

## BOARD OF MAYOR AND ALDERMEN

### PUBLIC MEETING

FEBRUARY 10, 2020

The Board of Mayor and Aldermen (BMA) met in a Public Meeting on Monday, February 10, 2020, at 7:00 p.m., at Town Hall, 123 Boone Street, Jonesborough, TN. The purpose of the meeting was to give the citizens of Jonesborough, Tennessee, and the surrounding community the opportunity to become acquainted with the proposed USDA financing for the construction of a replacement elementary/middle school in Jonesborough. The Town of Jonesborough is applying for project financing through the USDA Community Facilities Program. Mayor Vest said Town Administrator Bob Browning will discuss this program and if any citizen has questions about the program, the Board will take them. He said minutes are being taken during this process.

Mr. Browning said this is a process that is required by Rural Development (RD) (USDA) as part of the loan application. He said RD asks that the Town send to RD a sign-in sheet, and if someone in the audience hasn't signed the sheet, we would appreciate your doing so. Mr. Browning said a lot of people are fairly tuned-in to what the Town is trying to do as far as a new Jonesborough K-8 School is concerned. Mr. Browning explained that the Town of Jonesborough for a number of different reasons looked into what it could do as a way to facilitate a solution to problems in reaching a decision on what to do with the two existing K-8 schools. He said the main reason for doing that was because of citizens and students who are in the Town city limits and concern about the quality of education; it is not something that relates to teachers because they are doing a great job and have won awards. Mr. Browning said this is more in terms of modern education and what kinds of technology are available and the fact that there are currently serious limitations associated with that. He said students play ball and other things at Town facilities at Persimmon Ridge, and with the new K-8 facility, they will have the same opportunities that other students in the county have, and it is also a big issue for the Town in terms of economic impact. He said if you are a bedroom community and have what we consider a pretty good quality of life, one of the major issues for the Town in establishing ourselves as a great place to live is the negative perception of a quality education in the schools in Jonesborough. Mr. Browning said that is largely because of the condition and age of the schools; driving by and looking at those facilities, the average person, especially a young family with children, is impacted by their perception of the quality of the Jonesborough schools especially when compared to other schools in the County. He said we know we are negatively impacted by the perception of the schools, and it is not the quality of the education but the perception of the people who are making decisions about where they live. Mr. Browning said the Town has had contractors tell us that they don't build homes in Jonesborough because people want to live in another school district. He said the Town of Jonesborough and the Board of Mayor and Aldermen have supported the pursuit of an opportunity to develop a school in a more creative way. He said it starts with a lease agreement between the Town and the Washington County Commission. Mr. Browning said there is also an inter-local agreement that we have with the County Commission and the Washington County School Board in which the Town in cooperation with these other entities would design and develop a new K-8 school. He said in regards to the proposed location of the new school, the Town went through an assessment of locations to come up with what was deemed the best property available which is on North Cherokee Street beyond the Justice Center. He said we have an option on 48 acres; we looked at a number of different criteria in terms of where utilities were located, how far from an arterial street, the condition of the land because you can spend a lot of money moving rock and pushing dirt around to the point that you have to develop some very expensive retaining walls and things like that. Mr. Browning said we looked at three or four different sites and ended up with a site that we are very confident will save a lot of money in site development alone. He said you want to be in a situation of where you have a lot of cut and fill, especially in East Tennessee, but your building needs to be on the cut side, not the fill side. Mr. Browning said an assessment has

been performed by engineers to examine the site and determine the constructability of the facilities on it. He said there needed to be enough land available to build athletic facilities and other kinds of facilities that are associated with a good school program. He said the property includes 48 acres which is probably twice the amount of land that is available with current schools. Mr. Browning said with the kind of money that the County was talking about investing in the renovation of the Jonesborough schools that might last another 15 years, the BMA felt like that was not money well-spent in terms of what the children in Jonesborough deserve for one thing and what is in the best interest of the Town long-term. He said with that said, we have made a decision about the financing of the school; we also determined early on before we had any public conversation with anybody including the County, that we needed a financial consultant, so we hired Raymond James and Associates and in particular Rick Dulaney who has worked with the Town for many years. He said we had discussions with the Raymond James firm about the best way to finance this project, and they recommended that we work with Rural Development (USDA) for financing which we were inclined to do anyway. Mr. Browning said one of the first things he did when the issue of a lease came up was to communicate with Rural Development and engage in discussions of what they were willing to fund. He said RD does fund schools, although not very often, but they want to do more. Mr. Browning said RD indicated that they would be glad to work with the Town on the loan. He said there are primarily two options when looking at financing; the first is traditional bonds which is what the County typically has done as with the Boones Creek School. Mr. Browning said on a traditional bond, you borrow the money on the front-end. He said you project costs but you have to borrow the entire amount of money on the front-end and pay interest on that amount from the beginning. He said you are projecting costs for a very big project, so if you misfire and have to have more money, then you have to go back and pass another bond in order to actually pay for the project and the interest rate is determined when the bonds are issued. Mr. Browning said the second option is a loan through Rural Development where the interest rate is fixed. Mr. Browning said RD's interest rate is currently 2.75%. He said when we started the project, the rate was 3%; RD also goes up to a 38-year term instead of 20 years which is typical of a more traditional bond. Mr. Browning said in this particular situation we felt that RD would provide the flexibility of a longer term which would mean the annual payment would be less. He said you end up paying interest over a longer period of time, but at the same time you are providing a little more flexibility cash flow wise because you are paying less of a payment on an annual basis. He said that we felt like that would be really helpful to the County knowing that Johnson City would probably have a negative reaction to the concept. Mr. Browning said there has been information in the paper about the County working out an agreement with Johnson City based on \$500,000 a year. He said that money from the way the Town looks at it was money that was set aside for Jonesborough school improvements, but at the same time the payment is coming out of the County's Capital Improvement Fund as is the payment on the K-8 school lease. He said the County had set aside around ten million dollars to invest in improvements in the Jonesborough schools. Mr. Browning said going to a longer term on the new school loan gives the County more flexibility in terms of the annual lease payment and more flexibility to work out an agreement with Johnson City as well. Mr. Browning said the loan with RD has a fixed interest rate and that rate is fixed once the Town's application is approved; that rate is fixed regardless of the term, which is not the case with a traditional bond. He said the County is ultimately going to determine the length of the term of the RD loan. He said we are assuming the term will be something like 30 years, and if it is a 30-year note at 2.75%, we would not be able to get that on the open market. Mr. Browning said once RD approves the application, the long-term interest rate is fixed for the entire project which is a pretty important component to the project because we have a lot more control over the financial aspects using RD. He said another thing is that RD's loan is issued at the end of the project so the total amount authorized by the County of \$32,750,000 will be finalized at the end of the project. Mr. Browning said anything related to financing the project comes together and is incorporated into that loan that is signed by the Board of Mayor and Aldermen at the end of the project. He said there are numerous conveniences and long-term advantages with Rural Development so that is how the Board has decided to proceed. He said this Public Meeting is part of the RD process, and the Town has to complete an application that is fairly complicated but at the same

time once that application is approved, the funds will be in place and the interest rate will be fixed. Mr. Browning said whatever time it takes to build the school, that rate does not change.

