



TOWN OF ASHLAND CITY

Regularly Scheduled Workshop Meeting

December 05, 2023, 6:00 PM

Agenda

Mayor: JT Smith

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

CALL TO ORDER

ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF MINUTES

1. [November 7, 2023, Workshop Meeting Minutes](#)

PUBLIC FORUM

2. *Procedure for Speaking Before the Council*

- * Speakers must complete the information form and submit it to the transcriber prior to the public forum. Be prepared to speak when your name is called.
- * Each speaker will be allowed 4 minutes.
- * Speakers may comment on issues scheduled for consideration at the meeting or other appropriate concerns pertinent to the operation of the town.
- * Each speaker should state the following:
 - his/her name
 - whether they are an Ashland City resident and/or property owner
- * No person shall be allowed to make obscene, derogatory, or slanderous remarks while addressing the Council/Board. Persons doing so will be asked to stop speaking and will forfeit the remainder of their time.
- * All remarks shall be directed to the Council/Board as a body only.
- * No person shall be allowed to disrupt or interfere with the procedures.
- * Remarks shall end when the speaker's allotted time has expired. No time shall be shared with other speakers.
- * Questions from the council/board members may be asked for clarification as well as council/board members may have brief comments; however, no person shall be permitted to enter any discussion or debate either directly with or through any member of the Council/Board or anyone present at the meeting.
- * No one shall make open comments during the meeting.

REPORTS

3. Attorney
4. Project Update from Josh Wright
5. Codes Department
6. Court Department
7. Finance Department
8. Fire Department

9. Human Resources
10. Parks Department
11. Police Department
12. Public Utilities/Works
13. Technology Department
14. Senior Department

UNFINISHED BUSINESS

15. City Administrator Search - Gary Jaeckel
16. Home Visiting Program for Community Seniors
17. Senior Center Name Change, Logo Change, and Age Qualification Change
18. Sycamore Street Water Line Discussion
19. Ordinance: Amend Code of Ethics
- [20.](#) Ordinance: Amend Zoning Article V, Section 5.053.2(C) I-2 Special Exceptions
21. ACES Ball Field Agreement
22. Corp of Engineers Contract
- [23.](#) Resolution: Charter Change Election

NEW BUSINESS

24. Senior Center - Parking Lot
- [25.](#) R. J. Corman Railroad Company - Second Amendment Ashland City Recreation Trail
26. Senior Center Dance Lease Discussion
- [27.](#) Cheatham County Special Olympics Polar Plunge Donation
- [28.](#) Ortex Agreement - Fire Hall
29. CSR Engineering Agreement
- [30.](#) Grant: VCIF Formula Amendment #51983

SURPLUS PROPERTY NOMINATIONS

31. Canon Image Runner Advance C2030 Printer - Fire Station 2

EXPENDITURE REQUESTS

32. Request to Bid: Scada System - Water Treatment Plant

OTHER

33. City Recorder Discussion

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
November 07, 2023, 6:00 PM
Minutes

CALL TO ORDER

Mayor Smith called the meeting to order at 6:11 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 Councilman Thompson, Seconded by Vice Mayor Greer, to approve the agenda. All approved by voice vote.

APPROVAL OF MINUTES

1. October 3, 2023, Workshop Meeting Minutes

A motion was made by Councilman Thompson, Seconded by Councilman Kerrigan, to approve the October 3, 2023, City Council Meeting Minutes. All approved by voice vote.

APPROVAL OF MINUTES

2. Owen Hicks discussed the Cheatham County Jail and opposition to the placement of the Jail.

OLD BUSINESS

3. Strategic Plan Review

Ms. Bowman discussed the completed items of the 2022 Strategic Plan and gave the council a handout to review progress on all items.

4. Attorney

Ms. Noe had no updates other than items on the agenda.

5. Project Update from Josh Wright

Mr. Wright gave an update of Fire Hall, City Hall, Sports Complex, Community Center, and Senior Center.

6. Codes Department

Mr. Nicholson discussed progress items on the codes report given to the council. He also discussed the blasting incident.

7. Court Department

Ms. Hollingsworth gave an update for the court department.

8. Finance Department

Ms. Bowman informed the council of an email sent with the finance report showing revenues versus expenses, fund balance and cash on hand.

9. Fire Department

Chief Walker discussed fire activity over the past month.

10. Human Resources

Ms. Black discussed the number of hires in the last month and holiday events.

11. Parks Department

Mr. Clark gave an update on the parks, sports, and events.

12. Police Department

Chief Ray emailed a report to the council, and he thanked all the other services who quickly came to aid in the blasting incident.

13. Public Utilities/Works

Mr. Harris gave an update on streets, water, and sewer services.

14. Technology Department

Mr. Wheeler discussed accomplished items over the past month.

15. Senior Department

Ms. Batts was absent but emailed a report to the council.

16. Strategic Plan Wrap-up

Ms. Bowman instructed council to review the overview for a discussion at another workshop. She also gave the council 6 stickers to determine their 6 most important items to focus on over the next year.

OLD BUSINESS

17. Resolution: Flood Emergency Response Plan: Wastewater Treatment Plant

Mr. Harris discussed the need to defer this item.

18. Resolution: Purchasing Policy

Ms. Bowman discussed the major change would be the amount for a sealed bid.

19. Beautification Project: Amanda Bell

Ms. Bell discussed the need for the council to decide the direction for this project.

20. Sycamore Street Water Line Discussion

Mayor discussed the need for more information.

21. Banner Discussion

Mr. Clark provided an estimate for 2 different types of signs.

22. City Administrator Position

Ms. Noe and the council discussed the advertisement and timeline for this position.

NEW BUSINESS

23. Code of Ethics Policy Discussion

Ms. Noe discussed the differences between MTAS, Personnel Manual and Municipal Code.

24. Ordinance: Amend Zoning Article V, Section 5.053.2(C) I-2 Special Exceptions

Representatives of Ingram Barge presented their plan for the zoning change.

25. Resolution: Update Section III Leave of the Personnel Policies and Procedure Manual

Ms. Bowman discussed the August election day possibility of closing the office.

26. Benefits Inc. - ACA Reporting

Ms. Black discussed the yearly agreement with Benefits Inc.

27. Civic Plus Contract

Ms. Bowman discussed the yearly contract with our website vendor.

28. Facilities Use Agreement - Ashland City Elementary

Ms. Bowman discussed the use of the parking lot at ACES for the Christmas Parade line up.

29. ACES Ball Field Agreement

Mr. Clark discussed the agreement.

30. Corp of Engineers Contract

Mr. Clark discussed the contract.

31. Fireworks - Harris Nicholson

Mr. Nicholson discussed the Summerfest Firework Show.

32. Charter Change - Election Discussion

Ms. Noe discussed the charter change.

33. Caldwell Park Discussion - Owen Hicks

Mr. Hicks discussed possible plans for Caldwell Park.

34. Building & Codes Department Move Locations

Mr. Nicholson discussed moving his department to Fire Station 1.

35. Award Paving Bid

Mr. Harris discussed and recommended awarding the paving bid.

36. CSR Contract - City Hall

Chief Walker explained this contract will need to be removed from the agenda.

37. ECS Southeast, LLP Contract - City Hall

Chief Walker discussed the need for this contract.

38. Position Title Change - Senior Center Activities Coordinator

Ms. Black discussed the plan to change a position title before hiring a new employee. Senior has one retiring on December 31, 2023.

SURPLUS PROPERTY NOMINATIONS

None.

EXPENDITURE REQUESTS

39. Request to Bid Banks

Ms. Bowman discussed the requirement to bid banks every 4 years. Last request was November 2019.

40. Request to Bid Mowing

Mr. Clark requested to bid mowing.

OTHER

41. Motorola Contract

Chief Ray discussed the contract for the grant.

42. City Recorder Position

Selected candidate turned down the position. Two more have applied.

ADJOURNMENT

A motion was made by Councilman Thompson, Seconded by Councilman Kerrigan, to adjourn the meeting. All approved by voice vote and the meeting adjourned at 7:38 p.m.

MAYOR JT SMITH

INTERIM CITY RECORDER

ORDINANCE#

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE TOWN OF ASHLAND CITY, TENNESSEE ARTICLE V., SECTION 5.053.2(C) I-2 SPECIAL EXCEPTIONS

WHEREAS, the Town of Ashland City Planning Commission has reviewed and discussed the amendment and has voted to recommend its passage; and

WHEREAS, the Mayor and Council of Ashland City, Tennessee has given due consideration to amend the Zoning Ordinance of the Town of Ashland City

NOW, THEREFORE BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE TOWN OF ASHLAND CITY, TENNESSEE, that Article V., Section 5.053.2(C) be amended as follows:

5.053.2 I-2, Light Industrial District.

A. District Description:

This district, like the I-1 District, is designed for a wide range of industrial and related uses which conform to a relatively high level of performance standards. Industrial establishments of this type, within completely enclosed buildings, provide a buffer between Commercial Districts and other industrial uses which involve more objectionable influences. New residential developments are excluded from this district, both to protect residences from an undesirable environment, and to ensure the reservation of adequate areas for industrial development. Community facilities which provide needed services to industrial developments are permitted.

B. Uses Permitted:

In the I-2, Light Industrial District, the following uses and their accessory uses are permitted:

1. Warehousing, goods transport and storage uses.
2. Wholesale sales facilities.
3. Limited manufacturing facilities.
4. Intermediate manufacturing facilities.
5. Aircraft dealers.
6. Animal care and veterinary services.
7. Agricultural services.

8. Essential public transport, communication, and utility services.
9. Signs as regulated by City Sign Ordinance.
10. Plant and forest nurseries.
11. Building materials and farm equipment sales facilities.
12. Dairies and truck gardens.
13. Mini-Warehouse Facilities.

