



TOWN OF ASHLAND CITY
Regularly Scheduled Workshop Meeting
September 06, 2022 6:00 PM
Agenda

Mayor: JT Smith

Vice Mayor: Gerald Greer

Council Members: Tim Adkins, Chris Kerrigan, Michael Smith, Kevin Thompson, Tony Young

CALL TO ORDER

ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF MINUTES

- [1.](#) August 2, 2022 Workshop Meeting Minutes

UNFINISHED BUSINESS

2. Full Time Mayor Discussion
3. Caldwell Nature Park Discussion
- [4.](#) Ordinance: Amend Title 9 Chapter 2- Peddlers

NEW BUSINESS

5. Fireworks Discussion
6. Memorial Dedications Discussion
- [7.](#) Gun Range for PD
8. Discussion on 510 Gloria Circle
- [9.](#) Skyview Drive Discussion
10. Planning and Future Growth Committee Discussion
11. CCCHS Football Bon Fire Donation
- [12.](#) Panasonic FZ-55 Contract
- [13.](#) Industrial Sewer Contract
- [14.](#) Cheatham County Library Agreement
- [15.](#) Benefits Inc Hold Harmless Agreement
- [16.](#) Resolution: Hazard Mitigation Grant Program

SURPLUS PROPERTY NOMINATIONS

EXPENDITURE REQUESTS

OTHER

ADJOURNMENT

Those with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting, should contact the ADA Coordinator at 615-792-6455, M-F 8:00 AM – 4:00 PM. The town will make reasonable accommodations for those persons.



TOWN OF ASHLAND CITY
Regularly Scheduled Workshop Meeting
August 02, 2022 6:00 PM
Minutes

CALL TO ORDER

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

ROLL CALL

PRESENT

Mayor JT Smith

Vice Mayor Gerald Greer

Councilman Tim Adkins

Councilman Chris Kerrigan

Councilman Michael Smith

Councilman Kevin Thompson

Councilman Tony Young

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

1. July 05, 2022, Workshop Meeting Minutes

A motion was made by Councilman Adkins, seconded by Councilman Kerrigan, to approve the July 05, 2022, Workshop Meeting Minutes. All approved by voice vote.

UNFINISHED BUSINESS

2. Ordinance: Rezone Parcel 055C U 009 00

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE TOWN OF ASHLAND CITY, TENNESSEE, BY REZONING PARCEL 009.00 OF CHEATHAM COUNTY TAX MAP 055C, GROUP U, LOCATED ON HIGHWAY 12 SOUTH Mr. Nicholson stated that this is a rezone request, and this is for a second and final reading. He stated that it is currently zoned R2, and they are requesting it to be changed to R4 PUD.

3. Ordinance: Rezone Parcel 049O A 019 03

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE TOWN OF ASHLAND CITY, TENNESSEE, BY REZONING PARCEL 019.03 OF CHEATHAM COUNTY TAX MAP 049O, GROUP A, LOCATED ON HIGHWAY 12 SOUTH Mr. Nicholson stated that this is a rezone request, and this is for a second and final reading. He stated that it is currently zoned R3, and they are requesting it to be changed to C2.

4. Ordinance: Pole Signs

AN ORDINANCE OF THE TOWN OF ASHLAND CITY AMENDING ORDINANCE #501 SECTION 20-105.1(c)(3) AND SECTION 20-105.1 (d)(1): POLE OR GROUND SIGNS Mr. Nicholson stated that this is to clean up our current sign ordinance for ground and pole signs and it is for second and final reading.

5. Ordinance: Amending Title 3: Municipal Court

AN ORDINANCE MODIFYING TITLE 3, MUNICIPAL COURT FOR THE TOWN OF ASHLAND CITY, TENNESSEE Ms. Bowman stated that this is for a second and final reading.

6. Ordinance: Amend Title 9 Chapter 2- Peddlers

AN ORDINANCE BY THE TOWN OF ASHLAND CITY, TENNESSEE TO AMEND THE MUNICIPAL CODE DELETING TITLE 9, CHAPTER 2: PEDDLERS IN ITS ENTIRETY AND AMENDED Mr. Nicholson stated that this is for first reading. He stated that our current policy is out of date.

NEW BUSINESS

7. Zoning Committee Discussion

Mr. Nicholson stated that he would like to get the Planning Commission and Council together to have a discussion about future growth. He stated that he would like a committee of 6 members with two (2) council members, two (2) Planning Commission members, and two (2) members of the public. After much discussion, a Special Called Council meeting was scheduled for August 23, 2022, at 6:00 p.m.

8. Planning Services Agreement

Mr. Nicholson stated that this is a renewal agreement for the City Planner, and it is including the increase.

9. Cumberland Connect Agreement

Ms. Bowman stated that this is so that we can change our internet services from AT&T and Charter to Cumberland Connect.

SURPLUS PROPERTY NOMINATIONS

10. Transport Van

Deputy Chief Matlock stated that this is no longer needed. Councilman Thompson stated that we need to get rid of it if there is still interest.

11. Police Interceptor

Deputy Chief Matlock stated that this is an interceptor they would like to list on GovDeals.

EXPENDITURE REQUESTS

None.

OTHER

12. Surplus Property

Ms. Bowman stated that Ms. Noe is working on establishing a surplus policy.

13. Resolution: Employment Applications

A RESOLUTION OF THE CITY COUNCIL OF THE TOWN OF ASHLAND CITY UPDATING SECTION II: APPLICATIONS OF THE PERSONNEL POLICIES AND PROCEDURE MANUAL GOVERNING EMPLOYMENT WITH THE TOWN OF ASHLAND CITY Ms. Black stated that currently all applications are dropped off at Workforce Essentials and they are wanting to change that and have the applications dropped off at City Hall.

14. Employee Behavior

Mayor Smith discussed issues he has been having with employees due to lack of supervision and leadership. After much discussion, the council determined that Ms. Noe could complete an investigation into the situation to determine what actions should be taken.

15. Full Time Mayor

Ms. Bowman stated that MTAS reached out to her and stated that due to the amount of projects we have coming up, a Full Time Mayor would be needed. She stated that she is looking into pay ranges for City Administrators or City Managers as well as Full Time Mayors.

Christmas Parade

Councilman Adkins asked if we could out it on our agenda to get a theme for this year's Christmas Parade.

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 6:42 p.m.

MAYOR SMITH

CITY RECORDER ALICIA MARTIN, CMFO

ORDINANCE #

**AN ORDINANCE BY THE TOWN OF ASHLAND CITY, TENNESSEE TO
AMEND THE MUNICIPAL CODE DELETING TITLE 9, CHAPTER 2:
PEDDLERS IN ITS ENTIRETY AND AMENDED**

WHEREAS, the Mayor and City Council have determined that the chapter has become outdated; and

WHEREAS, it is the Town of Ashland City Mayor and City Council's specific intention to delete this chapter in its entirety and amended.

NOW, THEREFORE BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE TOWN OF ASHLAND CITY, TENNESSEE, that Title 9, Chapter 2: Peddlers be deleted in its entirety and amended as follows:

CHAPTER 2

PEDDLERS, SOLICITORS, ETC.

- 9-201. Definitions
- 9-202. Exemptions.
- 9-203. Permit required
- 9-204. Permit procedures
- 9-205. Restrictions on peddlers, street barkers, and solicitors
- 9-206. Restrictions on transient vendors
- 9-207. Display of permit
- 9-208. Suspension or revocation of permit
- 9-209. Expiration and renewal of permit
- 9-210. Violation and penalty

9-201. Definitions. Unless otherwise expressly stated, whenever used in this chapter, the following words shall have the meaning given to them in this section:

(1) "Peddler" means any person, firm, or corporation, either a resident or a nonresident of the town, who has no permanent regular place of business and who goes from dwelling to dwelling, business to business, place to place, or from street to street, carrying or transporting goods, wares or merchandise and offering or exposing the same for sale.

(2) "Solicitor" means any person, firm or corporation who goes from dwelling to dwelling, business to business, place to place, or from street to street, taking or attempting to take orders for any goods, wares or merchandise, or personal property of any nature for future delivery or delivery of product at the time.

(3) "Solicitor for charitable or religious purposes" means any person, firm, corporation, or organization who or which solicits contributions from the public on the streets of the town for any charitable or religious organization. No organization shall qualify as a "charitable" or "religious" organization unless the organization meets one of the following conditions: (1) Has a current exemption certificate from the Internal Revenue Service issued under section 501(c)(3) of the Internal Revenue

Service Code of 1954, as amended. (2) Is a member of United Way, Community Chest, or similar "umbrella" organizations for charitable or religious organizations. (3) Has been in continued existence as a charitable or religious organization for a period of two (2) years prior to the date of its application for registration under this chapter. (4) Is associated with a school located in Cheatham County. (5) Is a recognized non-profit community group, including, but not limited to athletic leagues, community service organizations/clubs and volunteer fire departments.

(4) "Solicitor for subscriptions" means any person who solicits subscriptions from the public, either on the streets of the town, or from door to door, business to business, place to place, or from street to street, and who offers for sale subscriptions to magazines or other materials protected by provisions of the Constitution of the United States.

(5) "Transient vendor" means any person who brings into temporary premises and exhibits stocks of merchandise to the public for the purpose of selling or offering to sell the merchandise to the public. Transient vendor does not include any person selling goods by sample, brochure, or sales catalog for future delivery; or to sales resulting from the prior invitation to the seller by the owner or occupant of a residence. For purposes of this definition, "merchandise" means any consumer item that is or is represented to be new or not previously owned by a consumer, and "temporary premises" means any public or quasi-public place including a hotel, rooming house, storeroom, building or part of a building, tent, vacant lot, railroad car, or motor vehicle which is temporarily occupied for the purpose of exhibiting stocks or merchandise to the public. Premises are not temporary if the same person has conducted business at those premises for more than eleven (11) consecutive months or has occupied the premises as his or her permanent residence for more than eleven (11) consecutive months. For the purpose of this definition "yard sale or garage sale" means a sale of used pre-owned household goods on private property for no more than four (4) consecutive days consisting of Thursday, Friday, Saturday, and Sunday, and no more than ten (10) days in a calendar year. "Yard sale or garage sale" is not considered to be a transient vendor.

(6) "Street barker" means any peddler who does business during recognized festival or parade days in the town and who limits his business to selling or offering to sell novelty items and similar goods in the area of the festival or parade.

