

BOARD OF MAYOR AND ALDERMEN

REGULAR MEETING

SEPTEMBER 13, 2021

The Board of Mayor and Aldermen (BMA) met in Regular Session on Monday, September 13, 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 Joe Grandy led the pledge to the Flag.

Upon call of the roll those present were: Mayor Chuck Vest, Alderman Stephen Callahan, Alderman Virginia Causey, Alderman Terry Countermine, and Alderman Adam Dickson. 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, and it was duly noted that there were two corrections regarding the following items: 7-b Appointment of a Water Treatment Plant Operator I, the beginning salary should read \$28,564, and 7-e Appointment of a Senior Center Program Coordinator, the beginning salary should read \$24,205. Mayor Vest asked if there were any items that the Aldermen wished to have pulled from the Consent Agenda. There were none. Alderman Dickson made the motion, seconded by Alderman Countermine, and duly passed to approve the following items on the Consent Agenda:

1. Approve the minutes for the July 12, 2021, BMA regular meeting, July 22, 2021, BMA called meeting, and July 28, 2021, BMA Budget Workshop Session.
2. Approve the following bills for payment:

Insert Payment

3. Approve the following Operations Manager Report:

Insert Report

4. Approve the following Supervisor Reports: Fire Department, Building Inspector, Water Treatment, Police Department, Parks and Recreation, Water Distribution, Senior Center, Director of Tourism and Main Street, Visitor Center and Facilities Rental Manager, Website and Marketing Specialist, Marketing and Promotions Coordinator, Solid Waste and Recycling, Environmental Services/Wastewater, Animal Control, and Street Department.
5. Accept the resignation of Melinda Copp as the Events Coordinator, effective August 27, 2021, with regrets.

6. Approve the appointment of Morgan Johnson as a Water Plant Treatment Operator I at Grade 7 Step 1 (\$28,564), subject to all pre-employment conditions including WorkSteps.
7. Approve the appointment of Ian Corriere as a part-time Visitor Center Host I at Grade 3 Step 1 (\$11.30 per hour), subject to all pre-employment conditions.
8. Approve the appointment of James Stroupe as a Water Worker I in the Water Distribution Department at Grade 3 Step 1 (\$23,500), subject to all pre-employment conditions including WorkSteps.
9. Approve the appointment of John Saylor as the Senior Center Program Coordinator at Grade 3 Step 2 (\$24,205) as budgeted, subject to meeting all pre-employment requirements.
10. Approve the appointment of Dalton Willis as a Wastewater Construction Worker I at Grade 4 Step 1 (\$24,675). Dalton Willis has completed all pre-employment requirements, including WorkSteps.
11. Approve the transfer of Trenton Keplinger from a Water Worker I (Water Distribution) to Mechanic II (Fleet Maintenance/Garage-Water) at Grade 7 Step 1 (\$28,564).
12. Approve the 2021 Halloween Haunts and Happenings event as presented.

Jack-O'-Lantern Drive Thru:

- Proposed dates for pumpkins to be lit and on display along Main Street will be Thursday, October 28 - Sunday, October 31.
- We plan to have pumpkin pick up and drop off at the Jonesborough Visitors Center. Pick up will most likely occur on the afternoon of Monday, October 25, and drop off will be Wednesday, October 27, between 5 p.m. – 8 p.m. and Thursday, October 28, between 10 a.m. – 12 p.m.
- We will coordinate the delivery and pick up of the pumpkins with Matt Townsend and Parks & Rec staff for this event.
- We plan to award prizes in three categories: kids, family, and adults.
- The pumpkins used in the drive-thru will come from Boone & Main Street's fall décor set ups, as they will be collected the day of pick up and set back out on Thursday, October 28. We will give these out to interested individuals to take home, carve and return (with their name and contact info written on the bottom) to the Visitors Center. Last year we gave out over 200 pumpkins.
- This event encourages the individuals and families to return to Jonesborough on those 4 evenings to see their pumpkins lit and lining Main Street. In 2020 we also saw many community members come through Town just to see the display.

