

BOARD OF MAYOR AND ALDERMEN

REGULAR MEETING

September 9, 2013

The Board of Mayor and Aldermen (BMA) met in regular session on Monday, August 12, 2013, 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 Terry Countermine led the pledge to the Flag.

Upon call of the roll those present were: Mayor Kelly Wolfe, Alderman Terry Countermine, Alderman Homer G'Fellers and Alderman Chuck Vest. Alderman Adam Dickson was absent. Also present were: Town Attorney Jim Wheeler, Town Administrator Bob Browning, Operations Manager Craig Ford, and Executive Assistant Virginia Causey in the absence of the Town Recorder who was ill.

The next item on the agenda was the Consent Agenda. Mayor Wolfe asked if there were any items the Aldermen would like to have moved to the Regular Agenda for discussion. There were none from the Aldermen. Mayor Wolfe said that Item 8a, the Library – Annual Book Sale Banner, needed to be removed from the Consent Agenda and placed under Mayor Comments and the Special Event request for Town Wide Yard Sale needed to be added to the Consent Agenda. Motion was made by Alderman Vest, seconded by Alderman Countermine and duly passed to approve the Special Event Permit for the Library Annual Book Sale being moved from the Consent Agenda to Mayor's Comments for discussion and the addition of the Special Event Permit request for the Town Wide Yard Sale to the Consent Agenda.

Motion was made by Alderman Vest, seconded by Alderman Countermine and duly passed to approve the amended Consent Agenda as follows:

1. Approve the minutes of June 17, 2013, July 8, 2013, and August 12, 2013.
2. Approve the following bills:

<u>VENDOR</u>	<u>AMOUNT</u>
A-Z Office Resources	187.74
Advance Auto Parts	1224.98
Aflac	1235.79
Aggregates USA, LLC	1744.20
American Tire Distributor	200.88
Andy Oxy Company, Inc.	54.50
Aramark "Purchase"	356.69
Aramark Uniform Service	91.15
Aramark Uniform Service	309.95
Aramark Uniform Service	118.20
Archer Brothers Garage	9.00
Archer Electric Service	743.00
Auto Zone #2087	73.53
Bakers Waste Equipment	1350.00
Barnes Exterminating Co	25.00
Bass, Berry & Sims PLC	6000.00
Blue Cross-Blue Shield	36666.88
Branham Corporation	89.39
Brenntag Midsouth Inc.	5889.25
Bright & Associates	955.50
Brook's Collision	500.00
Central Child Support	368.77

<u>Chappell's Pest Control</u>	45.00
<u>VENDOR</u>	<u>AMOUNT</u>
Cintas Corporation #202	334.22
Citizens Security	2076.70
City of Johnson City	312.48
D.Todd Wood	5357.50
Dearborn National	217.20
Department of Safety	260.00
Eco-Tech Inc.	96.65
Employee Security	475.00
ESC Lab Sciences	2095.00
Fenco Supply of J.C.	101.75
First Tennessee Bank	5442.76
First Tennessee Bank	4867.16
Foster Signs	250.00
Fuelman	164.46
G & G Auto Body Supply	318.75
GCR Tire Centers	1927.65
General Services	11300.00
General Sessions Court	260.19
Hach	122.07
Harbor Freight Tools	87.98
Heisse Johnson Hand Up	187.24
Ingles #4205	83.40
Ingram Equipment Co. LLC	659.97
J & N	1069.04
JCI Jones Chemicals Inc.	6921.47
Jonesborough Postmaster	3000.00
Ken Smith Auto Parts #4	310.38
Kingsport Publishing Corp	721.48
Lorena Cradduck	69.00
Lowe's	490.55
Lowe's	24.30
Mahoney's Sportsman's	984.88
Mahoney's Sportsman's	176.88
McCoy Land Surveying	200.00
Microbac A/R	248.70
MSHA	990.25
Napa Auto Parts	451.71
Nationwide Retirement	725.00
Nortrax	492.00
Olde Towne Hardware	306.65
Olde Towne Hardware	172.06
Olde Towne Small Engine	64.75
Pipeline Construction Co.	37770.00
Ponder Auto Repair	115.22
Purchase Power	59.77
Quality Trophy & Engraving	12.50
Ramey Ford-Lincoln-Mercury	100.43
Reliance Standard (Vol)	32.30
Ricoh USA, Inc.	585.55
Sam's Wholesale #8222	22.50
Stowers	226.03
Taylor Battering East Whs	651.08
TML Risk Management Pool	13.91
TN Dept. of Health F. S.	450.00
TN Local Dev. Authority	3183.61
Tractor Supply	299.97
Trane US Inc.	929.72
Triplett Farms	130.00

United Parcel Service	93.12
United Way	123.00
<u>VENDOR</u>	<u>AMOUNT</u>

USA Blue Book	384.14
Valley Equipment Co	90.37
Volunteer Wire Rope	133.22
Washington Farmers Co-op	351.40
Washington Farmers Co-op	8641.48
Weems Florist	40.50
West Group	73.04
West Hills Ford Tractor	24.33
White's Auto Parts	269.53
White's Auto Parts	127.81
Williams Electric	401.81
Wiseman's Inc.	199.99
Worldwide – Johnson City	<u>69.82</u>
TOTAL	\$169,233.33

