker

All members reported via electronic means

APPROVAL OF AGENDA

Ms. Reed requested adding "Workforce Essentials Agreement" New Business. A motion was made by Vice Mayor Anderson, seconded by Councilman Adkins, to approve the agenda with the change. All approved by voice vote.

APPROVAL OF MINUTES

Councilwoman Walker stated she didn't see the minutes in the packet. Ms. Reed stated it looks like they didn't get added in the packet correctly. Ms. Noe stated this can be deferred until the next called meeting. A motion was made by Councilman Adkins, seconded by Councilwoman Walker, to defer until the next meeting. All approved by voice vote.

PUBLIC FORUM

Jackie Bates: Rezoning Concerns- Mr. Bates stated he has spoken to the neighbors and about ten (10) families would like to see this property stay residential. He further stated he has concerns people will miss the drive into the building and be turning in to his property where his grand kids play. He stated he does not see how he will have the room to put in a building on the property. Further, they are bringing in gravel, dirt, and asphalt and is worried about the settling of this material in the next few years. He stated he would like to see some of these types of issues addressed before voting occurs, and he would like to see more accomplished.

Janet Plumlee: Rezoning Concerns. Ms. Plumlee stated she is speaking tonight on behalf of her mother Ms. Betty Ford. Further, if you look at the property it is a residential neighborhood and it has been for a long time. She stated she has concerns about the L shape of the property that connects to her property and the intentions for what can be done with that and for what will be done with that. She stated there are materials being dumped on the backside of the hill and has concerns about this. She wants to know how much and what else can be dumped behind there. In addition, she wants to know what else can this PUD could become if he sells it. She stated they didn't come to the first meeting because there was not a sign posted on Caldwell Road, but where the sign was posted it was lying flat

on the ground. She stated she would like to recommend that when Ashland City does anything like this that the residents of the adjacent properties be notified in writing before anything is done.

Mr. Ismail: Property Owner for the Rezone Request. Mr. Ismail stated he wants to begin by answering a couple of questions. He stated they have pulled back-fill permits and had these permits from the start of the work. He stated as far as space goes that is something we do not know until we get a site engineer to develop a plan with the storm water and all the requirements. Further, he has spoken to the engineer with CEC, Mr. Neal, and about pulling public sewer from across the highway which will not affect any neighbors. The L shape will not be disturbed per code because there are issues with that little of an area and the setbacks; therefore, there will not be anything he can put there. He stated he can share his screen and show the concept drawing. Mayor stated when we get to the agenda item, we can discuss it further.

OLD BUSINESS:

2. Salary Study

Mayor stated he is asking for a deferral for this because there are more things we need to look at. A motion was made by Vice Mayor Anderson, seconded by Councilman Kerrigan to defer this until the next council meeting. All approved by voice vote.

3. Ordinance: Rezone Map 64 Parcel 11.01- Highway 12 South and Caldwell Road

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE TOWN OF ASHLAND CITY, TENNESSEE, BY REZONING PARCEL 11.01 OF CHEATHAM COUNTY TAX MAP 64, LOCATED ON HIGHWAY 12 SOUTH AND CALDWELL ROAD. Councilman Adkins

questioned if the property owner wants to do something different with the property if they will have to go back before the planning commission. Mr. Jason McCain stated yes, for a PUD, planned unit development, they are required to if there are changes. The owner has proposed a preliminary design that we have all looked at and the planning commission submitted this for approval; however, the master plan will have to be reviewed by planning commission and the city engineer before proceeding. Further, if he ever wants to change that master plan it has to come back again and be approved. In other words, once he submits the plan that is what he has to do parking, storm water, and everything on that master site plan. Mr. Jackie Bates questioned if the permits pulled allows him to push dirt onto a resident's home. Mr. McClain stated the grading permit that is still open and active, but as far as he knows there isn't going to be anymore fill brought in. Mr. Ismail stated if he was going to fill in anymore, he would put up silk fencing and abide by setbacks. He further stated if they have to do more fill in, they will have to maintain a thirty (30) foot setback from the stream. Mr. Bates questioned if he is going to do more fill in. Mr. Ismail stated yes more than likely, but that will be up to the site engineer. Mayor stated this is the first reading and will be a vote to rezone the property. A motion was made by Councilman Adkins, seconded by Councilwoman Walker, to approve the rezoning. Voting Yea: Vice Mayor Anderson, Councilman Adkins, Councilman Greer, Councilman Kerrigan, Councilwoman Walker. Voting Nay: Mayor Allen, Councilman Jackson.

