

BOARD OF MAYOR AND ALDERMEN

PUBLIC HEARING

MARCH 23, 2015

The Board of Mayor and Aldermen (BMA) met in a Public Hearing on Monday, March 23, 2015, at 8:00 a.m., at Town Hall, 123 Boone Street, Jonesborough, TN.

The first item on the Public Hearing agenda was the Bond Resolution authorizing the issuance of a not to exceed \$700,000 General Obligation Bonds to finance the construction of a Senior Citizen Center for the Town of Jonesborough. Mayor Wolfe asked if there was anyone who would like to address the Board concerning the proposed bond issuance. There were no comments.

The second item on the agenda was amending Title 1 Chapter 7 of the Jonesborough Municipal Code in its entirety establishing the Senior Citizens Advisory Committee. Mayor Wolfe asked if there was anyone who would like to address the Board concerning the proposed Ordinance. There were no comments.

Mayor Wolfe closed the Public Hearing.

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ABBIE MILLER, RECORDER

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KELLY WOLFE, MAYOR

BOARD OF MAYOR AND ALDERMEN

CALLED MEETING

MARCH 23, 2015

The Board of Mayor and Aldermen (BMA) met in a Called Meeting on Monday, March 23, 2015, at 8:00 a.m., at Town Hall, 123 Boone Street, Jonesborough, TN.

Mayor Wolfe opened the Called Meeting with a prayer, and Operations Manager Craig Ford led the pledge to the Flag.

Upon call of the roll the following were present: Mayor Kelly Wolfe, Alderman Chuck Vest, Alderman Adam Dickson and Alderman David Sell. Alderman Terry Countermine was absent. Also present were Town Administrator Bob Browning, Town Recorder Abbey Miller, Operations Manager Craig Ford and Town Attorney Jim Wheeler.

The first item on the agenda was the Bond Resolution for the Senior Center. Mayor Wolfe said the Town has had two on going major projects recently; one is the sewer plant expansion and the other is the building of the Senior Center. He said the sewer plant project is substantially complete and came in right at estimated cost, and in fact, we came in with \$120,000 in funding left over. He said with the Senior Center project, unfortunately, the bids came back at twice what the Town had been told to expect. He said the Senior Center is well under way and a lot of items were cut out of the original bid so that we could go ahead and build the Senior Center. He said we knew we would come up short but did not know how much. Mayor Wolfe stated that the proposed \$700,000 in additional funding will pay off the capital outlay note where the land was purchased and will finish the building. He said the good news is the debt service on the land that will be paid off will cover the new payment on the \$700,000 except for about \$1,500 a year. He said he is still not happy that the architect could not give us a better estimate when the project was started; after going through so many months of planning then finding out that the lowest bid was double the estimate was tough. The Mayor added that of course we did not want to start the process over, and the architect should have done a better job of estimating the cost of the project. He said we have stakeholders that look to the Town to make good decisions. Alderman Vest asked about the statement "Ken Ross has provided more inspection than normal, and

charged for that work". He asked what would have been the norm and why did Mr. Ross' team inspect more often. Mr. Browning said Town staff asked them to inspect more often because we were concerned about the contractor not having a lot of experience in larger projects like this. He said the problem with not having frequent inspections is that things get covered up quickly. He said we rely a lot on the inspection process so J.W. Greene and Eddie Phillips from Ken Ross' office inspect the Senior Center facility very frequently. He said they may do this three or four times a week instead of the norm of once a week. Mayor Wolfe said this is an investment that the Town has made. Alderman Sell said we are at a point of no return on this project, and there is no recourse for anyone. He said his frustration with the architect is due to the margin of error in the estimating of the project cost. Mayor Wolfe said he asked the architects specifically if they were sure we could build the Senior Center for the original budget and was told they were sure. He said he asked them several times and was assured it was within budgeted funds. He said we have to go ahead and finish this project but learn from the experience; we have to prevent it from happening again in the future. Mr. Browning said when we went into the Jackson Theatre project, Ken Ross Architect submitted a proposal as well as Beeson, Lusk and Street. He said the Board selected Ken Ross Architect. He said because the Senior Center project was a new building, we relied on the expertise of the architect. He said the architect could have paid more attention to what the Senior Center Advisory Committee was asking for. He said when the kitchen was taken out of the project that saved a million dollars. He said Mayor Wolfe is accurate and he did ask questions. He said one thing we know is that on the Jackson Theatre we do not want to use the mechanical engineer or electrical engineer who were involved in the Senior Center project and added that the same two engineers were involved in the McKinney Center project and we had similar problems of over engineering. Mr. Browning stated that we started out with an estimate on a geothermal system which was way off when it was bid, and Ken Ross Architect agreed that they had had problems with those two engineering firms not being accurate on other projects. Mr. Browning said the structural engineer did a good job and Craig Ford met with him last week on the Jackson Theatre. Mayor Wolfe said that is all good but you would think the architect would have had more control of this situation. He said we are not going to be disappointed again and if the bids for the Jackson Theatre come back like the Senior Center bids, we will stop the project and not do it based on the architect getting us in a bind. The Mayor said that the architect needs to be forewarned that we will not tolerate this. He added that it is not fair to the Board or the taxpayers of Jonesborough for this to be done in the manner that it has been done. Mr. Browning said we are doing everything we can on the Jackson Theatre to avoid a similar situation and in the request for proposals it states that we will be meeting on the front end of design with the consulting engineers. He added that one of the problems is that we have to go out of our area for mechanical and electrical engineers. He said they need to meet with our staff on-site to know exactly what the Jackson Theatre looks like, and added that this should not have been a problem in a new building. He said we are working much harder to make sure this does not happen again. Mayor Wolfe said we are going to make sure that this project is done where maximum value is received for tax payer dollars or the project will not be done. He said that is the message that the architects need to receive. Mayor Wolfe said the roof is almost finished at the Senior Center. Alderman Sell said Dr. Morgenstern complained about debris blowing onto his property from the construction. Mayor Wolfe said he would get someone to look at that situation. Motion was made by Alderman Vest, seconded by Alderman Dickson to approve the bond resolution authorizing the issuance of a not to exceed \$700,000 General Obligation Bond to finance the construction of a Senior Citizens Center for the Town. Attorney Wheeler said there are two Resolutions that need to be voted on separately and the captions need to be read in full on both. Alderman Vest and Alderman Dickson rescinded the motion.

