

BOARD OF MAYOR AND ALDERMEN

REGULAR MEETING

JUNE 14, 2021

The Board of Mayor and Aldermen (BMA) met in Regular Session on Monday, June 14, 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 Ray Marney led the pledge to the Flag.

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

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

1. Approve the minutes for the April 12, 2021, BMA meeting.
2. Approve the following bills for payment:

Insert Payment

3. Approve the following Operations Manager Report:

Insert Report

4. Approve the following Committee Reports: JRT Board of Directors, Jonesborough Board of Zoning Appeals, and Jonesborough Planning Commission.
5. Approve the following Supervisor Reports: Senior Center, Parks and Recreation, MBM Outreach Program Director, McKinney Center, Police Department, Fire Department, Website Manager, Director of Tourism and Main Street, Visitors Center and Facilities Rental Manager, Marketing and Promotions Coordinator, Water Distribution, Water Treatment Plant, Building Inspector, Solid Waste and Recycling, Events Coordinator, Street Department, and Animal Control.

6. Approve the appointment of Christian Cox as a Sewer Construction Worker I at Grade 4 Step 1 (\$24,675), subject to all pre-employment conditions including WorkSteps being met.
7. Approve the appointment of Paul Harris as a part-time Host I at the Visitor Center at Grade 1 Step 1 (\$10.25 per hour), subject to all pre-employment conditions being met.
8. Approve the appointment of Mitchell Calvin as the Website and Marketing Specialist at Grade 10 Step 5 (\$37,217), subject to all pre-employment requirements being met.
9. Approve the appointment of Adam Depew as a Police Reserve Officer in the Jonesborough Police Department, subject to any pre-appointment requirements being met.
10. Approve the appointment of Christian Bare as a Police Reserve Officer in the Jonesborough Police Department, subject to any pre-appointment requirements being met.
11. Approve the declaration of an examination table at the Senior Center as surplus property.
12. Approve the Special Event Request Application for the Constitution Week Bell Ringing, sponsored by the Heritage Alliance and State of Franklin Chapter of the National Society of the Daughters of the American Revolution, to be held on Sunday, September 12, 2021, from 1:00 p.m. to 3:00 p.m., on the lawn at Oak Hill School (214 East Sabin Drive), and subject to the Town Attorney's approval of the Hold-Harmless Agreement and proof of insurance.
13. Approve the Special Event Request Application for the Washington County Tennessee Heritage Fair, to be held on Friday and Saturday, September 3 – 4, 2021, from 9:00 a.m. – 4:00 p.m., held at various locations within the downtown area, and subject to the Town Attorney's approval of the Hold-Harmless Agreement and proof of insurance.
14. Approve the Special Event Request Application for the Taste of Tennessee, sponsored by the Heritage Alliance, to be held on Sunday, September 19, 2021, from 10:00 a.m. to 3:00 p.m., with the closure of the public parking lot between the offices of the Heritage Alliance and the Washington County Public Library (200 East Sabin Drive), and subject to the Town Attorney's approval of the Hold-Harmless Agreement and proof of insurance.

The next item on the agenda was the approval of the Financial Report. Mayor Vest asked Town Recorder Abbey Miller about the financial report. Abbey Miller said her office is preparing to close out this current fiscal year and beginning work for the

upcoming fiscal year, and that FY2020-21 has been a successful year financially. Mayor Vest said the local sales tax collections are still looking great, and \$215,568 collected in May is a record for the Town of Jonesborough. Mayor Vest asked the Aldermen if they had any comments. There being none, Alderman Counterminne made the motion to approve the Financial Report as presented, seconded by Alderman Callahan, and duly passed.

Communications from the Mayor was the next item on the agenda. Mayor Vest said we had a great event in Town on June 1st where Washington County received a really important artifact back from the State. He said Washington County Mayor Joe Grandy was present to show a special video from Governor Bill Lee. Mayor Grandy addressed the Board and said that last month he came before the BMA asking for a joint effort in putting on a little event and that the Governor was coming to Town bringing some music and a deed book that has been in Nashville for 125 years. Mr. Grandy said they combined that with the Statehood Day, and Governor Lee chose to introduce the celebration of Tennessee's 225th anniversary in Jonesborough. Mayor Grandy said the Town of Jonesborough knows how to throw a party and that it was not anything that he did; it was everything that the Town staff did. He thanked the Board for loaning staff to them and for all their coordination in assisting with this wonderful event. Mayor Grandy said it was an incredible tribute to the great work of the best Town, the first Town and the oldest Town in Tennessee. Mayor Grandy said Governor Lee wanted to send a special message to say that he was incredibly grateful for all the support and couldn't wait to come back to Jonesborough. Mayor Grandy said in honor of the great work that Jonesborough did, the Governor put together a short video tribute. He then played the video to the Board, staff, and those in attendance at the meeting.

