

BOARD OF MAYOR AND ALDERMEN

PUBLIC HEARING

March 12, 2018

The Board of Mayor and Aldermen (BMA) met in a Public Hearing on Monday, March 12, 2018, at 7:00 p.m. at Town Hall, 123 Boone Street, Jonesborough, TN.

The first item on the Public Hearing agenda was the annexation of property located at 140 Old Embreeville Road and a plan of services for that location. There were no comments.

The next item on the Public Hearing agenda was an Ordinance replacing Ordinance No. 2017-16 in its entirety with language exempting Jonesborough from sprinkler system requirements in the International Residential Code in one and two-family dwellings. There were no comments.

The Public Hearing was closed.

ABBAY MILLER, RECORDER

CHUCK VEST, MAYOR

BOARD OF MAYOR AND ALDERMEN

REGULAR MEETING

March 12, 2018

The Board of Mayor and Aldermen (BMA) met in Regular Session on Monday, March 12, 2018, at 7:00 p.m., at Town Hall, 123 Boone Street, Jonesborough, TN.

Mayor Kelly Wolfe called the meeting to order. Vincent Dial led the group in an opening Prayer, and Tom Pardue led the pledge to the Flag.

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

The next item was the Consent Agenda. Mayor Wolfe announced the retirement of J.W. Greene, Building Inspector, and said he is a tremendous asset to the Town of Jonesborough and that Mr. Greene has served the Town with great distinction for twelve years and he will be missed. He said Mr. Greene has a wonderful approach in getting the job done. Mayor Wolfe asked if there were any items that the Aldermen wished to have pulled from the Consent Agenda. There were none. Alderman Countermine made the motion, seconded by Alderman Vest, and duly passed to approve the following items on the Consent Agenda:

1. Approve the minutes for the January 15, 2018, and February 12, 2018, BMA meetings.
2. Approve the following February bills for payment:

<u>VENDOR</u>	<u>AMOUNT</u>
A Plus Towing & Recover	110.00
A-Z Office Resources	3863.91
Adam Edens	67.00
Advance Auto Parts	4.39
Aflac	2687.04
Allen Weems	94.28
AlSCO	70.18
American General Life	118.16
American Red Cross	189.00
American Red Cross	27.00
Appalachian Printing	120.00
Arcadia Publishing, Inc.	106.54
Archer Brothers Garage	400.51
Archer Electric Service	955.00
ASCAP	348.00
Aulick Chemical Solution	12095.00
Auto Zone #2087	214.95
B&H Sales	557.88
Bakers Waste Equipment	800.80
Bank of Tennessee	250000.00
Barbara Bogart	252.00
Barnes Exterminating Co.	130.00
Bays Truck Salvage	150.00
Blick Art Materials	211.66
Blue Cross-Blue Shield	90630.85
Blue Water Industries	2832.07
BMI General Licensing	314.10
Boones Creek Starter	10.00
Brenntag Midsouth Inc.	866.04
Bright & Associates	6774.00
Bristol Electric Motor	193.80
Business Health	2814.00
Carolina Cat	309.23
Celebrate	16.98
Central Paper and Supply	281.69
Centurylink	62.05
Chappell's Pest Control	45.00
Cintas Corporation #202	707.59
Cintas First Aid & Safe	275.39
Clinch-Powell Resources	4470.10
Comcast C/O 3PPP	170.41
Consolidated Pipe & Spl	12894.00
Core and Main	737.50
Corelogic Tax Service	1712.17
Cornerstone Hydraulics	213.32
D. Todd Wood	2500.00
Dearborn National	596.92
Denis Coffey	150.00
Dennis Dwayne Brooks	350.00
Dickie Gene Wines	80.00
East TN Rent-Alls	134.68
Ecosafe Landfill YA	6753.12
Employee Security	250.00
Erwin Utilities/WTR Tes	150.00
Ferguson Enterprises #5	12230.05
Fire Extinguisher Co.	53.00
First Tennessee Bank	3792.73

Fisher Auto Parts, Inc.	27.93
Fitzgerald Peterbuilt	744.54
<u>VENDOR</u>	<u>AMOUNT</u>

Fleenor Security System	303.00
Foster Signs	160.00
G & C Supply Company, Inc.	13626.00
G & W Diesel	49.55
Gall's LLC	133.36
Govdeals, Inc.	182.70
Gray Glass	713.49
GRW Engineers, Inc.	187.37
Gulf State Distributions	4628.00
Harbor Freight Tools	229.69
Heisse Johnson Hand Up	87.37
Henry Schein, Inc.	145.00
High Tide Technologies	360.00
Highwater Clays	434.10
Hoffman Fabrics	170.00
HVAC, Inc.	1028.00
HY-Country Hydraulik	305.37
Information Age	109.95
Ingles #4205	158.46
International Storytell	134.15
Jason Rounds	212.00
Johnson City Press	93.60
Jonesborough HRA	7600.00
Jonesborough Senior Ctr	265.61
Jonesborough/Washington	3750.00
Kimball Midwest	542.04
Knock Out Chemicals, IN	597.70
Larke Foster	28.02
Lift Technologies Inc.	107.70
Lowe's	5085.29
Mahoney's Sportsman's	100.00
Mark D Edmonds	175.00
Meade	4.18
Medworks Occupational	473.00
Melinda Copp	293.00
Missouri Main Street	575.00
Municipal Emergency	8135.95
Networkfleet, Inc.	1657.30
O'Reilly Automotive Inc.	97.01
Old School Auto Parts, Inc.	2847.82
Olde Towne Hardware	676.48
Olde Towne Small Engine	162.10
Osborne Electric Inc.	65495.27
Pamela Jean Smith	80.00
Pardue Photograpics	520.00
Parish Nursing	450.00
Print Distribution Serv	931.25
Printek, Inc.	1501.78
Push Pedal Pull	765.81
Quality Trophy & Engraving	119.50
Reliance Standard (Vol)	467.32
RICOH USA, Inc.	4299.37
Ross Value Mfg Company	739.71
Saratoga	1617.98
Schaeffer's Mfg Co.	2895.33
Shred-It	14.94
Siteone Landscape Supply	76.90

Specialized Operations	586.00
Spectra Environmental	99.99
Stafford Custom Graphic	250.00
<u>VENDOR</u>	<u>AMOUNT</u>