Mr. Browning said with regard to the school project interim financing, the way Rural Development operates is that we cannot obtain interim financing until the construction drawings are essentially complete and RD authorizes interim financing. He said we are expecting a six to nine months process on design, and in the meantime, the Town is incurring costs; the agreement with Washington County is for them to reimburse the Town for those costs up to the point that the Town obtains interim financing, and then the County gets reimbursed for those costs from the interim financing. He said it all comes out of the project costs of \$32,750,000. Mr. Browning added that according to Raymond James, the loan rate for interim financing right now is just over 1%. Mr. Browning said from the standpoint of the timing of the project, he does not think we could be at a better time to get the lowest interest rates possible.

Mayor Vest said he would take questions from the audience in a moment, but he wanted to tie up what Mr. Browning has said. Mayor Vest said this is about building a school but also about building park facilities for the Town as well as other reasons the Town wanted to get involved in this project. He said the Town has been over-using our park facilities for a long time, and the park facilities are for the children of Jonesborough but in actuality the County is the primary user of our parks. He said so we had a reason to expand the park facilities and that led to the combination of the school and parks. Mayor Vest said Jonesborough is a very attractive place, and he hears it every day about people who are looking to move to this area, and they are coming from Johnson City and from all over. He said they are looking at Jonesborough, and we need to make sure we have homes for them and a great school for the children. He said he was looking through the building permit numbers in Jonesborough which exploded last year, so he thinks this project is timely. Mayor Vest said in the last six months the Town had 184 building permits which is a tremendous increase over the year before which was 289 for the entire year. He said we have not seen those numbers before, but when you have such a good product, you are going to have people wanting to live here and that is important for the Town's future. He said it keeps our taxes low, too, when people move to Jonesborough and they pay property taxes and they shop at our restaurants and grocery stores. Mayor Vest said just in January we had 23 building permits versus seven in January, 2019, so there is a little bit of urgency in making sure our educational facilities keep up with the demand of what our residents want. He said we are going to have a nice park facility and a brand-new school to enjoy for years to come. Mayor Vest said if anyone had questions, to come forward and state your name and address.

Gary Degner, 61 New Halifax, Jonesborough, asked after the new schools are completed, what is being planned for the existing facilities. Mr. Degner said he did not want to see them just sitting there and used for storage facilities. Mayor Vest said those facilities will belong to the Washington County School Board and the County, and that will be left up to them. He said in the inter-local agreement it is agreed upon that the County will sell part of those properties for possible commercial use, especially the land that fronts 11-E. Mayor Vest said the County would probably use part of those facilities for an alternative type school or a trade skill school for students. He said that is going to be left up to the School Board, and if they do sell any of the facilities, that revenue will be used to buy furnishings for the new school or any other capital needs they may have. Mayor Vest asked Attorney Jim Wheeler if that was correct. Attorney Wheeler replied that it was. He said there will be other capital funds available for furnishings at the new school, and those properties won't be sold until after the new school is occupied. Attorney Wheeler said the new school furnishings will be purchased with other capital monies; but if the buildings or frontage properties sell, the proceeds will go into the school board's capital needs fund. Bob Browning said it is specific in the agreement that the County will sell the middle school property and the property along 11-E in front of the round elementary school. He said he is not sure whether or not the County has a plan at this point for the round school, but other properties along 11-E will be sold with the money going back into the School Board's capital fund and be used basically however the school board decides. Mayor Vest said one exciting thing about that is as part of the agreement the great football field and track at the current Middle School

could be taken over by the Town; he foresees a really nice park being developed there, better than what it is there now. Mr. Browning said the 11-E frontage is the best retail location in Jonesborough and the County is aware of that. He said he feels the Town has done what it can to facilitate something good happening at that location. Mayor Vest asked if there were any further comments or questions. There were none.

Mayor Vest adjourned the Public Meeting.

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ABBEY MILLER, RECORDER

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CHUCK VEST, MAYOR

BOARD OF MAYOR AND ALDERMEN

PUBLIC HEARING

FEBRUARY 10, 2020

The Board of Mayor and Aldermen (BMA) met in a Public Hearing on Monday, February 10, 2020, at 7:00 p.m. at Town Hall, 123 Boone Street, Jonesborough, TN.

The first item on the Public Hearing agenda was an Ordinance annexing property located at 115 Stage Road. There were no comments.

The next item on the Public Hearing agenda was a Resolution authorizing a \$32,750,000 loan for the Jonesborough K-8 School Project. There were no comments.

The Public Hearing was closed.

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ABBEY MILLER, RECORDER

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CHUCK VEST, MAYOR

BOARD OF MAYOR AND ALDERMEN

REGULAR MEETING

FEBRUARY 10, 2020

The Board of Mayor and Aldermen (BMA) met in Regular Session on Monday, February 10, 2020, at 7:00 p.m., at Town Hall, 123 Boone Street, Jonesborough, TN.

Mayor Chuck Vest called the meeting to order. Alderman Adam 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 Stephen Callahan, Alderman Virginia Causey, Alderman Terry Countermine, and Alderman Adam Dickson. Also present were: Town Administrator Bob Browning, Town Recorder Abbey Miller, 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. Alderman

Causey requested that Consent Item 7-a regarding the Fleet Maintenance Supervisor position be removed due to the applicant declining the position and she asked that the Consent item related to the Boone Street Market Special Occasion permit request for the 2020 season be pulled for discussion. Alderman Dickson requested that the Consent item related to the Saint Paddy's Day – TN Hills Distillery Special Occasion Permit application be pulled for discussion. Mayor Vest asked the Aldermen if there were any further Consent Agenda items that needed to be pulled for discussion. There being none, Alderman Countermine made the motion, seconded by Alderman Callahan, and duly passed to approve the following items on the Consent Agenda:

1. The January 13, 2020, BMA meeting minutes were deferred until the March 9, 2020, Regular meeting.
2. Approve the following bills for payment:

<u>VENDOR</u>	<u>GENERAL</u>	<u>WATER</u>	<u>SANITATION</u>
94937AP	900.00		
94938-95078 AP	157,589.93		
95079-95114 AP	44,088.41		
95115-95134 AP	52,894.04		
95135-95143 AP	6,654.58		
95144-95160 AP	11,912.99		
95161-95185 AP	11,988.10		
95186-95188 AP	3,920.18		
95189-95191 AP	432.30		
	<b>290,380.53</b>		
60257-60354 AP		174,039.22	
60355-60363 AP		17,050.84	
60364-60369 AP		67,910.24	
60370-60372 AP		1,033.88	
60373-60376 AP		7,528.31	
60377-60386 AP		3,411.82	
60387-60389 AP		1887.13	
		<b>272,861.44</b>	
8608-8632 AP			18,610.90
8633-8636 AP			6,262.98
8637 AP			991.25
8638 AP			190.00
8639 AP			190.89
			<b>26,246.02</b>

3. Approve the following Town Administrator report:

**Wastewater**

Construction projects have been slow because of the constant inclement weather. The ground is saturated, and we see increases in I&I and overflows with major storm events. We had 5 pump stations overflow with the recent very heavy rains. The treatment plant is holding its own with the heavy flows which is good. The diesel pump system we installed in association with the influent station has worked great and prevented overflows of the influent pump station which is a major issue. Up top, we are using the old Schreiber basins to help handle the heavy flows into the plant, and they have been helpful as well.

