

BOARD OF MAYOR AND ALDERMEN

PUBLIC HEARING

MARCH 11, 2019

The Board of Mayor and Aldermen (BMA) met in a Public Hearing on Monday, March 11, 2019, at 7:00 p.m. at Town Hall, 123 Boone Street, Jonesborough, TN.

The first item on the Public Hearing agenda was the Ordinance amending the parking restriction in Mill Creek Subdivision. Mayor Vest asked if there were any comments. Larry Lawson, 100 Mountain Creek Court, addressed the Board to express his concern over lifting the parking restrictions that are in the covenants established by Wolfe Development when Mill Creek Subdivision was developed. Mr. Lawson said some of the street widths are 20 feet or less and his concern is that if vehicles are parked on the street that emergency vehicles would not be able to get to a residence that needed assistance. Bob Browning said the on-street parking restriction would remain the same in the first three phases of the development and that on-street parking will be allowed on streets with 24-foot widths or more only.

The next item on the Public Hearing agenda was the Ordinance establishing qualifying committees within the Town Operation related to compensation for BMA members. Mayor Vest asked if there were any comments. There were none.

The Public Hearing was closed.

ABBEY MILLER, RECORDER

CHUCK VEST, MAYOR

BOARD OF MAYOR AND ALDERMEN

REGULAR MEETING

MARCH 11, 2019

The Board of Mayor and Aldermen (BMA) met in Regular Session on Monday, March 11, 2019, 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 Jonesborough Boy Scout Troop #134 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, Operations Manager Craig Ford, Town Attorney Jim Wheeler, and Executive Assistant Donna Freeman (due to the absence of the Town Recorder Abbey Miller).

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 Countermine made the motion, seconded by Alderman Callahan, and duly passed to approve the following items on the Consent Agenda:

1. Approve the minutes of the January 14, 2019, Beer Board and Regular meetings.
2. Approve the following bills for payment:

<u>VENDOR</u>	<u>AMOUNT</u>
A-Z OFFICE RESOURCES	1591.90
ADVANCE AUTO PARTS	96.85
ADVANCE STORES CO INC	20.00
AFLAC	2783.77
ALSCO	37.59
AMERICAN GENERAL LIFE	106.52
APPALACHIAN PRINTING	35.00
APPLIED MAINTENANCE	104.40
ARCHER BROTHERS GARAGE	14799.02
ARCHER ELECTRIC SERVICE	375.00
AULICK CHEMICAL SOLUTION	1595.00
AXON ENTERPRISE, INC.	15020.00
BANK OF TENNESSEE	8982.12
BARBARA L BOGART	288.00
BARNARD ROOFING, CO INC	297.00
BARNES EXTERMINATING CO	130.00
BETHANY OAKES	59.04
BLUE CROSS BLUE SHIELD	2699.00
BLUE WATER INDUSTRIES	9075.15
CARLEY N POTTER	10.00
CELEBRATE	12.99
CENTRAL PAPER AND SUPPLY	702.62
CENTURYLINK	64.20
CINTAS CORPORATION #202	629.04
CLIMATE CHANGER	690.00

<u>VENDOR</u>	<u>AMOUNT</u>
COMMUNITY DEVELOPMENT	3000.00
COMPANION LIFE INSURANCE	997.14
CORE AND MAIN	636.80
D. TODD WOOD	5150.00
DELL MARKETING L.P.	1177.99
DENNIS DWAYNE BROOKS	700.00
DENNIS HIGGINS	204.57
DICKIE GENE WINES	80.00
DRAMATIC PUBLISHING	17.15
ECOSAFE LANDFILL YA	6855.88
ENVIRONMENTAL PRODUCTS	351.25
ERIC MORROW	800.00
FERGUSON ENTERPRISES #5	4769.59
FIRST TENNESSEE BANK	3792.73
FLEENOR SECURITY SYSTEM	6240.42
FOSTER SIGNS	1090.00
FREE SERVICE TIRE CO	196.00
G&C SUPPLY COMPANY, IN	263.00
GALL'S LLC	470.31
GOVDEALS, INC.	292.50
GRAINGER	599.75
GRAY GLASS	453.00
GRW ENGINEERS, INC	2053.09
HARBOR FREIGHT TOOLS	84.87
HEISSE JOHNSON HAND UP	98.00
HIGHWATER CLAYS	279.95
HY COUNTRY HYDRAULIK	85.32
HYATT BRENTWOOD, IN	128.68
IDEXX DISTRIBUTION, INC	1222.80
INGLES #4205	30.00
INTERNATIONAL STORYTELLING	351.10
JENNIFER ROSS BERNHARDT	24.89
JOHNSON CITY FORD	518.90
JONESBOROUGH ART SUPPLY	22.00
JONESBOROUGH HRA	7495.00
JONESBOROUGH KIWANIS	82.80
JONESBOROUGH SENIOR CENTER	486.38
JONESBOROUGH/WASHINGTON	3750.00
KAREN SUE HITCHOCK	222.30
KIMBALL MIDWEST	202.93
KNOCK OUT CHEMICALS, IN	1125.90
LABTRONIX	197.95
LOWE'S	4170.96
MARK SELF STORAGE	375.00