Standard Forms	135.35
State of Tennessee	120.00
State of TN	100.00
Stowers	5606.65
Summers Hardware	220.98
Summers-Taylor Inc.	3199.50
TBI-Fiscal Services	560.00
Terminix Processing Cen	249.00
The Detail Shop	80.00
The Posy Shop of J'Boro	40.33
The University of TN	66.67
Thomas Reuters – West	170.91
TML Risk Management Poo	62781.00
TN Bureau of Investigation	145.00
TN Dept of Health	351.00
TN Safety & Health Council	130.00
Tonya S Van Hook	308.00
Town of Jonesborough	7950.00
Tri City Transmissions	850.00
Trigg Enterprises	46.75
Trimble Company	1055.00
Truckpro LLC	146.17
United Art & Education	203.38
United Parcel Service	171.99
United Way	353.58
USA Blue Book	504.78
Verizon Wireless	139.11
Wal Mart Store/GEMB	351.24
Wascon, Inc.	6987.59
Wash County Firefighter	20.00
Washington County Gener	11163.00
Washington Farmers Co-op	214.49
Waste Management	2096.06
Wastebuilt	561.54
Water & Waste Equipment	3300.00
Watertrax	7620.00
White's Auto Parts	7620.00
Williams Electric	784.58
Worldwide Equipment	99.24
	\$367,405.68

<u>VENDOR</u>	<u>GENERAL</u>	<u>WATER</u>	<u>SANITATION</u>
88222-88354 AP	\$205,543.01		
88355-88384 AP	\$18,543.01		
88385-88403 AP	\$28,675.31		
88404 AP	\$510.00		
88405-88424 AP	\$22,021.13		
88425-88437 AP	\$19,173.45		
88438-88453 AP	\$85,459.75		
88454-88456 AP	\$10,138.10		
88457-88512 AP	\$23,623.60		
	\$413,687.96		
57224-57311 AP		\$146,050.79	
57312-57316 AP		\$16,983.66	
57317-57320 AP		\$17,370.43	

57321-57327 AP		\$3,477.87	
57328-57332 AP		\$41,361.04	
57333-57338 AP		\$55,621.42	
57339 AP		\$4,000.00	
<u>VENDOR</u>	<u>GENERAL</u>	<u>WATER</u>	<u>SANITATION</u>
57340-57346 AP		\$2,790.76	
		\$287,655.97	
7844-7867 AP			\$15,811.88
7868-7869 AP			\$6,135.67
7870-7871 AP			\$295.34
7872-7875 AP			\$9,867.49
7876-7844 AP			\$3,220.50
			\$35,330.88

3. Approve the following Town Administrator Report:

Wastewater

The Wastewater Crew has been working on sewer repairs/improvements in our existing system, eliminating I&I, and the system software program entries. Cobern Rasnick has spent a lot of time on the Maintenance Facilities Project at the west end of Town.

Infiltration/Inflow – We are still experiencing a lot of inflow during heavy rains, and we have had a lot of heavy rain. We investigate sources of I&I this time of year when the water table is high and we get a lot of rain. And then we sometimes have to wait for it to dry up some for us to replace sections of line where the inflow is getting in. Because of the high volume of inflow that we get during major storm events, we know the likely source of water is from one of the creeks. As pointed out previously, we know one of the problem areas is the old clay line on the north side of Little Limestone Creek from the courthouse to South Washington St. Cobern Rasnick is working on plans to replace sections of that very old line in early summer. We are also searching for old line connections to the new interceptor line on the southside of the creek. There were some aerial lines, above the creek, that if not properly cut off will put a tremendous amount of water into the sewer collection system when the creek gets up. We found one situation like that at S. Washington that was flowing a full pipe of creek water because it was not cut off properly from our system. Everything in our sewer operation is working very well, except when we are dealing with high levels of I&I. Even then, we are handling those high levels in the best manner possible. Our normal flow is a little over 500,000 gallons per day. During major storm events with a high-water table, we get between 2-4 million gallons per day. Our pump system at the influent pump station can pump up to 4 million gallons per day, so we are not overflowing at the influent pumps.

Cobern feels we are getting about \$100,000 gallons per day on a regular basis through infiltration. This is a regular flow through a wide variety of sources. The rest is inflow. The crew is currently making some repairs they found in Timber Ridge Subdivision and Holmes Drive. He is ordering seals for manhole lids and checking clean-outs as a source of inflow. Cobern feels that with what they have found thus far, it represents ¼ to ½ the I&I coming into the WWTP.

One big issue we are working on now is behind the Jackson Theatre and JRT. We have a large regular sewer flow coming from the Detention Center/Justice Center area, along with 11E businesses and residents in between that comes under Main Street and down the alleyway by the Jackson Theatre into an old manhole in front of Shane Adam's house (the historic Cunningham House) at the creek. Also, going to that line is flow from N. Cherokee Street area between College and 11E, flow from First Ave, and a lot of the flow on the northside of W. Main Street. That large volume eventually flows through the old clay tile on the

northside of Little Limestone Creek from the manhole down to S. Washington where it goes under the creek into the new interceptor.

We want to put in a new manhole just behind the Repertory Theatre building, go under the creek to a new manhole on the Eureka Inn property south of the creek but behind the JRT, and come out of that manhole with a new sewer line to the westside of First Ave. where there is an existing manhole with the newer interceptor line. If we take this large flow and get in out of the clay tile line into the large interceptor, we will definitely improve water quality in Little Limestone Creek and allow us to eliminate a large section of the clay tile line. We eventually want to eliminate it all, or to “slip line” it so it is sealed. We have to have Shane Adams’ cooperation, but there is no reason for him not to give us a new sewer easement because we have one on him that would be eliminated and we could take out the old brick manhole that sticks up a few feet out of the creek bank in front of his house. We also have to get an easement from Bill Kennedy across the Eureka Inn property on the southside of the creek, but the sewer would not impact use because that portion of his property is in the floodway and you can’t build on it anyway. Again, we know there is significant inflow in this area because we can check changes in volume from one manhole to the next.

Crockett H.S. Sewer – We are through with the project except waiting for the County to give us word to pump the remainder of the old package plant basin. This needs to be pumped just before the County takes the steps to implode it and cover it up.

