

BOARD OF MAYOR AND ALDERMEN

WORK SESSION

NOVEMBER 25, 2025

The Board of Mayor and Aldermen (BMA) met in a Work Session on Tuesday, November 25, 2025, at 6:00 p.m., at the Jonesborough Visitors Center, 117 Boone Street, Jonesborough, TN.

Mayor Kelly Wolfe called the work session to order. Mayor Wolfe led the group in opening Prayer and Alderman Jenkins led the pledge to the Flag.

Upon call of the roll those present were: Mayor Kelly Wolfe, Alderman Terry Countermine, Alderman Adam Dickson, and Alderman Zac Jenkins. Absent: Alderman Virginia Causey. Also present were: Town Administrator Glenn Rosenoff, Town Recorder Janet Jennings, Town Attorney Jim Wheeler and Matthew Musgrove from the Law Offices of James R. Wheeler.

The purpose of the Work Session was for discussion on an Ordinance to Amend Title 2 of the Jonesborough Municipal Code regulating Alcoholic Beverages and Hemp Derived Cannabinoid Products and Amending Title 11 of the Municipal Code to Establish a Hemp Derived Cannabinoid Manufactory and Retail Store Overlay District.

Mayor Wolfe said this learning session, and as a regulatory body, the BMA has a burden to be concerned about the health and welfare and safety of the citizens of Jonesborough. Mayor Wolfe said we are not here to be punitive, put anybody out of business, and not to say if you are in business today, you are no longer going to be in business. He said the thoughtfulness of the BMA comes from the understanding the new classifications of hemp and cannabis, along with narrowing the definitions of manufacturing and what can be sold based on the type of business. Mayor Wolfe said it was important to speak to state officials to create an ordinance that complies with regulations established on the assorted CBD-THC products.

Matthew Musgrove provided an update on Federal and State legislation in place and pending. Discussion took place about zoning and the "grandfathering in" of current businesses already in operation.

Mayor Wolfe asked D.W. Cooper, owner of East Tennessee Hemp Company, if he had any comments. D.W. Cooper provided very informative information regarding the industry, its challenges, and stated concerns about HDC products that are not currently well regulated at the state level. He did express thanks that the BMA was looking into the industry and how to address it within the town limits.

Richie Hayward and Robin Harpe, members of the Jonesborough Planning Commission, inquired about what would define manufacturing and if a business closes could a new owner use the same store building.

David Tomita, Commissioner for Tennessee's Alcoholic Beverage Commission (ABC), addressed the BMA. Mr. Tomita said while there wasn't anything preventing the BMA from creating local legislation, it may not be able to withstand being challenged based on the lack of solidified regulations from the state.

Mr. Tomita said the licensing from Department of Agriculture expires on June 30, 2026; and beginning July 1, 2026 a license will need to be obtained from ABC. Mr. Tomita said local government should be able to put legislation in place, but needs to be ready to amend any legislation based on future state changes. He said there are other products being sold that should be considered.

Mr. Tomita said the state is moving products into a three-tier system, like alcohol, so the purchaser has confidence in what they are purchasing. Mr. Tomita said there is a

constant education process, and as new products are developed they will be addressed. He said any local legislation can be run by the State Attorney General.

Town Attorney Jim Wheeler clarified that the Town's proposed ordinance for THC/CBD products only focuses on the area businesses can be in and/or located to rather than the actual regulations of the products themselves. Mr. Wheeler said if the Town uses a broader definition of hemp products and apply it in zoning, they can still be licensed; but if they are within that broader definition, they have to go to a location that the Town has authorized. Mr. Wheeler said just regulating and licensing of something has nothing to do necessarily with where it is going to locate.

Mayor Wolfe said the action items following this work session need to be for Town Attorney Wheeler to discuss legal matters with the ABC attorneys and to clarify definitions to diminish future issues when regulations are in place. Mayor Wolfe said we need to try to make our definitions and scope of use and/or manufacturing and growing broad enough to try to be inclusive of any situation, and that may be a challenge.

With there being no further discussion, Mayor Wolfe adjourned the meeting at 7:16 p.m.

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JANET JENNINGS, RECORDER

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KELLY WOLFE, MAYOR