

BOARD OF MAYOR AND ALDERMEN

PUBLIC HEARING

JULY 11, 2016

The Board of Mayor and Aldermen (BMA) met in a Public Hearing on Monday, July 11, 2016, at 7:00 p.m., at Town Hall, 123 Boone Street, Jonesborough, TN.

The first item on the Public Hearing agenda was an amendment to the Jonesborough Refuse Ordinance. There were no comments.

The second item on the Public Hearing agenda was adding a new Title 1, Chapter 19, to the Jonesborough Municipal Code establishing the Chuckey Depot Museum Advisory Committee. There were no comments.

Mayor Wolfe closed the Public Hearing.

ABBEY MILLER, RECORDER

KELLY WOLFE, MAYOR

BOARD OF MAYOR AND ALDERMEN

REGULAR MEETING

JULY 11, 2016

The Board of Mayor and Aldermen (BMA) met in Regular Session on Monday, July 11, 2016, at 7:00 p.m., at Town Hall, 123 Boone Street, Jonesborough, TN.

Mayor Wolfe called the meeting to order and led the group in an opening Prayer. Alderman Sell led the pledge to the Flag.

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

The next item was the Consent Agenda. Mayor Wolfe asked if there were any items that the Aldermen wished to have pulled from the Consent Agenda. Alderman Sell asked if the Town Administrator Report could be pulled from the Consent Agenda for separate discussion. Alderman Dickson made the motion, seconded by Alderman Vest, and duly passed to approve the following items on the Consent Agenda, with the Town Administrator Report being pulled for separate discussion:

1. Approve the minutes for May 24th and June 13, 2016.
2. Approve the following June bills for payment:

<u>VENDOR</u>	<u>AMOUNT</u>
A & E Machining & Fab.	200.00
Advance Auto Parts	135.17
Aggregates USA, LLC	10815.76
Alicia Phelps	56.13
Alsco	30.97
American Red Cross	27.00
American Red Cross	81.00
Andy Oxy Company, Inc.	117.44
Apple Inc.	10091.00
Archer Electric Service	320.00
Auto Zone #2087	52.36
Blick Art Materials	259.35
Brandon Story	600.00
Brenntag Midsouth Inc.	3312.54
Bristol Broadcasting Co.	706.00
Business Health	3118.12
Carus Phosphates, Inc.	3457.82
Champion Chevrolet Cad	112.32
Cintas Corporation #202	484.35
Cintas First Aid & Safe	7.34
City Electric Supply	36.80
Coca-Cola Bottling Co.	763.50
Consolidated Pipe & Supply	4848.79
D. Todd Wood	8270.00
Dennis Wayne Brooks	525.00
Diamond Ticketing System	398.80
Doe Valley Screen Printing	285.55
Elliott Childress	25.00
Erwin Utilities/Wtr Test	225.00
Esc Lab Sciences	472.50
Fenco Supply of J.C.	15.79
Ferguson Enterprises #5	23901.42
Fire Extinguisher Co.	65.90

<u>Fleenor Security System</u>	108.00
<u>VENDOR</u>	<u>AMOUNT</u>
Food City	190.46
Foster Signs	310.90
G & C Supply Company, Inc.	831.04
Gall's, LLC	160.00
GovDeals, Inc.	5697.61
Grainger	760.20
GRW Engineers, Inc.	860.30
Harbor Freight Tools	165.82
HD Supply Waterworks	18048.92
Heather Allen	1468.04
Highwater Clays	129.00
Ingles #4205	277.96
International Storytelling	22.90
Jamsa	611.85
Janette Gaines	1523.93
Jeff Stratton	67.25
Jefferson Sales South	990.30
Jeffery Keith Dixon	100.00
Jeri Jones	19.20
Johnson City Ford	400.45
Johnson City Power Board	567.85
Jonesborough Postmaster	3500.00
Jonesborough Senior Center	670.00
Jonesborough Solid Waste	100.00
Jonesborough United	200.00
Kimball Midwest	271.49
Larry's Tire Center	2122.44
Lora Darlene Hatley	242.00
Lorena Craddock	450.00
Lowe's	1956.98
Lucas M Schmidt	1468.04
Mail Works, Inc.	271.40
Mann's Plumbing	300.00
Matheson Tri-Gas Inc.	55.78
Melinda Nicole Ley	318.75
MHC Kenworth-Kingsport	5591.06
Modern Supply Co.	62.00
Municipal Emergency	319.95
Napa Auto Parts	1578.59
Network Fleet, Inc.	1524.66
Northeast TN Tourism	2000.00
Office Depot Credit Plan	222.88
Olde Towne Hardware	301.92