I&I – Wastewater has been doing as much camera work as possible to reduce infiltration/info. Staff found a problem with the Persimmon Ridge Pump Station that was allowing about 70,000 gallons per day of I&I into the station. That has been corrected. They know there is another break between the old wet well at Persimmon Ridge and the new station, and they will camera lines to find the problem. They repaired an I&I problem on S. Washington Drive. We have some

pump stations to work on, and they will be a priority. Also, there are a bunch of small repairs like clean outs. The construction crew will put in the sewer at the new park when the weather clears enough, and they have to take a line up to the new church up West Hills Drive off Jackson Blvd. They are also going to take the sewer line up the hill to Skyline Drive along S. Cherokee which will be needed to serve the new school. Other than the West Hills Drive sewer line, the construction crew is caught up with extensions.

### **Water**

At the Treatment Plant, preventative maintenance is being undertaken on a high service pump at the plant that needs new bearings and impellers checked, and that should be reactivated today. We are working on the pumps when demand is low, and we are repairing a motor on one of the pumps at the Rock House Road pump station. We still intend to bring back a proposal to put a Solar Bee mixing unit in at the large Persimmon Ridge Reservoir, to reduce by-product build-up, but we need to get power to the tank first.

### **Transportation**

Smith Lane – We are still working on the engineering submitted for the traffic signal.

Shell Road – It will be a while before we can get the Street crew over to Shell Road to widen it.

Note: We have had the Street Crew working on some stormwater concerns, and we are trying to get them down asap to Payne Road and College Street to implement that public/private stormwater damage reduction project the B M A has approved.

Recently, with all the rain we have been having, Malcolm and Glen have been frequently going to Reece Estates, McCoy Circle, and other locations to see if culverts and grates are open and functioning, and detention ponds are operating properly. The Four Oaks detention pond has worked great and the grate in front of Ms. Johnson's driveway in Reece Estates has remained clear. She knows our staff is monitoring the situation, and she has not had any water problems as far as we know.

Striping – We have quite a bit of striping to do, and Craig Ford has received a quote on individual projects we need to implement soon. One is striping down E. Main St. around the curve to keep cars in their lanes, another is a Franklin Ave. and E. Main St. with a cross bar/stop sign, and we need a crosswalk across W. Main St. from Barkley Creek Park associated with the walkway.

New Hope Road – I will try to move forward with some planning on how we can improve safety in this area of Jackson Blvd., but I do not see us being part of implementation this calendar year.

### **Grants**

LPRF Grant – Staff has been working as weather allows on the development of our Community Park behind the Senior Center. Utilities are being installed, and we are trying to construct all of the foundations and surfaces for the buildings and active areas with pickleball, bocce ball, etc. We did receive approval on our six-month extension which means we need to complete the project by the end of August. We have plant material coming in early March and we are hoping the weather will clear up enough so we can build walkways and add top soil that will allow us to plant large areas of the park this spring.

CDBG Façade Grant – We are getting some pricing for GRC Contracting to undertake some work on the front wall of the Jackson Theatre so the marquee can be installed. There is some steel work to be done that would be hard for us to do but is not currently in GRC's contract.

Jackson Theatre – Weather is a big factor now, but GRC is working on the addition pouring walls and the 2.5 ft thick floor slab. Our crew has stubbed out within the slab for utilities.

### **Dog Park**

We have a grading plan implementation for fencing walkways, and pavilion locations, but the weather has prevented us from implementing any of it.

### **School Project**

We continue to work on the Rural Development application. The Financial Feasibility Report is being reviewed by RD as well as the Environmental Report. We have to add some sections to the Preliminary Architectural Report that provide justification for the Town to undertake the project through Construction Management and with a Construction Advisor. We have had the leases reviewed by Rural Department's office of General Counsel and Jim Wheeler is making a few minor "tweaks" clarifying language. At this point we do not see the changes causing any concern. We know what contract agreements we need to use with the Rural Development loan, and Jim Wheeler has been counsel and Bob Kahn reviewing the contract language.

We continue to have planning meetings with various people that help clarify the layout of the school building and grounds. I will try to provide an update as soon as possible.

### **Community Meetings**

I have continued preparing agenda presentations for the BMA meetings, the Planning Commission, Tree & Townscape Board, Traffic Advisory Committee, JRT Board of Directors, and minutes for most.

#### 4. Approve the following Operations Manager report:

For the month of January, we continued work on the Stage Door with the inmate crew. The "rough-in" plumbing is complete. We are ninety percent complete with the installation of the drywall. I have participated in numerous meetings with individuals at Ken Ross Architects regarding changes to the building.

The biggest change is to the HVAC system. The original design had the two indoor units located in the second floor of the JRT. This would not work as there is not adequate headroom to run the duct work from the JRT into the Stage Door.

I requested moving the units to the attic space on the second floor of the Stage Door. The plan is a good plan, but we are having to work through the details of getting the ductwork to the first floor on one of the units. We are close to completing a plan for this.

With respect to the water into the building, Water Distribution has installed the backflow preventer, the pressure reducing valve and the hot water heater. We have pressure tested the water lines inside the building as well. We had to repair a couple of small leaks and all that work has been completed.

The Wastewater Department installed the sewer lines and pumps in the basement of the Jackson Theater. This had to be completed in order for GRC to pour the basement slab. The slab has been poured and GRC is now working on forming the basement walls.

I have focused efforts on the Park at the Senior Center as well. The Street Department has the site at rough grade. Water Distribution has the domestic and secondary supply lines in place. Wastewater is ready to begin installation of the sewer lines.

As soon as it dries up enough, we can dig and pour the footers for the pavilion. Once that is completed, I can move the inmate crew to the site and begin construction on the pavilion.

I also conducted weekly staff meetings with the operational staff in order that we can continue to work together on project scheduling and coordination.

