

**TOWN OF DANDRIDGE, TENNESSEE
BOARD OF MAYOR AND ALDERMEN
Regular Meeting
14 May 2019**

I. PUBLIC HEARING

- **Ordinance No.18/19-10** Amending the Zoning Ordinance, Chapters 4 & 6, Sections 14-410 & 14-609 by Adding Travel Trailer Parks as an Approved Special Exception Use in the B-4 District and Limiting Stay Length to 30 Days

No Comments

- **Ordinance No.18/19-11** Directing that Persons Authorized to Vote as Non-Residents, by Reason of Ownership of Property Located Within the Corporate Limits, to Cast Such Ballots by Mail as Absentee Ballots

No Comments

- **Ordinance No.18/19-12** Amending the Zoning Map of the Town of Dandridge TN, a Component of the Zoning Ordinance of the Town of Dandridge TN, from a R-1 Low Density Residential District to a R-3 High Density Residential District (Hillview Drive/W.Main St./Hwy.139, Map 76, Parcels 63, 64, & 64.01)

Joyce Bussell, 1018 Hillview Drive – When zoning is changed, will there be any limitations as to condominiums, how many units, privacy walls, driveway access?

Codes Enforcement Terry Reneau – The density will be addressed as only so many units are allowed in that zone. Certain types of vegetation, privacy fencing can be required if there are encroaching areas. Landscaping requirements are part of the site plan.

II. CALL TO ORDER

- A. The Dandridge Board of Mayor and Aldermen (BMA) met in a regular session at the Dandridge Police Department/Public Works Building in Dandridge, Tennessee on Tuesday, the 14th day of May 2019.
- B. Mayor GEORGE GANTTE was present and presiding. Mayor GANTTE called the meeting to order immediately following the Beer Board Meeting.

III. ROLL CALL

- A. A roll call of the BMA was conducted with the following members responding:

- Mayor GEORGE GANTTE
- Alderman MIKE CHAMBERS
- Alderman JEFF DEPEW
- Alderman JESSICA ELDER
- Vice-Mayor TODD KESTERSON
- Alderman MIKE NELSON
- Alderman MARIANNE REESE

- B. A quorum being present, the following business was conducted and entered on the record:

The Pledge and Invocation was led by DWMF Superintendent Mike Norton.

IV. READING OF THE MINUTES

It came on a motion by Alderman CHAMBERS, seconded by Alderman REESE, to approve the Regular Session minutes of the April 9, 2019 meeting as written.

On a voice vote, the motion passed unanimously, and was so ordered.

V. PUBLIC PRESENTATIONS

Dick Curran (219 Charles Court - Rebecca’s Run) -

- o Congratulated BMA for not increasing property taxes in 2020
- o Congratulated Town Administrator Matt Rudder and Codes Enforcement Officer for getting rid of junked cars next to Owens restaurant at the mulch place. One less eye sore in the Town of Dandridge.
- o Owe a couple of our hats collectively to the Public Works Dept for doing a lot with a little. Would like for BMA to think outside the box and reconsider contract commercial recycle pickup (have done research on recycling in Jefferson County). Thinks this would increase recycling in Dandridge and decrease garbage taken to the landfill, in addition to freeing up public works staff to do public works stuff without being behind. Trying to think of efficient ways to see tax payer dollars spent.

Mayor Gantte – A study was conducted by MTAS several years ago and at that time it was not financially feasible to contract recycling. Such a process could be studied once again, maybe next fiscal year.

VI. PRESENTATION OF PETITIONS, MEMORIALS, REMONSTRANCES, AND COMMUNICATIONS

None presented.

VII. BUSINESS PRESENTED BY THE MAYOR

None presented.

