

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

**14 June 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 14<sup>th</sup> day of June 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 MARIANNE REESE

ABSENT: Alderman MIKE NELSON

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

**III. PUBLIC HEARING**

- Ordinance No. 21/22-09 Amending the Zoning Ordinance of the Town of Dandridge, TN to Add a Definition for "Mobile Food Truck Park" and to Add a New Section 14-613 Titled "Mobile Food Truck Parks"

*No comments*

- Ordinance No. 21/22-10 FY21/22 Budget Amendment

*No comments*

- Ordinance No. 21/22-11 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 B-2 (General Commercial District) – 1331 High Street, Map 68D, Group A, Parcel 21

*No comments*

- Ordinance No. 21/22-12 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-3 (High Density Residential District) to a B-3 (Interstate Commercial District) – Killion Road, Map 58, Parcel 36.01

*No comments*

- Ordinance No. 22/23-01 Adopting the Annual Budget for FY22/23 Beginning July 1, 2022 and Ending June 30, 2023

*No comments*

**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 May 10, 2022 meeting as written.

On a voice vote, the motion passed unanimously (Alderman REESE abstains), and was so ordered.

V. PUBLIC PRESENTATIONS

- Stacey Martin (owner of D&S Gifts and More) -- having problems with the city as a business in town such as harassment and threats via Building/Codes Enforcement. Town Attorney Jeff Greene explained that the business is currently in a M1 zone (not grandfathered), which does not allow restaurants. A business can be shut down if not operating correctly within zone. A business must also meet fire code and can also be shut down for failure to have sprinklers, hood vent, and ADA compliant. Ms. Martin was advised to hire an attorney for interpretation with the town code and adjudicated by a court. Ms. Martin asked the city for a citation.

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>	\$4,281,883.03	<u>DVFD Balance:</u>	\$ 364,365.49
	<u>Drug Fund Balance:</u>	\$ 29,273.94	<u>DWMF Balance:</u>	\$2,344,111.03

IX. PRESENTATION OF ORDINANCES AND RESOLUTIONS

- **Resolution No. 21/22-11** Amending the Pay Scale of the Town of Dandridge Personnel Handbook

It came on a motion by Vice-Mayor ELDER, seconded by Alderman REESE, to approve Resolution No. 21/22-11.

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

- **Resolution No. 21/22-12** Amending Section V.B. of the Town of Dandridge Personnel Handbook Regarding Holiday Leave

It came on a motion by Alderman DEPEW, seconded by Alderman KESTERSON, to approve Resolution No. 21/22-12.

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

- **Resolution No. 21/22-13** 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 (Hwy.25/70 W, Map 67, Parcel 74)

It came on a motion by Alderman CHAMBERS, seconded by Alderman REESE, to approve Resolution No. 21/22-13.

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

Alderman CHAMBERS	AYE	Alderman KESTERSON	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. 21/22-14** Authorizing the Town of Dandridge to Apply for and Match the 2022 TDOT Multimodal Access Grant

*10% match, not to exceed \$125,000 for construction of a multi-use path on the south side of state route 139 from the intersection of Hillview Drive/Cherokee Drive to Majestic Bay.*

It came on a motion by Alderman KESTERSON, seconded by Vice-Mayor ELDER, to approve Resolution No. 21/22-14.

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

- Second/Final Reading of **Ordinance No. 21/22-09** Amending the Zoning Ordinance of the Town of Dandridge, TN to Add a Definition for “Mobile Food Truck Park” and to Add a New Section 14-613 Titled “Mobile Food Truck Parks”

It came on a motion by Alderman CHAMBERS, seconded by Alderman REESE, to approve Ordinance No. 21/22-09 on second and final reading.

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

Alderman CHAMBERS	AYE	Alderman KESTERSON	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.

- Second/Final Reading of **Ordinance No. 21/22-10** FY21/22 Budget Amendment

It came on a motion by Vice-Mayor ELDER, seconded by Alderman KESTERSON, to approve Ordinance No. 21/22-10 on second and final reading.