<u>VENDOR</u>	<u>AMOUNT</u>
MEDWORKS OCCUPATIONAL	270.00
MHC KENWORTH – KINGSPORT	91.58
MICROBAC A/R	41.00
MT. STATES REHABILITATION	359.10
MUNICIPAL EMERGENCY	5820.50
NATIOANL METER &	5388.00
NETBANDS MEDIA CORP.	121.50
NEWS AND NEIGHBOR	197.00
NICHOLAS C REECE	36.71
NORTHEAST TN	15000.00
OLD SCHOOL AUTO PARTS, I	3475.45
OLDE TOWN HARDWARE	269.45
OLDE TOWN SMALL ENGINE	62.10
PACE ANALYTICAL NATIONAL	776.00
PARDUE PHOTOGRAPHICS	520.00
PARISH NURSING	490.00
POLICEONE.COM	495.00
PORTER'S TIRE STORES	1542.08
PRINT DISTRIBUTION SERV	931.25
PUBLIC ENTITY PARTNERS	949.26
QUALITY TROPHY & ENGRAVING	154.00
RANDALL G MARSEE	117.50
READY MIX USA	2000.15
RELIANCE STANDARD (VOL)	483.88
REVCORD	1394.00
RICOH USA, INC	5440.11
S.B. WHITE COMPANY	150.00
SARATOGA	1686.04
SAVANT LEARNING SYSTEM	2346.00
SCHAEFFER'S MFG CO	485.35
SCHREIBER CO.	1232.00
SEVIER COUNTY FIRE CHIEF	200.00
SHRED-IT	31.98
SITEONE LANDSCAPE SUPPLY	2239.28
SPECIALIZED OPERATIONS	583.00
STAFFORD CUSTOM GRAPHIC	371.50
STATE OF TENNESSEE	340.00
SUMMERS HARDWARE	889.30
TBI-FISCAL SERVICES	203.00
TELEDYNE ISCO, INC.	530.00
THE DETAIL SHOP	100.00
THE HIGH ROAD AGENCY	3710.00
THE NAKED BEE	453.66
THE UNIVERSITY OF TN	45.00

<u>VENDOR</u>	<u>AMOUNT</u>
THE WOOD COTTAGE	182.95
THOMSON REUTERS – WEST	179.46
TONYA S VAN HOOK	704.00
TOWN OF JONESBOROUGH	829.69
TOWN OF JONESBOROUGH	7950.00
TOWN OF JONESBOROUGH	1129.82
TRACTOR SUPPLY CREDIT	125.97
TRIMBLE COMPANY	1135.00
TRUBLU TACTICAL	19.99
TRUCK TOY'S & MORE	1637.80
UNITED PARCEL SERVICE	59.51
UNITED WAY	398.00
USA BLUE BOOK	3064.65
VERIZON WIRELESS	822.04
WASH CO – JOHNSON CITY	270.00
WASHINGTON FARMERS CO-OP	310.96
WASTE MANAGEMENT	2963.39
WASTEBUILT	191.53
WHITE'S AUTO PARTS	348.58
WILLIAMS ELECTRIC	<u>1924.61</u>
	289,249.85

<u>VENDOR</u>	<u>GENERAL</u>	<u>WATER</u>	<u>SANITATION</u>
91750-91868 AP	132,457.32		
91869-91883 AP	14,030.08		
91884-91901 AP	64,297.78		
91902-91909 AP	6,618.22		
91910 VOID	.00		
91911 AP	50,000.00		
91912-91934 AP	32,556.92		
91935-91964 AP	17,194.36		
91965-91984 AP	22,882.43		
91985-91995 AP	<u>46,778.02</u>		
	386,815.13		
58755-58824 AP		132,169.98	
58825-58826 AP		1,042.97	
58827-58840 AP		80,233.84	
58841-58843 AP		310.43	
58844-58848		1,278.33	
58849-58857 AP		5,302.33	
58858-58867 AP		17,066.32	
58868-58872 AP		<u>617.97</u>	

<u>VENDOR</u>	<u>GENERAL</u>	238,022.17 <u>WATER</u>	<u>SANITATION</u>
8221-8244 AP			26,044.80
8245 AP			82.98
8246-8248 AP			28,551.50
8249-8250 AP			171.14
8251-8252 AP			1,231.42
8253 AP			<u>95.00</u>
			56,176.84

3. Approve the following Town Administrator Report:

Wastewater

We had a rough month on Wastewater due to the wet monsoon season. We did not overflow the influent pump station at the WWTP, but in major storm events we are not capable of pumping the treated effluent through the effluent pump station. I have been talking to GRW Engineering about increasing the priority on upgrading the effluent pump station to handle up to 3.5 million gallons per day.

The Wastewater crew has all their lines in place around the fleet Maintenance Facility, and they only need to get under the creek flowing from 5-Points to get connected to the line already in place flowing into the pump station on our Rosenbaum property.

Work is moving along on the new Wastewater Building. Cobern Rasnick is expecting to be able to move into the new building at the end of March.

Water

The extremely wet weather has made it difficult on Water Distribution as well. They have fixed a number of leaks. Distribution has tied in the new cast iron water line located off E. Main Street from where the 24" transmission line crosses E. Main Street on its way to Headtown Road and Lowes. The line is now down to Vines Drive where it is tied back into the cast iron line. It will be functional next week after clearing the water quality test. Distribution will continue constructing the line down to Longview Ave.

Distribution has also constructed a new six (6") inch ductile iron line along SR-353 in the area of the Fleet Maintenance Facility. The section constructed replaces a very old asbestos water line, and the service line to the Fleet Maintenance Facility will come off the new line.

We are working with GRW Engineering on two potential projects. One has been discussed previously where we want to expand the Water Plant and install Paul

membrane filters to eliminate organics through the treatment process that react with chlorine molecules used in disinfection that cause our by-product issues.

The other project being looked at carefully is what is necessary to adequately provide water service to the high ridges in the N. Cherokee Street/Tavern Hill Road area. There are a number of subdivisions being planned on the northside of Jackson Blvd., and without some frontend work we will have pressure issues.

By-Products Reduction – We took our by-product samples this week and sent them out for testing. We have had really good results the last two quarters, and we hope to have a good March sample. The cool weather should help, but the large amounts of rain puts a lot of organics into the Nolichucky River. We'll see.

Water Loss – Distribution had done a lot of leak detection in February. They found a number of service leaks, but nothing major. We are currently holding our tank levels where they should be located.

Transportation

The rain has made it difficult to undertake much street improvement work. The Street Department is going to repave the section of E. Main Street that dropped out in a major storm event. With all the rain we have had recently, the gravel that was used to fill the street back in has not dropped out again, so we intend to pave it back next week.

2nd Ave & Jackson – We are working on higher priority projects at this point.