Drive-In Movie:

- We are looking at incorporating another drive-In style movie on the evening of Friday, October 29, at 8 p.m.
- This will take place behind the courthouse with Appalachian Lighting and Sound providing the screen installation/take down and sound. Proposed charge from Todd Hensley for this event would be \$1,650.
- We would also look at securing the Parson's Table parking lot as an overflow lot for attendees.
- It is proposed to charge \$10 for all cars, making reservations available online through our ticketing system. At check in we propose to refund the \$10 in JAMSA coins that can be used in downtown shops and restaurants. Several merchants during the last Main Street Board Meeting mentioned that the JAMSA coins seem to work well and is helping to get people in their shops and spending money.
- At this time, we are looking at showing Disney's "Hocus Pocus".
- We may also look at asking merchants to set up concessions at the event, possible coffee with the Corner Cup, popcorn with the Lollipop Shop, or hot dogs with Eureka Bites.

Ghoulish Goodies with the JBO/Washington County Library:

- This would be the second year of the Town of Jonesborough participating in this event, organized by Allen McCumber, Programmer with the Jonesborough/Washington County Library. Last year he had over 900 participants registered and gave out thousands of prizes for the event that stretched out over the month of October.
- The proposed dates for this year would be September 30 - October 20, with prize pick up being the week of October 25 - 29.
- How does it work:
 - We work with Allen to get merchants signed up to participate in the event. Participation from the merchants consists of them allowing a code sheet to be placed in the window or door of their store.
 - Interested participants will download the Beanstalk app on their smartphones.
 - Participants will walk through Town and enter the codes found on the code sheets located on merchant storefronts. Each merchant will have a unique code available only at their location.
 - The merchant code sheets will change out each week, encouraging participants to come to Town each week in order to keep the codes up-to-date and to get the most out of the prize offerings.
 - Each code is themed to Halloween; this year Allen is thinking it might be horror authors or movies.
 - Registration for the event will be allowed from September 6 - 20.
 - This year we are looking at adding some bonus code stops within any interested businesses, such as the Visitors Center, that offer extended hours or that might be open 7 days a week.

- Last year the Town of Jonesborough donated candy, totaling around \$2,000, to the library for the prize bags. We would propose the same contribution again this year. The TOJ also purchased several yard signs for the event that will need to be updated. It is proposed for us to look at the expense of updating these signs and distributing them throughout Town.
- In 2020 there were around 24 merchants that participated in Ghoulish Goodies. Downtown Sweet, the Corner Cup, Crystal Raven and the Lollipop Shop expressed that the event helped their business and brought in lots of new faces.

Potential Additions:

Here are a few additions that we have considered adding to these events and to give a more festive feel to Main Street. These would be considered pending approval of the above event ideas, availability of the parties discussed, and an eye on safety due to the rise in COVID numbers.

- Having a “Pumpkin Patch” set up in front of the Christopher Taylor Home where attendees can purchase a pumpkin from a local grower. Possibly open this up to the farmer where Parks & Rec purchase the pumpkins, a local business looking for a second location, or possibly a local grower associated with Jonesborough Locally Grown.
- Having a storyteller in downtown Jonesborough on the evening of October 29 and offering advertised story times before and during intermission of the Drive-In Movie.
- Having a local pumpkin carver present and set up in front of the courthouse. We also did this in 2020. The carver was amazing and created a lot of interest in his artistic carving styles and design. This added an interesting, artistic element to the event as well as giving attendees ideas for the Jack-O’-Lantern Drive Thru.
- Working with the Jonesborough Repertory Theatre and having costumed JRT Players throughout Town. This is always an event favorite, and they provide sought after photo opportunities with event attendees, too. In the past the JRT has also decorated the Christopher Taylor Home as the “Sanderson Sisters” home from Hocus Pocus. This has been extremely popular, and we are hoping to work with them again this year.
- Playing spooky Halloween music from the PA system on the courthouse steps to add to the Halloween feel we are trying to create throughout Town for that weekend.
- Possibly looking at having buskers, fire breathers, circus art type events set up at different areas throughout Town, similar to Jonesborough’s Block Party or Downtown at Dusk: Wizardly World Edition.
- Having a table for the McKinney Center to offer a Halloween themed craft at the courthouse or a take-and-make craft that can be handed out to event and Drive-In Movie attendees.

