

A MEETING OF THE BOARD OF COMMISSIONERS OF THE CITY OF JOHNSON CITY, TENNESSEE was held in the Commission Chambers of the Municipal and Safety Building, 601 East Main Street, Johnson City, Tennessee on Thursday, September 1, 2016.

PRESENT: Mayor Clayton Stout, Vice-Mayor David Tomita, Commissioners Jeff Banyas, Jenny Brock and Ralph Van Brocklin, Pete Peterson, City Manager, and Janet Jennings, City Recorder.

Mayor Clayton Stout called the meeting to order at 6:02 p.m.

At this time, Pastor Matthew Barber, Open Door Tabernacle, gave the invocation, which was followed by the pledge of allegiance.

Upon motion by Commissioner Jeff Banyas, seconded by Vice-Mayor David Tomita, the following resolution was offered for adoption. The motion **carried** by five ayes. There were no nay votes.

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF JOHNSON CITY, That the addition to the agenda of the consideration of two (2) temporary occasion licenses to sell beer for the Blue Plum Organization at the Founder's after Five events to be held at Founders Park on September 9 and 16, 2016, be and the same is hereby approved.

Upon motion by Commissioner Ralph Van Brocklin, seconded by Commissioner Jeff Banyas, the following resolution was offered for adoption. The motion **carried** by four ayes. Mayor Clayton Stout abstained from the vote. There were no nay votes.

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF JOHNSON CITY, That the minutes for the Special Called Meeting held on Thursday, August 18, 2016, be and the same are hereby approved.

Upon motion by Commissioner Jenny Brock, seconded by Vice-Mayor David Tomita, the following resolution was offered for adoption. The motion **carried** by four ayes. Mayor Clayton Stout abstained from the vote. There were no nay votes.

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF JOHNSON CITY, That the minutes of the regularly scheduled City Commission Meeting held on Thursday, August 18, 2016, be and the same are hereby approved.

At this time, Mayor Clayton Stout presented a proclamation recognizing Suicide Prevention Month. Heatherly Sifford, Health Educator, Washington County Health Department, and Sarah Lamb were present to accept.

- Whereas* suicide is one of the most disruptive and tragic events a family and community can experience, and awareness, education and treatment are the keys to preventing further suffering and loss of life; and
- Whereas* approximately 30,000 Americans commit suicide every year, with one suicide every 16.2 minutes on average, and each those suicides intimately affecting at least six other people; and
- Whereas* according to the Tennessee Department of Health, suicide is the 10th leading cause of all deaths in our state, and veterans, active-duty military personnel, and National Guardsmen face a disproportionate risk as compared to the general population, with more dying from suicide than combat; and
- Whereas* Tennessee is a national leader in the effort to prevent suicide, being one of the first states to develop a suicide prevention and evaluation plan, which helps reduce the risk of human self-destruction.

Now, Therefore, I, W. Clayton Stout, Mayor of the City of Johnson City, Tennessee, do hereby proclaim September 2016

SUICIDE PREVENTION AWARENESS MONTH

in Johnson City, Tennessee, and urge our citizens to learn about the risk factors and warning signs so that we may help prevent suicide and the devastation it creates for those affected by these tragedies.

In Witness Whereof, I have hereunto set my hand and caused the Official Seal of the City of Johnson City, Tennessee, to be affixed this 1st. day of September, 2016.

/s/ Clayton Stout

W. Clayton Stout, Mayor

At this time, Mayor Clayton Stout presented a proclamation recognizing Hunger Awareness Month. Shelly Huber, Second Harvest Food Bank, was present to accept.