A-Z Office Resources	266.28
Adam Johnson	1040.00
Advance Auto Parts	1309.72
Affiliated Computer	1394.00
Aflac	1289.75
Aggregates USA, LLC	6367.27
American Tire Distributor	212.16
Andy Oxy Company, Inc.	216.56
Appalachian Light & Prod.	1000.00
Aramark Uniform Services	233.78
Archer Brothers Garage	65.00
Archer Electric Service	180.00
Auto Electric Co., Inc.	248.00
Banc of America P&I	3073.83
Barbara L. Bogart	180.00
Barnes Exterminating	75.00
Blue Cross-Blue Shield	33388.95
Bomba's Fresh Italian	105.00
Bradley's Machine Welding	4243.84
Branham Corporation	20.07
Bright & Associates	955.50
Bristol Broadcasting Company	1687.00
Cap.Tee.Vation	2301.60
Carol Burley	80.25
Celebrate	217.69
Central Child Support	381.93
Centurylink	400.00
CES-Duffield	10579.22
Chad Proffitt	424.00
Cintas Corporation #202	13.02
Citizens Security	2101.30
City Electric Supply	196.44
City of Johnson City	312.48
Clear Channel Airports	1110.00
Coca Cola Enterprise, Inc.	305.35
Colin Jeffress	100.00
Community Performance	114.00
Custom Asphalt Services	275.00
D.Todd Wood	4557.50
Darrell W Brinson	70.00
David Crum	560.00
David Hyde, Jr.	200.00

David K Wilds	750.00
Deaderick Davis	101.00
Dearborn National	206.20
<u>VENDOR</u>	<u>AMOUNT</u>
Dennis Dwayne Brooks	350.00
Department of Safety	470.00
Derek Justin Smithpeters	450.00
Diamond Ticket Systems	219.70
Dustin Hinkle	110.00
Epic Sports	707.93
Equipment Sales & Service	153.00
Evergreen	149.99
Fenco Supply of J.C.	67.25
Ferguson Enterprises #56	118.13
Fleenor Security Systems	550.80
Food City	131.02
Foster Signs	332.00
Fuelman	205.85
G&G Auto Body Supply	106.25
Gall's/Quartermaster	96.50
Generals Sessions Court	217.50
Goodpasture Motor Co	1341.86
Great Smoky Mtn Association	291.43
Greenlawn Memory	850.00
Gus & Anne Palas	200.00
Heather Allen	50.00
Herman Kenneth Story	1550.00
Holston Valley Brd Corp	864.00
Imaging Technology	458.85
Ingles #4205	142.44
International Storytelling	393.74
J&N	1069.04
Janette Gaines	171.88
Jason Rounds	47.35
Jeffrey Allen Story	65.00
Jennifer Schmidt	2015.91
Joel Thomas	500.00
John Rambo	175.00
Johnnie H Mitchell	82.40
Johnson City Press	154.20
Jonesborough General	36.41
Jonesborough Soccer	280.00
Jonesborough/Washington	3750.00
JRT	360.00
Kimball Midwest	530.54
Kingsport Publishing Corp.	674.75
Lady & Equipment	92.00
Lisa Whaley	450.00
Lorena Cradduck	69.00
Lowe's	658.44
Lowe's	891.71
Lowe's	1072.87
Lowe's	716.12
Lowe's	545.85
Lowe's	201.85
Mackenzie Clark	230.00
Mahoney's Sportsman's	817.34
Main Street Café	200.00
Matthew Bliss Hawkins	40.39
Matthew Ingle	590.00

McCoy Land Survey	300.00
Medical Center Homecare	51.00
Medtech Wristbands	81.45
Medworks Occupational Med	119.00
<u>VENDOR</u>	<u>AMOUNT</u>
Mike Holt	600.00
Motorola Solutions, Inc.	7582.68
MSHA	1185.83
Nafeco, Inc.	820.75
Napa Auto Parts	656.90
Nationwide Retirement	447.65
Northeast TN Tourism	250.00
Nortrax	877.68
Office Depot Credit Plan	333.34
Office of the Chapter 13	877.00
Olde Towne Hardware	264.14
Olde Towne Hardware	153.35
Olde Towne Hardware	11.34
Olde Towne Small Engine	372.80
Overmountain Press	996.96
Pardue Photographs	300.00
Paul Shelton	605.00
Print Distribution Service	921.09
Public Agency Training	260.00
Purchase Power	440.23
Qualtiy Trophy & Engraving	50.85
Qwik Pak & Ship	340.10
Reinhart Food Service LLC	1100.27
Reliance Standard (Vol)	296.31
Ricoh USA, Inc.	1343.62
Ricoh USA, Inc.	448.29
Robin B. Beals	1850.00
Robinella Hayes	1000.00
Roxanne L. Halford	500.00
Sam's Wholesale #8222	212.50
Sara Jane Schmeltzer	125.00
Saratoga	261.23
Scott's Towing	75.00
Shell Media	180.00
Shred-It	22.10
Sir Speedy	238.00
Spears Service Inc.	564.01
Stafford Custom Graphics	80.00
Subsouth LLC	63.93
Summers-Taylor Inc.	11008.80
Swisher Hygiene	57.90
Taylor Battery East Whse	651.12
Tennessee Pizza Products	1113.30
Termnix Processing Center	263.00
TFACA	216.00
The Dining Room	250.00
The Park Vista/Doubletree	385.00
The Salvation Army	77.60
Tiger Direct.Inc.	786.69
Tigerdirect.Com	31.79
TLETOA	350.00
Torbett Design	702.00
Total ID Solutions	175.00
Tractor Supply	84.99
Trane US Inc.	929.73

