

BOARD OF MAYOR AND ALDERMEN

PUBLIC HEARING

MAY 10, 2021

The Board of Mayor and Aldermen (BMA) met in a Public Hearing on Monday, May 10, 2021, at 7:00 p.m. at Town Hall, 123 Boone Street, Jonesborough, TN.

The first item on the Public Hearing agenda was the amendment to the PRD (Planned Residential District) Zone parking regulations. There were no comments.

The Public Hearing was closed.

ABBEY MILLER, RECORDER

CHUCK VEST, MAYOR

BOARD OF MAYOR AND ALDERMEN

REGULAR MEETING

MAY 10, 2021

The Board of Mayor and Aldermen (BMA) met in Regular Session on Monday, May 10, 2021, at 7:00 p.m., at Town Hall, 123 Boone Street, Jonesborough, TN.

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

Upon call of the roll those present were: Mayor Chuck Vest, Alderman Virginia Causey, Alderman Terry Countermine, and Alderman Adam Dickson. Alderman Stephen Callahan was absent: Also present were: Town Administrator Glenn Rosenoff, Operations Manager Craig Ford, Town Attorney Jim Wheeler, and Donna Freeman, Executive Assistant, in the absence of Town Recorder Abbey Miller.

The next item was the Consent Agenda. Town Administrator Glenn Rosenoff requested an addition to the Consent Agenda pertaining to the quote from Barnard Roofing Company, Inc. regarding the roof replacement at the Water Treatment Plant in the amount of \$39,736.00, as mentioned in Operations Manager Craig Ford's Monthly Report. Alderman Causey made to the motion to add to the Consent Agenda the Bernard Roofing Company, Inc. quotation of \$39,736.00 for the roof replacement at the Water Treatment Plant, seconded by Alderman Countermine, and duly passed.

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

1. Approve the following bills for payment:

VENDOR
SANITATION

GENERAL

WATER

98585-98726 AP	251,197.83		
98727-98728 AP	886.15		
<u>VENDOR</u>		<u>GENERAL</u>	<u>WATER</u>
<u>SANITATION</u>			
98729-98734 AP	82,139.79		
98735-98736 VOID	0.00		
98737 AP	1,770.89		
98738 AP	316.17		
98739-98745 AP	8,432.98		
98746-98755 AP	17,064.21		
98756-98762 AP	25,117.93		
98763-98766 AP	2,463.72		
98767-98773 AP	3,837.93		
98774-98777 AP	2,598.33		
98778-98806 AP	21,653.20		
98807-98816 AP	2,662.50		
98817-98820 AP	<u>6,770.00</u>		
	\$426,911.63		
62081-62170 AP		197,119.18	
62171-62173 AP		2,923.45	
62174-62177 AP		9,877.11	
62178-62183 AP		1,645.46	
62184 AP		56,591.91	
62185 AP		437.53	
62186 AP		1,750.00	
62187AP		8,980.70	
62188-62198 AP		2,320.01	
62199-62209 AP		2,886.30	
62210 AP		68.62	
62211-62213 AP		<u>253.00</u>	
		\$284,853.27	
9164-9189 AP			38,903.23
9190 AP			551.76
9191 AP			218.74
9192 AP			62,300.00
9193-9194 AP			408.09
9195 AP			206.04
9196-9197 AP			<u>205.12</u>
			\$102,792.98

2. Approve the following Town Administrator Report:

LPRF Grant: I come back to you once again with delayed news as we still continue to wait on final reimbursement on the original contract. Although hopeful I have to say this is the most disappointing reimbursement process, I have ever been involved in. I can attest that we, the Town and Evan with Community Development Partners have gone above and beyond to get the final reimbursement. Once this is completed, the State should pivot and award us the second contract with an approved corresponding budget. In the meantime, we have moved forward on getting Summers Taylor activated on the concrete part of the project. I will inform the Board as soon as we get the final reimbursement. Also, I will continue to update the Board as we progress through other components of the Lincoln Park project that does not have to include State reimbursement.

Dog Park: After thinking through the dog park project, in particular after the workshop, and the negative report from TDOT about the original entrance to the proposed park off of Old State Route 34, I decided that we, the Town, needed to pursue TDOT once again with a plan to seek their approval of the original

entrance. As I had indicated to you in an earlier email, I met with Bob and asked him to assist me with a strategy to make them an offer they could not refuse. We are very close to gathering all the documentation and mapping necessary to submit a formal application for a driveway cut permit at the original entrance. I think a full court press (being on the offensive) with TDOT is necessary to encourage them to see the benefits of our entrance for the project and for our citizens. I will continue to update you once submitted and thereafter (expect to submit by Thursday as we add more traffic related data to the documentation).

School Project: We are very close to having the AIA contracts pertaining to the Construction Manager (CM) being given the final okay from USDA Rural Development in order for us to process to the next step, Request for Proposal (RFP). I and others have been asked what the cost will be. The projected cost for the building portion of the school project is \$28 Million. We all acknowledge COVID related material and lead time issues, however until we send the RFP out, or in other words, “as soon as it hits the street”, and actually receive proposals from private contractors, we really do not know. If we openly guesstimate a higher project cost then we are telling the market (private contractors out there) that the \$28 Million is just a guide to follow. We are anticipating a June 30th called meeting of the BMA to award the contract to the CM for the New Jonesborough K-8 School Project. The design process has been highly professional and everyone that is part of the Project have gone beyond the call of duty – if I can describe bathrooms in a school project or the size of cubby space in classrooms you know we have tackled the project to give the public the best school for Jonesborough for generations to enjoy.

Jackson Theatre and JRT

The Jackson: If you have not noticed yet downtown (a joke of course), the Jackson has the lighted marquee and that should conclude our State façade grant. This marquee has generated great response from the general public. We are still waiting on the USDA RD regarding our application for additional funding to complete the project. The exterior brick work is nearly complete and we should start on roof drainage system work any time. We are working through our plans of utilities for the project as well.

The JRT: This project has been moving well with the hard work and dedication of our contractor Don Bacon. The transformation of what was, when gutted, to present time is incredible. There is hope (from the JRT folks) that work will be complete in time for June performances. Performances will only happen when the State issues approvals for such activities. My last update was that Jay McCusker with Clark Nexsen will be submitting final plans to the State. The plans will be comprehensive and phased – phased so the Fire Marshal will be able to issue approvals based on the completion of specific “phases” of the project.

