

BOARD OF MAYOR AND ALDERMEN

PUBLIC HEARING

SEPTEMBER 11, 2023

The Board of Mayor and Aldermen (BMA) met in a Public Hearing on Monday, September 11, 2023, at 7:00 p.m. at Town Hall, 123 Boone Street, Jonesborough, TN.

The only item on the Public Hearing agenda was the Ordinance Adopting the 2018 International Energy Conservation Code (IECC). There were no comments.

The Public Hearing was closed.

JANET JENNINGS, RECORDER

CHUCK VEST, MAYOR

BOARD OF MAYOR AND ALDERMEN

REGULAR MEETING

SEPTEMBER 11, 2023

The Board of Mayor and Aldermen (BMA) met in Regular Session on Monday, September 11, 2023, 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 Chuck Lewis led the pledge to the Flag.

Upon call of the roll those present were: Mayor Chuck Vest, Alderman Terry Countermine, Alderman Adam Dickson, and Alderman Kelly Wolfe. Absent was: Alderman Virginia Causey. Also present were: Town Administrator Glenn Rosenoff, 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 were none. Alderman Countermine made the motion, seconded by Alderman Wolfe, and duly passed to approve the following items on the Consent Agenda:

1. Approve the minutes for the following BMA meetings: May 8, 2023 – Regular Meeting, May 23, 2023 – Work Session, May 31, 2023 – Work Session, and June 6, 2023 – Work Session.

2. Approve the following bills for payment:

Insert Payment

3. Approve the following Town Administrator Report:

Insert Report

4. Approve the following Operations Manager Report:

Insert Report

5. Approve the following Supervisor Reports: Fire Department, Visitor City Manager, Building Inspector, Solid Waste and Recycling, Marketing and Promotions Coordinator, Utility Manager, Water Quality, Water Distribution, Wastewater, Water Plant, Animal Control, Street Department, Director of Special Events, Senior Center, Mary B Martin Program Director, McKinney Center, and Director of Tourism and Main Street.
6. Approve the 2023 Concession Agreement with the Persimmon Ridge Soccer Association authorizing the use of the Town concession buildings associated with the ballfields at Persimmon Ridge Park from August 1, 2023 – December 31, 2023, subject to the terms of the Agreement.

INSERT AGREEMENT

7. Approve the following two revisions to Jonesborough Locally Grown (JLG) Special Event Applications as requested: (1) Thursday Burger Night to be extended through October 26, 2023; and (2) Jonesborough Farmers Market to be extended through October 28, 2023.
8. Approve the Town to hold the Veteran's Day Celebration to be held on Saturday, November 11, 2023 from 11:00 am to 3:00 pm, and include the short street closure from Fox Street to First Avenue for 30 minutes (11:00 am – 11:30 am) for the beginning ceremony to take place in front of the Washington County Courthouse.
9. Approve the Town to Hold the "Christmas in Olde Jonesborough" to be held between November 25, 2023 through December 16, 2023, and include the following street closures: Intersections of Main Street and Fox Street to Main Street and Second Avenue, on the following dates: November 25 – Whoville and

Small Business Saturday – 11:00 am – 3:00 pm and 6:00 pm Lighting of the Tree, December 2 – Doggone Christmas – 11:00 am – 3:00 pm and December 9 – Santa’s Christmas Village – 11:00 am – 3:00 pm, and Christmas Parade at 6:00 pm (parade route intersection of Boone Street and Hwy 11-E, along Boone Street, up to North Washington Ave to 11-E; and one lane of the east-bound lane of 11-E from Boone Street to Forest Avenue be closed for the duration of the event to allow parade participant traffic to travel from the staging area at Jonesborough Middle School to downtown); and December 16 – Church Christmas Tour.

10. Approve the holiday lighting contract to Christmas Décor Knoxville in the amount of \$41,750 by adding lights to the tree at the corner of Main Street and 1st Ave., and wrap the light posts on Fox Street in candy cane lights to tie in the candy cane tress by the Storytelling Center.
11. Declare the following three trucks with the snow removal equipment as surplus to be sold on GovDeals.com: (1) 1987 Chevrolet 3500 4X4 Pickup 6.2L Diesel Automatic - Vin# GBHD34J7GF410930; (2) 1987 Chevrolet 2500 4X4 Pickup 6.2L Diesel Automatic - Vin# 1GCHD34J2HF321624; and (3) 2004 Chevrolet 2500 4X4 Pickup 6.0L Auto - Vin# 1GCHK24U14E302606.
12. Approve Zackary Bruton as a part-time Public Safety Officer for weekends and officer fill-ins as needed, at the current rate of \$19.49 per hour, with no benefits.