Mayor Vest said there have been two Brews & Tunes events held this year in the courtyard of the Storytelling Center, and there have been tremendous crowds for both events.

Mayor Vest announced that the Town received the following four Northeast East Tennessee 2021 Pinnacle Awards: (1) Long Video: "We're Here For You", (2) Best Public Relations Campaign: "We're Here For You", (3) Event of the Year: Jonesborough St. Paddy's Day Celebration, and (4) Mailer: "Jonesborough- All Things Local". Mayor Vest said that the International Storytelling Center and the Heritage Alliance each received one Pinnacle Award. Glenn Rosenoff said Jonesborough did an outstanding job, and he is very proud of the Town's Event Team for all their hard work and efforts.

Mayor Vest announced that JW Greene has been awarded the Upper East Tennessee Building Officials Association Code Official of the Year for 2020. Mayor Vest said Mr. Greene has worked for the Town for over 14 years as Building Inspector and also has spent 30 years of his career as an inspector. He said that JW Greene is highly respected among staff, contractors and developers, and it is a great honor for Mr. Greene to receive this award, and the Town is very proud of him.

Mayor Vest said that PSO Officer Benjamin Zeiglar attended the Walters State Community College Regional Law Enforcement Academy from April 12, 2021, through June 11, 2021, and graduated from Class 120 on Friday, June 11th. He said at the graduation ceremony PSO Zeiglar was awarded the Academic Award with a grade point average of 97.32 which is an outstanding achievement that includes the total aggregate score of all academic and practical testing. Mayor Vest said that PSO Zeiglar was also awarded the Leadership Award for Class 120, and if that wasn't accomplishment enough, he won the doughnut eating contest at the Paws-In-Blue competition event held on Saturday, June 12th. Mayor Vest asked PSO Zeiglar if he had any comments. Benjamin Zeiglar said he is grateful for the experience and for the Police Department sending him to Walters State to the Police Academy and is glad he could represent the Town well.

Mayor Vest asked Skye McFarland to come forward to accept the June Employee of the Month Award. Mayor Vest read the following nomination letter:

I have chosen to nominate Skye McFarland for Employee of the Month because she has gone above and beyond her job description, not just this month, but since March of 2020, when the McKinney Center had to cancel classes and begin re-thinking and creating ways to meet our mission which is to provide educational programming to the community. Yes, Skye's job is "outreach" but there is nothing in her current job description about marketing, taking photos and video, editing video, managing social media, or designing graphics and posters. Skye has gone above and beyond her job description by taking on these duties with excitement and dedication. When COVID-19 hit in the spring of 2019, many of the fairs and festivals that Skye usually attended were cancelled. Skye was instrumental in quickly planning new educational programming that met the mission of the McKinney Center. She helped create hundreds of "take and make" craft kits for Washington County school children who were doing school virtually, each week through the end of the school year. She helped do the same for many of the movie nights downtown. Skye filmed instructional, "how to" videos for the take and make crafts which were extremely popular with the school kids. In March of 2020, Ballard Health reached out to the McKinney Center and asked us to help them recruit people who could make masks for their staff. During that time, PPE was scarce for health care professionals and home-made masks needed to meet specific specifications. Skye was able to help by creating a graphic and sending the request out through our social media platforms. Our friends at Ballard were very grateful for the assistance. Before schools closed, Jules was conducting a play program at Jonesborough Middle School. Although we could not complete the program, Skye was able to publish 14 poems that the students in the program created. This provided a way for us to celebrate the student's work and to showcase it to their friends, families, and teachers. The student poetry posts reached over 1.1K viewers. Skye developed our online, "Try-It Challenges," where we challenged individuals to re-create works of art at home. This provided educational information about specific artists or specific types of art. Participants would email or message us photos of their artwork.