United Parcel Service	238.31
United Way	194.00
Valley Trailer Repair	180.00
Verizon Wireless	510.58
VIP Seen Inc.	250.00
<u>VENDOR</u>	<u>AMOUNT</u>

Walmart Store/GEMB	1436.75
Wash. County Hwy Dept.	2638.68
Washington Farmers Co-op	202.52
Washington Farmers Coop	8528.39
WCYB-TV5	690.00
Weems Florist	40.50
WEMB-AM 1420	150.00
Wesley Corder	4.29
West Group	73.04
White's Auto Parts	528.94
Williams Electric	370.69
WJHL-TV11	3000.00
Worldwide-Johnson City	333.97
WXIS-FM	<u>600.00</u>

TOTAL \$174,287.96

Advance Auto Parts	374.47
Aflac	148.46
Alliance Refuse Trucks	40000.00
Andy Oxy Company, Inc.	63.96
Aramark Uniform Services	128.85
Archer Electric Service	320.00
Blue Cross-Blue Shield	3384.12
Branham Corporation	52.32
Citizens Security	203.57
Dearborn National	20.00
Department of Safety	40.00
East TN Chemicals	332.08
Ecosafe Landfill	7105.29
Fuelman	30.94
G&G Auto Body Supply	388.25
Hodges Machine Co.	150.00
J&N	534.51
Jeff Thomas	17.84
Ken Smith Auto Parts #4	221.06
Kimball Midwest	265.27
Lowe's	46.04
MSHA	106.34
Nationwide Retirement	120.00
Office Depot Credit Plan	80.77
Olde Towne Hardware	25.91
Reliance Standard (Vol)	16.02
Ricoh, USA Inc.	58.22
Taylor Battery East Whse	325.54
Tri City Waste Paper	109.00
United Parcel Service	24.97
United Way	10.00
Washington Farmer Coop	2538.36
Waste Management	817.34
White's Auto Parts	<u>241.43</u>

TOTAL \$58,300.93

<u>VENDOR</u>	<u>GENERAL</u>	<u>WATER</u>	<u>SANITATION</u>
72211-72395 AP	253,198.75		
72396-72401 AP June	937.21		
72402-72411 AP	10,899.08		
72412-72438 AP	48,053.79		
<u>VENDOR</u>	<u>GENERAL</u>	<u>WATER</u>	<u>SANITATION</u>
72439-72445 AP	25,096.00		
72446-72468 AP	35,148.21		
72469-72470 AP June	1,342.00		
72471-72476 AP	2,569.77		
		\$377,244.81	
50202 – State of TN		177.75	
50203-50286 AP		260,224.48	
50287 – Microbac June		248.70	
50288-50292 AP		12,363.40	
50293-50294 AP		5,454.21	
50295-50310 AP		465,019.70	
50311 – TN Consolidated		17,992.13	
50312-50319 AP		21,338.60	
50320-50321 AP		15,950.00	
50322 – Treasurer, State of TN		375.00	
			\$799,143.97
Sanitation			
5800-5823 AP			7,913.50
5824-Aflac			148.46
5825-5826 AP			277.74
5827 – TN Consolidated			1,668.09
5828-5830 AP			3,432.64
			\$13,440.43

3. Approve the following Town Administrator Report:

TOWN ADMINISTRATOR'S REPORT

SEPTEMBER 2013

Note: I had knee replacement surgery August 5th, so my activities in August were curtailed. I did try to address any immediate issues from the hospital, as well as home, and got back to work as soon as possible.

Wastewater Improvements

The contractor is completing work on the influent pump station at the WWTP, and we should start using the new facilities in September. The oxidation ditches and clarifiers have been tested and are ready to go as well as the new headworks. Work is ongoing on stabilizing the disturbed areas.

The BMA approved the Phase II Outfall Line contractor, Merkel Construction, at the August meeting, and the pre-construction conference was held this week. The official start date for the Outfall line is September 16th. The project has to be complete in 365 days.

We have approval from EDA and Rural Development to bid out the Wastewater Treatment Plant improvements. We have added the effluent pump station (about a \$500,000 project) to EDA project so we do not lose any of their grant funding. (The outfall line project came in at \$1.5 million which is \$500,000 less than expected. We need a \$2 million project to utilize the \$1 million EDA grant). We

had to send EDA pump station plans for approval, and EDA has approved the pump station as part of their project. We had to run the funding change through ECD (TN Economic and Community Development) because of the CDBG funds, and we received their approval today.

