



TOWN OF ASHLAND CITY

Regularly Scheduled Workshop Meeting

January 07, 2025, 6:00 PM

Minutes

CALL TO ORDER

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

ROLL CALL

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

ABSENT

Mayor Gerald Greer

Vice Mayor Kerrigan – Before we got started gave condolences from the council and the city to the family of Judge Stinnett. Prayers are with them, and we appreciate everything he accomplished through the years of service.

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

1. December 3, 2024, Workshop Meeting Minutes

A motion was made by Councilman Adkins, Seconded by Councilman Thompson, to approve the January 7, 2025, minutes. All approved by voice vote.

PUBLIC FORUM

Tom Morris – Lives at 103 Boyd Street. He stated that his issue is one the council is familiar with and that is street lighting. He is addressing the security lighting in peoples' yards. Last Thursday CEMC replaced a streetlight across the street from his house, with a fixture that according to CEMC's representative Josh Gill that is made to illuminate a 4-lane road. He stated that 11 additional fixtures were replaced with these same fixtures last week. He advised 2 of them are within a ¼ mile from his house. One on Gallaher and one on Turner Street. Thursday night Mr. Mike Smith their Councilman responded to his phone call and witnessed and took photos of the high intensity flood light on their street. Their window black out shades and they did not work to block the intense light. He went to the CEMC office on Friday with his concerns and spoke to Mr. Gill and he responded very quickly and had a crew there by early afternoon and to reposition the fixture and shine the light straight down as much as possible. It helped the situation a little bit but still not good and in his opinion way over the top for this location. Mr. Gill told him that CEMC can only pull from inventory the streetlight replacement and security light fixtures approved by TVA. All the TVA has approved is this one size fits all replacement lighting. He offered to pay for spec appropriate light fixtures and installment for the fixtures that are impacting his property. He has learned that the city has made the same offer to no avail. If TVA is calling the shots, the lack of effort from TVA to do anything but one size fits all with no regard to light pollution and other environmental impacts is disturbing. He is asking if the city has any ideas our plans on how to address this situation?

Councilman Smith stated he agrees this is a problem and there have been several people who have come here to complain about the lights. He feels this is going to be a continuing problem as more of the lights have to be replaced. These are ridiculously bright lights in neighborhoods.

They are just not suitable in neighborhoods. He believes that the least we should do is demand a member of CEMC come to a council meeting and explain to us why they are using these lights and give any options they have.

Vice Mayor Kerrigan - stated that he agrees. He stated that if we continue to replace streetlights with these in all of our neighborhoods it would look like a professional football field by the time we are done. He stated that we would make contact with CEMC and see what we can get done.

Valerie Kemp – She started by Thanking the Parks Department for all the help with the Mistletoe Trail. There were 85 trees decorated down there. There were 3 different events, and she estimated over 1,000 people attended. She is addressing the bricks on the New City Hall. She stated that if this is how the bricks were intended to be laid, it is a very odd aesthetic. She said she has sent the Council members pictures, and it looks like on the front of the building there are some light, orange-colored bricks that are all grouped together. She has seen another color added to other buildings, but they are not clumped together in one spot. She has been involved in construction projects where they get a back pallet of bricks, and she has made them knock it down and start over. She wanted to bring it to the council's attention because she was not sure who oversees the project. She stated that the citizens are paying for this, and it is not right, and she wanted to bring it to their attention.

APPROVAL OF MINUTES

2. **ATTORNEY:** Jennifer Noe stated that she could address some things with City Hall, but she said Josh is here with his update and she can address all of those when he gives the update. Everything else is on the agenda.
3. **PROJECT UPDATE:** Josh Wright addressed Valerie's concerns with the brick. He is working with Solomon Builders, and they are working with Music City Masonry to correct the problem with the bricks. He stated that we are not supposed to have clumps of different colored brick. Update on City Hall, the contractor has installed drywall and finishing rough in on all electrical and mechanical. They are progressing very well. He asked if the council members have any questions of their own before he addresses the issues that Attorney Noe has brought to his attention. The first item to address is the finishes in the lavatories for the public to use. Those finishes were sent to Mayor Greer on September 18, 2024, shortly after he was sworn in as Mayor. That document was dated August 8, 2023, that is a document that the former Mayor had approved, and he also brought the state Fire Marshall drawings that were approved. The material is western red cedar being used. In his career he has used plastic laminates, and it is not durable and does not last long. He gave the council a drawing of what it looks like when it is completed. He stated that Mayor Greer has revised a lot of the finishes. Mayor Greer has not mentioned the lavatories to him in any of the conversations about the finishes. They have a couple of options for the Mayor to look at in the owner and architect meeting the next day. He stated that they should be able to resolve the issues quickly. The next item to address was the retaining wall. The retaining wall is not part of his scope of the work. This is part of CSR Engineering work; they depicted the retaining wall on their drawing and our general contractor Solomon Builders started installing the retaining wall where they were told to put it. The first course of the segmental retaining wall is where CSR Engineering showed that wall. Information on segmental retaining walls are as you move up it offsets 3/8 to 1/2 inch as you move up. It has to have a batter to it so the wall is not overturned. He has a printed copy of the easement that is item #2. He reads it: The grantee is constructing a retaining wall on the adjoining property to the grantor's property. The retainage wall may require a support system to be encroached on the grantor's property which will be located underground. The grantor does hereby grant, bargain, and convey to the grantee and assigns a perpetual easement. The easement will go under and through the portion of the grantor partial on the back side of the property adjacent to the city property approximately 5 feet on the described property of the grantor for the sole purpose of installing the underground support system for the retainage wall that will be maintained by the grantee but be a benefit to the grantor as a barrier to the 2 adjoining properties. Nothing in this agreement should limit the grantor's use of the grantor parcel or the easement parcel except any time reasonably necessary for construction of the retainage wall. He stated there is a proper