C. Uses Permitted as Special Exceptions:

1. Group assembly uses, other than racetracks (auto, motorcycle, dog, and horse), and drag strips.
2. Food and beverage service facilities.
3. Food service take-out facilities.
4. Commercial recreation facilities.
5. Contract construction services.
6. Consumer repair services.
7. Intermediate impact facilities.
8. Government administrative services.
9. Adult oriented business establishments subject to the supplemental requirements cited in ARTICLE VII, SECTION 7.060. (Added by Ord 319, July 11, 2006, Renumbering 9 to 10, 10 to 11, 11 to 12)
10. Planned developments as regulated in ARTICLE V, SECTION 5.060.
11. Outdoor Firearms Training Facilities.
12. Special institutional care facilities.
13. Propane Storage, refueling, and customer tank storage center.
14. **Outdoor storage materials to be used in manufacturing.**

D. Uses Prohibited:

Uses not specifically permitted or uses not permitted upon approval as a special exception.

E. Dimensional Regulations:

All uses permitted in the I-2, Light Industrial District shall comply with the following requirements except as provided in ARTICLE VI:

1. Minimum Lot Size: No minimum lot size is required in the I-2 District.
2. Minimum Yard Requirements:

Front Yard	60 feet
Side Yard	30 feet
Rear Yard	35 feet
3. Maximum Lot Coverage: On any lot or parcel of land, the area occupied by all buildings including accessory buildings may not exceed fifty (50) percent of the total lot area of such lot or parcel.
4. Height Requirements: No building shall exceed forty (40) feet in height, unless on-site water storage facilities or other acceptable firefighting equipment is approved by the town's fire department. If approved, buildings may attain to sixty (60) feet in height, except as provided in Article VI, Section 6.040.
5. Parking Space Requirements: As regulated in Article IV, Section 4.010.

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

First Reading: _____, 2023
Second Reading: _____, 2023

ATTEST:

Mayor

City Recorder



Ashland City Terminal

Re-zoning Application for Ashland City
September 13, 2023

Contents of Application



Completed Application for
Reclassification of
Property Under Zone
Ordinance



Graphic Plat of Property
to be Rezoned



Names and Addresses of
All Landowners withing
1000 feet of property



Map showing all property
within 200 feet of proposed
property



Economic Impact
Analysis for Ashland City
Terminal

Executive Summary

With the continued commercial and industrial growth in Middle Tennessee, demand has been created for an additional marine cargo handling facility in Ashland City which will be located at 1037 Thompson Road. This marine cargo transfer facility will primarily unload barges containing non-hazardous break bulk and bulk commodities that will then be stored on site pending final delivery to manufacturing plants and industrial consumers throughout middle Tennessee. In this terminal development, Ingram will expend approximately \$41M for the development of multiple docks, warehouses, and material handling equipment supporting 24 full time jobs with an average annual wage of \$104,000.

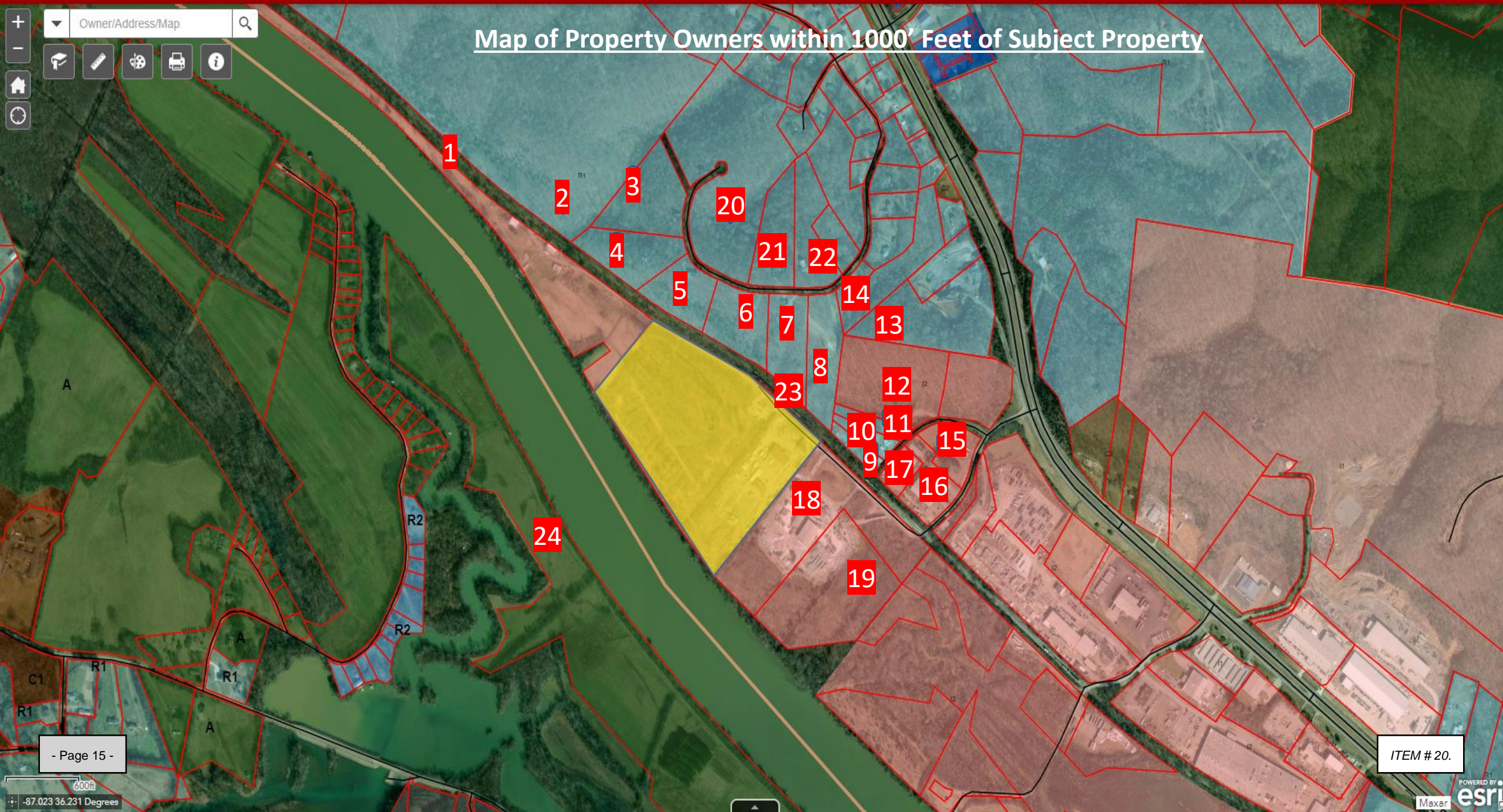
In accordance with Ashland City Zoning Codes, Ingram is requesting that 1037 Thompson Road be rezoned from Light Industrial (I-2) to Heavy Industrial (I-3) therefore facilitating the storage of break bulk materials outside of enclosed storage areas on paved laydown yards.

List of Property Owners within 1000 Feet

#	PARCEL OWNER REGISTERED	PARCEL ID #	Parcel Address	City, State	Mailing Address	Zoning
1	ADCOCK, FRANKLIN DWIGHT	062 07701 000	1043 THOMPSON ROAD	ASHLAND CITY, TN	SAME	I2
2	TRABUE, NELSON JR AND SUSAN TRABUE	062 07700 000	RIVERVIEW LANE (OFF)	ASHLAND CITY, TN	920 TRABUE DR, ASHLAND CITY, TN	R1
3	COOKE, MICHAEL BRIAN ETUX AMY BLACKMAN	062 07706 000	1045 RIVERVIEW LANE	ASHLAND CITY, TN	SAME	R1
4	SCHLUNDT, DAVID	062 07705 000	1039 RIVERVIEW LANE	ASHLAND CITY, TN	SAME	R1
5	FISHER, JACK	062 07714 000	1031 RIVERVIEW LANE	ASHLAND CITY, TN	SAME	R1
6	JERDON, BONNIE ETVIR HAROLD JERDON	062 07704 000	1015 RIVERVIEW LANE	ASHLAND CITY, TN	SAME	R1
7	LONG, CHERYL A	062 07703 000	1011 RIVERVIEW LANE	ASHLAND CITY, TN	SAME	R1
8	HOOTEN, ANTHONY D	062 07702 000	RIVERVIEW LANE	ASHLAND CITY, TN	2305 SEIFRIED ST, NASHVILLE, TN	R1
9	WALKUP, JUDY	065 04100 000	1040 GALLAHER RD	ASHLAND CITY, TN	SAME	R1
10	NEWMAN, STEVE	065 04101 000	1032 GALLAHER RD	ASHLAND CITY, TN	SAME	R1
11	WALKUP, DONALD ETUX JUDY	065 04102 000	1030 GALLAHER RD	ASHLAND CITY, TN	SAME	R1
12	WILKINS, ROD E	065 04200 000	HWY 12S (OFF)	ASHLAND CITY, TN	6441 BRESSLYN ROAD, NASHVILLE, TN	I2
13	WALKER, JASON	062 04101 000	HWY 12S	ASHLAND CITY, TN	PO BOX 849, ASHLAND CITY, TN	R1
14	HOOTEN, ANTHONY D	062 07715 000	RIVERVIEW LANE	ASHLAND CITY, TN	2305 SEIFRIED ST, NASHVILLE, TN	R1
15	REED, JERRY	065 04001 000	1020 THOMPSON ROAD	ASHLAND CITY, TN	1030 FOX HILL ROAD, ASHLAND CITY, TN	I2
16	THOMPSON, MARGARET S	065 04000 000	1030 THOMPSON ROAD	ASHLAND CITY, TN	21 WASHINGTON PARK, NASHVILLE, TN	I2
17	THOMPSON, DONALD F	065 04002 000	1032 THOMPSON ROAD	ASHLAND CITY, TN	1160 CHICKADEE CIR, HERMITAGE, TN	I2
18	THE BASSICHIS CO	065 02400 000	1035 THOMPSON ROAD	ASHLAND CITY, TN	PO BOX 968, KATY TX 77492	I2
19	THE BASSICIHIS CO	065 02500 000	THOMPSON ROAD	ASHLAND CITY, TN	PO BOX 968, KATY TX 77492	I2
20	MIKLICH, HENRY A	062 07707 000	1055 RIVERVIEW LANE	ASHLAND CITY, TN	1921 HWY 12S, ASHLAND CITY, TN	R1
21	AMONETT, EDWARD M	062 07711 000	1012 RIVERVIEW LANE	ASHLAND CITY, TN	SAME	R1
22	ALI, YASMINE SUBHI	062 07712 000	1010 RIVERVIEW LANE	ASHLAND CITY, TN	SAME	R1
23	NASHVILLE AND WESTERN RR ROW	ROW	N/A	N/A	P.O. BOX 788, NICHOLASVILLE, KY 40340	N/A
	STATE OF TENNESSEE	065 02300 000	3101 RIVER ROAD	N/A	312 8TH AVE NORTH, 22ND FL, NASHVILLE, TN	ITEM # 20.