Infrastructure: Adequate infrastructure is a major component to growth in our Town. Whether we talk about streets, bridges, stormwater, water, sewer, plant operations, vehicles, equipment, building conditions, beautification, etc., we need to be prepared to leverage funds for repair, maintenance, replacement, and reconstruction.

A resident or visitor should not enter into Jonesborough and have a poor driving experience along our roads. When you experience Boone Street, a major corridor to our downtown business district, the feeling is like going over mini traffic tables (humps) but that is not the effect we want. We are exploring solutions to this longtime issue. With bridge replacements, we are doing a good job at going with steel beams rather than all wood construction to extend the life of our pedestrian crossings.

With our great growth comes great planning for water and sewer lines (old and new) and to ensure that we can meet the plant capacity for the future. GRW as you know is studying our system and will report back our needs with a projected

expense. I will not speculate yet what those expenses will be but we, Staff, are doing everything in our wheelhouse to make sure that all our monitoring systems are detecting accurate readings so that we give GRW the highest level of data and documentation to help their analyses. We are looking at better planning for our higher elevation areas where residential growth is projected to occur – things like improving water pressure scenarios that may involve the developer constructing a pump station to serve a high-density residential area, and once the infrastructure was placed to our standards, we would work on a process to accept the infrastructure and it become the Towns. It is similar to the idea that if a developer constructs the roads and stormwater infrastructure to public standards, the Town accepts the infrastructure and it becomes the responsibility of the Town to maintain and/or replace. These are just some of the areas that I, and Staff, are exploring.

Vehicles are required for us to provide our great services to the public. One of the worst departments for aged and out of service vehicles is Parks and Recreation. Replacement vehicles, whether with new or used, were not timely and as such put us in a position to have only one viable (after a new transmission was put in) vehicle to serve the Town. We temporarily borrowed a vehicle that was out of service in the sewer department for Parks to utilize. To run an effective department, we need to make sure our fleet is capable of delivering our services. We are experiencing vehicle issues within Solid Waste which we are making plans to address. One is the back up truck you approved for us to purchase out of Florida and to use the Solid Waste Fund to pay for. This truck will do very well for us.

During budget workshops, I will provide areas of infrastructure that we need to address at present, those that are sooner than later, and those we can address in the future (near and beyond).

Events are “springing” up around Town – if you EVER NEED ANYTHING please let me know.

Stay tuned...a lot happening in the *Oldest Town in Tennessee!!!*

3. Approve the following Operations Manager Report:

I continue to meet weekly with Don Bacon on the JRT project. We are continuing to wait for updated plans from the architect in order that they can be approved by the State Fire Marshall’s Office in Nashville. This is an important step in the process of completing the project.

I met with a local vendor to go through the project for the purpose of getting the interior and exterior doors ordered for the JRT project and the first floor of the Stage Door. The doors were ordered and are now ready for delivery.

I have continued to work with Matt Townsend on upgrades to Wetlands. We now have some staff in place to ready the park for opening day. I worked with Rachel Conger to update the landscaping plan and she did an outstanding job on this project. We plan on starting construction of the new retaining wall the week of May 10, 2021. Park and Recreation staff have begun implementing the landscape plan.

The parking lot at Wetlands has been sealed and re-stripped. Custom Asphalt Services did an outstanding job and it should preserve and protect the parking lot for several years.

The contract for the concrete work at Lincoln Park with Summers Taylor has been signed and I anticipate this work to begin this month.

Repairs and upgrades have continued on the Water Treatment Plant. We are now getting accurate readings for the amount of water we are treating on a daily basis. We are averaging 2.6 million gallons of treated water per day.

As you will recall, we set aside \$100,000.00 for emergency repairs and upgrades to the Treatment Plant. As a part of this process, we bid replacing the roof. We have numerous roof leaks throughout the facility that is jeopardizing some of our computer equipment. One piece of equipment alone would cost over \$100,000.00 to replace should water cause damage to it.

We only received two bids. The high bid came from a vendor in North Carolina who is not licensed in Tennessee. The low bidder continued to offer excuses for not starting the project to the point I terminated him before he started the job.

I reached out to Barnard Roofing. They are specialist in flat roofs and we have a good relationship with them. Barnard roofing did the flat roof at the McKinney Center, and they have repaired the flat roofs at Town Hall, The Visitors Center, the Farmer's Market, and they have done extensive repairs to the Water Treatment Plant roof.

I ask Mr. Barnard why they did not bid the roof at the Treatment Plant and he stated he was not aware that the project had been bid. At any rate, he had prepared a quote a couple of years ago to replace the roof and I was unaware they had submitted this quote. It never made it to me.

Barnard roofing has submitted a quote to replace the roof for \$39,736.00 and they will provide the Town a 15-year watertight warranty. This is more than the low bid; however, it is less than the high bid. I am requesting we award this project to Barnard Roofing due to our long relationship and the fact that getting this roof replaced is a top priority. It is an emergency that we proceed with the project.

I am attaching a copy of Barnard's quote to this report.

We again met at the RV Park to discuss renovations. Todd Wood is currently working with the topos in an attempt to reconfigure the park in a manner in which it will work with the terrain.

Work began on the turn lane for Jonesborough Wine and Spirits. I hope the Street Department can complete this project the month of May.

I met with State Prison officials about the return of the State Inmate Construction Crew. We should get this crew back on a limited basis this month. They are wanting the Town to focus on projects "off the beaten path." I looked at several park projects with them and they were good with the projects as proposed.

Finally, I have worked throughout the month on the 2021/2022 budget. I met with all Department Heads on their budget requests and with the Town Administrator and Town Finance Director.