Pump Station Elimination – Todd has looked at the elevations associated with the sewer line going into the A-Station off College Street, and the elevation of the culverts under 11E, and determined that we could gravity flow sewer through a box culvert if we can get TDOT’S permission to do so. We are setting up a meeting with TDOT to see how they will respond.

The gravity flow planning in the 5-Points area is on hold at the moment in order to see what happens with our various permit submittals associated with our developing a portion of our Rosenbaum property. Todd Wood said the elevation information also does not line up right, and we may need some additional surveying.

Water

Water Treatment – The variable drives are all in at the Rock House Road pump station along with the changes in the electrical panels. We are waiting for the large replacement valves to come in, and the T&B Construction will install the valves along with the third pump. They expect to have those installed by the end of March. We have to shut the Water Plant down when the installation is taking place, so everything must be in and everything ready to go when the installation occurs. T&B expects them to take 4 to 6 hours to install one of the large valves, so T&B will do one installation, Mark will fill up the system, the next day, and T&B will install the other valve the third day. Once the valves are in, the pumps can be isolated without shutting down the Water Plant or the pump station. We have a master meter measuring finished water going out of the plant that has failed. It is not that old, so a manufacturer rep. is coming to fix it. If the “fix” does not extend the time we will be down for the valve and pump installation, we will do it all at one time.

Mark Brumbach is still working on a custom carbon feed system, and we will implement his plan, which is very cost effective, if he verifies it will meet our needs.

Mark is also working with GRW on a long-range plan for increasing our production capacity at the Water Plant. The major component of the future improvement would be a Paul membrane filter that when put in place can provide filtration for 10 million gallons per day. We would double our production capacity

at the Water Plant, and we could do that with a very modest (in size) addition to the Filter Plant. We would also use our existing filters as a final “charcoal” type filter that would greatly improve taste and odor of the finished water. Mark says the Paul filters will greatly reduce any by-products issues in our system, and with the existing “charcoal” filter touch-up of our finished water Mark feels we will have the best water in the region.

By-Products Reduction – We have our quarterly test this week, and our staff are working hard not to have any issues. We have increased our carbon feed with our existing equipment at the intake as much as possible and performed a lot of flushing.

Water Loss – Mike McCracken has the pipe and materials in for the W. Main water line replacement from Oak Grove to 3rd Ave. That project eliminates the remaining 80-year cast iron line in that area. We are currently bidding out pipe and materials for replacing the cast iron line on E. Main Street from Longview Drive to where the 24” ductile iron line goes across E. Main at the McCoy property. We had multiple big leaks on this section of cast iron line during that very cold snap.

We have pipe and materials for three water line extension funded by Washington County. The three extensions are at Sliger Road, Treadway Trails, and Thornberg Road.

We have been operating fairly consistently with the water level in the Persimmon Ridge Reservoir over 50 feet. This is a major improvement, and indicates we have “tightened” up our system with all of the leak repairs. Mike is also currently working with GRW on zoning the Leesburg area of our water system.

Transportation

Jackson Blvd – Boones Creek Rd Intersection – Work is going along slowly because of the weather. Summers Taylor started working this week on the additional left turn lane on the westside of the intersection. We have removed and transplanted at Persimmon Ridge Park the Crepe Myrtles that were in the area of construction. This work is a big concern to us because the left turn onto the Boones Creek Road will have to be eliminated while construction is ongoing. We have discussed this concern with TDOT, and we will be monitoring the intersection throughout the day. Summers Taylor is supposed to work on the left turn lane from 9:00am – 3:00pm to minimize safety issues while they are working. There are going to be major traffic backup issues.

Persimmon Ridge Road & W. Main Street – TDOT has recently had a design review meeting, and utilities are currently moving out of the way. The project is supposed to be bid by May.

SR-81 at Persimmon Ridge Rd/Jackson Blvd – Glenn Berry is still working on a submittal to TDOT Nashville on a proposal for TDOT to undertake engineering services.

2nd Ave/Woodrow Ave. Intersection. – We have the asphalt in place that is needed to construct a curb. When the curb is constructed, we can backfill, landscape and finish the project. We are waiting to complete the work on Franklin Ave, a project that also needs a curb, so the two curb constructions can be combined.

N. Cherokee St./Smith Lane – We have asked McCoy Surveying to survey the 50-foot strip needed for the connector, and to work with Todd Wood on the actual layout of the connector. The survey will go to Jim Wheeler who needs it to prepare the deed. A request has been sent to the MPTO to assist with funding the traffic signal needed for 11E and Smith Lane. The request is receiving support from the mayors of Washington County and Johnson City.

Franklin Ave – The new 6” ductile iron water line is in place, and the existing meters have been tied into the new line. Malcolm Highsmith has got his Street Crew working on a repair project off 4th Ave, and that project should be completed this week, weather permitting. He will then move the crew to Franklin where we need to install drainage tile down the ditch line on the eastside of Franklin. Once the tile is in place, (it connects into a 24” tile we have already put in place under Spring Street), we will backfill with gravel over the tile, and put in a paving strip for a curb. Then we will have Gouge Contracting construct the curb down Franklin and at 2nd Ave. and Woodrow.

2nd Ave and Jackson Blvd – We expect to construct the right turn lane at 11E onto 2nd Ave after we complete Franklin Ave. We may be able to move to it sooner if we are having inclement weather, and we cannot work somewhere else.

Left Turn Lane 11E and West Hills Drive. – The BMA has approved our participation in the construction of a left turn lane from 11E onto West Hills Drive. The developer of the Dollar Tree is paying the cost of materials and has obtained permit approval from TDOT as well as obtaining a bond for the project. Malcolm Highsmith and Todd Wood have developed a materials list and cost, and that has to be paid before the project is initiated. This turn lane fits into the overall Master Plan for Jackson Blvd in this area. A church has brought property up the hill off West Hills Drive, so the turn lane becomes an even bigger issue. We have not committed to a time to start that project but expect to do it this spring.

Paving. – We will need to pave Franklin Ave., and we had already planned to pave a portion of West Hills Drive. We held off on paving West Hills Drive because of the Dollar Tree development, and now we will hold off on any paving past the Dollar Tree entrance off West Hills Drive until we see what is happening with the church project. We do not want to pave and have it torn up with construction equipment. Water Distribution has to bore under Jackson Blvd. in order to get a 6” water line up West Hills Drive. The church will be providing the cost of materials for the 6” line up West Hills Drive. That line needs to be in place as well before re-paving is initiated.