9-202. Exemptions. The terms of this chapter shall neither apply to persons selling at wholesale to dealers, nor to newsboys, nor to bona fide merchants who merely delivery goods in the regular course of business.

9-203. Permit required. No person, firm or corporation shall operate a business as a peddler, transient vendor, solicitor, or street barker, and no solicitor for charitable or religious purposes on the streets of the town or solicitor for subscriptions shall solicit within the town unless the same has obtained a permit from the town in accordance with the provisions of this chapter.

9-204. Permit procedures. (1) Application form. A sworn application containing the following information shall be completed and filed with the city recorder by each applicant for a permit as a peddler, transient vendor, solicitor, or street barker and by each applicant for a permit as a solicitor for charitable or religious purposes or as a solicitor for subscriptions:

(1) The complete name and permanent address of the business or organization the applicant represents.

(2) A brief description of the type of business and the goods to be sold.

(3) Location of operation, if applicable.

(4) The dates for which the applicant intends to do business or make solicitations.

(5) The names and permanent addresses of each person who will make sales or solicitations within the town.

(6) The make, model, complete description, and license tag number and state of issue, of each vehicle to be used to make sales or solicitations, whether or not such vehicle is owned individually by the person making sales or solicitations, by the business or organization itself, or rented or borrowed from another business or person.

(7) Tennessee State sales tax number, if applicable.

(8) A copy of the applicant's driver's license.

(2) Permit fee. Each applicant for a permit as a peddler, transient vendor, solicitor, street barker, or solicitor for subscriptions shall submit with his application a non-refundable fee of twenty-five dollars (\$25.00). Each applicant for a permit as a solicitor for charitable or religious purposes shall submit with his application a non-refundable fee of ten dollars (\$10.00).

(3) Permit issued. Upon the completion of the application form and the payment of the permit fee, the recorder shall issue a permit on a form approved by the mayor to the applicant.

(4) Submission of application form to chief of police. Immediately after the applicant obtains a permit from the city recorder, the city recorder shall submit to the chief of police a copy of the application form and the permit.

9-205. Restrictions on peddlers, street barkers and solicitors. No peddler, street barker, solicitor, solicitor for charitable purposes, or solicitor for subscriptions shall:

(1) Be permitted to set up and operate a booth or stand on any street or sidewalk within the town.

(2) Stand or sit in or near the entrance to any dwelling or place of business, or in any other place which may disrupt or impede pedestrian or vehicular traffic.

(3) Offer to sell goods or services or solicit in vehicular traffic lanes, or operate a "roadblock" of any kind, except for solicitors for charitable or religious purposes as provided for herein.

(4) Call attention to his business or merchandise or to his solicitation efforts by crying out, by blowing a horn, by ringing a bell, or creating other noise, except that the street barker shall be allowed to cry out to call attention to his business or merchandise during recognized parade or festival days of the town.

(5) Enter in or upon any premises or attempt to enter in or upon any premises wherein a sign or placard bearing the notice "Peddlers or Solicitors Prohibited," or similar language carrying the same meaning, is located.

9-206. Restrictions on transient vendors.

(1) A transient vendor shall not advertise, represent, or hold forth the sale of merchandise as defined in § 9-101(5), as an insurance, bankrupt, insolvent, assignee, trustee, estate, executor, administrator, receiver's manufacturer's wholesale, canceled order, or misfit sale, or closing-out sale, or a sale of any goods damaged by smoke, fire, water or otherwise, unless such advertisement, representation or holding forth is actually of the character it is advertised, represented or held forth.

(2) Renewal of permits for transient vendors shall not exceed eleven (11) within a calendar year permit for a period of three (3) years.

9-207. Display of permit. Every applicant shall maintain either an original or copy of the permit on their possession.

9-208. Suspension or revocation of permit.

(1) Suspension by the recorder. The permit issued to any person or organization under this chapter may be suspended by the city recorder for any of the following causes: (1) Any false statement, material omission, or untrue or misleading information which is contained in or left out of the application; or (2) Any violation of this chapter.

(2) Revocation by the Mayor and city council. The permit issued to any person or organization under this chapter may be revoked by the board of mayor and aldermen, after notice and hearing, for the same causes set out in subsection (1) above. Notice of the hearing for revocation of a permit shall be

given by the city recorder in writing, setting forth specifically the grounds of complaint and the time and place of the hearing. Such notice shall be mailed to the permit holder at his last known address at least five (5) days prior to the date set for hearing, or it shall be delivered by a police officer in the same manner as a summons at least three (3) days prior to the date set for hearing.

9-209. Expiration and renewal of permit. The permit of peddlers, solicitors, transient vendors, and solicitors for subscriptions shall not exceed thirty (30) days. The permit of street barkers shall be for a period corresponding to the dates of the recognized parade or festival days of the chapter. The permit of solicitors for religious or charitable purposes shall expire on the date provided in the street solicitation permit. Renewal of permits for transient vendors shall not exceed six (6) within a calendar year and permits for street solicitation shall not be issued more than once every six (6) months to each club, charity, religious organization, etc.

9-210. Violation and penalty. In addition to any other action the town may take against a permit holder in violation of this chapter, such violation shall be punishable by a penalty of up to fifty dollars (\$50.00) for each offense. Each day a violation occurs shall constitute a separate offense.

BE IT FURTHER ORDAINED, this Ordinance shall be effective twenty (20) days after the final passage, to the public welfare requiring it.

1st reading _____
Public hearing _____
2nd reading _____

Mayor JT Smith

City Recorder Alicia Martin, CMFO

The following items and their amounts listed were purchased from Police capital outlay and then surplussed:

Transport Van	\$54,852.00
Explorer	\$10,600.00
Radars	\$ 2,626.00
Vests	\$ 1,476.00
	<hr/>
	\$69,554.00

CITY VIEW SUB-DIV.

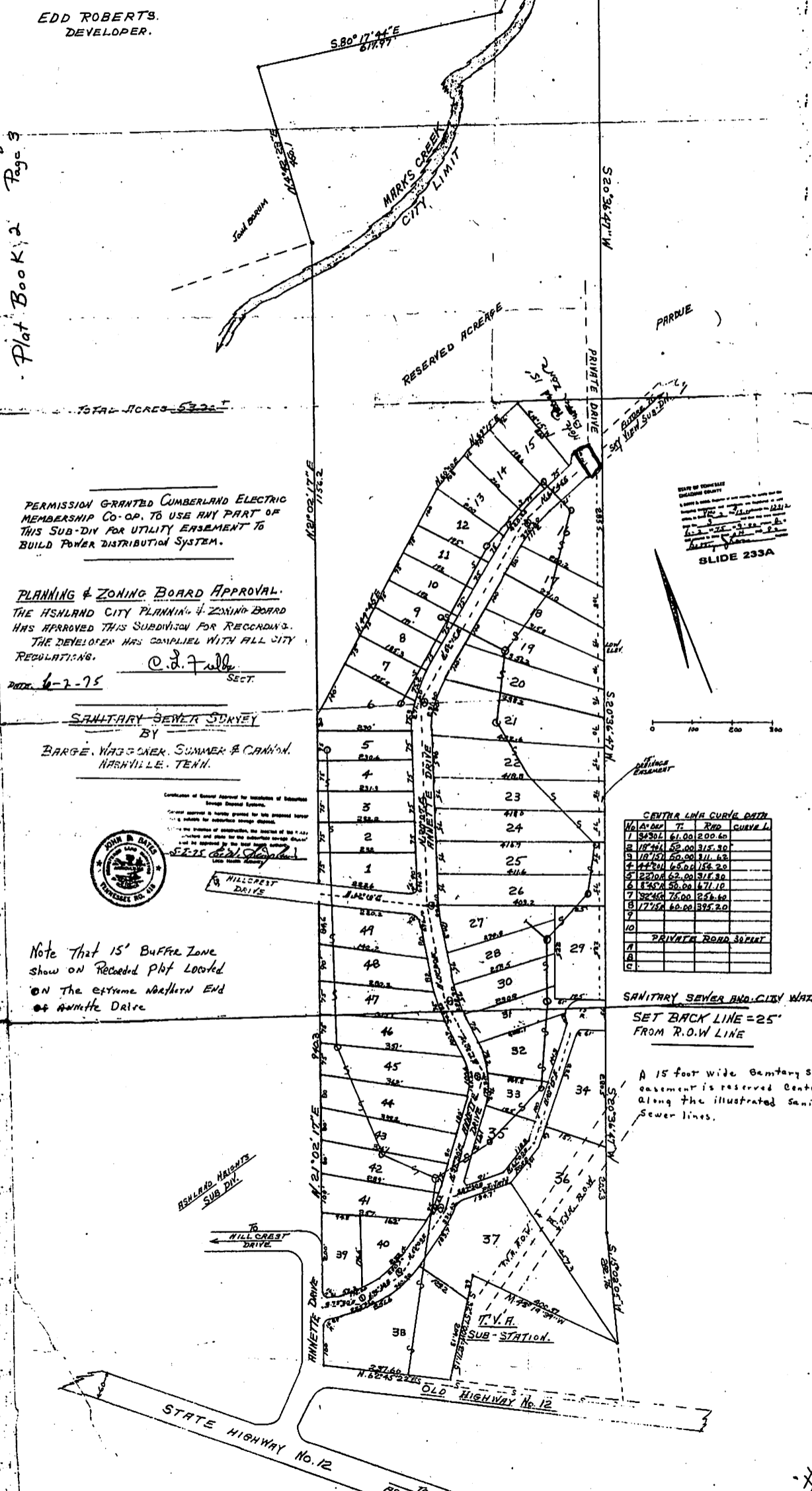
ASHLAND CITY, TENN.
1ST CIVIL DIST—CHERTHAM CO.
TENN.

EDD ROBERTS.
DEVELOPER.

A-11

Plat Book 2 Page 3

6-2-75



PERMISSION GRANTED CUMBERLAND ELECTRIC MEMBERSHIP CO-OP. TO USE ANY PART OF THIS SUB-DIV FOR UTILITY EASEMENT TO BUILD POWER DISTRIBUTION SYSTEM.

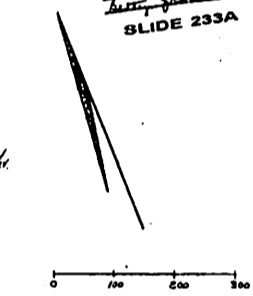
PLANNING & ZONING BOARD APPROVAL.
THE ASHLAND CITY PLANNING & ZONING BOARD HAS APPROVED THIS SUBDIVISION FOR RECORDING. THE DEVELOPER HAS COMPLIED WITH ALL CITY REGULATIONS.
C. J. Fall
SECT.
DATE 6-2-75

SANITARY SEWER SURVEY
BY
BARGE, WAGGONER, SUMMER & CANNON,
NASHVILLE, TENN.