4. Approve the following Committee Reports: Jonesborough Board of Zoning Appeals, Jonesborough Planning Commission, and Historic Zoning Commission.
5. Approve the following Supervisor Reports: Environmental Services/Wastewater, MBM Outreach Program Director, McKinney Center, Solid Waste/Recycle, Parks and Recreation, Water Distribution, Fire Department, Marketing and Promotions Coordinator, Visitor Center and Facilities Rental Manager, Director of Tourism and Main Street, Events Coordinator, Building Inspector, Water Treatment Plant, Police Department, Senior Center, Animal Control, and Street Department.
6. Approve the appointment of Trenton Keplinger as a Water Worker I in the Water Distribution Department at Grade 1 Step 1 (\$21,315), subject to all pre-employment conditions including WorkSteps.
7. Approve the appointment of seasonal employees for Wetlands Water Park 2021 Season, as follows:

<u>Employee</u>	<u>Title</u>	<u>Rate of Pay</u>	<u>Grade</u>
Emily Palmer	Administrative Assistant	\$10.00 p/hour	6
Ian Miller	Head Lifeguard	\$ 8.75 p/hour	5
Sydnee Hill	Lifeguard	\$ 8.00 p/hour	4
Zoe Chapman	Lifeguard	\$ 7.75 p/hour	4
Olivia Savee	Lifeguard	\$ 7.75 p/hour	4
Breanna Mauk	Lifeguard	\$ 800 p/hour	4
Natalee Williams	Lifeguard	\$ 7.25 p/hour	4
Bailey Gouge	Lifeguard	\$ 7.25 p/hour	4
Gracie Thompson	Lifeguard	\$ 7.25 p/hour	4

<u>Employee</u>	<u>Title</u>	<u>Rate of Pay</u>	<u>Grade</u>
Addie Stadler	Slide Attendant	\$ 7.46 p/hour	3
Madison Branum	Slide Attendant	\$ 7.68 p/hour	3
Samuel Stroupe	Slide Attendant	\$ 7.25 p/hour	3
Brianna Cox	Slide Attendant	\$ 7.25 p/hour	3
Lilyana Roberts	Slide Attendant	\$ 7.46 p/hour	3
Dana White	Slide Attendant	\$ 7.91 p/hour	3
Dominic Hopper	Slide Attendant	\$ 7.25 p/hour	3
Marissa Street	Slide Attendant	\$ 7.46 p/hour	3
Terry Cloyd	Maintenance	\$ 7.25 p/hour	2
Daniel Morton	Maintenance	\$ 7.25 p/hour	2
Emerlyn Roberts	Café	\$ 7.46 p/hour	2
Desirae Holland	Café	\$ 7.25 p/hour	2
Amber Humphreys	Café	\$ 7.25 p/hour	2
Katelyn Gunther	Café	\$ 7.25 p/hour	2
Ryan Taylor	Café	\$ 7.25 p/hour	2
Mia Alvarado	Café	\$ 7.25 p/hour	2
Noah Clawson	Café	\$ 7.25 p/hour	2
Christian Garcia	Café	\$ 7.46 p/hour	2
John Kavanaugh	Café	\$ 7.68 p/hour	2
Emily Hylton	Greeter	\$ 7.68 p/hour	2
Nicole Nech	Greeter	\$ 7.25 p/hour	2
Nancy Comer	Customer Service	\$ 8.66 p/hour	2
Micayla Lane	Admissions	\$ 7.25 p/hour	2
Lacey Hurley	Lifeguard	\$ 7.25 p/hour	4
Rissa Jones	Lifeguard	\$ 7.25 p/hour	4
Suzanna Chapman	Slide Attendant	\$ 7.25 p/hour	3
Sophie Tester	Slide Attendant	\$ 7.25 p/hour	3
Darcie Welch	Slide Attendant	\$ 7.25 p/hour	3
Katelyn Gunther	Slide Attendant	\$ 7.25 p/hour	3
Devon Qualls	Café	\$ 7.25 p/hour	2
Kayden Brown	Café	\$ 7.25 p/hour	2
Tyson Matthews	Café	\$ 7.25 p/hour	2
John Shackelford	Café	\$ 7.25 p/hour	2
Zachary Sparks	Café	\$ 7.25 p/hour	2
Brady Miller	Café	\$ 7.25 p/hour	2
Bryanna Manukyan	Café	\$ 7.25 p/hour	2
Evan Bruce	Greeter	\$ 7.25 p/hour	1
Sarah Smith	Greeter	\$ 7.25 p/hour	1
Lilliana Thomas	Greeter	\$ 7.25 p/hour	1
Kyle Wiaranowski	Maintenance	\$ 7.25 p/hour	1

8. Approve the transfer of James Trivette from his current position as Recycle Collection Driver/Work I to the position of Solid Waste Relief Operator at Grade 7 Step 1 (\$28,564).
9. Accept the resignation of Shannon Winters as a Firefighter in the Fire Department with the effective date of May 5, 2021.

10. Accept the retirement of Robin Goodman as Gift Shop Coordinator at the Visitor Center with the effective date of July 4, 2021, and approve reduced hours of Ms. Goodman to one half-day per week beginning May 17, 2021, through July 4, 2021.
11. Approve the transfer and promotion of Kelly Hall from Hostess II to Giftshop Coordinator at the Visitor Center at Grade 7 Step 1 (\$13.73 per hour – 28 hours per week).
12. Approve the change from a Visitor Center Host/Hostess II (Grade 2) position to a Host/Hostess 1 (Grade 1) position due to the vacancy of Kelly Hall being promoted into the Giftshop Coordinator position.
13. Approve the TDOT State Route Maintenance Contract for the 2021-2022 fiscal year with the maximum reimbursement amount of \$42,377.70.
INSERT CONTRACT
14. Approve the bids from Flower City Nurseries at \$9,943.45 and Site One Landscape Supply at \$5,054.67 for the purchase of plant material for the Wetlands Water Park landscape plan, with the total price of \$14,998.12 and funds coming from the Fiscal Year 2021 Capital Outlay Note for capital projects.
15. Approve the purchase of a Caterpillar track loader from Stowers CAT for the Statewide contract price of \$46,754.10 for Street Department.
16. Approve the Bernard Roofing Company, Inc. bid quotation of \$39,736.00 for the roof replacement at the Water Treatment Plant.

The next item on the agenda was the approval of the Financial Report. Motion was made by Alderman Causey, seconded by Alderman Dixon, and duly passed to approve the Financial Report as presented. Mayor Vest said the sales tax revenue continues to increase monthly which is good for the Town, and asked the Aldermen if they had any questions. There being none, Alderman Causey made the motion to approve the Financial Report as presented, seconded by Alderman Dickson, and duly passed.