easement in place and there is a wall that was put where our civil engineer depicted the retaining wall should be placed.

Attorney Noe – stated that this issue was just brought up today that the bottom of the retainage wall. She stated that the wall has encroached on several people's properties and referred to Allen for clarity.

Josh Wright: The last item to address was the brick issue and he has already addressed Clinton Dodson and Cody Abney with Solomon Builders, and they are working with Music City Masonry to get the issue corrected. They are the same company that did the masonry for the fire hall, and they did a phenomenal job, and he has faith that it will be corrected. He let the council know that for the sports park the civil engineer's father passed away and he will have everything updated for the February meetings.

4. CITY RECORDER: Mary Molepske stated she finished Scanning, Uploading, and filing all of the Minutes, contracts, ordinances, and resolutions from last month's meetings. The ordinances and resolutions and easements are now fully digital on the share drive for access. Completed 2 Public Records Requests. Advertised and put the bid packet together for the Thrive 55 Senior Center flooring. The bid opening in Monday at 2pm and will be presented to council on Tuesday January 14th. Followed up with MTAS for the Council members' training needed and provided each council member with their recent transcripts. Working with AC to get his extension signed for the mowing contract. Started scanning the Titles and Registrations for them to be fully digital as well.
5. CODES DEPARTMENT: Allen Nicholson handed out the full report. The highlights are total permits in December were 8 and the number of inspections are 35. Property Maintenance cases are 66. Total revenue collected is \$ 94, 289.88. Working with the Archery Business located in the old Catfish Building. Working on a remodel with Mesa. Attended meeting with the Mayor and Jennifer Noe. Social Media comparisons with other towns and cities. Reviewed Dress Code, Brining Children to work, and Bereavement Leave. Attended meetings for the New City Hall. Meeting with developers regarding the 75 new homes across from Ashland Drive. Building and Codes staff meeting. Met with Alicia and Justin on how things will be handled while Justin is out on Maternity Leave. Putting an insurance committee back together.
6. COURT DEPARTMENT: Cynthia Hollingsworth – Skipped Ms. Cynthia for the evening.
7. FINANCE DEPARTMENT: Jamie Winslett – Fire Fighters back pay is completed. MTAS was in to help prepare for the upcoming budget. Business as usual.
8. FIRE DEPARTMENT: Chief Walker – 79 calls answered. 1,052 for all of 2024 but will get a detailed report later. Cold weather medical training. Dispatchers are doing ride along's to get more familiar with what the fire Fighters are doing in the field. Meeting with uniform vendors to see if we can cut costs. Working on the building at the training grounds to add insulation and patch holes to cut down on heating costs. Putting in their own plumbing and bathrooms to save on costs.
9. HUMAN RESOURCE DEPARTMENT: **Violet Black** – Working with Allen and Mayor Greer to update policies. Working on the pay study and they are coming in this month and meeting with Department Heads and reviewing job descriptions. Taking care of some HR issues. Rolling out the evaluation process.
Vice Mayor Kerrigan asked questions about the insurance and budget time to see if we can get information sooner.
Violet advised that she is working with Allen and getting an insurance committee together and gathering members from every department. There is one department that does not think their employees would benefit the committee, so they are looking to pull an extra person from other departments. She was advised we will not get BCBS numbers until April.
10. PARKS DEPARTMENT: Anthony Clark – New Hire started. Met with the parks director from Clarksville about connecting their trail to our trails. They would like the trail to run from Fort

Campbell to Ashland City. Christmas events at River Bluff Park all went well. Santa's mailbox was a big hit with the community. Trail extension grant meetings with Kimberly Horn. Christmas Parade was successful and continues to grow each year.