Note: We have funding from Rural Development in the Phase II project to upgrade the sewer pump station at Persimmon Ridge. The plans for this portion of the project have been sent to Rural Development but have not been approved to-date. We will bid the WWTP work out next week. We are planning on having those bids due on October 17th. We may have to have a third bid on the Persimmon Ridge Pump Station if we do not get RD approval in time to include it in the bid we will advertise next week. We may also see if RD will let us change order the Persimmon Ridge Pump Station into the Phase II WWTP bid, if that goes well.

We have been working with the Washington County Schools on the possibility of pumping wastewater from David Crockett High School back to our WWTP. Washington County is working on possible CDBG funding to construct the force main and pump stations needed for the school system to be able to abandon their sewer package plant at the high school. The CDBG application submitted by Washington County must be completed by February, 2013. There will be further updates as planning progresses.

Water

11E Transmission Line – purchase orders have been issued for the materials. The bores have been bid, and a recommendation is on the Board agenda. Staff is working with GRW Engineers on the required permits.

MIOX – The MIOX equipment is installed and the startup occurred Thursday, September 5th. Mike Jackson has been out of town, and they hope to get it fully operational when he returns September 9th.

Transportation

Five Points – The project is out for bid, with the bids supposed to be due soon. It normally takes TDOT 30-60 days to review bids and enter into a contract. TDOT will hold a pre-construction conference, normally in Jonesborough, and we will have someone at that meeting. All the utility work is supposed to be complete. I know our Water Distribution crew has re-laid the water line down SR-353 at the Rosenbaum property, and we have a new water line bored under W. Main Street to the downtown side of the 5 Points Grocery building.

N. Cherokee/Jackson Blvd - The Street Department has completed all of the construction work and striping. They are furnishing up back filling the curbs that were installed. The work completed includes the left turn lane from 11-E onto Hillrise Drive/Smith Lane just below Amigo Restaurant.

We are ordering some ceramic domed pavement markers that will go along the traffic lanes in the striped pavement areas with the right turns from N. Cherokee onto Jackson Blvd. We are concerned about drivers cutting through the striped right-turn only areas, and turning left onto Jackson Blvd. anyway. In talking to TDOT, they advised us to look at 6" or 8" ceramic domes to be set one foot inside the striped pavement areas that help form the right turn only lane. You can run over these, but it will be a bumpy ride. We will start with the right turn lanes, and if we still have problems with motorists turning left anyway, we are ordering enough that we can use them with the "J-Strip" in the center of the intersection. This has just been striped only, and we can install a double set of ceramic domes in this location in the center of the intersection if we need to do

so. The final step, if needed, will be the concrete “J-strip” island in the intersection that someone would have to run over to turn left.

Our staff did a good job with this project.

Woodrow Ave – We are trying to at least schedule the work needed at 2nd Ave and Woodrow Ave as soon as possible. This is a very difficult turn.

Persimmon Ridge Rd/Shell Road Improvements – The engineer’s schematic was sent to Gerald Sparks this week, and we will try to meet with Mr. Sparks so we can take an agreement to the BMA by the October meeting. We are scheduled to begin work June of 2014.

Exxon Station – We have completed the sidewalk on the opposite side of Sabin Drive. We need to complete the front island, and the back wall along the alleyway. Jeff Dupree’ mentioned that we need a name for this site. The name will be discussed by the Tree and Townscape Board at their next meeting, however, we can pass along any suggestions that may come from the TAC or other committees. Obviously, the BMA will ultimately make the decision.

E. Main Street – We are still working on trying to get all parties in agreement for work above First Baptist Church. I will be working with Todd Wood to firm up a comprehensive plan.

Jackson Blvd/SR-354 – TDOT has approved this project. Nathan Vatter of TDOT stated TDOT has assigned an outside engineer to the project. TDOT will be in design for a number of months, so it will be a while before we have anything to respond to.

Grants

LPRF Walkway Grant – We are installing the lighting in the underground walking section under Jackson Blvd. Town staff has been filling dirt into the pavilion spot in the playground location off Golden Rod Drive. We will try to finish the work necessary to pour the concrete pad for the picnic pavilion and bathrooms, and the Carter County Work Crew will shift down to the pavilion site when they finish some additional sidewalk work downtown, next week. They are essentially finished at the McKinney Center.

All of the easements needed from Brian King and Elizabethton Federal have been obtained and recorded.

T-21 Grant – We are working on the easements. We hope to finally finish the agreement with Jonesborough Methodist Church this month.

Downtown Streetscape Plan – Town staff will be completing the bulb out in front of the Exxon Station next week. We will have the footer for a monument sign in the bulb out, but the sign will not be developed until the building use is finally determined. We hope to have some of the brick work needed for the back wall at the Exxon done the week after next and before Storytelling. We expect to have all the cones out of the way before the Festival.

McKinney Center

We are working on the sidewalks and grounds. All the sidewalks have been poured except on the westend where we need to complete some brick work first. We have received the Certificate of Occupancy from the State Fire Marshall (the sprinkler system and alarm system are operable), and we are holding classes in the facility. The instructors say the facility is wonderful.

