

**TOWN OF DANDRIDGE, TENNESSEE
BOARD OF MAYOR AND ALDERMEN
Regular Meeting
11 September 2018**

I. PUBLIC HEARING

- **Ordinance No.18/19-03** Amending the Zoning Ordinance, Chapter 6, Section 14-604.7.2e by Increasing the Maximum Wall or Roof Sign Size Allowable in the B-2 District

No comments

- **Ordinance No.18/19-04** Amending the Zoning Ordinance, Chapter 3, Section 14-313 by Increasing Rear Setback Requirements for Commercial, Industrial and Multi-Family Uses that Abut a Residential District and Requiring a Landscaped Buffer

Alderman Nelson reported that he had received a couple of calls in concern of the amount of buffer that would be required and maintained.

- **Ordinance No.18/19-05** Amending the Zoning Ordinance, Chapter 3, Section 14-313 by Adding a Requirement that Each Commercial/Industrial/Multi-Family Site Plan Include One Digital Copy and Three Paper Copies

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 11th day of September 2018.
- 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 August 14, 2018 meeting as written.

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

V. PUBLIC PRESENTATIONS

****At the August meeting a property owner had asked if the Town would be interested in selling approximately .60 acres of land at the Field of Dreams site in order to extend his proposed development off of Shrader Road.*

****On August 14, 2018 BMA agreed to offer the sale of .60 acres at the Field of Dreams at a price of \$40,000.*

Terry Matthews, Vertex Development – Interested in purchasing property on Shrader Road. Vertex has been developing subdivisions since 2001, currently have 11 projects ongoing, proposed 80 new homes in the Dandridge project, projected revenue of approximately \$120,000 in property taxes, over \$70,000 in building fees, new jobs and households created, proposed start date of early November. National builder (one contractor for whole development), houses to range between \$175,000-\$250,000. All 80 homes will be built at once. Not vinyl sided homes. Single family homes, 1,500-1,800 sq.ft., depends on lot whether slab or basement.

Counter offer of \$20,000, due to property of no use to the Town. Current site plan shows requested additional acreage at 1.07 acres, not .60.

Mayor Gantte reported that he and Mr. Matthews have previously met.

Item will need to be added to the agenda in order to discuss the counter offer.

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

None presented.

VII. BUSINESS PRESENTED BY THE MAYOR

Mayor Gantte welcomed newly elected Jefferson County Mayor, Mark Potts. Looks forward to working with all the municipalities.

VIII. FINANCIAL REPORT BY THE TOWN RECORDER

<u>Bank Balance:</u>	<u>BMA Acct:</u>	\$1,372,957.30	<u>Drug Fund Balance:</u>	\$ 26,903.03
			<u>DVFD Balance:</u>	\$193,715.05

IX. CONSENT AGENDA

- Appointments – Dandridge Regional Planning Commission
 - Linda Swann (term expires 9/30/18)
 - Robbie McMahan (term expires 9/30/18)
- Scots-Irish Festival Street Closure Request
 - E. Main St. from Gay St. to Church St. (at the TVA pump station) on Friday, 9/28/18 at 5:00 p.m. until Saturday, 9/29/18 at 10:00 p.m.
 - E. Main St. at Tinsley Lane to Church St. on Saturday, 9/29/18 at 7:00 a.m. until Saturday, 9/29/18 at 10:00 p.m.
 - Church St. from E. Main St to Lake Drive on Saturday, 9/29/18 at 7:00 a.m. until Saturday, 9/29/18 at 10:00 p.m.
- Approval to Surplus Town Equipment

It came on a motion by Alderman DEPEW, seconded by Alderman ELDER, to approve all items within the consent agenda.

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

X. PRESENTATION OF ORDINANCES AND RESOLUTIONS

- Final Reading of **Ordinance No.18/19-03** Amending the Zoning Ordinance, Chapter 6, Section 14-604.7.2e by Increasing the Maximum Wall or Roof Sign Size Allowable in the B-2 District

It came on a motion by Vice-Mayor KESTERSON, seconded by Alderman NELSON, to approve Ordinance No.18/19-03 on final reading.