TOJ Departmental Needs:

- Extra trash pickup, especially on the morning of Saturday, October 30, after the Drive-In Movie.
 - No street closures would be needed from the Street Department for the event.
 - Just an alert to JBO Public Safety about the potential of traffic on the evenings of the Jack-O'-Lantern Drive Thru.
 - Alert the JRT since they will have performances each day/night for Disney's "Descendants".
 - Potential alert to the Fire Dept about the pumpkin lighting. Last year we started out with electric candles, but due to rain, we had to use actual lit votive candles. If we have to use a live candle this year, we would want to discuss this with Chief Fritts.
 - Alert Facility Maintenance to clean and stock downtown restrooms for the week/weekend.
 - Coordinate pumpkin drop off and pick up with the Parks & Recreation Department. Their staff would also be responsible for setting out all carved pumpkins downtown in preparation for the Jack-O'-Lantern Drive Thru. Their staff would be responsible for putting out all "No Parking After 5 p.m." signs in the courthouse parking lot in preparation for the Drive-In Movie.
 - Look at working with the McKinney Center in offering an area to provide a kid's craft table or potentially a take-and-make craft for kids to make during the Drive-In Movie.
13. Approval of the settlement designated to the Town in the Drug Dealer Liability Lawsuit.

The next item on the agenda was the approval of the Financial Report. Mayor Vest said the Town has had another good month of sales tax collections which is approximately 15% over the same time period from last year. Mayor Vest asked the Aldermen if they had any comments. There being none, Alderman Causey 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 introduced Amber Orlikowski, Community Planner with the First Tennessee Development District. Amber Orlikowski gave a presentation on the Little Limestone Creek Watershed Water Quality Management Plan. Ms. Orlikowski said that Little Limestone Creek is listed as impaired on the EPA 303(d) List of Impaired Waters for nitrate and E.coli with E.coli being a really big component of that. Ms. Orlikowski said in 2015, 2019, and 2021 FTDD and their partners ETSU and UTK did testing in the creek and found one of the major causes of impairment is E.coli, which they were able to attribute to urban run-off, agriculture run-off, and natural processes. Ms. Orlikowski said part of their management plan is finding solutions to help get Little Limestone Creek off the EPA's list. She said one major one will be to make buffer repairs which is planting vegetation along the creek that will help the eco system in the creek and help filter out pollution going towards the creek, and also fixing faulty pipelines. Ms. Orlikowski said there are several grants that are available from the UT Institute of Agriculture, the USDA Office, and a lot of really good opportunities as listed in the management plan. She said there is nothing that the BMA

has to vote on, but she would welcome comments and feedback on how they can assist the Town in addressing this issue. Glenn Rosenoff said the management plan will go to Town staff and Todd Wood, Engineer, to look at and review, and then submit the management plan to TDEC (Tennessee Department of Environment and Conservation) for its review. Mr. Rosenoff said the next step is to prepare a Best Management Practices (BMP) plan, and he has asked for more of a tactical plan so that we will know what the issue is; for example, if it's riparian buffers, what is the resolve to it and the timeline to actually get it done. He said in regards to faulty piping, the Board approved in the FY21-22 budget Capital Project funds to be used for the replacement of the old terra cotta sewer lines with new piping in the downtown area and Depot Street. Mr. Rosenoff said those are two elements of actual discharges that have to be tackled, and the Town is already ahead of that by having the Capital Project funds in place to complete that this fiscal year. He said agriculture pollutants come into the creek from up and down streams and other things that are from more natural sources are creating more problems as well. Mr. Rosenoff said staff will work with the First Tennessee Development District to have an action plan and a scheduled roll-out when we will be more tactical in executing those plans. Mayor Vest asked the Aldermen if they had any comments or questions. There were none. Mayor Vest thanked Amber Orlikowski for her presentation.

Mayor Vest said the next item was appointments and re-appointments for the McKinney Center Advisory Committee and the Chuckey Depot Museum Advisory Committee. Mayor Vest asked the Aldermen if they had any comments. There being none, Alderman Countermine made the motion, seconded by Alderman Dickson, to approve the committee appointments and re-appointments as presented. The motion was duly passed.

McKinney Center Advisory Committee

Sharon Squibb – re-appoint to a 3-year term - expire 4/2024.

Janice Allen – appoint to fill an unexpired term – expires 4/2022.

Ernest “Buttons” McKinney, Jr – appoint to a 3-year term – expires 4/2024.

Chuckey Depot Museum Advisory Committee

Ryan Bernard – appoint to fill an unexpired term – expires 9/2024-
Community Representative – ETSU Archives of Appalachia.

Frank Gricus – appoint to fill an unexpired term – expire 9/2024-
Community Representative – Watauga Valley Railroad.

Jimmy Rhein – re-appoint – term expire – 9/2023-
Community Representative.

Rick Chinouth – re-appoint – term expire 9/2022-

Community Representative.

Jay Jarman – BMA Representative – term expire 9/2022.

Anne Mason – Heritage Alliance Representative.

Mike Tilley – Watauga Valley Representative.