- Whereas* hunger and poverty are issues of concern in the United States, the Tennessee and Johnson City, and citizens locally are committed to working with Second Harvest Food Bank of Northeast Tennessee and hunger relief agencies to educate people about the role of food banks and hunger relief programs in addressing hunger; and
- Whereas* there are nearly 98,300 people living in poverty in Northeast Tennessee, with more than 41,000 of them being children, many of whom rely upon food assistance from Second Harvest and its network of partner agencies; and

Whereas Second Harvest Food Bank of Northeast Tennessee – a member of Feeding America, the nation’s largest hunger relief organization – has led the effort to end hunger in Northeast Tennessee for 30 years serving the eight-county region including Johnson City by securing and distributing food to non-profit organizations and food bank programs; and

Whereas food banks across the country, including Second Harvest Food Bank of Northeast Tennessee, are holding events and activities throughout the month of September to raise awareness and encourage the involvement of our community to help reduce hunger.

Now, Therefore, I, W. Clayton Stout, Mayor of the City of Johnson City, Tennessee, do hereby proclaim September

HUNGER ACTION MONTH

in Johnson City, Tennessee, and September 8 as “Hunger Action Day” and encourage fellow citizens and businesses of Northeast Tennessee to join in supporting the Second Harvest Food Bank of Northeast Tennessee and its partner agencies in this effort to secure additional resources for the communities.

In Witness Whereof, I have hereunto set my hand and caused the Official Seal of the City of Johnson City, Tennessee, to be affixed this 1st day of September, 2016.

/s/ Clayton Stout

W. Clayton Stout, Mayor

At this time, City Manager Pete Peterson stated that the Parks and Recreation, Police, and Public Works Dashboard presentations will be **deferred** until the September 15, 2016, regularly scheduled City Commission meeting, at the request of the Commission.

At this time, Mayor Clayton Stout opened the public input session. No one spoke.

Upon motion by Commissioner Jeff Banyas, seconded by Vice-Mayor David Tomita, the following resolution was offered for adoption. The motion **carried** by five ayes. There were no nay votes.

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF JOHNSON CITY, That a Certificate of Compliance for Phil Scharfstein, Rena Scharfstein, and Melanie Bowman, d/b/a Appalachian Basin Assets, d/b/a One Stop Wines & Spirits North Roan, 2710 North Roan Street, Johnson City, Tennessee, be and the same is hereby approved. Phil Scharfstein was present.

Upon motion by Commissioner Jenny Brock, seconded by Commissioner Jeff Banyas, the following resolution was offered for adoption. The motion **carried** by five ayes. There were no nay votes.

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF JOHNSON CITY, That two (2) temporary occasion licenses to sell beer for the Blue Plum Organization at the Founder's after Five events to be held at Founders Park on September 9 and 16, 2016, Johnson City, Tennessee, be and the same are hereby approved. Jennifer was present.

Upon motion by Commissioner Ralph Van Brocklin, seconded by Commissioner Jeff Banyas, the following resolution was offered for adoption. The motion **carried** by five ayes. There were no nay votes.

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF JOHNSON CITY, That the re-appointments of Jondalyn Armstrong, Non-Profit Sector Representative, Judy Martelli, Mountain Home Neighborhood Representative, H. Lauren Johnson, Community at Large, Representative, Laura Kelly, Homebuilder's Association Representative, John Baker, West Davis Park Neighborhood Representative, Jimmy Mucha, Realtor's Representative, and Colin Johnson, Historic East Avenues Representative, and the appointments of Stephen Dixon, Lenders Representative, Bill Forester, Development Organizations Representative, James Tinner, Keystone and King Springs Neighborhood Representative, and Lisa Evans, Faith Based Organizations Representative, to the City's Housing & Community Development Advisory Board, be and the same are hereby approved.

Upon motion by Commissioner Ralph Van Brocklin, seconded by Commissioner Jeff Banyas, the following resolution was offered for adoption. The motion **carried** by five ayes. There were no nay votes.

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF JOHNSON CITY, That the appointments of Vanessa Mayoraz, David Kalwinsky, Mary Nees, Sarah Nobles and Sheri Earnhart to the Public Art Committee, be and the same are hereby approved.

Upon motion by Commissioner Ralph Van Brocklin, seconded by Commissioner Jenny Brock, the following resolution was offered for adoption. The motion **carried** by five ayes. There were no nay votes.

