

BOARD OF MAYOR AND ALDERMEN

PUBLIC HEARING

JANUARY 9, 2023

The Board of Mayor and Aldermen (BMA) met in a Public Hearing on Monday, January 9, 2023, at 7:00 p.m. at Town Hall, 123 Boone Street, Jonesborough, TN.

The only item on the Public Hearing agenda was the rezoning of the Bill Hawk property along Old Boones Creek Road, Parcel 98.01, Washington County Tax Map 52, containing approximately 10.06 acres from R-1 (Low Density Residential) to PRD (Planned Residential District). Mayor Vest asked if there were any comments. Bill Hawk, 39 Singletree Court, Johnson City, TN, stated he was the property owner and was available to answer any questions. Mayor Vest asked if there were any further comments and there were none.

The Public Hearing was closed.

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ROBERT ANDERSON, RECORDER

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CHUCK VEST, MAYOR

BOARD OF MAYOR AND ALDERMEN

REGULAR MEETING

JANUARY 9, 2023

The Board of Mayor and Aldermen (BMA) met in Regular Session on Monday, January 9, 2023, at 7:00 p.m., at Town Hall, 123 Boone Street, Jonesborough, TN.

Mayor Chuck Vest called the meeting to order. Alderman Dickson led the group in an opening Prayer, and Ruth Verhegge led the pledge to the Flag.

Upon call of the roll those present were: Mayor Chuck Vest, Alderman Virginia Causey, Alderman Terry Countermine, Alderman Adam Dickson, and Alderman Kelly Wolfe. Also present were: Town Administrator Glenn Rosenoff, Town Recorder Robert Anderson, Operations Manager Craig Ford, and Town Attorney Jim Wheeler.

The next item was the Consent Agenda. Mayor Vest asked if there were any items that the Aldermen wished to have pulled from the Consent Agenda. There were none. Alderman Wolfe made the motion to approve the following items on the Consent Agenda, seconded by Alderman Causey, and duly passed:

1. Approve the following bills for payment:

	<u>GENERAL</u>	<u>WATER</u>	<u>SANITATION</u>
104305-104354	58,055.30		
104355-104442	121,108.57		
104443	32,199.68		
104444	27,484.72		
104445-104514	35,821.18		
104515	11,000.00		
104516-104608	176,922.69		
104609-104615	6,512.21		
104616	1,143.91		
104617-104618	6,342.60		
104619-104630	52,255.51		
104631-104634	23,204.07		
104635	<u>270,000.00</u>		
	<b>\$822,050.44</b>		
64979-65000		18,285.43	
65001-65044		432,572.68	
65045		24,323.38	
65046		62,274.47	
65047-65072		17,784.82	
65073-65121		262,081.73	
65122-65123		443.94	
65124		1,185.96	
65125		1,031.35	
65126-65132		31,883.69	
65133		1,414.25	
65034 -Void		<u>(111.00)</u>	
		<b>\$853,170.70</b>	
9844-9846			965.38
9847-9856			5,304.61
9857			1,980.26
9858			610.87
9859-9866			9,774.88
9867-9875			12,800.36
9876-9878			2,856.65
9879			<u>65.84</u>
			<b>\$34,358.85</b>

School Fund

1090-1092	1,249,051.54
1093-1094	<u>35,019.50</u>
	<b>\$1,284,071.04</b>

2. Approve the following Town Administrator Report:

Employee Hire/Promotions

12-12-22	Devon Roller – Wastewater Construction Worker I – Grade 2 Step 1
12-17-22	Lindsie Hudzina – Event Coordinator – Grade 13 Step 1
12-19-22	Luis Stonesifer – Water Worker I – Grade 2 Step 1

3. Approve the following Operations Manager Report:

**Insert Report**

4. Approve the following Supervisor Reports: McKinney Center, MBM Program Coordinator, Fire Department, Marketing and Promotions Coordinator, Event Coordinator, Solid Waste and Recycling, Animal Control, Street Department, Police Department, Building Inspector, Director of Tourism and Main Street, Senior Center, and Visitor Center and Facilities Rental Manager.
5. Acknowledgement of the Debt Obligation Report CT-0253 related to the General Obligation Bond Anticipation Note Extension Note, Series 2022A in the aggregate principal amount of not to exceed \$32,750,000 (Renew and Extend Series 2021 and Series 2022 BANs).