VIII. FINANCIAL REPORT BY THE TOWN RECORDER

<u>Bank Balance:</u>	<u>BMA Acct:</u>	\$1,600,128.07	<u>Drug Fund Balance:</u>	\$ 54,124.21
			<u>DVFD Balance:</u>	\$412,996.96

IX. PRESENTATION OF ORDINANCES AND RESOLUTIONS

- Final Reading of **Ordinance No.18/19-10** Amending the Zoning Ordinance, Chapters 4 & 6, Sections 14-410 & 14-609 by Adding Travel Trailer Parks as an Approved Special Exception Use in the B-4 District and Limiting Stay Length to 30 Days

It came on a motion by Vice-Mayor KESTERSON, seconded by Alderman NELSON, to approve Ordinance No. 18/19-10 on final reading.

A roll call was asked for and the BMA responded as follows:

Alderman CHAMBERS	AYE	Alderman NELSON	AYE
Alderman DEPEW	AYE	Alderman REESE	AYE
Alderman ELDER	AYE	Mayor GANTTE	AYE
Vice-Mayor KESTERSON	AYE		

On a roll call vote, the motion passed unanimously, and was so ordered.

- Final Reading of **Ordinance No.18/19-11** Directing that Persons Authorized to Vote as Non-Residents, by Reason of Ownership of Property Located Within the Corporate Limits, to Cast Such Ballots by Mail as Absentee Ballots

It came on a motion by Alderman CHAMBERS, seconded by Alderman REESE, to approve Ordinance No. 18/19-11 on final reading.

A roll call was asked for and the BMA responded as follows:

Alderman CHAMBERS	AYE	Alderman NELSON	AYE
Alderman DEPEW	AYE	Alderman REESE	AYE
Alderman ELDER	AYE	Mayor GANTTE	AYE
Vice-Mayor KESTERSON	AYE		

On a roll call vote, the motion passed unanimously, and was so ordered.

- Final Reading of **Ordinance No.18/19-12** Amending the Zoning Map of the Town of Dandridge TN, a Component of the Zoning Ordinance of the Town of Dandridge TN, from a R-1 Low Density Residential District to a R-3 High Density Residential District (Hillview Drive/W.Main St./Hwy.139, Map 76, Parcels 63, 64, & 64.01)

It came on a motion by Alderman CHAMBERS, seconded by Alderman NELSON, to approve Ordinance No. 18/19-12 on final reading.

A roll call was asked for and the BMA responded as follows:

Alderman CHAMBERS	AYE	Alderman NELSON	AYE
Alderman DEPEW	AYE	Alderman REESE	AYE
Alderman ELDER	AYE	Mayor GANTTE	AYE
Vice-Mayor KESTERSON	AYE		

On a roll call vote, the motion passed unanimously, and was so ordered.

- First Reading of **Ordinance No.18/19-13** Amending the Zoning Ordinance, Chapter 6, Section 14, Adding a Reference to TN State Law Regarding Sober-Living Homes and Their Relation to Zoning, Protection Under the Federal Fair Housing Act

It came on a motion by Alderman NELSON, seconded by Alderman CHAMBERS, to approve Ordinance No. 18/19-13 on first reading.

A roll call was asked for and the BMA responded as follows:

Alderman CHAMBERS	AYE	Alderman NELSON	AYE
Alderman DEPEW	AYE	Alderman REESE	AYE
Alderman ELDER	AYE	Mayor GANTTE	AYE
Vice-Mayor KESTERSON	AYE		

On a roll call vote, the motion passed unanimously, and was so ordered.

- First Reading of **Ordinance No.18/19-14** Adopting the Updated Reprint of the Dandridge Digital Zoning Map

It came on a motion by Alderman DEPEW, seconded by Alderman ELDER, to approve Ordinance No. 18/19-14 on first reading.

A roll call was asked for and the BMA responded as follows:

Alderman CHAMBERS	AYE	Alderman NELSON	AYE
Alderman DEPEW	AYE	Alderman REESE	AYE
Alderman ELDER	AYE	Mayor GANTTE	AYE
Vice-Mayor KESTERSON	AYE		

On a roll call vote, the motion passed unanimously, and was so ordered.

- First Reading of **Ordinance No.18/19-15** Amending Title 8, Chapter 2 (Beer) Sections 8-210(3), 8-213(8), 8-215 and Chapter 3 (Regulations & Locations of Distilleries, Breweries, and Wineries, Section 8-301(5) of the Dandridge Municipal Code

It came on a motion by Alderman CHAMBERS, seconded by Alderman ELDER, to approve Ordinance No. 18/19-15 on first reading.