Owner/Address/Map

Map of Property Owners within 1000' Feet of Subject Property



Owner/Address/Map

Map of Property Owners within 200' Feet of Subject Property

Orange Highlighted Parcels



Economic Impact Analysis*

10 Years Operating plus One-Time Construction

- Total Capital Investment - \$41.8M
 - Total Jobs Supported throughout Construction Period – 234
 - Total Full Time Direct Employment – 24 jobs
 - Total Indirect Employment – 21 jobs
- Total Economic Impact to Ashland City -\$91.7M
- Total Wage Impact - \$31.6M
- Total Net New Property Taxes - \$2.7M
 - Annual Local Tax Benefit - \$379,873
- Annual Average Wage - \$104,557

*Ashland City Economic Impact Analysis, Younger and Associates, 2023

September 2023

Economic Impact Analysis: Marine Cargo Facility

Ashland City, Cheatham County, TN

Prepared for:
Ingram Marine Group

PREPARED BY:

 **UNGER**

JACKSON » 97 DIRECTORS ROW | JACKSON, TN 38305 | 731.668.7367
MEMPHIS » 2157 MADISON AVENUE | MEMPHIS, TN 38104 | 901.272.5005

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ITEM # 20.

Ingram Marine Group Cargo Terminal Economic Impact Analysis

Introduction & Scope

Ingram Marine Group retained Younger Associates to conduct an analysis of the economic impact of a new marine cargo operation to be located in Ashland City, Cheatham County, Tennessee.

This analysis evaluates the full economic impact of the construction and ongoing operations of the new terminal and is based on a complete capital expenditure of \$41 million. It is intended to provide key stakeholders, policymakers, and elected officials with a better understanding of the economic significance of new developments like the one proposed by Ingram Marine Group.

The analysis is based upon data from the U.S. Bureau of Economic Analysis (BEA) and a model of the local economy utilizing historical employment patterns, wage rates, tax rates, and tax collection ratios. Primary data regarding site development costs and construction costs were provided by Ingram Marine Group.

The analysis provides impact projections from capital investments and ongoing operations of the terminal and is based on the full development of the terminal, which is subject to final customer demand for services. Impact is measured in terms of jobs, wages, and tax revenue, both direct and indirect.

Methodology

The economic impact calculations in this study were generated using a model of the Cheatham County economy based on regional input-output multipliers (RIMS II) from the U.S. Bureau of Economic Analysis (BEA). The BEA developed the RIMS II system based on historical economic activity at the county level for 372 industry sectors. The RIMS II multipliers account for inter-industry relationships within regions comprised of one or more counties, in both the public and private sectors. The multipliers were originally developed to estimate the regional impacts of public projects such as military base closings and airport construction. The multipliers eliminate the need for surveys, which can introduce bias into the data. It should be noted that the RIMS II Type II Multipliers are utilized in this analysis, which project the total indirect as well as the induced jobs. When the term “indirect job” is used, it includes the induced jobs as well.

To effectively use RIMS II multipliers for economic impact analyses, detailed geographical and operational information on the initial changes in output, earnings, or employment is utilized. This data, which includes capital investment costs and operational data such as operational spending, jobs, and wages, was provided by Ingram Marine Group. The model also utilizes local wage rates, local tax rates, historical local tax collection ratios, local property values, and historical regional consumer spending patterns.

Younger Associates has used this impact calculation methodology in hundreds of projects across the United States for more than 30 years. The methodology is recognized by the International Economic Development Council and utilized in courses by the Economic Development Institute. The Younger Associates model for impact analyses is highly accurate, yet slightly conservative by design, in projecting tax revenue generation.

Secondary data collected by Younger Associates from the U.S. Department of Labor - Bureau of Labor Statistics, the U.S Bureau of Economic Analysis, the State of Tennessee Department of Revenue, and the State of Tennessee Department of Labor and Workforce Development is also used in this analysis.

Impact Definitions

Economic Impact – the total dollar value of change in output from all industries within the local economy that results from \$1 of change in output from operations. This impact represents the total dollars flowing through the local economy due to the activity associated with the new marine cargo terminal.

Direct Jobs – the number of jobs directly employed by Ingram Marine Group.

Indirect Jobs – the number of jobs across all industries in the local economy supported by the ongoing operations of the marine cargo terminal. This includes jobs (or hours of work, which comprise portions of a job) of vendors and other businesses that provide direct services to the terminal, as well as induced jobs that are supported in ancillary sectors such as retail stores, restaurants, personal services, transportation, and all other industry sectors.

Local Taxes – the dollar amount of taxes collected for Ashland City and Cheatham County both directly and indirectly from local option sales tax and other, smaller local tax revenue sources such as business permits and alcohol and tobacco taxes. The state portion of sales tax and other state and federal taxes that are reapportioned to the city and county are not included.

One-Time Impact

Ingram Marine Group plans to invest \$41.8 million for construction and set-up of the new cargo terminal. This includes \$23.3 million for the building and \$18.5 million for equipment. This investment is projected to generate a one-time impact of \$56.2 million for the local economy during the construction and set-up period.

Additionally, 234 jobs will be supported during the development period. For example, should the construction period be two years, an average of 117 jobs would be supported annually. Total wages paid to jobs supported during the construction and set-up period are projected to be \$12.6 million.

Direct sales tax from taxable goods and services for the construction of the terminal and indirect sales tax generated by the spending of wages paid to jobs supported are estimated to total \$707,000 during the development period.

Impact from Ongoing Operations

Ingram Marine Group estimates an annual operating budget of \$2.7 million, and the annual economic impact generated by these operations is estimated to be \$3.5 million. This is a measure of the total dollars flowing through the Cheatham County economy because of the terminal's operations.

Jobs, Wages and Local Taxes

The ongoing operations of the cargo terminal will support 24 jobs directly paying \$2 million in wages. Operations of the terminal will support an additional 21 indirect jobs paying \$1.1 million in wages. Spending of wages paid to the direct and indirect jobs is projected to generate over \$104,000 in local indirect tax revenue annually.

Table 1: Summary of Economic Impact

Impact from Operations			
Metric	One-Time Impact from Construction	Annual Impact (at full operation)	10-Year Impact (includes one-time impact)
Economic Impact	\$ 56,211,160	\$ 3,550,774	\$ 91,718,904
Direct/Indirect Jobs	234	45	45
Wages (Direct & Indirect)	\$ 12,631,796	\$ 3,165,379	\$ 31,653,791
Local Sales Tax (Direct & Indirect)	\$ 707,534	\$ 104,230	\$ 3,568,200

The tables on the following pages contain detailed calculations supporting the numbers cited in this report.

Economic Impact Analysis

Project Summary

Company/Applicant:	Ingram Marine Group
Capital Investment: (new)	\$ 44,300,000
Jobs:	24
Annual Average Wage: (weighted average)	\$ 104,557
Annual Economic Impact:	\$ 3,550,774
Annual Net New Property Tax:	\$ 275,644
Annual Local Tax Benefit: (Direct & Indirect - All Sources)	\$ 379,873

10-Year Operations Impact, Plus One-Time Construction Impact

Economic Impact	\$ 91,718,904
Wages:	\$ 31,653,791
Net New Property Tax	\$ 2,756,436
Total Local Taxes: (Direct & Indirect - All Sources)	\$ 3,568,200

**Ashland City, Cheatham County, TN
Ingram Marine Group Cargo Facility
Economic Impact Analysis**

One-Time Expansion Impact		
Total Capital Investment	\$	41,800,000
Building - Real Property	\$	23,300,000
Final Demand Output Multiplier ¹		1.4077
Economic Impact	\$	32,799,410
Equipment Purchase/Set-up - Personal Property	\$	18,500,000
Final Demand Output Multiplier ²		1.2655
Economic Impact	\$	23,411,750
Local Sales Tax (Direct) 2.75%*	\$	459,800
Total Economic Impact	\$	56,211,160
Final Demand Employment Multiplier ³		5.6094
Jobs Supported During the Construction Period**		234
Cheatham County Projected 2023 Annual Average Wage ⁴	\$	53,873
Wages Paid to Jobs Supported During Construction Period	\$	12,631,796
Local Sales Tax Revenue (Indirect) ⁵	\$	203,561
Other Local Tax Revenue (Indirect) ⁶	\$	44,173
Total Tax Revenue	\$	707,534

**Assumes 40% of construction and equipment are subject to local sales tax.*

***Total employment for the construction period. If the construction period is two years, the annual average employment would be 117.*

**Ashland City, Cheatham County, TN
Ingram Marine Group Cargo Facility
Economic Impact Analysis**

Annual Impact of Operations		
Employment, Direct (New full-time equivalent jobs) *		24
Wages & Benefits, Direct*	\$	2,057,316
Direct Effect Employment Multiplier ⁷		1.8570
Total Employment		45
Employment, Indirect		21
Cheatham County Projected 2023 Annual Average Wage ⁴	\$	53,873
Wages, Indirect	\$	1,108,063
Total Wages	\$	3,165,379
Local Sales Tax Revenue (Indirect) ⁵	\$	51,010
Other Local Tax Revenue (Indirect) ⁶	\$	11,069
Indirect Local Property Tax Revenue ⁸	\$	42,151
Total Tax Revenue	\$	104,230
Annual Operating Budget*	\$	2,713,000
Final Demand Output Multiplier ⁹		1.3088
Economic Impact from Operations	\$	3,550,774