The artwork was displayed online for a week and would be voted on by viewers. Winners would receive a gift certificate from a downtown business. This program again, helped provide art education for students at home, and adults! And, it also helped downtown business and traffic. Try-It Challenges received over 11K views on Facebook. Skye has worked to capture art demos and photos throughout the year to again, provide education programming and to also showcase our community artists to help them as well. We did two online exhibitions with Carol McCreary and Beverly Jenkins. Skye took all the photos for these web-based exhibitions. We also did a hybrid exhibition with the Heritage Alliance with their collection of Historic Quilts. Individuals could call and schedule their private viewing of the exhibition or watch the exhibition opening video that Skye filmed. This video has been watched 6.2K times. The Juried Art exhibition in the fall of 2020, was another hybrid event where people could schedule a private viewing or watch Skye's opening video. The Juried Art video was watched 1.3 K times. These are events where we would normally expect 125 – 200 people to be in attendance and instead we reached thousands. Skye became our photographer and videographer during 2020, using her own equipment much of the time. She made our online Story Time video possible each week. She has helped secure different and diverse book readers each week focusing on different themes including, Black History Month, Women's History Month, etc. We have read over 200 books during this program and we have had well over 10,000 viewers since March 2020. We knew that it would be important to really push fall 2020 classes in order to see good registration numbers. Skye posts for classes almost every day. Sometimes she creates social media ads for 2 or 3 classes each day. We also did a recorded video where I explained all the COVID precautions we would be taking during fall classes to help parents and students feel comfortable coming back to the McKinney Center. Skye's video had over 10.5 K views. Skye also took live video footage during the fall open house reaching 1.3K views. Our registration numbers for fall classes were great considering COVID numbers were going up at that time in our region. We could not do in-person student exhibitions at the end of the fall 2020 and spring 2021 semesters and Skye used her talents to create a video featuring photos of the student's artwork and classes in way that we could still celebrate our student's hard work and accomplishments in a safe way. This took a great deal of communication with teachers, and taking almost 150 photographs of student art. While we can normally fit around 200 friends and family in the auditorium for this event, the fall student video had 1.1K views, reaching more people than we could have ever done in person. Skye is also dedicated to making sure our programming is accessible to everyone in the community. Readers for our StoryTime program are a diverse group of people from many walks of life. Skye created the Conversations that Matters program which features two individuals from the community each month as they recount their personal experiences and stories. This is an amazing program focusing on diversity in the community. This program has reached over 4,000 viewers since its inception. Skye had to re-envision this year's MLK Day of Service. While we are normally out in the community doing a project, we opted to do an online

program and food drive for the JAMA food pantry. Skye received over 700 pounds of food for the pantry, over \$300 in monetary donations, and the online program had over 1.6 viewers. Our July 4th online program was a partnership with the Heritage Alliance and featured actors reciting excerpts of important documents throughout history. This video reached almost 2,000 people. The McKinney Center building turned 80 years old last year. Originally, we hoped to plan a Booker T. Washington alumni reunion but had to cancel these plans due to COVID. Instead, Skye put together historic photos and excerpts from oral histories that have been gathered from Booker T. alumni and into a video reaching 1.8K viewers. Due to the inability to really plan, many of the MKC programming last year was spontaneous and online. While the Marketing Team was always helpful and supportive, it made more sense to have the MKC staff coordinate social media efforts during the height of the pandemic. Thank goodness Skye had the skills to do this work during the pandemic and while one of the Marketing Team's critical positions was vacant. The fact that the MKC had someone focused on social media marketing made a huge impact on the Center's ability to reach thousands of people during a year where we could not have as many people coming through our doors. By the spring of 2021 our classes registrations were back up and higher than ever, and our online reach and engagement has grown exponentially. Keeping community engagement up on social media has been critical during a year of limited visitation and physical events. We are hearing wonderful comments and feedback regarding all our online programming and we could not have done it without Skye. Even during a normal year, we could never fit as many people in our building as we have been able to reach online. As things return to normal the McKinney Center will still maintain many of the online programs that we started in 2020, all thanks to Skye, her creativity and dedication. Submitted by: Theresa Hammons, McKinney Center Director

Mayor Vest asked Ms. McFarland if she had any comments. Skye McFarland thanked everyone for the award.