The next item on the agenda was the approval of the Financial Report. Mayor Vest asked the Aldermen if they had any questions or comments. Alderman Wolfe asked Town Recorder Robert Anderson if he was satisfied with the financial progress and catch up to-date. Robert Anderson replied yes. Alderman Wolfe made the motion, seconded by Alderman Dickson and duly passed, to approve the Financial Report as presented.

Communications from the Mayor was the next item on the agenda. Mayor Vest said he was recommending the appointment of Walter Buford to the Recreation Advisory Committee as the Mayor's Designee (Co-Term) to fill a vacancy due to a resignation. Mayor Vest asked the Aldermen if they had any questions. There being none, Alderman Dickson made the motion to appoint Walter Buford to the Recreation Advisory Committee, seconded by Alderman Wolfe and duly passed.

Mayor Vest said the Town had an outstanding Christmas Holiday season and was very pleased with all the holiday events and decorations. Mayor Vest commented that he is pleased with the progress of the work on the Lincoln Park Project.

Mayor Vest said on the water crises the Town experienced the biggest thing that came out of that for him was our leadership here in Jonesborough, acting very quickly and made great decisions to allow the water system to get up and running in a very quickly manner and thanked the staff for responding the way they did. Mayor Vest expressed his appreciation to the community for being supportive and understanding in such a stressful time.

Mayor Vest read and presented a Proclamation to Darrell Carter, representative of the MLK Planning Committee, establishing Dr. Martin Luther King, Jr. Day of Service in the Town of Jonesborough. Darrel Carter said on behalf of the Planning Committee we are grateful for this recognition. Mr. Carter said this is an important time for us to engage one another and everybody deserves dignity and respect. Mr. Carter said remember the legacy of not only a great man but a great American and all that he stood for as we all deal with our own troubles and struggles here in 2020's; and we can learn a little bit from Dr. King in treating people with dignity and respect.

## **INSERT PROCLAMATION**

Mayor Vest asked Allen Weems to come forward to accept the Employee of the Month Award. Mayor Vest asked Mary Regen, Senior Center Director, to read the following nomination letter:

*I would like to nominate Allen Weems, Program Director for the Senior Center, for Employee of the Month. Allen is responsible for all the planning and implementing of senior center trips, activities and programs. That means planning an average of 100 trips a year and 14 activities, classes and programs daily. He is very detail-oriented person and does an excellent job of arranging all of the aspects of our trips, arranging speakers and instructors. He is mindful of members' financial situations and interests and works to offer classes, trips and programs that are varied. As the senior center continues to grow, the needs of our members are ever changing and his creativity and organizational skills make him the right person for this position. Allen is not only creative and detail oriented, he is also very conscious of cost. He works hard to find the best rates to make the trips affordable for our members. Allen also pays attention to the resources of the senior center's special projects account; this is the money that the center fundraises for with the help of our Senior Center Advisory Board. This funding enables the senior center to offset class cost to make them more affordable to our members, and help seniors in need. Which is very important to Allen as he worked as our Options Counselor and managed services for homebound seniors, on his case load. Allen worked diligently on promoting our annual Health Fair we hosted in May. Our vendor participation was the highest we have had in 10 years of hosting this event. We raised \$3,925, which is \$1,000 more than has ever been raised and this money paid for our Volunteer Appreciation luncheon in June. I attribute much of that to Allen's hard work in reaching out and securing so many vendors to participate in our Health Fair. In July, Allen organized our new monthly trivia challenge. Trivia is a proven beneficial brain health activity and it has been the goal of the senior center to host this event.*