**Provided by the developer.*

**Ashland City, Cheatham County, TN
Ingram Marine Group Cargo Facility
Real Property Tax Schedule**

Appriased Value after Completion:	\$	22,000,000
Current Appraised Value:	\$	752,500
Net New Value:	\$	21,247,500
Assessed Value after Completion: (40% Ratio)	\$	8,499,000

Cheatham County

Real Property - Land & Building	
Cheatham County Rate: \$2.4767	Full Taxes
Year 1	\$ 210,486
Year 2	\$ 210,486
Year 3	\$ 210,486
Year 4	\$ 210,486
Year 5	\$ 210,486
Year 6	\$ 210,486
Year 7	\$ 210,486
Year 8	\$ 210,486
Year 9	\$ 210,486
Year 10	\$ 210,486
Total	\$ 2,104,862

Ashland City

Real Property - Land & Building	
Ashland City Tax Rate: \$0.59	Full Taxes
Year 1	\$ 50,144
Year 2	\$ 50,144
Year 3	\$ 50,144
Year 4	\$ 50,144
Year 5	\$ 50,144
Year 6	\$ 50,144
Year 7	\$ 50,144
Year 8	\$ 50,144
Year 9	\$ 50,144
Year 10	\$ 50,144
Total	\$ 501,441

Total Taxes:	\$	2,606,303
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**Ashland City, Cheatham County, TN
Ingram Marine Group Cargo Facility
Personal Property Tax Schedule**

Cheatham County Personal Property			Ashland City Personal Property		
Cheatham County Rate: \$2.4767	Full Taxes 30% Assessment Ratio	MACRS Depreciation Schedule	Ashland City Tax Rate: \$0.59	Full Taxes 30% Assessment Ratio	MACRS Depreciation Schedule
Value	\$ 18,500,000		Value	\$ 18,500,000	
Year 1	\$ 13,745	0.100	Year 1	\$ 3,219	0.100
Year 2	\$ 24,741	0.180	Year 2	\$ 5,794	0.180
Year 3	\$ 19,793	0.144	Year 3	\$ 4,635	0.144
Year 4	\$ 12,646	0.092	Year 4	\$ 2,961	0.092
Year 5	\$ 10,171	0.074	Year 5	\$ 2,382	0.074
Year 6	\$ 9,072	0.066	Year 6	\$ 2,125	0.066
Year 7	\$ 9,072	0.066	Year 7	\$ 2,125	0.066
Year 8	\$ 8,934	0.065	Year 8	\$ 2,092	0.065
Year 9	\$ 8,934	0.065	Year 9	\$ 2,092	0.065
Year 10	\$ 4,536	0.033	Year 10	\$ 1,062	0.033
Total	\$ 121,644		Total	\$ 28,488	

Total Projected New Property Tax: \$ 150,133

Annual Average: \$ 15,013

Notes for Ingram Maine Ashland City Terminal Impact Analysis:

1. U.S. Bureau of Economic Analysis RIMS II final demand aggregate output multiplier for Cheatham County, Tennessee for Construction. This multiplier represents the total dollar change in output that occurs in all industries for each additional dollar of output delivered by the specified industry.
2. U.S. Bureau of Economic Analysis RIMS II final demand aggregate output multiplier for Cheatham County, Tennessee for wholesale trade support activities.
3. U.S. Bureau of Economic Analysis RIMS II final demand employment multiplier for Cheatham County, Tennessee for Construction. This multiplier represents the number of jobs supported per million dollars of output from the specified industry.
4. Projection based upon data from Tennessee Department of Labor; Annual Average Wage/Salary for all industry sectors in Cheatham County, 2022. Assumes an average wage increase of 1.5% for 2023.
5. U.S. Department of Labor, "Consumer Expenditure Survey, Southern US" 2021; factor applied to direct and indirect wages to determine the rate of indirect or "downstream" expenditures on sales taxable goods and services at the Ashland City and Cheatham County local option rate of 2.75%.
6. Based upon July 2022 - June 2023 collections of business, motor vehicle and other local taxes compared to sales tax for Cheatham County.
7. U.S. Bureau of Economic Analysis RIMS II direct effect employment multiplier for Cheatham County, for truck transportation. This multiplier represents the total change in the number of jobs supported in all industries for each additional job created by the specified industry.
8. Indirect property tax for Cheatham County and Ashland City is based on the new direct jobs created by the company. For this calculation, it is assumed that 75% of the direct jobs reside in Cheatham County and represent one household per job. The 2023 median home value is utilized as a proxy for residential property value, to determine property tax generated per job. The residential assessment rate of 25% is utilized for all residences, including those in multifamily buildings assessed at 40%, and a combined Cheatham County (\$2.4766) and Ashland City (\$0.58) tax rate of \$3.06 per \$100 of assessed value is used to project the annual tax per job. The property tax from new or expanded commercial property that is generated indirectly from economic activity associated with the jobs supported by the company is not projected.
9. U.S. Bureau of Economic Analysis RIMS II final demand aggregate output multiplier for Cheatham County, Tennessee for truck transportation.

Note: All calculations are in constant 2023 dollars. No tax rate increases are assumed.
The 2012/2021 RIMS II multipliers are utilized for this analysis.

STAFF REPORT
ASHLAND CITY PLANNING COMMISSION
October 2, 2023

CALL TO ORDER

ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF MINUTES

1. September 7, 2023 meeting minutes

PUBLIC FORUM

NEW BUSINESS

2. Rezone Request: 1037 Thompson Road

Analysis – This is a request for rezoning approximately 38 acres from I-2 Light Industrial district to I-3 Heavy Industrial district. The new owner, Ingram Barge Company, wants to construct a marine cargo handling facility. While the use as a marine cargo facility is permitted in the I-2 district, outdoor storage of goods is not, and is only allowed in the I3 district as a special exception.

This is a difficult request to support as currently presented with current zoning ordinance language simply because of the treatment of outdoor storage. All uses permitted outright in the I-1 and I-2 districts are permitted in the I-3 district, outdoor storage materials to be used in manufacturing is a special exception and Extensive manufacturing facilities is a permitted use.

Staff suggests that this distinction may be the exact opposite of what may have been originally intended for uses in the I-3 district. While staff is struggling to support the change to I-3 because of the inclusion of Extensive manufacturing as a permitted use, an alternative that would travel along the same time line may be preferable. Staff suggests that Outdoor storage be made a permitted use in I-3 while Extensive manufacturing be made a special exception, essentially swapping their place in the listings within the I-3 district.

At the same time and with the same suggested ordinance change, staff recommends that “outdoor storage materials to be used in manufacturing” be made a special exception in the I-2 district. This would take the same time to go through the zoning ordinance amendment process as a rezoning but would provide oversight of outdoor storage uses and take Extensive manufacturing uses from permitted to a special exception in I-3. The need for a rezoning to I-3 would be replaced with a trip to the board of zoning appeals for review of a special exception for outdoor storage, just as it would if the property were rezoned to I-3 under the current ordinance language.

Recommendation – Staff suggests that an ordinance language amendment may be a better solution to the question of outdoor storage than a rezoning to I-3 and recommends such as the preferred course of action.

Analysis – This is a request for final site plan approval of Brookhollow Senior Apartments consisting of 33 one-bedroom units and 30 two-bedroom units – 63 units total. Several issues were addressed during preliminary site plan review, such as access to the rear of the building, fire protection, parking layout, etc. Those issues have been satisfactorily addressed. Remaining, minor issues have to do with the “look and feel” of the proposed development rather than the physical layout. Retaining walls are said to be engineered by another firm but are part of this proposal and, as such, subject to site plan review also. Retaining wall material is not specified but should be considered with this proposal. Outflow from the top of the hill travels over an energy dissipator before being released onto Brookhollow Drive. This should be given a better treatment since the ditch on the west side of Brookhollow is shallow and may not be capable of handling the amount of runoff being directed to it. One bay of parking spaces near the building appears to be graded in a way that will accumulate storm water. This should be rectified. Building elevations are not provided but should be a part of the discussion and approval process.

The last note in the Calculations/Reports section of the document titled “Plan Revision Re-Submittal #1” states this is a 92 bed establishment while the site plan notes 33 one bedroom units and 30 two-bedroom units. This calculation may be the same but needs to be better explained.

It is difficult to determine the total amount of disturbed acreage with this proposal but landscaping proposed has an installed caliper inch total of 35 inches, equivalent to one acre. If the disturbed area is larger than one acre, landscaping treatment should be adjusted accordingly.

12 of the 16 proposed sugar maple trees are shown to be placed in the Right-of-way of SR 49 (Frey Street). The intent of the landscape ordinance is that landscape material should be placed on the property where the owner has control of the landscaping and the maintenance of that landscaping. The owner would have no say in the matter if TDOT were to remove proposed trees and would not necessarily be liable for replacement. The site should be amended to show all landscape material to be placed within property boundaries.

Recommendation – While the site plan largely meets zoning ordinance requirements, some issues should be further discussed for consistency with the intent of the affected requirements. Staff recommends approval after discussion and resolution of those items. Any outstanding engineering issue solutions should also be made a part of approval.

OTHER

4. Article III: General Provisions Discussion

ADJOURNMENT

Resolution 2023- _____

A resolution of the Mayor and Council of the Town of Ashland City to amend their current Charter which was last amended in 2023 by the Private Acts of the General Assembly of the State of Tennessee and ratified by Resolution 2023-21 on the 9th day of May, 2023.

WHEREAS, the Tennessee Legislature amended Tennessee Code Annotated 6-53-110 which becomes effective January 1, 2024 whereas an individual who has to be qualified to run in a specific district may not be elected at large.

WHEREAS, the Town's Charter provides under Section 4 that the City shall be divided into three wards.

WHEREAS Section 8 (a) of the Charter it provides that an election shall be conducted to elect a Mayor and six (6) councilmen including two (2) Councilmen from each of the three (3) wards of the Town, all by electors from the Town at large.

