

**TOWN OF DANDRIDGE, TENNESSEE**  
**BOARD OF MAYOR AND ALDERMEN**  
**Regular Meeting**  
**9 August 2016**

**I. PUBLIC HEARING**

- **Resolution No.16/17-01** Adopting a Plan of Service by the Town of Dandridge, Tennessee for Approximately 10.47 Acres of Annexed Property on Pine Drive (Map 58, Parcels 71 & 72)

*Louis Svoboda, 964 Pine Drive – request that newly annexed property be zoned M-1.*

*It was explained that all newly annexed property comes in zoned as R-1, then it is up to the property owner to have the property re-zoned to the appropriate zone.*

*Alderman Kesterson suggests that the ordinance specifying newly annexed property being zoned as R-1 be reviewed.*

- **Resolution No.16/17-02** to Annex Approximately 10.47 Acres of Property on Pine Drive to Incorporate within the Corporate Boundaries of the Town of Dandridge, Tennessee (Map 58, Parcels 71 & 72)

*Alderman Kesterson reiterated his concern that newly annexed property should be initially annexed at the appropriate zone.*

- Final Reading of **Ordinance No.16/17-02** Amending Section 1-119 of the Town of Dandridge Municipal Code: Salary of Mayor and Aldermen

*No comments*

- Final Reading of **Ordinance No.16/17-03** Amending the “Zoning Ordinance of the Town of Dandridge, Tennessee” by Revising Sections 14-408(1) and 14-409(1) to Include “Professional Offices” as a Permitted Use in the B-2 (General Business) District and B-3 (Interstate Business) District

*No comments*

- Final Reading of **Ordinance No.16/17-04** Amending the “Zoning Ordinance of the Town of Dandridge, Tennessee” by Expanding “Dwelling” Definition and Allowing “Tiny Houses” as a Permitted Use in the R-3 District

*No comments*

**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 9<sup>th</sup> day of August 2016.
- 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 by Town Recorder Cathy Dixon, with the following members responding:
  - Mayor GEORGE GANTTE
  - Vice-Mayor MIKE NELSON
  - Alderman MIKE CHAMBERS

- Alderman JEFF DEPEW
- Alderman PAM FARRAR
- Alderman TODD KESTERSON
- Alderman KEN THORNHILL

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

The Pledge and Invocation was led by members of Boys Scout Pack 77 of Dandridge First United Methodist Church and Alderman Kesterson.

**IV. READING OF THE MINUTES**

It came on a motion by Alderman CHAMBERS, seconded by Vice-Mayor NELSON, to approve the Regular Session minutes of the July 12, 2016 meeting as written.

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

**V. PUBLIC PRESENTATIONS**

None presented.

**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>	\$1,259,748.32	<u>Drug Fund Balance:</u>	\$ 56,211.27
	<u>Money Market Balance:</u>	\$ -0-	<u>DVFD Balance:</u>	\$291,150.24

**IX. PRESENTATION OF ORDINANCES AND RESOLUTIONS**

- Final Presentation of **Resolution No.16/17-01** Adopting a Plan of Service by the Town of Dandridge, Tennessee for Approximately 10.47 Acres of Annexed Property on Pine Drive (Map 58, Parcels 71 & 72)

It came on a motion by Alderman FARRAR, seconded by Alderman CHAMBERS, to approve Resolution No.16/17-01.

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

- Final Presentation of **Resolution No.16/17-02** to Annex Approximately 10.47 Acres of Property on Pine Drive to Incorporate within the Corporate Boundaries of the Town of Dandridge, Tennessee (Map 58, Parcels 71 & 72)

It came on a motion by Alderman CHAMBERS, seconded by Alderman THORNHILL, to approve Resolution No.16/17-02.

On a voice vote, the motion passed 6-1, with Alderman KESTERSON voting NO, and was so ordered.

- **Resolution No.16/17-05** to Close Portions of the Lakeshore Drive Right-of-Way

It came on a motion by Vice-Mayor NELSON, seconded by Alderman THORNHILL, to approve Resolution No.16/17-05.

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

- **Resolution No.16/17-06** Requiring Coordination of Food Vendors Permits

It came on a motion by Alderman THORNHILL, seconded by Alderman FARRAR, to approve Resolution No.16/17-06.