It came on a motion by Vice-Mayor KESTERSON, seconded by Alderman ELDER, to amend the previous motion by leaving 8-213 in the presented ordinance.

A roll call was asked for and the BMA responded as follows:

Alderman CHAMBERS	AYE	Alderman NELSON	AYE
Alderman DEPEW	AYE	Alderman REESE	AYE
Alderman ELDER	AYE	Mayor GANTTE	AYE
Vice-Mayor KESTERSON	AYE		

On a roll call vote, the motion passed unanimously, and was so ordered.

It came on a motion by Alderman CHAMBERS, seconded by Alderman ELDER, to approve Ordinance No. 18/19-15 on first reading as amended by leaving in section 8-213(8).

A roll call was asked for and the BMA responded as follows:

Alderman CHAMBERS	AYE	Alderman NELSON	AYE
Alderman DEPEW	AYE	Alderman REESE	AYE
Alderman ELDER	AYE	Mayor GANTTE	AYE
Vice-Mayor KESTERSON	AYE		

On a roll call vote, the motion passed unanimously, and was so ordered.

- First Reading of **Ordinance No.18/19-16** FY18/19 Budget Amendment

It came on a motion by Alderman NELSON, seconded by Alderman REESE, to approve Ordinance No. 18/19-16 on first reading.

A roll call was asked for and the BMA responded as follows:

Alderman CHAMBERS	AYE	Alderman NELSON	AYE
Alderman DEPEW	AYE	Alderman REESE	AYE
Alderman ELDER	AYE	Mayor GANTTE	AYE
Vice-Mayor KESTERSON	AYE		

On a roll call vote, the motion passed unanimously, and was so ordered.

- First Reading of **Ordinance No.19/20-01** FY19/20 Budget

It came on a motion by Alderman CHAMBERS, seconded by Alderman DEPEW, to approve Ordinance No. 19/20-01 on first reading.

A roll call was asked for and the BMA responded as follows:

Alderman CHAMBERS	AYE	Alderman NELSON	AYE
Alderman DEPEW	AYE	Alderman REESE	AYE
Alderman ELDER	AYE	Mayor GANTTE	AYE
Vice-Mayor KESTERSON	AYE		

On a roll call vote, the motion passed unanimously, and was so ordered.

- First Reading of **Ordinance No.19/20-02** Revising the Water and Sewer Rates of the Town of Dandridge

It came on a motion by Alderman ELDER, seconded by Alderman REESE, to approve Ordinance No. 19/20-02 on first reading.

A roll call was asked for and the BMA responded as follows:

Alderman CHAMBERS	AYE	Alderman NELSON	AYE
Alderman DEPEW	AYE	Alderman REESE	AYE
Alderman ELDER	AYE	Mayor GANTTE	AYE
Vice-Mayor KESTERSON	AYE		

On a roll call vote, the motion passed unanimously, and was so ordered.

X. OLD BUSINESS

None presented.

XI. NEW BUSINESS

- Donation Request – Jefferson County FOP Lodge #61, \$2,000, for Officer Memorial at the Justice Center

It came on a motion by Alderman DEPEW, seconded by Alderman CHAMBERS, to make the donation for \$2,000 to be taken from the contingency fund.

A roll call was asked for and the BMA responded as follows:

Alderman CHAMBERS	AYE	Alderman NELSON	AYE
Alderman DEPEW	AYE	Alderman REESE	ABSTAIN
Alderman ELDER	AYE	Mayor GANTTE	AYE
Vice-Mayor KESTERSON	AYE		

On a roll call vote, the motion passed unanimously (with Alderman REESE abstaining), and was so ordered.

- Property Acquisition Proposal from Martha A. Respass (Lots 11 & 13 of Peck Subdivision, .842 acres)

It came on a motion by Alderman DEPEW, seconded by Alderman ELDER, to approve the acquisition of the property at a cost of \$8,000 payable via find balance with two stipulations (Bradford pear trees (7-8) on the remaining existing property behind her house be removed and relocate the fence).