Communications from the Mayor was the next item on the agenda. Mayor Vest said that there is a proclamation for Statehood Day and that Washington County Mayor Joe Grandy and Washington County Archivist Ned Irwin were present, and he asked Mayor Joe Grandy to talk about the Statehood Day. Mayor Grandy said that Washington County's Archivists were instrumental and in coordination with State Representatives and Senators and the entire Northeast State Delegation worked hard to convince the Secretary of State to relinquish Deed Book A, which is sometimes called the Watauga Purchase Book that contains the earliest original land transfers for Washington County (originally North Carolina) and Tennessee between native Indians and first settlers. Mayor Grandy said that Washington County has agreed to accept Deed Book A back from the State. Mayor Grandy said that they have been coordinating with the Governor's office, and that Governor Bill Lee intends to bring the book personally to Jonesborough on Tuesday, June 1st, which is Statehood Day and is the 225th anniversary of the State of Tennessee celebration. Mayor Grandy said they are asking that the Town of Jonesborough partner with Washington County in a celebration of Statehood Day. He said the thought is to have Governor Lee bring Deed Book A in to Town on a horse and buggy or some other traditional means and present the book to Archivist Ned Irwin on the Courthouse steps. Mayor Grandy said there is also a Statehood Celebration planned during the day at Mill Spring Park and the hope is to coordinate the two events and make it a big Town celebration. Mr. Grandy said they are asking for the BMA's support in coordinating the celebration of Statehood Day and welcoming Governor Lee and welcoming back the documents that have been lost or misplaced in Nashville for the past 125 years. Mayor Vest said he appreciated the efforts of Washington County Archivist Ned Irwin and all that he has done in getting Deed Book A and in planning the Statehood Day. Mayor Vest read the Statehood Day Proclamation. Mayor Vest asked Ned Irwin if he would like to say anything. Mr. Irwin

said he appreciates Jonesborough being his hometown and growing up with all the history here and getting the opportunity to help preserve our history.

INSERT PROCLAMATION

Mayor Vest said the recommendation to the BMA is to approve the joint event for Statehood Day between Washington County and Jonesborough and asked for a motion for approval. Alderman Countermine made the motion to approve the recommendation as presented, seconded by Alderman Causey, and duly passed.

Mayor Vest said he recently had the opportunity to give a speech at the East Tennessee Republican Club, and he emphasized how the Town has capitalized on its rich historic heritage and began building our reputation as the storytelling capital of the world. He said while preparing his notes on the Town's history, he learned that Willie Jones is who Jonesborough was named after; Moses Cone and his family came to Jonesborough from Virginia and started a small little shop selling apparel, moved to North Carolina and ended up being legends in the textile industry and was the largest producer of quality denim in the world; and Alfred Martin Rhea was born into slavery here in Jonesborough, and was involved in the Spanish-American War, and after the war joined the U.S. Army, went into the tenth U.S. Cavalry and became a member of the Buffalo Soldiers. Mayor Vest said Alfred Rhea played a big part in the battle of San Juan Hill and is credited with carrying the American Flag up the Hill.

Mayor Vest asked Ron Gillenwater to come forward to accept the May, 2021, Employee of the Month Award. Mayor Vest read the following nomination letter:

I would like to nominate Ron Gillenwater for the May Employee of the Month. Ron provides daily maintenance and facility upkeep at the Visitors Center, Garage facilities, downtown restrooms, Gillespie Building and the town gym/recreation building. He is also solely responsible for all set ups and take downs of private and community/committee rentals in the auditorium and community rooms at the Visitors Center as well as set up/clean-up of community events that are held at the Visitors Center. With rental set ups, it can require Ron to work on Saturdays and Sundays, sometimes working seven days a week and being back at 7am on Monday morning. He is also very familiar with working nights and weekends throughout the year to help out when additional assistance is needed during large town events, such as Jonesborough Days, Chocolate Fest and the National Storytelling Festival. Over the past year with the COVID pandemic, Ron has worked double time in keeping our essential workers healthy while on the job. During this time, he maintained a schedule of sanitizing shared and public spaces that helped us keep our workforce present and our offices and buildings clean. Ron is the type of person that will arrive early and stay late in order to ensure that a job has been completed, not just completed but done well. He continually goes above and beyond his job duties and tasks, and always with a smile on his face. He is the first person to jump in and offer assistance when help is needed. Ron always maintains a positive attitude with coworkers and Town of Jonesborough staff at the various facilities in which he provides maintenance. He keeps our facilities in "tip top" shape for staff and visitors. The Visitors Center welcomes many guests to Tennessee's Oldest Town through their doors and they are always receiving feedback about the cleanliness of the facility and its restrooms. Ron is also great to help out with the maintenance of other town facilities when staff have had to be out, and he does so with no strain to any of his full-time duties. For all of these reasons, plus many others, I feel that Ron Gillenwater is very deserving of this nomination and the title of May's Employee of the Month. Submitted by: Raymond Yoakley, Facility Maintenance Supervisor

Mayor Vest asked Ron Gillenwater if he had anything he would like to say. Ron Gillenwater said he would like to thank everybody, especially Raymond Yoakley and Amber Crumley.

Alderman Communications was the next item on the agenda. Alderman Vest asked the Aldermen if they had any comments. Alderman Causey said she had one item that she has discussed with the Town Administrator and Operations Manager in

regards to the Park and Recreation Department having one truck left in their department and one which they borrowed`. Alderman Causey said she wasn't sure how the other BMA members feel, but she feels it is an embarrassment to see some of the vehicles Recreation has when other departments have great vehicles. She said three Recreation vehicles were sold in November in order to purchase them a vehicle and that has not happened yet. Alderman Causey said she feels we need to step up and buy the Recreation Dept. a better vehicle. Mayor Vest said he totally agreed with Alderman Causey and asked Town Administrator Glenn Rosenoff if that was being planned in the upcoming budget. Mr. Rosenoff replied that it is. Alderman Countermine said in relationship to the Statehood Day, there are two people in the audience he would like to recognize: Dr. Bill Kennedy who has worked tirelessly for Jonesborough for the past 50 years and that the Town wouldn't look like it does without him and expressed his appreciation to Dr. Kennedy; and Anne Mason, with Heritage Alliance, and that group really does a lot to keep our Town a place to be proud of. Alderman Countermine said this past Saturday, May 8, 2021, there were 40 volunteers who gathered in the Food City parking lot and went up and down Forest Drive, Stage Road and Stage Road Park, Depot Street and out Old State Route 34 near the Town garage and picked up garbage, and those volunteers are to be commended and hopefully everyone notices the difference. He thanked Jeff Thomas and the Keep Jonesborough Beautiful Committee. Glenn Rosenoff gave kudos to Matt Townsend and his crew. He said Stage Road Park looks really good. Alderman Dickson said that he just wanted to state that Buffalo Soldier Alfred Martin Rhea was his great, great uncle. Mayor Vest said when you come to the BMA meetings, you always learn something.