Olde Towne Small Engine	270.80
Oriental Trading Co., Inc.	371.02
<u>VENDOR</u>	<u>AMOUNT</u>
Pardue Photographics	20.00
Precision Ironworks	318.00
Purchase Power	1005.00
Quality Trophy & Engraving	34.60
Qwik Pack and Ship	72.39
Radkids, Inc.	50.00
Refuse Parts Depot	76.07
Reinhart Food Service	8881.31
Ricoh USA, Inc.	1760.75
Robin B. Beals	2937.50
Sara Jane Schmeltzer	125.00
Saratoga	215.84
Shoun Lumber LLC	145.60
Shred-It	26.21
Snap-On Tools	77.60
Snapp's Lawncare	740.00
Spectrum Reach	573.00
Stafford Custom Graphic	364.00
Summers Hardware	40.00
Summers-Taylor Inc.	167.04
Supplyworks	378.86
Terminix Processing Center	371.00
Terry Alexander	76.64
Thomson Reuters – West	159.58
TML Risk Management Pool	3350.70
Total ID Solutions	232.00
Trublu Tatcial	56.98
Truckers Lighthouse	948.00
Truckpro LLC	16.40
United Parcel Service	67.01
United Way	186.00
Wal-Mart Store/GEMB	304.19
WAPK-TV/WKPT-TV	600.00
Washington Co. Highway Dept.	1783.32
Washington Farmers Co-op	292.92
Waste Management	399.86
Wesley Corder	10.95
White's Auto Parts	391.57
Williams Electric	118.49
WJHL-TV11	2770.00
88.3 WCQR	1600.00
98.5 WTFM	<u>270.00</u>

\$162,482.05

<u>VENDOR</u>	<u>AMOUNT</u>
A-Z Office Resources, Inc.	88.88
Adam Lawson	200.00
Aggregates USA, LLC	542.69
ALSCO	30.97
Amythyst Kiah	1200.00
Andy Oxy Company, Inc.	71.94
Auto Zone #2087	12.94
Barbara L. Bogart	144.00
Bill Slemmons	150.00
Bob & Betty Tatum	300.00
Bob Phillips	100.00
David O'Rourke	150.00
DNA Catering	770.00
Dynamic Effects & Fire	5000.00
East TN Rent-Alls	1547.07
Emily Spencer	1000.00
Ferguson Enterprises #5	580.19
Guerry McConnell	50.00
Ingles #4205	35.00
Jackdaw's 7	800.00
Jim's Construction Co.	7833.75
John Gardner	2000.00
Johnson City Convention	297.25
Jonesborough Novelty Band	300.00
Jonesborough Ruritan	300.00
Larry & Gayleen Kelle	250.00
Lowe's	195.22
Matt Townsend	350.00
Maynard Shelton	150.00
Meade Equipment AP	500.00
Michael D'Avella	200.00
Nancy Collins	150.00
Olde Towne Hardware	128.61
Permatile	5455.00
Pete Lamon	1150.00
Reinhart Food Service LLC	4200.11
Sara Jane Schmeltzer	350.00
Terminix Processing Center	109.00
The Beach Night Band	900.00
United Parcel Service	40.64
White's Auto Parts	<u>6.70</u>

\$37,639.96

3. Town Administrator Report was pulled from the Consent Agenda.
4. There was no Operations Manager Report.
5. Approve the following Committee Reports: Keep Jonesborough Beautiful Board, Historic Zoning Commission, Jonesborough Board of Zoning Appeals, and Jonesborough Planning Commission.
6. Approve the following Supervisor Reports: Visitor Center Manager, Director of Tourism and Marketing, Water Distribution, Building Inspector, Street Department, Animal Control, Solid Waste and Recycle, Fire Department, Senior Center, McKinney Center, Environmental Services Director, JRT Artistic Director, Police Department, Water Plant, Water Park, Park and Recreation, Fleet Management, and Event Coordinator.
7. Accept the resignation of Leslie Snapp, Program Coordinator at the Jonesborough Senior Center, with regrets,
8. Approve the hiring of Vickie Sarmiento as a part-time McKinney Center Hostess, at Grade 1 Step 1 (\$10.25 per hour), subject to all pre-employment conditions.
9. Approve the Resolution authorizing the application for TML Safety Partners Grant funding.