*Allen secured monthly business sponsors to cover the cost of the trivia host, with no cost to the senior center. Allen most recently worked on our annual Fall Craft Show and was responsible for coordinating with vendors, securing payment and organizing the set up. The event raised \$1,817 for the senior center and some of that was used to host our Veterans Day Appreciation Luncheon on November 10<sup>th</sup>. Not only is Allen great with our senior center members, he is also a team player, who encourages his fellow coworkers and is the funny guy in our office. He is the one who keeps everyone laughing and having a good time. I would like to nominate Allen Weems for Employee of the Month. Submitted by: Mary Regen, Senior Center Director.*

Mayor Vest asked Allen Weems if he had any comment. Allen Weems thanked Mary Regen for the nomination, and the Senior Center staff and his family for their support.

Mayor Vest said he has been in discussions with the Town Administrator in regard to establishing an Aldermen liaison in which Aldermen can share their different areas of their expertise, such as quality of life projects, working with employees, and infrastructure improvements with the other Board members at BMA meetings.

Alderman Communications was the next item on the agenda. Mayor Vest asked the Aldermen if they had comments. Alderman Wolfe said we have just come through what he calls a formative experience in the Town of Jonesborough and you hope that you don't have to have too many of those; but sometimes you get more of them than you want. Alderman Wolfe said this was probably a little more than the Town wanted over Christmas. Alderman Wolfe said that the water issues the town grappled with back in December turned out to be a formative experience for the Town of Jonesborough. Alderman Wolfe said as bad as it was, there were a lot of heroes involved in this experience and he was just in awe of the dedication and in all of the heart present during this, and that comes from the community, people who walked the roads looking for leaks with our Town staff that came from the Street Crew to Wastewater Crew to Parks and Recreation, and our Water Crew there wasn't a separate department, we were all in together. Alderman Wolfe said that is what you get when you care, and you have leadership and it was all a team effort. Alderman Wolfe said that there is not a member of our Board that doesn't realize the gravity of the situation and is not committed to fixing it. Alderman Wolfe said we have had plans for a new water plant for well over a year and the need for that came into focus. He said that tells you just how important a priority this is for the Town and for the BMA and for the employees of the Water Department; and this little episode serves to put an exclamation point on the end of that sentence. Alderman Wolfe said the Town will band together to solve the problem in hopes nothing of this magnitude happens again. Alderman Wolfe said you have got a determined Board and absolutely dedicated and heroic staff that will get this done; and we ask that you just be patient with us. Alderman Wolfe said we are not perfect, but we do care, and we are proud of the effort put forth. He said we know that it is imperative that the situation be addressed, and rest assured we are going to prioritize the things already underway and try to accelerate them a little bit more to alleviate the potential for something like this happening again.

Mayor Wolfe expressed his thanks to our Washington County partners with their help and assistance during the water crises. Mayor Vest said the Sheriff's Department brought some inmates with to help look for leaks and that helped give us a good jump start, and the Volunteer Fire Departments assisted in handing out water to our customers at different locations throughout our water system areas.

Alderman Countermine reiterated the comments of Alderman Wolfe and Mayor Vest and very grateful because it shows the community we live in.

Citizens Comments was the next item on the Agenda. Mayor Vest asked if there were any citizens present that would like to comment at this time. Ruth Verhegge, 601 West Main Street, Jonesborough, TN. Ruth Verhegge said she wanted to say basically what Alderman Wolfe stated in his comments. Ms. Verhegge said in speaking with Mayor Vest, she would very much like to see the Town do a reception or something to recognize and honor those who did the work to put our waterlines back together. Ms. Verhegge said she feels it would give other citizens the opportunity to come and thank those people. Ms. Verhegge said she is just amazed at what was accomplished, and she thinks there are other citizens that would very much like to come and say thank you to those who worked all night long in that zero degree. Mayor Vest thanked Ruth Verhegge for her comments.