Town Attorney Comments was the next item on the agenda. Mayor Vest asked Town Attorney Jim Wheeler if he had any comments. Attorney Wheeler said he had one matter to address which is really "housekeeping" in regards to the alley off West College Street. Mr. Wheeler said this alley was closed in 2006 by Ordinance, and in the past the Town has taken the position that when an alley is closed, the neighboring property owners could submit a quitclaim deed to the Town and in return the Town would quitclaim the property to them. Attorney Wheeler said there was a gentleman interested in doing that back in 2006 but never followed through with it. Mr. Wheeler explained to the BMA that if no quit claim is issued, there is still an issue of whether or not the Town still has control of that alley, which could be a liability issue. Attorney Wheeler said he feels it is important that the Town tries to get rid of those properties when the Town has abandoned an alley because the Town doesn't abandon an alley for no reason. Mr. Wheeler said in this case the alley is cut off and you couldn't get all the way to Angle Street if you wanted to. He said there were discussions when the Rosenoff's bought their property at 201 Oak Grove Avenue to move this forward. Attorney Wheeler said they have written to all of the property owners along the alley on both sides reminding them that the alley was closed in 2006 and offering them an opportunity to join with the Rosenoff's to split the cost of the survey and to obtain half of the alley adjoining their properties. Mr. Wheeler said they heard back from all of the property owners but one which is listed as Parcel 07.00 on the attached map. Mr. Wheeler said they have written that property owner twice and advised in the second letter that this would be addressed at tonight's BMA meeting. He said what he is recommending is that the property owners provide a survey, then the Town execute a quitclaim deed that would deed a section of the alley that goes from College Street down to the first red line on the map then goes across the alley. Attorney Wheeler said the Rosenoff's will join the entire way because they are the only ones who expressed an interest along that section of the alley. Mr. Wheeler said from that mark down all the way to the end of the alley, except for the one narrow section, would be deeded to Chad Bennett, who owns Parcel 003.00 and who expressed an interest in obtaining the sections next to his property. Mr. Wheeler said the last small section, Parcel 010.00, would be deeded to Eva Daniels who expressed an interest in obtaining the section next to her property. He said the three property owners, Chad Bennett, Eva Daniels and the Rosenoff's have agreed to split the cost on the survey. Attorney Wheeler said he feels this should come back to the BMA for approval for the Mayor to execute the deed and not the Town Administrator due to his being a party in this transaction. Attorney Wheeler asked for Board approval to actively prepare that deed to make sure it gets completed so the Town is no longer responsible for the alley. Mr. Wheeler said if that is acceptable to the Board, he is

asking that it be added to the agenda, then a motion to approve the Town Attorney drafting and the Mayor executing the quitclaim deed upon the three property owners providing a survey to the Town. Mayor Vest asked the Aldermen if they had any questions. There were none. He then asked for a motion to add this to the agenda. Alderman Dickson made the motion, seconded by Alderman Countermine, to approve adding the quitclaim deed to the agenda in regards to the alleyway that was closed by Ordinance in 2006. The motion carried. Mayor Vest called for a motion authorizing the Town Attorney to draft the quitclaim deed and authorize the Mayor to sign the quitclaim deed to deed these properties to the three property owners as shown on the map as presented. Alderman Countermine made the motion to approve the motion as stated by Mayor Vest, seconded by Alderman Causey, and duly passed.

INSERT MAP INFORMATION

Citizen Comments was the next item on the agenda. Mayor Vest asked if there were any citizens present who wanted to address the Board at this time. Dr. William Kennedy, 400 West Main Street, addressed the BMA and asked the Board to deny the request by TN Hills Distillery for Bike Nights listed as item 7-E on the Board agenda. Dr. Kennedy said as Mayor Vest has already mentioned, the Town built its future on its past. He said just last year we celebrated 50 years of Historic Zoning here in Jonesborough. Dr. Kennedy said when he and his family moved to Jonesborough 48 years ago, the Town was dying, and we have turned that around, and of course, we are all enjoying that progress today and feel very good about it. He questioned why people come here to live and visit. Dr. Kennedy said the most common reason that he has heard is that when people attend a special event such as the Storytelling Festival, Chocolate Fest, Music-On-The Square, or the Jonesborough Repertory Theatre (JRT), they can identify living here when they see the Town and see its beauty; it's a comfortable Town, and inspires the highest among us and our ideals. He said the Town has an exceptional level of quality experiences and the quality of life that it offers. Dr. Kennedy said years ago as we were developing the Town from a dying Town and building it into the prosperous and beautiful Town that we have today, we asked one important question, and that is "what is good for our citizens?". He said anything that we do for our visitors should also be good for our citizens, and when you think about it, almost everything we have done has passed that test – Storytelling, Jonesborough Repertory Theatre, Music-On-The-Square, Chocolate Fest, and you can go on and on; those things have been very good for our citizens and for our visitors. Dr. Kennedy said that has helped our visitors identify with living in this Town, and that has been one of the factors that has drawn people and made them want to live in Jonesborough. Dr. Kennedy said it has stimulated us creatively as well as inspired the highest ideals among us. He said we have built our Town around our history and around the arts, and the arts, of course, include a good presentation of our heritage. He said these activities and our quality of life can accommodate alcoholic beverages when they are balanced by food. Dr. Kennedy said some years ago, he remembers very well, we passed an ordinance allowing liquor-by-the-drink. He said he remembers it very well because it was highly controversial, and the referendum passed by only 18 votes. He said he was glad that it passed because he feels our various activities can accommodate a balance of alcohol beverages and food. Dr. Kennedy said but for the Town to have activities that encourage drinking has never been a part of our plan and is inconsistent with the character of the Town of Jonesborough. He said what we have had on recent weekends at TN Hills Distillery are parties that have encouraged drinking. Dr. Kennedy said the request tonight for Bike Nights invites the Wrecking Crew, and he takes that figuratively and not literally, but he does not see in the request a balance of food and drink, and he has not seen a balance of food and drink in the weekend activities that have recently taken place at TN Hills Distillery. Dr. Kennedy mentioned to the Board that when he was the Chairman of the Historic Zoning Commission, he actually worked personally to help Stephen Callahan get two of the major things that Mr. Callahan really wanted passed through the Historic Zoning Commission. He said one of those was the addition to his building, the Salt House, which Mr. Callahan told the Commission at the time was for increased production, and he did not tell them it was for having drinking parties, but that is the way it has turned out. Dr. Kennedy said the other thing that he helped Mr. Callahan get through the Historic Zoning Commission was the "Free Tasting"