The next item on the agenda was the approval of the Financial Report. Mayor Vest asked the Aldermen if they had any comments. Alderman Wolfe said we just had a transition occur where Robert Anderson was rehired by the State of Tennessee to go back and work for the Comptroller’s Office, and Robert did a very, very good job of getting the Town in good order financially, and there was a great need when Robert showed up for this to happen. Alderman Wolfe said for the record we need to say, “Thank You Robert” because he certainly did a yeoman’s job in helping the Town get itself put back together after an unfortunate set of circumstances. Alderman Wolfe said we have hired a new Town Recorder, and her name is Janet Jennings who spent a couple of decades in Johnson City running a much bigger organization and Ms. Jennings is from Fall Branch and with a very, very high level financial mind and a wonderful Town Recorder. Alderman Wolfe asked Town Administrator Glenn Rosenoff about the financial health of the Town. Glenn Rosenoff said it is doing very well. With there being no further comments, Mayor Vest called for a motion.. Alderman Wolfe made the motion to approve the Financial Report as presented. Alderman Dickson seconded the motion and it duly passed.

Communications from the Mayor was the next item on the agenda. Mayor Vest presented the following committee appointments to the Jonesborough Planning Commission: reappoint Richie Hayward for a three-year term expiring August 2026; appoint Robin Harpe to fill an unexpired term (due to a resignation) expiring August 2025; and appoint Bob Williams to fill a vacant term expiring August 2026. Mayor Vest

asked the Aldermen if they had questions or comments. There being none, Alderman Countermine made the motion to approve the appointments to the Jonesborough Planning Commission as requested, seconded by Alderman Dickson and duly passed.

Mayor Vest requested that the October 9th regular meeting date of the Board of Mayor and Aldermen be changed to Monday, October 16, 2023 at 7:00 p.m. Alderman Wolfe made the motion to approve change of the October 9th regular meeting of the Board of Mayor and Alderman to Monday, October 16, 2023 at 7:00 p.m., seconded by Alderman Countermine and duly passed.

Mayor Vest said that Anne Mason and Frank Collins were present to give an update on the Heritage Alliance Historic Jonesborough Specialty License Plate. Anne Mason said the design that was chosen is the iconic Chester Inn, the oldest building in the oldest town, and the background will be our beautiful Blue Ridge Mountains. Ms. Mason said that 1,000 pre-orders of the plate is required by the State of Tennessee, and the cost of each plate is \$35, which is the same for all TN specialty license plates, and will benefit the Heritage Alliance and the Jonesborough Genealogy Society. Ms. Mason said once the 1,000 pre-orders are received, it will take a little over four months for the plates to be produced and mailed to the local County Clerk offices across the state. Anne Mason said all Tennessee residents who have a vehicle registered can purchase the Historic Jonesborough specialty license plate, but that the plate is not available for motorcycles, RVs, or commercial vehicles. Anne Mason and Frank Collins expressed the appreciation to the BMA for their support of the Historic Jonesborough Specialty License Plate. Mayor Vest thanked Anne Mason and Frank Collins for their update on the license plates.

Mayor Vest said that the BMA will establish a Shanks Oak Tree Committee which will be made up of seven members. Mayor Vest said he was recommending the following people to be on the committee: Town Administrator Glenn Rosenoff, Alderman Kelly Wolfe, T. McLeod, a member of the Shanks family, a member of the Cruise family, a representative of the Heritage Alliance, and a member of Jonesborough's Tourism & Marketing Department. Mayor Vest asked the Aldermen if they had any questions or comments. There being none, Alderman Countermine made the motion for approve the recommendation of Mayor Vest appointments to the Shanks Oak Tree Committee as presented, Alderman Dickson seconded the motion and it was duly passed.

Mayor Vest read a Proclamation honoring the 125th Anniversary of the Schubert Club and proclaiming Wednesday, October 4, 2023 as The Schubert Club Day in the Town of Jonesborough. Mayor Vest presented the Proclamation to the members of The Schubert Club.

INSERT PROCLAMATION

Mayor Vest asked Ruth Verhegge to come forward to present the following Paws In Blue Recognition Awards: (1) Foster Signs – *Fundraising Partner and Continued Support*; (2) Arby's of Jonesborough – *Appreciation of Continued Support*; (3)

Jonesborough Wine and Spirits – *Donation of \$500 – “Fundraising Partner”*; (4) Crystal Raven – Jerome Powers – *Paws In Blue VIP” – Donation of \$1,000 and Dedication and Hard Work to Support our K-9’s 2023.*

Mayor Vest asked Michael Kincheloe to come up to accept the Employee of the Month Award. Mayor Vest read the following nomination letter:

I, Luke Cole, Director of Water Treatment, would like to nominate Michael Kincheloe for Employee of the Month. I believe that Mr. Kincheloe should be considered for several different reasons. Michael Kincheloe is a Plant Operator IV at the Water Treatment Facility. He has stepped up to several challenges at the plant over the last few months. He has come in to work several times on his days off and even cancelled scheduled vacation time off to help plant staff handle emergency situations. He will consistently stay late or come in early to complete sampling events that are mandated by TDEC. When a coworker was out for medical leave, he stepped up to help with those job duties as well. Michael has also taken the lead in training new operators. He leads by example and can be counted upon to go above and beyond his job duties. He is always helpful and will drop whatever he is doing to answer the phone whenever another employee calls him for help, even on his days off work. Working with Mike over the years has been a pleasure. He helps inspire the people around him to be their best. Michael is an asset to the Water Treatment Facility for the Town of Jonesborough.