4. Health Insurance Discussion

Ms. Reed stated she put a couple of different options in the packet and there have been a couple of different discussions regarding this. Further, one has been to keep everything the same, but this would be a thirty-one point six (31.6%) increase overall. The next sheet shows the HSA amount going down to five hundred dollars (\$500) a year from one thousand dollars (\$1,000) a year and the max out of pocket goes from fifteen hundred dollars (\$1,500) for the individual to two thousand dollars (\$2,000) and from three thousand dollars (\$3,000) for the family to four thousand dollars (\$4,000). Vice Mayor Anderson questioned why we are budgeting more money if last year was a worst-case scenario and an eighteen month claim period. Ms. Reed stated the scenario they presented us with we have almost hit that amount for this year, and we have increased the budget based on these projections. Ms. Reed stated that amount was paid out the last budget year and was not an eighteen (18) month budget. Further, the annual premium is going up. Ms. Reed stated the overall amount budgeted Councilman Jackson stated Vice Mayor Anderson stated he would like an insurance committee to be started. Councilman Jackson stated they have already voted on this and for it to be changed something would need to be done about the previous vote. Vice Mayor Anderson stated he thought they were voting to keep the insurance broker. Councilman Kerrigan and Councilman

Adkins both stated they were under the same impression. Vice Mayor Anderson stated he had some cost saving ideas and it may be a good idea to contract with some place like Fast Pace to pay a flat fee for visits for employees that do not go through the insurance. Further, it may not be something we can do, but it would be a good idea to look into it. Vice Mayor Anderson made a motion, seconded by Councilman Kerrigan, for the city to pick up the cost of the full increase for this year only. All approved by voice vote. Mayor stated he would look into establishing an insurance committee.

NEW BUSINESS:

5. STBG Grant Contract

Ms. Reed stated she would ask to defer this contract as this contract as this one represents the engineering cost for the TAP grant; however, they have requested we defer this so they can combine the contracts and have it altogether. She further reviewed the grant and project amounts, but stated they do not anticipate to spend anything on this project next budget year due to the environmental and engineering that will need to be done before they can proceed. A motion was made Councilman Adkins, seconded by Vice Mayor Anderson, to defer this until next month. All approved by voice vote.

6. Sewer Treatment Plant Property Purchase Agreement

Ms. Noe stated she asked Kellie to add this to the agenda because the county's attorney wants another agreement now that we have the total acreage. A motion was made by Vice Mayor Anderson, seconded by Councilman Kerrigan to defer until next month. All approved by voice vote.

7. Fire Contract

Chief Walker stated the first one is the rural fire contact and they made a recommendation to maintain the fire contacts at the same amount, two hundred and sixty-seven thousand dollars (\$267,000), for one year. Typically, they are for five years, but they asked to maintain the current contract for one (1) year and revisit this next year when things are a little bit more stable. Further, we do not have a contract yet, but Ms. Noe should be getting one from the county attorney and we can put it on next month's agenda. A motion was made by Councilman Adkins, seconded by Councilman Greer to defer this until next month. All approved by voice vote.