Grants

LPRF Grant – We have moved a lot of stuff out of the existing town garage. Shane Atkins is working on lining up the contractor needed to move the lifts to the Fleet Maintenance Facility, and to get all of the equipment ready to go to the new garage. We have been working on installing the conduit and wiring necessary to construct the new fuel island at the Recycling Shop. We have been working on the grading and ditching of the new island as weather has allowed. We hope to have it operational by the end of this month. Gerald Sparks is helping us move our existing fuel tanks down to the Recycling Center.

CDBG Façade Grant – The contract with the marquee and Jackson Theatre sign has been signed and the Notice to Proceed sent to Snyder Signs. GRC Construction is also developing shop drawings on the structural steel and said they should be ready for review in two weeks. GRC will start on the front wall of the Jackson and will undertake the support work needed to install the marquee and theatre sign. This work is all part of the Façade Grant project.

Jackson Theatre – The contracts have been signed and Notices to Proceed issued to GRC Construction (structural steel, roof, addition work), Snyder Signs (marquee and theatre sign), and East Tennessee Sprinkler (fire suppression system in all three buildings). Craig and the Carter County Work Camp Crew are waiting for a few days of dry weather in order to raise the back section of roof on the Stage Door building. Almost all of the electrical is in place on the first floor in Stage Door, but no additional finishes can be constructed until the back section of the roof is raised. Ken Ross Architects has been working on a change in construction sequencing in an effort to complete the work in the JRT building and Stage Door well before the Jackson Theatre renovation is complete. At the present time, there is a lot of work scheduled in July and August in an effort to complete work in the Stage Door and JRT buildings while keeping the JRT in operation. The Jackson Theatre building has been cleaned out, and GRC Construction has possession of it for renovation purposes. We need the construction easement with Shane Adams, which is on the BMA agenda.

Maintenance Buildings Project – The new Wastewater Building is nearing completion, and Cobern Rasnick hopes to occupy the building at the end of March. A lot of the sheetrock has been installed and Craig Ford intends to have the Carter County Crew finish sheetrock installation and do all of the filler and finish work next week. The heating system is operable. Once the sheetrock is finished, they can move quickly to complete the painting, lighting and other type of finish work. When Wastewater moves out of the Recycling Center, the Street Dept. will go ahead and move to the west end of town.

The Fleet Maintenance Facility is moving along with the build out. Electrical is in and inside the HVAC is set. The Carter County Crew will be working on sheetrock installation next week as well.

JRT Warehouse – This building is up and all doors including the garage doors are installed. Wolfe Development is currently building out the inside of the building including the bathroom. It will likely be in April when that new building is completed.

Computers – We are purchasing any new computers on the front end without lease. We are getting quotes from Best Buy, BIS (Bright), Saratoga and Cybertek for new equipment. Cybertek was by far the low bid to buy a laptop needed for the new sound/recording system in the Board Room.

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:

We continue to make progress on the Fleet Maintenance Building. All the framing is complete. Most of the metal on the outside of the office area is installed. All of the heat-pump ductwork has been installed. The rough-in wiring is complete.

The initial wiring for the alarm system and camera is complete. Most of the insulation has been installed. The rough-in plumbing is complete. We will begin hanging drywall the week of March 11. Installation of the garage door openers is supposed to begin on March 08.

The doors, vanities, cabinets, countertops and door hardware are on order. We also have the flooring material picked out for the office area. I am currently working on finalizing the pricing on it.

The retaining wall around the transformer has been constructed. The installation of the transformer has been ordered and once it is in, we can begin getting power to the building. We have begun hauling the clay from the Wastewater building over to the Fleet Maintenance Building. Most of that clay should be cleared from the Wastewater site by March 08.

Most all of the drainage outside has been installed. All the catch basins are now in place and the Street Department was working on tying the last one in. Once this is complete, we will begin final grade for asphalt.

I also met a couple of times this month with the company regarding moving the fuel pump site. We have the conduit in place for this project, I have just been awaiting the plan for final grade. I now have the plan, but to my knowledge, we do not have a final cost estimate. Once agreed upon, we can get the grading completed in a day.

I also attended the pre-construction conference related to the bid work for the Jackson Theater. I am looking forward to working with GRC to make this project a reality.

I also met with individuals from Ken Ross Architects regarding a new sequencing schedule for the Stage Door and Repertory Theater. I think we have a workable plan; we just need to get the Fleet Maintenance Building completed in order to get back to the Stage Door.

5. Approve the following Committee Reports: Jonesborough Board of Zoning and Appeals, Jonesborough Planning Commission, Historic Zoning Commission, McKinney Center Advisory Committee, and McKinney Center Diversity and Inclusion Subcommittee.
6. Approve the following Supervisor Reports: Water Distribution, Building Inspector, Parks and Recreation, Visitor Center Manager, Director of Tourism and Main

Street, Water Treatment Plant, Solid Waste and Recycling, Police Department, McKinney Center, MBM Program Director, Event Coordinator, JRT Artistic Director, Environmental Services/Wastewater, Website Manager, Fleet Maintenance, Street Department, Animal Control, Fire Department, Marketing Director, Recreation Project Planner, and Senior Center.