5. Approve the following Committee Reports: JRT Board of Directors, Jonesborough Board of Zoning Appeals, Jonesborough Planning Commission, and Historic Zoning Commission.
6. Approve the following Supervisor Reports: Building Inspector, Fire Department, Water Distribution, Solid Waste and Recycling, Parks and Recreation, Visitor Center Manager, Event Coordinator, McKinney Center, MBM Outreach Program Director, Police Department, Environmental Services Director/Wastewater, Website Manager, Street Department, Animal Control, and Water Treatment.
7. Accept the retirement of Mike Creasy, Water Worker I in the Water Distribution Department, with the effective date of March 27, 2020.
8. Accept the retirement of JW Greene, Building Inspector, with the effective date of June 26, 2020.
9. Approve the hiring of Rick Ledford as a part-time employee in the Solid Waste Department, averaging 29 hours a week at Grade 2 Step 1 (\$10.76 per hour) with the intent the position is temporary until a new Solid Waste Recycle Collection Driver/Worker I is hired full-time.
10. Approve the Heritage Alliance's Dash Through the Past Fun Run, to be held between 6:00 p.m. – 8:00 p.m., Saturday, May 30, 2020, with the closing of Main Street and associated side streets before the event until it is determined safe by the Police Department to re-open, with the assistance from the Police Dept. in maintaining safety along the event route, and subject to the review and acceptance of the Hold-Harmless Agreement and proof of insurance by the Town Attorney.
11. (a) Approve the Special Event Permit application from Jonesborough Locally Grown authorizing the Farm-To-Table Dinner, Saturday, August 15, 2020, from approximately 3:00 p.m. – 11:00 p.m., closing Main Street from Fox Street to 2<sup>nd</sup> Ave and associated side streets, and subject to the Town Attorney's review and acceptance of the Hold-Harmless Agreement and proof of insurance.  
  
(b) Approve the Special Occasion Permit application associated with the on-premise consumption of alcoholic beverages at the Jonesborough Locally Grown Farm-to-Table Dinner in a designated area within the event boundary and through Main Street Catering's Alcoholic Beverage Commission (ABC) Liquor-By-The-Drink Catering Permit, subject to any necessary Hold-Harmless Agreement and proof of insurance being reviewed and accepted by the Town Attorney.
12. Approve the Special Event Permit application from Jonesborough Locally Grown to hold the Jonesborough Farmers Market each Saturday morning from 8:00 a.m. until 12:00 noon, from May, 2020, through October, 2020, closing E. Courthouse Square, from the Courthouse parking lot to Main Street, and immediately behind the Courthouse, if needed, beginning at 6:30 a.m. until 12:30 p.m. or until the event is cleared after the Market closes, subject to the review and acceptance of the Hold-Harmless Agreement and proof of insurance by the Town Attorney.
13. Approve the Resolution authorizing the Public Entity Partners (PEP) matching Property Conservation Grant to help off-set the cost for the installation of a security camera with the capability of Police Dispatch, after 5:00 p.m., to buzz the



front door (Boone Street side) and open for someone to enter; security cameras and panic buttons that will allow theatre staff to monitor who is entering the JRT building and to alert our Police Dept. directly if there is an emergency; and installation of an electronic gate into the new Fleet Maintenance Facility.

### **INSERT RESOLUTION**

Mayor Vest said the next item for discussion was the Boone Street Market Special Occasion Permit for the 2020 season and asked Alderman Causey to lead the discussion with regard to the request. Alderman Causey said that she has no problem with Boone Street Market and what they are doing. She said in reviewing its special occasion permit application request, the market is having 18 events plus its special private fundraisers; the Town's Ordinance only allows up to 12 events, and she feels the Board should address that. Mayor Vest said the Ordinance only allows 12 special events where this permit can be utilized. He said this Ordinance was created when the Corner Cup and Mill Springs Makers Market businesses were wanting to do something similar. Bob Browning commented that we need to apologize to Boone Street Market/ Jonesborough Locally Grown because when they got approval last year for this permit the Ordinance that the Board is referencing had been approved in December, 2018, but had not been incorporated into the Municipal Code and was overlooked when the permit was approved. He said Jonesborough Locally Grown was given approval to have more than 12 events, so the Town is having to back up and either change the Ordinance or limit the events to 12 in 2020. Mr. Browning said it may be confusing to Boone Street Market because more than 12 events were approved in 2019. He said that if anything goes to the Board that is inaccurate, it is his responsibility, and he apologized for that happening. Mayor Vest said he wasn't sure if the BMA knew that in the 2019 permit there were 18 events. Bob Browning said it was listed as burger night, but the permit didn't limit the number of burger nights. Alderman Causey said she thinks Boone Street Market came back a second time to ask for more, and that is what happened. Attorney Wheeler said he also wants to point out that the Ordinance requires the dates of the events be listed in the application. He said if it is Thursday nights on certain dates, those have to be listed because that is the only way the Police Dept can know what is going on. Attorney Wheeler said Boone Street Market can change up to six of those dates, but they have to notify the Town of any change. Bob Browning said depending on what the Board approves tonight, Shelley Crowe can get with him and clarify the terms of what is required to comply with the Ordinance. Mr. Browning said there has to be 12 specific dates listed and 6 can be changed with 30 days' notice. Attorney Wheeler said because of the way the changes work, they have to name the 12 dates initially and up to six of those dates can be changed. Mayor Vest told Ms. Crowe that she could address the Board for any clarification she needed so that everyone is on the same page. Ms. Crowe said she was a little confused. Mayor Vest said it probably sounds more complicated than it actually is. He said basically if the Board approves this Special Occasion Permit, it will be limited to 12 events and what the Town Attorney is saying is that the Board would need to know the specific dates of those events so that the Police Dept. is aware of the events. Mayor Vest said if it is every Thursday from a certain month to a certain month that might be sufficient, and the biggest thing is it has to be limited to 12 events unless there is a change to the Ordinance. Ms. Crowe reiterated that they have to list 12 specific dates but could then change up to 6 of those dates. Mayor Vest said that is correct; if they schedule an event on a Thursday and Boone Street Market decides they want to change it to Friday, that would be one change and that can be done six times, but Town staff and the Police Dept. would have to be notified of the change in advance. Ms. Crowe said if they decided they were going to have to cancel a third Thursday, then they could use that date for another time. Bob Browning said that is correct. Attorney Wheeler said it has to be done a minimum of 30 days in advance of the event. He said it would be hard if you are cancelling at the last minute because that would not qualify for this. Attorney Wheeler said that is the way the Ordinance is written. Mr. Browning gave a copy of the Ordinance to Ms. Crowe. Alderman Countermine said it does make it tough when it's burger night and pouring rain, and then you don't have 30 days in advance to change the event. Ms. Crowe said the way they do it now is if it rains, they just move everything inside and still have the event. Mayor Vest asked the Aldermen if they had any more comments. There being

none, Mayor Vest called for a motion. Alderman Countermine asked for clarification on what the Board would be approving. Mayor Vest said the motion would be to approve Boone Street Market's Special Occasion Permit for the 2020 season but with the clarification that it is only for 12 events as written in the Ordinance and that they would have to come back with a list of dates for the events. Alderman Countermine made the motion to approve Boone Street Market's Special Occasion Permit for the 2020 season clarifying that it is only for 12 events as written in the Ordinance and that they come back with a list of specific dates for the events. Alderman Callahan seconded the motion and was unanimously passed.