Jackson Theatre

I am working with ECD/ARC on the theater funding commitments

4. Approve the following Operations Manager Report:

To: Bob Browning, Town Administrator

From: Craig Ford, Operations Manager

Ref: August Monthly Report

Date: September 06, 2013

Work continued on the Booker T Project this month. We finished the final classroom and have started moving furniture in. The walkways in the front and back have been completed; we will tie them together on the west end once the final set of brick steps are built.

The HVAC, alarm system, and sprinkler systems were completed and tied in this month. A final inspection was completed by the State Fire Marshall and the building passed successfully for a certificate of occupancy. The remainder of items to complete are shelving in the first classroom, west end steps, sidewalk tie-in on the west end of the building, final grade, landscaping, and parking lot. The building itself is ready for use at this time.

We completed the sidewalk on Boone Street that ties the Visitors Center to Sabine. A painted crosswalk has been utilized at this point; however, we will put in a permanent brick and granite crosswalk prior to paving.

The roof was repaired at the Stage Road Park pavilion with the inmate crew. The roof was jacked up, braced, and collar ties installed. We were able to remove most of the bow in the 6x6 posts once this was completed. Now that the collar ties are in place, there will be no danger of a roof collapse.

The median work on Jackson Blvd was completed this month. The median in front of the detention center entrance was re-worked to allow for a left turn only into the facility. The medians in the turn lanes at Cherokee were narrowed and a turn lane was installed at Smith Lane to make u-turning safer at that intersection.

New curbing was also installed on all three of these medians. A concrete island was installed at the intersection of Jackson on the north and south side on Cherokee. New signage was installed to include stop signs, street names, and right turn only. This has not stopped left turns. After Mr. Browning consulted with TDOT, they recommended ceramic domes be placed in the asphalt to stop the left turns. I have ordered those domes with an understanding it will take approximately 4 weeks to receive them. Once installed, we hope this will stop any left turns out of Cherokee.

The lot at The Meadows has been cleared for the new park. Grading has begun and dirt has been hauled in to level the area the pavilion will be constructed on. The walking trail area has also been mowed in preparation for installing the walking trail. The new power pole has been set at the entrance to the culvert under Jackson Blvd. Once the inspection is complete by the Power Board, we will install the lights.

5. Approve the following Committee Reports: Historic Zoning Commission, Water/Sewer Liability Fund Committee, Jonesborough Senior Center Committee, and Jonesborough Board of Zoning Appeals (BZA) and Planning Commission.

6. Approve the following Supervisor Reports: Director of Tourism & Marketing, Visitor Center Manager, Building Inspector, Water Distribution, Environmental Services, Police Department, Street Department, Water Park, Fleet

Management, Solid Waste, Park and Recreation, Event Coordinator, Senior Center, Animal Control, JRT, Fire Department, and Water Treatment.

7. Approve the resignation of Kathleen Buttolph, Interim MBM Director of Arts Education, with regrets.
8. Approve the JAMA Hunger Walk along Main Street in downtown Jonesborough from Fox Street to First Avenue on Saturday, September 21, 2013, from 9:00 a.m. to 11:00 a.m., subject to the Town Attorney's review and approval of the Hold Harmless Agreement and Proof of Insurance.
9. Approve the Special Event Application for Bethel Fest, a Christian musical event sponsored by Bethel Christian Church, to be held Saturday, September 14, 2013, from noon to 9:00 p.m. in the Stephenson Parking Lot, subject to the Town Attorney's review and approval of the Hold Harmless Agreement and Proof of Insurance.
10. Approve the request to close Main Street for Halloween Haunts and Happenings, from Fox Street to 2nd Avenue on Friday, November 1, 2013, from 5:00 p.m. to 9:00 p.m.
11. Approve the Special Event Permit request from JAMSA for a Town Wide Yard Sale and for the use of Boone Street from the corner of Sabine Drive to Town Hall and along the sidewalk on the 100 block of East Main Street across from the Courthouse on Saturday, September 21st from 9:00 a.m. to 1:00 p.m.

The next item on the agenda was the approval of the Financial Report. Mayor Wolfe said it is obvious that the Water Park has been hurt financially by the wet weather this year. He added that Matt Townsend and Rachel Conger have done a good job of managing the Wetlands Park. Motion was made by Alderman Countermine, seconded by Alderman G'Fellers and duly passed to approve the Financial Report as presented.

Mayors Wolfe asked that he be allowed to add the consideration of the bids for the Senior Center to the agenda at this time. Motion was made by Alderman G'Fellers, seconded by Alderman Countermine, and duly passed to add the consideration of the construction bids for the Senior Center to the agenda.