Support Staff – Matt Townsend.

Mayor Vest asked Jimmy Green to come to the podium to accept the Employee of the Month Award. Mayor Vest read the following:

*I would like to nominate Jimmy Green for Employee of the Month for his outstanding effort in acquiring more water pressure and flow to our valued customers in the Jonesborough water system. Jimmy's diligence and knowledge of our water system has helped supply customers on John Matthews Road, Corby Bridge Road, Smith Bridge Road and Keebler Road; approximately 40 customers with more water and psi on an antiquated 2-inch water line. This area has been problematic for years with low water and pressure complaints. Jimmy's proposal was to tie in the 6-inch at Matthew Mills Road with the 2-inch that fed Corby Bridge Road and Smith Bridge Road thus supplying customers with more water. The implementation of his plan worked and the customers have around 10 more psi and gained 10 gallons per minute at their meters. Jimmy Green is a valuable asset to Water Distribution and is dedicated to the needs of the Town of Jonesborough. Jimmy has been employed with the Town of Jonesborough for 16 years and has the respect of his coworkers for his leadership skills and willingness to teach and pass his plethora of knowledge to the new and inexperienced associates.
Submitted by: Kevin Brobeck, Water Distribution Superintendent*

Mayor Vest thanked Jimmy Green for helping the customers with their water issues, and asked Mr. Green if he any comments. Jimmy Green said he was thankful for the Employee of the Month award.

Mayor Vest said Music-On-The-Square (MTOS) and Brews and Tunes have been successful events and have both had a great season thus far. He said he is really happy with the job that Sam Love has done with MOTS and his interaction and dancing with the audience. Mayor Vest said the music has been outstanding. Mayor Vest said Brews and Tunes has been going well, and he appreciates the hard work of Cameo Waters and staff. Mayor Vest said that Gabe Eveland, Gabe's Christmas Shop, helped decorate Christmas trees and scenery on a movie set for a Christmas Hallmark Movie, and the Town is very proud of Mr. Eveland's success and accomplishments.

Alderman Communications was the next item on the agenda. Alderman Countermine said he echoes Mayor Vest in regards to Music-On-The-Square and Brews and Tunes; they have been excellent events, and Sam Love is doing a great job. Alderman Countermine said he attended the Constitution Day Event celebrating the first

amendment at Oak Hill School on Sunday, Sept. 12th, and it was very well done. Alderman Dickson said he would like to recognize the fact that our community has lost an individual who was very involved in community affairs, Jeff Dupre. Alderman Dickson said he wanted to publicly extend condolences to Dona and Chuck Lewis and David Phillips. He said Jeff Dupre was a member of the Traffic Advisory Committee and very involved in the community, and he will be missed.

Town Attorney Comments was the next item on the agenda. Attorney Jim Wheeler said he had nothing new to report. Mr. Wheeler said it has been a very busy month for Town staff with respect to the school project and the waterline crew partnership with the County.

Citizens Comments was the next item on the agenda. There were no comments.

The next item on the agenda was approval of a Special Event Application Request for the Mill Spring Makers Faire, to be held on Saturday, December 4, 2021, from 10:00 a.m. to 4:00 p.m., in Mill Spring Park, and with the closing of Spring Street from Main St to Franklin Ave, beginning Friday, December 3rd, at 5:30 p.m. until 7:00 p.m., Saturday, December 4th, in order to allow vendors to setup and take down their booths. Mayor Vest asked the Aldermen if they had any questions or comments. Alderman Causey requested that "subject to CDC guidelines" be added to the approval. Alderman Countermine made the motion to approve the Mill Spring Makers Faire Special Event as presented, subject to the Town Attorney's review and acceptance of the Hold-Harmless Agreement, proof of required insurance, and CDC guidelines. Alderman Causey seconded the motion, and it was duly passed.

The next item on the agenda was approval of a request for a Tent/Temporary Structure Application for Certificate of Appropriateness by Gabe Eveland, Tennessee Tails Pet Boutique, 111 East Main Street, for its Yappy Hour Ice Cream Social on Sunday, September 26, 2021, and Sunday, October 24, 2021, from 2:00 p.m. to 4:00 p.m. Town Attorney Jim Wheeler verified the insurance is in order for the request. Mayor Vest asked the Aldermen if they had any questions. There being none, Alderman Causey made the motion to approve the request as presented, seconded by Alderman Callahan, and duly passed.

