

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

12 April 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 12th day of April 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 MIKE CHAMBERS
 - Alderman JEFF DEPEW
 - Vice-Mayor JESSICA ELDER
 - Alderman TODD KESTERSON
 - Alderman MIKE NELSON
 - Alderman MARIANNE REESE

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

III. PUBLIC HEARING

- On Premise Beer Permit – Don Marco’s Kitchen, 123 US-70 – Suite 115

No comments.

- **Ordinance No. 21/22-07** Amending the Zoning Ordinance of the Town of Dandridge, Tennessee, Increasing the Minimum Lot Size Allowable in the R-2, R-3 and B-4 Districts

Randy Beckner, Mattern & Craig speaking on behalf of Carlyle Construction (W. Price Road/Hwy 92 Conceptual Plan) – Request that any project already presented to date be grandfathered to previous lot sizes. Request that the property at W.Price Rd/Hwy 92 be allowed to develop at the previous 7,500 sq. ft. lot size.

Bill Rowland (855 Lakeshore Drive) – Concerned with pace of development, destroying quality of life, traffic congestion, lake congestion, increase in crime, financial taxation. Asked BMA to consider current quality of life in Dandridge and propose 1/3 of an acre lot size and consider any development or series of developments over 20 houses be required to have at least 40% of the lots be ½ acre, sidewalks, street widening, street lights, 10% of land for greenspace, playgrounds. Slow the pace of growth.

Brian Goforth (513 Canter Lane) – Concerned with fire protection, ISO rating and home owner insurance coverage with pace of growth, increase in crime.

Mayor GANTTE shared that Dandridge BMA has gone to Jefferson County Commission on numerous occasions trying to get proper funding for the Dandridge Volunteer Fire Department since approximately 80% of the calls are within the county, but the Town of Dandridge funds 65% of the DVFD budget. Donations from citizens to the DVFD tremendously helps the department because of the inadequacy of Jefferson County funding for the DVFD. DVFD is the lowest per populous on receiving funding from Jefferson County of any of the local volunteer fire departments, but DVFD is very well equipped.

Bill Carlyle (Morristown developer) – Developers are not looking to just make a buc off of Dandridge, hundreds of hours have been spent with marketing companies to negotiate on several properties to help gain grocery stores, retail areas, etc. Its not just trying to add single family dwellings. There is a need for homes/residences in Dandridge. There will be a cost increase with the increase in lot sizes, homes will become less affordable, lot costs will increase. Single family homes are a much better route than multi family homes,

but in order for developers to recoup investments, will have to convert to multi-family developments. The Price Road development would consist of approximately 195 lots; but if changed to multi-family, would consist of approximately 1,200 units, therefore allowing about six times the density of single family.

Mayor GANTTE thanked Mr. Carlyle for his efforts in trying to bring retail development to Dandridge.

Bruce Kent (928 Bob-O Drive) – Concerned with increase in students to local schools, sewer use, and increase in traffic flow to Isabell Drive.

Tracy Wilson (899 Bob-O Drive) – Concerned also with overcrowding in local schools, pace of development and the need in building new schools.

Mayor GANTTE noted that only two schools, out of all of Jefferson County schools, are located south of I40, which is approximately over half of the county. Two schools in this area were closed years ago and never replaced.

Patty Chambers (831 Isabell Drive) – already has difficulty trying to pull out of driveway with traffic. Concerned with increase in traffic and safety.

Rick Stonis (925 Bob-O Drive) – Concerned with increase to tax payers in building new schools to keep up with pace in developments. (Mayor GANTTE responded that half of the sales tax that is collected within the Town of Dandridge goes to the school system.)

Ellen Longmire (807 Hopewell St.) – Concerned with traffic in Dandridge between I40 and Maury Middle School (especially when there is an accident on I40 and traffic diverts through town). Request that BMA considers changing lot sizes to 12,500 sq.ft instead of the current 7,500 sq.ft.; would even recommend 15,000 sq.ft. Dandridge is becoming crowded and fast.

Citizen – Doesn't like the government telling people what to do and it's what local politics is all about. We've got to think about the people. There is a lot of people that wants Dandridge to remain the same.

IV. **READING OF THE MINUTES**

It came on a motion by Alderman CHAMBERS, seconded by Alderman DEPEW, to approve the Regular Session minutes of the March 8, 2022 meeting as written.

On a voice vote, the motion passed unanimously (with Vice-Mayor ELDER, Alderman REESE and Alderman NELSON abstaining), 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>	\$4,197,174.05	<u>DVFD Balance:</u>	\$ 282,526.36
	<u>Drug Fund Balance:</u>	\$ 27,998.61	<u>DWMF Balance:</u>	\$2,065,431.31

IX. **PRESENTATION OF ORDINANCES AND RESOLUTIONS**

Mayor GANTTE asks Vice-Mayor ELDER to chair the meeting as he recuses himself from the next few agenda items as he and his family are involved in a couple of the agenda items.