7. Approve the resignation of David Hopkins, Water Worker I, with regrets.
8. Approve the hiring of Garrett Yarber as a Water Worker I at Grade 1 Step 1 (\$21,315), subject to all pre-employment conditions.
9. Approve the hiring of Charles Pierce as Mechanic I in Fleet Maintenance at Grade 2 Step 1 (\$22,381), subject to all pre-employment conditions.
10. Approve the hiring of Scott Warnert and Larry Garst in the Wastewater Department as Collection System Operator I's at Grade 2 Step 1 (\$22,381), subject to all pre-employment conditions, including WorkSteps.
11. Approve the street closings associated with Jonesborough Days, to be held Wednesday, July 3, 2019, closing the streets at 5:00 p.m. through Saturday evening, July 6, 2019, as presented, and approve Dynamic Effects Fireworks as the vendor undertaking the fireworks program.
12. Approve the Special Event Permit application from David Crockett High School to hold their annual Pioneer Pride 5K Run/Walk on Saturday, August 10, 2019, from 7:00 p.m. to 12:00 a.m., as a fundraiser for the school, subject to the Town Attorney's review and acceptance of the Hold-Harmless Agreement and proof of insurance.
13. Approve the Special Event Permit for the Garden Gala as presented, to be held downtown on Saturday, June 1, 2019, subject to the Town Attorney's review and acceptance of the Hold-Harmless Agreement and proof of insurance.
14. Approve the St. Patrick's Day Celebration on Saturday, March 16, 2019, and the temporary street closings for the St. Paddy's Day 2-Mile Run/Walk beginning at 4:00 p.m., and "Shamrockin on the Plaza" beginning at 5:00 p.m. to 7:00 p.m., at the Storytelling Plaza.
15. Approve the low bid of Reinhart Foods for food products, janitorial supplies and paper goods for the 2019 Wetlands Water Park Season.
16. Approve the low bids from vendors mowing areas for the Town: Earth Effects with a mowing cycle of \$200.72, Yard Dogs with a mowing cycle of \$225.00, Jones Lawn Care with a mowing cycle of \$730.00, and Tri-Cities Ground Keepers with a mowing cycle bid of \$335.11, as presented.

17. Approve the Concession Building Agreement between Jonesborough Little League Association and the Town for the 2019 season.

Insert Agreement

18. Approve the Snow-Hut Agreement with David Gene Loyd for the operation of a snow cone booth during the 2019 Wetlands Water Park season.

Insert Agreement

The next item for discussion was the Financial Report. Mayor Vest noted the December, 2018, sales tax collections were \$169,000, which was a 6% increase over the past 3 years. Mayor Vest asked the Aldermen if they had any questions or comments. There were none. The motion to approve the Financial Report as presented was made by Alderman Dickson, seconded by Alderman Causey and duly passed.

Communications from the Mayor was the next item on the agenda. Mayor Vest thanked Jonesborough Boy Scout Troop #134 for attending the meeting and leading the pledge to the Flag. He said scouts are working on two merit badges – Communication and Citizenship in the Community.

Mayor Vest announced that the Paws in Blue Committee is sponsoring a fundraiser on Tuesday, March 26, 2019, at the Jonesborough Pizza Plus, from 4:00 p.m. to 8:00 p.m. Mayor Vest thanked Ruth Verhegge and the Committee members for all their hard work to raise funds to purchase a canine for the Police Department. Ruth Verhegge said a fourth canine was just purchased that day.

Mayor Vest said that the Jackson Theatre project work has begun, and the Town is going to put a theatre complex together down town that will be second to none. He said GRC Construction will be doing the structural work, Snyder Signs will do the façade signage, and East Tennessee Sprinkler will install the sprinkler system. Bob Browning said everything has been cleaned out of the building in order for work to begin, and the project team is a good one. He said patience is needed until the project is finished.

Mayor Vest announced that the Town has earned the recognition as a 2018 Tree City USA which makes the fifteenth year of being a Tree City. Mayor Vest announced that one of the volunteers at the Arboretum, Trudi Tolliver, who helped Frances Lamberts, recently passed away, and he expressed the Town's sympathy.

Mayor Vest presented a proclamation to the Jonesborough Storytelling Guild celebrating their 25th Anniversary. Rebecca Alexander, Guild Chairman, expressed appreciation to the Town for their support of the Storytelling Guild and invited everyone to attend their yearlong celebration.

Mayor Vest presented the following Committee appointments and re-appointments:

Jonesborough Planning Commission (3 Year Terms)

1. Appoint Stephen Callahan – term expires March, 2022
(who will start in April due to his being out of town)
2. Reappoint Emma Treadway – term expires March, 2022

Mayor Vest said he would be exiting from the Planning Commission in April.

Traffic Committee (3 Year Terms)

1. Appoint Virginia Causey – term expires March, 2022
2. Reappoint Chris Diehl – term expires March, 2022
3. Reappoint Alan Shelton – term expires March, 2022
4. Reappoint David Eldridge – term expires March, 2022
5. Reappoint Jeff Dupree – term expires March, 2022

Recreation Commission (5 Year Terms)

1. Appoint Bryan Barnett (Mayor Designee)
2. Reappoint Marilyn Buchanan – term expires March, 2024
3. Reappoint Jack Van Zandt – term expires March, 2024
4. Appoint Adam Dickson – term expires March, 2024

Mayor Vest asked Hannah Fleming to come forward to accept the March, 2019, Employee of the Month Award. Mayor Vest read the following nomination letter for Ms. Fleming:

On February 18, 2019 we were dispatched to 141 Boone Street, due to a subject in the lobby that was asleep and appeared to be homeless. It was also reported that he was annoying some customers. When Officer H. Fleming and Officer A. Edens approached the subject initially, he was irate and not kind towards the officers. While searching for a solution to get the subject where he needed to be in Elizabethton, Officer H. Fleming curbed his behavior by treating him with kindness. Instead of taking the subject to jail in which she certainly could have done due to his behavior and language in Dunkin' Donuts during a busy morning rush, she displayed an act of kindness towards the same person that certainly was not kind to her. She provided a warm meal and drink for the man while we waited on a ride. She took care of that meal with her own money. We wanted to brag on Officer H. Fleming for that act to you all, because most of the time you only get complaints from the public towards Officers. These types of acts often go untold or are never known about. Submitted by: Sgt. C. Reece and Major Matt Rice

Mayor Vest asked Hannah Fleming if she had any comments. Ms. Fleming thanked the Board and said she appreciated being nominated.

Mayor Vest said in the future he would like to see the number of street closures limited to historical and Town events because businesses are impacted when Main Street is closed.

Alderman Communications was the next item on the agenda. Alderman Dickson said "The Long Trip Home" play was excellent. He said Jules Corriere, Theresa Hammons and the McKinney staff did an outstanding job. There were no other Aldermen comments.

Town Attorney Comments was the next item on the agenda. Attorney Wheeler said he had nothing new to report.

Citizen Comments was the next item on the agenda. There were no comments.