Note that 15' Buffer Zone show on Recorded Plat Located ON the extreme northern end of Hillcrest Drive

STATE OF TENNESSEE
COUNTY OF CHERTHAM
I, J. J. [Name], Clerk of the County, do hereby certify that the within and foregoing plat of subdivision of land is a true and correct copy of the original as filed in my office on the 6th day of June, 1975.
J. J. [Name]
Clerk of the County



CENTRA LINE CURVE DATA

NO	ANGLE	TS	RHD	CURVE L
1	18° 44'	61.00	200.40	
2	18° 44'	50.00	315.30	
3	18° 44'	50.00	311.62	
4	18° 44'	65.00	182.20	
5	22° 00'	62.00	317.30	
6	18° 44'	50.00	171.10	
7	32° 40'	75.00	258.60	
8	17° 58'	60.00	395.20	
9				
10				

PRIVATE ROAD 30 FEET

A	
B	
C	

SANITARY SEWER AND CITY WATER
SET BACK LINE = 25'
FROM R.O.W LINE

A 15 foot wide Sanitary Sewer easement is reserved centered along the illustrated Sanitary Sewer lines.

#3

Prepared by: Chandler Surveying
3421 Cooper Nicholson Road
Pleasant View, TN 37146

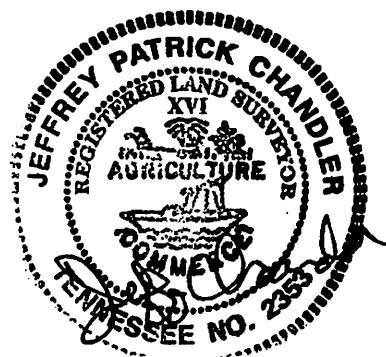
Patrick Smith, Register
Cheatham County Tennessee
Rec #: 221065 Instrument #: 194324
Rec'd: 10.00 Recorded
State: 0.00 2/22/2019 at 1:37 PM
Clark: 0.00 in Plat Book
Other: 2.00 14
Total: 12.00 Pgs 259-259

Surveyor's Certificate of Correction
Applicable to the plan of
Sky View Extension
Section 1
Plat Book 14, Page 211,
Register's Office of Cheatham County, Tennessee

Since the preparation and recording of the above-mentioned plan of Sky View Extension – Section Two it was discovered that the Record Book Number shown in the “Certificate of Ownership and Dedication” on the plat was incorrect. The Record Book Number is shown as 464, Page 2, and should be Record Book Number 532, Page 359-361.

All other plat matters shall remain the same except those hereby corrected.

Jeffrey P. Chandler
Registered Land Surveyor
Tennessee No. 2353

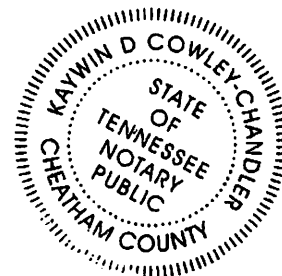


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Kaywin D. Cowley Chandler a Notary Public in and for said County and State, the within named Jeffrey P. Chandler, Surveyor, with whom I am personally acquainted, and who acknowledged that he executed the above instrument for the purpose therein contained.

Witnessed and sealed at Nashville, Tennessee, this 19th day of February, 2019

My commission expires: March 4, 2019 Kaywin D. Cowley Chandler



GENERAL NOTES

1. BEARING SYSTEM IS DERIVED FROM TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83) ZONE 17D. UNLESS OTHERWISE NOTED DISTANCES AND COORDINATES REPORTED ARE BASED ON GROUND MEASUREMENTS AND SCALE FACTOR APPLIED.
2. GPS EQUIPMENT USED TO ESTABLISH GRID NORTH COULSON BOX 5 DUAL FREQUENCY RECEIVER.
3. PROPERTY SUBJECT TO ANY AND ALL STRIPS OF A CORRECTION AND ACCURATE TITLE SEARCH AND TITLE REPORT HAS BEEN FURNISHED TO THE SURVEYOR PRIOR TO SURVEY.
4. THIS SURVEY HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES THE ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM RECORDS AND FIELD SURVEY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPARE ALL SUCH UTILITIES IN THE AREA. EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITHIN THE SURVEYED AREA. THE SURVEYOR IS NOT RESPONSIBLE FOR THE LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THEREIN. THE LOCATION OF UTILITIES AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY.
5. IN TENNESSEE IT IS A REQUIREMENT OF THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT, THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY COMPANIES AND OBTAIN PERMISSION TO EXCAVATE. THE SURVEYOR IS NOT RESPONSIBLE FOR THE LOCATION OF UTILITIES AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY.
6. SURVEYORS LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO UPON THIS SURVEY.
7. THIS PROPERTY WAS PREPARED FROM EXISTING RECORDS AND PLATS OF RECORD AND DOES NOT REPRESENT A TITLE SURVEY FOR THE PURPOSES OF THE TENNESSEE REAL PROPERTY ACT. THE SURVEYOR MAKES NO GUARANTEE THAT THE PROPERTY SHOWN ON THIS PLAT IS SUBJECT TO ALL COVENANTS, RESTRICTIONS, EASEMENTS, AND RESTRICTIONS WHETHER WRITTEN OR OF RECORD.
8. THIS ENTIRE PROPERTY IS LOCATED IN ZONE X, AREA 01, THE 2011 ANNUAL CHANGE FLOORPLAN.

SKY VIEW EXTENSION
SECTION 3
TAX MAP 49F, GROUP C, P/O PARCEL 1.01
ASHLAND CITY, TN 37015

PLAT	BOOK	PAGE	DATE	DESCRIPTION
1	123	45	10/15/10	...
2	123	46	10/15/10	...
3	123	47	10/15/10	...
4	123	48	10/15/10	...
5	123	49	10/15/10	...
6	123	50	10/15/10	...
7	123	51	10/15/10	...
8	123	52	10/15/10	...
9	123	53	10/15/10	...
10	123	54	10/15/10	...
11	123	55	10/15/10	...
12	123	56	10/15/10	...
13	123	57	10/15/10	...
14	123	58	10/15/10	...
15	123	59	10/15/10	...
16	123	60	10/15/10	...
17	123	61	10/15/10	...
18	123	62	10/15/10	...
19	123	63	10/15/10	...
20	123	64	10/15/10	...
21	123	65	10/15/10	...
22	123	66	10/15/10	...
23	123	67	10/15/10	...
24	123	68	10/15/10	...
25	123	69	10/15/10	...
26	123	70	10/15/10	...
27	123	71	10/15/10	...
28	123	72	10/15/10	...
29	123	73	10/15/10	...
30	123	74	10/15/10	...
31	123	75	10/15/10	...
32	123	76	10/15/10	...
33	123	77	10/15/10	...
34	123	78	10/15/10	...
35	123	79	10/15/10	...
36	123	80	10/15/10	...
37	123	81	10/15/10	...
38	123	82	10/15/10	...
39	123	83	10/15/10	...
40	123	84	10/15/10	...
41	123	85	10/15/10	...
42	123	86	10/15/10	...
43	123	87	10/15/10	...
44	123	88	10/15/10	...
45	123	89	10/15/10	...
46	123	90	10/15/10	...
47	123	91	10/15/10	...
48	123	92	10/15/10	...
49	123	93	10/15/10	...
50	123	94	10/15/10	...
51	123	95	10/15/10	...
52	123	96	10/15/10	...
53	123	97	10/15/10	...
54	123	98	10/15/10	...
55	123	99	10/15/10	...
56	123	100	10/15/10	...

CERTIFICATE OF APPROVAL FOR RECORDING

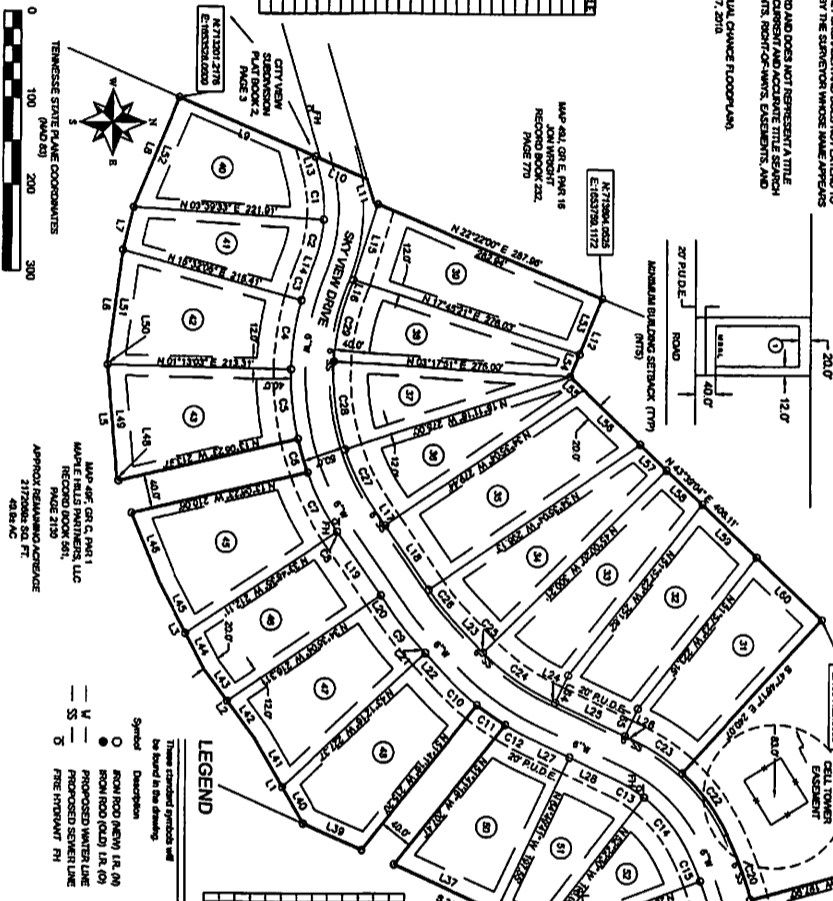
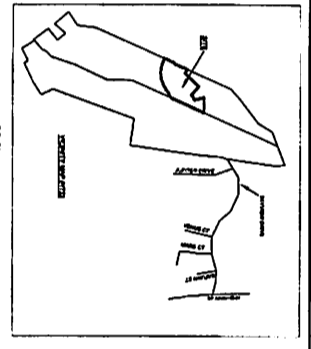
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE TOWN OF ASHLAND CITY PLANNING REGULATIONS WITH THE EXCEPTION OF SUCH MATTERS AS SHOWN ON THIS PLAT WHICH HAVE BEEN REFERRED TO THE OFFICE OF THE COUNTY REGISTER.