- Final Reading of **Ordinance No. 21/22-07** Amending the Zoning Ordinance of the Town of Dandridge, Tennessee, Increasing the Minimum Lot Size Allowable in the R-2, R-3 and B-4 Districts

This ordinance increases the minimum lot areas for single family dwellings and joined dwelling units with a common fire wall or stacked units served by public water and sewer systems from 7,500 square feet to 12,500 square feet. Each additional unit of a joined dwelling with a common fire wall will increase to 3,000 square feet (from 2,000) for each additional unit.

Need to clarify if anything that is already zoned R-2, R-3 & B-4 will be grandfathered under old guidelines (7,500 sq.ft.) and anything new from this point forward to be under new guidelines (12,500 sq.ft.).

It came on a motion by Alderman KESTERSON, seconded by Alderman NELSON, to accept Ordinance No. 21/22-07 and amend the ordinance to include existing R-2, R-3, and B-4 zoned properties be grandfathered in at 7,500 sq.ft. minimum lot sizes.

It came on a motion by Alderman CHAMBERS, to amend the previous motion to also include that the minimum lot sizes be 15,000 sq. ft. instead of 12,500 sq. ft. Alderman KESTERSON does not accept Alderman CHAMBERS amendment.

It came on a motion by Alderman NELSON, to amend Alderman KESTERSON's motion to also include that existing R-2, R-3, and B-4 zoned properties be grandfathered in at 7,500 sq.ft. if developed within 6 months of effective date of ordinance. Alderman KESTERSON will accept the amended motion if properties are developed within 12 months of effective date of ordinance. Alderman NELSON's motion fails for lack of a second.

It came on a motion by Alderman REESE, to amend Alderman KESTERSON's motion to also include that existing R-2, R-3 and B-4 zoned properties be grandfathered in at 7,500 sq. ft. if developed within 6 months of effective date of ordinance. Alderman KESTERSON does not accept Alderman REESE's amendment.

It came on a motion by Alderman DEPEW, to amend Alderman KESTERSON's motion to also include that existing R-2, R-3 and B-4 zoned properties be grandfathered in at 7,500 sq.ft. if developed within 12 months of effective date of ordinance. Alderman KESTERSON accepts the amended motion and seconded by Alderman NELSON.

The current motion is to adopt Ordinance No. 21/22-07 as amended by grandfathering any R-2, R-3, and B-4 properties for one year from the date of approval of this ordinance.

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

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

On a roll call vote, the motion fails due to a tie vote.

It came on a motion by Alderman CHAMBERS, seconded by Alderman REESE, to revisit Ordinance No.21/22-07.

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

It came on a motion by Alderman CHAMBERS, seconded by Alderman NELSON, to approve Ordinance No.21/22-07 and amend the ordinance to include existing R-2, R-3, and B-4 zoned properties be grandfathered in at 7,500 sq.ft. minimum lot sizes for one year from date of this approved ordinance.

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

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

On a roll call vote, the motion passed unanimously (with Mayor GANTTE recusing himself), and was so ordered.

- **Resolution No. 21/22-08** Calling for a Public Hearing on the Proposed Annexation of Territory into the Town of Dandridge by Owner Consent and Approving a Plan of Services (827 Old Hwy 92 – Map 68 – Parcel 14)

It came on a motion by Alderman NELSON, seconded by Alderman CHAMBERS, to approve Resolution No 21/22-08.

On a voice vote, the motion passed unanimously (with Mayor GANTTE recusing), and was so ordered.

- First Reading of **Ordinance No. 21/22-08** Amending the Zoning Map of the Town of Dandridge, TN a Component of the Zoning Ordinance of the Town of Dandridge, TN From an A-1 Agricultural District, B-2 General Commercial District, and R-1 Low Density Residential District, all to a R-3 High Density Residential District (827 Old Hwy 92 – Map 68 – Parcel 14)

It came on a motion by Alderman CHAMBERS, seconded by Alderman NELSON, to approve Ordinance No.21/22-08 on first reading.

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

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

On a roll call vote, the motion passed unanimously (with Mayor GANTTE recusing himself), and was so ordered.

X. OLD BUSINESS

None presented.

BMA takes a 5-minute break. All members return with a quorum.

Mayor GANTTE no longer recuses himself from the meeting.

XI. NEW BUSINESS

- Bid Approval – TDOT Garage Sewer Line Extension

TDOT requested that the Town of Dandridge receive bids and coordinate a sewer line extension for the Jefferson County Maintenance/Garage Facility. TDOT will reimburse DWMF up to \$116,915.00 for the extension of the new sewer line connecting to the TDOT Dandridge facility. TDOT will not oversee the work, and will act primarily as a source for funding. All work and inspections will be the responsibility of DWMF.

4 bids were received:

<i>Edwards Grading (New Tazewell)</i>	<i>\$116,915.00</i>
<i>Horizon Underground (Bean Station)</i>	<i>\$268,490.00</i>
<i>Brockwell Construction (Newport)</i>	<i>\$292,605.00</i>
<i>Franklin Underground (Parrottsville)</i>	<i>\$348,125.00</i>

It came on a motion by Alderman CHAMBERS, seconded by Alderman REESE, to accept the bid of \$116,915 from Edwards Grading.