Mayor Vest said he had another great announcement regarding Town staff. He said that there were three employees at the Water Treatment Plant who passed a higher level of the TDEC Water Treatment Certifications. Luke Cole and Michael Kincheloe achieved their Water Treatment Grade 4 Certification, and Kevin McCloud achieved his Water Treatment Grade 3 Certification. Mayor Vest thanked the Water Treatment staff for all their hard work and for producing great water. He stated that these certification achievements will be very helpful for the Town in the future planning for the expansion of the water treatment facility.

Mayor Vest said there were two items that needed to be added to the agenda: (1) the purchase of a used pick-up truck for the Street Department, and (2) the 2021 Agreement with Sam Love, who is the new director for Music-On-The-Square (MOTS). He said MOTS will begin on Friday, July 9th, and will run through September 30th. Mayor Vest announced that local singing artist Trey Hensley has been slated to perform

on July 9th. Mayor Vest asked the Aldermen if they had any comments. There being none, Alderman Callahan made the motion to add these two items to the agenda as requested by Mayor Vest, seconded by Alderman Countermine, and duly passed.

Alderman Communications was the next item on the agenda. Mayor Vest asked the Aldermen if they had any comments. Alderman Callahan announced that he and his wife Jessica have purchased the Parson's Table and want to restore it back to its "glory days" as a restaurant and they look forward to sharing their plans with everyone in the near future. Alderman Countermine said it was wonderful to see the attendance at the Mill Spring Maker's Faire event, the Heritage Alliance dinners, and JRT's Sound of Music performance which had to be held at the Bonnie Kate Theatre in Elizabethton due the renovation work being done at the JRT building. He commended everyone involved on their hard work and efforts for these events.

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

Citizens Comments was the next item on the agenda. Mayor Vest asked if there were any citizens present who wanted to address the Board.

Carol Salinas, 303 West Main Street, addressed the Board and asked when the recycling program would begin again. Mayor Vest said staff will be looking into alternatives other than inmate help during the upcoming budget process and hopefully get the recycling program started back in the near future.

Marcy Hawley, 114 East Woodrow Ave, addressed the board and stated that she really didn't need to give the Board her address because one our own, one of our Alderman, on May 11, 2021, posted a fiery Facebook message denigrating the Town, the Board of Mayor and Aldermen, and the citizens of Jonesborough. Ms. Hawley said that in that fiery Facebook message he posted, "if you are a loyal and proud follower of the THD (Tennessee Hills Distillery), I ask that you send a letter to 114 East Woodrow Ave, Jonesborough, TN 37659 and voice your support for our brand". Marcy Hawley said that is her address that was posted. Ms. Hawley said she felt intimidated and fearful, and she knows the Alderman took the post down, not because of her, but because other Board members asked him to take it down. Ms. Hawley said the Board and the Town received an apology, but she has not. Ms. Hawley said she felt threatened, she felt violated, and that Alderman knows she lives alone. Marcy Hawley said she just wanted that out, and she hopes that one day that Alderman does decide to apologize. She thanked the Board for allowing her to speak. Mayor Vest thanked Marcy Hawley for her comments and conveyed that the Board certainly understands.

The next item on the agenda was approval of the purchase of a used 2012 Chevrolet Silverado 3500 4x4 pickup truck for the Street Department in the amount of \$16,000, with the funds coming from the Street Department budgeted line item. Mayor Vest asked the Aldermen if the they had any comments. There being none, Alderman Countermine made the motion to approve the purchase of the truck for the Street

Department in the amount of \$16,000 as presented, seconded by Alderman Dickson, and duly passed.