DATE: 10-22-2021
SECRETARY: *[Signature]*
PLANNING COMMISSION

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I HEREBY CERTIFY THAT THE WATER AND SEWER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "SKY VIEW EXTENSION, SECTION 3" HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REGULATIONS OR A CERTIFIED PLAN OR OTHER SURVEY HAS BEEN FILED WHICH WILL GUARANTEE SUCH INSTALLATION.

DATE: 10-22-2021
NAME: *[Signature]*
PUBLIC UTILITIES DEPARTMENT



LEGEND

--- N --- S --- T ---

--- N --- S --- T ---

--- N --- S --- T ---

--- N --- S --- T ---

CERTIFICATE OF APPROVAL OF PUBLIC WAYS FOR BOND POSTING

I HEREBY CERTIFY THAT THE PUBLIC WAYS SHOWN ON THIS PLAT HAVE BEEN DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF ASHLAND CITY PLANNING REGULATIONS AND THE TOWN ENGINEER HAS REVIEWED AND APPROVED THE SPECIFICATIONS OF THE PUBLIC WAYS SHOWN ON THIS PLAT. THE PLANNING COMMISSION TO GUARANTEE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE: 10-22-2021
NAME: *[Signature]*
APPROVED FOR CONSTRUCTION

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (AND) HEREBY CERTIFY THAT I (AND) THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON HAVE ENGAGED IN RECORD BOOK NUMBER 581 PAGE 750 COUNTY REGISTER'S OFFICE AND THAT I (AND) HEREBY ADAPT THIS PLAN OF SUBDIVISION WITH MY OWN FREE CONSENT, ESTABLISH THE LEGAL BUILDING RESTRICTIONS, AND THAT OTHERS OF RECORDABLE RECORDATION FOR ALL PUBLIC WAYS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED.

DATE: 10-22-2021
OWNER: *[Signature]*

SLIDE 92

APPROXIMATE ACREAGE

Lot	Description	Sq. Feet	Acres
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53

CHANDLER SURVEYING
3421 COOPER NICHOLSON ROAD
PLEASANT VIEW, TN. 37146
(615) 746-5900 FAX (615) 746-6420
email: chandlersurv@yahoo.com

PROJECT INFORMATION: BEING A PORTION OF THE PROPERTY DESCRIBED AS PARCEL 1 IN RECORD BOOK 561, PAGE 2130, REGISTER'S OFFICE OF CHEATHAM COUNTY, TN

CLIENT INFORMATION: CALVIN BELL
P.O. BOX 508
ASHLAND CITY, TN 37015

REVISIONS: 08-07-2021

FINAL PLAT

DRAWN	DATE	MAP AND PARCEL
JEFF	MAY 03, 2021	MAP 49F, GR C, P/O PAR 1.01
APPROVED	DATE	CURRENTLY ZONED
JEFF	MAY 03, 2021	R-2
SCALE	SHEET	PROJECT NO.
1" = 100'	ONE OF ONE	2-633-3

GENERAL NOTES

1. SURFACE SYSTEMS DERIVED FROM TENNESSEE STATE PLUMBING CODE (UNIFORM) ZONE 4100, UNLESS OTHERWISE NOTED OTHERWISE AND COORDINATES RECORDED ARE BASED ON GRID AND MEASUREMENTS, NO SCALE FACTOR APPLIED.
2. GPS EQUIPMENT USED TO ESTABLISH GRID POINT. CAROLINA BOX 5 DUAL FREQUENCY RECEIVER.
3. PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF A CURRENT AND ACCURATE TITLE SEARCH, NO TITLE REPORT HAS BEEN OBTAINED BY THE SURVEYOR FOR THIS PROJECT.
4. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, THE ABOVE GRADE AND UNDERGROUND UTILITIES ARE SHOWN FOR INFORMATION ONLY. THE SURVEYOR DOES NOT WARRANT THE ACCURACY OF ANY UTILITIES SHOWN BY UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR REQUIRES THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED THEREFOR. THE SURVEYOR IS NOT RESPONSIBLE FOR THE LOCATION AND COST OF SERVICE SHOULD BE MADE PRIOR TO ANY DECISION RELATIVE HERETO IN MAKE ANY ADJUSTMENT TO THE LOCATION AND COST OF SERVICE SHOULD BE MADE WITH THE APPROPRIATE UTILITY COMPANY.
5. IN THE EVENT OF A DISCREPANCY BETWEEN THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT, THAT ANYONE WHO EXCAVES OR DISMANTLES ANY UTILITY SHALL BE RESPONSIBLE FOR THE REPAIR OF THE UTILITY AND SHALL BE RESPONSIBLE FOR THE COST OF REPAIR. THE SURVEYOR DOES NOT WARRANT THE LOCATION AND COST OF SERVICE SHOULD BE MADE PRIOR TO ANY DECISION RELATIVE HERETO IN MAKE ANY ADJUSTMENT TO THE LOCATION AND COST OF SERVICE SHOULD BE MADE WITH THE APPROPRIATE UTILITY COMPANY.
6. SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNLAWFUL PERSON OR ENTITY WITHOUT AN EXPRESSED RE-CERTIFICATION BY THE SURVEYOR WHICH SHALL APPEAR UPON THIS DRAWING.
7. THIS PROPERTY WAS PREVIOUSLY FROM CURRENT RECORDS AND PLATS OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH. THE PROPERTY SHOWN ON THIS PLAT IS SUBJECT TO ALL COVENANTS, EASEMENTS, ENCUMBRANCES, AND RESTRICTIONS WHETHER SHOWN OR NOT SHOWN.
8. THE ENTIRE PROPERTY IS LOCATED IN ZONE 4, LOCAL DISTRICT 0, DATED, SEPTEMBER 17, 2010.
9. THE RECORDING OF THIS PLAT UNDER THE PLUMBING AND MEASUREMENT ACT PART OF THE STATE OF TENNESSEE, SECTION 14 OF RECORD IN PLAT BOOK 14, PAGE 211, REGISTER'S OFFICE OF CHEATHAM COUNTY, TN. ALL OTHER INFORMATION ON ANY VIEW EXTENSION, SECTION 1 SHALL REMAIN THE SAME.



CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE SURVEYOR, HEREBY CERTIFY THAT I HAVE READ AND THE OWNERSHIP OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EMPLOYED BY ME AS A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF TENNESSEE, AND THAT I HAVE CONSENTED TO THE DEDICATION OF THE PROPERTY SHOWN AND DESCRIBED HEREON TO THE PUBLIC AS SHOWN ON THIS PLAT FOR THE PURPOSES OF THE PLUMBING AND MEASUREMENT ACT PART OF THE STATE OF TENNESSEE, SECTION 14 OF RECORD IN PLAT BOOK 14, PAGE 211, REGISTER'S OFFICE OF CHEATHAM COUNTY, TN. ALL OTHER INFORMATION ON ANY VIEW EXTENSION, SECTION 1 SHALL REMAIN THE SAME.

DATE: 4-27-2020 OWNER: Maple Hills LLC
 DATE: 4-13-2020

TITLE OF ACTING FOR PARTNERSHIP OR CORPORATION

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBMISSION PLAT SHOWING HEREON HAS BEEN FOUND TO COMPLY WITH THE PLUMBING AND MEASUREMENT ACT PART OF THE STATE OF TENNESSEE, SECTION 14 OF RECORD IN PLAT BOOK 14, PAGE 211, REGISTER'S OFFICE OF CHEATHAM COUNTY, TN. ALL OTHER INFORMATION ON ANY VIEW EXTENSION, SECTION 1 SHALL REMAIN THE SAME.

DATE: 4-27-2020
 SECRETARY: [Signature]
 PLANNING COMMISSION

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

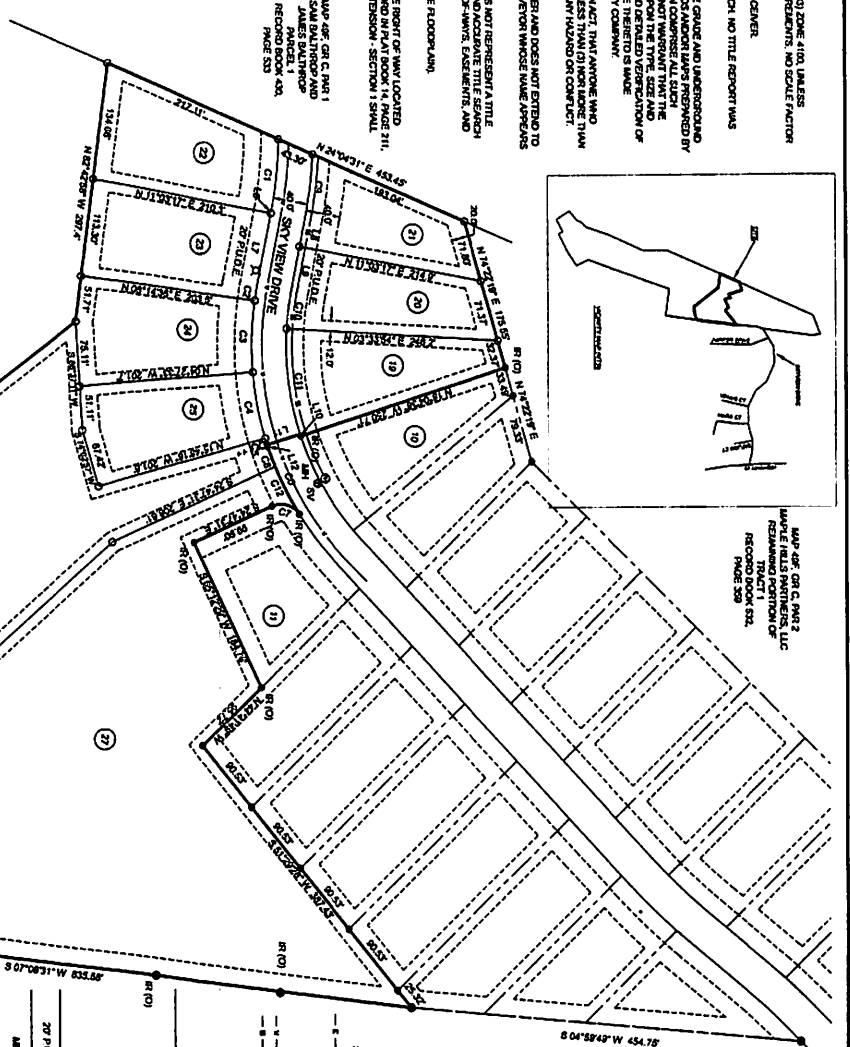
I HEREBY CERTIFY THAT THE WATER AND SEWER SYSTEMS SHOWN ON THIS PLAT ARE IN ACCORDANCE WITH THE PLUMBING AND MEASUREMENT ACT PART OF THE STATE OF TENNESSEE, SECTION 14 OF RECORD IN PLAT BOOK 14, PAGE 211, REGISTER'S OFFICE OF CHEATHAM COUNTY, TN. ALL OTHER INFORMATION ON ANY VIEW EXTENSION, SECTION 1 SHALL REMAIN THE SAME.