WHEREAS Section 8 of the Charter provides that elections shall be held every even-numbered year on the first Thursday in August. At the election held in August, 2024, and every other even-numbered year thereafter, one (1) Councilman for each ward and the Mayor shall be elected. At the election held in August 2026, and every other even-numbered year thereafter, one (1) Councilman shall be elected for each ward. The terms of the Mayor and Councilman shall begin at the first regularly scheduled meeting of the Council in September next following their election, and they shall serve for a term of four (4) years and until their successors are elected and qualified.

WHEREAS Section 4 and Section 8 of the Charter are not in compliance with the modification in the law pursuant to Tennessee Code Annotated 6-53-110 that takes effect January 1, 2024.

WHEREAS the City Mayor and the City Council for the Town of Ashland City, Tennessee desire to modify the current Charter to address the change in the law and to abolish wards in the Town of Ashland City and have all councilmen qualified to run at large and be elected at large.

WHEREAS, the Mayor and Council request the General Assembly to amend their current Charter with the proposed changes. The following changes are set out as follows:

Section 4 of the Charter shall be deleted in its entirety.

Section 8 (a) of the Charter shall be deleted in its entirety and replaced as follows:

At the election held on the first Saturday in December 1999, a nonpartisan election was conducted by the county election commission pursuant to the election laws of this State, to elect a Mayor and six (6) Councilmen, including two (2) Councilmen from each of the three (3) wards of the Town, all by the electors of the Town to be elected at large. Any elector who has been a resident of the Town for at least two (2) years may be qualified as a candidate by submitting a nominating petition to the county election commission in accordance with state law. Elections shall continue to be nonpartisan. Beginning in 2024, all wards are abolished and councilmen are qualified at large and elected at large.

Section 8 (d) shall be deleted in its entirety and replaced as follows:

At the election held in December 1999, each elector voted for six (6) candidates for Councilman based upon the three wards that were established at the time. The three (3) Councilmanic positions from each ward in December 1999 that received the highest number of votes were elected for a term of four (4) years. The three (3) candidates for the Councilmanic positions from each ward receiving the second highest number of votes were elected for terms of two (2) years. The Mayor and Councilmen elected in each regular Town elections thereafter shall serve a term of four (4) years. Elections shall be held every even-numbered years on the first Thursday in August beginning 2024. Beginning at this election, all Councilmanic positions and the Mayor's position that are up for election shall be qualified as a candidate at large and elected at large. The terms of the Mayor and Councilmen shall begin at the first regularly scheduled meeting of the Council in September next following their election, and they shall serve a term of four (4) years and until their successors are elected and qualified. All elections shall be conducted in conformity with the requirements of this Charter and the election laws of the State.

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Council of Ashland City, Tennessee that the revised Charter, as set out above, is hereby approved to be presented to the General Assembly of the State of Tennessee for adoption.

Adopted this the 5th day of December, 2023.

Mayor

City Recorder

Votes:

Yes _____

No _____

SECOND AMENDMENT TO LICENSE AGREEMENT
For
ASHLAND CITY RECREATION TRAIL
RJNW2023012

This Amendment is made and entered into this 1st day of August 2023, by and between R. J. CORMAN RAILROAD COMPANY/NASHVILLE AND WESTERN RAILROAD LINE, the (“Railroad”), and ASHLAND CITY, TENNESSEE, (“the City”).

RECITALS:

WHEREAS, Railroad and the City are parties to a certain License Agreement for Ashland City Recreation Trail NWR RE 2017-1 (“the Agreement) dated January 1, 2017 and Railroad and the City amended the License Agreement on October 1, 2019 (“1st Amendment”).

WHEREAS, the Railroad and the City mutually desire to enter into a second amendment to the License Agreement for the Ashland City Recreation Trail as setout below:

WHEREAS, the purpose of this Second Amendment is to renew the license agreement and to extend the limits of the property for the pathway (“Phase 2”).

Therefore, the original agreement is amended and supplemented as set forth below:

1. The license agreement is renewed, and the term is extended for 25 years ending July 31, 2048, subject to Railroads future use of the property for passenger and/or freight rail service as described in paragraph 1.
2. The trail will be extended 7,080 feet beginning at TN Waltz Road (north) to TN Waltz Road (south) as shown in Attachment A.
3. In consideration, the City shall pay Railroad an additional fee of \$6,513.60 once every five years in advance for Phase 2, commencing August 1, 2023. Said fee may be increased by the rate of inflation (measured by CPI) every five years.

In all other respects, the terms of the original Agreement remain in effect. No changes or deviation from the Agreement may be made except in conformity with one or more Amendment(s) executed prior to all such changes or deviations.

This Amendment is hereby made a part of the License Agreement for Ashland City Recreation Trail and supersedes any contrary provisions contained therein; and the terms of this Amendment shall be controlling.

IN WITNESS WHEREOF, we have executed this Amendment Agreement to the Agreement on the day and year first shown above.

RAILROAD:

R. J. CORMAN RAILROAD COMPANY/
NASHVILLE & WESTERN RAILROAD
LINE

BY: _____

PRINT: Deborah J. Hawley

TITLE: Director – Contracts and Real Estate

THE CITY:

ASHLAND CITY, TENNESSEE

BY: _____

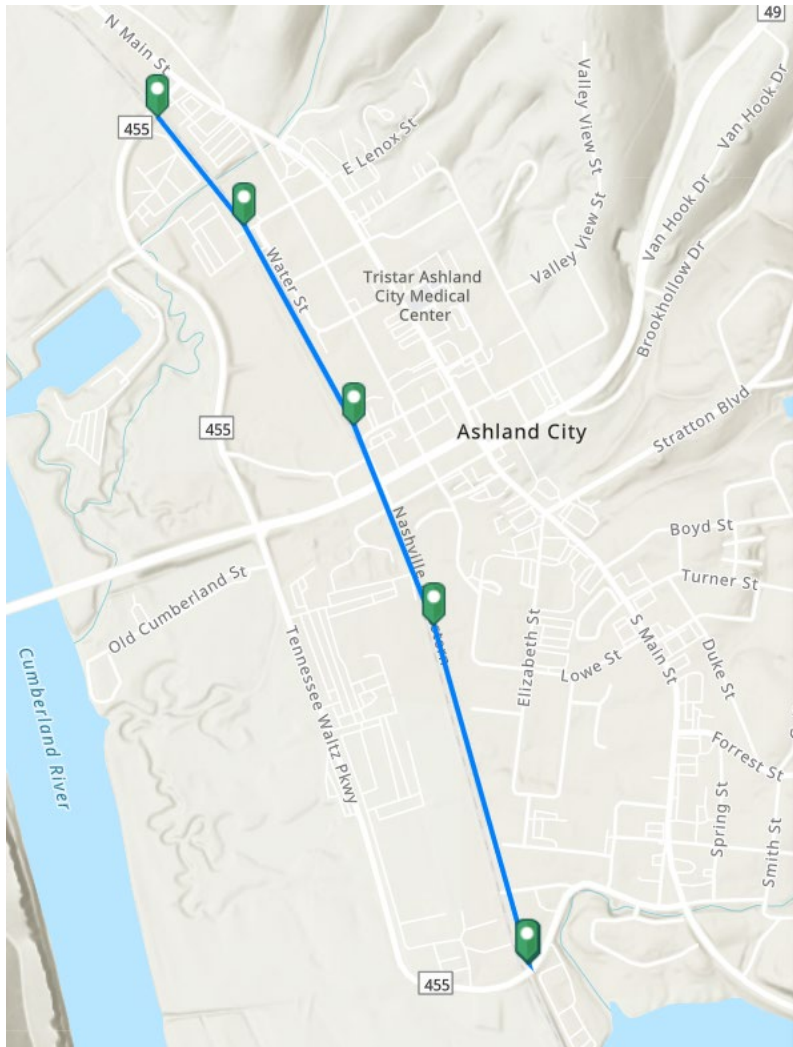
PRINT: _____

TITLE: _____

ATTACHMENT A

Tennessee Waltz Pkwy North to Tennessee Waltz Pkwy South

Ashland City, Tennessee



Measurement Result

7,080.6 Feet

Clear

**FIRST AMENDMENT TO LEASE AGREEMENT FOR THE ESTABLISHMENT AND
MAINTENANCE OF THE ASHLAND CITY – CUMBERLAND RIVER
BICENTENNIAL TRAIL**

This First Amendment is made and entered into this 1st day of August 2023, by and between CHEATHAM COUNTY RAIL AUTHORITY (“Lessor”), R. J. CORMAN RAILROAD COMPANY/NASHVILLE & WESTERN RAILROAD LINE (“Operator”), and CITY OF ASHLAND CITY, TENNESSEE (“Lessee”).

RECITALS:

WHEREAS, The Lessor and Lessee are parties to a certain Lease Agreement for the Establishment and Maintenance of the Ashland City – Cumberland River Bicentennial Trail (“the Agreement”) dated April 16, 1996.

WHEREAS, the Lessor and the Lessee mutually desire to amend the Agreement to extend the term of the Agreement as setout below.

Article III. Term of Lease Section 3.1 Term. shall be renewed and amended as such that the term of the Agreement shall be extended for twenty-five years (25) expiring on July 31, 2048, or unless earlier terminated as provided for in the Agreement.

In all other respects, the terms of the original Agreement remain in effect. No changes or deviation from the Agreement may be made except in conformity with one or more Amendment(s) executed prior to all such changes or deviations.

This Amendment is hereby made a part of the Lease Agreement for the Establishment and Maintenance of the Ashland City – Cumberland River Bicentennial Trail and supersedes any contrary provisions contained therein; and the terms of this Amendment shall be controlling.

Signature Page to Follow

IN WITNESS WHEREOF, we have executed this Amendment to the Agreement on the day and year first shown above.

