

BOARD OF MAYOR AND ALDERMEN
REGULAR MEETING
October 9, 2017

The Board of Mayor and Aldermen (BMA) met in Regular Session on Monday, October 9, 2017, 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. Joe Grandy led the pledge to the Flag.

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

The next item on the agenda was the Consent Agenda. Mayor Wolfe asked if there were any items that the Aldermen wished to have pulled from the Consent Agenda. There were none. Mayor Wolfe said he had an item on the agenda for a water line extension and would recuse himself from any discussion. There was no discussion concerning the later line. Alderman Countermine made the motion, seconded by Alderman Vest and duly passed to approve the following items:

1. Approve the following BMA minutes for September 11,2017:
2. Approve the following September bills for payment:

Insert Bills

3. Approve the following Town Administrator Report:

Insert Report

4. Approve the following Operations Manager Report:

Insert Report

5. Approve the following Committee Reports: Traffic Advisory Committee, Jonesborough Board of Zoning Appeals, Jonesborough Planning Commission, and Historic Zoning Commission.
6. Approve the following Supervisor Reports: Building Inspector, Street Department, Animal Control, Water Distribution, Police Department, Solid Waste and Recycling, Fire Department, Environmental Services//Wastewater, JRT Artistic Director, Visitor Center Manager, Tourism and Marketing, and McKinney Center.

7. Approve leaving the Senior Center Wellness Coordinator position unfilled and re-allocate its compensation funding.
8. Approve an additional Host/Hostess position averaging 15 hours week at Grade 1 Step 1 (\$10.25 per hour) for the Senior Center, to be paid with reallocated compensation funding from the Wellness Coordinator position.
9. Approve extending the hours of the Parish Nurse Program at the Senior Center to twenty (20) hours per week in partnership with Mountain States Health Alliance, with the Town being responsible for \$11 per hour to be paid by additional funding (7 hours per week) from the Area Agency On Aging and reallocated compensation from the Wellness Coordinator position.
10. Approve the hiring of Donald Bagwell as a Senior Center host at Grade 1 Step 1 (\$10.25 per hour) averaging 15 hours per week, subject to all pre-employment conditions.
11. Approve the hiring of Jimmy Vance as a Solid Waste Recycling Drive/Worker at Grade 2 Step 1 (\$22,381), subject to all pre-employment conditions including Worksteps.
12. Approve the water line extension request by Wolfe Development for a 500-linear foot line extension on Sugar Hollow Road for an estimated cost of \$14,437.91, subject to the terms of the Jonesborough Water Department's Water Line Extension Policy.
13. Approve a \$10,000 increase to the compensation levels of the Town Recorder, Operation Manager and Town Administrator's positions to help meet competitive market value.
14. Approve splitting the Operation Manager's position between the General Fund and Water/Sewer Fund because of the Operation Manager's responsibility for oversight of all departments, and add the General Fund difference to the unappropriated line item.
15. Approve the list of equipment/vehicles to declare as surplus and to sell, normally on GovDeals.com.
16. Approve the following Resolution supporting the National Park System:

Insert Resolution

The next item on the agenda was the approval of the Financial Report. Abbey Miller said the property tax notices have been mailed out and that property owners are paying their taxes early. She said the Town auditors will be at Town Hall the first week in November to complete their audit field work. Motion was made by Alderman

Fitzgerald, seconded by Alderman Countermine, and duly passed to approve the Financial Reports as follows:

Communications from the Mayor was the next item on the agenda. Mayor Wolfe said the Storytelling Festival was a great success with a record number in attendance this year. He thanked the staff for helping to make this a wonderful festival.

Mayor Wolfe said the dedication of Chuckey Depot and W.C. Rowe Park was a great event. He read the following letter from Elaine Rowe, widow of W.C. Rowe:

Dear Jonesborough Board of Mayor and Alderman

To each of you, Mayor Kelly Wolfe, Alderman Terry Countermine, Jerome Fitzgerald, David Sell, Chuck Vest, and Town Administrator Bob Browning and Craig Ford, Operations Manager.

I want to send my sincere and earnest gratitude for all of the dedicated planning, sacrificial service, and monetary resources that went forth to prepare and design the beautiful linear park named for my late husband, W.C. Rowe. My words are unable to convey how deeply I am touched that his life and service are to be remembered with this honor and tribute.