Grants

LPRF Grant – We just received the executed contract from TDEC on this project. The term began March 1st and ends February 28, 2020.

Tennessee Arts Commission Grant – Mary Sanger is working on the second activity for seniors with this grant to take place in April. The Christmas Dance at the McKinney Center was a tremendous success.

CDBG Façade Grant – Once we get approval from Rural Development to start working on the Jackson Theatre, we will bid out structural steel work and the Marquee’ sign as quickly as possible. These two components of the Jackson Theatre project have to be carefully coordinated.

Jackson Theatre – We have approval to start work in the Stage Door building, and the architect’s response to three issues raised in Rural Development’s plan review are supposed to be sent out this week. That response is necessary in order to move forward with the Jackson Theatre renovation. We have received the okay on the Request for Proposals format, and we got RD approval to fulfill the roll as the general contractor. That is a major step forward for the project.

McKinney Center Parking

This is still on the list because we have not backfilled behind the curbing on the west end of the parking lot. We cannot move dirt for final grading until the curb down Franklin is in place. When the curb is constructed, we will do all of the final grading including any activity spot.

Community Meetings

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

4. Approve the following Operations Manager Report:

The inmate crew worked at the Storytelling Center for the biggest part of the month. At this point, we are at a point at the Center that we have done about all we can do. A private contractor will probably have to finish that project.

The inmates completed painting the downstairs section. We also built a wall in the "green room" to conceal the electric panel boxes. We also fir stripped the walls and placed moisture resistant drywall on those walls, completed finish paint and trimmed the room out.

In addition, the inmates also refinished the outdoor patio furniture at the Senior Center. This furniture was stripped, sanded, and two coats of stain was applied. We began demolition in the Stage Door. This project basically consists of complete demolition to the interior. Once complete, it will house the lobby, concession area, and restrooms for the Jackson Theater.

I worked with Town staff this month to finalize the interior of the new garage building. I also worked with Todd Wood to complete all plans for submittal of approval to the various state departments to secure all the permits needed for the new garage site project. We should have all the approvals needed by the end of this month.

The Street Department began worked on the easement off of Fourth Avenue to the Wastewater pump station. This drive had become almost impassable. All work is complete on this project, we just need one good day to put asphalt down.

Once this is complete, we will allow the property owners on this drive to move their garbage containers near the entrance to the pump station. Hopefully, this will stop the dumping that constantly occurs on Fourth Avenue where these garbage totes now sit.

All the materials are in for the final phase of the Franklin Avenue project. I hope to wrap this project up in a couple of weeks. Once this is complete, we can get the curbing contractor in to install the curbing. While here, we will have them install the curb at Woodrow and Second and we can complete the backfill there as well.

The mason was finally able to get a couple of good days of weather to brick the driveway cut at the Billington property behind the courthouse. This project is now complete.

I have attached the updated project list to let you know where we are currently with these projects. It is my plan to have the Street Department complete the Fourth Avenue, Franklin Avenue, and Dollar Tree projects, then move to the garage site.

5. Approve the following Committee Reports: Historic Zoning Commission, Board of Zoning Appeals, Jonesborough Planning Commission, and Keep Jonesborough Beautiful Committee.
6. Approve the following Supervisor Reports: Water Distribution, Building Inspector, Water Park, McKinney Center, MBM Outreach Program, Police Department, Water Treatment, Fire Department, Street Department, Animal Control, Visitor Center Manager, JRT Artistic Director, Director of Tourism and Marketing, Solid Waste and Recycling, Environmental Services/Wastewater, Main Street Director and Senior Center.
7. Accept the resignations of Clint Hoilman and Anthony Shaun Mahon as Water Treatment Plant Operators.

8. Approve the hiring of Noah Worley as a Water Plant Operator I at Grade 7 Step 1 (\$28,564), subject to all pre-employment conditions including WorkSteps.
9. Approve the hiring of John Woods as a Water Plant Operator I at Grade 7 Step 1 (\$28,564,) subject to all pre-employment conditions including WorkSteps.
10. Approve the Special Event Permit Application from First Baptist Church of Jonesborough to hold an Easter Morning Sunrise Service at the Old Jonesborough Cemetery at 8:00 a.m., Sunday, April 1st, 2018, subject to the Town Attorney's review and acceptance of the Hold Harmless Agreement and proof of insurance.
11. Approve the Special Event Permit Application from the Schubert Cub to hold the annual Garden Gala in Jonesborough on June 2, 2018, with use of the International Storytelling Center front courtyard, Visitor Center, and assistance with tables and chairs, ticket sales, and promotions, as presented, subject to the Town Attorney's review and acceptance of the Hold Harmless Agreement and proof of insurance.
12. Approve holding Jonesborough Days with the events scheduled including Main Street and associated side streets being closed from 5:00 p.m., Thursday, June 28th, through Sunday night, July 1st, 2018, and Boone Street from approximately 9:30 a.m. – 11:00 a.m., on Saturday, June 30th, based on the Police Department's assessment of the need for traffic safety.
13. Approve St. Paddy's Fun Run and Shamrockin' on the Plaza, on March 16-17, 2018.
14. Approve the food, cleaning supplies, and paper goods bid from Reinhart Food Service for items needed by Wetlands Water Park for the 2018 season.
15. Approve the mowing bids for the Town properties as follows:
 - Jones Lawn Care to mow:
Senior Center, \$40; Stage Road Park, \$70; Mill Spring Park and Downtown Courthouse, \$80; Main Street Village pavilion and detention pond, \$25; Walnut Grove detention pond, \$25; Markley Creek Park, \$40; McKinney Center, \$35; Library, Visitors Center, and Oak Hill School/Duncan House, \$80.
 - Earth Effects to mow:
Persimmon Ridge Walkway, \$114.98; Wetlands Water Park, \$196.99; Persimmon Ridge Park, \$196.99; Medians, \$440; Depot Street Park, \$27.99; Old Jonesborough Cemetery, \$170; African American Cemetery, \$147.01; Detention Pond at Mountain View, \$26.99.
 - Snapp's to mow:
Persimmon Ridge Ball fields, \$185.
16. Approve the water line extension request by Jack White for 380 feet 6" ductile iron pipe on Taylor Drive, subject to the terms of the Jonesborough Water Line Extension Policy.