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

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

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

- Discussion and Consideration of a Settlement Offer from TDOT for Property Acquisition Related to SR-92 Bridge Replacement Project

In regards to damages to the library during construction/replacement of the new SR-92 bridge. No lawsuit will be pursued. TDOT has proposed an offer of \$32,150 as stated in an appraisal given by J. Lee Butler (11/30/17) as opinion of fair market value as of 10/8/15. Funds will be received by the Town.

It came on a motion by Mayor GANTTE, seconded by Alderman REESE, to accept the offer of \$32,150 from TDOT and propose 100% of the settlement money be placed into a special account for the library to be used towards maintenance/remodel of the existing building or towards the purchase of new property/building for the library.

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

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

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

- Discussion and Consideration of a Quote from Covington Flooring Company to Repair the Gym Floor at the Activity Center – Sole Source as original installer of gym floors to FODAC

Two Options were given:

<i>Option 1</i>	<i>\$62,252.00</i>	<i>new surface on entire gym 1 floor</i>
<i>Option 2</i>	<i>\$24,588.00</i>	<i>repair damaged areas only on gym 1 floor (color variation will be evident)</i>

Repairs settling issues to floor in gym 1 and other scuffed/hole areas in both gyms, install permanent pickle ball lines in both gyms. Vice-Mayor ELDER suggested that the Town's insurance company be contacted for a possible claim. The damages would not be considered as defective product as the damages were caused by settling of the building, therefore a warranty would not cover the damages. Floors were marked for years to track the size of the damage/cracks. No further damages have been recorded for the past 18 months.

It came on a motion by Alderman REESE, seconded by Mayor GANTTE, to accept Option 2 for \$24,588.00. (\$20,000 is in budget for repairs; the remaining \$4,588 would come from fund balance)

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

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

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

- Discussion and Consideration of a Proposal from the Architecture Collaborative for an ADA Transition Plan – Professional Service

Regarding a facilities ADA Assessment for the Town of Dandridge

An annual ADA transition plan self-certification to TDOT is required to monitor the Town's commitment towards compliance with provisions of the Americans with Disabilities Act and status of the Town's ADA transition plan (which is not in place).

Two proposals were given:

<i>DLZ:</i>	<i>\$50,000</i>
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<i>TAC: The Architecture Collaborative</i>	
<i>Phase I Evaluation</i>	<i>\$20,000</i>
<i>Phase II Transition Plan</i>	<i><u>\$15,000</u></i>
<i>TOTAL</i>	<i>\$35,000</i>

It came on a motion by Mayor GANTTE, seconded by Alderman REESE, to accept the proposals from TAC in the amount of \$35,000. (Funds to be used from General Fund)

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

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

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

- Discussion and Consideration of a Lease Agreement with Centriworks for a Copy Machine at Town Hall

Ricoh IM C4500 60 month FMV \$161.00 per month + maintenance and supplies

Current lease expires 6/22/22 (\$165/month)

Other proposals were pursued with Centriworks being the best proposal.

It came on a motion by Alderman KESTERSON, seconded by Alderman CHAMBERS, to approve the lease agreement with Centriworks.

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

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

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

- Approval for DWMF to Purchase a 2022 F-150 4x4 Supercab 6.5' Box, 145" WB XL (X1E) via State of TN Contract

Previously approved the purchase of 2 trucks on 9/14/21 at an amount of \$28,919 each. The purchase order for this purchase only listed 1 truck to order. Need approval to purchase the second truck at a cost of \$32,442 (including deductions of certain options) as the original purchase price will no longer be honored.

It came on a motion by Mayor GANTTE, seconded by Alderman REESE, to approve the purchase of the truck not to exceed \$32,442.

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

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

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

XII. DEPARTMENT HEAD UPDATES

- Building/Codes Enforcement Terry Reneau
 - 25/70 apartments are finished and occupied
 - Killion Road – 7 are under construction

- Franklin Ridge Phase 4 preliminary (apartments) was approved in planning commission
- Price Road concept plan will be presented
- Retail/commercial land is being pursued
- Foresee other requested annexation request
- Home construction is steady
- Detective Kevin Bunch
 - Alderman NELSON requested a beer sting be conducted within the next few months.
- Public Works Superintendent Donald Whaley
 - Trash pickup, mowing
 - Running behind on brush pickup due to storms
- Parks/Rec Director Chris Shockley
 - PW assisted with tree removal
 - Preparing for paving of Treadway Drive
 - Baseball is starting
- DWMF Superintendent Tana Benson
 - Reviewing operating procedures
 - Working with H&L agreement/timeline in getting pumpstation in operation
 - CDBG job – state has not approved Norris Brothers bid
 - Have set 28 water taps to date

XIII. MISCELLANEOUS

None presented.

XIV. ADJOURNMENT

It came on a motion by Alderman NELSON, seconded by Alderman KESTERSON, that the meeting of April 12, 2022 be adjourned.

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

Jessie Elder, Vice-Mayor

ATTEST:

Cathy Dixon Town Recorder

MINUTES-BMA-041222