

**Town of Pegram Board of Mayor and Aldermen
Order of Business/March 30, 2017
Minutes**

ORDER OF BUSINESS

- 1) **Call to Order:** 7:04
- 2) **Roll Call:** Present Aubrey Chambers, Bob Sanders, Charles Morehead, Rick Roark, Bill Herbert. Also present Attorney Martha Brooke Perry and Clerk Cindy Beirnes
- 3) **Minutes of the Previous Meetings Approval &/or Correction:** January 26, 2017
Vice Mayor Herbert moved to approve and waive the reading; seconded by Alderman Roark. No discussion. Vote: all favored; motion carried.
- 4) **Announcements and Communication from the Mayor:**
We are working on the July 4th celebration and have already had two meetings.
- 5) **Concerns and Comments from the Audience:**
 - Josh Jeanette requested the board reconsider vote on economic study for grocery store. He is asking the Town to cover some of the costs of development if he pays/helps pay for study. Mayor Morehead discussed.
 - Alderman Roark: Question 1: can Town get more formal proposal.
Question 2: Chicken vs. Egg-We pay half of study if Jeanette demos/cleans up property, Jeanette will demo/clean up property if City pays for study.
Question 3: stores normally already have their studies done so they probably have the data.
 - Josh Jeanette: Distributor has tried using prior data but previous owner data information was skewed and is not reliable. Distributor can't put anything in writing without the data to support their position.
 - Alderman Roark: Requesting more formal proposal but not like a lease. Will the report received have both previous and forecasted data?
 - Josh Jeanette: Report will have both previous and forecast data that other companies would be able to use in the future.
 - Mayor Morehead: I spoke to the person who would do the study and they will not start the study without payment and the study could take approximately 2 months to complete.
 - Alderman Sanders: It would be worth the risk to pay for the study to be done if the reward is there.
 - Vice Mayor Herbert: On infrastructure expenses the Town of Pegram indicated they would be willing to assist with the cost (moving sewer and correcting drainage issue). Also stated that study is normally a developers cost.
 - Mayor Morehead: If put before the Board to vote on splitting cost of study would Josh Jeanette cleanup/demo existing building. Attorney Martha Brooke Perry states that even if costs are not split, there is an obligation to clean up property per safety codes. The Town is under no obligation to, at this time, pay for the study.
 - Vice Mayor Herbert: To add to the agenda 8.9 Jeanette/Grocery store participation.

Town Meetings: Last Thursday of each month, 7:00 PM, Town Hall

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- Genesa Bell: The Millers would like to donate the corner where the flags are to the Town of Pegram.
- Alderman Chambers stated that he thought the State bought that piece of property when the ditch was widened and it was donated to the Town at that time. He believes it was in May 2000. Attorney Martha Brooke Perry will research deed.
- Alderman Chambers: Has the building inspector taken the test? Is he licensed yet?
- Mayor Morehead: Chris Paquette has turned down the testing and we are in the process of looking for someone else for the Codes position.
- Lou Chambers stated that for the study needed for the grocery some of the information may be available through the Chamber of Commerce.
- Alderman Roark asked Jeanette about the JEDC and Jeanette stated that the report he had from the JEDC was data from 2015.

6) Reports from Committees, Board and other Town Officers/Department Heads

Verbal Reports: a) Alderman; b) City Attorney; c) Fire Chief; d) PEMB/minutes attached

Chief Stuart stated that in 2016 they answered 236 calls. As of 03-28-16 they had answered 36 calls and as of 03-28-17 they have answered 82 calls. Their "Fill the Boot" date is set for July 22nd from 8-12 with the rain date of July 29th. Chief Stuart wants to put the Crown Vic back out for bids. There is a firefighter who possibly wants to bid.

7) Old Business: None

8) New Business:

8.1 Roof for Public Works Bldg. emergency replacement approval

Motion to discuss by Alderman Chambers; seconded by Alderman Roark. The roof on the Public Works Building was leaking. Records room and tool room were getting wet. Engineer stated damage would occur if not fixed. Mayor Morehead declared this an emergency and awarded ABCO Roofing, who had the lowest bid of \$10,945.00, the job. There was a temporary fix done by a different company but no invoice has been received at this time. Motion to approve expenditures made by Alderman Chambers; seconded by Alderman Roark. Vote: Chambers-yes; Sanders-yes; Morehead-yes; Roark-yes; Herbert-yes. All approved. Motion carried.

8.2 Bids for Sewer Tank pumping

3 bids were returned. Elite Septic Tank & Grease \$200.00 per tank. Maxwell Septic Pumping \$175.00 per tank. A1 Grease and Oil \$165.00 tank. Motion to discuss by Vice Mayor Herbert; seconded by Alderman Sanders. Motion to approve A-1 to pump tanks based on stipulation that price is \$165.00 per tank with no guarantee of 100 tanks. Make sure they understand that they will be paid for only the tanks pumped regardless of number. Motion to approve A-1 by Vice Mayor Herbert; seconded by Alderman Sanders. Vote: Chambers-yes; Sanders-yes; Morehead-yes; Roark-yes; Herbert-yes. Vote: All approved. Motion Carried.

8.3 Presentation by David Lipscomb from Drainage Committee/Flood Remediation Project

Table due to Lipscomb unable to attend.