Monday, October 2nd, was a reunion/homecoming for so many of us. The completion and opening of the Chuckey Depot and Train Museum was an absolute joy and celebration for everyone involved. The speakers that you chose for this ceremony were such high quality and role models of the best in the citizenship of East Tennessee. Each one touched our lives with words of hope and greater aspirations to bond as a true community and home town.

Thank you for honoring the former Washington County Mayor George Jaynes who continues to be so highly loved and valued in our community. My thanks to Craig Ford and Jimmy Rhein who I am sure tirelessly worked behind the scenes to make all of this possible. The Northeast Correctional Complex Warden, Randy Lee, gave us a deeper insight and appreciation of the huge contributions made by the inmate workers. They deserve thanks and praise for not only a job well done, but BEAUTIFULLY done Just outstanding work. Travis McIntosh represented the Babb/Johnson family with such grace, sincerity, and dignity. He made the history of the depot visually real with his family's personal experience of the various uses of the building as he grew up. We all were fascinated by his recollections. The presence of Lieutenant Colonel McIntosh also exhibited a high quality of character needed for our young people to see today. He was an incredible speaker and statesman. His family's contribution of the depot will not be forgotten. Last, but not least, I want to personally thank Kelly Wolfe for hosting this event with not only dignity, but with love. He was a personal friend to my husband, W.C. His love was evident. His prayer from the heart was so welcomed and needed that morning with the tragic events that unfolded in Las Vegas, Nevada. We need God's

grace, protection, covering. Thank you, Kelly, for having the humility to pray and ask God's blessing on our town and nation.

I also want to thank the Jonesborough Chuckey Depot Committee, Jim Rhein, Chair, and members Mike Tilley (also Watauga Valley Railroad History Society & Museum President), Cline Knowles, Deborah Montanti, Teresa Hammons, Cameo Waters, Peter Noll, Terri Knight, and David Sell. Cameo Waters was just exceptionally helpful in her preparation for the program and press releases. Thank you, Bob Browning, for your arrangement of our meetings. Thank you to Susu Floyd and others who prepared and served the delicious and beautiful refreshments. My deepest thanksgiving needs to be expressed to Rachel Conger for her work on the landscaping, and so many unseen efforts to make all of this possible. Her happy disposition is unmatched. My knowledge of all who were involved is limited, so please express my deepest appreciation to all who participated in this special ceremony for the linear park and opening of the Chuckey Depot. They are both a tremendous gift to our community. My heart overflows with gratitude.

To each of you, I thank you. May God bless you and keep you.

Elaine Rowe

Mayor Wolfe said the 2017 State Championship for the Tennessee Senior Brain Games will be at the McKinney Center on Thursday, October 19, 2017.

Mayor Wolfe said there has been a grant awarded from the Tennessee Department of Economic and Community Development in the amount of \$100,000 for the Jackson Theatre façade. Mayor Wolfe said Melinda Copp was very excited and instrumental in helping obtain this grant; this grant will be administered by Community Development Partners in Nashville. He said he feels this theatre will bring a lot of people to Jonesborough and help the downtown businesses. He said the plans have been sent to the State Fire Marshall, and added that this project should be started very soon.

Mayor Wolfe read the following from the Prayer list: Lorena Craddock who is starting her radiation treatment; Joyce Pardue who is home from the hospital; and the Bledsoe family after the passing of Baxter Bledsoe.

Mayor Wolfe said there is a memo concerning the Advance Financial Signage. Bob Browning said the company is eliminating the free-standing sign. The Mayor said that if there are any questions, please contact Bob Browning.

Mayor Wolfe then asked Jimmy Green to come forward for the Employee of the Month award. Mayor Wolfe read the following:

Jimmy Green is an employee for the Jonesborough Water Department. He began working for the Town of Jonesborough in 2005 as a Water Worker 1.