Mayor Vest said the next item for discussion was the Special Occasion Permit application for TN Hills Distillery for the St. Paddy's Day event. He said the recommendation is to approve a Special Occasion Permit application submitted by a non-profit allowing Tennessee Hills Distillery to set up with alcoholic beverage sales from 5:00 p.m. to 7:00 p.m., Saturday, March 14, 2020, at the Storytelling Plaza, for the St. Paddy's Day celebration hosted by the Town. He said the non-profit entity obtains a special occasion liquor-by-the-drink permit from the Tennessee Alcoholic Beverage Commission, subject to the review of the Town Attorney's approval of the Hold-Harmless Agreement and proof of insurance. Mayor Vest asked Alderman Dickson to lead the discussion regarding this request. Alderman Dickson began by saying his concerns are in no way an indictment on Tennessee Hills Distillery and is not an indictment on a friend and colleague Stephen Callahan. He said he does not believe that the Town of Jonesborough is prepared to take this step. Alderman Dickson said the law is certainly on the side of Tennessee Hills Distillery. Alderman Dickson said he feels the citizens of the Town of Jonesborough and Washington County may have to get prepared. He said the Town has built its identity and its profile with "family-oriented" tourist-oriented activities, festivals and public events, and he feels that is heavy code to those who attend. Alderman Dickson said undoubtedly, we could make the case that times are changing and the community is changing, younger families are moving in, and attitudes toward alcohol are changing. He said he just doesn't believe we have seen the actual data and research to make that case for Jonesborough. Alderman Dickson asked if we know the average profile of a tourist to the Town of Jonesborough; is there data that we have that says that the average tourists are probably in their late 50's or early 60's and they come and stay for about a day and they like to shop downtown. He said one could argue whether that data is relevant or not. He said he thought, but could be mistaken, that when the research was done a few years ago regarding downtown development, there was an understanding that there was a need for liquor-by-the-drink because people were coming from all over the country to Jonesborough and enjoyed an alcoholic drink with their meal. Alderman Dickson said it was very important to be mindful that there was a need for restaurants to be able to serve wine or beer with their food. He said again that he feels that the Town has got to decide if we are going to make this shift in terms of Jonesborough Days, Halloween Haunts and Happenings, and Brews and Tunes, and other events. Alderman Dickson reiterated that to his understanding the law is on the side of TN Hills Distillery, but he hopes as a community we will exhibit thoughtfulness and consideration. He said Jonesborough has thrived because we are a close community, and he just hopes they we have healthy conversations about these issues moving forward together as a community. Alderman Dickson said he feels now more than ever that we need to be understanding and civil. He said he is being as open as he can be, and he just doesn't think we are ready to make this move. Mayor Vest thanked Alderman Dickson for his comments. Mayor Vest said he needed a couple of clarifications for himself. Mayor Vest asked if Main Street Café will be involved in the beer sales, as they are at Brews and Tunes on Sundays. Mr. Browning said that is correct. Mayor Vest said really the only change is that now there will be a second small area where Tennessee Hills will be set up doing much the same thing that Main Street Café is doing. Bob Browning agreed. Alderman Countermine asked if there would be food trucks. Amber Crumley, Visitor Center Manager, said Main Street Café will be serving food that day. Mayor Vest said we have had Brews and Tunes at the Storytelling Plaza for several years and have not had any issues. He said this is a slight change, and we are all still subject to the laws of the land whether you are drinking beer or some other type of alcoholic beverage; you still have to keep your senses. He said one thing about downtown is that even if beer is being served, it is still a family event; people drink beer at home so it's really about how people in Jonesborough conduct

themselves. Mayor Vest said we have been very blessed with all of our events that serve beer and other alcohol that we have not had any problems. Mayor Vest pointed out that TN Hills Distillery is partnering with the Appalachian Highlands Humane Society which is its 501(c)(3) partner, and it is good to see the Humane Society getting involved here in Jonesborough. Mayor Vest asked the Aldermen if they had any comments. Alderman Causey said she agrees with Alderman Dickson that we have gone a long way with the alcohol at our special events, but added that it is an everyday thing anymore. She said it is not like what it was in the past when you didn't drink in front of your children or in public, but that has all changed. Alderman Causey asked if alcohol had been served at the St. Paddy's Day event in the past. Amber Crumley said beer has been served in the past. Alderman Causey said this is not really that much of a change. Alderman Countermine asked how the amount that goes to the Humane Society is determined. Alderman Callahan said Tennessee Hills normally donates \$1.00 per cocktail and they have done several events in the past, like the Hog Rally in August, 2019, where they donated almost \$1,000. He said they have done several local events since Tennessee Hills Distillery was founded and have had no issues at all. He said everyone minds their manners; no one has gone to jail or gotten hurt, and Tennessee Hills is honored and privileged to be part of downtown Jonesborough and wouldn't want to do anything to change the way people think about Jonesborough. He said given the current times, he feels that if the Town is going to allow beer sales at events, not just in fairness to Tennessee Hills, but in fairness to somebody else who might own a distillery in Town, what the Town allows on public property for beer, it should allow for other alcoholic beverages. He said all of Tennessee Hills' staff is ABC certified, and they are well within the guidelines of any kind of special occasion permit. Alderman Countermine said his question was more in regards to how much they charge for the drinks because it was stated that Tennessee Hills was giving a \$1.00 per drink to the Humane Society. Alderman Callahan said they charge \$5.00 per cocktail and donate a \$1.00 per drink, and they have to pay a \$100 permit fee as well, and obviously pay his staff. Mayor Vest said this is an event the Town has held before; we have been blessed by those who attend Town events and haven't really had any real issues and he doesn't see why this change would be any different. He said he certainly agrees with what Alderman Dickson was saying. He said we have a beautiful character in our downtown, and it's really because the people who come here conduct themselves in a respectful manner, and he doesn't think that will change. Alderman Dickson said to clarify again, he is inclined to agree with all the Board members and his is not a moralistic perspective. He said his views are really more in terms of the Town's economic development identity, and he thinks we need to do some work in terms of what we have presented up to now and what we hope to present in the future. Alderman Dickson said he thinks there is probably data that would make the case that more younger people are coming to Jonesborough and attitudes are shifting, which would enhance the argument for these types of events. Mayor Vest said we have had these discussions in the past about how much beer should be served downtown, and we have a very tight Ordinance. He said for instance the 12 events we are limiting Boone Street Market to after some discussion, and there are businesses opening up that are serving beer and other alcohol. Mayor Vest said at the time liquor by the drink was being considered, it was people's opinion that Erwin is doing this and Johnson City is doing this, but his personnel opinion was that Jonesborough didn't need to follow the crowd; at the same time it didn't mean we couldn't have some beer downtown, but it didn't mean we needed a brewery on every corner. He said there is balance, and he feels that as long as he is on this Board, and he thinks the Aldermen feel the same way, we are going to protect what we have downtown. He said he is inclined to support this special occasion permit request because he doesn't think it is much of a change from what we have done before, and he trusts it will be done appropriately. Bob Browning said one of the reasons in the previous discussion that the Board has asked for dates for the Boone Street Market events is people are on the public right-of-way or in the streets or a Town event is serving alcohol, and our Police Dept. is tuned into it. He said because of the kind of things that are being discussed in terms of the character of the Town and the way people expect to have a family-oriented downtown, we pay very close attention to those things. He said what the Board has discussed is a really big deal and staff has worked very hard to be tuned into it including the Police Dept. Alderman Causey said she feels what Alderman Dickson is saying is worth looking at in the future; she feels we need to