sign which is a sale sign and is contrary to the guidelines of the Historic Zoning Commission. He said they reasoned that this was a reasonable exception under the Commission's guidelines because it needed to be seen from Main Street, and so the Commission passed that as an exception because it was good rationale. Dr. Kennedy said he thinks the weekend activities that Stephen Callahan has been sponsoring lately are unreasonable. He said Stephen needs to take into consideration that right across the street from his business are residences. Dr. Kennedy said we need to take into consideration in all Town activities in the historic central business district that it is also a residential area. He said we need to respect the property owners' rights in those residential areas, and we need to respect their needs to have peace and quiet at a reasonable time in the evening. Dr. Kennedy said we do not need to have parties that are going on that require security of various kinds that we don't normally have here in Jonesborough. He said the announcement about the Wrecking Crew, sponsored obviously by TN Hills Distillery, went out before Mr. Callahan had a permit to sponsor or carry out this activity. He said this announcement was already out. Dr. Kennedy then presented a copy of the announcement to the Board. He said it is very presumptuous of Stephen Callahan to announce the event before getting a permit. Dr. Kennedy said Mr. Callahan, particularly in recent months, has not shown any respect for the Town of Jonesborough that he claims to love, that he claims as his hometown, and he has not shown good judgement about keeping a reasonable balance between food and drink. Dr. Kennedy said this is quite contrary to the direction that the Town has been working for in the past 50 years. He said it is not needed, it can be destructive, and we need that balance. Dr. Kennedy said not only is he asking the Board not to approve this request, but to also arrange a workshop, several workshops if needed, and invite citizens who are interested, and have included in that workshop answers to the following questions: 1.) what is legal for the Town to do to control alcohol beverages and maintain a balance that we started out within that referendum years ago that passed by 18 votes, 2.) to maintain that balance of food and drink, what is the Town's legal capabilities as a municipality, and 3.) what are the things that we do not have control over as a municipality? Dr. Kennedy said he is not informed as to what the laws are, but he believes that this type of activity and what Mr. Callahan has been doing for the past few weekends goes beyond what is reasonable for Jonesborough and goes beyond what is desirable for Jonesborough. He said he would like to have a review, and he would like to participate in it personally, of the law and Town Ordinances, to determine if we need to revise any of the Town's Ordinances to maintain this very important balance. Dr. Kennedy said he is closing with this: one of the things that we have realized throughout the past 50 years of building the Town from a dying Town has been that what we have here in Jonesborough and its character, its prosperity, and economy are fragile. He said it is a small Town, and what we have is fragile, and we have to watch it, maintaining it, and nourish it. Dr. Kennedy said this request for the TN Hills Distillery Bike Nights is not nourishing our Town, maintaining it, and the activities that Mr. Callahan has sponsored at his place of business that was expanded extensively to improve his product and production, has turned out to be a place for drinking parties and also does not help improve or maintain the fragility of the Town of Jonesborough. Dr. Kennedy said he would appreciate the Board doing both things, first of all to not approve the Special Event Request for a TN Hills Distillery Bike Nights, and secondly, to conduct one or more workshops in review of the law and our local Ordinances. Dr. William Kennedy thanked the Board for its time.

Mayor Vest asked if there was anyone else who would like to address the Board. Herman Jenkins - 103 First Avenue, Gerard Kochanski - 107 Woodrow Avenue, and Marcy Hawley - 114 East Woodrow Avenue, each addressed the BMA reiterating the sentiments, concerns and opposition as presented by Dr. William Kennedy and also voiced their concerns in regards to the loud noise coming from music and the vehicular traffic, in particular motorcycles, going up and down the street. Each asked that the BMA consider denying the special event application being requested for the TN Hills Distillery Bike Nights.

Mayor Vest asked if there was anyone else present who wanted to address the Board with something different. There were no further comments.

The next item on the agenda was second and final reading of an Ordinance amending Title 11, Planning and Zoning, Chapter 5, Section 11-512-A Planned Residential Development, by deleting Paragraph Number 3(o) in its entirety, and replacing it with a new Paragraph Number 3(o) in regards to the Planned Residential Development (PRD) District Parking Regulations. Mayor Vest said this is to help prevent parking issues throughout the PRD Zone subdivisions. Mayor Vest asked Town Administrator Glenn Rosenoff if this gives the Planning Commission more flexibility. Mr. Rosenoff said that it does. Mayor Vest asked the Aldermen if they had any comments. There being none, Aldermen Countermine made the motion, seconded by Alderman Causey, to approve on second and final reading an Ordinance amending Title 11, Planning and Zoning, Chapter 5, Section 11-512-A Planned Residential Development, by deleting Paragraph Number 3(o) in its entirety, and replacing it with a new Paragraph Number 3(o) in regards to the Planned Residential Development (PRD) District Parking Regulations as presented. The motion was duly passed.

INSERT ORDINANCE

The next item on the agenda was the approval of the employee health insurance plan with United Health Care beginning June 1, 2021, through May 31, 2022. Mayor Vest stated that the employee health insurance will be changing from Blue Cross-Blue Shield to United Health Care, and the insurance cost will only be going up 3½%. Mayor Vest asked the Alderman if they had any comments. Glenn Rosenoff stated that last year the Town absorbed the increase for employees using the HRA until the budget was passed, and he would like to amend his recommendation to include the Town absorbing the cost increase through June. Motion was made by Alderman Causey to approve the United Health Care plan for the employee health insurance as presented for June 1, 2021, through May 31, 2022, and with the Town absorbing the cost increase through June, seconded by Alderman Dickson, and duly passed.