The next item on the agenda was approval of the 2021 Music-On-The-Square (MOTS) Agreement with Sam Love. Mayor Vest asked the Aldermen if they had any questions for the Town Administrator. Alderman Dickson said he issued a request when he received the draft copy of the proposed agreement. Alderman Dickson said he hopes as they look at the 2022 MOTS season, under the general section of the contract, a statement could be included that reaffirms Music-On-The-Square as a community building event, and that MOTS should resemble Jonesborough's spirit of inclusion, or something to that effect. He said in other words, he does not want to put a mandate on Mr. Love about who he gets to perform because he doesn't think that is appropriate or fair. Alderman Dickson said he would like to see some type of statement in the agreement that just at least shows that we, as the Board of Mayor and Aldermen, do support some degree of diversity for this activity. Glenn Rosenoff said he and Alderman Dickson did discuss that, and with this 2021 MOTS agreement, not saying we are not diverse, we have already gone forward with Sam Love and the bands. Mr. Rosenoff said at the end of this 2021 season in September for Music-On-The-Square and Brews and Tunes we will revisit everything at that time and look at the contracts and make additions/corrections as necessary for the 2022 season. Mayor Vest said in regards to the Standards of Conduct, he is glad that is something they have kept in the contract, and we need to hold everyone accountable who works for the Town of Jonesborough. Mayor Vest asked if there were any other comments from the Aldermen. Alderman Callahan said he thinks Sam Love will be a great addition. Alderman Countermine said he thinks it is great, and he is pleased that we are keeping Music-On-The-Square going. Mayor Vest called for a motion. Alderman Callahan made the motion to approve the 2021 Music-On-The-Square Agreement with Sam Love, seconded by Alderman Countermine, and duly passed.

Insert Agreement

Mayor Vest said he probably should have brought this item up under Mayor comments in regards to the proposed Haunted-Half Marathon Event. Mayor Vest said that Karen Hubbs, President of the Goose Chase Organization, still wants to put on the Haunted Half-Marathon here in Jonesborough in October. He said we had the half-marathon for several years in Jonesborough and last year it was cancelled due to Covid. Mayor Vest said this is an event that draws over 1,000 runners who come not only from the local area but from out-of-state as well. He said we need to make a decision whether or not Jonesborough wants to host this event again. He asked Glenn Rosenoff if staff could meet with Ms. Hubbs. Glenn Rosenoff replied it could. Mr. Rosenoff said he and Police Chief Ron Street have discussed this event, and looking at the original request that was presented, there are 6.7 miles in the County and the remainder in the Town. Mr. Rosenoff said in looking at support services, it is a lot, and Washington County, through the Sheriff's Department, did not indicate to Town staff that they would be willing to provide support services in the County. Mayor Vest said he thinks Ms. Hobbs' intention now is to come back to staff with the route that they have

always run or just stay within our city limits. Mr. Rosenoff said that Public Safety reviews the request, provides its input, and we do have to value their input. Mr. Rosenoff said staff will be willing to meet with Ms. Hobbs and look at the number of support services that the Town has available. He said that the Public Safety Department is still looking for additional officers, so they do not have the staff right now to provide support services for this event. Mayor Vest said one thing that has been discussed in the past is the issue of private groups coming in, we close our streets, and the Town incurs the expense for securing the intersections, and he sees no reason why we can't negotiate to off-set the Town's cost. He said if the event draws a 1,000 people, there is a number where the Town breaks even, including the benefit of additional sales tax dollars. He asked staff to keep an open mind. Glenn Rosenoff said there was a conversation with Ms. Hubbs about support services as far as Police and Town employees and a reasonable hourly rate of \$25 per hour. Mr. Rosenoff said again it is a matter of how much support services and manpower that the Town will actually be able to provide. Mayor Vest said hopefully the Goose Chase organization can supply some volunteers. Glenn Rosenoff said they will have to discuss the alternate route and see what they can come up with. Mayor Vest said staff will need to meet with Ms. Hubbs and bring back a recommendation to the BMA at the July 12th meeting. Alderman Countermine said it is a good event and brings a lot of people into Town who shop and dine at the local restaurants, which helps our sales tax revenues. He said we are a tourist Town, and he feels we should support events such as this one. Glenn Rosenoff said after staff meets with Ms. Hubbs, he will send an update to the Board. Mayor Vest asked Melinda Copp, Events Coordinator, if she had any comments. Ms. Copp said it was definitely a big tourism draw, and when the event was held in 2018 and 2019, a lot of the runners stayed in Town over the course of the day.