Insert Resolution

10. Approve the Special Event Permit application from the International Storytelling Center to hold the National Storytelling Festival on October 6-9, 2016, with street closings, including Boone Street from Main Street to N. Lincoln Avenue and Sabine Drive, as requested, subject to the Town Attorney's review and acceptance of the Hold-Harmless Agreement and proof of insurance.
11. Accept the resignation of Bentley Hankins from the Historic Zoning Commission with regrets.
12. Approve the Outdoor Use Permit request from the Historic Eureka Inn allowing the use of two benches and planters on Town right-of-way against the front of the Inn, subject to the Town Attorney's review and acceptance of the proof of insurance and Hold Harmless Agreement and the Building Inspector's structural review and acceptance of the furnishings used as well as their specific placement.

Mayor Wolfe said consideration and discussion of the Town Administrator's Report would be next. Alderman Sell said related to the information provided about the Jackson Theatre, he had concerns about using the same architectural firm that was used on the Senior Center project because of the change orders and underestimation of the cost of that project. He said he has no faith in that firm and asked why we would use them for the Jackson Theatre project. Mayor Wolfe said the Board has already voted to approve Ken Ross Architects for the Jackson Theatre project and the preliminary design is about 95% complete. He agreed that there have been some issues with cost design with Ken Ross' firm, but he feels they have done some things right. He said Ken Ross Architects has worked on several projects for the Town; the McKinney Center was one, and he didn't think Ken Ross made a whole lot of money but the firm did a lot of work on the design. He said Mr. Ross' firm estimated the cost of the project at \$1,000,000, and we completed the project at \$600,000 by using inmate labor. Mayor Wolfe said on the Senior Center project the cost overruns were primarily related to the contractor; however, the architect did drastically underestimate the cost to build the Senior Center. He added that the model the Town followed on the McKinney Center and on the basement of the Senior Center, with the Town basically acting as the general contractor, yielded good results for the Town. He said the biggest thing the Town has to watch on the Jackson Theatre project with the architect is how the systems are designed – mechanical, electrical, heating and air - and that they are not overdone and are done in a way that defrays any concern about the design. The Mayor said the majority of the renovation to the Jackson Theatre will be done by Town crews; the proposed addition will probably be contracted out due to the nature of the work. Mr. Browning said there was a Request for Proposal sent out on the Jackson Theatre project, and we received proposals from more than one architect firm; they were evaluated and the Board of Mayor and Aldermen voted to award the project to Ken Ross Architects. He said Ken Ross has a history of working with the Town on projects where the Town is essentially the general contractor, and it is difficult for other architects to work in that type of situation because the architectural fees are based on actual cost of the project. He said we have a good working relationship with the firm; C.W. Parker is doing the design and has a history of doing really good design work for the Town. Mayor Wolfe said we have learned some hard lessons in that relationship from the past. He said he has looked at the systems design, and we are not using firms that are over designing the project for their own benefit. He said as far as cost estimates, staff is really drilling the architects to make sure the cost estimates we receive are accurate. He said the architects have had to change their cost estimates as figures come in, and it is a process, but we have an advantage in that we are doing the work in-house. Mr. Browning said because of the problems the Town had with the mechanical and electrical engineers at the Senior Center and McKinney Center, we have requested that that firm not be used for the Jackson Theatre. Alderman Sell said because of the Town's recent history with Ken Ross Architects, he still is uncomfortable, but if that firm has already been approved by the BMA, then we will just need to be vigilant. Mr. Browning said before the end of July he will be giving the Board an update on the conceptual design and will make sure the Board members get a copy of the design. Alderman Vest asked if Ken Ross Architects has completed 95% of the work, what will they be doing going forward. Mayor Wolfe said that is for the conceptual design phase, and then you get

into the design of the systems and details of the plans. Alderman Vest asked about the other two buildings that are being incorporated into the Jackson Theatre project. Mayor Wolfe said the existing JRT building will be tied into the Jackson Theatre, and there is an additional building that is being purchased and given to the Town of Jonesborough that will be incorporated into the overall design. Alderman Vest said he understands Alderman Sell's concerns about Ken Ross Architects because we tend to stay with the same firms for projects when it might be good to have fresh eyes and different opinions. Mayor Wolfe said that is why we advertise Request for Proposals and when you only receive two proposals back, you go with the one you feel will do the best job on the project.