A roll call was asked for and the BMA responded as follows:

Alderman CHAMBERS	AYE	Alderman NELSON	AYE
Alderman DEPEW	AYE	Alderman REESE	AYE
Alderman ELDER	AYE	Mayor GANTTE	AYE
Vice-Mayor KESTERSON	AYE		

On a roll call vote, the motion passed unanimously, and was so ordered.

- Approval for the Mayor to Sign Letter to TN Housing Development Agency re: Historic Dandridge Elementary School

It came on a motion by Alderman NELSON, seconded by Alderman CHAMBERS, to approve the Mayor to sign the letter.

Alderman DEPEW voiced concerns of problems that could result. Research has been done with THDA. BMA would be looking at a pilot program that is guaranteed to go through. BMA nor the Jefferson County IDB

would not have a say so in it. The Town will not receive property tax for 15 years. THDA could extend that up to 23 years. Not sure that BMA should endorse a business venture for someone and approving the Mayor to sign such a letter would be doing just that and stating that the Town is 100% behind the project. Don't think this is in the best interest of the citizens of Dandridge, let alone, Jefferson County. Would like more input from a public hearing. Conversed with Wes Bunch of THDA today in the numbers and how they are broken down. The average median income is based on \$57,800 (4 people), but that's for a metropolitan census area. 20% of the units are going to be at 50% or less of the AMI. 40% of the units are going to be 60% or less. The remaining 40% are going to be 60% or less of the average of 60% or less. No renter can have more than 80% of the AMI. For the record, I support senior housing to serve the citizens of the Town of Dandridge and Jefferson County, but I don't think this project would. There is nothing that will guarantee that anyone from Jefferson County or Dandridge will be living in the facility. (Questions/responses were distributed). Dandridge does not need this type of situation as it will not be of any benefit to the citizens and not of the best interest of the town and something that I cannot support.

Proposed Developer – Every county across the area is doing this kind of thing. It is not correct that the project would be a pilot and no taxes paid. Taxes will be paid regardless. Asking for a right to be heard about the project. If not accepted, the project will still be built. Trying to not be taxed on all the improvements. The pilot is a negotiated sale, not in lieu of taxes. TIFS were used in Knoxville and its not unusual to use a public finance device as every tool to be used to get the building developed. A THDA approved vendor has completed a market study for the project and the summation shows that there is a need for senior housing that is affordable for the population in the immediate area. The project consists of 10 years of credits with a compliance period. Time has been fulfilled at the end of 15 years when payments have been fulfilled and then the project can go conventional or however you want (convert to market rent). This is neither public housing or section eight project based. Signing such request letter supports the right to be heard with no guarantees. Taxes would be based on the income on the property, not the total value. \$5-6 million will be spent on the project with \$2 million in debt that taxes will be paid on. The pilot allows the developer to negotiate with BMA to fix the tax where its fair.

Vice-Mayor KESTERSON also has concerns about taxes, senior living, and regretting such a decision 10-15 years or so down the road. Would love to see the building refurbished. But torn if this is a good thing or not.

Alderman NELSON: with income numbers presented, half of Dandridge residents would qualify. Many residents need a place to live that they can afford. The building is going to be a total loss if not improved.

Alderman CHAMBERS: would love to see something done with the building, but it's a tough call.

Mayor GANTTE: BMA supported such a letter a few years ago for such a project but can't remember why. Asked the developer if a site plan will meet Town of Dandridge requirements to include parking? (Developer – has a plan for up to 37 units at this point, but that is all, just completing application phase).

Alderman REESE: would like to see something done with the building, but hesitant with preference not being given to Dandridge residents or Jefferson County is an issue.

The developer would see that the infrastructure would be put in to the project.