The first item under Old Business was second and final reading of an Ordinance amending Ordinance 2008-06 amending the parking restrictions within Mill Creek Subdivision, allowing on-street parking on streets within the subdivision that have 24-foot street widths or more, and retaining the prohibition of on-street parking on streets within Mill Creek Subdivision with 20-foot widths. Mayor Vest asked the Aldermen if they had any comments. There being no comments or discussion, the motion was made by Alderman Dickson, seconded by Alderman Countermine, and duly passed to approve on second and final reading the Ordinance amending parking restrictions within Mill Creek Subdivision as presented.

INSERT ORDINANCE

The second item under Old Business was second and final reading of an Ordinance establishing a new Chapter 19 of Title 1 of the Jonesborough Municipal Code outlining as required in the Town Charter the qualifying committees and the membership requirements of a committee in association with the compensation of BMA board members as outlined in the Town Charter. Mayor Vest asked the Aldermen if they had any comments. There being no comments or discussion, the motion was made by Alderman Callahan, seconded by Alderman Causey and duly passed to approve on second and final reading the Ordinance establishing the qualifying committees and the membership requirements of a committee in association with possible compensation of Town BMA board members, as presented.

INSERT ORDINANCE

The next item for discussion was the Parks and Recreation Department direction and needs. Mayor Vest said he would like to see the Town focus its energy at Persimmon Ridge Park. He said Matt Townsend has done an amazing job at Wetlands Water Park; we had a great and profitable year last season, and we are a little nervous

about Matt not being the main person in charge this season but feel we can get the right person to run Wetlands with Matt's guidance. Mayor Vest said the Town has a great place to hike, Frisbee golf, and a lot of features that we continue to make better. He said he feels there is one area we have somewhat overlooked, and it's time we focus on it in the new budget year. He said there is nothing we can really do tonight but with small investments and renewed focus, we can bring Persimmon Ridge Park up to the same level as our buildings downtown. Mayor Vest said the ball field area still looks about the same as it did in the late 1970's when he played ball down there. He said the roof has blown off one of the press boxes, and in Jonesborough we are better than that. Mayor Vest said we need to get Matt Townsend some more help in order to make sure we are maintaining the ballfields, and there are some things we can do cosmetically that will help. He said we have a great facility; we have four fields and they are all lighted, and two concession stands, and storage, but it is very dated. Mayor Vest said we need to invest some money to make that area look better. He said Johnson City and other cities across the country are taking advantage of the number of parents traveling with their kids for baseball and softball tournaments. He said it is a very lucrative business and it attracts as many people as other tourism events; these tournaments can draw thousands of people throughout the year, and also bring people in to eat and lodge. Mayor Vest said hopefully at budget time the Board will focus on improvements to Persimmon Ridge Park. He said one challenge is that we are overusing those fields with the length of baseball season and then you follow with soccer, and the fields are being used during rough weather when it is muddy and wet, and it destroys the grass; then we try to grow the grass back in March when it is raining, and it is tough. Mayor Vest said hopefully our long-range plan is to find a different place for soccer which we have discussed for a long time. Bob Browning said that in Rachel Conger's position description one of the key aspects is developing a strategic plan for all of the programs that have been under Recreation in the past and that includes those ballfields. Mr. Browning said we have to expand facilities; there is not enough room for soccer and baseball at Persimmon Ridge, and we need to look to the future. He said we need to focus on what needs to be improved now and in the future; one of the problems Recreation has had in the past is we are doing so many things and the amount of time to focus on developing a plan for the future has just been hard to come by. Mr. Browning said part of what Ms. Conger will be doing is getting with Matt Townsend and detailing out what needs to be fixed within Recreation and where we are going in the future; we need to have a piece of land and a plan of how we need to expand the Town's athletic facilities. He said he has talked with Theresa Hammons about doing a strategic plan for the McKinney Center in terms of where we need to be five to ten years from now. Mr. Browning said we are going to work on that as a priority and try to have some recommendations to the Board during the upcoming budget process. Mayor Vest said many years ago we had a soccer field plan across the creek up on the ridge; he is not sure how viable that is but we do have that out there. He said we are very supportive of our school system; Jonesborough Middle School plays their baseball games at Persimmon Ridge. He said he talked to their coach a few days ago, and he is passionate about helping out; he travels a lot and goes to many tournaments. Mayor Vest said they hold a lot of tournaments at Grandview, and there is no reason Jonesborough and Grandview can't partner together to put on large tournaments and

bring people here to eat and lodge; we have a great opportunity there. He said no one knows what is going to happen with the school system, but Jonesborough Middle School is going to need a place to play baseball whether it's a new facility or at Persimmon Ridge Park, and that is one of the reasons we need to have better facilities down there.

Mayor Vest asked the Aldermen if they had any comments. He added that there has been discussion about adding some seasonal help in Recreation. He said we have some money freed up to where we can now do that. Alderman Causey said she would like to go ahead and hire one or maybe two seasonal workers to help Matt Townsend and the Recreation crew. She said she would like to have a workshop and let Mr. Browning explain exactly what he is wanting in the Arts Department and detail out how the different departments will work together. She said there are a lot of things she knows because of working for the Town, but Alderman Callahan and other Aldermen may not know exactly what each department does. Alderman Causey said she feels it would be beneficial for all Board members. Mayor Vest said that is certainly something we can address during the budget, and it would help to hold a workshop before June to discuss the direction of Persimmon Ridge Park and any other issues. Mr. Browning said he would be glad to put that together. Mayor Vest asked Alderman Causey if she wanted to make a motion concerning seasonal Recreation positions. Alderman Causey made the motion to add two seasonal positions to the Recreation Department through the end of the current budget year and to evaluate the positions during the upcoming budget process. Mayor Vest said funds are available and he agrees that there is a need for additional workers in Recreation, not just at the ballparks, but there is also a lot of landscaping and mowing. Alderman Callahan said with the weather we have had in the last couple of months those ballfields are behind already and two seasonal workers will be a great help. Alderman Callahan seconded the motion. Alderman Vest asked if there was any more discussion. Alderman Countermine said he goes down there almost every day with his dogs, and it's amazing what the Recreation crew can get done with the amount of help they have, and they do need more help. He said with all the rain we have experienced and with the slope of the land, you just can't stop the mud. He said when we make the improvements, we should look at the lay of the land to prevent a big rain washing out any improvements that are made. Mayor Vest said he agreed. He said a few years ago they took a grader down there to the ditch line at the base line of that slope and dug it out to prevent water from rushing over to the fields and probably over the years it has filled back up and probably wouldn't hurt when we make improvements down there to redirect the water. Mr. Browning asked if he was talking about behind the fencing. Mayor Vest said he was. Alderman Countermine said it is amazing how well Recreation keeps those fields up. Alderman Dickson said he recalled that when Ron Dykes was Director of Schools, someone approached the County Commission at that time about having a paid position to work with all the ballfields in the county because of summer leagues coming through and the economic potential. He said he liked the idea of thinking long-term, not only having something for our citizens immediately, but the long-term impact, and he is very supportive of the potential that could come to Jonesborough and the County working together. There being no further discussion, Mayor Vest called for the vote to add two seasonal employees to the