Town Attorney Comments was the next item on the agenda. Mayor Vest asked Town Attorney Jim Wheeler if he had any comments. Jim Wheeler said we are going back to court on the Beals' matter on Tuesday, January 17, 2023. Jim Wheeler said he would like to add that in his County role he recently had the opportunity to meet some of the people that were involved in the water issues before they presented their report to the Washington County Public Safety Committee. Jim Wheeler said one of the things that struck him is one of the gentlemen that deals with emergencies across the region and he talked about he didn't recall a time he had ever seen people that were the "boots on the ground" folks deal with the problems that ours had to deal with in regard to the cold and ditches with the water with the attitude that they had. Mr. Wheeler said he talked about how everybody just helped each other out, weren't grouchy and just took care of one another and he was just amazed. Attorney Wheeler said he wanted to pass that information on to the BMA and Town staff.

The first item under Old Business was second and final reading of an Ordinance rezoning certain property (Bill Hawk property) along Old Boones Creek Road, Parcel 98.01, Washington County Tax Map 52, containing approximately 10.06 acres from R-1 (Low Density Residential) to PRD (Planned Residential District). Mayor Vest asked the Aldermen if they had questions or comments. There being none, Alderman Countermine made the motion to approve on second and final reading the Ordinance rezoning certain property along Old Boones Creek Road, Parcel 98.01, Washington County Tax Map 52, containing approximately 10.06 acres from R-1 (Low Density Residential) to PRD (Planned Residential District). The motion was seconded by Alderman Wolfe and duly passed.

## **INSERT ORDINANCE**

The next item on the agenda was the placement of the downtown camera at the end of the knee-wall at the park area at the corner of East Main and Fox streets. There is a quasit box at the back of the sidewalk with power and fiber optic both being available. BrightRidge is proposed to put a 100-amp meter base, power disconnect, and a bank of four receptacles behind the knee-wall to prevent them from being seen at the street; and BrightRidge is also proposing to set 20-foot decorative black pole at the corner of the back curb and the end of the knee-wall, and the Town would own the pole once it is installed. The cost of the pole and installation from BrightRidge is \$3,800 and the cost of Herman Archer, contract electrician, for materials and labor for the power connection is estimated to be around \$1,200, with a total proposed cost of \$5,000. Mayor Vest asked the Aldermen if they had any questions or comments. Alderman Causey asked about the funds for this project. Town Administrator Glenn Rosenoff said he and Town Recorder Robert Anderson would review the funding and report the information back to the Board. Mayor Vest asked if there were any further comments. There being none, Alderman Wolfe made the motion to approve the installation of the downtown webcam at a cost not to exceed \$5,000 as presented. Alderman Dickson seconded the motion and it was duly passed.

The first item under new business was approval of two Town Special Events: (1) The St. Paddy's Day celebration will be held on Friday and Saturday, March 17-18, 2023; and (2) Brews and Tunes – 2023 Season to be held each Sunday beginning June 4<sup>th</sup> – September 24 (with the exclusion of July 2<sup>nd</sup>) from 4:00 pm to 7:00 pm at the Storytelling Center's front plaza, and also including the annual fundraiser for Brews and Tunes called Brews and Boos, to be held in Jimmy Neil Smith Park for either October 13<sup>th</sup> or October 28<sup>th</sup>. Mayor Vest asked the Aldermen if they had comments or questions. There being none, Alderman Wolfe made the motion to approve the St. Paddy's Day Celebration for Friday and Saturday, March 17-18, 2023, subject to the Town Attorney's review; and (2) Brews and Tunes – 2023 Season to be held each Sunday beginning June 4<sup>th</sup> – September 24 (with the exclusion of July 2<sup>nd</sup>) from 4:00 pm to 7:00 pm at the Storytelling Center's front plaza, and also including the annual fundraiser for Brews and Tunes called Brews and Boos, to be held in Jimmy Neil Smith Park for either October 13<sup>th</sup> or October 28<sup>th</sup>, as presented. Aldermen Causey seconded the motion and it was duly passed.

The next item on the agenda was approval of a Resolution adopting New Fire Line Tap Fees and Services for the Water Distribution System. Mayor Vest asked the Aldermen if they had comments or questions. There being none, Alderman Dickson made the motion to approve the Resolution adopting New Fire Line Tap Fees and Services for the Water Distribution System as presented, seconded by Alderman Countermine and duly passed.