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF JOHNSON CITY, That the reappointment of Joy Fulkerson and the appointments of Tony Warner and Mary Stout to the Johnson City Public Library Board, be and the same are hereby approved. Commissioner Ralph Van Brocklin stated that he will be stepping down from his position on the Johnson City Public Library Board but will remain involved.

Upon motion by Commissioner Ralph Van Brocklin, seconded by Commissioner Jeff Banyas, the following resolution was offered for adoption. The motion **carried** by five ayes. There were no nay votes.

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF JOHNSON CITY, That a street closing on Thursday, September 8, 2016, from 4:30 p.m. until 11:00 p.m., as requested by the Downtown Johnson City Foundation for the Bootleg Bash, be and the same is hereby approved.

Upon motion by Commissioner Jeff Banyas, seconded by Vice-Mayor David Tomita, the following resolution was offered for adoption. The motion **carried** by five ayes. There were no nay votes.

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF JOHNSON CITY, That a street closing on Saturday, December 3, 2016, from 8:30 a.m. until 10:30 a.m., as requested by the Girls on the Run of Northeast Tennessee for the Girls on the Run 5K Road Race, be and the same is hereby approved. Jessica Thomas was present.

Upon motion by Commissioner Ralph Van Brocklin, seconded by Commissioner Jeff Banyas, the following resolution was offered for adoption. The motion **carried** by four ayes. Commissioner Jenny Brock voted nay.

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF JOHNSON CITY, That the Consent Agenda for September 1, 2016, be and the same is hereby approved.

CONSENT AGENDA:

A. GENERAL:

i. Special Events Review Committee

Consider approval of standardized 5K & 10K course maps associated with all new Special Event Permit applications requesting street closures to accommodate 5K & 10K road races within the City of Johnson City

ii. Purchasing Department

Consider certain items from Information Technology, Police Department & Public Works-Street Division as surplus

iii. Water & Sewer Services

Consider authorizing Mayor to execute Raftelis Task Order #5 for Capital Delivery Financial Planning

iv. Water & Sewer Services

Consider authorizing Mayor to execute Clean Tennessee Energy Grant

v. Transit

Consider formal approval of TrAMS application for additional Federal Transit Administration (FTA) Section 5339 Bus and Bus Facilities Program capital funds

vi. **Fire Department**

Consider request to accept SAFER Grant (Staffing for Adequate Fire & Emergency Response) in the amount of \$493,080

vii. **Administration**

Consider proposal from McCurry Environmental Consulting for required asbestos monitoring during the Langston High School demolition

viii. **Public Works Department**

Consider Change Order #3 in the amount of \$19,073.53 for Summers-Taylor for protection of the ESG gas line on the VA Access Rd Project

B. INVOICES:

i. Summers-Taylor, Inc. \$74,667.06

Public Works Department ~ Invoice #102618

VA Access Road Project

Funding Source: Federal, State & 20% Local Match

ii. S&ME / Littlejohn Engineering \$652.50

Public Works Department ~ Invoice #752697

Cobb Creek Storm Water Study

Funding Source: Storm Water Fund

iii. Rodefer Moss & Company, PLLC \$15,000.00

Finance

Progress payment for FY 2016 School Activity Fund Audit

Funding Source: General Purpose School Fund

iv. Littlejohn Engineering \$7,203.60

Water & Sewer Services

Division St., North SOF/I-26, Upper King Creek Sewer Rehab Projects

Funding Source: Budgeted Expense & Bond Funded

- v. CDM Smith \$35,418.54
 Water & Sewer Services
 Brush Creek & Knob Creek WWTP Improvements
 Funding Source: Bond Funded

- vi. Frizzell Construction \$150,974.57
 Water & Sewer Services ~ Pay Request #5
 Brush Creek & Knob Creek WWTP Improvements
 Funding Source: Bond Funded

- vii. W&O Construction \$70,730.72
 Water & Sewer Services ~ Pay Request #5
 Hypochlorite Storage @ Watauga Water Plant
 Funding Source: Bond Funded

- viii. LDA Engineering \$47,025.00
 Water & Sewer Services ~ Work Order #5
 Tannery Knob Water Tank Replacement
 Funding Source: Bond Funded