The next item on the agenda was the approval of the Financial Report. Ms. Miller said the Town's finances are in line with budgeted amounts through February, and tax collections are slightly ahead of where they were a year ago. Motion was made by Alderman Vest, seconded by Alderman Sell and duly passed to approve the Financial Report as presented.

Communications from the Mayor was the next item on the agenda. Mayor Wolfe said there are several things going on with our employees. He read the following items

from the prayer list: Tim Banner had surgery but is doing better; Malcolm Highsmith's wife had surgery on her wrist and is doing better; Skye McFarland's mother has been diagnosed with pancreatic cancer; Sheila Watson's husband had an emergency heart catheterization and had a stent put in and has kidney stones; William Foster's father passed away, and Matt Rice's father-in-law passed away. The Mayor said there was something else on the prayer list but it's a little awkward because it says that Virginia Causey will be 39 years old on Thursday, March 15th. Ms. Causey said she will be 70. Mayor Wolfe told Virginia she doesn't look or act 70 and that we love her.

Mayor Wolfe asked Jeff Ward to come up to accept the Employee of the Month Award. Mayor Wolfe read the following:

*I would like to nominate Jeffrey Ward for the honor of the Employee of the Month for March 2018. Most of us know Jeff well but for those who do not, I'd like to talk about him and the skill set he brings to the Street Department and to the Town of Jonesborough. Jeff has been with the Town for over 5 years now, so he is 'vested' with the Town, and as such, he is a great asset. Jeff brings the correct positive attitude to the Street Department and is always a great guy to partner with on any given project. Jeff brings a wide set of skills to the Street Department. Jeff also easily nails down the basics of being very dependable, timely, and considerate of the other workers' situations. Jeff has taken and passed many classes to build his knowledge of what to do in any situation the Street Department might undertake. Jeff has completed course work in traffic safety, flagging, rigging and traffic control design. Jeff is one of my main sources to collaborate with on traffic control design and set up. Many times, Jeff will have an alternate and better idea on traffic control. I very much value Jeff's input on traffic control design and implementation, sign design and placement, as well as project layout. Many times, Jeff will see an angle or aspect of a project that no one else sees from the outset. Many times, we go with Jeff's idea, and we save time or complication on a project. Jeff is very well behaved, respectful of his peers, and extremely organized. Jeff has designed several spreadsheet logs to track street sign inventory, equipment inventory and usage. I very much value the skills, value and heart that Jeff Ward brings to the Street Department. Jeff has an interesting insight and perspective that many times bring a better successful outcome to a given project. I think Jeff Ward is well worthy of the honor of Employee of the Month for the month of March 2018.
Submitted by: Malcolm Highsmith, Director of Street Department*

Mayor Wolfe thanked Jeff for his hard work and dedication to the Town.

Mayor Wolfe said there is a vacancy on the Senior Center Advisory Board. Motion was made by Alderman Vest, seconded by Alderman Sell and duly passed to appoint Joe Allison to serve on the Jonesborough Senior Center Advisory Board.

Mayor Wolfe read a Proclamation honoring Ernest McKinney on the fiftieth anniversary of his election as a Jonesborough Alderman, on April 4th, 1968.

INSERT Proclamation

Mayor Wolfe thanked Ms. McKinney for the contribution that her family has made to the Town of Jonesborough. Ms. McKinney thanked the people of Jonesborough and said to remember we are all our brothers' keepers.

Mayor Wolfe said the Board previously approved a new park to be built behind the Senior Center. He said this will be a fantastic facility and will end up being valued at \$1,000,000, with the Town contributing \$500,000 in land, labor and equipment, and the State of Tennessee contributing \$500,000. He said this is a great deal for the people of Jonesborough and will last for generations. He said part of what the park represents is not only commitment to the seniors of our Town but the health and well being of all the citizens of Jonesborough. He said when you think about honoring folks for things they have accomplished over time and have been involved in that have made a difference,

there are a couple of people who were instrumental in the Town's progress around the same time that Ernest McKinney was involved; those people were Lyle and Grace Haws who were each Mayor of Jonesborough at one time. He said there is a room in the Senior Center that is named for the Haws. He said he felt it would be appropriate for the Board to honor the Haws' service in Jonesborough by naming the new park after them. Mayor Wolfe said the Town has had many leaders over time, and he is very thankful for the Haws family. Mayor Wolfe recalled that he was recently Principal for the Day at Jonesborough Elementary School and noticed that Lyle Haws' name was on a plaque at the school. He said he would like to ask the Board to add this to the agenda to name the new park the "Lyle and Grace Haws Park". Motion was made by Alderman Countermine, seconded by Alderman Vest and duly passed to add to the agenda the naming of the park behind the Senior Center as the "Lyle and Grace Haws Park".

Mayor Wolfe said at the time of the park dedication, we would need a formal Resolution enumerating the contributions of the Haws family to Jonesborough. Alderman Vest said he is not prepared to vote on this and feels there should be more discussion because there are a lot of great families with a history in Jonesborough. Alderman Countermine said he did not know the Haws family but has heard a lot of stories about their contributions to the community. Mayor Wolfe said he felt it would be appropriate to address the naming of the park at this time. Alderman Sell said he feels this item should be deferred. Alderman Vest said it could be placed on next month's agenda. No vote was called for.