look at what events are appropriate for alcohol; maybe we need to look at what is really a family event and what is an adult event. Mr. Browning said we don't have alcohol at every event obviously, but it is legitimate to look in advance at each event; we would certainly not have alcohol for Easter Eggstravanza or for Halloween Haunts and Happenings. Alderman Causey said we have alcohol at Boos and Tunes at Halloween. Mr. Browning said that is correct, but that is after the Halloween Haunts and Happenings event has taken place. He said we certainly have to have a level of sensitivity. Alderman Callahan said it is definitely worth mentioning that Tennessee Hills Distillery has been the sponsor of the Haunted Half Marathon for two years in row and have set up and served cocktails at both events at the Storytelling Plaza. Mayor Vest said we have had a good discussion, and he feels Alderman Dickson is certainly on point as to needing to have a vision for Jonesborough's future. Mayor Vest said if there is no further discussion, he would entertain a motion. Alderman Causey made the motion to approve the Special Occasion Permit application submitted by a non-profit (Appalachian Highlands Humane Society) allowing Tennessee Hills Distillery to set up with alcoholic beverage sales from 5:00 p.m. to 7:00 p.m., Saturday, March 14, 2020, at the Storytelling Plaza for the St. Paddy's Day celebration. Alderman Countermine seconded the motion. Alderman Callahan recused himself from voting. Upon call of the roll, the following Aldermen voted Aye: Alderman Causey and Alderman Countermine. Aldermen voting Nay: Alderman Dickson. The motion was duly passed.

The next item for discussion and approval was the Financial Report. Mayor Vest asked Town Recorder Abbey Miller if she had anything to report to the Board concerning the Financial Report. Ms. Miller said she did not. Mayor Vest said Ms. Miller is a very good steward of tax payer dollars and watches the Town's finances very closely. He said the Financial Report looks good and sales tax collections continue to be impressive; we had another positive month and continue to progress there. He said with the building permits coming in steadily, we will probably realize the benefits of those next year in property tax dollars. Mayor Vest asked the Aldermen if they had any comments. There being none, Alderman Dickson made the motion to approve the Financial Report as presented, seconded by Alderman Causey and duly passed.

Communications from the Mayor was the next item on the agenda. Mayor Vest asked Ralph "Butch" Keffer to come forward to accept the February, 2020, Employee of the Month Award. Mayor Vest read the following nomination letter:

*I would like to nominate Ralph Keffer for the distinction of Employee of the Month for February, 2020. Ralph 'Butch' Keffer is our newest addition to the Street Department staff. Butch came to us with an extensive list of equipment operation capabilities, and a long list of mechanical abilities as well. Butch has also farmed all his life, so he has a great ability to work with what he has on hand, and the drive to complete each and every task. Butch looks great on 'paper', and does an exceptional job, but I would like to mention a couple of things that you might not see on a resume' or job application. Butch, along with Glen, is usually the first to get to our shop each morning. By the time work officially begins, they have a good handle on anything that needs attention first thing. Butch is almost always the very first to volunteer for extra help needed on event set-up. He is never shy about accepting overtime/after-hours job duties. Recently on a call in from JPD on a holiday weekend, I called on Butch first to come in and assist me in some ice pre-treatment as JPD had a report of a car sliding on Persimmon Ridge, and the road becoming slick. Butch and I reported in about 11 pm, and worked on proactive ice treatment, for about 3 hours. Butch never offered a complaint about being dragged out of bed on a Saturday night to work until 2 am. Butch's only comment was, 'if you need anything, just give me a yell'. The Street Department is very fortunate to have a team of folks with a similar attitude to Butch. That 'can do' spirit is what makes our Town special, and I believe a reason folks enjoy living here in Jonesborough. Butch has this attitude day in and day out here in his position, this is not an isolated incident, but his 'norm'. I think as leadership we should recognize those 'intangibles' our work force has, and make due acknowledgment of such. That is the reason that I believe Ralph 'Butch' Keffer deserves the honor of Employee of the Month for February, 2020. Submitted by: Malcolm Highsmith, Street Director.*

Mayor Vest asked Mr. Keffer if he had any comments. Mr. Keffer thanked Mayor Vest and said he appreciated being awarded Employee of the Month.

Mayor Vest announced that Building Inspector JW Greene is retiring June 26, 2020, and is a very valuable employee; he has tons of knowledge, gets along with all of the staff, the builders and anyone whose property he is inspecting. He said the Town will be seeking someone that can hopefully fill Mr. Greene's "big shoes".

Mayor Vest announced that Bob Browning will be retiring as Town Administrator. Mayor Vest said Mr. Browning has been with the Town for a very long time, since 1978, and if you look at where the Town was back then to now, this Town has made incredible progress. He said he hopes the Board will still utilize Mr. Browning's services on the Jonesborough K-8 School and the Jackson Theatre projects because we really need him to stay focused on those important projects. Mayor Vest said Bob Browning, Craig Ford, and Abbey Miller are great leaders for the Town and are very valuable assets. He said the Board will be tasked with finding a replacement for the Town Administrator position and hopes to find someone who can fit in with the Town. Mayor Vest asked Bob Browning if he would like to comment. Mr. Browning said he will be 75 in September and is the oldest Town employee; this Board is a great Board and deserves an opportunity to find a good replacement. He said it is a hard decision to make; he loves this Town and has loved every minute working here and the staff is awesome. Mr. Browning said one of the reasons he comes to work every day is that it is like family and great people.

Mayor Vest complimented the Marketing Department on a great Chocolate Fest event and praised Theresa Hammons and staff on the success of the classes at the McKinney Center.

Mayor Vest said to tie in with Alderman Dickson's concerns about having a vision and a plan for Jonesborough, we just approved the Heritage Alliance Dash Through The Past Fun Run and the Jonesborough Locally Grown Farm-To-Table event in August; the one thing they have in common is that we have to close Main Street. He said we have periodically discussed whether we are closing Main Street too much. He said he feels when we get into closing our Main Street, it can affect the economic progress we are making downtown. Mayor Vest said we have restaurants open, a theatre going on, and we need to be careful about blocking Main Street too often. He said every event and race that we host in Jonesborough is welcomed and what we are doing now is a good balance, but he does think the Board should consider putting future limitations on how often we close Main Street.