Recreation Department at Grade 1 Step 1 (\$10.25 per hour) through the end of the current fiscal year, to be evaluated during the budget process, on the motion as presented. Upon call of the roll, the following Aldermen voted Aye: Alderman Causey, Alderman Callahan, Alderman Countermine and Alderman Dickson. Voting Nay: none. The motion carried.

Mayor Vest asked Bob Browning if they needed to address the Seasonal Water Park Director position. Mr. Browning said the last conversation he had with Matt Townsend was that he wanted more time to look at it. He said he talked with Operations Manager Craig Ford, and he and Matt have interviewed some candidates. Mr. Browning said what needs to happen is it needs to go through Mr. Ford, and what we may end up doing is sending the Board a request to hire someone on a temporary basis because the intent was to have someone in place by the last week of March. Mayor Vest said there was some discussion that the Water Park Director could possibly be kept on full-time after the park closes which would be ideal if that person could help out in other areas.

The first item under New Business was an agreement with the Jonesborough Civitan Club supporting the development of a dog park. Mayor Vest said we appreciate the Randy Boyd Foundation giving the Town a \$25,000 grant for a dog park. He said just as impressive, the Jonesborough Civitan Club is giving a \$25,000 donation as well, and we certainly appreciate them doing that. He said the \$50,000 will get that park established. Mayor Vest said one of the things the Civitan Club wants to do is have naming rights to the Dog Park. He asked the Aldermen if they had any comments. Alderman Callahan asked if the Town will charge people to use the park, or will the Town foot the bill for all of the maintenance and other expenses of the park. Alderman Countermine said part of the Civitan agreement is that they are going to help us with the park going forward. Bob Browning said the Civitan Club is certainly encouraged to do that, but there is nothing in the agreement that would specifically obligate them for future expenses of the park. He said what we are trying to do, and Tom Pardue has been a very big supporter of this and we appreciate Tom's support, is to develop a long-term relationship between the Town and the Civitan Club working together on the dog park. Alderman Dickson said he is very proud of and grateful to the Civitan Club. Mayor Vest said he is in favor of the Civitan naming the park, and asked if the name will come back to the Board for approval. Mr. Browning said it would have to be a mutually agreed upon name. The recommendation from staff is: (1) Approve the agreement with the Jonesborough Civitan Club associated with a \$25,000 donation supporting the development of a dog park in Jonesborough, subject to the Civitan's approval of the agreement as presented or with minor changes accepted and approved by the Town Attorney and the Mayor, along with a thank-you to Jonesborough Civitan Club for their support of this great project, and (2) approve communication back to the Tennessee Department of Transportation (TDOT) that the Town is interested in its continuing with the planning and design of a streambank mitigation project along Little Limestone Creek on Town property near the new Fleet Maintenance Facility and the future dog park. There being no further discussion, Alderman Countermine made the motion to approve the recommendation as presented, seconded by Alderman Callahan and duly passed.

INSERT AGREEMENT

The next item for discussion concerned the renewing of the Redflex Camera Agreement. Mayor Vest said there are pluses and minuses to the camera enforcement system; some people love them and some people hate them. Alderman Countermine said he felt the recommendation is good; we are not using the cameras to generate a lot of revenue, and the way the cameras now operate, if someone violates the posted traffic signs, then it is his or her own fault. Bob Browning said it is a volunteer program. There being no further discussion, the motion to approve the Photo Enforcement Program Agreement with Redflex Traffic Systems, Inc., was made by Alderman Causey, seconded by Alderman Countermine and duly passed.

INSERT AGREEMENT

The next item for discussion was an agreement with property owners involved in a storm water mitigation project at West College Street and Payne Road, with the Town incurring the cost of materials and providing labor and equipment, subject to the approval and execution of the Agreement by all property owners impacted, with the project to be implemented by the Town as time allows, and to be paid from Storm Water Reserve Funds. Mayor Vest asked the Aldermen if they had any comments. Alderman Callahan said he lives on Miller Drive and he has seen the water in his front yard so deep you could go swimming, and he feels something needs to be changed in the area. Alderman Countermine said he thinks the proposed solution is good. Mayor Vest said he agrees. He said it is great when everyone cooperates and the Town comes up with a plan to help residents. Bob Browning said he has not presented the plan to the property owners; he wanted to wait until the plan was approved by the Board. Alderman Dickson said he is grateful for what the Town is going to do for the residents in North Jonesborough. He said we helped a homeowner's association with its wastewater problem, and we helped the residents in Reece Estates with their flooding problems. He added that Shell Road still needs some consideration. Mr. Browning said our partnerships with citizens have been very successful; we don't guarantee the results but we do guarantee we will try hard to help them. There being no further discussion, Alderman Callahan made the motion to approve the storm water mitigation project at West College Street and Payne Road as presented. The motion was seconded by Alderman Countermine and duly passed.

