

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

8 February 2022

I. CALL TO ORDER

- A. The Dandridge Board of Mayor and Aldermen (BMA) met in a regular session in Dandridge, Tennessee on Tuesday, the 8th day of February 2022.
- B. Mayor GEORGE GANTTE was present and presiding and called the meeting to order.

II. ROLL CALL

- A. A roll call of the BMA was conducted with the following members responding:
- Mayor GEORGE GANTTE
 - Alderman JEFF DEPEW
 - Vice-Mayor JESSICA ELDER
 - Alderman TODD KESTERSON
 - Alderman MIKE NELSON
 - Alderman MARIANNE REESE

ABSENT: Alderman MIKE CHAMBERS

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

III. READING OF THE MINUTES

It came on a motion by Vice-Mayor ELDER, seconded by Alderman REESE, to approve the Regular Session minutes of the December 14, 2021 meeting as written.

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

IV. PUBLIC PRESENTATIONS

- Leslie Percer (retired Army veteran) – would like to see more effort and consideration given to Memorial Day and Veteran’s Day events for veterans as well as opportunities like MOTT, where money can be raised for veterans. Mayor Gantte explained that arrangements have already been made for this years MOTT, but can consider in the future with enough advance request. Mayor Gantte suggested that the VFW ask the Jefferson County Rescue Squad if they would be willing to allow the VFW to participate with them in vending for MOTT. Alderman Depew also offered space at June Jubilee.
- Lou Browning (managing member of Duke Development) – Historic Dandridge Elementary School redevelopment update: have been waiting on the TN Housing Development Authority to see if relief funds would be available due to the pandemic and rise in construction costs. THDA has agreed to gap all construction costs. Gap will be submitted by 2/25/22, wait to find out if awarded money between 3/9/22 – 3/23/22, expect to expedite closing 30-60 days after award, will then take another 30-60 days to mobilize on site, then 18 months to finish project.
- Ann Antunes (155 E. Meeting St) –
 - Waterway Park plans – Mayor Gantte reported that the existing dock was the first phase to be completed in the plans and once that is paid for (FY 23), an additional project can be considered, such as a boardwalk down below the library.
 - Benches on Dike – Mayor Gantte responded that TVA would have to give permission for benches on the dike. Veterans and other sponsors might be interested in helping with donations for such.
 - Downtown Public Restrooms – Mayor Gantte responded that Town Administrator Matt Rudder has been working with a representative from TVA on such a project.

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

None presented.

VI. BUSINESS PRESENTED BY THE MAYOR
Non presented.

VII. FINANCIAL REPORT BY THE TOWN RECORDER

<u>Bank Balance:</u>	<u>BMA Acct:</u>	\$3,785,275.72	<u>DVFD Balance:</u>	\$ 270,832.10
	<u>Drug Fund Balance:</u>	\$ 27,970.11	<u>DWMF Balance:</u>	\$1,916,656.72

VIII. PRESENTATION OF ORDINANCES AND RESOLUTIONS

- First Reading of **Ordinance No. 21/22-06** Amend Title 18, Chapter 1, Section 106 of the Dandridge Municipal Code (Water & Sewers, Water System Administration, Connection Charges)

Incorporates the new monthly fees for the ServLine leak and line protection program to allow commercial customers to participate in the program.

It came on a motion by Alderman NELSON, seconded by Alderman KESTERSON, to accept Ordinance No. 21/22-06 on first reading.

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

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

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

- **Resolution No. 21/22-06** To Extend Water Services for the Town of Dandridge, TN

In response of a letter received by Witt Utility District giving notice to the Town of Dandridge of their intent to serve potable water to certain areas located within Jefferson County, including some areas that may be within three miles of Dandridge (Dandridge Landing to approximately Indian Creek Road).

This project to extend the 8" main from David Swann Drive to Indian Creek Road would cost the Town of Dandridge approximately \$1,878,000. Additional costs would incur to extend water to side roads that include 1,200 parcels and 5,400 acres to include 24 additional miles of water lines. The cost to serve the entire area would be approximately \$7-8,000,000 within 5 years.

The resolution failed for lack of a motion.

Witt Utility now has the option to serve the territory.

IX. OLD BUSINESS
None presented.

X. NEW BUSINESS

- Emergency Purchase Ratification – Stringfellow (\$10,721.57), packer paddle for garbage truck

It came on a motion by Alderman DEPEW, seconded by Alderman REESE, to approve the emergency purchase.

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

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

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

- Discussion and Consideration to Purchase Axon Body Worn Cameras for the Police Dept from Axon Enterprise, Inc. (Sole Source Purchase) (Jefferson Health Care Foundation Fund Grant)

Total purchase price of \$46,749 (sole source purchase). FY22 budget includes \$37,000 for the purchase. The police dept has since been awarded \$22,308 from the Jefferson Healthcare Foundation Fund Grant to assist with the purchase. Additionally, a local business owner has committed to cover the cost of 3 additional cameras at a cost of \$9,837. The town would then only be responsible for \$14,604 of the total purchase.

It came on a motion by Alderman NELSON, seconded by Vice-Mayor ELDER, to approve the purchase of the body worn cameras.

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

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

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

- Bid Approval – FODAC Flooring Repair

<i>2 bids were received: Specialty Concrete Solutions</i>	<i>\$16,820 (repair & polish)</i>
	<i>\$14,297 (decorative epoxy flake)</i>
	<i>\$10,933 (grind, patch, seal)</i>
<i>Anderson Poured Walls</i>	<i>\$24,748 (polishing)</i>
	<i>\$16,394 (epoxy coating)</i>

Staff recommends the \$14,297 decorative epoxy flake bid from Specialty Concrete Solutions. Project includes downstairs/upstairs restrooms and locker rooms, behind concession area, and back stairwell landing area. The FY22 budget includes \$15,000 for the project. The FODAC would be closed during the project (3 days).