Mayor Wolfe said there was a Senior Center Advisory Committee meeting today and the Committee voted unanimously to proceed with the revised construction plans for the new Senior Center as negotiated with the low bidder Rainey Construction. A new schematic was presented. Mayor Wolfe said the revised plans include a half basement, elimination of the commercial kitchen upstairs, and elimination of three offices upstairs. Mayor Wolfe added that with the re-engineering of the electrical, plumbing, heating and air, a half basement, and elimination of the kitchen and three offices, the budget on the building will be within the initial budget name of \$2.3 million. Ken Ross was present to answer any questions. Mayor Wolfe said that Ken Ross, C.W. Parker, and Bob Browning have done a fantastic job in going through the project and getting the cost within the budget to fulfill the Town's obligation to the taxpayers and to seniors. Mayor Wolfe said that although the commercial kitchen has been eliminated, the new Senior Center will include a kitchen that meets the needs of the seniors. He added that the building includes a sprinkler system. Mayor Wolfe said he would like to request that the following items be reinstated as originally proposed:

1. #6 change metal roofing to arch asphalt shingles - \$29,850;
2. #8 remove the PVC balconies from the project - \$6,100;
3. #9 change Jack Arches to solid over openings - \$5,000.

Mayor Wolfe said speaking as a builder the metal roofing will increase the life of the roof and the other two items preserve the look intended for the building. He encouraged the Board to add these items back to the building for a total increase of \$40,950. Mayor

Wolfe said the Board and seniors have waited a long time for this to become a reality. Chuck Vest said he felt the metal roof would definitely add to the life of the roof.

Mayor Wolfe read the following from Charlotte Pubal of Johnson City, a member of the Jonesborough Senior Center:

Dear Mayor Wolfe:

There is an economic development aspect of the new Jonesborough Senior Center that I hope you keep in mind. Jonesborough values its seniors as evidenced by its willingness to build a new senior center. Because Jonesborough cares for seniors, I deliberately do my shopping in Jonesborough. I buy groceries almost exclusively in Jonesborough. I buy gas in Jonesborough. I frequent the restaurants and delis in Jonesborough. My garden center is in Jonesborough. My vet is in Jonesborough. You have an economic gold mine in the new Jonesborough Senior Center. The more seniors you attract, the more your businesses will thrive. When seniors come to Town, Jonesborough reaps the benefits.

Sincerely yours,
Charlotte Pubal

The motion was made by Alderman Countermine, seconded by Alderman G'Fellers and duly passed to accept the revised bid from Rainey Construction for the new Senior Center in the amount of \$2,340,950 with the addition of the following three items:

- | | |
|------------------|--------|
| 1. Metal Roof | 29,850 |
| 2. PVC Balconies | 6,100 |
| 3. Jack Arches | 5,000 |

Mayor Comments was the next item on the agenda. Mayor Wolfe said the Town received a water quality rating of 99 from the State of Tennessee Department of Environment and Conservation. The Mayor said Mike McCracken is present and he thanked Mr. McCracken and his staff for their excellent work. Mike McCracken said he is glad the rating process is over but is already working on the next one. He said this could not be done without all the departments working together including the Water Department and Water Plant – Mike Jackson, the Meter Department and the support of Mr. Browning, Craig Ford, and the Board of Mayor and Aldermen.

Mayor Wolfe read a thank you note to Chief Matt Hawkins from Deborah Montanti for the support from his staff during the Courthouse Centennial event, especially Officer Michael Reid, who stood out in the pouring rain to help.

Mayor Wolfe read a thank you note addressed to Mike McPeak and Jonesborough Police Department from Jonesborough Tractor Supply Team for bringing K-9 Gregor to an event at Tractor Supply.

Mayor Wolfe said the Board has the opportunity to appoint a Board member to the City/County Liaison Committee. Mayor Wolfe asked for a volunteer from the BMA to serve on this committee. Jenny Brock said that this committee is committed to working together to encourage and enable greater cooperation in Washington County. She added that the next meeting will be September 25th at 5:30 p.m. in the Administrative Conference room at City Hall in Johnson City. Alderman G'Fellers said he would represent the Town. Motion was made by Alderman Vest and seconded by Alderman Countermine to appoint Alderman Homer G'Fellers to the City/County Liaison Committee. Those voting Aye: Alderman Vest and Alderman Countermine. Alderman G'Fellers passed.

Mayor Wolfe presented the Public Power Week Proclamation to Jeff Dykes, Chief Executive Officer, and J.T. McSpadden from the Johnson City Power Board. He added that Public Power Week is October 6th – 12th. Mayor Wolfe said the Town's working relationship with the Power Board is productive and really appreciated. Mr. Dykes

thanked the Town, the Board of Mayor and Aldermen and Power Board customers. He added that his door is always open to everyone.

Next, Mayor Wolfe presented the Employee of the Month award. Mayor Wolfe said the person receiving this award is highly deserving and this resignation is overdue. He said this person is vital to our operation. He asked Phil Fritts to come forward and read the following nomination letter anonymously submitted:

I would like to nominate Phil Fritts as the employee of the month. Phil is currently the Fire Chief and he has done an excellent job with that department. His men are professional and work well with all departments. He has encouraged some of his staff to become Certified Emergency Medical Technicians who can provide emergency medical care to citizens or staff when needed.

The Fire Department has progressed under his leadership. They work typically year-round keeping pre-plans updated that assist the department in answering calls to businesses in the Town and County. They also keep hoses tested regularly as required, and keep the fire hydrants tested on the Town's water system. Chief Fritts' leadership and guidance is one of the main reasons the Town's ISO rating was lowered to a 5 at its last assessment.