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

Alderman CHAMBERS	AYE	Alderman KESTERSON	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.

- Second/Final Reading of **Ordinance No. 21/22-11** 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 B-2 (General Commercial District) – 1331 High Street, Map 68D, Group A, Parcel 21

It came on a motion by Alderman CHAMBERS, seconded by Alderman KESTERSON, to approve Ordinance No. 21/22-11 on second and final reading.

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

Alderman CHAMBERS	AYE	Alderman KESTERSON	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.

- Second/Final Reading of **Ordinance No. 21/22-12** 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-3 (High Density Residential District) to a B-3 (Interstate Commercial District) – Killion Road, Map 58, Parcel 36.01

It came on a motion by Alderman KESTERSON, seconded by Alderman DEPEW, to approve Ordinance No. 21/22-12 on second and final reading.

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

Alderman CHAMBERS	AYE	Alderman KESTERSON	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.

- Second/Final Reading of **Ordinance No. 22/23-01** Adopting the Annual Budget for FY22/23 Beginning July 1, 2022 and Ending June 30, 2023

It came on a motion by Vice-Mayor ELDER, seconded by Alderman CHAMBERS, to approve Ordinance No. 22/23-01 on second and final reading.

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

Alderman CHAMBERS	AYE	Alderman KESTERSON	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.

- First Reading of **Ordinance No. 22/23-02** 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 to a MUD Mixed Use Development District (Hwy 25/70 W, Map 67, Parcel 74)

It came on a motion by Alderman KESTERSON, seconded by Alderman CHAMBERS, to approve Ordinance No. 22/23-02 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 REESE	AYE
Vice-Mayor ELDER	AYE	Mayor GANTTE	AYE

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

- First Reading of **Ordinance No. 22/23-03** 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 (294 Milldale, Map57, Parcels 65 & 65.01)

It came on a motion by Alderman CHAMBERS, seconded by Alderman REESE, to approve Ordinance No. 22/23-03 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 REESE	AYE
Vice-Mayor ELDER	AYE	Mayor GANTTE	AYE

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

- First Reading of **Ordinance No. 22/23-04** to Amend Title 20 Chapter 2 of the Dandridge Municipal Code and Further Being an Ordinance to Prohibit Smoking and the Use of Vapor Products in Public Parks

*Section 2: 1. Strike out/remove sentence, "This prohibition does not apply to buildings, sidewalks, or roads."*

It came on a motion by Alderman CHAMBERS, seconded by Alderman DEPEW, to approve Ordinance No. 22/23-04 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 REESE	AYE
Vice-Mayor ELDER	AYE	Mayor GANTTE	AYE

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

**X. OLD BUSINESS**

None presented.

**XI. NEW BUSINESS**

- Review/Reconsideration of Concept Plan and Plan of Services for Proposed Annexation of Old Hwy. 92, Map 68, Parcel 15

This item is rolled to the next regular scheduled meeting.

- 21/22 Jefferson County Department of Tourism Request for Funding

*Lauren Hurdle, Jefferson County Dept of Tourism: request \$25,000 to be applied to various events and marketing held in FY21/22.*

*As finance director for Jefferson County, Jessica Elder stated that it was understood, as a member of BMA, that Mayor Potts would present to BMA on an as needed basis. Jefferson County did budget contributions from cities for tourism (\$25,000 from Dandridge as well as Jefferson City). Jefferson City has since elected to utilize their funding towards economic development purposes towards the purchase of the industrial property at Odyssey Road. 15 events were held, 14 of which were held within the city limits of Dandridge.*

*Town Administrator Matt Rudder stated the funds (\$25,000) are held within the general funds of the budget (110-41990-722 Chamber of Commerce), not the Tourism Fund of 135-47210. FY 21/22 110-41990-722 Chamber of Commerce is budgeted a total of \$36,250 (\$25,000 for tourism, \$8,750 for economic development/retail strategies, and \$2,500 for the chamber).*

It came on a motion by Alderman KESTERSON, seconded by Alderman CHAMBERS, to fund \$15,000 to the Jefferson County Dept of Tourism and hold the additional \$10,000 for other events within the town (FY21/22 budgeted funds).