The next item on the agenda was approval of a change to the Tent/Temporary Structure Application for a Certificate of Appropriateness for approval by the Board of Mayor and Aldermen to the Town Administrator approving the application. Mayor Vest asked Town Administrator Glenn Rosenoff to explain the change to the Board. Glenn Rosenoff said he hopes the Board can put its confidence in him that he can do the proper reviews and approval administratively for the Tent/Temporary Structure Application for a Certificate of Appropriateness. Mayor Vest said Mr. Rosenoff is already doing the Certificate of Appropriation under the Right-Of-Way Usage Application, which is the first part of the application. Mayor Vest asked the Aldermen if they had any comments or questions. There being none, Alderman Countermine made the motion to approve the

Town Administrator approving Tent/Temporary Structure Applications for a Certificate of Appropriateness, seconded by Alderman Causey, and duly passed.

The next item on the agenda was approval of the Persimmon Ridge Soccer Association and the COVID-19 protocols following current and future guidelines proposed by the TSSA (Tennessee Secondary School Athletic Association) and the CDC, as recommended by Matt Townsend, Parks and Recreation Director; Matt Townsend will follow current and future updates to the guidelines and ensure that the Persimmon Ridge Soccer Association Board is adhering to any changes and enforcing all protocols as necessary. Mayor Vest asked the Aldermen if they had any comments. There being none, Alderman Countermine made the motion to approve the Persimmon Ridge Soccer Association season subject to following the TSSAA and CDC protocols, as presented, seconded by Alderman Dickson, and duly passed.

INSERT GUIDELINES

The next item for discussion was first reading of an Ordinance to annex property at the corner of Ben Gamble Road and State Route 81 North upon request of property owner John Deakins, Jr.; there are approximately three tracts of land containing a total of 1.79 acres which has been divided into three parcels, as described on Washington County Tax Map 51, Parcels 168.01, 168.02, and 168.03. The recommended zoning for the property is R-1A (Low Density Residential District). Mayor Vest asked the Aldermen if they had any questions or comments. Alderman Causey asked if this annexation request has already been to the Planning Commission. Glenn Rosenoff said the annexation request will be reviewed by the Planning Commission at its regularly scheduled meeting on Tuesday, September 20th. Alderman Dickson said in thinking about the future, that area is growing rapidly and asked if there had been any thoughts as to traffic and infrastructure. Glenn Rosenoff said the annexation of these three lots will not affect Town services already being conducted. Mr. Rosenoff said the way the annexation laws currently are is by owner request only versus the Town planning the future. He said he and Craig Ford have discussed the road which is State Highway 81 North which is already maintained by the State. Mr. Rosenoff asked if there was any particular area that was a concern. Mayor Vest said there are large vacant tracts of land in that area that one day may develop, and we need to make sure that we are thinking about the infrastructure in that area and out Tavern Hill Road. Glenn Rosenoff said staff is exploring areas of growth without thinking that we can go and plan strategically to annex in a good way because we are hampered by the law, but staff is looking at State Highway 81 North, the school area, and some other growth patterns as well. He said a lot of the improvements we are making right now are tied to current growth areas and we are catching up or we are looking ahead to improve our infrastructure for future growth. Mayor Vest asked if there were any further comments. There being none, Alderman Callahan made the motion to approve on first reading an Ordinance to annex Parcels 168.01, 168.02, and 168.03 on Washington County Tax Map 51, as requested by the property owner, and zoning said property R-1A (Low Density Residential District). Alderman Dickson seconded the motion, and it was duly passed.

INSERT ORDINANCE

The next item for discussion was approval of an Interlocal Agreement with Washington County, Tennessee, for the water line project within certain unincorporated areas of Washington County. Mayor Vest said the Town has a great water system, water crew, and water administration. He said we are happy to serve the County, and it is something that has been on the County's radar for a while. Mayor Vest asked Washington County Mayor Joe Grandy if he would like to say anything about this project. Mayor Grandy said he is urging approval by the BMA so that we can get going on the project. Mayor Vest asked Glenn Rosenoff if he had any comments. Glenn Rosenoff said Mason Edmonds, Edmonds & Edmonds Law Office, also reviewed the Interlocal Agreement, and the findings were nothing detrimental on what has been reviewed from last Friday, and Attorney Wheeler will address Mr. Edmonds' comments, additions, and tweaks on the agreement. Town Attorney Jim Wheeler explained the reason that Mason Edmonds was asked to review the agreement is due to his position with the County, and he has discussed the changes with Mr. Edmonds. Jim Wheeler addressed the proposed changes to the agreement with one addition from Mayor Grandy, as follows:

Item 3 (page 3) – Town Leadership of Jonesborough Water Line Project - delete the wording "It is anticipated that"

Item 8 (page 3) – Rights-of-Way and Easements – change the end of the second sentence to read, "subject to the County Mayor having advance notice..." Mr. Wheeler said this was so that it is clear we did not need to wait for a County Commission meeting. He said that Mayor Grandy indicated that seven days would be sufficient which is suggestion #2. Mr. Wheeler said suggestion #3 is that "If the Town does not hear back from the County after seven days, the request will be deemed approved by the County and the Town may then effectuate the agreement with the property owner", which is not bad to have an automatic approval. Mr. Wheeler said he had an opportunity to speak with Mayor Grandy in regards to suggestion #4 "The Town may also want to address what the procedure will be if the County does not approve the payment." Attorney Wheeler said those payments have to come to the BMA for approval, so what they have discussed is to put in the agreement that the County Mayor's objection will be presented to the Board of Mayor and Aldermen, either by staff or by Mayor Grandy, who will come himself to discuss the objection to whatever the Town staff has negotiated, so then the BMA will have the final say, just so we can have some conclusion to it. Mayor Vest asked if the Town Board will vote that they need to make the payment. Attorney Wheeler said that is correct. Mayor Vest then asked if the County Commission can try to override that. Attorney Wheeler replied that it cannot because the terms of the agreement will state that the BMA will have the final authority on that. Mr. Wheeler said the County Commission could possibly terminate the agreement if they felt that the BMA was way overboard, but we needed some way for it to end and to be able to get the right-of-way. Attorney Wheeler said suggestion #5 in that the County will reimburse the Town for any payments to property owners, but in case there are other expenses such as having to condemn the property, those would also be reimbursed by the County; in talking with Mayor Grandy they felt

the County should have the ability to not only object to that but to say no to that. Mr. Wheeler said they suggest that would have to be approved by the County, so before it was ligated, it would go to the County Commission and be approved that the County would reimburse the cost of that. He said he doesn't envision that happening, but does feel the County would be cooperative if they did have to. Mr. Wheeler said those would be significantly greater expenses, so they felt that the County should have some say so in whether we go forward at that point.

Paragraph 16 (page 4) – Mitigation – Mr. Wheeler said that the last sentence needs to be clarified by adding at the end of it “and subject to reimbursement by the County”. Glenn Rosenoff noted that goes along with Item 4 On-going Project Costs at the bottom of page 5.

Equipment and Supplies (page 5) – Mr. Wheeler said at the end of the paragraph that the equipment will remain the property of the County, which is what they intended because the County is purchasing the equipment.

Attorney Wheeler said that is all the changes that Mason Edmonds pointed out in his review of the agreement. Mr. Wheeler noted that Mr. Edmonds will be reviewing the upcoming proposed changes to the school project that will be brought back to the Board. Attorney Wheeler said with those changes, he is recommending approval of the water line agreement.

Mayor Vest said this is certainly a worthy project and asked the Aldermen if they had any comments or questions. Alderman Countermine said he thinks this is an excellent project. He said he has been watching all the permits coming through the Planning Commission adding houses. He then asked what are the long-range plans for having enough water to support the growth in Jonesborough. Operations Manager Craig Ford said that we are already in the planning stages of expanding our water treatment facility. Mr. Ford said GRW Engineers has submitted a Draft Proposal and that he, Mr. Rosenoff, and Kevin Brobeck will be meeting with GRW tomorrow morning to review the proposal. Mr. Ford said we are near capacity now, so we were already working on this before the agreement came up with the County. He said it is a long process, and there is a lot of money involved in expanding the water treatment facility. He said staff began working on the expansion prior to Mr. Rosenoff coming to Jonesborough as Town Administrator, and hopefully we are getting close to bringing something to the Board on that. Glenn Rosenoff said according to the 2020 Federal Census, Jonesborough had over 16% growth over a ten-year period and when you figure with each home there are at least 2 to 3 people per household, that is quite a bit of water usage. Mr. Rosenoff said we have started looking at our service areas because we don't want to get to the point that we have to tell developers that there is not adequate infrastructure whether that is volume, pressure, or water storage. He said since he has been on board, even before, staff has been diligently working with GRW Engineers because the Board approved that study. Mr. Rosenoff said the other part of that study is looking at funding opportunities, so we are looking from our lines to transmission to tanks to treatment facility, and we don't want to be caught having to tell developers that we are not adequately able to serve them. He said it also has to