Since becoming an employee, he has worked in the trenches installing water lines and making the necessary repairs to the lines as needed. He then decided that he wanted to become an equipment operator in order to advance himself, and as soon as the opportunity became available, he made the best of it. He is currently an equipment Operator 2, with a Distribution 2 Certification, and recently received his certification for the Mobil Crane Safety Training, and he is also scheduled to take the Cross-Connection Certification Test on October the 11th. Jimmy is dedicated to fulfilling his job responsibilities, demonstrates good customer service, is a team player, always willing to help me out in whatever situation that we may face. I believe that Jimmy will continue to move forward as he continues his employment with the Town; therefore, please consider Jimmy for the employee of the month, for reaching the goals that he has already set for himself. Submitted by: Mike McCracken, Water Distribution Director

Mayor Wolfe thanked Mr. Green for his dedication to his job and to the Town.

Mayor Wolfe said that Jon Lucas, Water Plant Director, has resigned to follow his wife to Kentucky. He has agreed to work three days a week until he has been replaced. Mayor Wolfe said Jon will be missed and that he has done a good job and we appreciate all his efforts.

Alderman Communications was the next item on the agenda. Alderman Vest said he had a conversation with the Town Administrator, Town Recorder, and Operations Manager before this meeting concerning the increase in their compensations and that he will put that in the form of letter to be entered into the minutes.

Insert Letter?

Alderman Vest said he agrees with the Mayor's comments on the Jackson Theatre and feels this is another piece of the economic puzzle being completed. He said we do these things because we love this Town and not just the downtown area. He said the better the Historic District looks and performs, it helps the entire Town. He added that other projects have greatly benefited the Town and its citizens; the improvements with the turn lanes on 11-E; many water lines have been replaced which is important for the Town's customers; the wastewater plant was about to collapse when he was elected to the BMA, and it has been greatly improved.

Town Attorney comments were the next item on the agenda. Attorney Wheeler said the three judgements on the Cochran case were appealed to Circuit Court. He said he and the Judge went out and inspected the property and the Cochrans had completed the corrections to the zoning violations. He added that the Cochrans were ordered to pay court costs and to keep the property in compliance.

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

The first item on the Regular Agenda was the approval of the 2017 Music-on-the-Square season report and contract payment to Steve Cook. Motion was made by

Alderman Countermine, seconded by Alderman Fitzgerald, and duly passed to approve the MOTS 2017 season report and to authorize the \$12,000 contract payment to Steve Cook.

The next item on the agenda was the naming of the Senior Center. Motion was made by Alderman Vest, seconded by Alderman Fitzgerald, and duly passed to approve, in honor of decades of dedicated community service to the residents of the Town of Jonesborough and the surrounding area, and in particular, her leadership in establishing and developing the Jonesborough Senior Center program, the building now housing the Senior Center program be named the Tobie L. Bledsoe Building and signage be installed that reflects the new name. Mayor Wolfe said this is honoring Tobie Bledsoe, former Mayor, by naming the Jonesborough Senior Center the Tobie L. Bledsoe Building. He said Ms. Bledsoe was on the BMA as Alderman and as Mayor and served for many years; she helped to facilitate the advancement of the Senior Center program in Jonesborough. He added that there will be a naming ceremony in the near future.

The next item on the agenda was the approval of the Solid Waste Disposal Contract. Mayor Wolfe said we continue to save a lot of money on this contract; Waste Management's charge was \$40.00 per ton of refuse, and EcoSafe System is charging \$22.13 per ton. He thanked Solid Waste Director Jeff Thomas for his work on this. Motion was made by Alderman Countermine, seconded by Alderman Fitzgerald, and duly passed to approve the agreement with EcoSafe System, LLC, of Sullivan County landfill disposal services, at a current cost of \$22.13 per ton, with the added language to section 12.0 "Exclusive Contract" that states the exclusive disposal services for solid waste, with the exception of recyclable materials.

Insert Contract

Mayor Wolfe said the next four items are recommendations from the Traffic Advisory Committee. He said the third item concerns his property and he will recuse himself and asked Vice Mayor Countermine to conduct the business on that agenda item when it was discussed.

The next item on the agenda was a recommendation from the Traffic Advisory Committee for the Dollar Tree access at West Hills Drive/11-E. Mr. Browning said TDOT agreed to have a right in and right out provided there is interconnectivity with the lot next door and the easement has been obtained. Motion was made by Alderman Fitzgerald, seconded by Alderman Vest, and duly passed to approve the Town's participation on the left turn lane construction westbound on US-11-E at West Hills Drive associated with the Dollar Tree development, with the Town providing labor, equipment (except contracted work such as curbs), engineering, and permit approval from TDOT and the developer paying for materials and contracted labor.