Mayor Wolfe addressed the Board and audience. He said about one and one-half years ago he lost his Grandmother who was eighty-nine years old: she was the last grandparent he had. He said she meant a lot to him, and she and his Granddaddy inspired him, and he had a special bond with his Grandmother. He said one of the things she use to say to him was that she was worried about him, but he was younger and dismissed those comments. She said she did not want him to end up like her. She said she was eighty-nine years old and not able to do a whole lot of anything anymore, and there were a lot of things she wished she had done but did not do because she was too busy. Mayor Wolfe said there are things we all do on a daily basis that we consider important. He said sometimes God hits the pause button, and if we look closely we may realize that we are not doing what we should be doing. He said he has been in a place like that for the last two or three months. He said he loves the Town of Jonesborough and the people of this Town, but he is not certain that serving as the Mayor is what he needs to be doing at this time in his life. He said he has spent a great deal of time praying about this and believes he should listen to the voice that has gotten louder telling him it is time to move on. He said he is very passionate about his beliefs and very committed to whatever he is involved in. He said in recalling his Grandmother's advice, he feels it is time for him to do something else. He said serving as the Mayor of Jonesborough has been the highest privilege that he has ever had. He said he has enjoyed getting to know the Town employees in a way in which he never would have been able to do if he had not served as Mayor. He said the Town has a tremendous staff, and they do a lot of jobs that are very difficult. He said the staff of the Town of Jonesborough is the best that you could ever imagine, and he is super proud of them, and they have inspired him. He said in thinking back over the last nine and a half years, the Town has accomplished a whole lot of things. He said he is very proud of the current Board and previous Boards. He said on the way to the Board meeting tonight that he and his wife, Jenny, drove by the Senior Center, McKinney Center, and the Farmers Market at the old EXXON Station; they glanced at the brick sidewalks and the street lights, the wonderful downtown we have, and they stopped at the Jackson Theatre. He said all these things were accomplished on behalf of the great people of the Town. He said the Jackson Theatre holds a lot for the future of Jonesborough, and the downtown is truly becoming a viable profit center for the future. He said the Board is committed to continue the progress on the Jackson Theatre project and others. He said the Board has approved a new city garage complex and the new city park where the current city garage is located. He said those are important projects, and he hopes the community will continue to support those projects and the Board will see those projects through to completion. He said in the last nine and a half years there has been a transformation in the Town. He said he realizes that some people do not like change

but change is necessary for the Town to grow, attract people to Jonesborough, and improve the quality of life. He said he had a quote by President Teddy Roosevelt on his wall when he was in college and now is in his office, and he has referred to it on occasions when he was at a crossroad. He read the following:

“It is not the critic who counts; not the man who points out how the strong man stumbles, or where the doer of deeds could have done them better. The credit belongs to the man who is actually in the arena, whose face is marred by dust and sweat and blood; who strives valiantly; who errs, who comes short again and again, because there is no effort without error and shortcoming; but who does actually strive to do the deeds; who knows great enthusiasms, the great devotions; who spends himself in a worthy cause; who at the best knows in the end the triumph of high achievement, and who at the worst, if he fails, at least fails while daring greatly, so that his place shall never be with those cold and timid souls who neither know victory nor defeat.”

Mayor Wolfe said he has often said there are two types of people that run for office: someone who wants to beat somebody or someone who wants to accomplish good things. He said he is proud of all that has been accomplished. He thanked the Board for all the opportunity that has been provided to him and for the fact that he has been allowed to serve with such a wonderful group of people. He said he is resigning as Mayor and encouraged the Board to continue the great path forward; there are many good things to work for and there are many good things going on. He said he would be a volunteer for anything that the Board would like for him to do. He thanked everyone for their love and support.

Vice Mayor Terry Countermine recessed the meeting for fifteen minutes to allow everyone to speak to Mr. Wolfe before he left.

Alderman Communications was the next item on the agenda. Alderman Vest said that he was shocked by Mayor Wolfe's resignation and that he felt Kelly Wolfe was the best Mayor the Town has ever had. He said he talked to Kelly about running again for Mayor in the fall, but Kelly said a lot of people do not support him. Alderman Vest said they talked for a long time and Kelly asked if he thought he could win the Mayoral election in November. He said he told Kelly that he was exactly what the Town needs and that he had made a real difference in this Town. He said Kelly Wolfe was a driving force in Jonesborough and with his background as a business man, was great for the Town: we have been very fortunate to have Kelly Wolfe as Mayor for nine and a half years. Alderman Vest said Mayor Wolfe has struggled with this decision for a while. Alderman Vest said he has had several conversations with Jerome Fitzgerald, former Alderman, who has been a servant to the Town and served on the Board for many years. He said he was disappointed that Mr. Fitzgerald had to resign as Alderman to run for County Commissioner but was excited that Mr. Fitzgerald would be a representative for the Town on the County Commission. He said we have had two big losses with Jerome Fitzgerald and Kelly Wolfe.

Alderman Sell said he has known Kelly Wolfe for many years and is as shocked as anyone else by his resignation. He said they had disagreements on various things but have always come together to make Jonesborough the best place to be. He said Kelly Wolfe has struggled with this decision for a long time. He said you get to the point that the wear and tear on you and your family will negatively affect you. He said Kelly started the foundation of what Jonesborough is trying to build. He said Kelly Wolfe talked him into running for Alderman because he felt that he would be neutral, not picking sides, and would look at things from all perspectives. He said he was glad he ran. He said we have made tremendous improvements in our infrastructure which has allowed more businesses and families to move to Jonesborough. He said he did not see the Mayor's resignation coming, but a person reaches a point when he has had enough and not necessarily in a negative way. He said Kelly has a lot going on with his business. He said he feels we can keep the Town moving forward with the right kind of people in place. He said Kelly Wolfe communicates well, is an excellent speaker, a visionary, and a great representative for the Town. He said the Town has an

unbelievable staff, and they do a great job because their hearts are in the right place; Kelly Wolfe's heart was always in the right place. He said the Board has always been able to agree to disagree and still get along for the good of the Town. He said we need to move forward, and with the support of the Town, we can continue to carry on the business of the Town.

Alderman Terry Countermine said he always considered Kelly Wolfe a very good friend and is disappointed at tonight's turn of events. He said he would like to encourage each one to think about the future of the Town because there is an election coming up this fall. He said leadership is very important for this Town. He encouraged everyone to talk to people who would be good leaders and to encourage them to be a public servant. He said the Board needs to do what is best for the citizens of Jonesborough. He said Kelly was a good front person for the Town and a good man and will be missed.

Town Attorney Comments was the next item on the agenda. Attorney Wheeler said the Cochran federal lawsuit was dismissed in its entirety. He said he would like to address the Board as to what needs to be done at this time. He said before this meeting Mayor Wolfe told him what he was going to do so he quickly did some research as to what needed to be done at this point. He said the Board will need to take action to accept the resignation of Jerome Fitzgerald as Alderman and Kelly Wolfe as Mayor, and the Board cannot take action on any business on the agenda without appointing another Alderman. He said the Board will have to determine who will serve as Mayor and added that the Vice Mayor could continue to serve if the Board so desired. He then advised the Board to move to accept the resignation of Alderman Jerome Fitzgerald and to appoint an Alderman replacement.