- ix. Mike Smith Pump Services \$117,583.88
 Water & Sewer Services ~ Pay Request #2
 Galvanized Waterline Replacement
 Funding Source: Budgeted Expense

- x. Burleson Construction Co. \$20,151.58
 Water & Sewer Services ~ Pay Request #5
 State of Franklin Water Booster Station Improvements
 Funding Source: Bond Funded

- xi. Burleson Construction Co. \$12,579.90
 Administration
 Freedom Hall Civic Center Renovations & Additions
 Funding Source: Bond Funded

- xii. HVAC, Inc. \$582,798.02
Administration ~ Pay Request #12
Freedom Hall Civic Center Renovations & Additions
Funding Source: Bond Funded

- xiii. Mechanical Design Services \$5,630.17
Administration
Freedom Hall Civic Center Renovations & Additions
Funding Source: Bond Funded

- xiv. Shaw & Shanks Architects \$7,987.72
Administration ~ Invoice #11
Freedom Hall Civic Center Renovations & Additions
Funding Source: Bond Funded

- xv. BurWil Construction Co. \$612,292.25
Administration ~ Pay Request #5
Freedom Hall Civic Center Renovations & Additions
Funding Source: Bond Funded

C. BIDS

i. ITB #6056

Eco-Tech, Inc. \$34,200.00

Purchasing for Water & Sewer Services

Air Release Valves Contract

Funding Source: Rate Funded Capital

TABULATION OF BIDS
 CITY OF JOHNSON CITY, TN
 AUGUST 18, 2016 - 1:30 PM
 ITB #6056 AIR RELEASE VALVES
 WATER/SEWER DEPARTMENT

Item #	QTY	Description	Eco-Tech Inc.		Guthrie Sales		Walter A. Wood	
			Unit	Total	Unit	Total	Unit	Total
1	1	1" Nominal Dia Air/Vacuum Valve	\$ 209.00	\$ 209.00	\$ 411.00	\$ 411.00	\$ 250.00	\$ 250.00
2	1	1.5" Nominal Dia Air/Vacuum Valve	\$ 209.00	\$ 209.00	\$ 643.00	\$ 643.00	x	x
3	1	2" Nominal Dia Air/Vacuum Valve	\$ 361.00	\$ 361.00	\$ 643.00	\$ 643.00	\$ 859.00	\$ 859.00
4	1	1" Nominal Dia Air Release Valve	\$ 80.00	\$ 80.00	\$ 136.00	\$ 136.00	\$ 250.00	\$ 250.00
5	1	1.5" Nominal Dia Air Release Valve	\$ 80.00	\$ 80.00	\$ 467.00	\$ 467.00	x	x
6	1	2" Nominal Dia Air Release Valve	\$ 227.00	\$ 227.00	\$ 467.00	\$ 467.00	\$ 859.00	\$ 859.00
7	10	1" Nominal Dia Combination Valve	\$ 313.00	\$ 3,130.00	\$ 578.00	\$ 5,780.00	\$ 250.00	\$ 2,500.00
8	50	2" Nominal Dia Combination Valve	\$ 473.00	\$ 23,650.00	\$ 788.00	\$ 39,400.00	\$ 859.00	\$ 42,950.00
9	1	3" Nominal Dia Combination Valve	\$ 1,523.00	\$ 1,523.00	\$ 837.00	\$ 837.00	\$ 1,185.00	\$ 1,185.00
10	1	4" Nominal Dia Combination Valve	\$ 1,929.00	\$ 1,929.00	\$ 1,846.00	\$ 1,846.00	\$ 1,541.00	\$ 1,541.00
11	1	6" Nominal Dia Combination Valve	\$ 2,802.00	\$ 2,802.00	\$ 2,178.00	\$ 2,178.00	\$ 2,832.00	\$ 2,832.00
		Grand Total		\$ 34,200.00		\$ 52,808.00		\$ 53,226.00