8. Part-time Staffing Fire Contract

Chief Walker stated that was the contract for the county to contract with the city for us to staff Station Three (3) on Petway. Currently during this epidemic, they are being utilized at Station One (1) so it is really a win-win for the county and city. He stated this contract will be renewed in July, so this is really just for the remainder of this year. Mayor questioned if Chief Walker approves. Chief Walker responded yes. A motion was made by Vice Mayor Anderson, seconded by Councilman Kerrigan to approve the contract. Voting Yea: Mayor Allen, Vice Mayor Anderson, Councilman Adkins, Councilman Greer, Councilman Jackson, Councilman Kerrigan, Councilwoman Walker

9. Resolution: Families First Coronavirus Response Act

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE TOWN OF ASHLAND CITY, TENNESSEE IMPLEMENTING A POLICY TO ENSURE THE TOWN'S COMPLIANCE WITH THE FAMILIES FIRST CORONAVIRUS RESPONSE ACT WITH RESPECT TO EXPANSION OF THE FAMILY MEDICAL LEAVE ACT AND THE EMERGENCY PAID SICK LEAVE

ACT: Ms. Noe stated this is a resolution based on several laws that were changed due to the virus regarding employee rights. A motion was made by Councilman Adkins, seconded by Councilman Greer to approve the Families First Coronavirus Response Act. Voting Yea: Mayor Allen, Vice Mayor Anderson, Councilman Adkins, Councilman Greer, Councilman Jackson, Councilman Kerrigan, Councilwoman Walker.

10. Resolution: Governor's Local Government Support Grant Funding

A motion made by Councilman Greer, seconded by Councilman Kerrigan to defer until next month. All approved by voice vote.

11. Ordinance: Amend Title 18; Chapter 1 of the Municipal Code: Water 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: A motion was made by Vice Mayor Anderson, seconded by Councilman Adkins, to approve the Ordinance Amending Water Rates. Voting Yea: Mayor Allen, Vice Mayor Anderson, Councilman Adkins, Councilman Greer, Councilman Jackson, Councilman Kerrigan, Councilwoman Walker.

12. Ordinance: Adopt 2020-2021 Fiscal Year Budget

Vice Mayor Anderson stated he would like to make a motion, seconded by Councilman Kerrigan, to approve the budget with the following conditions: no new positions be filled and a two percent (2%) cost of living raise. Councilman Adkins questioned to clarify if there is no property tax increase. Ms. Bowman stated no increase. Ms. Noe asked for clarification on the no new positions be created if that means currently vacant positions can be filled. Daniel Anderson no new positions be created if there is a current opening they can be filled. Councilwoman Walker stated she would like to make sure we added the reserve officer pay back in. Ms. Bowman stated it is out of the budget. Council members agreed they wanted the reserve officer pay added back into the budget. Ms. Walker asked about merit pay. Ms. Bowman stated the merit raises are not in the budget right now and the two percent is in this budget. Mayor confirmed no new hire, reserve officer pay is back into the budget, and a 2% pay increase. Ms. Bowman stated no property tax increase and no merit increases. Councilman Jackson questioned no merit increases. Ms. Bowman stated the department heads asked for merit increases based on appraisals. Councilman Adkins questioned if the motion needs to be changed. Ms. Noe stated no new positions and a 2% increase and she felt the motion was fine. Voting Yea: Mayor Allen, Vice Mayor Anderson, Councilman Adkins, Councilman Greer, Councilman Jackson, Councilman Kerrigan, Councilwoman Walker.

13. Appoint City Attorney

Mayor stated the next item on the agenda is to appoint the city attorney. A motion was made by Councilman Adkins, seconded by Councilwoman Walker, to appoint Jennifer Noe as the City Attorney. All approved by voice vote.

14. Appoint City Recorder

A motion was made by Councilman Greer, seconded by Councilman Kerrigan, to keep Kellie Reed as City Recorder. All approved by voice vote.