Vice Mayor Countermine asked if there were any citizens who would like to make comments at this time.

Dr. William E. 'Bill' Kennedy, 400 W Main Street, addressed the Board and asked that the Board consider appointing Adam Dickson to fill the unexpired term of Alderman Jerome Fitzgerald. Dr. Kennedy enumerated several reasons in support of Mr. Dickson's appointment.

Katelyn Yarborough, 109 E. Main Street, addressed the Board and asked that the Board consider appointing Adam Dickson to fill the unexpired term of Alderman Jerome Fitzgerald. She said he was a true servant for the Town and would work hard.

Jeff Dupre, 201 W. Woodrow Avenue, addressed the Board and said he had lived in Jonesborough for thirty-five years and worked for John Deere Company for twenty-six years. He said they collected food for the Second Harvest Food Bank, and Adam Dickson was highly involved in this effort. He asked that the Board consider appointing Adam Dickson to fill the unexpired term of Alderman Jerome Fitzgerald.

Attorney Wheeler said the first thing that needed to be done was accept the resignation of Alderman Jerome Fitzgerald. Motion was made by Alderman Vest, seconded by Alderman Sell and duly passed to accept the resignation of Alderman Jerome Fitzgerald.

The next item for consideration was the appointment of a replacement for the unexpired term of Alderman Jerome Fitzgerald. Alderman Vest said we have been privileged to have a good group of people on the Board and Jerome Fitzgerald has been one of them. He said as an Alderman Adam Dickson was a great addition to the Board and is a fine citizen of Jonesborough. He said this Board needs people like Adam Dickson. He added that there will be another position to fill on the Board in the near future. He said we need people to volunteer and step up like Adam Dickson is doing to keep our Town moving forward because we want to continue the great progress that has been made in the last ten years. Alderman David Sell said it is very rare to find a politician with a heart for public service, and he has never come across anyone who has the heart of a true public servant more than Adam Dickson. He said in

today's world it seems to be more about the money or what can you do for me. He said Adam Dickson is one of a rare breed of people whose heart is in the right place. He said Adam Dickson has served the Town in many capacities and is a vital part of this community. Motion was made by Alderman Vest, seconded by Alderman Sell, and duly passed to approve the appointment of Adam Dickson to fill the unexpired term of Jerome Fitzgerald who resigned his position on the BMA in order to run for a position on the County Commission. Vice Mayor Countermine asked Adam Dickson if he would accept the appointment of Alderman. Mr. Dickson responded that he would accept the appointment. Attorney Wheeler asked for a five-minute break to get the oath of office prepared for Mr. Dickson.

Attorney Wheeler administered the following oath of office to Alderman Dickson:

The next item on the agenda was the acceptance of the resignation of Mayor Kelly Wolfe. Motion was made by Alderman Sell, seconded by Alderman Countermine and duly passed to accept the resignation of Mayor Kelly Wolfe. Alderman Adam Dickson said there is not a better person than Kelly Wolfe. He said that Mr. Wolfe encouraged him as an Alderman to think for himself and to always do the right and decent thing. He said Mayor Wolfe will be greatly missed, and he has never met a finer more genuine person who wants to do what is right and decent for the Town of Jonesborough. Alderman Dickson said the Town had a true asset in Mayor Wolfe and it is sad that he is not still here on this Board.

Vice Mayor Terry Countermine said the next item to be discussed was the appointment of an Alderman to serve as Mayor. Vice Mayor Countermine said he would like to remain as Vice Mayor. He said there was a rumor that he was in bad health, but he said he is good health for a seventy-four-year-old man. He said he would like to nominate Chuck Vest as Mayor. Motion was made by Alderman Sell and seconded by Alderman Dickson to appoint Chuck Vest as Mayor for the remainder of the unexpired term of Kelly Wolfe. Upon call of the roll those voting aye: Alderman Sell and Alderman Dickson. Alderman Vest abstained. The motion passed.

Attorney Wheeler administered the following oath of office to Mayor Vest:

Mayor Vest said he appreciated the Board's confidence in appointing him Mayor. He said following Kelly Wolfe will be tough, but this Board will continue to move the Town forward. He said we have a beautiful Town, and we are going to take care of it.

Mayor Vest asked if there were any other Citizen Comments. There were none.

The first item under Old Business was an Ordinance annexing 140 Old Embreeville Road. Motion was made by Alderman Sell, seconded by Alderman Countermine, and duly passed to approve on second and final reading an Ordinance annexing the Greer property, Parcel 13.02 on Washington County Tax Map 060, at 140 Old Embreeville Road, and zoning it R-1 Residential.

INSERT ORDINANCE

The next item on the agenda was an Ordinance on sprinkler systems in one and two-family dwellings. Motion was made by Alderman Countermine, seconded by Alderman Sell, and duly passed to approve on second and final reading an Ordinance eliminating Ordinance Number 2017-06, passed on second reading on December 11, 2017, in its entirety and replacing it with sub-section 4-102(3), exempting the Town from requiring sprinkler systems in one and two-family dwellings.

INSERT ORDINANCE

The next item on the agenda was consideration of the TN Consolidated Retirement System (TCRS) employer contribution rate for the 2018-2019 fiscal year. Ms. Miller said this is the same rate as the current year. Motion was made by Alderman

Sell, seconded by Alderman Dickson, and duly passed to approve the employer contribution rate of 8.57% to continue in the TCRS program for the 2018-2019 fiscal year ending June 30, 2019.

The next item on the agenda was an Ordinance amending the Zoning Ordinance related to Incidental Home Occupations. Mr. Browning said he would encourage the Board to approve this on first reading and Alderman Dickson will have time to study it before the second reading. Alderman Sell asked if much of this Ordinance relates to parking concerns. Mr. Browning said a lot of people have small businesses in their homes, and they are supposed to get approval by the Jonesborough Planning Commission. He said most problems with these home businesses stem from people parking on the street and the resulting complaints. He added that some subdivisions have restrictions that forbid businesses in the subdivision. Motion was made by Alderman Sell, seconded by Alderman Countermine, and duly passed to approve on first reading an Ordinance amending Title 11, Chapter 5, Section 11-513, of the Jonesborough Municipal Code, related to Incidental Home Occupations.