LESSOR:

CHEATHAM COUNTY RAIL
AUTHORITY

BY: _____

PRINT: _____

TITLE: _____

LESSEE:

CITY OF ASHLAND CITY, TENNESSEE

BY: _____

PRINT: _____

TITLE: _____

OPERATOR:

R. J. CORMAN RAILROAD COMPANY/
NASHVILLE & WESTERN RAILROAD
LINE

BY: _____

PRINT: _____

TITLE: _____

CHEATHAM COUNTY POLAR PLUNGE

SATURDAY, JANUARY 20, 2024



POLAR PLUNGE
•• FREEZIN FOR A REASON ••

9:00 AM Registration | 10:00 AM Plunge
featuring Costume Contest and Too Chicken to Plunge

RIVERBLUFF PARK
175 Old Cumberland St, Ashland City, TN





POLAR PLUNGE

•• FREEZIN FOR A REASON ••



Special Olympics Mission: The mission of Special Olympics is to provide year-round sports training and athletic competition in a variety of Olympic-type sports for children and adults with intellectual disabilities, giving them continuing opportunities to develop physical fitness, demonstrate courage, experience joy and participate in the sharing of gifts, skills and friendship with their families, other Special Olympics athletes, and the community.



What is the Polar Plunge: The Polar Plunge is an annual event taking place throughout the state of Tennessee to raise money for Special Olympics TN. Each year, brave individuals jump into the icy waters of Tennessee pools or lakes to support our athletes. These brave individuals prepare for the event by fundraising during the weeks leading up to their big plunge! All proceeds from the event go towards programs for Special Olympics TN athletes!

Your partnership creates:

- Sports Training & Competition
- Health & Wellness Programs & Screenings
- Leadership Opportunities
- Lasting Friendships
- Inclusive Sports & Communities

Partner Benefits	\$5,000	\$2,500	\$2,000	\$1,500	\$1,000	\$500	\$300	\$150
Number of waived entry fees for plunge location	8	7	6	5	4	3	2	1
Company recognition on event t-shirts	Prime logo	Logo	Logo	Logo	Name	Name	Name	
Company banner hung at plunge location	✓	✓	✓	✓	✓	✓		
Company listed on Plunge location webpage as...	Arctic Partner	Freezing Partner	Icy Partner	Frosty Partner	Chilly Partner			
Ability to set up vendor booth at Plunge	✓	✓	✓	✓				

Company listed as partner in Plunge location Press Release	✓	✓	✓	✓
Number of partnership mentions on SOTN Social Media	✓	✓	✓	✓
Listed as partner on statewide press release	✓	✓	✓	
Company recognized in eNewsletter to more than 15,000 recipients	✓	✓		
Company listed as presenting partner on Plunge location page and website	✓			
Company listed as a presenting partner in press releases for location	✓			



Other ways of partnership

The estimated cost for the stage is \$4,500. The purpose of the stage is to elevate a platform to the same height as the pool, enabling participants to jump into the pool safely. If you wish to offer a stage instead of monetary compensation, your company must be certified and insured in providing stage platforms.

Based on our calculations, the hospitality tent will cost around \$1500. This amount covers snacks and drinks for approximately 300 registered volunteers and plungers. If you prefer to provide the supplies yourself instead of paying for them, we can credit you the partnership benefits up to the cost of your supplies.

The cost for awards and prizes is around \$500, covering trophies for top fundraisers, best-dressed participants, and teams. If you would like to sponsor by providing a gift basket or prize from your organization, we will credit you the partnership benefits up to the cost of your supplies.



Sponsorship Commitment

Special Olympics
Tennessee



Name _____

Address _____

City _____ State _____ Zip _____

Contact Name _____

Contact Phone _____

Contact e-mail _____

Please select Plunge location:

- | | |
|---------------------------------------|---------------------------------------|
| <input type="checkbox"/> Chattanooga | <input type="checkbox"/> Lebanon |
| <input type="checkbox"/> Cheatham Co. | <input type="checkbox"/> Manchester |
| <input type="checkbox"/> Clarksville | <input type="checkbox"/> Memphis |
| <input type="checkbox"/> Jackson | <input type="checkbox"/> Murfreesboro |
| <input type="checkbox"/> Johnson city | <input type="checkbox"/> Nashville |
| <input type="checkbox"/> Knoxville | <input type="checkbox"/> Union City |

Please select partnership level:

- | | |
|----------------------------------|----------------------------------|
| <input type="checkbox"/> \$5,000 | <input type="checkbox"/> \$1,000 |
| <input type="checkbox"/> \$2,500 | <input type="checkbox"/> \$500 |
| <input type="checkbox"/> \$2,000 | <input type="checkbox"/> \$300 |
| <input type="checkbox"/> \$1,500 | <input type="checkbox"/> \$150 |

Signature _____

Payment ___ Check (*made payable to SOTN*) ___ Cash ___ Credit Card

Credit Card # _____ Exp. _____ CVV _____

Name on Card _____ Billing Zip _____

Please send the form back to:
Special Olympics Cheatham County
Area 29
P.O. Box 255
Pegram, TN 37143

Nashville
(615) 256-7381

ORTEX SYSTEMS

Clarksville
(931) 645-0382

Huntsville
(256) 882-6433

RESIDENTIAL/COMMERCIAL PEST CONTROL SERVICE AGREEMENT

PURCHASER

Name Town of Ashland City
Address P.O. Box 36
City Ashland City
State TN. Zip 37015
Telephone 615-792-4211
Email gbowman@ashlandcitytn.gov

PREMISES

Name Fire Station #1
Address 402 N Main St
City Ashland City
State TN. Zip 37015
Telephone 615-792-4211
Email _____

SERVICE CHARGES FOR YOUR ORTEX PROTECTION ARE SPECIFIED BELOW:	ORTEX WILL PROVIDE CONTROL OF THE PESTS CHECKED BELOW:	
	Standard Services	Specialty Services
\$ <u>95.00</u>	<input checked="" type="checkbox"/> American Roaches	<input type="checkbox"/> Bed Bugs
Initial Service Charge	<input type="checkbox"/> Brown Banded Roaches	<input type="checkbox"/> Pharaoh Ants
\$ <u>48.00</u>	<input type="checkbox"/> German Roaches	<input type="checkbox"/> Rats
Monthly Service	<input type="checkbox"/> Oriental Roaches	<input type="checkbox"/> Brown Recluse Spiders
\$ _____	<input type="checkbox"/> Smoky Brown Roaches	<input type="checkbox"/> Black Widow Spiders
Every Other Month	<input type="checkbox"/> House Spiders	<input type="checkbox"/> Wasp
\$ _____	<input type="checkbox"/> House Ants	<input type="checkbox"/> Bees
Quarterly	<input type="checkbox"/> House Crickets	<input type="checkbox"/> Yellow Jackets
\$ _____	<input type="checkbox"/> Centipedes	<input type="checkbox"/> Hornets
Annual Amount Less 5% Discount	<input type="checkbox"/> Millipedes	<input type="checkbox"/> Clothes Moths
\$ _____	<input type="checkbox"/> Earwigs	<input type="checkbox"/> Carpet Beetles
Amount Remitted with Agreement	<input checked="" type="checkbox"/> Mice	<input type="checkbox"/> Indoor Mite Control
METHOD OF PAYMENT:	<input type="checkbox"/> Silverfish	<input type="checkbox"/> Fleas
<input type="checkbox"/> Prebill Monthly	_____	<input type="checkbox"/> Ticks
<input type="checkbox"/> Remit to Service Technician	_____	_____
<input type="checkbox"/> 5% Discount One Year in Advance	_____	_____

Revised 6/15 SPECIAL INSTRUCTIONS: General pest control


ORTEX AGREES TO PROVIDE PEST CONTROL SERVICE ON THE PREMISES DESCRIBED ABOVE

Ortex will service the premises at least Monthly in order to control the pests checked above. If additional service is requested by the customer between the regular Monthly service visits, service will be performed at no additional cost to the customer.

The customer agrees to make the premises available for inspection and treatment as often as necessary to control these pests during the duration of this agreement. If the premises is not available for service on the appointed service day, an outside service will be performed and you will be charged for the price of your service. An inside service may be done at no additional cost to you during that month.

This agreement will be for an initial period of one year and shall continue thereafter with a service by service basis. After the initial period of one year, this agreement may be canceled by either party with a 30 day written notice. Ortex reserves the right to revise the service charge after the first year. Early termination of this agreement will result in remaining balance due of such agreement.

This agreement does not guarantee against present or future damage to the building or contents, or provide for the repair or compensation thereof.

	<u>11-16-23</u>	_____	_____
ORTEX REPRESENTATIVE SIGNATURE	DATE	CUSTOMER SIGNATURE	DATE

December 1, 2023

JT Smith, Mayor
Town of Ashland City
233 Tennessee Waltz Parkway, Suite 103
P.O. Box 36
Ashland City, TN 37015

Dear Mayor Smith:

Enclosed is amendment to Contract 51983. As the authorized official for your agency, please sign and date the documents in the appropriate places. All signed contracts must be submitted electronically. Return the contract to the enclosed address by **January 1, 2024**. Please contact your project management specialist (see below) with any concerns or questions.

After the State of Tennessee has approved the Contract, a fully executed copy will be returned to your agency.

Additional Requirement: At least ninety (90) days before the end of its fiscal year, the Grantee shall complete the Information for Audit Purposes ("IAP") form online (accessible through the Edison Supplier Portal) to notify the State whether or not Grantee is subject to an audit. The Grantee should submit only one, completed form online during the Grantee's fiscal year. Immediately after the fiscal year has ended, the Grantee shall fill out the End of Fiscal Year ("EOFY") form (accessible through the Edison Supplier portal).

Your Project Management Specialist is Kimberly Casillas. For questions or assistance regarding this contract, please contact Kimberly Casillas, at (615) 253-2615, or email Kimberly.Casillas@tn.gov.

We look forward to our continued partnership with you.