## **INSERT RESOLUTION**

The next item on the agenda was approval of a Public Safety Training Facility at the unused portion of the Recreation building to be renovated at the department's expense for an amount not to exceed \$50,000. Mayor Vest asked the Aldermen if they had comments or questions. There being none, Alderman Wolfe made the motion, seconded by Alderman Causey, to approve the renovation of the unused portion of the Recreation as a Public Safety Training Facility with an amount not to exceed \$50,000. The motion was duly passed.

The next item on the agenda was approval for the Police Department to apply for a Violent Crime Intervention Fund grant, funded by State of Tennessee with the Police Department slated to receive \$93,000 as their appropriation for a total of three years. Operations Manager Craig Ford said there is no match required of the grant and it is to implement evidence-based programs, technology, and strategies that will reduce violent crime in communities. The Police Department is requesting to hire an Investigator with these funds to specialize in violent crime and assault cases. After discussion by the Board members, Mayor Vest called for a motion. Alderman Wolfe made the motion to approve the Police Department filing the Violent Crime Intervention Fund grant with the stipulation of receiving approval from the BMA prior to accepting the grant award.

The next item on the agenda was approval of the change order for GRC Construction – Jackson Theatre Project. Mayor Vest said the change order is extending the completion from September 13, 2022 to September 29, 2023, due to significant delays in receiving materials ordered and concrete work. Mayor Vest asked the Aldermen if they had any comments, and there being none called for a motion. Alderman Dickson made the motion to approve the Change Order from GRC for their request to extend the substantial completion date of Change Order 006A (381) days from September 13, 2022 to September 29, 2023 for the Jackson Theatre Project, and authorize the Mayor to sign the AIA Form from ClarkNexsen and to send all documents to USDA for approval. Alderman Countermine seconded the motion and it was duly passed.

The next item on the agenda was the approval of a one-time exemption to the comp time for exempt employees due to the water loss event. The recommendation would be to allow the same 90-day exemption for employees in danger of losing vacation time to apply to those exempt employees who accumulated more than 100 hours of compensatory time during the water loss event. The time will be monitored by the Operations Manager and/or the Town Administrator and any residual hours above the vacation or compensatory time policy would be lost after the 90-day period. Mayor Vest asked the Aldermen if they had questions or comments. Alderman Causey said she would like to see a list of all employees and their time. Alderman Wolfe said this was an excellent and made the motion to approve the one-time extension of comp time for exempt employees as presented. Alderman Countermine seconded the motion and it was duly passed.

The next item on the agenda was approval of the agreement for the 2023 Music on the Square Season. Mayor Vest said we had a great season last year, and Sam



Love is doing a great job lining up great groups with diverse music. Alderman Dickson said it has been a very great event, a very healthy and community building event down throughout the years. Alderman Dickson said he wanted to say publicly that this past year he has been very pleasantly surprised with the line-up, the attendance, and the energy behind Music-On-The-Square. Alderman Dickson said he just hopes that continues and just very proud of the leadership behind this event. Alderman Wolfe stated that Sam Love is doing a very good job. Alderman Dickson made the motion to approve the 2023 Agreement with Sam Love for Music on the Square. Alderman Countermine seconded the motion and it was duly passed.

The next item on the agenda was approval of a proposal for the design services for the Agricultural Learning Center with ClarkNexsen Architects. The new facility will consist of an indoor/outdoor classroom, a small office, potting shed, small commercial kitchen, walk-in cooler, storage room, greenhouse, and restrooms. Mayor Vest said this is for the K-8 School Project and will be a great addition for the school. Mayor Vest asked the Aldermen if they had questions or comments. There being none, Alderman Wolfe made the motion to approve the proposal from ClarkNexsen Architects to provide the conceptual design plans for the Agricultural Learning Center with a not to exceed amount of \$12,000, as presented.

**INSERT PROPOSAL**

There being no further business the meeting was duly adjourned.

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ROBERT ANDERSON, RECORDER

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CHUCK VEST, MAYOR