ORDINANCE NO. 2018-04

ORDINANCE AMENDING THE JONESBOROUGH ZONING ORDINANCE REGARDING INCIDENTAL HOME OCCUPATIONS

WHEREAS, the Jonesborough Zoning Ordinance provides the opportunity in an R-1 (Low Density) residential District and other residential zones for a homeowner to operate an incidental home occupation within a residence provided certain conditions are met, and the home occupation is approved by the Jonesborough Regional Planning Commission, and

WHEREAS, it has been determined that certain aspects of the home occupation application to the Planning Commission need to be strengthened or clarified, then

NOW THEREFORE BE IT ORDAINED by the Board of Mayor and Aldermen that Title 11, Chapter 5, Section 11-513(5), Incidental Home Occupations is hereby amended by adding new subsections as follows:

11-513(5)(a)(xiii). Parking associated with home occupation must be accommodated on the property in which the occupation is taking place. A commercial vehicle must conform to requirements outlined in subsection 11-513(5)(c) of this chapter and may not be parked on the public street. Any vehicle associated with an employee may not be parked on the public street, unless there are parking spaces, public or private, that do not restrict the flow of traffic through the subdivision. If the applicant intends to park his or her vehicle on the public street as a result of the home occupation business activity, the applicant must:

(A) Provide justification for such street parking.

(B) Provide an explanation as to why such parking cannot be located on the property in which the home occupation will be undertaken.

(C) Show evidence of how any on-street parking resulting from the home occupation will not present a traffic safety concern to other residents within the subdivision.

11-513(5)(a)(xiv) The applicant must provide documentation of subdivision restrictions, if any, that might impact the appropriateness of the home occupation in the subdivision in which the residence involved is located. The applicant must declare "yes" or "no" if there are subdivision regulations that do apply. If yes, documentation of those restrictions must be provided in the application submittal. If subdivision restrictions impacting the appropriateness of a home occupation being permitted are submitted, the Planning Commission shall determine if the information provided should impact the Commission's determination, and the Commission may defer action

until any internal issue within the subdivision on the home occupation request is resolved.

11-513(5)(a)(xv) Before the Planning Commission takes action on an Incidental Home Occupation permit application, the following notification requirements should be met:

(A) Adjoining properties are sent notice of the Planning Commission meeting date and time along with a description of the request for an Incidental Home Occupation permit. When reasonable in a heavily populated subdivision, notification is encouraged to any additional households in close proximity to the home occupation applicant.

(B) If there is a subdivision homeowner's association, notification of the meeting date and time, and information summarizing the home occupation request and the residence involved will be sent to the mailing address of the homeowner's association in advance of the Planning Commission meeting in which the application will be discussed.

(C) If the subdivision has a designated person who facilitates communication within the subdivision, notification of the meeting date and time in which the home occupation application will be discussed and information summarizing the home occupation request shall be sent to the designated communications facilitator in advance of the Planning Commission meeting date.

BE IT FURTHER ORDAINED that subsection 11-513(b) is hereby amended in its entirety as follows:

11-513(b) A site plan shall be submitted to the Planning Commission showing ingress and egress and specific locations for all off-street parking associated with vehicles involved with the home occupation, and also for personal vehicle parking for occupants of the residence.

This Ordinance takes effect from and after its passage on second and final reading, the welfare of the Town of Jonesborough, Tennessee requiring it.

Motion was made by Alderman Sell and seconded by Alderman Countermine that the preceding ordinance be adopted on first reading. Those voting for the adoption thereof were: Alderman Sell, Alderman Countermine, Alderman Dickson

Those voting against: _____

PASSED ON FIRST READING March 12, 2018

CHUCK VEST, MAYOR

ATTEST:

ABBIE MILLER, RECORDER

APPROVED AS TO FORM

JAMES R. WHEELER, TOWN ATTORNEY

Motion was made by _____ and seconded by _____ that the preceding ordinance be adopted on second and final reading. Those voting for the adoption thereof were: _____

Those voting against: _____

PASSED ON SECOND READING _____

CHUCK VEST, MAYOR

ATTEST:

ABBEY MILLER, RECORDER

APPROVED AS TO FORM

JAMES R. WHEELER, TOWN ATTORNEY

The next item on the agenda was the agreement with Johnson City Emergency Repair Service for traffic signal repairs. Motion was made by Alderman Countermine, seconded by Alderman Dickson, and duly passed to approve the Traffic Signal Service Agreement with Johnson City as follows:

INSERT AGREEMENT

The next item on the agenda was a Resolution for a capital outlay note for the construction of a new fleet maintenance facility. Mayor Vest said this is a lower amount that initially was discussed. Mr. Browning said it is a lower amount than the initial \$750,000 discussed because we have reserve funds that can take care of a portion of the construction. He added that this is a follow-up from last month's approval of the capital outlay note because we have to pass a resolution to proceed with the loan. Mayor Vest said this new maintenance facility will impact the Town's future and should serve our purposes for at least forty years. Motion was made by Alderman Countermine and seconded by Alderman Sell to approve a Resolution authorizing the issuance of a \$500,000 capital outlay note for five (5) years with an interest rate not to exceed 3.5% for the purpose of construction of a fleet maintenance facility and the necessary site development work. Those voting aye: Alderman Countermine and Alderman Sell. Alderman Dickson abstained due to lack of knowledge of the project. The motion passed.

INSERT RESOLUTION

The next item on the agenda was the renewal of a Certificate of Compliance for Retail Food Store – Wine Sales for Ingles. Motion was made by Alderman Sell, seconded by Alderman Countermine, and duly passed to approve the Certificate of Compliance for Retail Food Store - Wine Sales for Ingles Market, Store #398, at 1200 W. Jackson Blvd in Jonesborough subject to the Police Department's receipt and review of "clean" national background searches on the Store Manager and CEO. Ms. Miller said she is waiting on one background check, and will hold the certificate pending the receipt of the certificate.

There being no further business the meeting was duly adjourned.

ABBEY MILLER, RECORDER

CHUCK VEST, MAYOR