The next item on the agenda was an Outdoor Use Permit Application from Texas Burritos and More Restaurant, 109 Courthouse Square, requesting approval of a designated area in front of the business which would allow customers to drink alcoholic beverage within the designated area. Mayor Vest asked the Aldermen if they had any comments. Alderman Countermine said he felt we need to be really specific about the protocol for allowing alcohol beverages being sold outside at restaurants because if it's approved for one business, then it will be pretty hard to deny it for another business. Mayor Vest said he was under the assumption, like at Main Street Café, that someone could carry a glass of wine out and asked if that was not correct. Operations Manager Craig Ford said the alcoholic beverage has to remain inside the designated areas. Mr. Ford said this particular restaurant already has tables outside, but understood that they could not serve alcohol with meals unless that area was roped off. He said the Ordinance is already in place that allows that, but the area has to be roped or fenced off, and a customer cannot leave that fenced or roped off area with an alcoholic beverage. Mayor Vest said this request has been approved through the Historic Zoning Commission which is very strict about the appearance of the roped off area and asked if staff was comfortable with that. Glenn Rosenoff said it was. Mr. Rosenoff said what is being presented to the BMA for approval is the boundary where an alcoholic beverage can be consumed, and a customer cannot leave that boundary with the drink. Alderman Countermine asked if the wait staff will be able to deliver drinks without going outside the roped area. Mr. Rosenoff said that is correct. He said Texas Burritos and More has a high percentage of food sales, and alcoholic beverages are secondary sales. Alderman Countermine asked about the growth of food trucks which aren't a part of the business. Mayor Vest said he feels that is something the Board should address in the future. Glenn Rosenoff said the Town's Building Inspector has reviewed the plan, inspected the area, and completed the measurements of the area. Mr. Rosenoff said the Building Inspector reported that there is more than adequate space for pedestrians to utilize the sidewalks including wheelchair access. Motion was made by Alderman Dickson, seconded by Alderman Countermine, and duly passed, to approve the Outdoor Use Permit Application for Texas Burritos and More, 109 Courthouse Square, as presented and subject to the Town Attorney's review and acceptance of the proof of insurance and Hold-Harmless Agreement.

The next item on the agenda was approval of the recommendation for the Ben Grizzle Memorial Reimbursement Scholarship Award, which was set up to honor former Town employee Ben Grizzle, Assistant Water Distribution Superintendent and softball player, who passed away in September, 2018. Mayor Vest asked the Aldermen if they had any comments. There being none, motion was made by Alderman Countermine to award the 2021 Ben Grizzle Memorial Reimbursement Scholarship Award in the amount of \$1,000 to David Crockett High School Senior Riley Hope. The motion was seconded by Alderman Causey, and duly passed. Mayor Vest asked Parks and Recreation Director Matt Townsend to present the award. Matt Townsend said the Parks and Recreation Board set up a Reimbursement Scholarship Fund and the guidelines for the selection process are that the recipient is a student in the Washington County School system, has an impressive GPA, and is pursuing continued education. Mr. Townsend said the student selected is a Senior at David Crockett High School, has a 3.7 GPA, is in the 2020-2021 dual enrollment program with Northeast State Technical Community College, is a member of the David Crockett Lady Pioneers Softball Team, East TN Hype-Travel Softball Team, Family, Career and Community Leaders of America (FCCLA), and is very active in her church youth group at Liberty Free Will Baptist Church. He said this student is also a 4-year Lady Pioneer varsity starter, has a .376 batting average, two time all big seven conference, all district 1-AAA selection and in 2021 has surpassed the 100+ high school career hit mark with 3 home runs, including 1 grand slam and 23 RBI's. Matt Townsend asked Riley Hope to step forward and presented her with the Ben Grizzle Memorial Reimbursement Scholarship Award. Mayor Vest asked Ms. Hope if she had anything to say. Ms. Hope said it is a blessing and an honor to receive this scholarship and she plans to make the most of her softball career by continuing to play softball at Carolina University and earn a business degree. Ms. Hope said in the future she would also like to coach softball for a middle school or high school.

The next item on the agenda was the Special Event Permit Application for the David Crockett High School Pioneer Pride 5-K Glow Run scheduled for Saturday, August 7, 2021, from 7:00 p.m. to 10:30 p.m., blocking off Main Street from Fox Street to Second Avenue to include the finish and awards. Town Administrator Glenn Rosenoff said the request is also for public safety, street cleaning, and refuse collection, and if the COVID-19 rates are down at the August 7th date, they are asking for permission to have their traditional food and music within the blocked-off area. Alderman Dickson made the motion to approve the Special Event Permit for the Pioneer Pride 5K Glow Run scheduled for Saturday, August 7, 2021, from 7:00 p.m. to 10:30 p.m., with the blocking off of Main Street from Fox Street to Second Avenue, subject to CDC Guidelines, and subject to the Town Attorney's review and acceptance of the proof of insurance and Hold-Harmless Agreement. Alderman Countermine seconded the motion, and it was duly passed. Mayor Vest asked Mark Jennings to speak about the event. Mark Jennings said this was supposed to be the seventh year of the event, but they had to cancel last year due to COVID, and they are trying to just get everything back to normal. Mr. Jennings said they came up with the idea because many people from Jonesborough went to David Crockett High School, and this is a community high school. He said they want the event to be about community and a fun family event, and usually they have a lot more walkers than runners because it is more of a DCHS Pioneer Pride Parade than an actual race. Mr. Jennings said they usually have about 150 to 200 runners, and everyone else is just walking, and they will hold a party downtown with music and food after the run and are usually done by 10:30 p.m.