X= no bid
 Darlings: Feuchttree Valves & Equipment, Eco-Tech Consultants

RECOMMEND ACCEPTANCE OF LOW BID, AS CIRCLED ABOVE. ESTIMATED ANNUAL COST: \$ 34,400. TO BE ORDERED AS NEEDED FOR A ONE YEAR PERIOD

ii. **ITB #6059**

Various Vendors\$149,687.41

Purchasing for Water & Sewer Services

Water Distribution Items

Funding Source: Budgeted Expense

TABULATION OF BIDS
 CITY OF JOHNSON CITY, TENNESSEE
 AUGUST 15, 2016 - 2:00 PM
 ITB #6059 WATER DISTRIBUTION ITEMS
 WATER/SEWER DEPARTMENT

QTY	Description	G & C Supply		Ferguson Enterprises		Consolidated Pipe	
		Unit Cost		Unit Cost		Unit Cost	
1	3/4" Reed Drill Tap Catalog # DT75 Item Code # 04390 *No substitutions	\$ 125.99		\$ 134.48		\$ 137.57	
2	Reed tapping grease in pint can	\$ 21.59		\$ 23.04		\$ 23.55	
3	100 2" Valve Box Riser	\$ 7.07		\$ 6.86		\$ 5.83	
4	5 6" K-81 4.5" hydrant extension	\$ 308.45	x			\$ 217.80	
5	5 12" K-81 4.5" hydrant extension	\$ 369.95	x			\$ 252.23	
6	5 6" ADV 4.5" hydrant extension	x	x			\$ 203.80	
7	75 K-81 4.5" break away/ traffic repair kit	\$ 159.07	x			\$ 95.20	
8	25 ADV 4.5" break away/traffic repair kit	x	x			\$ 90.33	
9	12000 1/4" Copper Water Service Tubing, Type K, Soft Temper, Domestic Manufacture Only, in 60 ft.	\$ 2.16		\$ 2.83		\$ 2.13	
10	150 1-1/2" X 4" brass nipple	\$ 7.37		\$ 7.03		\$ 7.20	
11	150 1/2" close brass nipple	\$ 0.95		\$ 0.87		\$ 0.91	
12	150 1-1/2" close" brass nipple	\$ 3.83		\$ 3.65		\$ 3.75	
13	50 2" X 8" brass nipple	\$ 18.83		\$ 17.80		\$ 18.14	
14	100 2" brass 3 part union	\$ 26.28		\$ 25.01		\$ 26.84	
15	50 2" Brass Pipe in 12' joints	\$ 28.72		\$ 22.96		\$ x	
16	50 2" Brass IP Threaded street 90 Bend 1/4" pack joint 90 for CTS. Ford part# L44-33NL or approved equal*	\$ 20.77		\$ 19.81		\$ 21.29	
17	75 3/4 x 3/4 x 1 CTS pack joint Tee Ford part#T444.	\$ 16.09		\$ 16.34		\$ 15.30	
18	75 3/4 x 3/4 x 1 CTS pack joint WYE FORD PART #Y44-243 NL or approved equal*	\$ 32.10		\$ 32.59		\$ 30.50	
19	75 1/2" Curb Stop IP X CTS Pack Joint Ford part#	\$ 25.77		\$ 26.16		\$ 24.55	
20	150 1" x 1/2" Brass Bushing	\$ 41.08		\$ 41.71		\$ 37.80	
21	100 1" x 1/2" Brass Bushing	\$ 2.31		\$ 2.20		\$ 2.36	
22	200 5/8" Meter Resetter Ford # V41-7W or approved equal*	\$ 21.22		\$ 21.15		\$ 20.25	
23	150 approved equal*	\$ 60.65		\$ 61.59		\$ 56.00	

TABLATION OF BIDS
 CITY OF JOHNSON CITY, TENNESSEE
 AUGUST 15, 2016 - 2:03 PM
 ITB #6059 WATER DISTRIBUTION ITEMS
 WATER/SEWER DEPARTMENT