15. Workforce Essentials Agreement

Ms. Reed stated Chief Ray was contacted by Workforce Essentials today regarding armed guard services and request this be discussed. Chief Ray stated they have been mandated by the state to have armed security to be at all their offices across the state. They want contract with local police instead of a private company and to put money back into the community that way. The rate would be their overtime rate is. Chief Ray asked to move some money around to cover this until it is reimbursed. Ms. Noe stated on the agreement need a definitive hourly rate and she wanted the council to weigh in on if they want an hourly rate or a prorated amount including benefits. Councilman Anderson stated he wants to figure in city insurance and the hourly rate because we are assuming all liability. A motion was made by Vice Mayor Anderson, seconded by Councilman Kerrigan, to approve the contract with Ms. Noe's input and recommendation for the verbiage. Voting Yea: Mayor Allen, Vice Mayor Anderson, Councilman Adkins, Councilman Greer, Councilman Jackson, Councilman Kerrigan, Councilwoman Walker.

SURPLUS PROPERTY NOMINATIONS:

15. Bullet Proof Vest

Chief Ray stated we had an officer leave and a vest had just been purchased for her. Further, they would like to reimburse us for the vest and allow her to keep it. A motion was made by Vice Mayor Anderson, seconded by Councilwoman Walker, to approve the surplus. All approved by voice vote.

EXPENDITURE REQUESTS:

16. Bank Rates Bid Approval

Ms. Reed stated the General Assembly passed a law where we bid bank rates every year for the banks we use, and they have been included in the packet. Further, this is only for the checking accounts we have now. A motion was made by Vice Mayor Anderson, seconded by Councilman Kerrigan, to approve staying with the same banks we currently utilize. All approved by voice vote.

17. Permission to bid red light construction

Ms. Reed stated the majority of the engineering is complete and Chief Walker requested this be added to the agenda. Chief Walker stated we are just asking to put this out to bid and it is an A.O. Smith pass through as they have agreed to reimburse us. Further, they requested we change to cables across the highway instead of pole lights. Mayor asked the difference of cost between cable and pole lights. Chief Walker stated he doesn't know the cost, but he is sure it is a lot cheaper. Mr. Biggers stated he would like to leave them as pole lights. Ms. Noe stated in all prior conversations it was always going to be the pole lights. Chief Walker stated yes, we could bid both ways and let council decide. Mr. Biggers stated that the plan has already been submitted and may have to be resubmitted. A motion was made by Councilman Kerrigan, seconded by Councilman Greer, to approve obtaining bids for the red-light project. All approved by voice vote.

OTHER

Mayor stated it is not business as usual it is a very busy time and the virus is a lot more time consuming than just sickness. Further, people are doing what is asked of them and things are doing well considering the situation.

Vice Mayor Anderson questioned if Mayor Allen has discussed with Mayor McCarver about the jail. Mayor Allen stated yes, they are still on go. Further, even if they change the location of the building they do want to utilize our building. Council member Greer questioned changing the location and if there is a date we have to be out of city hall. Mayor stated they are not to that point yet, but that could be a possibility. They are waiting for us to get plans back and there is no problem at all because regardless they want to use our building. Ms. Noe stated there has not been a contract between the city and county because there has not been a time frame. Further, if we can get a time frame from the engineer we could get a contract together. Vice Mayor Anderson stated it would probably be after we bid the project out that we get a better time frame on that so maybe we are still a few months off from that. Chief Walker stated it would be at least a year for construction probably. Further, the fire hall is probably about eighty percent complete on the plans and city hall is in the neighborhood of fifty percent complete on the plans.

Mr. Hussaen stated he appreciates everyone time and making this possible safely. Councilman Kerrigan stated he has been contacted by citizens who are concerned about the speed on Stratton Blvd going down that road asking about traffic calming devices on that road. Mayor stated he will look into that and get with Clint in the morning.

ADJOURNMENT

A motion was made by Vice Mayor Anderson, seconded by Councilman Kerrigan, to adjourn the meeting. All approved by voice vote and the meeting adjourned at 7:21 p.m.



MAYOR STEVE ALLEN



CITY RECORDER KELLIE REED, CMFO, CMC