The next item on the agenda was first reading of an Ordinance Rezoning Parcels 77.00, 78.00, 79.00 and 80.00, on Washington County Tax Map 52, along Boones Creek Road from R-4 (Transition Residential District) to PRD (Planned Residential District). Mayor Vest asked the Town Administrator to speak on this item. Glenn Rosenoff said there are representatives present for the rezoning. Mr. Rosenoff said there are several developers looking at Boones Creek Road for rezoning. He said one was heard at last month's Planning Commission meeting from a R-4 to a PRD zone. Mr. Rosenoff said the advantage of the PRD for the development team is the flexibility of design that the PRD allows or permits. He said the R-4 goes back many years when it was created as a corridor area and was primarily residential in character allowing for residences and is one of the highest density zones that the Town has since it uses the R-3 density. He said the R-4 also allows for probably 30 different commercial uses from barber shops to small retail, hardware stores, bakeries, personnel businesses, professional services, small clinics such as medical, dental, chiropractic, veterinary, small office buildings, governmental, private day care centers, nursing homes, funeral homes, etc. He said in the R-4 there are prohibitions of gasoline, service stations, tower structures, car washes, hotels-motels, etc. Mr. Rosenoff said there are restrictions on the size of a commercial structure. He said, in his opinion, the intent of the R-4 commercial restrictions along Boones Creek Road was to protect the residential character of the residences, so with the R-4 if someone is building a commercial

business building, they are actually required to make it look like a residence, and one good example is Farm Bureau Insurance, and that is the advantage of the R-4 zone. Mr. Rosenoff said the rezoning request came through, and he made a recommendation to approve the rezoning request from R-4 to PRD and presented it to the Planning Commission. He said the Planning Commission recommended denying the rezoning request to the Board of Mayor and Aldermen, and that is why the development representatives are here tonight. Mr. Rosenoff said his recommendation is still to approve the rezoning from R-4 to PRD. He said the development team has provided information regarding its vision for the Slonaker property along Boones Creek Road. Mr. Rosenoff said he wanted to inform the Board as to what happens when the Planning Commission recommends denial of a rezoning request; Tennessee Code Annotated requires that the rezoning shall receive a favorable vote of the majority of the entire membership of the chief legislative body which in the Town's case is the Board of Mayor and Aldermen. He said it is not just a simple majority; the law requires a majority vote of the entire BMA which is five, and three votes are needed in the affirmative. Mr. Rosenoff said some of things that were discussed on the rezoning request by the Planning Commission were drainage, which is on the development side, provisions for buffering in that district, and the potential of multi-driveway cuts on Boones Creek Road at some point. He said the development team requesting the rezoning is in attendance at tonight's meeting to present its request before the BMA. Mayor Vest asked if the development team would like to speak regarding its request. Jonathan Lewis, professional engineer with Highlands Engineering in Johnson City, addressed the Board and stated he was representing Mr. & Mrs. Dan Slonaker for the rezoning of their property along Boones Creek Road from R-4 to PRD. Mr. Lewis said that Dan Slonaker is a local retired physician and Romana Slonaker is a local realtor, both of whom have impeccable reputations and a vested interest in the Jonesborough community. He said the Slonakers were very surprised at the previous Planning Commission meeting with the Commissioners' unfavorable recommendation for their requested rezoning. Mr. Lewis said he and the Slonakers feel they did not get the opportunity to present the character of their proposed development and their entire reasoning for the rezoning request. Mr. Lewis asked that he be allowed to present to the Board some of the reasons that they feel the property should be rezoned. He said that using the current zoning of R-4, a total of 22 lots could be formed, and the R-4 setbacks would allow for a home admit of just 34 feet for a standard 2500 square foot home which would result in a home that is 34 feet wide and 75 feet long to achieve that 2500 square feet. He said this layout would also place homes approximately 16 feet apart with a 50-foot-wide lot. Mr. Lewis said in a PRD zone, 28 homes are proposed with two multi-family structures, and with a PRD zoning, 2500 and 2400 square foot homes are proposed, 48 ft. x 53 ft. and 41 ft. x 58 ft., respectively. He said this will allow for a much more desirable home layout and 20 feet spacing as opposed to 16 feet spacing between homes. He said the community feel and amenities of a planned residential development are very desirable to homebuyers. Mr. Lewis said in fact, the 24 acres just across Boones Creek Road from the Slonaker's property has been recently rezoned from R-4 to PRD and that is the same zoning the Slonakers are requesting. Mr. Lewis stated that the neighboring development is much larger than the 8.84-acre development the Slonakers are proposing for rezoning. He said they have conceptually discussed the possibility of