DATE: 4-16-2020
 TOWN OF ASHLAND CITY
 APPROVAL AGENT: [Signature]

CERTIFICATE OF APPROVAL OF PUBLIC WAYS FOR BOND POSTING

I HEREBY CERTIFY THAT ALL RECORDED PUBLIC WAYS ON THIS PLAT HAVE BEEN INSTALLED IN ACCORDANCE WITH THE PLUMBING AND MEASUREMENT ACT PART OF THE STATE OF TENNESSEE, SECTION 14 OF RECORD IN PLAT BOOK 14, PAGE 211, REGISTER'S OFFICE OF CHEATHAM COUNTY, TN. ALL OTHER INFORMATION ON ANY VIEW EXTENSION, SECTION 1 SHALL REMAIN THE SAME.

DATE: 4-16-2020
 APPROVAL AGENT: [Signature]



LOT	AREA (SQ. FT.)	AREA (ACRES)
1	18,101.50	0.41
2	18,101.50	0.41
3	18,101.50	0.41
4	18,101.50	0.41
5	18,101.50	0.41
6	18,101.50	0.41
7	18,101.50	0.41
8	18,101.50	0.41
9	18,101.50	0.41
10	18,101.50	0.41
11	18,101.50	0.41
12	18,101.50	0.41

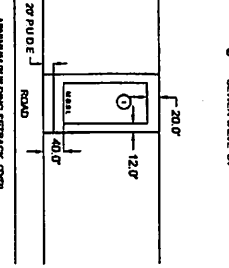
LOT	AREA (SQ. FT.)	AREA (ACRES)
13	18,101.50	0.41
14	18,101.50	0.41
15	18,101.50	0.41
16	18,101.50	0.41
17	18,101.50	0.41
18	18,101.50	0.41
19	18,101.50	0.41
20	18,101.50	0.41
21	18,101.50	0.41
22	18,101.50	0.41
23	18,101.50	0.41
24	18,101.50	0.41
25	18,101.50	0.41
26	18,101.50	0.41
27	18,101.50	0.41
28	18,101.50	0.41
29	18,101.50	0.41
30	18,101.50	0.41
31	18,101.50	0.41
32	18,101.50	0.41
33	18,101.50	0.41
34	18,101.50	0.41
35	18,101.50	0.41
36	18,101.50	0.41
37	18,101.50	0.41
38	18,101.50	0.41
39	18,101.50	0.41
40	18,101.50	0.41

PROPERTY OWNERS:
 MAPLE HILLS PARTNERS, LLC
 2828 FOSTER CREIGHTON DRIVE
 NASHVILLE, TN 37204
 CONTACT: CALVIN BELL
 PHONE: 615-390-0757

Lot Description	Sq. Feet	Acres
1	18,101.50	0.41
2	18,101.50	0.41
3	18,101.50	0.41
4	18,101.50	0.41
5	18,101.50	0.41
6	18,101.50	0.41
7	18,101.50	0.41
8	18,101.50	0.41
9	18,101.50	0.41
10	18,101.50	0.41
11	18,101.50	0.41
12	18,101.50	0.41
13	18,101.50	0.41
14	18,101.50	0.41
15	18,101.50	0.41
16	18,101.50	0.41
17	18,101.50	0.41
18	18,101.50	0.41
19	18,101.50	0.41
20	18,101.50	0.41
21	18,101.50	0.41
22	18,101.50	0.41
23	18,101.50	0.41
24	18,101.50	0.41
25	18,101.50	0.41
26	18,101.50	0.41
27	18,101.50	0.41
28	18,101.50	0.41
29	18,101.50	0.41
30	18,101.50	0.41
31	18,101.50	0.41
32	18,101.50	0.41
33	18,101.50	0.41
34	18,101.50	0.41
35	18,101.50	0.41
36	18,101.50	0.41
37	18,101.50	0.41
38	18,101.50	0.41
39	18,101.50	0.41
40	18,101.50	0.41

LEGEND

- — — — — PROPOSED WATER LINE
- — — — — PROPOSED WASTE LINE
- — — — — PROPOSED SEWER LINE
- — — — — PROPOSED SEWER VALVE SV
- FROM ROAD (NEW) 12" Ø
- FROM ROAD (OLD) 12" Ø
- SEWER MANHOLE 18" Ø
- PROPOSED SEWER VALVE SV



TOTAL AREA
 56007.28 SQ. FT.
 12.83 AC

SKY VIEW EXTENSION SECTION 2
 AND AMENDMENT TO A PORTION OF THE 40' RIGHT OF WAY LOCATED SOUTHWEST OF AND ADJACENT TO LOT 11 OF SKY VIEW EXTENSION SECTION 1, AS OF RECORD IN PLAT BOOK 14, PAGE 211 TAX MAP 49F, GROUP C, P/O PARCEL 2 ASHLAND CITY, TN 37015

I HEREBY CERTIFY THAT THIS IS A STATEMENT OF THE SURVEY STANDARDS OF PRACTICE AS ADOPTED BY THE TENNESSEE STATE BOARD OF EXAMINERS OF PROFESSIONAL SURVEYORS OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10000 AS SHOWN HEREON.

JEFFREY P. CHANDLER
 REGISTERED PROFESSIONAL SURVEYOR
 NO. 14670
 TENNESSEE



SLIDE 889

<p>FINAL PLAT</p> <table border="1"> <tr><td>DRAWN</td><td>DATE</td><td>MAP AND PARCEL</td></tr> <tr><td>JEFF</td><td>FEB. 20, 2020</td><td>MAP 49F, GR C, P/O PAR 2</td></tr> <tr><td>APPROVED</td><td>DATE</td><td>CURRENTLY ZONED</td></tr> <tr><td>JEFF</td><td>FEB. 20, 2020</td><td>R-2</td></tr> <tr><td>SCALE</td><td>SHEET</td><td>PROJECT NO.</td></tr> <tr><td>1" = 100'</td><td>ONE OF ONE</td><td>2-433-2</td></tr> </table>		DRAWN	DATE	MAP AND PARCEL	JEFF	FEB. 20, 2020	MAP 49F, GR C, P/O PAR 2	APPROVED	DATE	CURRENTLY ZONED	JEFF	FEB. 20, 2020	R-2	SCALE	SHEET	PROJECT NO.	1" = 100'	ONE OF ONE	2-433-2	<p>PROJECT INFORMATION: BEING A PORTION OF THE PROPERTY DESCRIBED AS TRACT 1 IN RECORD BOOK 58, PAGE 588 REGISTER'S OFFICE OF CHEATHAM COUNTY, TN</p>	<p>CLIENT INFORMATION: MAPLE HILLS PARTNERS, LLC 2828 FOSTER CREIGHTON DRIVE NASHVILLE, TN 37204</p>	<p>REVISIONS</p>	<p>CHANDLER SURVEYING 3421 COOPER NICHOLSON ROAD PLEASANT VIEW, TN. 37146 (615) 746-5900 FAX (615) 746-8420 email: chandlersurv@yahoo.com</p>
DRAWN	DATE	MAP AND PARCEL																					
JEFF	FEB. 20, 2020	MAP 49F, GR C, P/O PAR 2																					
APPROVED	DATE	CURRENTLY ZONED																					
JEFF	FEB. 20, 2020	R-2																					
SCALE	SHEET	PROJECT NO.																					
1" = 100'	ONE OF ONE	2-433-2																					

GENERAL NOTES

1. BEARING SYSTEM IS DERIVED FROM TOWN OF CHEATMAN SURVEY ZONE 4100, UNLESS OTHERWISE NOTED. DISTANCES AND COORDINATES RECORDED ARE BASED ON GROUND MEASUREMENTS, NO SCALE FACTOR APPLIED.
2. GPS SURVEY USED TO ESTABLISH GRID NORTH CARBON BURN 8 DUAL FREQUENCY RECEIVER.
3. PROPERTY SUBJECT TO ANY AND ALL FINDINGS OF A CURRENT AND ACCURATE TITLE SEARCH AND UNDERLYING FURNISHED TO THE SURVEYOR PRIOR TO SURVEY.
4. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THE ABOVE GRADE AND UNDERGROUND UTILITIES IN EXISTENCE ARE IN ACCORDANCE WITH THE RECORDS MAINTAINED BY THE TOWN OF ASHLAND, TN. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPARE WITH ALL SUCH OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPARE WITH ALL SUCH OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPARE WITH ALL SUCH OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPARE WITH ALL SUCH OTHERS.
5. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THE ABOVE GRADE AND UNDERGROUND UTILITIES IN EXISTENCE ARE IN ACCORDANCE WITH THE RECORDS MAINTAINED BY THE TOWN OF ASHLAND, TN. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPARE WITH ALL SUCH OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPARE WITH ALL SUCH OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPARE WITH ALL SUCH OTHERS.
6. SURVEYOR LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNLAWFUL PERSON OR ENTITY WITHOUT AN EXPRESS WRITTEN AGREEMENT BY THE SURVEYOR WHOSE NAME APPEARS UPON THIS SURVEY.
7. THIS PROPERTY WAS PREPARED FROM QUANTITY DEEDS AND PLATS OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR GUARANTEE OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS CURRENT AND ACCURATE TITLE SEARCH MAY REVEAL. THE PROPERTY SHOWN ON THIS PLAT IS SUBJECT TO ALL COVENANTS, RIGHTS-OF-WAYS, EASEMENTS, AND RESTRICTIONS WHETHER SHOWN OR NOT SHOWN.
8. THIS ENTIRE PROPERTY IS LOCATED IN ZONE X (PARTS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FEMA MAPS 472103D D AND 472103D D, DATED SEPTEMBER 17, 2010).