Attorney Wheeler read the following: "Initial Resolution authorizing the issuance of a general obligation bond by the Town of Jonesborough, Tennessee, in a par amount not to exceed \$700,000 to finance the acquisition of land for and construction of a Senior Citizens Center and related facilities for the municipality and related costs". Motion was made by Alderman Vest, seconded by Alderman Sell and duly passed to approve the Resolution authorizing the issuance of a general obligation bond by the Town of Jonesborough, Tennessee, in a par amount not to exceed \$700,000 to finance

the acquisition of land for and construction of a Senior Citizens Center and related facilities for the municipality and related costs as follows:

### **Insert Resolution**

Attorney Wheeler then read the following: "A Resolution authorizing the issuance of a not to exceed seven hundred thousand dollar (\$700,000) General Obligation Bond of the Mayor and Aldermen of Jonesborough, Tennessee; and making provision for the issuance and sale of said bond; and the levy of tax under certain conditions; and providing details relating to the issuance of bond anticipation notes". Motion was made by Alderman Sell, seconded by Alderman Dickson and duly passed to approve the Resolution authorizing the issuance of a not to exceed seven hundred thousand dollar (\$700,000) General Obligation Bond of the Mayor and Aldermen of Jonesborough, Tennessee; and making provision for the issuance and sale of said bond; and the levy of tax under certain conditions; and providing details relating to the issuance of bond anticipation notes as follows:

### **Insert Resolution**

The next item was the Ordinance amending the Senior Citizens Advisory Committee. Alderman Dickson made the motion, seconded by Alderman Vest and duly passed to approve on second and final reading an Ordinance amending Title 1, Chapter 2, Senior Center Advisory Committee, in its entirety establishing new criteria for membership and composition of the Senior Center Advisory Committee, and immediately expiring the terms of the existing Advisory Board members. Alderman Dickson said he applauded the Town Administrator for the amendment to this Ordinance and would like to go on record stating there have been some outstanding individuals who served on this committee. He said as we are moving forward it is important to recraft the committee and move forward. Mayor Wolfe said we do appreciate all who have served and continue to serve. He said he would be recommending a couple more appointments at the next meeting.

### **Insert Ordinance**

The next item on the agenda was appointments to the Senior Center Advisory Committee. Mayor Wolfe said he appreciated Zel Hester and Mike Ford for their participation in the interview process for the Senior Center Director. Motion was made by Alderman Vest, seconded by Alderman Sell and duly passed to approve the appointments to the Senior Citizens Advisory Committee and their terms as follows:

- Lloyd Fleenor – 1 Year Term
- Lori Goodman – 2 Year Term
- Yvonne Buford – 3 Year Term
- Donna Gillespie – 3 Year Term
- John Moore – 3 Year Term
- Mike Ford – Coterminous with Washing County Commission Term
- Zel Hester – Representative of Jonesborough BMA (Coterminous – Mayor's Term)
- Marion McKinney – Member Emeritus
- Ruth Robinson – Member Emeritus
- John Palease – Member Emeritus

The last item on the agenda was the appointment of a Public Safety Officer. Mayor Wolfe asked Jonathan Peace to stand and introduce himself. Officer Peace said he has been a reserve officer for Jonesborough and wants to work for the Police Department. Motion was made by Alderman Vest, seconded by Alderman Dickson and duly passed to approve the hiring of Jonathan Peace as full-time Jonesborough PSO in the Police Department at Grade 10 Step 1 (\$31,491), subject to all pre-employment conditions for a police officer, the requirement that he attend the police academy and obtain certification within twelve months, and that he be automatically moved up one step in the compensation plan upon obtaining his police officer certification.

The meeting was adjourned.

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ABBIE MILLER, RECORDER

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KELLY WOLFE, MAYOR