Sincerely,



Jennifer Brinkman
Director

cc: Kenneth Ray, Town of Ashland City
File



GRANT AMENDMENT

Agency Tracking # NA	Edison ID 51983	Contract # 51983	Amendment # 1		
Contractor Legal Entity Name Town of Ashland City			Edison Vendor ID 1534		
Amendment Purpose & Effect(s) Revises Clauses, Revises Budget, Revises Contract Scope					
Amendment Changes Contract End Date: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		End Date: 6/30/2025			
TOTAL Contract Amount INCREASE or DECREASE per this Amendment (zero if N/A):			\$0.00		
Funding —					
FY	State	Federal	Interdepartmental	Other	TOTAL Contract Amount
FY24	\$79,367.00				\$79,367.00
FY25	\$4,812.00				\$4,812.00
TOTAL:	\$84,179.00				\$84,179.00
Budget Officer Confirmation: There is a balance in the appropriation from which obligations hereunder are required to be paid that is not already encumbered to pay other obligations.			<i>OCR USE</i>		
Speed Chart FA00003518		Account Code City - 71302000			

**AMENDMENT ONE
OF GRANT CONTRACT 51983**

This Grant Contract Amendment is made and entered by and between the State of Tennessee, Department of Finance and Administration, Office of Criminal Justice Programs, hereinafter referred to as the "State" and Town of Ashland City, hereinafter referred to as the "Grantee." It is mutually understood and agreed by and between said, undersigned contracting parties that the subject Grant Contract is hereby amended as follows:

1. Grant Contract section B.2. is added with the following:
 - B.2. Term Extension. It is understood and agreed that the State may extend the Term an additional period of time, not to exceed three hundred sixty-five (365) days beyond the expiration date of this Grant Contract, under the same terms and conditions. In no event, however, shall the maximum Term, including all extensions or renewals, exceed a total of sixty (60) months.
2. Grant Contract Attachment A is deleted in its entirety and replaced with the new attachment A attached hereto.
3. Grant Contract Attachment A-1 is deleted in its entirety and replaced with the new attachment A-1 attached hereto.

Required Approvals. The State is not bound by this Amendment until it is signed by the contract parties and approved by appropriate officials in accordance with applicable Tennessee laws and regulations (depending upon the specifics of this contract, said officials may include but are not limited to, the Commissioner of Finance and Administration, the Commissioner of Human Resources, and the Comptroller of the Treasury).

Amendment Effective Date. The revisions set forth herein shall be effective January 1, 2024. All other terms and conditions of this Grant Contract not expressly amended herein shall remain in full force and effect.

IN WITNESS WHEREOF,

TOWN OF ASHLAND CITY:

GRANTEE SIGNATURE

DATE

JT Smith, Mayor

PRINTED NAME AND TITLE OF GRANTEE SIGNATORY (above)

DEPARTMENT OF FINANCE AND ADMINISTRATION:

JIM BRYSON, COMMISSIONER

DATE

OFFICE OF CRIMINAL JUSTICE PROGRAMS

FUND SOURCE
OCJP JAG Priority Area

VCIF

Required Information on Authorizing Agency: Name: Town of Ashland City Federal ID Number (FEIN): 62-6000239 DUNS Number: SAM Expiration Date: Fiscal Year End Date: June 30	Implementing Agency: Name: Ashland City Police Department Address: 233 Tennessee Waltz Parkway, Suite 101 Ashland City, TN 37015-
---	---

Will You Have Any Subcontracts? Yes

Project Title: Formula Based Grant

AUTHORIZED OFFICIAL - Contact Information

(Name, Title, and Complete Mailing Address) JT Smith, Mayor 233 Tennessee Waltz Parkway, Suite 103 P.O. Box 36 Ashland City, 37015	Phone Number: (615) 405-8778 EXT:	E-Mail Address: jtsmith@ashlandcitytn.gov
---	---	---

PROJECT DIRECTOR - Contact Information

(Name, Title, and Complete Mailing Address) Kenneth Ray, Chief of Police 233 Tennessee Waltz Parkway, Suite 101 Ashland City, 37015	Phone Number: (615) 405-8778 EXT:	E-Mail Address: kenny.ray@ashlandcitytn.gov
---	---	---

FINANCIAL DIRECTOR - Contact Information

(Name, Title, and Complete Mailing Address) Gail Bowman, Financial Director 233 Tennessee Waltz Parkway Ashland City, 37015	Phone Number: (615) 792-5618 EXT:	E-Mail Address: gbowman@ashlandcitytn.gov
---	---	---

County/Counties Served (Type ALL if Statewide):
 Cheatham

U.S. Congressional District(s): 6

Formula Based Grant - Scope of Services Violent Crime Intervention Fund Grant FY 2023-2025

APPLICANT AGENCY NAME: Ashland City Police Department

A. CRIME DATA, PROBLEM STATEMENT, AND TARGET POPULATIONS

- A.1. *Please provide current population, demographics, and violent crime data for your jurisdiction, including Tennessee Incident-Based Reporting System (TBIRS) data, local law enforcement data, and local court data.*

Located in Cheatham County in northwest Tennessee, the Town of Ashland City has a population of approximately 5,193 people (2020 Census) and the city spans approximately 10.8 square miles. The demographic make-up of the city is approximately 80.4% White, 5.95% African American, 4.43% other and 8.2% Hispanic or Latino. The Town of Ashland City is the home of State Industries, now known as A.O. Smith, where they produce water heaters. Recently, the city limits were extended to include the industrial park which is home to Nashville Fabrication and Caymas Boats. The Town of Ashland City also hosts two large events annually: Summerfest and Music on Main. Those events attract hundreds, and sometimes thousands, of people.

According to TIBRS (Tennessee Incident Based Reporting System) data, between 2020 and 2022, Ashland City responded to 19 aggravated assaults and 761 drug incidents. Additionally, the Town of Ashland City had 110 domestic violence incidents in that time frame.

While drug crime, in and of itself, is not a violent crime, there is a link between drug crime and violent crime. Approximately 5% of aggravated assaults and 3% of homicides in Tennessee are related to drug activity. Furthermore, with the increased potency of opioids, drug overdoses that result in death are becoming more and more common. Based on the statistics above, it is apparent there is an issue within our community with overdoses and overdoses resulting in deaths. In these cases, if the supplier can be identified, there may be resulting murder charges. It should be noted that violent crime numbers in Tennessee, as a whole, are significantly higher than the national average which, therefore, increases the possibility that law enforcement officers will encounter violent crime incidents, even if they are not currently, or traditionally have been, prevalent in their community.

- A.2. *Based on the information provided above, please identify which target crime types, victim types, hot spots, and other areas and issues of particular interest VCIF funding will help to address.*

The Ashland City Police Department plans to use the VCIF funding to address officer safety and their ability to respond safely to all incidents of violent crime. The drug use in our community grows daily and a large part of overdoses come from dark parking lots and parks with the regular influx of people coming into Ashland City for work and pleasure, Ashland City Police Department plans to use VCIF funding to improve their investigative capabilities of all violent crime by purchasing license plate readers (LPR's).

- A.3. *Please briefly describe any obstacles or issues your agency has experienced with addressing these targets previously. How will VCIF funding help your agency to mitigate those obstacles?*

The Ashland City Police Department is a small agency with 16 officers, a Deputy Chief, and Chief. The police department provides 24-hour coverage, year-round. As a result of this, Ashland City Police Officers are frequently working by themselves with the only backup being officers from surrounding agencies. The police department operates on a small budget and as a result

not have the funds to purchase equipment that is essential to effectively respond to violent crime incidents including domestic violence. Ashland City police officers find themselves in increasingly dangerous situations without the necessary equipment to ensure the officers' safety and the safety of all involved parties. The VCIF funding would allow Ashland City Police Department to purchase license plate readers (LPR's) which in turn would improve officer safety, the efficacy of violent crime responses and investigations, and the safety of the community.

B. PURPOSE

State the goals and objectives of the project. Describe the factors or strategies required to conduct activities and to achieve its goals and objectives.

- B.1. *Please select one or more **GOAL** of the multijurisdictional/regional violent crime interventions your agency will implement with VCIF FORMULA funds:*

Goal 1: Improve investigation of Violent Crime

- B.2. *For each **GOAL** selected above, please list one or more **OBJECTIVES** that VCIF FORMULA funds will support:*

Goal 1: Improve investigation of Violent Crime

Objective 1.1: Improve digital evidence capabilities with license plate readers.

- B.3. *For each **OBJECTIVE**, please list one or more **ACTIVITIES** that VCIF FORMULA funds will support:*

Goal 1: Improve Investigation of Violent Crime

Objective 1.1: Improve digital evidence capabilities with license plate readers.

Activity 1.1.1: Work with state contract vendor to purchase fixed license plate readers.

Activity 1.1.2: Identify proper placement locations on state right of ways in heavily traveled areas and areas prone to drug overdoses.

Activity 1.1.3: Host training for staff on the usage and access of the collected data, including detective and investigator training.

C. COLLABORATION

- C.1. *Describe any partnerships with community-based (nonprofit) partners that your agency plans to employ for the purposes of this project, please attach copies of any current formal agreements (MOUs) and/or Letters of Support.*

Although there will not be any formal collaboration agreements, we plan to work cooperatively with surrounding agencies or agencies that entered the license plate to help aide in their investigations.

D. PROJECT DESIGN & IMPLEMENTATION TIMELINE:

- D.1. *List each piece of equipment you intend to purchase to achieve the Goals and Objectives listed above. How will it be deployed/used by your agency?*

The Ashland City Police Department plans on purchase the following items:

9 License plate readers: LPRs are small, high-speed cameras systems that automatically capture all license plate numbers that come into view, along with the location, date, and time. They provide the capability of searching for specific license plates, alerting if it is detected; it also ha

search capabilities. The LPRs will be mounted on state right of ways. Note that this item will be purchased on statewide contract. The agency will work with TDOT in order to install and operate the LPRs on state right of ways.

- D.2. *List any staff you plan to hire and/or subcontracts your agency intends to utilize to implement your Goals, Objective, and Activities listed above. Please provide JOB DESCRIPTIONS as separate attachments to this Scope.*

No staff will be hired as part of this grant proposal.

- D.3. *Describe how your agency will implement the activities funded by VCIF – provide detail as to how the equipment, staff, training, subcontracts, and other items **listed on your budget** will enable or enhance the Goal(s), Objectives, and Activities listed above.*

Improving the Ashland City Police Department’s ability to respond to violent offenders and situations will increase officer safety, as well as the safety of those involved in the situation, and the community as a whole.

