



**TOWN OF ASHLAND CITY**  
**Regularly Scheduled Workshop Meeting**  
**June 01, 2021 6:00 PM**  
**Minutes**

---

**CALL TO ORDER**

Mayor Steve Allen called the meeting to order at 6:01 p.m.

**ROLL CALL**

**PRESENT**

Mayor Steve Allen

Councilman Tim Adkins

Councilman Gerald Greer

Councilman Chris Kerrigan

Councilman JT Smith

Councilman Roger Jackson (came in later during the Caldwell Park discussion)

**ABSENT**

Vice Mayor Daniel Anderson

**APPROVAL OF AGENDA**

A motion was made by Councilman Adkins, seconded by Councilman Kerrigan, to approve the agenda. All approved by voice vote.

**APPROVAL OF MINUTES**

1. May 4, 2021 Workshop Meeting Minutes

A motion was made by Councilman Smith, seconded by Councilman Kerrigan, to approve the May 4, 2021 Workshop Meeting Minutes. All approved by voice vote.

**REPORTS**

2. Fire, Codes and IT Report

Chief Chuck Walker stated that they received 112 calls last month, and the new recruit class started. He stated that they were about to start the interview process for the open career position.

3. Parks Department

Mr. Scott Sampson stated that there would be commodities tomorrow at Riverbluff Park. He stated that the Farmers Market starts this Saturday and Summerfest starts next week.

4. Public Utilities/Works

Clint Biggers stated that the TDEC inspection was last week, they were good with it. He stated that streets were working on Thompson Road and had been at the Senior Center working around dumpster bins for Ms. Melissa Womack.

5. Senior Center

Ms. Melissa Womack stated that today was the first day open and operating. She stated that the committee was working on getting the dance up and going and looking to pass the torch to Ms. Gena Batts at the end of the month.

6. Court Department

Ms. Anita Justice stated that they were busy with court each week.

7. Police Department

Chief Kenny Ray stated that they were in the middle of hiring. He stated that they did get audited by TBI and there were no findings.

8. Financial Director

Ms. Gayle Bowman stated that she sent the report on Friday with everything if there were any questions on anything.

9. City Recorder

Ms. Kellie Reed stated that she didn't have anything that wasn't on the agenda.

## **OLD BUSINESS**

### **10. Caldwell Park Discussion**

Mr. Sampson stated that after last week's meeting, he agreed with Councilman Greer. He stated that if we do sell it, it would be gone and we would never get ninety (90) acres back. He stated that he does not agree with Ms. Jane Crisps' proposal. Ms. Jane Crisp stated that she thought we had gone past that to a conservation easement which was suggested by Ms. Valerie Kemp. She stated that was in the packets she presented to the council. Ms. Crisp stated the article explains easements and that she got it from UT and also gave a copy of the law. Ms. Crisp stated that she gave them a form that has various types of easements and that can be worked around. She stated the lien was gone and it would go to a conservation easement. Further, she stated that Councilman Chris Kerrigan has stated that the City wants to sell the property. City Attorney Jennifer Noe stated she has not fully looked into conservation easements and there were many things that the board needed to consider. She said if we do a conservation easement there were several variables: Five (5) years, ten (10) years, a designated amount of time, or forever. Ms. Noe stated that the board needs to think about the cost to maintain this property and that we would have the expense on a yearly basis. She stated that one thing we discussed was a fund to maintain it on a yearly basis, but being that Ms. Crisp didn't mention that before she assumed she wasn't interested in that. Ms. Noe stated that cities have been known to file bankruptcy and if it was in perpetuity it was forever. Further, she stated that there was no sewer there and the cost of running fill lines there may eat up a lot of the cost. Councilman Greer stated the front area was mowed every ten (10) days and the back areas beyond the gate were only mowed three (3) times a year. He stated that it would cost a little over seven thousand dollars (\$7,000) per year and if we can't afford that we need to think through some things.

Councilman Jackson came in at this point.

Councilman Adkins thanked Ms. Crisp for the generous proposal. He further questioned the cost of the pavilion and the development and maintenance of the trails. He questioned if there was a timetable for the offer because this was probably something we couldn't answer next week. Ms. Crisp responded that Mayor Allen was going to research the cost of the pavilion. Mr. Sampson stated the prefabricated bathrooms and pavilion would be \$185,000 and we would have to make the parking lot ADA compliant. Mr. Sampson stated that he was not recommending we sell the property, he was just recommending that we did not accept Ms. Crisps' proposal. He stated that he would like to get some direction on what the council wants us to do there. Councilman Adkins questioned the long-term financial aspect of this. Mayor Allen stated Mr. Sampson would be asking for another full-time person to help to maintain the park. Councilman Greer questioned if we just approved that position. Mr. Sampson responded that they approved a seasonal employee. Ms. Crisp stated the boy scouts could help and there was no sign on the highway to know where it was. Mr. Tony Young stated the Boy Scouts used to help with that park and that was part of the reason there was never a sign put on Highway 12 for it, they did not want to draw attention to it. Councilman Jackson stated several people have come and requested to volunteer for these types of things but they never follow through. Councilman Greer stated that maybe the boy scouts could handle the volunteers. Councilman Adkins stated he was open to the idea, but he would feel more comfortable if we knew how much everything would cost. Councilman Adkins questioned Ms. Noe about what would need to be done next week. Ms. Noe stated several things could be done next week, they could defer or make a decision. She stated it would be at the discretion of the Council.