TOWN ADMINISTRATOR'S REPORT

July 2016

Wastewater Improvements

The treatment plant operation has returned to excellent status with the reduction in infiltration/inflow. That is largely due to weather, but also the corrections on Wastewater staff made this spring. The Wastewater staff has recently worked on shoring up some small problem areas in the system while the budget was being approved that would allow the purchase of a new camera system, and the purchase of equipment and materials to provide alternative back-up for the influent pump station. We are currently working on the documentation needed for competitive pricing to move forward with infiltration/inflow reduction, and pump station redundancy.

Crocket Sewer - The design of the project is still on-going, but the scope of work to be performed has been essentially defined at this point. The Town of Jonesborough is expected to provide the labor and equipment to construct a gravity sewer line from a manhole east of Hexpol on SR-353 (old Hwy 34) to a new pump station on our Rosenbaum property, and then the labor and equipment to construct the force main from the new pump station to the WWTP. The materials needed for the gravity line and the force main installed by the Town crew are expected to be paid by the CDBG funds.

The cost of materials, equipment, and installation of the pump station on our Rosenbaum property will have to be covered by the Town because we can pump from the Hexpol pump station directly into the WWTP. We want the Rosenbaum pump station. As I have pointed out in the past, we would have to have a pump station on the Rosenbaum property to handle any future development on that site, and by gravity flowing existing lines from SR81S and SR-353 to a new pump station on the Rosenbaum property, we can eliminate three (3) existing pump stations.

We have \$32,000 in the Water/Sewer budget for the Rosenbaum pump station. We are not expected to participate in any other way in the sewer installation serving Crockett, other than to receive their waste.

Wastewater Complex Development - Only a little work has taken place on moving forward with site development of the Wastewater facility/complex improvements. The Wastewater construction crew spent a good deal of time working sewer lines and constructing a new stormwater drainage system on the Town's parking lot adjacent to the library.

Water

Water Loss - The Water Distribution crew had another good month in June regarding leaks in the areas we have zoned in our water system. We only had a handful of service line leaks. We did have some bigger leaks in the Leesburg area in a remaining portion of our system that still has some higher pressures and is not zoned yet. GRW Engineers is working on a zoning solution for this area of our system in association with our Water Loss Reduction Project with CDBG funding.

I have communicated that we are working on the engineering design plans for Archer Road and Bill Jones Road along with E. Main Street in an effort to phase our CDBG project and get State approval to proceed.

GRW is working to have design plans for the CDBG project into the State by the end of July. We have also received authorization from ECD to install the replacement lines with our Distribution crew.

The directional boring machine is an important piece of equipment with our water loss reduction work, and we hope to bid out this equipment next week.

Note: Our Water Distribution and Wastewater leadership worked with me in early June to provide the documentation of current and future service levels of water and sewer that was needed to obtain the certification of the Washington County Industrial Park that resulted recently in the award of \$473,000 in grant funds to help expand the available pads for future development in the Industrial Park. That grant was announced this week in Jonesborough by Commissioner Randy Boyd of ECD.

Water Treatment - As mentioned in the budget documentation, Jon Lucas is focused on nailing down the specifications for an additional pump at the Rock House Road pump station, replacing the back-up system of Chlorine Gas with a much more safe salt solution oxidant system, and achieving by-product reduction in the Woodlawn reservoir.

Transportation

Persimmon Ridge/W. Main - No change in status

Jackson Blvd/SR-354 - No change in status

W. Jackson Blvd Turn Lane - Plans are approved, Wally Sparks is supposed to be developing a current cost estimate for materials to be paid by Mark Ferguson associated with the project, and we expect to shift the Street Crew over to W. Jackson Blvd when the East Main project is complete.

Woodrow Avenue/2nd Avenue No change in status

E. Main Street Improvements - The walls along the Sobel's residence, and Larry & Karen Childress are constructed. The sidewalk along these residences is nearly complete and when finished the walls will be backfilled and the slope re-landscaped. The last section will be from the Baptist Church parking lot entrance down to the existing brick sidewalk. This section requires no retaining walls and will go much faster. The work performed is excellent.

Speed Tables The Spring Street speed table is complete. We hope to construct the 2nd Avenue and Main Street speed table this summer.