8.4 Request for use of Parks by Ark for Pencils school giveaway

Motion to discuss by Alderman Chambers; seconded by Alderman Roark. Ann Carty from the ARK stated that this is the 4th time to do the Pencils giveaway. The park is a great location for this event. 2 years ago they serviced 300 people and last year 340. The event will be held Aug. 5th from 8 am to 3 pm. Requested the use of the Parks & Rec. Building for service groups to use. Approved at no cost. Motion by Alderman Chambers; seconded by Alderman Roark. Vote: All approved. Motion carried.

8.5 Donation request of \$1500.00 from Ark for Meals on Wheels

Betty Daniel from the ARK requested donation of \$1500.00 for Meals on Wheels. Motion to approve \$1500.00 donation by Alderman Chambers; seconded by Alderman Roark. Vote: Chambers-yes; Sanders-yes; Morehead-yes; Roark-yes; Herbert-yes. All approved. Motion carried.

8.6 Fire Department request to surplus Crown Vic

Motion to discuss by Alderman Chambers; Seconded by Alderman Sanders. Open bids at 3 pm on April 27nd. Motion to approve surplus/sale with minimum bid of \$375.00. Motion to approve by Vice Mayor Herbert; Seconded by Alderman Chambers. Vote: All approved. Motion carried.

8.7 Dickson Gas Franchise Agreement Ordinance

Motion to discuss by Alderman Roark; Seconded by Alderman Chambers. Current Franchise agreement expires 03-31-17. Mayor Morehead would like Greater Dickson Gas Authority (GDGA) to service all areas of the Town specifically through the woods on Thompson Rd. and on Scenic View. Residents in both places would like gas available to them. Alderman Roark agrees with negotiations but asked if anyone has had a conversation with Piedmont Gas. GDGA does not want to pay for easements in order to run gas. Mayor Morehead feels if you are going to service Pegram you would need to service the entire Town. Motion to authorize Mayor Morehead to negotiate with GDGA for new contract for reasonable and feasible coverage for entire Town and to enter into conversation/negotiations with other gas suppliers for the same. Concern of Vice Mayor Herbert's that some parcels may not have cost feasibility. Motion by Alderman Roark who amended original motion to include reasonable and feasible; seconded by Alderman Chambers. Vote: All approved. Motion carried.

8.8 A Discussion PEMB Face book page administered thru Town resources pending legal/insurance Guidelines.

Motion to discuss by Alderman Chambers; Seconded by Alderman Roark. Lou Chambers spoke to Attorney Martha Brooke Perry about PEMB having a Face book page and an email. Mayor Morehead pointed out that Pegram Volunteer Fire Department also has Face book and an email used primarily in recruiting. Mayor Morehead would be the supervisor and have the authority to delete any posts. Attorney Perry stated that Mayor Morehead would be the Supervisor and the Town would need passwords, etc. PEMB will need to delegate who can post and all posts must follow Social Media Policy and HIPPA Guidelines. Any approval needs to be contingent on insurance approval. An email address would follow under the same policies. Alderman Roark asked that it be set up through the Pegram.net domain so the Town can have access in the event someone is

replaced. Alderman Roark asked about liability falling back on the Town for failure to alert. We are waiting to hear from insurance company. Alderman Sanders asked about the siren. Lou Chambers said the PEMB voted to stop using the siren due to the danger of standing underneath siren in order to activate and being unable to hear if not in direct proximity. The cost of sirens to cover the entire Town is approximately \$120,000.00. Vice Mayor Herbert asked if public could respond to Face book and if untrue statements were made could we censor? Attorney Perry stated only under limited circumstances. Lou Chambers stated that the page would be primarily for tips and promoting community awareness. Chief Stuart asked if you could block postings from the beginning and Mayor Morehead stated that a "read only" page would defeat the purpose. Motion to approve PEMB Face book page and email subject to insurance coverage by Alderman Roark; seconded by Alderman Sanders. Vote: All approved. Motion carried.

8.8 b Motion by Alderman Chambers to approve PVFD Face book page; seconded by Alderman Sanders. All approved. Motion carried.

8.9 Josh Jeanette/Grocery Store

Motion to discuss by Alderman Chambers; Seconded by Alderman Roark. Mayor Morehead thinks that both Jeanette and the Town would benefit from grocery store and tax dollars generated. He believes the Town and Mr. Jeanette could split the cost of the study and Mr. Jeanette will work on bringing the property up to codes and make the property appearance aesthetically pleasing.

Alderman Roark stated that the study would benefit other businesses also. Motion by Vice Mayor Herbert; seconded by Alderman Chambers to participate up to \$1750.00 in the study for Pegram grocery store. Potentially a good fit for both the Jeanette property and the Town as well. The Town will continue in conversations on participation in infrastructure costs and feasibility participation therein. Vote: Chambers-yes; Sanders-yes; Morehead-yes; Roark-yes; Herbert-yes. All approved. Motion carried.

Alderman Chambers stated concerns over things in our Urban Growth area, regarding growth and property tax.

9) Adjournment:

Motion to adjourn by Alderman Chambers; seconded by Alderman Sanders. All approved. Motion carried. Meeting adjourned at 8:58 pm.

Charles Morehead, Mayor

Cindy Beirnes, Town Clerk

Date approved