Submitted by: Luke E. Cole, Water Treatment Plant Director

Mayor Vest asked Michael Kincheloe if he had any comments: Michael Kincheloe said he appreciated being nominated.

Mayor Vest said Mary Regen, Senior Center Director, will give an update about their Café Connections Program. Mary Regen said the Café Connection Program serves lunch every Wednesday for member of the senior center. Ms. Regen said last fall the center was awarded a grant to support this program, which turned into a farm-to-table experience and uses the gardens from Lincoln Park. Ms. Regen said the program started with a group of 5 – 10 people and now has up to 30 attendees. She said they have really seen a difference from the beginning to now, and are very glad that they can make additions to this mean such as fresh salads and vegetables, which changed the presentation of the meals. Mary Regen said this program caught the attention of the Tennessee Commission on Aging and Disability, and then was picked up by the ACL (Administration for Community Living) which is an honor to be recognized on the federal level. Mayor Vest thanked Mary Regen for the update and asked the Aldermen if they had comments. Alderman Dickson said Jonesborough is unique to have this building to bring the community together, and it is so important to who we are in Jonesborough. Town Administrator Glenn Rosenoff commended Mary Regen and the Senior Center staff for their hard work and efforts.

Mayor Vest expressed his appreciation to Jules Corriere who is retiring from the McKinney Center, and she has given the Town many years of great service and performance.

Citizens Comments was the next item on the Agenda. Mayor Vest asked if there were any citizens present that would like to comment at this time. Ruth Verhegge, 601 West Main Street, Jonesborough, TN, said as a retired dietitian, commended Mary Regen for trying to look out for the nutritional needs of our senior population. Ruth Verhegge said she want to commend the Board of Mayor and Aldermen. Ruth Verhegge said she has recently, on more than one occasion, heard criticisms of some of the members of the Board that she thinks are very inappropriate and basically cruel to those members. Ms. Verhegge said she has heard them say we need term limits, but we have term limits every two years, because every two years our Aldermen and Mayor are elected. Ms. Verhegge said she has been coming to Board meetings on a very regular basis for a very long time, and this Board appears to work together to accomplish what the citizens of Jonesborough would like to see accomplished, better than any she has seen in the past. Ruth Verhegge said she just wanted to say, thank you, to every one of you and she thinks you are worth every penny we pay you. Ms. Verhegge said she is a little bit disillusioned because of the change of date to the BMA meeting in October because on October 16th, at 6:00 p.m., we will be having a welcoming for our new K-9. Ms. Verhegge said the K-9 is a bloodhound, and a puppy, and he is going to be our PR dog, so everybody is going to be able to interact with him, and she hopes the Board members can make it to meet him. The Aldermen suggested bring the new K-9 to the BMA meeting for everyone to meet. Ruth Verhegge said the name of the new K-9 is Darrell and the reason for the name is the person who donated the money to purchase this dog, wants to honor her father and his name is Darrell. Mayor Vest thanked Ruth Verhegge for her comments.

Nancy Kavanaugh, 112 East College Street, Jonesborough, TN, addressed the Board with a procedural question, and wanted to know what separates a Consent Agenda from a Regular Agenda, because sometimes there are items that are on the Consent Agenda and are zipped right past it or just sounds like it is pretty arcane and the Board knows what it is, and she and citizens sit in the audience and wonder what those items are, what is be approved or are there any questions about those things. Ms. Kavanaugh said, for her, it is simply a matter of learning more about her government and what items make it to a Consent Agenda and what is on a Public Agenda. Mayor Vest said he appreciated that question and normally what is on a Consent Agenda is items that he, the Town Administrator, and others do not perceive any disagreement from the Board and that is why an item can be put on the Consent Agenda, and we feel it is going to be unanimous and it saves some time. Mayor Vest said there are items like the Town Administrator and Operations Manager reports, which are items that are going to get approved and a Consent Agenda helps expedites the meeting so that BMA doesn't spend 20 minutes talking about items that they know are going to eventually approve. Nancy Kavanaugh expressed her thanks to Mayor Vest for the clarification. Mayor Vest thanked Ms. Kavanaugh for her comments. Glenn Rosenoff the Board meeting agenda is published in its entirety on-line which gives more information. Mayor Vest said if an

Alderman does have an item that they want pulled off of the Consent Agenda, then the Board pulls it off and discuss the item.