INSERT AGREEMENT

The next item for discussion was a Construction Easement Agreement with Dr. Shane Adams associated with the Jackson Theatre and Jonesborough Repertory Theatre projects. Mayor Vest said after reviewing the agenda presentation, he agrees it is something we need to do. Bob Browning said the easement is conceptual, and Dr. Adams has not seen the agreement. He said with Attorney Jim Wheeler's approval and BMA approval to proceed, he will contact Dr. Adams to schedule a meeting to explain the contract and answer any questions or concerns that Dr. Adams may have. There being no further discussion, Alderman Dickson made the motion to approve the

Easement Agreement in concept and authorize the Town Administrator and the Town Attorney to negotiate a final draft with Dr. Shane Adams that will allow the Jackson Theatre complex renovations to proceed. Alderman Causey seconded the motion and it was duly passed.

INSERT AGREEMENT

The next item for discussion was approval of the employment contracts with the Town Recorder, Town Administrator and Town Attorney. Mayor Vest asked the Aldermen if they wanted to approve all three contracts together or separately. The consensus of the Aldermen was to approve them separately.

Alderman Countermine made the motion to approve the Employment Agreement with Abbey Miller as Town Recorder with the term being from January 1, 2019, through December 31, 2020. The motion was seconded by Alderman Causey and duly passed.

INSERT AGREEMENT

Alderman Countermine made the motion to approve the Employment Agreement with Bob Browning as Town Administrator with the term being from January 1, 2019, through December 31, 2020. The motion was seconded by Alderman Causey and duly passed.

INSERT AGREEMENT

Alderman Dickson made the motion to approve the Employment Agreement with Jim Wheeler as Town Attorney with the term being from January 1, 2019, through December 31, 2020. The motion was seconded by Alderman Callahan and duly passed.

INSERT AGREEMENT

The next item on the agenda was first reading of an Ordinance amending Chapter 1 Intoxicating Liquors of the Municipal Code, regarding the 5% inspection fee on wholesale beverages manufactured in the Town of Jonesborough. Mayor Vest said we are a small town and we need to facilitate success. He said he agrees with the Mr. Browning's recommendation. Mayor Vest asked the Aldermen if they had any comments. Mr. Browning said the Town would be waving the 5% inspection fee to give Mr. Callahan the opportunity to market his business and support Town special events. Mayor Vest asked Mr. Browning if this is a fee the Town has never collected. Mr. Browning said we have always collected a 5% fee related to wholesale distributor sales on the products that are sold in Jonesborough. Alderman Countermine said he feels the Ordinance is very well written and thought out. Alderman Countermine made the motion and seconded by Alderman Causey to approve on first reading the Ordinance amending Title 2 Chapter 1 of the Municipal Code waving the 5% alcoholic beverage inspection fee on alcoholic beverage products manufactured in Jonesborough that have to be bought back for retail sale in the corporate limits. Upon call of the roll, voting Aye were: Alderman Countermine, Alderman Causey, Alderman Dickson. Alderman Callahan recused himself. Aldermen voting Nay: None. The motion carried.

INSERT ORDINANCE

The next item for discussion was revisions in the Town's employee wellness program. Mayor Vest said it appears that some good thought went into this, and it is a good write up. He said this used to be Virginia Causey's baby and probably still is. Bob Browning said Alderman Causey did participate in the discussions with staff and Ballad Health, and he feels it is a good idea for her to continue to do that. He said we still need to work out the bonus program and set some higher expectations of our employees, and Alderman Causey will be helpful with that. Mayor Vest asked the Aldermen if they had any comments. Alderman Callahan said he feels trying to enhance the wellness program is a great thing especially when it comes to the health of our employees. He said he thinks there is someone right here in Jonesborough who could be an addition as far as the well-being of our employees and that is Jim Montag who is in attendance. Alderman Callahan invited Mr. Montag to address the Board and discuss what he does here in Jonesborough and how it can impact our employees. Mayor Vest asked Jim Montag to state his name and address for the record.

Jim Montag said he has two businesses in Jonesborough: one is Jonesborough Community Care which is a commercial based insurance program for health care and the other is Direct Health Care which is a business-to-business health care program which allows the employers to provide health care to their employees. It is not insurance; it is actually health care to keep employees on the job and healthy. Mr. Montag then distributed information to the Aldermen. Mr. Montag said he had been working with Craig Ford and Abbey Miller for about nine months to develop a plan to take the Town's employee wellness program to a new level. He said the County maintains a wellness clinic that their employees in the sheriff and highway departments can actually go to and get their health care, their blood drawn, and get medications at a discount. He said those employees are currently limited to two sick call visits each month. Mr. Montag said what he is proposing is taking the Town's wellness program and actually making it into a health care program similar to the County's direct health care model. He said he currently has 48 companies participating in his direct health care program. He said what they do is a different model. He said direct primary care is a model that is growing across the country; there are about 900 direct care providers and about 80,000 participants in the USA. These providers have saved employees a little more than \$8,000,000 in medication costs and \$40,000,000 in lab costs. He said what he does is offer a flat rate per employee and the employee can include their spouses and their children if they want, and employers can direct how they want to set the program up. He said \$50 per employee per month covers the employee's health care, primary care, diabetes, high blood pressure, cholesterol and urgent care, including stitches, setting bones, and x-rays; and we have all that right here in our clinic in Jonesborough. Mr. Montag said those who have been to the practice know he has four exam rooms, an x-ray machine and an in-house lab. He said the direct care practice rents space from his other practice to be able to provide this care for employees. He said the \$50 allows an employee two office visits per month at no cost. He said currently if a Town employee walks in and if they see him on the insurance side, it would