Item #	QTY	Description	G & C Supply Unit Cost	Ferguson Enterprises Unit Cost	Consolidated Pipe Unit Cost
24	200	5/8" Meter Line setter Ford # LSV-41-133 W-G or approved equal*	\$ 63.55	\$ 64.52	\$ 63.10
25	300	5/8" x 1/2" Line Setter Ford- LSV41-233 W-G NL or approved equal*	\$ 65.59	\$ 66.60	\$ 65.90
26	500	3/4" male x cts pack joint Ford C84-33 or approved equal*	\$ 10.22	\$ 10.38	\$ 9.65
27	300	3/4" Female x cts pack joint Ford C14-33 or approved equal*	\$ 10.75	\$ 10.91	\$ 10.15
28	500	3/4" Brass pack joint union Ford part# C44-33 NL or approved equal*	\$ 12.45	\$ 12.64	\$ 11.75
29	4032	8" SDR 35 PVC Pipe	\$ 2.60	\$ 2.58	\$ 2.59
30	2450	6" SDR 35 PVC Pipe	\$ 1.44	\$ 1.43	\$ 1.45
31	2000	4" SDR 21 PVC Pipe	\$ 1.20	\$ 1.19	\$ 1.21
32	50	6.66 Sewer saddle with 48" strap range 8", 14.40 romac #218-6664U no substitutions, 12" Wedge Container Gland with bolts and gaskets for DI Pipe	\$ 93.79	\$ 81.70	\$ 91.75
33	200	6" MJ 90 Bend	\$ 50.45	\$ 63.00	\$ 59.70
34	10	8" MJ 90 Bend	\$ 45.70	\$ 44.04	\$ 41.50
35	15	8" MJ 90 Bend	\$ 66.49	\$ 64.06	\$ 59.58

*price error

x = No Bid
 Decline: Najtes, Process Supply
 No Response: HD Supply Waterworks, Roland Company, Empire Pipe & Supply, Jefferson Supply, Johnstone Sales, Johnson Supply, Graybar Electric, Hayes Pipe Supply, McInnis Plastic, Walker A. Wood Supply, Industrial Plastic Works, Griffin Pipe Products, John Deere, Modern Supply Company, WESCO, Dineen Mechanical, CTD, American Mechanical, Empire Pipe & Supply, T & R Services, US Pipe & Foundry

D. PURCHASES

- i. James Crouch Garage \$30,000.00
 Purchasing for Fleet Management
 Roll-off Engine Replacement
 Funding Source: Budgeted Expense

E. PROPOSALS

i. **RFP #6053**

Coughlan Companies Inc. dba Capstone . . . \$37,800.00

Purchasing for Johnson City Schools

Digital Literacy Program

Funding Source: General Purpose School Fund

At this time a public hearing was held regarding Ordinance No. 4610-16. No one spoke for or against this item.

Upon motion by Commissioner Ralph Van Brocklin, seconded by Commissioner Jeff Banyas, **Ordinance No. 4610-16**, "AN ORDINANCE ADOPTING TAX RATES FOR THE 2016 TAX YEAR," was ***passed on first reading***. The motion ***carried*** by five ayes. There were no nay votes.

Upon motion by Commissioner Jeff Banyas, seconded by Commissioner Ralph Van Brocklin, **Ordinance No. 4611-16**, "AN ORDINANCE TO REZONE FROM B-5 (PLANNED COMMUNITY BUSINESS) TO MS-1 (MEDICAL SERVICES) FOR PROPERTY LOCATED AT 203 GRAY COMMONS CIRCLE," was ***passed on first reading***. The motion ***carried*** by four ayes. Vice-Mayor David Tomita voted nay. Mayor Clayton Stout requested better traffic flow information at second reading.

Upon motion by Commissioner Ralph Van Brocklin, seconded by Commissioner Jeff Banyas, **Ordinance No. 4612-16**, "AN ORDINANCE TO REZONE PROPERTY AT 457 PICKENS BRIDGE ROAD FROM B-4 (PLANNED ARTERIAL BUSINESS) AND RP-3 (PLANNED RESIDENTIAL) TO R-5 (HIGH DENSITY RESIDENTIAL)," was ***passed on first reading***. The motion ***carried*** by five ayes. There were no nay votes.