Recently, when the Senior Center was planning a trip out of State, it was discovered there may be some liability issues. Once the Town staff met with our insurance carrier, Chief Fritts developed a plan that met all of their concerns. This was done under time constraints, but he got them accomplished with the help of other departments, in time for the scheduled trip.

As Safety Coordinator for the Town, Phil has to interact with all the departments, as well as numerous citizens throughout the Town and County. He is always very pleasant for citizens to talk to, whether it is an insurance claim, an inspection for a new or existing business, or simply advice in matters of the fire service. He is well known and respected in the State Fire Marshall's Office, the Tennessee Municipal League, and the Fire Service community in general. The Town Recorder's Office can attest to his tenacity in dealing with insurance companies when their insured damages Town property.

Chief Fritts goes about his job duties on a daily basis in a quiet and unassuming way. The Town of Jonesborough is fortunate to have Chief Fritts as its Fire Chief/Safety Coordinator.

Phil Fritts thanked the Board for this recognition and he said he loves working for the Town of Jonesborough.

Mayor Wolfe said the Town has received recognition for its Keep Jonesborough Beautiful (KJB) Presentation. Jeff Thomas thanked the Board of Mayor and Aldermen, Bob Browning, and Craig Ford for their support for this project. Mr. Thomas said Keep Jonesborough Beautiful Advisory Council has been certified as an affiliate for Keep America Beautiful. Mr. Thomas introduced the following KJB Board members: Chairperson Maria Bledsoe, Vice Chairman Jeff Stratton, Treasurer Sheryl Lyons, Jr., Secretary Kate Grogg, Member Scott Lavoy, and Member Alania Wood. He added that Member Alderman Adam Dickson was absent. Mr. Thomas introduced Miss Wood and said that she is a senior at University High School and has created a Facebook page for

KJB and is the daughter of Todd Wood, Town Engineer. Miss Wood said the Committee has set three goals for the upcoming year: the first goal is beautification, the second goal is recycling and the third goal is education. She said with beautification the Committee would like to establish more butterfly gardens and community green spaces; with recycling they would like to establish a program that provides more recycling downtown; and with education they would like to work with all Jonesborough schools to help maintain a range of butterfly gardens. Jeff Thomas presented Mayor Wolfe with the Certification for Keep Jonesborough Beautiful.

Alderman Comments was the next item on the agenda. Alderman G'Fellers said the Town has worked for years on the expansion of the Senior Center and at one point the discussion centered around adding on to the back of the present facility. He said these types of projects take a lot of volunteers to bring to fruition. He said a new Senior Center was a passion of former Alderman Mary Gearhart, and he promised her that if he lived long enough and was still on the Board, he would vote for it, and he has fulfilled that promise.

Attorney Comments was the next item on the agenda. Attorney Wheeler asked that the Library Annual Book Sale Banner item be added back to the agenda. He said neither the Town nor the County can be required to sign a Hold Harmless Agreement and asked that the requirement for a Hold-Harmless Agreement be removed from the Special Event request. Motion was made by Alderman Countermine, seconded by Alderman G'Fellers and duly passed to approve the Special Event Permit Application of the Washington County Library to hang a banner across Boone Street advertising the Annual Library Book Sale, authorizing the banner to be displayed Friday, September 20th, through Saturday, September 28th, to be removed by Monday September 30th, subject to Proof of Insurance and on the condition that the banner provides proper wind gust protection and is displayed professionally.

Citizen Comments was the next item on the agenda. Mr. Dale Schaefer, 107 Forest Lane, said he and his wife have lived in their home for twenty two years. He said he has a problem with a neighbor who lives at 104 Forest Lane who is a hoarder, and her property has caused the surrounding properties to depreciate as much as \$20,000 per property. He said he and others have tried everything to get some help but have received no relief. Attorney Wheeler said an action has been filed in Chancery Court and there is a permanent injunction against this person because of violation of the Town Ordinance. He added that that if she doesn't comply, then she will be put in jail. Attorney Wheeler said the Court will set a hearing date and give this person so many days to bring the property into compliance and explain to her that she will go to jail if she does not comply. He said she came into compliance at one time with the Town Ordinance several years ago. Mayor Wolfe said he hopes the neighbors will get some relief shortly.

Mr. Tobias Wanner who lives at 1135 Ben Gamble Road addressed the Board and said the back of his property joins property that is overgrown. He said he called the owner of the property and spoke with the property manager who told him that the owner of the property said he was not going to do anything and that Mr. Wanner could clean it up himself if he wanted it done. Mr. Wanner asked if there is a Town Ordinance that addresses this and added that the property is owned by Wolfe Development. Mayor Wolfe spoke as a private citizen and said if there are trees that hang from a neighboring property onto property he owns, he has the legal right to trim those trees and has done so in the past, and he would encourage Mr. Wanner to do the same thing. Mr. Wanner said he has no trees hanging over and his side is clear. Mr. Wolfe said with trees from adjoining properties that you have the right to trim those if they come over on your property. Mr. Wanner said it should be the tree owner's responsibility to do that. Mr. Wolfe said that is not an argument for this meeting and if trees are hanging over on your property, you have the right to trim them. Mr. Wanner said he was going to the State of Tennessee and see what his options are.