DATE: 5-31-18
 OWNED BY: *Michael Jackson*
 TITLE OF ACTING FOR PARTNERSHIP OR CORPORATION
 PLANNING COMMISSION SECRETARY
 DATE: 5-30-18

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I HEREBY CERTIFY THAT THE WATER AND SEWER SYSTEMS OUTLINED ON INDICATED ON THE FINAL SUBMISSION PLAT ARE LIMITED TO THE EXTENT OF THE PLAT AND HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REGULATIONS OR A SUPPORTING BOOK OR OTHER SURVEY HAS BEEN FILED WHICH WILL GUARANTEE SUCH INSTALLATION.

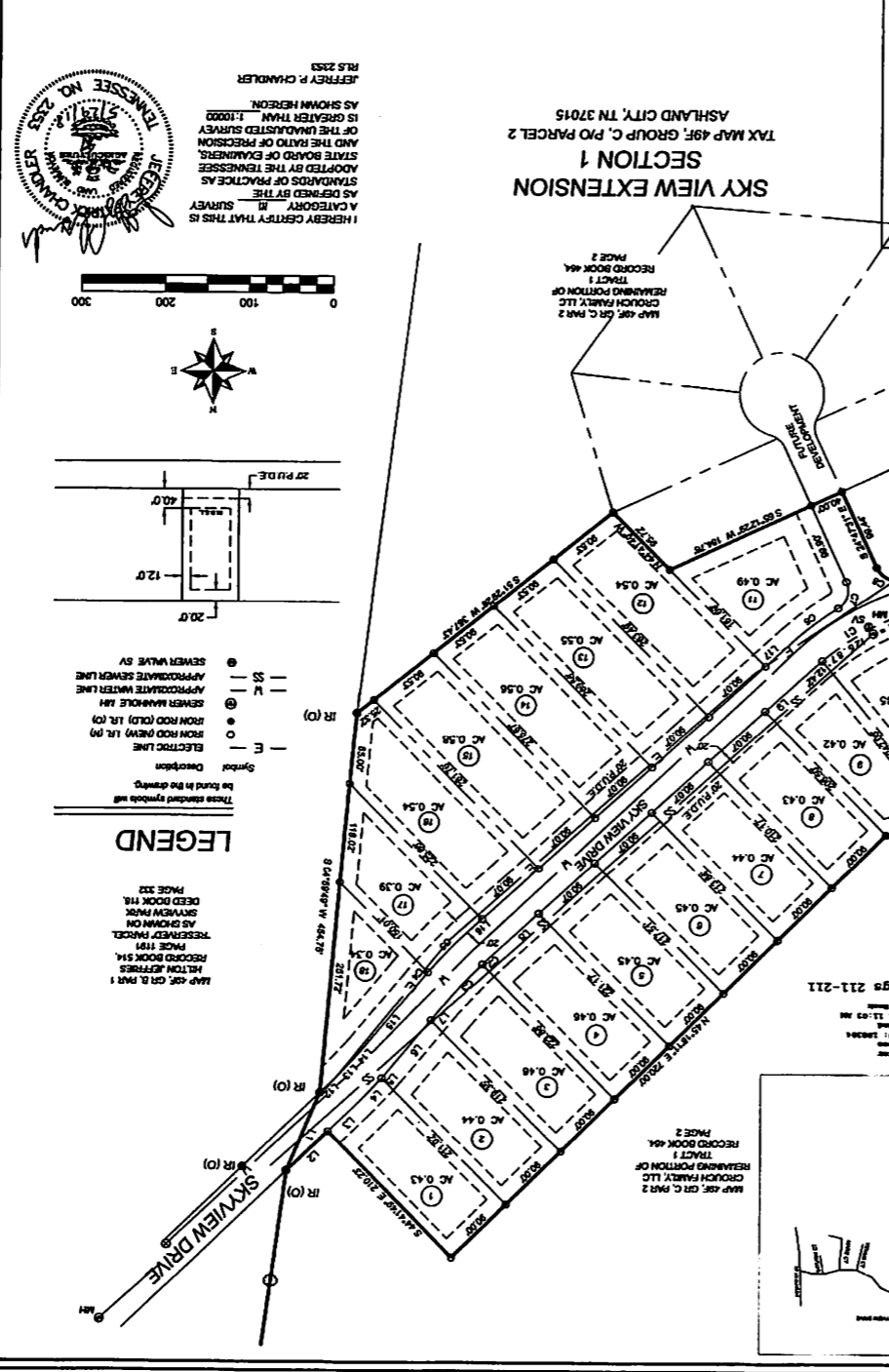
APPROVING AGENCY OR AUTHORIZED: _____
 DATE: 5-31-18

CERTIFICATE OF APPROVAL OF PUBLIC WAYS FOR BOND POSTING

I HEREBY CERTIFY THAT ALL DESIGNATED PUBLIC WAYS ON THIS FINAL SUBMISSION PLAT HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REGULATIONS OR A SUPPORTING BOOK OR OTHER SURVEY HAS BEEN FILED WHICH WILL GUARANTEE SUCH INSTALLATION.

APPROVING AGENCY OR AUTHORIZED: _____
 DATE: 5-31-18

LINE	BEARING	DISTANCE	CHORD BEARING	CHORD LENGTH
L1	S 27° 27' W	10.85	N 62° 33' E	11.28
L2	S 45° 30' W	66.94	N 44° 30' E	67.86
L3	S 45° 30' W	45.19	N 44° 30' E	46.07
L4	S 45° 30' W	45.19	N 44° 30' E	46.07
L5	S 37° 55' W	71.86	N 52° 05' E	72.82
L6	S 37° 55' W	22.24	N 52° 05' E	22.87
L7	S 37° 55' W	22.24	N 52° 05' E	22.87
L8	S 47° 35' W	88.30	N 42° 25' E	89.43
L9	S 47° 35' W	2.31	N 42° 25' E	2.37
L10	S 71° 52' W	2.31	N 18° 08' E	2.37
L11	S 71° 52' W	40.07	N 18° 08' E	40.87
L12	S 45° 30' W	23.00	N 44° 30' E	23.62
L13	S 45° 30' W	23.00	N 44° 30' E	23.62
L14	S 47° 35' W	11.43	N 42° 25' E	11.65
L15	S 27° 55' W	88.43	N 62° 05' E	89.43
L16	S 27° 55' W	88.43	N 62° 05' E	89.43
L17	S 47° 35' W	41.97	N 42° 25' E	42.87



FINAL PLAT

DATE: 05-03-18
 MAP 49F, GR C, PLO PAR 2
 APPROVED: 06-03-18
 SHEET: R-2
 SCALE: 1" = 100'

PROJECT NO.: 2-833

CLIENT INFORMATION: CHANDLER SURVEYING, 3421 COOPER NICHOLSON ROAD, PLEASANT VIEW, TN, 37146, (615) 746-5800 FAX (615) 746-6420, email: chandlerstunv@yahoo.com

REGISTRATION: 05-27-18, 05-28-18

PROJECT DESCRIPTION: BEING A PORTION OF THE PROPERTY DESCRIBED AS TRACT 1 IN RECORD BOOK 444, PAGE 2, REGISTER'S OFFICE OF CHEATMAN COUNTY, TN.

Ascentium Capital LLC

July 20, 2022

FORMAL PROPOSAL

OBLIGOR: ASHLAND CITY PD, TN

- ✓ This is a finance/ownership contract. No residual value.
- ✓ Fixed interest rate for the four (4) year term.

EQUIPMENT: TECHNOLOGY

OPTION 1

Acquisition Cost:	\$32,040.40	Term:	Four (4) years	First Payment Due:	One Month from Close
Down Payment:	\$ 0.00	Payment Mode:	Monthly in Arrears	Payment Amount:	\$748.22
Trade In:	\$ 0.00	Interest Rate:	5.710%		
Principal Balance:	\$32,040.40	Rate Factor:	0.023352		

- **This is a proposal only and is not a commitment to finance. This proposal is subject to credit review and approval and proper execution of mutually acceptable documentation.**
- Failure to consummate this transaction once credit approval is granted and the documents are drafted and delivered to Obligor will result in a documentation fee being assessed to the Obligor.
- This transaction must be credit approved, all documents properly executed and returned to Ascentium Capital LLC and the transaction funded on ALL proposals on or before August 2, 2022. If funding does not occur within that time-frame, or there is a change of circumstance which adversely affects the expectations, rights, or security of Obligee or its assignees, then Obligee or its assignees reserve the right to adjust and determine a new interest rate factor and payment amount, or withdraw this proposal in its entirety.
- This transaction must be designated as tax-exempt under Section 103 of the Internal Revenue Code of 1986 as amended.
- **OBLIGOR'S TOTAL AMOUNT OF TAX-EXEMPT DEBT TO BE ISSUED IN THIS CALENDAR YEAR WILL NOT EXCEED THE \$10,000,000 LIMIT, OR THE INTEREST RATE IS SUBJECT TO CHANGE.**

ASCENTIUM CAPITAL LLC

ASHLAND CITY PD, TN

Signature

Title

Signature

Title

Date

Date

CHEATHAM COUNTY WATER & WASTEWATER AUTHORITY

350 FREY STREET

ASHLAND CITY, TN 37015

Ms. Gayle Bowman, CMFO

August 23, 2022

Town of Ashland City

P.O. Box 36 233 Tennessee Parkway, Suite 103

Ashland City, TN 37015

RE: Industrial Sewer Administrative Fee Increase

Dear Ms. Bowman,

We appreciate your patience as our Board reviewed and discussed the proposed increase (6/23/2022) in the Administrative Charges currently in place for the billing and collection of charges due CCWWA.. In our recent Board meeting our discussion centered on providing an alternate proposal to the one submitted by your office in which the fee would be increased from the current ten percent (10%) to a new charge of twenty five percent (25%). It was noted during our meeting that the original fee agreed to in the November 9, 1999 Agreement was set at 1.5%. Since our current Board was not party to those negotiations or subsequent modifications to the original Agreement, we can only assume that prior Boards amended the Agreement to the rate structure in place today.