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

- Final Reading of **Ordinance No.16/17-02** Amending Section 1-119 of the Town of Dandridge Municipal Code: Salary of Mayor and Aldermen

*Mayor GANTTE recuses himself and leaves the room. Vice-Mayor NELSON chairs this topic.*

*These additional funds (\$4,144.53) will be used from line item 110-41990-766 Appropriation to Contingency Fund.*

It came on a motion by Alderman DEPEW, seconded by Alderman THORNHILL, to approve Ordinance No.16/17-02 on final reading.

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

Mayor GANTTE	RECUSED	Alderman FARRAR	AYE
Vice-Mayor NELSON	AYE	Alderman KESTERSON	NO
Alderman CHAMBERS	NO	Alderman THORNHILL	AYE
Alderman DEPEW	AYE		

On a roll call vote, the motion passed 4-2, with Aldermen CHAMBERS & KESTERSON voting NO, Mayor GANTTE recusing himself, and was so ordered.

*Mayor GANTTE returns to the meeting as Chair.*

- Final Reading of **Ordinance No.16/17-03** Amending the “Zoning Ordinance of the Town of Dandridge, Tennessee” by Revising Sections 14-408(1) and 14-409(1) to Include “Professional Offices” as a Permitted Use in the B-2 (General Business) District and B-3 (Interstate Business) District

It came on a motion by Alderman CHAMBERS, seconded by Alderman KESTERSON, to approve Ordinance No.16/17-03 on final reading.

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

Mayor GANTTE	AYE	Alderman FARRAR	AYE
Vice-Mayor NELSON	AYE	Alderman KESTERSON	AYE
Alderman CHAMBERS	AYE	Alderman THORNHILL	AYE
Alderman DEPEW	AYE		

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

- Final Reading of **Ordinance No.16/17-04** Amending the “Zoning Ordinance of the Town of Dandridge, Tennessee” by Expanding “Dwelling” Definition and Allowing “Tiny Houses” as a Permitted Use in the R-3 District

It came on a motion by Vice-Mayor NELSON, seconded by Alderman FARRAR, to approve Ordinance No.16/17-04 on final reading.

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

Mayor GANTTE	AYE	Alderman FARRAR	AYE
Vice-Mayor NELSON	AYE	Alderman KESTERSON	AYE
Alderman CHAMBERS	AYE	Alderman THORNHILL	AYE
Alderman DEPEW	AYE		

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

#### X. OLD BUSINESS

None presented.

#### XI. NEW BUSINESS

- Appoint a Committee for Final Ranking and Recommendation of a Firm for Architectural/Engineering Services for Assessing Efflorescence Conditions, Determining Causes and Sources of Moisture Intrusion and Recommending Remedies for Efflorescence of Concrete Block Walls at the FODAC

*Committee: FODAC Director, Public Works Superintendent, Town Administrator, Building Inspector, Alderman (Mike Nelson). Mayor Gantte also asked that the Town Attorney be included on the committee.*

It came on a motion by Alderman THORNHILL, seconded by Alderman DEPEW, to accept the recommended committee members as suggested.

*Alderman Kesterson suggested that a member at large with construction background also be considered.*

Motion is amended to allow the Mayor to appoint another member at large at his discretion.

*Town Attorney Jim Gass reminded BMA that if the BMA creates such committee to make recommendations to the BMA, public notice and sunshine law will be effective. The Town Administrator can be encouraged to create such a committee for discussion and input.*

Original motion was withdrawn and amended to direct the Town Administrator to create a body for final ranking and recommendation of a firm for engineering services.

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

- Equipment Purchase – Compressor

<i>Competitive Quotes</i>	<i>Advance Auto Parts</i>	<i>\$4,999.00</i>
	<i>Kaeser Compressors</i>	<i>\$5,491.06</i>
	<i>Northern Tool</i>	<i>\$7,199.99</i>

It came on a motion by Alderman FARRAR, seconded by Alderman CHAMBERS, to authorize the purchase of a compressor to not exceed \$5,000. Funds will be taken from line item 41990-766 (contingency fund).

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

Mayor GANTTE	AYE	Alderman FARRAR	AYE
Vice-Mayor NELSON	AYE	Alderman KESTERSON	AYE
Alderman CHAMBERS	AYE	Alderman THORNHILL	AYE
Alderman DEPEW	AYE		

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

- Equipment Purchase – Transmission Service System

<i>Competitive Quotes</i>	<i>Advance Auto Parts (Motorvac.com)</i>	<i>\$3,600.00</i>
	<i>Best Buy Auto Equipment</i>	<i>\$3,717.00</i>
	<i>O'Reilly Auto Parts</i>	<i>\$6,157.99</i>

It came on a motion by Vice-Mayor NELSON, seconded by Alderman CHAMBERS, to authorize the purchase of a transmission service system to not exceed \$4,000. Funds will be taken from line item 41990-766 (contingency fund).