It came on a motion by Vice-Mayor ELDER, seconded by Alderman KESTERSON, to accept the bid from Specialty Concrete Solutions in the amount of \$14,297 for the decorative epoxy flake finish.

Alderman Nelson suggested that the floor be polished with a real fine polish instead of the epoxy since the epoxy will have to be redone in the future. Chris Shockley responded that the contractors did not recommend the polishing, especially in the restroom/locker room areas, due to the absorbent polish. A cost increase would incur if the common areas were polished and the restroom/locker rooms to be epoxy, due to applying two different materials/sanding.

It came on a motion by Vice-Mayor ELDER, seconded by Alderman KESTERSON, to amend the previous motion by approving the bid by Specialty Concrete Solutions allowing town staff to negotiate with Specialty Concrete Solutions to do the polish in the common areas and the epoxy in the restroom/locker room areas at a cost not to exceed \$16,820.

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

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

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

- Bid Approval – DWMF 2020 CDBG I&I Sewer System Improvements Sewer Line Extension (Downtown)

1 bid received: Norris Brothers Excavating \$404,750

This bid is \$27,750 over the construction budget (including 10% contingency). The project engineer is not comfortable in recommending the only bid received due to various concerns and the challenge of the project.

It came on a motion by Alderman NELSON, seconded by Alderman DEPEW, to accept the bid from Norris Brothers Excavating.

Mayor Gantte reported that a citizen has voiced concern of the potential of Indian burial relics in the area. Upon further advice from proper authorities, there is no concern with proceeding with the project. But in the case of finding such items the project would cease for further review.

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

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

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

- Approval of 2022 Special Events
 - March 12 5:00am – 6:00pm White Pine Marine Trail
 - March 26 10:00am – 6:00pm Native American Pow Wow
 - March 29-31 6:00am – 6:00pm Southeast Region Mine Rescue Contest
 - April 16 5:00am – 6:00pm Volunteer Bass Trail
 - May 7 5:00am – 6:00pm White Pine Marine Trail
 - May 14 5:00am – 6:00pm Morristown Marine Tournament Trail
 - May 14 5:00am – 3:00pm 7th Annual Triathlon
 - May 21 5:00am – 6:00pm Phoenix BFL Volunteer Division
 - June 18 10:00am – 7:00pm Dandridge June Jubilee
 - September 24 5:00am – 6:00pm White Pine Marine Trail
 - September 24 9:00am – 9:00pm Scots Irish Festival
 - October 6 6:00am – 6:00pm Big Bass Tour
 - October 15 5:00am – 6:00pm TN Team Trail Championship
 - October 22 5:00am – 6:00pm Morristown Marine Trail Championship

It came on a motion by Alderman KESTERSON, seconded by Vice-Mayor ELDER, to approve the 2022 special events calendar.

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

- Approval of the Annual Financial & Independent Auditor's Report for FY ending 6/30/21

It came on a motion by Alderman KESTERSON, seconded by Alderman REESE, to approve the auditor's report.

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

- Discussion on Zoning and Growth Trends in the Town of Dandridge

Alderman Kesterson presently has concerns with the rate and density of growth within the town. Propose that the density be changed within the R-2 and R-3 zones. Would propose that the density in R-2 be changed from 7,500 square feet to 10,000 square feet. And the density in R-3 joined dwelling/stacked units be changed from 7,000 for the first unit and 2,000 for each additional unit to 10,000 for the first unit and 3,000 for each additional unit.

Mayor Gantte reported that the town has actively recruited retail development and in regards to another grocery store, developers have concerns with the lack of rooftops for an additional grocery store.

It came on a motion by Alderman KESTERSON, seconded by Alderman NELSON, to recommend the above proposed changes to the Dandridge Regional Planning Commission.

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

- Luna's Farm House Wood Shop & Décor – Ribbon Cutting – February 15th at 10:30

No action needed, information only.

XI. DEPARTMENT HEAD UPDATES

- Police Chief Carson Williams
 - A local business owner has purchased doors for the side-by-side (retail cost of approx. \$6,000)
 - Call volume continues to increase
- DWMF Superintendent Tana Benson
 - Technology with Appalachian Electric for leak detection via Badger Technology (meter reading system) is no longer available via the software. Reports now have to be run manually. Inquiring on a solution with different technologies.
 - Still working on contract with H&L and working with the town attorney for a solution to finish the project
- Parks/Rec Director Chris Shockley
 - Half way point in basketball
 - Advertising for an AM shift manager
- Public Works Superintendent Donald Whaley
 - Leaf season is over with
 - Cutting back right-of-way's and litter pickup
- Building/Codes Enforcement Terry Reneau
 - Apartments on Killion Road have started construction
 - Bids went out for the new Domino's
 - Old Lindsey Hardware downtown project plans have been submitted for permitting and construction will start soon
 - Old doctor office building (across from McMahan's) has submitted plans and received their permit for renovation for Optimus physical therapy.
- Town Administrator Matt Rudder
 - Budget retreat will be scheduled soon
 - Chamber banquet will be held on March 10th at Lakeway Christian Academy at 7:00 p.m. for those interested in attending

XII. MISCELLANEOUS

Non presented.

XIV. ADJOURNMENT

It came on a motion by Alderman NELSON, seconded by Vice-Mayor ELDER, that the meeting of February 8, 2022 be adjourned.

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

George Gante, Mayor

ATTEST:

Cathy Dixon Town Recorder

MINUTES-BMA-020822