In trying to arrive at an alternate proposal which we felt would be equitable to both parties, our Board reviewed the Authority's prior year's audit (FYE 6/30/2021) and noted that CCWWA had revenue of \$170,000 on which the city was reimbursed \$17,000 for their services. After discussion among the members, our Board is submitting the following alternative for your review and comment:

- CCWWA proposes to reimburse the Town of Ashland City a set fee of \$100.00 per month on each active account that the Town invoices and collects Sewer Charges imposed by CCWWA. Currently CCWWA has 14 active accounts for which the Town would receive \$1,400 per month in reimbursement for their services. Based on those current numbers the city would receive \$16,800 in annual payments from CCWWA for the service.
- As CCWWA adds new clients to their system, CCWWA will notify your office of the addition and increase the payment accordingly.
- All fees (tapping/connection fee & Privilege fee) will be invoiced and collected directly by CCWWA.
- All other applicable parts of the original Agreement will basically remain the same with a few minor adjustments as noted on the draft proposal which is attached for you review.

Please let us know if this proposal is acceptable. If the terms are agreeable, our Board will convene and take appropriate action to ratify the new Agreement. Again, thank you for your patience as we try to work through this matter. If you have any questions, or need further input from our Board, please contact me and I'll pass the request along to the other Board Members.

Sincerely,

Jim Dillingham, Chair CCWWA

Sewer Service Billing and Collection Service Agreement

Revised Proposal Draft

This agreement made and entered into as of the _____ day of _____, 2022, by and between the Town of Ashland City, Tennessee, herein referred to as “**Utility**” and Cheatham County Water and Wastewater Authority, herein referred to as “**Agency**”

WITNESSETH:

WHEREAS, the **Utility** proposes to furnish the **Agency** with billing and collection services for Sewer Charges, and the **Agency** desires the **Utility** to provide such services from the **Utility** to its customers; and,

WHEREAS, it is important for the **Agency** to have an economical, adequate and reliable method of billing and collection of charges for the Sewer Service that it provides for its customers; and,

WHEREAS, clients of the **Agency** are connected to the **Utility’s** water system and the **Utility** currently has the facilities, metering, equipment, administrative organization and office personnel for the administration, billing and collection of charges the **Utility** provides; and,

WHEREAS; the **Utility** and the **Agency** are Authorized by Tennessee Code to enter into agreements, compacts or contractual relations; and,

WHEREAS; it is expedient and economical that the administration, billing and collection of the Sewer charges be accomplished, where possible, simultaneously with, and added as a designated item on the bill rendered to the Water consumer for the charges covering its Sewer service, and

NOW, THEREFORE; in consideration of the good and valuable consideration and the mutual advantage to both parties to the agreement, it is agreed:

1. The **Agency** will designate the accounts, which thereafter, under the rules and regulations of the **Utility**, shall be billed for Sewer charges:
2. The **Agency** will furnish the **Utility** with a schedule of rates to be charged for the Sewer service, and advise the **Utility** of any revision of such charges at least 30 days prior to the effective date.
3. The **Utility** agrees to administer such accounts and, during the **Utility’s** regular and periodic billing procedure, to invoice each of the **Agency’s** customers for the Sewer provided by the **Agency**, based upon the quantity of water used at the established schedule of charges furnished to the **Utility** by the **Agency**.

4. The **Utility** agrees to observe the same diligence, policies and procedures used in billing, administration and collection of the Sewer charges as used by the **Utility** in administering, billing and collecting its Water charges.

5. The **Agency** agrees that adjustments by the **Utility** to billing for over or under registration of meters which are covered under the **Utility's** adjustment Policy, and for the establishment of Sewer used by its customers, will be accepted by the **Agency**.

6. The **Utility** agrees to render to the **Agency** regular monthly reports of itemized billings for each period, the amount of any adjustments, and any uncollected account. All such reports shall be rendered to the **Agency** on or before the 15th day of each month following the month services are billed.

7. At the time of rendering such reports, the **Utility** will pay the **Agency** the balance of the revenue collected for the Sewer service covered under this agreement.

8. It is agreed that the Utility shall provide for the Sewer charges to be due and payable at the same time the **Utility's** Water charges are due and payable. The **Utility** agrees to require the user of the **Utility's** Water service to pay the **Agency's** Sewer charges at the same time that the **Utility's** Water charges are paid, and not to accept the current Water charge payment without payment of the Sewer charges. The **Utility** agrees to discontinue Water service to those Sewer customers whose accounts are unpaid, as set forth in the **Utility's** cut-off policy.

9. The **Utility** agrees to administer, bill and collect the **Agency's** charges for Sewer, based on Water meter readings.

10. It is agreed that for the services outlined in this agreement, the Utility will receive from the **Agency** an Administration Fee calculated at a rate of **One Hundred Dollars (\$100.00) per Active Account** for each of the **Agency's** customers during the billing period. The fee will be due and payable to the **Utility** no later than fifteen (15) days from the date the Invoice for Administration Services is received by the **Agency** from the **Utility** provided that the aforementioned reports and transfer of funds has been received by the **Agency**. It is further agreed that the rate of compensation for the Administrative Service provided by the Utility will be reviewed yearly upon the principle that the **Utility** should be compensated for all administrative expenses which have been incurred in the performance of this Agreement. Any change in the fees to be paid to the **Utility** under this Agreement after the review as set forth by this Agreement, shall be by agreement between the **Utility** and the **Agency**. In the event that the **Utility** and the **Agency** are unable to reach agreement within ninety (90) days relative to proposed fee adjustment, this Agreement will expire.

11. It is mutually agreed that this Agreement shall cover a period of **Five (5)** years from the initial date of said Agreement.

12. Whenever notice to the **Agency** is required, it shall be addressed to the Chairperson by registered mail. When notice to the **Utility** is required, it shall be addressed to the Mayor of Ashland City, TN by registered mail.

13. By execution of this Agreement, the **Utility** shall not be deemed, treated nor construed to have relinquished any of the lawful powers, rights and authorities invested in it by law, nor to have assumed any obligation, debt, duty or responsibility in connection with the creation, construction, maintenance or operation of the Sewer system except to perform the Administrative duties herein expressly contracted to perform for the **Agency**, nor shall the franchises, rights, powers, properties or revenues of the **Utility** be deemed to be subject to any claims or demands arising out of the creation, establishment, maintenance and operation of the Sewer system, nor amenable to any authority of agency, governmental or otherwise, to which they were not subject or amenable prior to the execution of this Agreement. The relationship between the **Utility** and the **Agency** under this Agreement shall be that of independent contracting parties and the obligations and responsibilities of the **Utility** to its customers and bondholders shall not be lessened or effected.

IN WITNESS WHEREOF, the **Agency** acting through its governing body, has caused the name of the **Agency** to be hereto inscribed, and the **Utility** acting through its Mayor and Council has caused the name of the Utility to be hereto inscribed, on this the ____ day of _____, 2022.

Cheatham County Water & Wastewater Authority

Signature/Title

Town of Ashland City

Mayor

ATTEST:

Recorder

2022 - 2023 PUBLIC LIBRARY MAINTENANCE OF EFFORT AGREEMENT

Office of the Secretary of State Tennessee State Library and Archives

Due to the Red River Regional Library by October 31st

Region: RED RIVER

County(ies): CHEATHAM

Library/Library System: Cheatham County Public Library
South Cheatham Public Library

The Office of the Secretary of State, Tennessee State Library and Archives, Regional Library is hereby notified that public funds were appropriated and expended for library services in the fiscal year just completed. This amount will be matched or exceeded during the current fiscal year. In addition, the total number of library operating hours will be maintained, per the *Public Library Service Agreement*. The undersigned acknowledge that failure to meet Maintenance of Effort (MOE) may result in the loss of all regional library services, including materials currently held at the local library(ies) paid for with State and Federal funds, and that responsibility for ensuring compliance with this agreement and the *Public Library Service Agreement* shall be shared by both the local funding entity and the Public Library Board of Trustees.

Report only public tax dollars appropriated and expended for operation of local libraries. Do not include capital or one-time appropriations or expenditures, donated funds, grant funds or pass-through money appropriated by another County or City.

A. Appropriated and Expended by the County(ies):

County(ies)	Appropriated FY 2020-2021	Expended FY 2020-2021	Appropriated FY 2021-2022	Expended FY 2021-2022	Appropriated FY 2022-2023
Cheatham	\$192,882.11	\$181,287.34	\$200,508.35	\$205,123.11	\$212,728.48
South Cheatham	\$105,738.38	\$112,083.87	\$111,221.73	\$112,891.22	\$134,094.29
TOTAL	\$298,620.49	\$293,371.21	\$311,730.08	\$318,014.33	\$346,822.77

B. Appropriated and Expended by the City(ies):

City(ies)	Appropriated FY 2020-2021	Expended FY 2020-2021	Appropriated FY 2021-2022	Expended FY 2021-2022	Appropriated FY 2022-2023
Ashland City	\$12,500.00	\$12,500.00	\$12,500.00	\$12,500.00	\$12,500.00
Kingston Springs	\$8,500.00	\$8,500.00	\$8,500.00	\$8,500.00	\$8,500.00
TOTAL	\$21,000.00	\$21,000.00	\$21,000.00	\$21,000.00	\$21,000.00

C. Totals:

	Appropriated FY 2020-2021	Expended FY 2020-2021	Appropriated FY 2021-2022	Expended FY 2021-2022	Appropriated FY 2022-2023
TOTAL	\$319,620.49	\$314,371.21	\$332,730.08	\$339,014.33	\$367,822.77

2022 - 2023 PUBLIC LIBRARY MAINTENANCE OF EFFORT AGREEMENT

Office of the Secretary of State Tennessee State Library and Archives

Region: RED RIVER

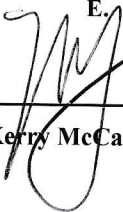
County(ies): CHEATHAM

Library/Library System: Cheatham County Public Library
South Cheatham Public Library

D. Number of library operating hours in a normal week:

Name of Library Building	Main or Branch Library	Number of Hours per Week FY 2020-2021	Number of Hours per Week FY 2021-2022	Number of Hours per Week FY 2022-2023	Comments: Number of days closed for COVID-19
Cheatham County Public Library	Main	55	55	55	
South Cheatham Public Library	Main	49.5	49.5	49.5	
Total		104.5	104.5	104.5	

E. Official Signatures:



 Kerry McCarver, Cheatham County Mayor Date 8/12/22

 J.T. Smith, Ashland City Mayor Date

 Anthony Gross III, Kingston Springs Mayor Date

 Corey Foster, Library Board Chair Date

For State Library Use Only	
Reviewed by:	
Signature _____	Date _____
Cecilie B. Maynor, Red River Regional Library Director	
Additional notes:	

Approved by:	
Signature _____	Date _____
State Librarian and Archivist	

ACA Reporting 2022

Part I: Employer Info

Please provide the following information to ensure that the data we have on file is correct.