Upon motion by Commissioner Jenny Brock, seconded by Vice-Mayor David Tomita, **Ordinance No. 4613-16**, "AN ORDINANCE TO AMEND THE ZONING MAP FOR THE HISTORIC ZONING/CONSERVATION DISTRICT OVERLAY (HZCO) TO EXPAND THE DOWNTOWN HISTORIC DISTRICT," was ***passed on first reading***. The motion ***carried*** by four ayes. Commissioner Jeff Banyas was absent from the Chambers. There were no nay votes.

Upon motion by Commissioner Jeff Banyas, seconded by Commissioner Jenny Brock, the following resolution was offered for adoption. The motion ***carried*** as follows: Mayor Clayton Stout and Commissioners Jeff Banyas and Jenny Brock voted aye. Vice-Mayor David Tomita and Commissioner Ralph Van Brocklin voted nay.

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF JOHNSON CITY, That a resolution to annex certain properties that together are known as the Bank of TN-Gray Annexation (See Ordinance 4614-16, assigning zoning), be and the same is hereby approved.

Upon motion by Commissioner Jeff Banyas, seconded by Mayor Clayton Stout, **Ordinance No. 4614-16**, "AN ORDINANCE TO ASSIGN ZONING OF B-4 (PLANNED ARTERIAL BUSINESS) AND CO (CORRIDOR OVERLAY) TO TWO-(2) CERTAIN PROPERTIES THAT TOGETHER ARE KNOWN AS THE BANK OF TN - GRAY ANNEXATION," was **passed on first reading**. The motion **carried** as follows: Mayor Clayton Stout and Commissioners Jeff Banyas and Jenny Brock voted aye. Vice-Mayor David Tomita and Commissioner Ralph Van Brocklin voted nay.

Upon motion by Vice-Mayor David Tomita, seconded by Commissioner Jenny Brock, the following resolution was offered for adoption. The motion **carried** by five ayes. There were no nay votes.

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF JOHNSON CITY, That a Resolution for refinancing Public Building Authority Bonds, be and the same is hereby approved. Rick Dulaney, Raymond James Financial Advisors, addressed the Commission. He indicated that each Commissioner received a copy of the State of Tennessee Report on the Plan of Refunding and that it is posted on the City's website.

Upon motion by Commissioner Jeff Banyas, seconded by Commissioner Ralph Van Brocklin, the following resolution was offered for adoption. The motion **carried** by five ayes. There were no nay votes.

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF JOHNSON CITY, That the Fiscal Year 2017 HUD/THDA Emergency Solutions Grant Agreements with seven (7) local community service agencies in the total amount of \$112,242.47, be and the same is hereby approved.

Upon motion by Commissioner Ralph Van Brocklin, seconded by Commissioner Jenny Brock, the following resolution was offered for adoption. The motion **carried** by five ayes. There were no nay votes.

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF JOHNSON CITY, That a contract with the First Tennessee Development District to administer and implement the Fiscal Year 2017 CDBG residential rehabilitation program for the City of Johnson City in the amount of \$400,000, be and the same is hereby approved.

At this time, Mayor Clayton Stout read the City Manager's evaluation letter into the record as follows:

City Manager

Annual Review 2015-2016

September 1, 2016

Dear Pete,

This past year has seen many remarkable successes in Johnson City. The positive growth of our City under your leadership has included but not limited to:

- the achievement of an ISO 1 rating of our Fire Department,
- planned and delivered infrastructure projects addressing an aggressive street repaving plan and water/sewer improvements,
- trails and downtown streetscape improvements,
- downtown parking improvements,
- substantial improvements and upgrades at Freedom Hall
- Founder's Park and the new "U-Haul" Park improvements,
- completion of the Pavilion at Founder's Park (Farmer's Market),
- improvements in Developmental Services,
- an effective government relations effort in Nashville
- positive negotiations to find JCPB funding to address I-26 lighting and downtown LED light replacement
- improvements in the golf courses facilities and use
- submitted a balanced budget for both the City and School System

You have done this at the same time ending the 2015-2016 fiscal years with a budget surplus and a commendable audit. We thank you for your leadership and look forward to additional improvements to move this City even further toward being a revenue generating destination for business and visitors/tourism.