Alderman Communications was the next item on the agenda. Mayor Vest asked the Aldermen if they had any comments. Alderman Dickson said a couple of weeks they had a really good play at the McKinney Center called Crowns, and it was really healthy to see this community come together and it was just so well done. Alderman Dickson said he thinks there were two shows initially and then there three shows added for five shows total. Alderman Dickson said it was just a really excellent production. Alderman Dickson said the Heritage Fair that was held recently, and Chad Bailey did a great job and it was good to history going back from the Cherokee period up to beyond World War 2, and it was really good to see.

Alderman Countermine said he would like to thank everyone for the love, prayers, emails, and cards for when he was in the hospital. Alderman Countermine said it does make a difference

Alderman Wolfe said he would like to reflect just a minute on a series of events that happened when we had the series of tornadoes touch downtown back in August. Alderman Wolfe said we had our Shanks Oak Tree go down, as well as many other trees in town, and our Street Department, Park and Recreation Crew, Fire and Police were all out cleaning stuff up and it was an incredible amount of stuff to clean up. Alderman Wolfe said our Town staff did a phenomenal job and it was a literal on all hands-on deck for about three or four days. Alderman Wolfe said the Water and Sewer Departments were involved in the clean up too. Alderman Wolfe said the Shanks Oak was a 112 feet tall and 122 feet wide and said that he feels God placed his hands on that tree to put it in the only place that it would not kill somebody and that was between the Shanks and the Cruses homes, went clear across West Main took out 5 telephone poles, power and it was 30 feet over in the yard of the houses across the street. He said our crews showed up about 1:00 am in the morning and started trying to clear the street and it was hard to do because there was a lot of stuff in the street. Alderman Wolfe said the Farm Bureau of Washington County did a phenomenal job helping the Kruse family and the Town with this incident, when they didn't necessarily have to, and the Town will be splitting the cost of the recovery, salvage and clean up of that tree, and that was part of a contractual obligation from many years ago when a conservation easement was put on the tree. Alderman Wolfe said he just wanted to say thank you to the Shanks family, who have been stewards of the oak tree for several generations. Alderman Wolfe said that 90% of the bigger parts of that tree was save and has been preserved and the committee that the Mayor appointed will be able to help make decisions about what happens to that wood in the community interests and preserve the legacy and just what it meant for our town for future generations.

Town Attorney Comments was the next item on the agenda. Mayor Vest asked Town Attorney Jim Wheeler if he had comments. Jim Wheeler said the 140 easement documents for the water transmission line going from the new Water Plant to the Persimmon Ridge Water Tank has been sent out by certified mail. Jim Wheeler said

that the BMA will need to go into Executive Session before discussion of the Agenda Item 7-M.

The first item under Old Business was approval on second and final reading of an Ordinance amendment to the Jonesborough Municipal Code as related to Title 4, Chapter 1, adding Section 4-107 Energy Code and adopting the International Energy Conservation Code (IECC). Mayor Vest asked the Aldermen if they had questions or comments. There being none, Alderman Countermine made the motion to approve on second and final reading the Ordinance amendment to the Jonesborough Municipal Code as related to Title 4, Chapter 1, adding Section 4-107 Energy Code and adopting the International Energy Conservation Code (IECC) as presented. Alderman Dickson seconded the motion and it was duly passed.

INSERT ORDINANCE

The next item on the agenda was approval of the revised Resolution Authorizing the Issuance, Sale, and Payment of Various Capital Projects and Departmental Vehicles Capital Outlay Note 2023 by changing the terms from 10 years to 12 years.. Mayor Vest asked the Aldermen if they had questions or comments. There being none, Alderman Dickson made the motion to approve the revised Resolution No. 2023-12R authorizing the issuance, sale, and payment of various capital projects and departmental vehicles Capital Outlay Note 2023 not to exceed \$1,000,000 for a 12-year term, as presented. Alderman Wolfe seconded the motion and it was duly passed.

INSERT RESOLUTION

The first item under New Business concerned the renaming of the McKinney Center Scholarship Fund in honor of our great friend Marion B. McKinney, and approve renaming the scholarship from the "Ernest L. McKinney Memorial Scholarship Fund" to "The Ernest L. and Marion B. McKinney Memorial Scholarship Fund". Mayor Vest asked the Aldermen if they had any comments or questions. Alderman Dickson said it is important to think about the legacy of this family and their contribution to the Town. Alderman Dickson said Ms. Marion was a staple of Jonesborough life, and we do miss her and miss her candor, miss her encouragement, and she really helped motivate him on more than one occasion. Alderman Dickson said it is fitting that we include Ms. Marion McKinney in this scholarship fund. Alderman Dickson said he also wanted to mention to the public that we as a Board did approve the formation of the McKinney Endowment and the thought was that if we could ever raise the money that we could take the proceeds from the interest to go into the McKinney Center Scholarship Fund. Alderman Dickson said the endowment is set up through the East Tennessee Foundation and it would be great to see if we could make that work so that long-term there would be funds to fuel the scholarship fund. Alderman Dickson made the motion to approve In honor of our great friend Marion B. McKinney, approve renaming the scholarship from the "Ernest L. McKinney Memorial Scholarship Fund" to "The Ernest L. and Marion B. McKinney Memorial Scholarship Fund", as recommended by Town Staff. Alderman Countermine seconded the motion and it was duly passed.