do with psi, pressure situations for fire protection, fire hydrants, and all the infrastructure. Mr. Rosenoff said it is going to cost quite a large amount of money for the upgrades to last for decades. He said there are many funding sources available, whether it is State funds that are revolving, or USDA or stimulus monies on the Federal level, or infrastructure grants. Mr. Rosenoff said the water line extensions with Washington County will give the Town the opportunity to look at the future as well as the demand on our system, not just what we have currently but also the future with the County as well. Alderman Causey said part of the extensions are in areas where we currently have low water pressure, and we need a water tank; she asked if that would be a Town expense or County expense. Glenn Rosenoff said if it is a waterline project with the County, then it will be the County. He said if we are looking at infrastructure in certain areas that would be called County/City projects, then that would be working with the County on those improvements. Mayor Vest asked Alderman Causey if she was talking about what is in the interlocal agreement. Alderman Causey said she was. Alderman Vest said if there has to be a water tank as part of installing County water lines, it would be a County expense. Craig Ford said the water tank is more for storage because there may be circumstances in certain areas where we may need to put a booster pump station which would take care of some of those pressure problems. Mr. Ford said it wouldn't necessarily be a water tank because you have to look at the elevation in relation to the Persimmon Ridge Tank. He said booster stations are something we really don't like talking about, but in certain areas that is probably going to make the most sense at some point. He said just because there is low pressure, you wouldn't necessarily need to build a water tank. Alderman Causey asked if that would be a Town expense or a County expense. Mr. Ford said in that circumstance it would be part of that water line extension and it would either be we don't have adequate pressure to serve that area or a booster station is the alternative. Attorney Wheeler said it is important to point out that the agreement is about putting in waterlines. Mr. Wheeler said if the engineering comes back and determines the area can't be serviced with the existing infrastructure, that's going to have to go back to the Water Task Force and then the County has to decide if they want to pursue the project, and then they would have to figure out how the additional infrastructure would have to be paid for. Mr. Wheeler said it is not automatic that the Town does it and then would be reimbursed. He said that level of engineering has not been done yet on all these projects. Mr. Wheeler said the Town would be entering into that with GRW Engineering. He said before the Town would begin paying for it, it would have to come back to the County. He said ideally, we look at what GRW is recommending, talk to the County, and they have to make the decision whether or not to move forward with that water line. Mr. Wheeler said it may have to be put on hold until we find a grant for it. Mr. Wheeler said there are a lot of different ways it may be handled, but either way the County and the Town would have to approve how to handle the situation, if it gets to that point. Mr. Wheeler asked Mayor Joe Grandy if that was his understanding. Mayor Grandy said it was. Kevin Brobeck, Water Distribution Superintendent, addressed the BMA stating that there is one project on Saylor Hill Road off Bowmantown Road in the northern part of our area off 11-E in our system where there is lower pressure and volume. Mr. Brobeck said all the other projects are south of Jonesborough where the system right now has plenty of water pressure and volume. He said the Saylor Hill Road line is actually going to help our system because it ties in a loop line that takes care of two dead ends, so that