11. POLICE DEPARTMENT: Chief Matlock – Advised Kim emailed out the report this afternoon to the Council Members. We are accepting applications to fill an open position. We have made a conditional offer to an out-of-state certified offer, and he should start at the end of the month. We had 3 recruits start the academy on Sunday.
12. PUBLIC WORKS DEPARTMENT: Billy Harris – Street crew has been busy taking down the Christmas lights. Water and Sewer crews have been working on getting everything winterized. The sewer plant is still going through construction, and the possible start date is for June. State came out for inspections, and we have 60 days to respond to the inspection report. We had not violations only recommendations.
Vice Mayor Kerrigan asked about the speed bumps on Skyview Dr.
Billy replied they are all marked for installation.
13. TECHNOLOGY DEPARTMENT: Justin Wheeler - ABSENT
14. THRIVE 55+ DEPARTMENT: Tammany Carter stated they served 1,184. The new Program coordinator is doing well through training. Went to a TFA conference. Planned a training day for staff on the closed days between the Holidays.

UNFINISHED BUSINESS

NONE

NEW BUSINESS

15. Pitney Bowes Lease Agreement - Contract for the postage machine – Jamie Winslett stated that this is a renewal of a contract we have had for years. It is for the postage machine that will move to city hall with us. It is \$ 74 dollars and some change.
16. City owned vehicle accident - Repair and Payment – Chief Matlock stated that this is to ask for money to be transferred back into their budget for a patrol car repaired that was damaged in a crash at the officer's home. They turned it in on their insurance and the insurance paid the money to the city rather than to just pay the repair facility. They are asking for that money to be transferred back into their budget so it will wash itself out.
17. Award the Flooring Bid – Mary Molepske advised the Council that the bid closes on Monday and we will have the numbers on Tuesday 1-14-2025 Regular City Council meeting.
18. Resolution 2025-01 Tech Goes Home Project - Senior Center – Tammany Carter stated that this is a grant that GNRC has with Tech Goes Home and she would be a volunteer to take a course to be able to provide those classes. It is a technology-based company that provides computer classes and devices to seniors. It is a 15-hour course and at the end if they finish the course the senior would be allowed to keep the device.
19. New Zoning Ordinance Discussion - Setting a special called meeting date for Council, BZA, and Planning Board – Allen Nicholson advised that they are getting the ordinance policy cleaned up and ready to submit it to the council. He just wanted the 3 boards to meet to discuss the changes and make sure all of the boards are on the same page and can ask questions if needed. He will have Rick there to explain the changes in detail for all of them.
20. Ordinance 633: Rezone Elizabeth and Willow Street (Amendment) - 1st Reading – Allen Nicholson advised that there was a number that was wrong on the previous Ordinance that was approved, and they just need it corrected.

SURPLUS PROPERTY NOMINATIONS

NONE

EXPENDITURE REQUESTS

NONE

OTHER

21. Town of Ashland City 2025 Meeting Schedule for the year – Mary Molepske stated that she has all of the meeting for the year planned out and there are a couple of Holidays that would cause the meeting to be postponed for a week. November stood out the most because the Workshop would be on the 4th and the following week would be the 11th which is veterans' day and we will be closed so the Regularly Scheduled City Council meeting would be moved to the 18th.
22. I am Responding – Fire Department Contract Renewal – Chief Walker stated that this is an app they use on their phones that they can keep up on staffing. It is getting ready to expire and costs \$ 800.00 for a year subscription. It is a very viable part of their program and have been using it for 10 years.
23. Municipal Judge Discussion – Attorney Jennifer Noe stated that she hates to bring this subject up so soon, but it has to be addressed. She stated that General Sessions ended on June 30, 2024. We were in a transition period. Before they abolished General Sessions there was an election where Judge Stinnett was elected for an 8-year term. That term will end in 2030. It was stated that if he did not finish his term the board would appoint a Judge to complete the term. She stated that in order to get as many applicants as possible. She would like to advertise the opening and in order to have it ready by the February meeting we would need to advertise now to have the applications back. She addressed having the applicants present as well. She has spoken to Judge Maxey and he is willing to fill in and help until a new Judge is placed in that role. We will have court this Thursday and Judge Maxey will fill in this week. Attorney Noe found a discrepancy in the charter and will have to find out which description and requirements are correct.

Vice Mayor Kerrigan stated that he is aware that this needs to be addressed but thinks we need to have a good Job description in place first. He does not want to rush into this and does not want to look insensitive to this issue.

ADJOURNMENT

A motion was made by Councilman Smith, Seconded by Councilman Thompson, to adjourn the meeting. All approved by voice vote and the meeting adjourned at 6:55 p.m.

MAYOR GERALD GREER

CITY RECORDER MARY MOLEPSKE