INSERT RESOLUTION

The next item on the agenda was an Agreement with the Washington County Election Commission (WCEC). WCEC Director Dana Jones requested approval for the Agreement between the Board of Mayor and Aldermen of the Town of Jonesborough, Tennessee and the Washington County Election Commission to use the Visitor's Center on the following election days: March 5, 2024, August 1, 2024, and November 5, 2024, with access and use of the reserved space in the auditorium the day prior to each election day on March 4, 2024, July 31, 2024, and November 4, 2024. Mayor Vest asked the Aldermen if they had questions or comments. There being none, Alderman Wolfe made the motion to approve the Agreement with the Washington County Election Commission in its entirety as presented, seconded by Alderman Countermine and duly passed.

INSERT AGREEMENT

The next item on the agenda was approval of revisions to the Jonesborough Senior Citizens Advisory Committee By-Laws. The Senior Citizens Advisory Committee unanimously voted to approve and recommend the changes to the Board of Mayor and Aldermen. Mayor Vest asked the Aldermen if they had questions or comments. There being none, Alderman Countermine made the motion to approve the revised Jonesborough Senior Center Bylaws, as presented, seconded by Alderman Wolfe and duly passed.

INSERT BY-LAWS

The next item on the agenda was approval of bids for Town projects:

- (7-D-1) Roof Replacement at the Elmer Gillespie Building (Persimmon Ridge) to Barnard Roofing in the amount of \$53,670.00.
- (7-D-2) Roof Replacement at the Fitness Center Building (Persimmon Ridge) to Barnard Roofing in the amount of \$59,930.00.
- (7-D-3) Boone Street Milling/Paving/Curbing to Summers-Taylor in the amount of \$365,290.00.
- (7-D-4) Parking Lot at Lincoln Park to Pavewell in the amount of \$194,193.00.
- (7-D-5) North Cherokee Street Curb/Sidewalk/Asphalt Construction to Pavewell in the amount of \$302,114.48.
- (7-D-6) Metal Buildings for the Street Department and Solid Waste & Recycling Center to Brant Construction, LLC in the amount of \$379,200.00, and allowing the Town Administrator to negotiate or value engineer a lower price.

(7-D-7) West Main Street Sidewalks to Complete Construction Company in the amount of \$145,000.00, and allow the Town Administrator to negotiate with Complete Construction Company on the Oak Grove Avenue section of sidewalk for an amount of up to \$50,000.00.

Mayor Vest asked the Aldermen if they had questions or comments. Alderman Wolfe made the motion to approve the following bids as presented: (7-D-1), (7-D-2), (7-D-4), (7-D-5), and (7-D7); and defer bids (7-D-3) and (7-D-6). Alderman Countermine seconded the motion and it was duly passed.

The next item on the agenda was approval of the Lincoln Park Rental Request and Agreement and Guidelines. The highlights of the Agreement is 1) Rentals apply to weekends only (Saturday and Sunday); 2) Only one rental per structure is permitted daily; 3) Pavilion fee is \$30.00 per hour; 4) Amphitheatre fee is \$50.00 per hour; and 5) Rentals require a 2-hour minimum. Mayor Vest asked the Aldermen if they had questions or comments. There being none, Alderman Wolfe made the motion to approve the Lincoln Park Facility Rental Request and Agreement, and the Lincoln Park Rental Guidelines, as presented. Alderman Dickson seconded the motion and it was duly passed.

INSERT RENTAL AGREEMENT

The next item on the agenda was approval of the Town's Leeboy Trail Paver Agreement. Town Attorney Jim Wheeler has reviewed the agreement, revisions were made based on that review, and staff is recommending approval. Mayor Vest asked the Aldermen if they had questions or comments. With there being none, Alderman Countermine made the motion to approved the Leeboy Trail Paver Rental Agreement as presented, seconded by Alderman Dickson and duly passed.

INSERT RENTAL AGREEMENT

The next item on the agenda was approval of Change Order #2 for the AMI/AMR water meter additions for the Water Project. the meter replacement project continues is moving to completion, the following change order is necessary to reconcile the meters based on their sizes at the end of the project. The description of the change order is an adjustment of quantities adding more 1" water meters to the project that were necessary whereby other sized meters like the 5/8" - 1/2" or 3/4" meters were needed less overall. The overall bid award amount is \$4,447,000.00. With Change Order Number 2, the adjusted contract price is \$4,446,149.00 or an additional \$681.00 decrease after Change Order Number 1 at \$170.00 decrease was approved previously by the BMA. In total, the adjusted contract price decreased by \$851.00. Mayor Vest asked the Aldermen if they had questions or comments. With there being none, Alderman Wolfe made the motion to approve the Change Order Number 2 "AMI/AMR Meter Additions for Water System Improvements" to adjust quantities to add 1" water meters to the project. Alderman Countermine seconded the motion and it was duly passed.