having the entrance to the larger PRD development across Boones Creek Road aligning with theirs to meet TDOT standards and to provide better traffic flow. Mr. Lewis said PRD provides for more restrictive usage than R-4 by not allowing any commercial usage, requiring larger buffers, and preserving the residential character of the area. He said the current R-4 zoning would allow for an office park with separate buildings as well as other commercial uses. He said the proposed Slonaker development will be similar to the Waterbrook Subdivision in Johnson City; however, this proposed community will have a uniquely Jonesborough feel, which is very refreshing from his perspective, to work with people who want to do a development like this. Mr. Lewis said the development will have walking trails with the same Jonesborough park benches and the same Jonesborough street lighting, and the homes will have a modern farmhouse approach. He said with a PRD zoning, the Slonakers will be doing all of the home building themselves so that they will have control of that. Mr. Lewis said there were no adjacent property owners who appeared before the Planning Commission, and the Town staff recommended rezoning to the Planning Commission and is recommending rezoning tonight. He said the intent of a Planned Residential District, quoting from the Jonesborough Zoning Regulations, is "to provide optional methods of land development which encourage imaginative solutions to environmental design problems; a planned development permits design innovation, encourages a maximum choice of types of environment, and optional methods of land development", and the Slonakers feel that they have presented a compelling request for the Board to grant them the rezoning from R-4 to PRD. Mr. Lewis thanked the Board and said he would be glad to answer any questions they may have. Mayor Vest thanked Jonathan Lewis for his comments. Mayor Vest said in reviewing his packet information, he feels the Planning and Zoning Commission is being very protective of the area along Boones Creek Road which is one of the prettiest places in Jonesborough, and he understands where the conversation was going with the zoning from the Planning Commission regarding its negative vote. He said if he were a resident in that area, he would rather be next to the PRD zone because of some of things that could be added in an R-4 zone. Mayor Vest asked the Aldermen if they had any comments. Alderman Callahan asked what was the reasoning for the denial by the Planning Commission. Alderman Countermine said he was in attendance at the Planning Commission and initially made the motion for approval which died for a lack of a second. Alderman Countermine said the big reason was because all of the other properties along the Boones Creek corridor have big front lawns, but after reading tonight's presentation and knowing the Slonakers, he feels rezoning to PRD could be good. He said he has talked with Police Chief Ron Street, whose property abuts the Slonakers, and the big issue with them is proper drainage because there have been a lot of problems with drainage in Jonesborough. He said he would make the motion to approve the rezoning from R4 to PRD and stated that the Planning Commission will look closely at how the developer intends to make sure that drainage is not a problem. Mayor Vest thanked Alderman Countermine for his comments. Glenn Rosenoff said he wanted to add that staff has discussed with the developers that the theme of the development will be to be good neighbors to adjacent and surrounding properties, and staff will make sure the development plans are reviewed carefully before they are presented to the Planning Commission, if the BMA chooses to approve this rezoning. Mayor Vest said Boones Creek Road is an attractive

place and with the new school project coming on, we are going to have more people wanting homes, and they will want to live in a pretty place and that is what Boones Creek Road has to offer. He added that at some point, we will have to make sure we are addressing any type of traffic or congestion issues and make sure there are safe entrances and exits in these developments. Mayor Vest asked Alderman Dickson if he had any comments. Alderman Dickson said he had some questions early on and has talked with the Town Administrator, and Mr. Rosenoff answered his questions, and he now feels comfortable with the rezoning. He said he received some questions and phone calls about this particular topic, and he feels there are concerns about the ability to provide services to the citizens as the Town continues to grow. Alderman Dickson said he would say very confidently that it seems that we are on top of these issues in talking about expanding the water treatment plant and solid waste services and making sure we are prepared for the increase in population. Mayor Vest called for the motion. Alderman Countermine made the motion to approve on first reading an Ordinance Rezoning Parcels 77.00, 78.00, 79.00 and 80.00, on Washington County Tax Map 52, along Boones Creek Road, from R-4 (Transition Residential District) to PRD (Planned Residential District). Alderman Callahan seconded the motion, and it was duly passed.