Aldermen Communications was the next item for discussion. Mayor Vest asked the Aldermen if they had comments. Alderman Dickson said the schematic of the new Community Park on North Lincoln Ave. looks very sharp. He said we will have something to be very proud of. Alderman Dickson said the raised bed gardens, amphitheater, pickle ball, bocce ball, horseshoes and just a variety of different landmarks in this park will be amazing for the citizens of Jonesborough. He said he really does appreciate the Town staff who is working on this project. Mayor Vest said this park will be located next to the Senior Center and will make that property beautiful. He said we relocated the Town garage, and now we are going to have this beautiful park for the seniors and community use; it will be really impressive.

Alderman Callahan said he would like to compliment the Water Department. He said last week it was pouring rain and Zac and Katie Jenkins at 236 East Main Street had an issue at their house. He said he drove by and Town employees were out there digging a hole in their yard to fix the problem. Alderman Callahan said that is the caliber of people we have in Jonesborough working for the Town, and it definitely doesn't go unnoticed by the Board and hopefully Town residents.

Alderman Causey said it was good to see the Water Park is in the "black" again in 2019, which is great. She added that Chocolate Fest was a great event. Alderman Countermine agreed that Chocolate Fest was great and was amazed at how many people were in attendance despite the weather. He said he felt that this might have been one of the events where Main Street should have been closed. He expressed concern about pedestrian safety due to there being lots of children in attendance, and they were not paying as close attention to vehicular traffic as they should have been. He said the merchants he talked to were pleasantly surprised with how many people

attended the event and how well they did; they felt that they probably would have done as well whether the street was closed or not. He said he thinks safety is an issue when you are bringing many people into Town, walking up and down the streets, especially with young children. Alderman Countermine said that next year he feels Main Street should probably be closed during the Chocolate Fest event.

Mayor Vest announced that there will be a Paws In Blue fundraising event held from 5:00 pm – 8:00 pm, Tuesday, March 10<sup>th</sup>, at Jonesborough Pizza Plus.

Attorney Comments was the next item for discussion. Attorney Wheeler said he had no new litigation to report. He said concerning the school project, he and the other attorneys are working with the Town on contracts with the architect, the construction consultant and the contractor. Attorney Wheeler said he has had some conversations with MTAS representatives assigned to Jonesborough dealing with the process of identifying a new Town Administrator and has received information on that. He said he will be communicating with each Board member individually about what MTAS recommends.

Citizens Comments was the next items on the agenda. Mayor Vest asked if there were any citizens present who would like to address the Board. There were none.

The next item for discussion was second and final reading of an Ordinance annexing into the Town limits Parcel 3.00 as shown on Washington County Tax Map 060J, located at 115 Stage Road, and with the Ordinance taking effect thirty (30) days after its passage on second and final reading. Mayor Vest asked the Aldermen if they had any questions or comments. There being none, Alderman Callahan made the motion to approve the annexation of 115 Stage Road as presented. The motion was seconded by Alderman Dickson and was unanimously passed.

#### **INSERT ORDINANCE**

The next item for discussion were the Resolutions for the Rural Development \$32,750,000 loan for the Jonesborough K-8 School Project to be passed by the governing body to authorize the submittal of the Resolution by the Mayor and Attorney Wheeler.

Mayor Vest asked the Aldermen if they had any questions or comments. There being none, Alderman Countermine made the motion to approve the Loan Resolution Security Agreement for the amount of \$32,750,000 and authorize Mayor Vest and Town Attorney Wheeler to submit the Resolution to USDA-Rural Development for the Jonesborough K-8 School Project. Alderman Causey seconded the motion and was unanimously passed.

#### **INSERT RESOLUTION**

Mayor Vest said he had one question and wasn't sure if it applies to the first Resolution or the second Resolution, that where it states \$32,750,000, and if there possibly ends up being a need for \$33,000,000, is that something that can be easily changed. Bob Browning said it could. He said we may have to go back and do an amendment but at the time if that should occur, we will have to go through the Washington County Commission to get approval, and there will be plenty of time to get that. Mr. Browning said another thing with Rural Development is that they typically will allow a 20% increase in the loan amount without going through the entire application process again. He said they allow flexibility to increase the loan, and it just may be a Resolution and no other documentation in order to do that.

Mayor Vest asked the Aldermen if they had any questions or comments. There being none, Alderman Callahan made the motion to approve the USDA-Rural Development Resolution. Alderman Dickson seconded the motion. Mayor Vest asked if there were any other questions. Attorney Wheeler said the way the Board is proceeding forward, the construction contract is a guaranteed price contract. He said he feels it is important to point out since the Board just had a discussion about increasing the amount of the loan, that the Board is seeking a commitment from the contractor to build the school for the \$32,750,000, and there is no intention on anybody's part at this point to go above that amount. He said that could be a very important point if it were to be in

the newspaper that the Board talked about an increase. Attorney Wheeler said the BMA is committed to the \$32,750,000. Mayor Vest said we are working with consultants, advisors, and contractors to design and build the school for a price \$32,750,000 or less. Mayor Vest said we have a motion and a second and asked the Town Recorder to call for the vote. The motion was unanimously passed

### **INSERT RESOLUTION**

The next item for discussion was the approval of the initial use of the Senior Center accreditation appropriation. Mayor Vest said the Senior Center received a \$50,000 direct appropriation. Bob Browning said the appropriation comes through the State and is only given to the Senior Centers that are nationally accredited. He said that is a tremendous honor for our Senior Center staff because there are only seven across the State. Bob Browning said the request is to allocate up to \$6,000 of the State appropriation funds to cover the costs of improvements in the building and to the new handicap vehicle that are being recommended by the Jonesborough Senior Center Advisory Committee and the staff. The recommendations are: install carpeting on the stairs and conference room, glass for the group exercise room in order to extend the mirror currently on the wall to the floor, install running boards on the new handicap vehicle, window cleaning of all the windows on the inside and out, and window tinting for all of the downstairs doors. Mayor Vest asked the Aldermen if they had any questions or comments. There being none, Alderman Callahan made the motion to approve the appropriation request as presented, seconded by Alderman Causey and was unanimously passed.

The next item for discussion was the approval of a Resolution establishing the 2020 City Election and requesting the Washington County Election Commission to include the Jonesborough Mayor and two Aldermen on the November 3, 2020, ballot for Town residents. Mayor Vest said this Resolution is a formality that the Board has to pass every two years. Mayor Vest asked the Aldermen if they had any questions or comments. There being none, Alderman Causey made the motion to approve the Resolution establishing the 2020 Election of the Jonesborough Mayor and Aldermen as presented, seconded by Alderman Dickson and was unanimously passed.

### **INSERT RESOLUTION**

The next item for discussion was first reading of an Ordinance clarifying the levy of a five percent (5%) inspection fee on food stores selling wine. Mayor Vest asked the Aldermen if they had any questions or comments. There being none, Alderman Countermine made the motion to approve on first reading an Ordinance Amending the Intoxicated Liquors Ordinance clarifying the levy of an inspection fee associated with the wholesale cost of wine sold to food stores selling wine, seconded by Alderman Callahan and was unanimously passed.