INSERT CHANGE ORDER #2

The next item on the agenda was approval of revisions to the Public Records Request Policy, including Forms A and B. Mayor Vest asked the Aldermen if they had questions or comments. With there being none, Alderman Dickson made the motion to approve the revisions to the Public Records Policy for the Town of Jonesborough, as presented. Alderman Countermine seconded the motion and it was duly passed.

INSERT RECORDS REQUEST POLICY

The next item on the agenda was approval of bids for the Tiger Park project. Staff received formal notification that the Town has been awarded the Local Parks and Recreation Fund Grant for Tiger Park at the new Jonesborough K-8 School and grant dollars awarded total \$2,445,250.00. Mayor Vest asked the Aldermen if they had any questions or comments. Alderman Wolfe said what this 2.4 million dollar grant is going to do is let this school open with fully equipped ballfields, lighted, restrooms, concession stand, tennis courts, pickleball courts, and 4 playgrounds; and it is going to be fantastic and Washington County is going to be a partner in it to help the Town meet the match with this. Alderman Wolfe said it is a fantastic investment for the county and the town, and will benefit people in Jonesborough because all these areas when not in use by the school, will become public park use for the people of the Town of Jonesborough. Alderman Countermine asked Jim Wheeler if all of the bids approvals could be approved together. Jim Wheeler said yes. Town Administrator Glenn Rosenoff said there is one thing he needs to add, which is in the recommendation versus the “as presented”, that any approvals of the 7 bids be subject to acceptance of the grant award by the Board of Mayor and Aldermen.

- (7-I-1) Athletic Area Fencing to McCall Commercial Fencing in the amount of \$51,015.00.
- (7-I-2) Playground Equipment to Recreational Concepts in the amount of \$1,228,184.66.
- (7-I-3) Bleachers to Bliss Products & Services, Inc. in the amount of \$109,834.00.
- (7-I-4) Restroom/Concession Building to BurWill Construction in the amount of \$953,00.00.
- (7-I-5) Tennis Court Construction/Asphalting to Summers-Taylor, LLC in the amount of \$155,600.00.
- (7-I-6) Track and Tennis Court Surfacing - Court Nets to Competition Athletic Surfaces in the amount of \$106,000.

(7-D-7) Field and Court Lighting to Premiere Sports Lighting in the amount of \$649,000.00.

Alderman Wolfe made the motion to approve the bids for Items (7-I-1), (7-I-2), (7-I-3), (7-I-4), (7-I-5), (7-I-6), and (7-I-7), pending the Board of Mayor and Aldermen approving the LPRF Grant funding to pay for it. Alderman Countermine seconded the motion and it was duly passed.

The next item on the agenda was approval of GRC's (Goins Rash Cain, Inc.) Change Order #12 for the Jackson Theatre Project in the amount of \$286,395.11. There being no discussion, Mayor Vest called for a motion. Alderman Countermine made the motion to approve GRC's Change Order #12 for the Jackson Theatre Project in the amount of \$286,395.11, Alderman Dickson seconded the motion and it was duly passed.

INSERT CHANGE ORDER

The next item on the agenda was approval of the Finance Director/Town Recorder Employment Agreement between the Board of Mayor and Aldermen and Janet Jennings. Mayor Vest said we are blessed to have someone with the qualifications of Janet Jennings to come in after Robert Anderson and are excited about having her experience here in Jonesborough. Alderman Wolfe made the motion, seconded by Alderman Countermine, to approve the Finance Director/Town Recorder Employment Agreement between the Board of Mayor and Aldermen and Janet Jennings, and formally appoint Janet Jennings to that position. The motion was duly passed.

INSERT EMPLOYMENT AGREEMENT

The next item on the agenda was approval of the School Bond Resolution Series 2023A, with supporting General Obligation Bond Series 2023A, Registered No. R-1 through R-4, totaling \$32,750,000, subject to review and approval of USDA Rural Development. Mayor Vest said in the long-run this will save the Town some money on interest. Alderman Wolfe asked Town Attorney Jim Wheeler if he had reviewed the Bond Resolution. Jim Wheeler replied yes. Mayor Vest asked the Aldermen if they had any further comments or questions. There being none, Alderman Countermine made the motion to approve School Bond Resolution Series 2023A, with supporting General Obligation Bond Series 2023A, Registered No. R-1 through R-4, totaling \$32,750,000, subject to review and approval of USDA Rural Development, as presented. Alderman Wolfe seconded the motion and it was duly passed.