License plate readers are a powerful tool in violent crime investigations. They allow investigators to search for vehicles that have been identified as being involved in violent crime. Furthermore, they can generate a pattern of travel or place a vehicle in a certain location at a specific time. All of these things serve to generate leads and help contribute towards the successful prosecution of violent offenders. Additionally, LPRs can alert police to the presence of stolen vehicles and can be crucial in resolving time-sensitive issues such as Amber Alerts. Research has shown that LPRs result in more follow-up arrests than traditional policing methods with less manpower making them a cost-effective way to combat violent crime.¹ The LPRs will be installed on state rights-of-way, in locations that will maximize their usefulness including the walking track, the park parking lot, and on the main highway. Ashland City Police Department will work with TDOT in the purchase and installment of the LPRs on specific roadways within our agency’s jurisdiction.

- D.4. *What impact will this funding have on your agency’s ability to respond to violent crime?*

The VCIF funding will provide Ashland City Police Department with the ability to purchase equipment that would not otherwise be available due to budget restrictions. These items will allow Ashland City police officers to respond to violent crime incidents effectively and safely; therefore, improving their ability to arrest and prosecute violent criminals. The safety of officers and the community is paramount. The LPR’s will provide Ashland City Police Department with the investigative capabilities to identify and apprehend violent offenders.

SIM cards will be purchased and utilized for the LPRs. These SIM cards are used to store and secure identifying information and data associated with these devices. The SIM card purchase and data storage costs will be applicable in FY24 and FY25.

Please edit the timeline below to include the **activities listed above**, according to **your specific project**:

Length of time	ACTIVITY	INDIVIDUAL RESPONSIBLE
30 days after contract execution	Engage with state contract vendor to purchase license plate readers.	Chief Kenneth Ray
6 months after contract execution	All license plate reader equipment is purchased and installed.	Chief Kenneth Ray

¹ O’Connell, M. (2016). Automatic license plate reader (ALPR) technology: Is ALPR a smart choice in policing? *The Police Journal*, 89(2).

6 months after contract execution	All personnel trained on the use of the license plate readers.	Chief Kenneth Ray
Ongoing	Continue training license plate readers for new hires and updates.	Chief Kenneth Ray
Report submission as required	Required benchmark and outcomes reporting	Chief Kenneth Ray
End of contract period	Submit program output report	Chief Kenneth Ray

E. OUTPUTS

E.1. The following performance measures will be reported as required. Please select the appropriate OUTPUTS from the [VCIF Abstract](#) and include **any additional Outputs your strategy will yield**:

- Purchase nine (9) license plate readers to be installed on state right of ways.

F. DATA COLLECTION AND INFORMATION SHARING

F.1. *Please describe how your agency plans to collect and use data on the violent crime interventions funded with this grant. Please include what method(s) of data collection your agency will utilize and how the information gathered will be used to improve programming over time.*

During the contract period, the Ashland City Police Department will gather data using our records management software, Tyler, to keep track of violent crime trends and data. This provides the police department with the capability to generate reports based on specific crimes at any time and monitor the effect of the newly acquired equipment on violent crime intervention and officer safety. Additionally, the Ashland City Police Department will continue with accepted TIBRS standards and practices in reporting crime statistics. This will allow the Ashland City Police Department to measure the efficacy of the newly implemented technology with regards to violent crime intervention.

G. ACCOUNTABILITY

G.1. *Describe how this funding will have long term impact on the violent crime in your region.*

The VCIF funding will allow the Ashland City Police Department to improve their ability to respond to violent crime through the addition of license plate readers. With this equipment, the Ashland City Police Department will be able to respond safely and effectively to incidents of violent crime ensuring the safety of the community. Ashland City is a small community and the money provided by the VCIF allows the police department to purchase equipment that they would not have been able to afford. The VCIF funding ensures that the Ashland City Police Department is well-equipped to address any violent crime that may arise in the community.

G.2. *Include information on how enhanced collaborations, improved investigations and newly fostered community relationships will be sustained.*

The acquisition of new equipment through the VCIF funds will improve the Ashland City Police Department’s ability to intervene in and investigate violent crime with successful outcomes. As a result of this new equipment, it is hoped that the community will respond positively to the police department’s ability to better resolve violent crime investigations, as well as address overdoses, drug activity, thus further fostering a long-term positive relationship between the police department and the community that they serve.

G.3. *Explain how your agency will ensure that the equipment purchased with VCIF funds will be used for its intended purpose in the future. Please specify the position at your agency that will be responsible for ensuring this.*

All items purchased via the VCIF funding will be inventoried and maintained by the Project Director, Chief Kenneth Ray. Additionally, the Ashland City Police Department will also follow standard operating procedures or policies to ensure the appropriate use of the newly acquired equipment.

GRANT BUDGET				
AGENCY NAME: Ashland City Police Department				
FUND SOURCE: VCIF				
SOLICITATION IDENTIFICATION TITLE: Violent Crime Intervention Fund: Formula-based Grant				
The grant budget line-item amounts below shall be applicable only to expense incurred during the following Applicable Period: BEGIN: 08/01/2023 END: 06/30/2024				
POLICY 03 Object Line-item Reference	EXPENSE OBJECT LINE-ITEM CATEGORY ¹	GRANT CONTRACT	GRANTEE PARTICIPATION	TOTAL PROJECT
1, 2	Salaries, Benefits & Taxes ²	\$0.00	\$0.00	\$0.00
4, 15	Professional Fee, Grant & Award ²	\$3,240.00	\$0.00	\$3,240.00
5, 6, 7, 8, 9, 10	Supplies, Telephone, Postage & Shipping, Occupancy, Equipment Rental & Maintenance, Printing & Publications ²	\$0.00	\$0.00	\$0.00
11, 12	Travel, Conferences & Meetings ²	\$0.00	\$0.00	\$0.00
13	Interest ²	\$0.00	\$0.00	\$0.00
14	Insurance ²	\$0.00	\$0.00	\$0.00
16	Specific Assistance To Individuals ²	\$0.00	\$0.00	\$0.00
17	Depreciation ²	\$0.00	\$0.00	\$0.00
18	Other Non-Personnel ²	\$0.00	\$0.00	\$0.00
20	Capital Purchase ²	\$76,127.00	\$0.00	\$76,127.00
22	Indirect Cost ²	\$0.00	\$0.00	\$0.00
24	In-Kind Expense ²	\$0.00	\$0.00	\$0.00
25	GRAND TOTAL	\$79,367.00	\$0.00	\$79,367.00

¹ Each expense object line-item shall be defined by the Department of Finance and Administration Policy 03, *Uniform Reporting Requirements and Cost Allocation Plans for Subrecipients of Federal and State Grant Monies, Appendix A*.
(posted on the Internet at: https://www.tn.gov/content/dam/tn/finance/ocjp/Appendix_J_Policy_03_Report.xls)

² Applicable detail follows this page if line-item is funded.

GRANT BUDGET LINE-ITEM DETAIL:

AGENCY NAME: Ashland City Police Department

FUND SOURCE: VCIF

SOLICITATION IDENTIFICATION TITLE: Violent Crime Intervention Fund: Formula-based Grant

PROFESSIONAL FEE, GRANT & AWARD	AMOUNT
Professional Fees: SIM Cards for 9 LPR's	\$3,240.00
TOTAL	\$3,240.00

CAPITAL PURCHASE	AMOUNT
Capital Purchase: 9 LPR units at \$55,782.00 plus shipping, installation costs, and startup fees.	\$76,127.00
TOTAL	\$76,127.00

GRANT BUDGET				
AGENCY NAME: Ashland City Police Department				
FUND SOURCE: VCIF				
SOLICITATION IDENTIFICATION TITLE: Violent Crime Intervention Fund: Formula-based Grant				
The grant budget line-item amounts below shall be applicable only to expense incurred during the following				
Applicable Period: BEGIN: 07/01/2024 END: 06/30/2025				
POLICY 03 Object Line-item Reference	EXPENSE OBJECT LINE-ITEM CATEGORY ¹	GRANT CONTRACT	GRANTEE PARTICIPATION	TOTAL PROJECT
1, 2	Salaries, Benefits & Taxes ²	\$0.00	\$0.00	\$0.00
4, 15	Professional Fee, Grant & Award ²	\$4,812.00	\$0.00	\$4,812.00
5, 6, 7, 8, 9, 10	Supplies, Telephone, Postage & Shipping, Occupancy, Equipment Rental & Maintenance, Printing & Publications ²	\$0.00	\$0.00	\$0.00
11, 12	Travel, Conferences & Meetings ²	\$0.00	\$0.00	\$0.00
13	Interest ²	\$0.00	\$0.00	\$0.00
14	Insurance ²	\$0.00	\$0.00	\$0.00
16	Specific Assistance To Individuals ²	\$0.00	\$0.00	\$0.00
17	Depreciation ²	\$0.00	\$0.00	\$0.00
18	Other Non-Personnel ²	\$0.00	\$0.00	\$0.00
20	Capital Purchase ²	\$0.00	\$0.00	\$0.00
22	Indirect Cost ²	\$0.00	\$0.00	\$0.00
24	In-Kind Expense ²	\$0.00	\$0.00	\$0.00
25	GRAND TOTAL	\$4,812.00	\$0.00	\$4,812.00

¹ Each expense object line-item shall be defined by the Department of Finance and Administration Policy 03, *Uniform Reporting Requirements and Cost Allocation Plans for Subrecipients of Federal and State Grant Monies, Appendix A.* (posted on the Internet at: https://www.tn.gov/content/dam/tn/finance/ocjp/Appendix_J_Policy_03_Report.xls)

² Applicable detail follows this page if line-item is funded.

GRANT BUDGET LINE-ITEM DETAIL:

AGENCY NAME: Ashland City Police Department

FUND SOURCE: State VCIF

SOLICITATION IDENTIFICATION TITLE: Violent Crime Intervention Fund: Formula-based Grant

PROFESSIONAL FEE, GRANT & AWARD	AMOUNT
Professional Fees: Annual Equipment Maintenance Fee	\$1,809.00
Professional Fees: 12 months of data for 9 LPRs via SIM Cards	\$3,003.00
TOTAL	\$4,812.00