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

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

On a roll call vote, the motion passed unanimously (with Vice-Mayor ELDER abstaining), and was so ordered.

- DWMF New Checking Acct & Receiving Bill Pay Payments Electronic

It came on a motion by Alderman KESTERSON, seconded by Vice-Mayor ELDER, to open the new account.

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

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

*One bid received: Brockwell Construction \$808,180 (\$431,000 over budgeted amount)*

*Previous bid accepted by BMA on 2/8/22 was from Norris Brothers Excavating (\$404,750), \$27,000 over budget.*

*DWMF received notice on May 16<sup>th</sup> from CDBG that the Norris Brothers bid would not be approved and the project would need to be re-bid.*

*2 options:*

- *Re-bid in the fall*
- *Shelve plans and replace a section of line that is currently having issues*

It came on a motion by Alderman KESTERSON, seconded by Alderman REESE, to reject the bid from Brockwell Construction due to lack of competitiveness and excessive bid amount over budget.

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

Alderman CHAMBERS	AYE	Alderman KESTERSON	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.

- Appointment to Historic Planning Commission (Troy Pulliam's term expires 7/1/22)

It came on a motion by Alderman CHAMBERS, seconded by Vice-Mayor ELDER, to reappoint Troy Pulliam to the Historic Planning Commission.

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

- Appointments to Regional Planning Commission (Stephanie Churchwell & Cecil Franklin's terms expire June 30, 2022)

It came on a motion by Alderman CHAMBERS, seconded by Vice-Mayor ELDER, to reappoint Stephanie Churchwell and Cecil Franklin to the Regional Planning Commission.

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

- Dandridge Town Administrator Employment Agreement (7/1/22-6/30/23)

It came on a motion by Alderman REESE, seconded by Alderman DEPEW, to approve and renew the contract as was for 7/1/21-6/30/22.

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

Alderman CHAMBERS	AYE	Alderman KESTERSON	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.

**XII. DEPARTMENT HEAD UPDATES**

- DVFD Steve Williams
  - VFD will sell fireworks as a fundraiser this year at Station 2 (June 23<sup>rd</sup> to sell out on July 4<sup>th</sup>)
- Police Chief Carson Williams
  - Body cameras have been linked with IT and will be assigned and training held
- Parks/Rec Director Chris Shockley
  - Paving/stripping on Treadway Drive is complete
  - Volleyball is underway
  - SJLL is nearing end of season
  - Floor repairs are complete
- DWMF Superintendent Tana Benson
  - Doing water line replacements up towards Twin Tanks, Hilltop, and Peck Lane
  - Hired a new utility worker
  - An employee has turned in notice
  - ServLine has agreed to add internal plumbing options to the agreement at no additional cost
- Building/Codes Enforcement Terry Reneau
  - Most permits issued are residential
  - Food City has their permit and ready to expand
  - Apartments on Killion Road are under construction (21 units)
- Public Works Superintendent Donald Whaley
  - Brush is heavy
  - Mowing streets

Mayor GANTTE spoke on behalf of BMA, appreciate the job employees do in representing the town on a daily basis, as front line and dealing with the public, doing an exceptional job, certainly appreciate the effort put forth.

- Town Administrator Matt Rudder
  - Lights have also been installed on Treadway Drive
  - June Jubilee is Saturday, June 18<sup>th</sup>

**XIII. MISCELLANEOUS**

None presented.

**XIV. ADJOURNMENT**

It came on a motion by Vice-Mayor ELDER, seconded by Alderman CHAMBERS, that the meeting of June 14, 2022 be adjourned.

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

\_\_\_\_\_  
George Gantte, Mayor

ATTEST:

\_\_\_\_\_  
Cathy Dixon Town Recorder