Company Legal Name	
Company Mailing Address	
Employer ID Number (FEIN)	
Company Contact Person	
Contact's Phone Number	
Avg # of employees in 2021 & 2022	

Part II: Data Validation

Please choose **one** option below.

Option 1

*I would like Benefits, Inc. to provide me with a data extract (excel spreadsheet) that contains all of our employee data currently on file. I will look through the data and add missing employees that were employed in the year 2022 and I will also provide termination dates for employees that are no longer active. I will return this excel spreadsheet to Benefits, Inc. by close of business on **December 31, 2022.***

Option 2

*I would like to send my own excel spreadsheet, matching the format of the provided census template. This spreadsheet will contain all employees that were employed at any time during the calendar year 2022, including terminations. (e.g. Payroll report, HRIS extract) I agree to provide the data requested to Benefits, Inc by close of business on **December 31, 2022.***

Data received after the deadlines above may jeopardize the ACA filing being completed by the IRS deadline, therefore resulting in a late filing.

Benefits, inc.

RELEASE OF LIABILITY AND AGREEMENT TO HOLD HARMLESS

In exchange for the ability to use and access software owned and maintained by Benefits, Inc. known as Employee Navigator/BenefitsLinc, (the software), _____, the company, does hereby agree to the following:

1. The company hereby releases and discharges Benefits, Inc., its employees, agents, and owners from any liability whatsoever from any injuries or damages that may arise through the Company's use or access of the software.
2. In the event, Benefits Inc., its employees, agents or owners enters information into the software provided by the company, then no person affiliated or associated with Benefits, Inc. shall be responsible for ensuring the accuracy or correctness of the information provided, as Benefits, Inc. is not independently verifying that any information provided by the company is correct.
3. The company further agrees to indemnify, hold harmless and defend Benefits, Inc. against any and all claims, causes of action, damages, judgments, costs, or expenses, including attorney's fees, and other costs of litigation which may arise in any way, through the company's use of the software.

Printed Name

Signature

Date

Company Name

Title

Estimated 2022 Service Fees (*Pricing is subject to change by Employee Navigator*)

Service	1-50	51-100	101-250	251-500	501-1000	1001+
Federal E-file & Print/Mail Per Form	\$6.04	\$5.02	\$4.02	\$3.19	\$2.31	\$1.81

**Employee Navigator Pricing Schedule. Benefits, Inc. does not charge any additional amount above and beyond that of Employee Navigator. *Peak pricing occurs on the day before and the day of the IRS deadline.*

RESOLUTION 2022-

A RESOLUTION OF THE TOWN OF ASHLAND CITY, TENNESSEE TO PARTICIPATE IN THE TEMA HAZARD MITIGATION GRANT PROGRAM

WHEREAS, TEMA will reimburse for projects relating to hazard mitigation; and

WHEREAS, the Town would like to submit the grant application for up to \$900,000.00; and,

WHEREAS, the Town agrees to match funds for this grant being 10% of the purchase amounts up to \$90,000.00;

WHEREAS, the Mayor and City Council would like to apply for these grant funds.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE TOWN OF ASHLAND CITY, TENNESSEE the following:

SECTION 1: That the Town of Ashland City is hereby authorized to submit application for the "*Hazard Mitigation Grant Program*" reimbursement grant through TEMA

SECTION 2: That the Town of Ashland City further authorizes Allen Nicholson to apply for and manage this grant.

We, the undersigned City Council members, meeting in Regular Session on this 13th day of September 2022 move the adoption of the above Resolution.

Councilmember _____ moved to adopt the Resolution.

Councilmember _____ seconded the motion.

Voting in Favor _____

Voting Against _____

Attest:

Mayor Jeffery Smith

City Recorder Alicia Martin, CMFO

Mitigation Action Number	Action Description	Responsible Department	Current Status			Summary of Progress To-Date	Funding Sources				Priority Score	Estimated Cost	New or Existing Infrastructure
			Complete	In-progress	Not yet Started		HMGP	BRIC	FMA	Local			
Severe Weather (Severe Storm, Winter Storm, Tornadoes)													
1.1.1	Bury utility lines to mitigate risk from heavy winds, tornadoes, freezes and falling debris	Town of Kingston Springs			X	New Project, 3-5 year timeframe	X	X		X	12	1M per mile	Existing
1.1.2	Bury utility lines to mitigate risk from heavy winds, freezes and falling debris	Town of Pegram			X	New Project, 3-5 year timeframe	X	X		X	12	1M per mile	Existing
1.1.3	Bury utility lines to mitigate risk from heavy winds, freezes and falling debris	Town of Ashland City			X	New Project, 3-5 year timeframe	X	X		X	12	1M per mile	Existing
1.2.1	Replacement of traffic light cables to mast arms to mitigate risk from heavy winds, tornadoes, and falling debris.	Town of Kingston Springs			X	New Project, 1-3 year timeframe	X	X		X	12	20K each	Existing
1.2.2	Replacement of traffic light cables to mast arms to mitigate risk from heavy winds, tornadoes, and falling debris.	Town of Pegram			X	New Project, 1-3 year timeframe	X	X		X	12	20K each	Exiting
1.2.3	Replacement of traffic light cables to mast arms to mitigate risk from heavy winds, tornadoes, and falling debris.	City of Pleasant View			X	New Project, 1-3 year timeframe	X	X		X	12	20K each	Existing
1.2.4	Replacement of traffic light cables to mast arms to mitigate risk from heavy winds, tornadoes, and falling debris.	Town of Ashland City			X	New Project, 1-3 year timeframe	X	X		X	12	20K each	Existing
1.3.1	Generators & Transfer Switches at wastewater pump stations throughout the town	Town of Kingston Springs			X	New Project, 1-3 year timeframe	X	X		X	14	10K (each unit)	Existing
1.3.2	Generators & Transfer Switches at wastewater	Town of Pegram											

	pump stations throughout the town												
1.3.3	Generator & transfer switch at Main Sewage Treatment Center	Town of Pegram			X	New Project, 1-3 year timeframe	X	X		X	14	10K	Existing
1.3.4	Generator & transfer switch at Main Sewage Treatment Center	Town of Kingston Springs			X	New Project, 1-3 year timeframe	X	X		X	14	10K	Existing
1.3.5	Generator & transfer switch at Water Plant	Town of Pegram			X	New Project, 1-3 year timeframe	X	X		X	14	10K	Existing
1.3.6	Generator & transfer switch at Water Plant	Town of Kingston Springs			X	New Project, 1-3 year timeframe	X	X		X	14	10K	Existing
1.3.7	Generator needed at new Fire Station location	Cheatham County EMA			X	New Project 1-3 year timeframe	X	X		X	14	10K	New
1.4.1	Tornado Warning System (2 Sirens)	City of Pleasant View			X	New Project, 2-4 year timeframe	X	X		X	11	30K each	New
1.4.2	Tornado Warning System	Town of Kingston Springs			X	New Project, 1-3 year timeframe	X	X		X	11	30K each	Existing
1.4.3	Tornado Warning System	Town of Pegram			X	New Project, 1-3 year timeframe	X	X		X	11	30K each	Existing
1.4.4	Tornado Warning System	Town of Ashland City			X	New Project, 1-3 year timeframe	X	X		X	11	30K each	Existing
1.4.5	Tornado Warning System	Cheatham County EMA			X	New Project, 1-3 year timeframe	X	X		X	11	30K each	Existing
1.5.1	Windproof film on schools	Cheatham County School EMA			X	New Project 1-3 year timeframe	X	X		X	13	250K	Existing
1.5.2	Retrofit Schools for Tornado safety (Safe Rooms/Hardened Hallways)	Cheatham, County EMA			X	Carried Over from 2016 plan	X	X		X	13	\$1M	Existing
1.5.3	Public-Private partnership to create tornado safe rooms	Ashland City			X	Carried Over from the 2016 plan	X	X		X	13	\$1M	Both
1.6.1	Enforce building codes on new and existing structures and update building codes as needed to reflect best practices	Building Department			X	Carried Over from 2016 plan				X	13	N/A	New & Existing
Flooding													
2.1.1	Culverts and drainage structures throughout the county to improve water flow, mitigate flood risk, and replace collapsed structures	Cheatham County Highway Dept. /			X	Carried Over from 2016 plan	X	X	X	X	10	N/A	Both

		Cheatham County EMA											
2.2.1	Study areas prone to flooding and inundation mapping of high risk dams	Cheatham County EMA			X	Carried over from 2016 plan	X	X	X	X	13	N/A	N/A
2.3.1	Enforce NFIP requirements for all new and existing structures in the floodplain	Building Department			X	Carried over from 2016 plan				X	9	N/A	New & Existing
2.4.1	Stormwater Mitigation (Identify and prioritize stream flow issues affecting life and property, make improvements as needed)	Town of Pegram			X	New Project, 2-4 year timeframe	X	X	X	X	11	N/A	New & Existing
2.4.2	Stormwater Mitigation (Identify and prioritize stream flow issues affecting life and property, make improvements as needed)	Town of Kingston Springs			X	New Project, 2-4 year timeframe	X	X	X	X	11	N/A	New & Existing
2.5.1	Property acquisition of repetitive loss and severe repetitive loss properties	Town of Ashland City			X	Carried over from 2016 plan, property acquisition as needed			X	X	12	N/A	Existing
2.6.1	Move the city water intake approximately 1 mile from Little Marrowbone Creek to Cumberland River	Town of Ashland City			X	Carried over from the 2016 plan	X	X		X	10	\$3M	Existing
All Hazards													
3.1.1	Installment of two Mesonet Systems within the county to mitigation hazards and study storm patterns and risk	Cheatham County EMA			X	New Project, 3-5 year timeframe	X	X		X	14	\$25,000 per Mesonet Unit	New

3.2.1	Weather radios to be distributed to all homes and businesses	Cheatham County EMA		X		Carried over from 2016 plan	X	X		X	15	Cost per Radio	New
3.3.1	Provide and distribute pamphlets on natural hazard safety and mitigation to the public	Cheatham County EMA		X		Carried over from 2016 plan, this is a continuous action the County performs throughout the year at social events and in office	X	X		X	12	15K	New & Existing