cost the employee a \$35 co-pay. Mr. Montag said if you are making \$50,000 - \$60,000 or more, \$35 doesn't seem like much for a health care visit, but when you are making \$12 - \$14 an hour, \$35 is a lot of money. He said what this plan does is allow Town employees to have access to their health care and access to the provider; they can actually text questions to me that keeps them on the job rather than having to go wait in line to be seen at another practice. He said one study shows that 65% to 70% of medical problems can actually be fixed if the patient communicates with his or her provider; I can prescribe medicine and send it to a pharmacy electronically. He said his direct care program also gives employees access to some of the cheapest labs. He said the Town is not self-funded so it is not as much of a savings on the lab side, but again if someone has to pay cash for their labs, it is a savings to the employee. He said all of his prices are publicized which is one thing you don't see anywhere else. Mr. Montag said if you go to the clinic's website and look under benefits, you can actually see what it cost for our labs and our x-rays. He said the cheapest cash price for a CBC, complete blood count, which is the most common blood test in this area, is \$30; your insurance will be billed \$84, and we charge \$6. He said his practice can do the same for comprehensive blood panels and cholesterol panels, all of which are anywhere from 80-90% cheaper because we control the cost and are able to do this in-house. He said his clinic gives the patient the ability to control cost. He said we have employers that provide this to all their employees for \$50 per employee per month. American Imports, for example, covers all its employees and employees can add their spouse for another \$50 and their kids for \$20 each if they are under the age of 20. Mr. Montag said he sees the kids three times more than he sees the adults, but that includes their sports physicals and other services as listed in his handout to the Board. He said also included in the handout are frequently asked questions; he said the biggest one he gets is if a patient likes his doctor, can he continue seeing his doctor; the answer is absolutely. Mr. Montag said what he tries to do is take all the problems with Obama Care and fix them. He said that is what made him start this process because ten years ago eight businesses in this area talked him into opening a clinic in Jonesborough so that their employees did not have to go to Johnson City or Greeneville for health care. He said he did that and has grown the practice to 5,400 patients. He said 48 small business owners currently use his direct primary care program; the Medicine Shop does not pay anything for their employees; if an employee wants this coverage, he or she pays the \$50 through payroll deduction. He said Archer Brothers does a 50-50 program; the company pays \$25 and the employees pay \$25 through payroll deduction. He said he only has to send one invoice to each company and is not spending his time chasing money. Mr. Montag said that is what happens with health care now; I see somebody today and I bill it and then have to wait six months to get paid. He said the biggest fallacy is that if I bill \$200, I'll get paid \$200, but in reality, I'll be lucky to get \$68 after waiting six months. Mr. Montag said you can go to his website to see all the companies he works with. Mr. Montag said what he wants to do is take the Town's wellness program to the next level. He said currently the Town's nurse sees employees once a week for a few hours, and if the nurse finds a problem, she sends the employee to a doctor. He said if I oversee your wellness program and I find a problem, I'll fix it then and there. He said the program is completely voluntary, and if somebody doesn't want to participate, they don't have to. Mayor Vest thanked Mr. Montag for coming in

and talking with us. He said it sounds like a really good program. Mayor Vest asked the Aldermen if they had any questions. Alderman Callahan said the reason he wanted Mr. Montag to come and speak to the BMA is that he thinks it would be a good addition to what we are currently doing, and Bob put in his presentation that the Town could payroll deduct the fee. He said what he would like to see and recommend is that we give Jim Montag a chance to come in and speak to Town employees and pass out some literature. Alderman Callahan said he thinks the direct care program is great, especially with people having trouble paying their health care costs and the fact that Mr. Montag is basically always on-call. Alderman Causey asked Mr. Montag if he was a doctor. Mr. Montag said he is a Physician Assistant. She asked Mr. Montag if he has a doctor on site at his practice. Mr. Montag said he works with Dr. Richard McDavid. Alderman Causey asked if Dr. McDavid is on site at all times. Mr. Montag replied that he is not. He said Dr. McDavid is in collaboration with him in the practice. He said Dr. McDavid does not see patients; he retired from his practice in Johnson City, then went to the VA and retired from there. Alderman Causey asked Mr. Montag if someone came to see him with for instance a gall bladder attack, and had to go to the hospital, could he refer them to the hospital. Mr. Montag said he could, and that is one of the frequently asked questions in the information sheet. He said there is not a doctor out there that admits his own patients anymore; everyone uses a hospitalist to admit their patients. Mr. Montag said he has a hospitalist that does all his admitting. He said he does rounds on all his patients; and in fact, when he leaves the meeting tonight, he has to go see a patient who had a stroke. He said he does nothing different in his practice than they do in a practice in Johnson City for First Choice or any other practice in the area. He said they all contract with a hospitalist for admissions. Mayor Vest asked if any other Alderman had a question or comment. There were none. Mayor Vest thanked Jim Montag for attending the meeting and giving his presentation. Mayor Vest said the wellness of Town employees is important as is the cost. He said he gets frustrated every paycheck on what health insurance costs. Mayor Vest said there is a recommendation from Mr. Browning for the Wellness Program, and he thinks it is a good program. He said we are certainly always open to making changes. He asked Bob Browning if that was correct. Bob Browning agreed. Mr. Browning said he would like to say that Mr. Montag is a local business, and he thinks if there are employees who want to utilize his services, we can help them by offering payroll deduction. He said we will allow time for our employees to meet with Mr. Montag to go over his program. Mayor Vest asked if there needed to be a motion for this recommendation. Mr. Browning said a motion was not necessary. Mr. Browning said Alderman Causey has attended Employee Wellness Program meetings, and if other Board members want to, they can participate also. Mr. Browning said the problem with two Board members at the same meeting is that it has to be advertised, but they can meet at different times if Board members want to attend meetings, especially about the bonus program. He said the physicals, workers comp and WorkSteps have been combined together under Med Works, and he added that this collaboration cost the Town about \$8,900 in FY 2017-18. He said he feels that is very cost-effective for the Town in terms of the value of what we get back from Med Works and their ability to communicate with each other especially with WorkSteps; this program has saved the Town a significant amount in workers comp premiums. Mr. Browning said we are doing a lot of things right. He said even Ballard

Health is saying that the onsite nurse program has run its course; it needs to be changed, and we are working on the details of that. Mayor Vest said no vote is necessary concerning this presentation. Mayor Vest added that he is comfortable with Alderman Causey and any other Board member working with staff on the Wellness Program and to continue tweaking the program as we move forward.

There being no further business, Mayor Vest adjourned the meeting.

ABBIE MILLER, RECORDER

CHUCK VEST, MAYOR