will actually help water quality in that area. He said that will help boost the pressure and volume in the surrounding areas as well. Mr. Brobeck said GRW Engineers has looked at all the proposed water line extensions, and they have approved that in those areas we have plenty of water, volume, and pressure to extend those lines. Mr. Brobeck said they do know if anything else is done in the northern part of the water system that we will have to look at other infrastructure as far as pump stations before we do anything in that area. Mr. Brobeck said all the lines that were approved and were hand-picked by the Water Task Force have been approved by GRW Engineers on the hydraulics that the Town has adequate water to provide for those areas. Mayor Vest asked if there was a minimum psi that has to be on a waterline. Kevin Brobeck said the State minimum requirement is 20 psi at the water meter, which is not a lot. Mr. Brobeck said Water Distribution tries to keep it at 40 or 50 psi, and in the area out Hwy 81 North to Fall Branch is when you get into the 30 psi, and on ridge tops there is 20 to 30 psi. He said that is when you start looking at pump stations. Alderman Causey asked if the Board would be getting a list of where the lines are going. Glenn Rosenoff said it would. Alderman Causey said another question she has is related to employees being hired for this project; will those employees be coming under the Town's pay plan and not be paid more than what our current employees are being paid now. Ms. Causey said when she received the information, it showed that the County water line crew would come in higher, and will those seven people be told that this is a four year, possibly more, contract, and at the end there may be the possibility their employment will be terminated. Glenn Rosenoff said they will come in under the Town's current compensation plan. Mr. Rosenoff said if there are current employees who want to transfer over to the County waterline crew, they will know that right now the agreement is a four-year commitment. He said we think it will be longer and will be a great success, but that crew will be informed that it is a four-year commitment, and we do not know what will happen after four years. Attorney Wheeler said from the County's standpoint, they hope we will identify funds that will keep this project going for numerous years to come. Mr. Wheeler said that is subject to whatever the County Commission decides at the end of the four years. Mr. Wheeler said Mr. Rosenoff is very careful in this negotiation to make it extremely clear that these are Town employees, but we keep referring to it as the County Crew and probably need to look at calling it something else. He said we wanted to make it clear and the County absolutely agrees with this, that this agreement states that these seven employees are full-fledged Town employees. Alderman Causey said the estimate she received for the salaries and benefits was over \$400,000, and there is no way the Town can absorb that much in four years. Mayor Vest said their salaries and benefits are reimbursable from the County, and the Town should not be out anything in that regard. Craig Ford said that we are anticipating that some of the current employees will want to work on this crew, and we hope that we can possibly recruit some individuals who already have experience in this type of work because with the Town entering into this agreement with Washington County, we want to hit the ground running and start getting water lines in the ground. Mr. Ford said it would be a detriment to hire six or seven people that have to be trained before they can actually do the work, and we are hoping to get experienced people. Mr. Ford said at times there may be flexibility in adjusting the crews due to an emergency, illness, and vacations. Jim Wheeler said that Mayor Grandy recognized that Jonesborough has to have that flexibility to keep this moving. Mr. Wheeler said when they pull someone off

the County crew, Kevin Brobeck will keep track of that, and it will be accounted for in the reimbursement. Alderman Causey asked on the 50-50 match, if there is going to be a discount offered if a resident goes ahead and gets a tap as the line is being laid, and if we do offer a discount, for example if a farmer needs a tap for a barn and the tap fee is discounted, would someone be able to get the second tap at a reduced rate. Mayor Vest said he thinks it states even when discounts are given, it is still a 50-50 split. Glenn Rosenoff said that is correct. Jim Wheeler said in the agreement it states the Town shall adopt and implement a mechanism for fees to be collected for the installation of tap fees. Mr. Wheeler said as long as the Town splits the fees evenly, the Town would make the decision about the tap fees. Mr. Wheeler said if the Town wants to adopt a policy of installing a tap at a reduced rate while the lines are going in, that will be perfectly fine. Mayor Vest asked if there is any reimbursement for the Water Distribution Supervision for his extensive time spent on this project. Attorney Wheeler said Mr. Brobeck is considered oversight, and there is no provision in the agreement for that. Mayor Vest asked if there were any further comments. There being none, Alderman Countermine made the motion to approved the Interlocal Agreement concerning the Jonesborough Water Line Project within certain areas of the unincorporated areas of Washington County, Tennessee, as presented. Alderman Callahan seconded the motion, and it was duly passed.

Insert Agreement

Mayor Vest said there was an addition to the Board agenda for two Resolutions for General Obligation Bonds for the Jackson Theatre project. Mayor Vest asked Glenn Rosenoff to explain the two resolutions. Glenn Rosenoff said this is part of a sequence of events that we have been undertaking to finish the Jackson Theatre project. Mr. Rosenoff said the first Resolution is the Initial Resolution authorizing the issuance of a not to exceed \$2,832,100 general obligation bond and a notice requirement, and the second Resolution is the bond anticipation note authorizing the issuance, sale, and payment of a \$2,832,100 bond. He said this is getting the Town to the point of concluding another funding source for the theatre. Mr. Rosenoff said there will be a pre-construction meeting with GRC on the Jackson Theatre project to get everything in place to finish the project. Mayor Vest called for a motion to add the two resolutions to the agenda. Alderman Dickson made the motion to add the two resolutions to the agenda, seconded by Alderman Causey, and duly passed.

Mayor Vest asked the Alderman if they had any comments regarding the two Resolutions. There being none, Alderman Countermine made the motion to approve the two Resolutions for the General Obligation Bonds for the Jackson Theatre project as presented. Alderman Callahan seconded the motion, and it was duly passed.

Insert 2 Resolutions

There being no further business the meeting was duly adjourned.

ABBAY MILLER, RECORDER

CHUCK VEST, MAYOR