### **ORDINANCE NO. \_\_\_\_\_**

#### **AN ORDINANCE AMENDING THE INTOXICATION LIQUORS ORDINANCE CLARIFYING THE LEVY OF AN INSPECTION FEE ON FOOD STORES SELLING WINE**

WHEREAS, the State of Tennessee allows a 5% "Inspection Fee" to be charged to retail establishments selling alcoholic beverages over 5% alcoholic content, and

WHEREAS, Jonesborough has previously adopted an ordinance in which Section 2-108(17) Inspection Fee Levied establishes a five (5%) percent inspection fee on the wholesale price of all alcoholic beverages sold by wholesalers to any licensed retail liquor store in Jonesborough, and the collection of said fee shall be undertaken under regulations established in Tennessee Code Annotated Sections 57-3-501 through 57-3-503, and

WHEREAS, when the State of Tennessee authorized the sale of wine in food stores, the levy of the 5% inspection fee was not clarified for those food store wine sales in the ordinance language adopted by the Jonesborough Board of Mayor and Aldermen, and

WHEREAS, while it has been the intent for Jonesborough to collect the inspection fee from the sale of any authorized retail alcoholic beverages over 5% in alcohol content, it is deemed helpful to specifically include food stores selling wine in the ordinance section requiring the 5% inspection payments, then

NOW, THEREFORE BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF JONESBOROUGH that Title 2, Chapter 1, Section (17) Inspection Fee levied is hereby amended by adding the following phrase, "or licensed food stores selling wine", to the first sentence so it reads ...wholesalers to any licensed retail liquor store or retailer of alcoholic beverages including licensed food stores selling wine as defined by Tennessee Code Annotated Section 57-3-101 within the corporate limits of Jonesborough with the exception of alcoholic beverages manufactured by a distillery located and operated within the corporate limits of Jonesborough and that are sold within the corporate limits of Jonesborough.

This ordinance shall become effective immediately after its passage on second and final reading.

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Motion was made by Alderman Countermine and seconded by Alderman Callahan that the preceding ordinance be adopted on first reading. Those voting for the adoption thereof were: Alderman Countermine, Alderman Callahan, Alderman Causey,  
Alderman Dickson

Those voting against: \_\_\_\_\_

PASSED ON FIRST READING February 10, 2020

\_\_\_\_\_  
CHUCK VEST, MAYOR

ATTEST:

\_\_\_\_\_  
ABBEY MILLER, RECORDER  
APPROVED AS TO FORM

\_\_\_\_\_  
JAMES R. WHEELER, TOWN ATTORNEY

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Motion was made by \_\_\_\_\_ and seconded by \_\_\_\_\_ that the preceding ordinance be adopted on second and final reading. Those voting for the adoption thereof were: \_\_\_\_\_

Those voting against: \_\_\_\_\_

PASSED ON SECOND READING \_\_\_\_\_

\_\_\_\_\_  
CHUCK VEST, MAYOR

ATTEST:

\_\_\_\_\_  
ABBEY MILLER, RECORDER  
APPROVED AS TO FORM

\_\_\_\_\_  
JAMES R. WHEELER, TOWN ATTORNEY



The next item for discussion was first reading of an Ordinance clarifying the levy of a five percent (5%) inspection fee on the sale of beer in Jonesborough to be paid by wholesale beer distributors. Mayor Vest asked the Aldermen if they had any questions or comments. There being none, Alderman Callahan made the motion to approve on first reading an Ordinance clarifying the levy of an inspection fee associated with the wholesale cost of beer sold to establishments selling beer retail in Jonesborough, seconded by Alderman Countermine and was unanimously passed.

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE CLARIFYING THE LEVY OF AN INSPECTION  
FEE ASSOCIATED WITH THE WHOLESALE COST OF BEER  
BY ESTABLISHMENTS SELLING BEER RETAIL IN JONESBOROUGH**

WHEREAS, Jonesborough receives a municipal inspection fee on the wholesale cost to licensed retailers selling alcoholic beverages within the Town, and

WHEREAS, it has been determined to be necessary to clarify in Jonesborough's Beer Ordinance the requirement of wholesale beer distributors to pay a 5% inspection fee on beer products sold to retailers in Jonesborough, then

NOW, THEREFORE BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF JONESBOROUGH that Title 2, Chapter 2, Section 2-207 Beer Permits, subsection (5) is hereby amended as follows:

1. The numbering of existing subsection (5) is changed to 5(A) and labeled Privilege Tax as a heading.

2. A new section 5(B) is added as follows:

5(B) Inspection fee. Pursuant to Tennessee Code Annotated §57-3-501, an inspection fee of 5% is hereby levied on the sale of beer products sold to licensed retailers within the corporate limits of the Town of Jonesborough. Wholesale Beer Distributors selling beer products to retailers in Jonesborough shall collect the inspection fee from the retailer, and the fee can be collected at the time of the sale or when the retailer makes payment for the delivery of the alcoholic beverages. Wholesalers shall make monthly reports to the Town, and the reports shall contain a list of the beer products sold to any retailer, the wholesale price of the beverage sold, the amount of tax due, and any other information required by the Town Recorder. The inspection fee tax shall be paid and the report submitted by the 20<sup>th</sup> of the monthly following the month the sales were made. Failure to submit a timely report will result in a 10% penalty as authorized by TCA §57-3-503.

This ordinance shall become effective immediately after its passage on second and final reading.

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Motion was made by Alderman Callahan and seconded by Alderman Countermine that the preceding ordinance be adopted on first reading. Those voting for the adoption thereof were: Alderman Callahan, Alderman Countermine, Alderman Causey,  
Alderman Dickson

Those voting against: \_\_\_\_\_

PASSED ON FIRST READING February 10, 2020

\_\_\_\_\_  
CHUCK VEST, MAYOR

ATTEST:

\_\_\_\_\_  
ABBEY MILLER, RECORDER

APPROVED AS TO FORM

\_\_\_\_\_  
JAMES R. WHEELER, TOWN ATTORNEY

\_\_\_\_\_  
\_\_\_\_\_  
Motion was made by \_\_\_\_\_ and seconded by \_\_\_\_\_  
that the preceding ordinance be adopted on second and final reading. Those voting for  
the adoption thereof were: \_\_\_\_\_

\_\_\_\_\_  
Those voting against: \_\_\_\_\_

PASSED ON SECOND READING \_\_\_\_\_

\_\_\_\_\_  
CHUCK VEST, MAYOR

ATTEST:

\_\_\_\_\_  
ABBEY MILLER, RECORDER

APPROVED AS TO FORM

\_\_\_\_\_  
JAMES R. WHEELER, TOWN ATTORNEY

There being no further business the meeting was adjourned.

\_\_\_\_\_  
ABBEY MILLER, RECORDER

\_\_\_\_\_  
CHUCK VEST, MAYOR