The next item on the agenda was the Special Event Permit Application for the TN Hills Bike Nights, to be held on second and fourth Thursday nights, beginning May 13, 2021, through August 26, 2021, with the time of the event scheduled for 6:00 p.m. to 10:00 p.m. on each of the nights. Also requested was a Special Event/Special Occasion Outdoor Use Application for the use of the Parson's Table parking lot, with a designated physical boundary in which alcoholic beverages may be consumed, and the 501(c)(3) organization ABC license requirement is through the Humane Society of Washington County, TN. Mayor Vest said due to the request coming in at the last-minute, he asked Town Administrator Glenn Rosenoff to talk about the event. Mr. Rosenoff said as far as timing, the Town's application process requires the application be submitted 90 days prior to the scheduled event. Mr. Rosenoff said in the past there

have been events that have been added to the agenda that have been less than the 90 days. Mr. Rosenoff said especially over the weekend, there have been complaints about noise at the TN Hills Distillery. He said when looking at the request before the Board, staff looked at it being a charity event twice a month and not looking at it as something detrimental. He said the original timing for the event was to end as 10:30 p.m. and he talked to Stephen Callahan about ending at 10:00 p.m. Mr. Rosenoff said one thing that keeps being brought up is the volume or noise level and scheduled timing of the event. Mayor Vest asked if the Town's Noise Ordinance addresses the level of noise. Mr. Rosenoff said the Noise Ordinance does not. He said the Ordinance does address hours of operation of an event, especially a concert, music or bands, up to 11:00 p.m. He said technically what he has noticed here in Town is that 10:00 p.m. is typically the time for events to end. He said he has researched other communities in regards to special events and the times range from 9:00 p.m. to 11:00 p.m., with 10:00 p.m. being the number one time for a special event to end. Mr. Rosenoff said the Town does not have a decibel level in the Noise Ordinance. He said he has talked with Police Chief Ron Street about his experience in Johnson City and has read MTAS reports on probably 20 different communities, and they are all over the place on different volume levels, but how do you determine the volume. He said you have to bring in the different variables like the parking lot below, the sound of a door closing, ambient sound, and he does not believe here in Jonesborough we need a whole matrix or an entire measure on how to do that. Mr. Rosenoff said he thinks there has to be a volume level control, no matter what the event is, and taking into consideration the residences. He said some of the music going on in Town right now is echoing in different neighborhoods, especially with the volume, time of day, and sometimes a mixture of both. Mayor Vest said he feels it is a good idea for staff to get involved on the front end. He said he loves live music and enjoys seeing artists practice their craft, but we do have to be careful of how much noise is escaping from places. He said there are things to consider; we hold our own Town event with Music-On-The-Square, and what we require of others, we should require of ourselves. Mr. Rosenoff said when researching decibels, that it is very scientific and takes into consideration the effect of distance; for example, you could be 50 feet away, and it sounds okay, and sometimes if you are 200 feet away, it picks up the echo and it carries. Mayor Vest said hopefully some of the business owners being good stewards in our Town might offer some suggestions that can help control the noise. He said he does not want to hear loud noise echoing through downtown. Alderman Countermine said there is a difference between a private business and needing a special event permit and someone using public property because a lot of people feel special events should be primarily family-oriented. Alderman Countermine said the Board needs to address protocol as what we as a Board will approve as a special event versus what someone can do in their own establishment for live music because it is a different criterion. Mr. Rosenoff said he feels that special events that are brought in for staff to review do require more time before sending it to the BMA for approval. Alderman Causey said she feels the 90 days should be enforced on special events instead of coming in for an event a month in advance or at the last minute. Mayor Vest said he feels the time limit should be according to the size of an event, a small event may only require 30 days for review while a larger event would require 90 days for review by staff and Board approval. Mayor Vest said there are a couple of options, one is to take no action because the Special Event Request for the TN Hills Bike Nights was received at the last minute or the Board can take a vote to defer action on it. Mayor Vest asked the Aldermen if they had any comments. Alderman Countermine said he would like to move that the Board not approve the event for now until we follow up on some guidelines that we need to look at and develop protocol of what we want and what we don't. Mayor Vest stated that we have a motion from Alderman Countermine that we not approve the event and that the board determine how we are going to handle a request like this in the future. Mayor Vest asked for a second to the motion or take another motion if Alderman Countermine's motion fails due the lack of a second. Alderman Causey said she feels that the Board needs to hold a workshop like Dr. Kennedy suggested, and we need to include all events that have alcohol involved whether it is just beer or mixed alcohol beverages because it all needs to be included. Alderman Dickson said he would second the motion. Mayor Vest said we have a motion and second to deny the request for the Special Event Permit Application and the Special Event/Special Occasion Outdoor Use Application for the TN

Hills Bike Nights. Alderman Dickson said he appreciates members of the community and the Board expressing their feelings. He said he has been quiet on this particular issue because he has dear friends in this Town, and he doesn't like being perceived as the prude. Alderman Dickson said there have been times when he has spoken about these particular issues, and he felt like he may have been the lone voice in the wilderness, but it is a delicate issue; we have a good working Board, and we have a lot of respect for Stephen Callahan, and he is glad to serve with Alderman Callahan. He said he has heard it articulated well that there is a balance we have to have in Tennessee's oldest Town, and we have to be open-minded to the reality of that choice, but at the same time we have a community that we love dearly, and we have to work hard to keep our community intact, and we have to keep that balance. Mayor Vest said he agreed, and called for the vote. Upon call of the vote the motion passed unanimously.

Alderman Causey said she had a question on the consumption of alcoholic beverages; if it is beer, is there a food component on it or can you just serve beer. Mayor Vest said as far as he knows you just can't serve beer. Alderman Causey said does a person have to have food to purchase beer for on-site consumption inside the city limits of Jonesborough. Mr. Rosenoff said unless the business is a bona-fide brewery, like Depot Street Brewery, that manufactures and produces its own product, under state law there is no food component to it; and if you do not have a brewery, a business would have to have 77% in food sales. Mr. Rosenoff asked Alderman Causey if she was talking about special events or local businesses. Alderman Causey said she is talking about special events. Mr. Rosenoff said there is not a food component percentage in a special event. He said we do encourage food trucks. Aldermen Causey stated then they can have beer whether they eat or not. Mr. Rosenoff said that is correct. Alderman Causey then asked if mixed drinks can be served without food. Mr. Rosenoff said they would have to get an ABC permit that does not require food. Mayor Vest said that needs to go through the BMA every time. Mr. Rosenoff said when we talk about these subject matters that are within the Board's control, if there is a food component, we can put that in conditions of the Special Event. He said we cannot force people to eat but having it stipulated in a special event request is a great tool.

There being no further business the meeting was duly adjourned.

ABBIE MILLER, RECORDER

CHUCK VEST, MAYOR