N. Cherokee Street/Smith Lane No change in status.

Grants

T-21 Walkway Grant – The walkway is complete except behind the Courthouse. We are going to have to paint the pedestrian crosswalk behind the courthouse instead of bricking it as originally planned because there is not enough depth above the box culvert under this area to allow the installation of brick and granite. The contractor is supposed to paint the walkway a brick color with a white border. We considered asphalt stamping, but the stamping deteriorates so quickly with heavier traffic flows, and then does not look right. We feel we will get better service just painting the crosswalk.

There is landscaping to be planted and some additional work on filling in gaps alongside crosswalks across 1st, 2nd and 3rd avenues, as well as the brick walkway in the Hankins' alleyway. There is some signage that needs to be installed. King General Contractors expects to be complete by the end of July.

I will be meeting Monday with the Methodist Church committee that was appointed by the Church membership to work with the Town in planning parking lot improvements to be implemented by the Town as part of our lease agreement.

LPRF Application – We have not received any communication on our LPRF grant application.

TDOT 5310 Senior Center Bus Grant – We have not heard anything about our application for a new 16 passenger bus for the Senior Center.

CDBG Façade Grant: Jackson Theatre – We are preparing for re-submittal of a façade grant application for the Jackson Theatre. Funding available is up to \$100,000, and they expect to fund five (5) projects. The CDBG Façade Grant Program operate through the Tennessee Department of Economic and Community Development. The funding is only available to Main Street Communities.

Chuckey Depot - The ordinance finalizing the establishment of the Chuckey Depot Advisory Committee is on the BMA meeting agenda for next Monday. The Operating Agreement between the Watauga Valley Railroad Historical Society and Museum and Heritage Alliance with the Town is also submitted for Board action at Monday's meeting.

There has been excellent progress with the re-construction of the Depot. The ramp system is essentially in place, and ceilings and floors are in place. The crew is working on walls, windows, and doors. This project could be complete by the end of July if we get the Work Camp Crew on a regular basis.

Jackson Theatre

Ken Ross Architects is working diligently to complete design plans to be sent to the State Fire Marshall for review. We cannot start reconstruction until we have approval of the plans. The conceptual layout is 95% complete, and updated plans are intended to be submitted to the BMA at the August meeting. I will send out a Jackson Theatre planning/design update before the end of July.

Senior Center

We have added another water heater that was donated by American Water Heater Co. to the Senior Center. This water heater serves the Center's kitchen, and has solved hot water issues in the kitchen. We are not undertaking any improvements with the building at this time, but we will be looking at constructing some retaining walls and sidewalks in the back area above the Town garage that will help the back lot to be used for parking by the Senior Center.

McKinney Center Parking We are working with Rural Development to receive the ok to get the parking lot improvements initiated as soon as we complete the W. Jackson turn lane project with the Street crew.

Budget

I worked most of July on the various town budgets.

Committee Meetings

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

The next item on the agenda was the Financial Report. Ms. Miller said she and her staff are working hard to close out last fiscal year, getting all invoices in to be paid, requesting reimbursements on grants, and other revenues that would need to be booked as of June 30th. She added that budget amendments for 2015-16 will be presented to the Board in August for second reading. Motion was made by Alderman Vest, seconded by Alderman Sell and duly passed to approve the Financial Report as submitted.

Communications from the Mayor was the next item on the agenda. Mayor Wolfe asked Ruth Verhegge, Chairman of the Flag Committee, and Alderman Sell to come forward. Mayor Wolfe said that Alderman Sell as owner of Ace Hardware in Jonesborough and he as owner of Wolfe Development, cosponsored the Patriotic Art Show which was hosted by the Jonesborough Flag Committee. Mayor Wolfe said that in the younger child category, Addison Smith and Meredith Smith were each awarded \$25; in the 7th – 12th grade category, James Hill was awarded \$200.00 for 1st place award, Megan Hawn was awarded \$100.00 for 2nd place, and Katy Jackson was awarded \$50.00 for 3rd place. Mayor Wolfe thanked Alderman Sell for cosponsoring this event.

Mayor Wolfe said we do not have an Employee of the Month presentation tonight but will have two in August

Mayor Wolfe announced that the Governor has appointed Jeff Thomas to the Keep Tennessee Beautiful Advisory Council as a citizen representative effective July 1, 2016 – June 30, 2018.