### **11. Ordinance: Amend Title 18, Chapter 1 Section 18-107(1) Water and Sewer Rates**

Ms. Reed explained this was the annual ordinance to increase water and sewer rates by three percent (3%).

### **12. Ordinance: Adopting the Annual Budget and Tax Rate for the Fiscal Year 2021-2022**

Ms. Bowman stated there was a sheet, front and back, that shows what the money in the budget equates to if anyone had any questions and they could ask about that.

### **13. Landscape Ordinance**

Ms. Reed stated that this was a commercial ordinance for developers with PUDs and commercial developments but not for single family homes or duplexes.

14. Ordinance: Budget Amendment

Ms. Reed states that this was for the grant money from the Local DA Grant, \$133,612.00, that we received and we just need to allocate it in the budget.

15. Ordinance: Rezone Request: 1807 Highway 12 South

Mayor Allen stated this would be for the second and final reading. Ms. Reed stated that we need to have it advertised properly so we would need to have a public hearing on it next week as well. Ms. Gayle Watts stated she was there with her neighbor, Sherry Raymer. She stated that she had been living across the street at the property for forty-three (43) years and there were a lot of concerns about what was happening with that property. She stated there will be more noise and highway traffic in and out. Ms. Watts stated that there was an industrial park, Wal-Mart, two (2) sets of condos, four (4) sets of apartments and they were claiming there will be sixty (60) condos. She stated this area was originally considered to be zoned residential R1. She also stated that last year we had to deal with the blasting illegally and there was a lawsuit against the city for that. Ms. Watts stated that it would devalue her home and that was her life investment. She stated that she has asked about a comprehensive plan for that area and what was said in the planning meeting was that they were trying to put an R-4 in a totally surrounded residential area. She stated that there was no way a fence would protect that cemetery when you had kids living in that area. Further, she stated that they have a petition with thirty (30) signatures of people who were totally against this property. Ms. Raymer stated the gentleman told them to come back with a better plan. She stated she was concerned about the devaluing of the area and what they are doing to the homes in the area. Ms. Raymer questioned if the petition matters. She stated she doesn't mind the growth but working from home was noisy. Ms. Watts questioned if it was common nature for the council to go against the wishes of the community. Mayor stated that would have to wait until next week.

### **NEW BUSINESS**

16. Verizon Agreement

Chief Ray stated this was to go to the state contract.

17. Child Protective Investigation Team Agreement

Chief Ray stated this was an annual agreement we do with the Child Advocacy Center every year.

18. Franchise Agreement: CEMC

Ms. Reed stated this was for CEMC's new service agreement for the internet fiber agreement.

19. Ortex Carpenter Bee Agreement for Senior Center

Ms. Womack stated that this was where Jared was putting in the new wood. She stated the bore bees have been coming out everywhere and they called Ortex who gave them a price of \$175 to treat the area where the new wood will be.

20. Resolution: Updating the Wage and Salary Policy

Ms. Bowman stated this was a process through the budget every year and we found 3 people whose job descriptions did not match what they were doing. She stated that we also left one off the payable. Further, she stated that Ms. Reed could email it to the council if needed.

21. Resolution: Water Write-offs

Ms. Bowman stated that the write-offs were a little over \$9000.00 this year, down from \$14,000.00 last year. We will write it off and turn it over to collections from Jan 2020 to Dec 2020.

### **SURPLUS PROPERTY NOMINATIONS**

None.

### **EXPENDITURE REQUESTS**

22. Request to bid fencing at the tennis courts.

23. Request to bid concrete work for playground at Fire Hall 2.

Mr. Sampson stated that these two (2) items were for next year's budget and that he was just getting the process started now.

**OTHER**

Councilman Greer questioned a sound system so that people can hear what was being said. He stated that for transparency purposes we need to have mics set up. He questioned if we already had microphones or a system to use.

Councilman Adkins questioned the grant for the trail extension. Mr. Sampson stated it was in the NEPA phase right now, but it would be next year before that was wrapped up. Councilman Adkins questioned the grant for the dog park. Mr. Sampson stated that we should find out about that later this month.

Ms. Reed handed out a letter to the council resigning as City Recorder and she thanked the council for the opportunity and she hoped that she could be involved in some way in the future. She stated that her last day would be June 24, 2021. Ms. Noe stated the council controls one employee and that would be something that would need to be on the agenda for the council meeting.

**ADJOURNMENT**

A motion was made by Councilman Kerrigan, seconded by Councilman Smith to adjourn the meeting. All approved by voice vote and the meeting adjourned at 6:57 p.m.

  
MAYOR STEVE ALLEN

  
INTERIM CITY RECORDER ALICIA MARTIN, CMFO