Insert Ordinance

The next item on the agenda was a Resolution adopting a continuing budget for Fiscal Year beginning July 1, 2021. Mayor Vest asked the Aldermen if they had any questions. There being none, Alderman Dickson made the motion to approve a Resolution to allow the Town to continue operating into the 2021-22 fiscal year under the FY2020-21 budget appropriation figures until the FY2021-22 fund budgets are approved. Alderman Countermine seconded the motion, and it was passed unanimously.

Insert Resolution

The next item on the agenda was approval of the Tennessee Department of Transportation Contract, Pin Number 130739.00, as part of the traffic signalization project at the intersection of Jackson Boulevard and Tiger Way (aka Smith Lane), and authorizing the Mayor and Town Attorney to sign the contract as presented. Mayor Vest asked Glenn Rosenoff to explain this project. Mr. Rosenoff said this is actually the contract with TDOT for the traffic signalization, and once executed by the Mayor and Town Attorney it goes to TDOT, and then the next step will be to engage consultants. Mr. Rosenoff said staff is hoping for Mattern and Craig Engineers who did the warranty study to warrant the need for the traffic signalization. He said we are excited for this project to move forward, and this contract is a big hurdle in the process. Mr. Rosenoff said this project is funded through federal funds passed down to the state and then down to the local government; the Town is required to monitor the project, and consultants will do much of the work on engineering, and then a contractor will install the actual signalization. Mayor Vest asked the Alderman if they had any questions. There being none, Alderman Callahan made the motion to approve the contract with TDOT for the traffic signalization contract with TDOT for the intersection of Jackson

Boulevard and Tiger Way as presented and authorize the Mayor and Town Attorney to execute the contract. The motion was seconded by Alderman Dickson, and duly passed.

Insert Contract

The next item on the agenda was approval of Change Order JRT-002 for the JRT Building Improvement Project in an amount of \$13,747.43 for labor and materials based on the following work: "Extra Work on Stage Roof – Labor" - \$2,000; "Stage Steps, Extra"-Labor - \$750; "Extra Job on Vestibule" Labor - \$5,800; and "Stage Door Roof Extra and Extra Job on Vestibule" – Materials - \$5,197.43. Mayor Vest asked the Town Administrator to address the Change Order. Glenn Rosenoff said due to the JRT building project being in the historic district, we sometimes run into some needed change orders, which staff is bringing to the BMA for its approval. Mr. Rosenoff said when this project was approved, the original cost estimate would not exceed \$325,000. He said there are extra funds available if the project were to go over that budget, and staff continues to monitor the costs carefully. He said the change orders occur as the project progresses, and things to consider are the cost of materials, the lead time on a particular project, and other hurdles that come up on a project that cannot wait. Mr. Rosenoff said he will continue to keep the BMA members updated on any change orders that come in. Mr. Rosenoff said Craig Ford is doing an outstanding job overseeing the project, and it is moving along as fast as possible, and Don Bacon is doing an outstanding job. Mayor Vest said he got to tour the facility and the progress with Craig Ford. Mayor Vest said Craig and our team do a great job, and he appreciates all the work they did down at Wetlands on the renovations and landscaping, and added that the facility looks great. Alderman Countermine made the motion to approve Change Order JRT-002 for the total amount of \$13,747.43 as presented, seconded by Alderman Dickson, and duly passed.

Alderman Countermine asked if there was an update on Lincoln Park. Glenn Rosenoff said Summers-Taylor has started the concrete work and that is moving forward. Mr. Rosenoff said the Town has received the final reimbursement on the first contract from the Tennessee Department of Environment and Conservation (TDEC), and he should get an update from TDEC very soon regarding the contract to finish the park. Mr. Rosenoff said they are hoping that the Town will be able to utilize inmate labor for work on the Lincoln Park project in the near future. Mayor Vest said Lincoln Park will be a great addition to our community, and we are moving closer to getting the dog park under construction. He said he feels a solution has been worked out on the dog park, and we are awaiting approval from the State. Mr. Rosenoff said staff has submitted an official request to TDOT with a lot of information in order to get the original access point approved.

There being no further business, the meeting was duly adjourned.

ABBAY MILLER, RECORDER

CHUCK VEST, MAYOR