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

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

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

- Final Reading of **Ordinance No.18/19-04** Amending the Zoning Ordinance, Chapter 3, Section 14-313 by Increasing Rear Setback Requirements for Commercial, Industrial and Multi-Family Uses that Abut a Residential District and Requiring a Landscaped Buffer

It came on a motion by Alderman CHAMBERS, seconded by Alderman DEPEW, to approve Ordinance No.18/19-04 on final reading.

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

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

On a roll call vote, the motion passed 6-1 with Alderman NELSON voting NO, and was so ordered.

- Final Reading of **Ordinance No.18/19-05** Amending the Zoning Ordinance, Chapter 3, Section 14-313 by Adding a Requirement that Each Commercial/Industrial/Multi-Family Site Plan Include One Digital Copy and Three Paper Copies

It came on a motion by Vice-Mayor KESTERSON, seconded by Alderman CHAMBERS, to approve Ordinance No.18/19-05 on final reading.

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

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

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

- **Resolution No.18/19-05** Authorizing to Participate in the Pools’ James L. Robinson “Driver Safety” Matching Grant Program

It came on a motion by Alderman DEPEW, seconded by Alderman ELDER, to approve Resolution No.18/19-05.

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

- **Resolution No.18/19-06** Authorizing the Issuance of Interest Bearing Equipment Acquisition Capital Outlay Notes, Series 2018, in an Amount not to Exceed \$465,000, and Providing for the Payment of Said Notes

It came on a motion by Alderman DEPEW, seconded by Alderman REESE, to approve Resolution No.18/19-06.

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

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

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

XI. OLD BUSINESS

None presented.

XII. NEW BUSINESS

- Approval to Purchase 2019 Ford F-350 for Public Works Department

State Contract, Ford of Murfreesboro, \$31,920. 2019 Ford F-350 Regular Cab, 4x4 chassis, 6.2-liter gas V-8, 6 speed transmission, white exterior, medium gray vinyl interior

It came on a motion by Alderman NELSON, seconded by Alderman ELDER, to approve the purchase.

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

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

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

- Bid Approval – Ton Truck Equipment (Snow Plow & Dump Bed)

One bid received: Versalift Southeast \$22,653

It came on a motion by Vice-Mayor KESTERSON, seconded by Alderman CHAMBERS, to approve the bid from Versalift.

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

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

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

- Ratification of Milldale Pump Station Emergency Purchase

The KSB pumps will not provide continuous pumping as needed. Currently renting a diesel by-pass pump which has cost over \$20,000 to operate since the first of April. Emergency purchase made to go with a mono flow

pump which was previously used with no problems (\$27,198). The KSB pumps will be used at the downtown pump station.

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

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

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

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

- Consideration of Haunted Alley Way (Graveyard Alley) October 27th & October 31st

Kristy Depew reported that a meeting will be held on 9/12/18 at which time it will be discussed if such a proposal can be put together in time.

It came on a motion by Alderman DEPEW, seconded by Alderman REESE, to approve to allow a haunted alley way.

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

XIII. MISCELLANEOUS

- Shrader Road Property Purchase Proposal (adjacent to Field of Dreams – acquisition)

It came on a motion by Alderman DEPEW, seconded by Vice-Mayor KESTERSON, to suspend the rules and add the above item to the agenda.

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

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

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

A property owner has asked if the Town would be interested in selling approximately .60 acres of land at the Field of Dreams site in order to extend his proposed development off of Shrader Road.

On September 11, 2018 BMA agreed to offer the sell of .60 acres at the Field of Dreams at a price of \$40,000.

See above discussion under “Public Presentations”

DWMF Superintendent Mike Norton reported that the Shrader Road development will not flow to the field of dreams pump station. An additional pump station will need to be added.

It came on a motion by Alderman CHAMBERS, seconded by Alderman REESE, to remain firm on the first offer of sale at \$40,000.

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

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

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

- It was the consensus to review development line extension policy in a future work session.
- Town Administrator reminders: Scots Irish Festival September 29th
Bass Masters Eastern Open September 13th – 15th
- TA Rudder commended all town employees on teamwork and working together.
- Alderman Chambers commended the volunteer fire department on the display of the American flag on this date in memory of 911.

XIV. ADJOURNMENT

It came on a motion by Vice-Mayor KESTERSON, seconded by Alderman ELDER, that the meeting of September 11, 2018 be adjourned.

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

George Gantte, Mayor
MINUTES-BMA-091118

ATTEST:

Cathy Dixon Town Recorder