The Johnson City Commission has been completing your annual review covering the period of July 2015 – June 2016. We used a comprehensive evaluation instrument provided to us by Human Resources in addition to considering your input of your year-end accomplishments summary. You received an average overall rating from the five Commissioners of 3.4 on a 5 point scale.

As we have discussed previously, the Commission would like to see you move your efforts away from the day-to-day operational detail to greater strategic leadership. This may require reorganizing your management structure. Additionally, the Commission will continue to challenge you in the maintenance in all City and School facilities. The deteriorated condition of the Langston property has been a disappointment to not only us, but to the community at large. We must be more diligent in holding departments accountable for caring for the people's resources.

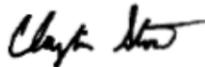
Additionally, we are setting objectives for 2016-2017. We recognize these objectives are being set after the budget has been passed. We will give you an opportunity to develop plans on how you will accomplish each objective and then present to the Commission for additional input or funding decisions. We would like to have your plan on your approach to these objectives to us by 9/30/16.

We look forward to having a positive discussion about the future direction of Johnson City.

You have received a 1% cost of living increase. We are also recommending a 2% merit increase.

I am signing this evaluation on behalf of the Commission.

Regards,



Clayton Stout

Mayor of the City of Johnson City

**City Manager
Objectives 2016-2017**

Objective	Measures
1) Develop a business plan to include: a.) Strategic Planning; b.) Economic Development; c.) Government Relations; d.) Public and Business Relations; e.) Community/Retail Planning; d.) Staffing and Succession Planning, and; e.) Funding sources	<ul style="list-style-type: none"> • Provide Commission a planning document with approach and timeline to complete each variable by 9/30/16 • Work with Commission, staff and citizens as appropriate to develop each variable by 12/15/16
2) Develop effective employee relations strategy for Fire Department	<ul style="list-style-type: none"> • Report to Commission by 10/20/16
3) Lead a City Government self-study to explore new processes, organizational models, funding models, other areas of efficiency and customer service.	<ul style="list-style-type: none"> • Provide quarterly updates at Commission meeting
4) Develop and complete an employee survey to measure various variables of City Management. HR led.	<ul style="list-style-type: none"> • Complete by 12/31/16
5) Deliver monthly formal written and verbal City Manager's Report to be delivered at the second monthly Commission meeting to include: financial dashboard, economic and retail development initiatives, projects updates, employee update and other areas designated by the Commission.	<ul style="list-style-type: none"> • Deliver at 2nd monthly Commission meeting
6) Develop plan and funding source for additional sports fields.	<ul style="list-style-type: none"> • Deliver by 9/30/16

Upon motion by Commissioner Jeff Banyas, seconded by Vice-Mayor David Tomita, the following resolution was offered for adoption. The motion **carried** by five ayes. There were no nay votes.

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF JOHNSON CITY, That the City Manager evaluation and 2% merit increase, with the letter that was read by Mayor Clayton Stout entered into the record, be and the same is hereby approved. Mayor Clayton Stout encouraged each commissioner to meet with the City Manager, individually, to discuss goals and objectives.

At this time, Janet Jennings, Finance Director, presented an update on a debt issue to cover new money for projects and refinancing opportunities.

There being no further business or discussion, Mayor Clayton Stout adjourned the meeting at 8:00 p.m.

CLAYTON STOUT
MAYOR

JANET JENNINGS
CITY RECORDER

ITEMS DEFERRED:

1. The Parks and Recreation, Police, and Public Works Dashboard presentations were deferred until the September 15, 2016, regularly scheduled City Commission meeting.

ACTION ITEMS:

1. Mayor Clayton Stout requested better traffic flow information at Ordinance No. 4611-16 second reading.