INSERT RESOLUTION

The next item on the agenda was approval of the School Bond Resolution Series 2023b, with supporting General Obligation Bond Series 2023B, Registered No. R-1 through R-2, totaling \$10,000,000, subject to review and approval of USDA Rural

Development. Mayor Vest asked the Aldermen if they had any comments or questions. There being none, Alderman Wolfe made the motion to approve School Bond Resolution Series 2023B, with supporting General Obligation Bond Series 2023B, Registered No. R-1 through R-2, totaling \$10,000,000, subject to review and approval of USDA Rural Development, as presented. Alderman Dickson seconded the motion and it was duly passed.

INSERT RESOLUTION

Mayor Vest recessed the Board meeting, in order for the BMA to go into Executive Session. The Executive Session meeting adjourned, and Mayor Vest reconvened the regular BMA meeting.

The next item on the agenda was a Resolution for Condemnation of the Shane Adams property, in order to acquire the alley between the Jackson Theatre and the Main Street Café, as well as a 5-foot by 52.30-foot parcel for utility and building access and maintenance purposes immediately behind and adjacent to the Jackson Theatre building. Mayor Vest asked the Aldermen if they had any comments or questions. Alderman Wolfe asked Town Administrator Glenn Rosenoff what was the necessity of this exception for things at the Jackson Theatre. Glenn Rosenoff said the immediate necessity is the permanent power, which he will refer to as the switch gear, to the Jackson Theatre; and in public interest of a public building we have to power. Mr. Rosenoff said in discussions with Mr. Shane Adams, who owns the alley, much of the conversations about the electric has been focused on the alley and location. Mr. Rosenoff said both himself and the Town Attorney Jim Wheeler, and others have talked to Mr. Adams for quite some time about different scenarios and different locations of the switch gear all of which are predominately for access repair and maintenance through the alley. Mr. Rosenoff said the alleyway also has other public infrastructure through it. Mayor Vest asked Glenn Rosenoff what other public utilities are through that. Glenn Rosenoff said there is water, stormwater, and electric. Alderman Wolfe said this is the alley between Main Street Café and the Jackson Theatre. Glenn Rosenoff said yes. Alderman Wolfe said he knows there is an electrical vault that is in there and a 3-phase power line comes from Main Street in through there, and the water comes in there, so that alley is loaded up with utilities. Alderman Wolfe asked if there is a need in terms of the operation of the Jackson Theatre once it is open for use of that alley on a continual basis. Glenn Rosenoff said yes. Mr. Rosenoff said when you are talking about pedestrians or in particular performances or anybody utilizing the public building, the Jackson Theatre access, or people basically gaining access to go to a show, the alleyway is predicted to be the number one access point or driving through. Alderman Wolfe asked what is that garage door for in the alley. Glenn Rosenoff said that is for loading and unloading for anyone, more on the performing end, to have their equipment, wardrobe, or anything to do with performance will be unloaded in the alley. Mayor Vest said he always thought that was a public alleyway, because he has seen so many cars use that to drive around those buildings. Glenn Rosenoff said the access serves as public. Alderman Wolfe said that even Main Street Café has their drive up window on that alley. Mr. Rosenoff said the project the switch gear has been the number one

urgency of the project to move forward us forward to complete, and we have no choice but to look at the alley and to look at the scenarios that they had talked to Mr. Shane Adams about. Mr. Rosenoff said the first time they looked at, if you are in the alley going towards the back where the Jackson is, to the right to the garage doors, the original location of the switch gear was going to go there on a 4 X 3 pad and the remaining components of the switch gear was going to be located on the building. Mr. Rosenoff said Mr. Adams did not like that location, and talked about obstruction to where access you access his property to the rear. Mr. Rosenoff said they pivoted and looked at an area that Mr. Adams which is where they refer to as the hedge which is at the end of the alleyway and they consider it more of a hedge for privacy and the thought process is that it is in the alley where all of our utilities are and all of our other essential components and to place a 4 X 6 pad to accommodate the switch gear in the alley against the hedge. Mr. Rosenoff said if you are looking from Mr. Adams' property you would not be able to see the switch gear component and they thought that was important. Mr. Rosenoff said the reason the pad increases in size to 4 X 6 is because you no longer have a building to hang any of the CT or any gear at all so you depending the pad that is poured in place and everything from the switch gear would be located on the pad. Mr. Rosenoff said Mr. Adams also talked about questioning if we could put switch gear behind the Jackson in the corner where the corner of the Jackson meets up with the JRT. He said we had received cost information on that at that time to just go 20 feet on the rear of building was \$50,000 and to go 50 feet was \$125,000 which made it cost prohibitive at that particular time. He said another area that Mr. Adams had mentioned to them to look into which they did was can we not recess the switch gear unit into the building in a similar location in the alley on the side of the Jackson closer to where the door is and just recess it like a ATM machine and behind that wall is a basically the only access to the basement where there is electrical panels and things like that, and there is a stair case so there was no way to do that without impeding the access to the basement up and down and providing for unsafe conditions, so we had to abandon that. Mr. Rosenoff said they looked at around the corner so if you come down the alley the Jackson is on you right still, you just come around the corner to the back of the Jackson they look at that option was another consideration equivalent to the original one and that way you have about the same pad, a 4 X 3, and you still hang some of the switch gear components onto the building. Mr. Rosenoff said these were not favorable to Mr. Adams as well. He said that also poses a little bit of issues as you get to the back as far as access as repair and maintenance because it is not just a fuse box, this is a major unit that a utility truck would have to be able to get in there and often times they talk about using cranes or different types of equipment. He said there is a lot to it if had to do repairs or even maintenance. Mr. Rosenoff said there was an option of talking about 4 X 6 and where the hedge was again and there is the Herman Jenkins property to the left and Mr. Adams talked about putting the 4 X 6 and having 3 feet on his side, and 3 feet side on Mr. Jenkins' side. Glenn Rosenoff said one of the issues they are talking about is the alley is essential to our public interest whether we are talking about the switch gear or talking about our existing utilities and being able to do work within the alley way. Mr. Rosenoff said again, we are looking at locating it in the alley way. Mr. Rosenoff said another "why not locate it at the Chester Inn across the street" which the switch gear back and forth the cost was prohibitive on that and we didn't get a cost, but