Ruth Verhegge, Chairman of the Flag Committee, said the twelfth Flag Retirement Ceremony will be held on October 27, 2013, at 2:00 p.m. at the Post Office flag pole and parking lot and Jim Parris will be the guest speaker.

The first item under New Business was a Quit Claim Deed for a 15-foot alleyway. Mayor Wolfe said this is to clear up an action that was taken several months ago. Mr. Browning said the owner was to do the paperwork and absorb the cost and it was not the Town holding up the transfer. Motion was made by Alderman G'Fellers, seconded by Alderman Vest and duly passed to authorize Mayor Kelly Wolfe to execute the Quit Claim Deed transferring ownership of half of a 15-foot alleyway, formally closed by the Board of Mayor and Alderman by Ordinance in 2006, from the Town to Mary K. Moore at 512 Locust Street.

The next item on the agenda was the rezoning of property at East Jackson Blvd and Forrest Circle. Motion was made by Alderman Vest, seconded by Alderman Countermine and duly passed to approve on first reading the Ordinance rezoning Parcel 001 on Washington County Tax Map 052, at 208 Forrest Circle, from B-1 (Neighborhood Business District) to B-6 (Urban Corridor District).

The next item on the agenda was the reports on Debt Obligation for Water/Sewer Fund loans. Mayor Wolfe said these reports are related to two Rural Development loans, one dated 8/19/13 and one dated 9/6/13, to finance the Wastewater improvements. Mr. Browning said the Board simply has to acknowledge that they received this information and no action is required.

The next item on the agenda was the Resolution authorizing the lease of eight (8) new Police vehicles. Mayor Wolfe said this was included in this year's budget and we have received a 3.6% interest rate. Motion was made by Alderman Countermine, seconded by Alderman G'Fellers and duly passed to approve the Resolution authorizing the lease agreement associated with the leasing and eventual purchase of eight (8) new 2014 Ford Explorers for the Police Department, authorizing the Mayor and staff to execute the Agreement and associated documents, with the monthly lease payments being made from budgeted funds.

The next item on the agenda was the bids for two highway bores for the Zone 2 12" water transmission line. Mayor Wolfe said this is part of the project that is to be fully funded by a Capital Outlay Note for water system improvements and this is something that the Town crew cannot do because it is boring under the four lane highway. Mr. Browning said the actual bid is \$122,600 which includes the ductile pipe, bore and casing. Motion was made by Alderman G'Fellers, seconded by Alderman Vest and duly passed to approve the low bid from Merkel Construction for two bores under US-11E for \$122,600 to be paid from the 11-E Water Line Extension Capital Outlay Note funds.

The next item on the agenda was the clarification of boundary designation for the 2013 Storytelling Festival. Motion was made by Alderman Countermine, seconded by Alderman G'Fellers and duly passed to approve clarifying that Boone Street from N. Lincoln Avenue to Main Street is within the boundaries of the National Storytelling Festival from Thursday, October 3, through October 6, 2013.

The next item on the agenda was the Resolution authorizing a \$460,000 Capital Outlay Note for Water System Improvements. Mayor Wolfe said we have experienced multiple water line breaks because of pressure on older lines. He said the problems in Zone 1 have been fixed, and there has been only one line break in the last six months and before the work was done in Zone 1, breaks were a daily occurrence in the Limestone/Bowmantown area. Mayor Wolfe said according to the Town engineers that once the 12" line is completed, we should be able to regulate the pressure in Zone 2. He said we have been averaging 40 water line breaks a month in Zone 2 and to eliminate those would benefit our customers, would reduce our water loss, and save overtime by our employees. Motion was made by Alderman Countermine, seconded by Alderman Vest and duly passed to approve the Resolution authorizing the issuance of \$460,000 in Capital Outlay Notes to fund a 12" ductile water transmission line construction project along US-11E needed to reduce line breaks and water loss, with the repayment of the loan to come from budgeted Water/Sewer Funds.

The next item on the agenda was a Stormwater Public/Private Partnership Agreement for Meadow Brook Avenue. Mayor Wolfe said there is a lot of pass through water that comes through that area from 11-E. Motion was made by Alderman G'Fellers, seconded by Alderman Counterminne and duly passed to proceed with the development of a Public/Private Agreement, approve the Agreement with Travis and Elizabeth Arnold in concept, with the Town providing the labor and equipment to correct the drainage swale problem on the Arnold property and with the condition that the property owner pays for the cost of materials and agrees to properly maintain the drainage swale in the future, keeping it free of brush and debris, and authorize the Town Attorney to prepare an Agreement on that basis and authorize the Mayor to execute the Agreement once it is signed by the property owner.

The next item on the agenda was the Agreement with Community Development Partners for Phase II of the Wastewater Project. Mayor Wolfe said we are very familiar with Evan Sanders and staff and they do a fantastic job for the Town. Motion was made by Alderman Vest, seconded by Alderman G'Fellers and duly passed to approve the Agreement with Community Development Partners LLC for administrative services on the Phase II Rural Development Wastewater Project for an amount not to exceed \$25,000.

The meeting was adjourned.

ABBHEY MILLER, RECORDER

KELLY WOLFE, MAYOR