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

Mayor GANTTE	AYE	Alderman FARRAR	AYE
Vice-Mayor NELSON	AYE	Alderman KESTERSON	AYE
Alderman CHAMBERS	AYE	Alderman THORNHILL	AYE
Alderman DEPEW	AYE		

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

- Equipment Purchase – Body Armor

*Active shooter helmets and vests. Helmets \$133.00 each. Total cost approximately \$5,600, funds to be used from Fund Balance*

It came on a motion by Alderman DEPEW, seconded by Alderman THORNHILL, to purchase the body armor and helmets via fund balance.

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

Mayor GANTTE	AYE	Alderman FARRAR	AYE
Vice-Mayor NELSON	AYE	Alderman KESTERSON	AYE
Alderman CHAMBERS	AYE	Alderman THORNHILL	AYE
Alderman DEPEW	AYE		

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

- Joyce Bussell – Library Concerns

- *Does Dandridge have an emergency system? Does the public know about it? What does it sound like? When is it tested? What is it used for? (VFD member responded that there is an alarm on the downtown fire station)*
- *Suggest that a detour sign be placed directing traffic to the library due to road closure for bridge construction. (Public Works Superintendent stated that detour signs to Circle Drive are already in place. Town Administrator also stated this item can be addressed in an upcoming meeting with the bridge contractor and library)*
- *Library landscape has been neglected. Trimming needs to be done around the air conditioner unit and the rose bushes. Plants need to be fertilized. Areas need to be pressure cleaned and mowing is coming*

*off a pillar. Eaves are overflowing. (Gerry Hardy, who recently passed away, used to take care of the landscape. The town was not aware that she had become ill and was no longer caring for the landscape. The Town has since taken over care of the landscape)*

- Retain/Replacement of the Appointed Personnel –
  - Town Judge
  - Town Attorney
  - Chief of Police
  - Fire Chief
  - DWMF Superintendent

It came on a motion by Alderman THORNHILL, seconded by Alderman CHAMBERS, to retain all the above mentioned personnel.

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

- Consideration of a Designated Loading/Unloading Zone on Tinsley Lane

*Bill Swann, Subway, requests a designated unloading zone, Wednesday's, 9:00am – 11:00am. Public Works Superintendent Gregg Gann does not agree with a designated unload zone, but recommends that cones be utilized on delivery days. Alderman Kesterson suggests that deliveries continue as present without designated zones in hopes that a delivery can be unloaded within 20-30 minutes with no hassle. Chief of Police suggests that the situation continue to be monitored and if not solved, then will speak directly to person who does not like the delivery truck being unloaded in the area. Chief of Police will try and resolve situation and report back to BMA with further issues as needed to be addressed.*

It came on a motion by Alderman THORNHILL, seconded by Alderman KESTERSON, to table this item until the next scheduled work session for further review if needed.

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

## **XII. MISCELLANEOUS**

- Town Administrator Melissa Peagler provided information regarding the potential of paying off a tractor versus financing. \$15,900 has currently been budgeted for a tractor purchase. Financing would be a 5 year lease. A straight purchase would save approximately \$5,000.
- Town Administrator also gave an update on the THDA Home Grant for housing rehabilitation. The company that had been chosen to execute the grant has given notice that they will be closing their company. Another company will be selected to move the grant forward. Construction on four homes should begin this fall.
- Alderman Farrar – inquired of the possibility to install new street lights (same as those recently installed on the west side of Gay St.) along the east side of Gay St. and down Main St. towards Town Hall. Town Administrator will meet with Greg Williams of Appalachian Electric before the September work session to get options for consideration.
- Chief of Police Carson Williams reported that for the next three days Simpson Construction will be delivering 3 153' steel beams for the new bridge. Route of travel will be from the First Baptist Church down Gay St.

## **XIII. ADJOURNMENT**

It came on a motion by Alderman THORNHILL, seconded by Alderman KESTERSON, that the meeting of August 9, 2016 be adjourned.

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

---

George Gante, Mayor

ATTEST:

---

Cathy Dixon, Town Recorder  
MINUTES-BMA-080916