The next item on the agenda was a recommendation from the Traffic Advisory Committee concerning the six-acre site at Persimmon Ridge Road/Hwy 11-E. Mayor

Wolfe said this property is located at the traffic signal at Persimmon Ridge Road and Hwy 11-E, and there is a future auction sign on the property. He said that neither TDOT nor the Town wants those five parcels to have separate entrance drives onto 11-E, so in conjunction with the Town consulting engineer, an access plan has been developed. Mr. Browning said that TDOT has approved the access road proposal and prefers Option 3. Alderman Vest asked if this obligates the Town to do this work in advance. He said his concern is if we do that work, then the property could remain vacant for years after the Town has invested so much in doing this. He recommended that no work be done by the Town until there is actual businesses proposed. Mr. Browning said the Town would provide equipment and labor only to do the work and the owners would pay for the materials for the road and drainage. He said the timing would be better earlier than later because the lots would probably sell earlier and the labor cost would go up each year. He also said the access issues associated with lots would be decided on the front end, and not with each individual development. Alderman Vest said he appreciated Mr. Browning saying that but he has an issue with the Town making improvements that benefit someone's property and make it more valuable and the property owner does nothing with it but waits and sells it later at a higher rate. Alderman Vest said at times property is rezoned to commercial and the development does not happen; he feels that if property is not sold within a certain amount of time that the zone should go back to original zoning. Motion was made by Alderman Vest, seconded by Alderman Countermine, and duly passed to approve the Town's participation in the left turn construction westbound on US11-E lining up with one ingress and egress location into the six acre parcel at the southeast corner of US 11-E (Jackson Blvd) and Persimmon Ridge Road, with the Town providing labor, equipment, (except contracted work like curbs) engineering, and permit approval from TDOT and approve the Town's participation in the construction of the frontage service per Option 3 prepared by TDOT, providing labor, equipment, and engineering on the condition the right-of-way needed for the frontage service road is properly conveyed to the Town, and the owners provide all material costs as well as any contacted work needed.

The next item on the agenda was a recommendation from the Traffic Advisory Committee concerning State Route 81 North – Mill Creek Drive. Mayor Wolfe recused himself and stepped into the audience, and Vice Mayor Countermine presided. Bob Browning said this is a recommendation that has been approved by TDOT to have a driveway access to State Route 81N; TDOT contacted the Town and they agreed there needs to be a left turn lane northbound past Anderson Drive, which is currently outside the city limits. He said TDOT was going to require a left turn lane into that subdivision. He said from staff standpoint it is very important for the left turn lane to be constructed northbound past Anderson Drive and that access from 81 North to Mill Creek Subdivision be part of that project. He said the alternative is for traffic to get funneled to New Hope Road and through The Meadows Subdivision which is already having safety issues. He said the recommendation is for the Town to be proactive on the left turn lane the same way that it has been done with business activity on 11-E in order to increase safety and enhance access to that whole area. He said the recommendation is to cost share by providing labor and equipment. Motion was made by Alderman Vest, seconded by Alderman Fitzgerald, and duly passed to approve the Town's participation

in the construction of a left turn lane northbound on SR-81N providing labor equipment, engineering and permit approval by TDOT provided that Wolfe Development develops a public access to Mill Creek Subdivision from SR-81N and covers material costs and any contracted work needed.

The next item on the agenda was a recommendation from the Traffic Advisory Committee concerning the Medicine Shoppe Service Road Extension. Motion was made by Alderman Countermine, seconded by Alderman Fitzgerald, and duly passed to approve the Town's participation in the extension of the public drive behind Bojangles and Pal's at the end of Chucks Alley constructing the public drive to the east behind the Medicine Shoppe property and the vacant lot owned by Joe McCoy upon the condition that Joe McCoy establishes a 50-foot public drive right-of-way easement acceptable to the Town Attorney, and the cost of materials and any contacted labor are covered by others.

There being no further business the meeting was duly adjourned.

ABBHEY MILLER, RECORDER

KELLY WOLFE, MAYOR