A roll call was asked for and the BMA responded as follows:

Alderman CHAMBERS	AYE	Alderman NELSON	AYE
Alderman DEPEW	NO	Alderman REESE	NO
Alderman ELDER	NO	Mayor GANTTE	AYE
Vice-Mayor KESTERSON	NO		

On a roll call vote, the motion failed 3-4, with Aldermen DEPEW, ELDER, REESE & Vice-Mayor KESTERSON voting NO, and was so ordered.

- Contract Approval between the State of TN Dept of Transportation and Town of Dandridge (July 1, 2019 – June 30, 2020) for the provision of routine maintenance of state routes

It came on a motion by Alderman NELSON, seconded by Alderman CHAMBERS, to approve the contract.

On a voice vote, the motion passed unanimously, and was so ordered.

- Quit-Claim Deeds re: 50/50 Partnership between Jefferson County and the Town of Dandridge (Treadway Drive)

It came on a motion by Alderman ELDER, seconded by Alderman DEPEW, to approve the quit-claim deeds.

A roll call was asked for and the BMA responded as follows:

Alderman CHAMBERS	AYE	Alderman NELSON	AYE
Alderman DEPEW	AYE	Alderman REESE	AYE
Alderman ELDER	AYE	Mayor GANTTE	AYE
Vice-Mayor KESTERSON	AYE		

On a roll call vote, the motion passed unanimously, and was so ordered.

- Approval to Waive the Purchasing Requirement for Sealed Bidding to Approve the Purchase of Equipment from Legend Fitness for the FODAC via \$20,000 Recreation/Healthy Living Grant from the Jefferson County Health Department

It came on a motion by Alderman REESE, seconded by Alderman ELDER, to waive the purchasing requirement for sealed bidding and approve the purchase of equipment.

Mayor GANTTE thanked Jefferson County Mayor POTTS for working with him and the parks director in getting the grant for the Town of Dandridge.

A roll call was asked for and the BMA responded as follows:

Alderman CHAMBERS	AYE	Alderman NELSON	AYE
Alderman DEPEW	AYE	Alderman REESE	AYE
Alderman ELDER	AYE	Mayor GANTTE	AYE
Vice-Mayor KESTERSON	AYE		

On a roll call vote, the motion passed unanimously, and was so ordered.

- DWMF Road Bore Bid

2 Bids received:

<i>Jennings Utility Service</i>	<i>\$48,190</i>
<i>Total Property Management</i>	<i>\$51,000</i>

It came on a motion by Alderman DEPEW, seconded by Alderman CHAMBERS, to award the bid to Jennings Utility Service and allow town staff to negotiate with the low bidder with the contract award not to exceed \$48,190.00.

A roll call was asked for and the BMA responded as follows:

Alderman CHAMBERS	AYE	Alderman NELSON	AYE
Alderman DEPEW	AYE	Alderman REESE	AYE
Alderman ELDER	AYE	Mayor GANTTE	AYE
Vice-Mayor KESTERSON	AYE		

On a roll call vote, the motion passed unanimously, and was so ordered.

- Tree Removal Request (James Thompson, 1223 Circle Drive)

It came on a motion by Alderman DEPEW, seconded by Alderman REESE, to approve the removal of trees 6” or larger, lollipopped, and replace with 10-15 flowering trees such as dogwood, redbuds, etc.

On a voice vote, the motion passed unanimously, and was so ordered.

XII. MISCELLANEOUS

Vice-Mayor KESTERSON – torn on old Dandridge Elementary school situation and hate to see the building sit and fall down. What was the request as far as the letter and removing something from the letter?

Mayor Gantte: concerned with the pilot. If the pilot was removed from the letter, the letter would still be submitted? The letter is for points.

Alderman Elder: the whole purpose of the letter is for the pilot. Understand that the letter is needed to qualify for the pilot. The developer can still apply and qualify without the letter.

Developer: the letter is a good will gesture from the town.

XIII. ADJOURNMENT

It came on a motion by Alderman DEPEW, seconded by Alderman CHAMBERS, that the meeting of May 15, 2019 be adjourned.

On a voice vote, the motion passed unanimously, and was so ordered.

George Gantte, Mayor
MINUTES-BMA-051419

ATTEST:

Cathy Dixon Town Recorder