Mayor Wolfe said that Jonesborough Days was great this year. Melinda Copp, Main Street Program Director, said the weekend kicked off with a dinner on Thursday night which was sold out; the events began on Thursday night and continued on Friday and Saturday from 10 a.m. to 10 p.m. She said there was a large crowd for the fireworks on Friday night, and several food vendors said it was the biggest crowd they had seen for Jonesborough Days. She thanked all the Town staff for their help. Mayor Wolfe said the events, the fireworks, the weather, and the music were all phenomenal this year. He thanked everyone involved in the success of the event.

Mayor Wolfe read the follow letter from Jennifer Lynn Randolph:

Jennifer Lynn Randolph

"...this is our story.

Today my daughter Jadyne slept in and was in a rush to get ready to go. We left home and headed out to Wetlands for an afternoon of fun with her bf and my granddaughter. There must have been a lot of other people who had the same idea (the tickets are 1/2 price after 3) because we were standing in a long line. It was hot but we knew the wait would be worth it. We were all ready for a slushy and the pool. As we got close to the front of the line, my daughter began having problems and within about 45 seconds she was unconscious. From start to finish,

the episode lasted about 2 minutes. Micah, rushed thru the gate and help was soon at our side. They helped me get her to her feet once she came out of it. Then they escorted us thru the gate and to their first aid room where she was seated in front of a fan and given food, popsicles and a drink. The staff were all so amazing and we felt so blessed to have been treated so kindly. From our whole family I'd like to say thank you so much and God bless everyone who had a part in helping us today. (P.S. No matter how many times we attempted to pay for our tickets and the food and drinks, we were told not to worry about it and assured that if we needed anything else for the rest of the day to just let them know). If anyone ever wants to know a good, safe place to go and have a ton of fun with their kids, where there will be people who genuinely care about them, Wetlands is the place to go! From the people standing in line who tried to help, to those who worked at Wetlands, everyone was amazing. This is one of the many reasons I love East Tennessee!"

Mayor Wolfe read the following submitted by Billy Miller in Public Safety: On June 22, 2016, Mike Elliott from 115 Oakwell Lane called just after Officer Rounds left his house to say that Officer Rounds is an outstanding officer – very compassionate and caring; he wanted to let the Board know how impressed they were with Officer Rounds who was at his home in reference to his mother being scammed out of \$1,000 on the Jury Duty Scam.

Mayor Wolfe said he went to a meeting in Gray last week regarding the proposed methadone clinic. He said there is a lot of controversy over the clinic and citizens were allowed to express themselves, and it was a very good meeting. Mayor Wolfe said he was impressed with Mayor Eldridge during this meeting and expressed gratitude for his actions as well as others involved.

Mayor Wolfe said there will be a public meeting on Monday, July 18, 2016, at 6:30 p.m., to address the issue of fluoride in Jonesborough Water. He said there will be people speaking for and against the use of fluoride in our water supply, and added that no decision will be made by the BMA at this meeting.

The Mayor then read the Town's prayer and concerns list: Phil Fritts' brother whose cancer has spread; a Johnson City Police Officer Andy Clevenger also has cancer; praise for Lara and Matt Browning who had a baby boy and are doing fine; there are two deaths on the prayer list - Jon Lucas' friend, a young lady named Megan, who was killed in car accident, and Ashlee Padgett, Alderman David Sell's friend.

Alderman Communications was the next item on the agenda. Alderman Dickson said Wetlands has had a great start this year. He said Jonesborough Days was an outstanding event and is getting its identity back as a strong festival. He said the walking trail is a great addition to the Town and a lot of people are using it. Mayor Wolfe asked if there could be a couple of gates in the trail where it runs along the train track on one side and the creek on the other side for almost 400 feet without an exit. He suggested that after we get done with the TDOT involvement, we go back and install some gates. Operations Manager Ford said he felt sure this could be done. Mr.

Browning said we cannot have exits on the railroad right of way or on the Sulkowski property.

Attorney Comments was the next item on the agenda. Attorney Wheeler said he had one item and cautioned Board members that if they had any questions concerning his comments, they would need to go into executive session. Mr. Wheeler said that regarding the Westfield/Rainey lawsuit, that settlement negotiations between Westfield and Rainey have not been productive and the Town will have to move forward in finding expert witnesses and preparing for depositions.