we do know it is much more than a \$125,000 that we had got estimates on to go in that corner is between the Jackson and JRT and this was probably double the price of that. Alderman Wolfe said there is a recommendation in the Resolution that they are being asked to consider, and asked Glenn Rosenoff if he supported the recommendation in that Resolution. Glenn Rosenoff replied yes, and said we have no choice in an urgent matter to acquire the alley, that information is in the Resolution, the price that was included in there as well. Mr. Rosenoff said all of this information talked about with Mr. Shane Adams right now, he is not aware of any immediate agreement, but as you look at agenda presentation, it does talk about that were are still working with Mr. Adams to try and find a resolve together. Mr. Rosenoff said we have no choice but to take action the Resolution to move forward on the alley. Alderman Wolfe said anytime you are talking about condemnation that is a high ball and it has to be very highly documented as to the urgent need and necessity of this to happen. Alderman Wolfe said he never realized before that this was a piece of private property just because of how much public use there is on it on a continual basis all hours of the day. Alderman Wolfe said he knows that we have utilities that the Town has paid and saw already on this property, and he does see an urgent need for it and especially when it comes to the ongoing operations of the Jackson Theatre, and he wants to see that big investment that we have made for the citizens of Jonesborough flourish and be successful, and if we can't get consistent reliable access to the building through that garage door for road group bringing their essentials that he thinks we will be in trouble. Glenn Rosenoff said one point is in the Town acquiring the alley there is still public access in the alley because we are not denying anybody through the alley. Alderman Wolfe asked even if the Town acquires the alley the use will not be lost. Glenn Rosenoff said that is correct. Mayor Vest said currently it is gravel, because of the utility work that was put in there and asked if had been paved in the past. Alderman Wolfe said it was paved in the past. Mayor Vest asked who paved the alley. Glenn Rosenoff said he did not know. Jim Wheeler said one thing the Board ought to consider is the little triangle on the back of the building that is on the diagram attached to the Resolution, because that is where the building is encroached on this property 1.81 feet in the back. Mayor Vest asked if this was part of the alley condemnation. Jim Wheeler said it is part of this condemnation, which is both pieces as showed on the diagram and the BMA needs to consider whether that is in the public interest to put that building square on the property. Alderman Countermine said we are not going to move the building. Mayor Vest asked if Main Street Café gets deliveries behind their building. Alderman Wolfe replied yes. Mayor Vest said is Main Street Café is going to have public access down the alley, and the parking spaces behind Dr. Bill Kennedy's building. Glenn Rosenoff said the drive-through window at Main Street Café people drive up on the left side, and do not back out onto Main Street they go around just like a thru-way, and the access of the alley is where people flow through there. Mayor Vest said he thinks this has always been critical to have public access there, and it has always been there and it is more important now to have that alley. Jim Wheeler said the Board has the recommendation to approve Resolution to Condemn the Property, choosing the option of what is on Exhibit A the diagram including the 1.18 feet at back of the building. Mayor Vest called for a motion. Alderman Wolfe made the motion to adopt the Resolution for Condemnation as presented based on critical need of this property for the future

function of the Jackson Theatre, maintenance of the Town's utilities and in the public interest, and referencing the drawing with that has the word West at the top of it, as the Mayor pointed out, as the article to define what property the Board is talking about. Alderman Countermine seconded the motion and it was duly passed.

INSERT RESOLUTION

There being no further business the meeting was duly adjourned.

JANET JENNINGS, RECORDER

CHUCK VEST, MAYOR