

BOARD OF MAYOR AND ALDERMEN

CALLED MEETING

JULY 24, 2024

The Board of Mayor and Aldermen (BMA) met in a Called Session on Wednesday, July 24, 2024, at 6:30 p.m., at Town Hall, 123 Boone Street, Jonesborough, TN.

Mayor Chuck Vest called the meeting to order. Alderman Dickson led the group in an opening Prayer, and Mayor Vest led the pledge to the Flag.

Upon call of the roll those present were: Mayor Chuck Vest, Alderman Virginia Causey, Alderman Terry Countermine, Alderman Adam Dickson and Alderman Kelly Wolfe. Also present were: Town Administrator Glenn Rosenoff, Town Recorder Janet Jennings, Operations Manager Craig Ford, and Attorney Jim Wheeler.

Mayor Vest asked if anyone was present for Public Comments. Tom McNeese, 1008 Allison Drive, Jonesborough, TN, said he wanted to commend Chris Craig and the Solid Waste Department for their great service on the brush collection service. Mayor Vest thanked Tom McNeese for his comments.

The first item on the agenda was first reading of an Ordinance for the FY23-24 Budget Amendments for the General Fund, Solid Waste Fund, and Drug Fund. Mayor Vest asked the Aldermen if they had questions or comments. With there being none, Alderman Wolfe made the motion to approve on first reading Ordinance No. 2024-05 Amending the Fiscal Year 2023-2024 Budget for the General, Solid Waste and Drug Funds.

INSERT ORDINANCE

The next item on the agenda was first reading of Ordinance No. B-24-01 Adopting the annual General Fund, Solid Waste Fund, Jackson Theatre Fund, and Drug Fund Budgets and Property Tax Rate for the Fiscal Year Beginning July 1, 2024 and Ending June 30, 2024. Mayor Vest expressed his thanks to the Aldermen and Town staff for working as hard as they did on this budget, it wasn't easy because costs have gone up greatly. Mayor Vest announced that the Town's new certified tax rate is \$0.9662 per \$100 assessed value versus last year's \$1.20. Mayor Vest asked the Alderman if they had any questions or comments. Alderman Wolfe said people are concerned about growth in Jonesborough, and that is what funded many things the we needed to do for the people in Jonesborough in a very inflationary environment. Alderman Wolfe said there are benefits to growth, you can have too much, but in this case the growth that the town has experienced enables us to do the things we needed to do. Alderman Dickson said he is grateful that we were all able to come together on the FY24-25 budget. Alderman Causey requested that staff advertise for the open positions as soon as possible. With there being no further comments, Mayor Vest called for a motion. Alderman Wolfe made the motion, seconded by Alderman Dickson, to approve on first reading Ordinance No. B-24-01 adopting the annual budget for General Fund, Solid Waste Fund and Drug Fund and setting the tax rate for the fiscal year beginning July 1, 2024 and ending June 30, 2025. The motion was duly passed.

INSERT ORDINANCE

The next item on the agenda was first of Ordinance No. B-24-02 Setting the Garbage Collection Fees Within the Town of Jonesborough. Mayor Vest said there were no changes or increase to the rates, and asked the Aldermen if they had questions or comments. With there being none, Alderman Causey made the motion to approve on first reading Ordinance No. B-24-02 establishing the necessary funds for the operation, maintenance and the debt service of the Solid Waste Department for FY2024-2025, Alderman Dickson seconded the motion and it was duly passed.

INSERT ORDINANCE

The next item on the agenda was first reading of Ordinance No. B-24-03 Establishing Water and Sewer Rates to Provide the Necessary Funds for the Operation, Maintenance and the Debt Service of the Jonesborough Water and Sewer Systems. Mayor Vest said there is no changed to the residential water and sewer rates, but commercial customers will see a \$2.00 increase per 1,000 gallons after 5,000 gallons. Mayor Vest asked the Aldermen if they had questions or comments. With there being none, Alderman Countermine made the motion to approve on first reading Ordinance No. B-24-03 establishing the necessary funds for the operation, maintenance and the debt service of the Jonesborough Water and Sewer systems for FY2024-2025. Alderman Causey seconded the motion and it was duly passed.

INSERT ORDINANCE

The next item on the agenda was first reading of Ordinance No. 2024-06 Amending Jonesborough Municipal Code Title 4, Chapter1 Building Code. Mayor Vest asked the Aldermen if they had questions or comments. With there being none, Alderman Dickson made the motion to approve on first reading Ordinance No. 2024-06 amending the Jonesborough Municipal Code Title 4, Chapter 1, Building Code, Sections 4-105 and 4-106 increasing building permit and plan review fees as part of the FY2024-2025 budget. Alderman Countermine seconded the motion and it was duly passed.

INSERT ORDINANCE

The next item on the agenda was the FY2024-2025 Employee Compensation Plan. Mayor Vest asked the Aldermen if they had questions or comments. With there being none, Alderman Countermine made the motion to approve the FY2024-2025 Employee Compensation Plan, as presented. Alderman Causey seconded the motion and it was duly passed.

INSERT COMPENSATION PLAN & JOB DESCRIPTIONS

The next item on the agenda was approval of Resolution No. B-24-01 Establishing a Budget for the Water/Sewer Fund for Fiscal Year Ending June 30, 2025. Mayor Vest asked the Aldermen if they had questions or comments. With there being none, Alderman Wolfe made the motion to approve Resolution No. B-24-01 Establishing a Budget for the Water/Sewer Fund for Fiscal Year Ending June 30, 2025, as presented. Alderman Causey seconded the motion and it was duly passed.

INSERT RESOLUTION

The next item on the agenda was approval of a Market Study to establish the average land value on the Water Transmission Line Project and to base the easement values. Doyle Dukes, D&D Easement Service has provided input in suggesting a range between 12 to 20 cents per square foot. The main example from Mr. Dukes is as follows: (1) Establishing property values equating to just under \$21,000 per acre; (2) \$21,000 equates to 48 cents per square feet; (3) Easements have a 25% fee value of the property; (4) 25% of 48 cents per square feet is 12 cents per square feet; (5) 12 cents per square feet is the starting range on easements; and (6) The overall range will be between 12 cents to 20 cents per square feet. Additionally, there is also a landscaping cost because some owners are glad to have trees removed and do not expect compensation but others want to be paid. Mr. Duke included these details as some compensation may be necessary for landscaping features to be removed as part of securing the easement. Mayor Vest asked the Aldermen if they had questions or comments. With there being none, Alderman Countermine made the motion to approve Mr. Doyle Dukes, D&D Easement Service recommendation to accept a range between 12 to 20 cents per square foot for acquiring easements for those properties as part of the Water Transmission Line project, and including a landscaping cost (if needed), as presented. Alderman Wolfe seconded the motion and it was duly passed.

There being no further business the meeting was duly adjourned.

JANET JENNINGS, RECORDER

CHUCK VEST, MAYOR