Citizen Comments was the next item on the agenda. Bob Freschi, 739 Depot Street, addressed the Board. He said he bought the Richter Moore farm but not the house and will be planting Asian pear trees on the land. He said he and his wife are getting involved with the Farmers Market and becoming part of the community. He said he is addressing the Board about water and sewer service and has concerns about the new Ordinance. He explained that he does not want a septic system and would like to have access to the Town sewer system and added that the house he is building will be about four-hundred feet from Fourth Avenue. He said he has already dug a water well that will serve his house and be used to water the pear orchard. He said he met with J.W. Greene who told him in order to have Town sewer a customer has to be on the water system. He said when he spoke to the Water Department, he was told he had to be hooked up to the water system in order to be billed for sewer. Mayor Wolfe said the Ordinance on the agenda is being considered on first reading and there will be another reading. Mr. Browning said the Ordinance states if you are within five hundred feet of Town lines, you are required to be hooked up to the water and sewer systems. Mr. Freschi said he is putting the house in the center of the twenty acres, and the sewer would have to be pumped up hill. Mayor Wolfe suggested Mr. Freschi meet with Mr. Browning to look at this situation. He said we could come back with a large tract/agriculture study and possible recommendations. Mr. Freschi said he is a tugboat engineer and works three weeks and is home three weeks. Mr. Browning said the current Ordinance reads that the BMA "can require" connection and the proposed change states that the BMA "requires" connection to the system.

The next item on the agenda was the amendment to the Jonesborough Refuse Ordinance. Motion was made by Alderman Vest, seconded by Alderman Sell, and duly passed to approve the Ordinance on second and final reading amending Title 8, Chapter 2, of the Jonesborough Refuse Ordinance in its entirety as follows:

Insert Ordinance

The next item on the agenda was the final reading of an Ordinance establishing the Chuckey Depot Museum Advisory Committee. Motion was made by Alderman Vest, seconded by Alderman Dickson and duly passed to approve on second and final reading an Ordinance adding a new Title 1, Chapter 19, to the Jonesborough Municipal Code establishing the Chuckey Depot Museum Advisory Committee. Alderman Dickson said he is excited about the Depot Museum, and we are creating entities that are good not only for Jonesborough but for the entire region. Mayor Wolfe said Mike Tilley and

Jim Rhein are very involved in the Railroad Yard on Spring Street, and the model they use where they share railroading with others is great. He said Mike Tilley and Jim Rhein are excited about the caboose the Watauga Valley Railroad Historical Society just renovated and the possibility of using it to bring more tourism to Jonesborough. He also thanked Deborah Montanti and Theresa Hammond for their work on this project.

Insert Ordinance

The next item on the agenda was the Agreement with the Chuckey Depot Museum. Motion was made by Alderman Dickson, seconded by Alderman Sell, and duly passed to approve the revised Agreement with the Watauga Railroad Historical Society and Museum and the Heritage Alliance of Northeast Tennessee and Southwest Virginia outlining the relationship of the two organizations with the Town in the development and operation of the Chuckey Depot Museum in Jonesborough.

Insert Agreement

The next item on the agenda was the amendment of Title 13, Chapter 1, Water and Sewer Ordinance. Motion was made by Alderman Vest, seconded by Alderman Sell and duly passed to approve on first reading the Ordinance amending Title 13, Chapter 1, of the Jonesborough Municipal Code, specifically Sections 13-104 through 13-111 in their entirety, clarifying the Water and Sewer Ordinance regarding connections to service and line extensions.

Insert Ordinance

The last item on the agenda was the amendment adopting 2012 Building Codes. Mayor Wolfe said he appreciates what J.W. Greene has done in assembling the latest building code. He said Mr. Greene worked with the City of Johnson City, Washington County, Elizabethton, Green County, and Greeneville on keeping codes as consistent as possible with adjoining communities. Mayor Wolfe said the Board appreciates the hard work Mr. Greene has put into this because safety and safe building practices are Mr. Greene's main concern, and added that there is not a more qualified, more respected, or better tempered person who could be doing inspections for the Town. Motion was made by Alderman Vest, seconded by Alderman Dickson and duly passed to approve on first reading an Ordinance amending Title 4, Chapters 1 and 2, of the Jonesborough Municipal Code adopting 2012 or more recent versions of the International Building Code and other related codes.

Insert Ordinance

The meeting was duly adjourned.

ABBAY MILLER, RECORDER

KELLY WOLFE, MAYOR