

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

**12 July 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 12<sup>th</sup> day of July 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
  - Vice-Mayor JESSICA ELDER
  - Alderman TODD KESTERSON
  - Alderman MIKE NELSON
  - Alderman MARIANNE REESE

ABSENT: Alderman JEFF DEPEW

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

**III. PUBLIC HEARING**

- **Resolution No. 22/23-01** to Annex Certain Territory Upon Written Consent of the Owners and to Incorporate the Same Within the Boundaries of the Town of Dandridge TN (Hwy.25/70 W, Map 67, Parcel 74)

*No comments*

- **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 District (Hwy 25/70 W, Map 67, Parcel 74)

*No comments*

- **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)

*Josh Cate submitted a concept site layout to BMA that will consist of townhomes built in 3 phases.*

- **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 Tobacco and Vapor Products in Public Parks

*No comments*

**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 June 14, 2022 meeting as written.

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

**V. PUBLIC PRESENTATIONS**

- Mike Norton, 825 Summit Ridge Road – had previously requested in November 2021 that town meetings be live streamed. Requesting once again that BMA reconsider live streaming town meetings.
- Richard Antunes, 155 East Meeting Street – Ask BMA to consider the property along Graveyard Alley a green area instead of a parking area and to include parks around town in the future.
- Stacy Martin (D & S Gifts) – Asked business supporters to attend the meeting in support and to seek truth. Submitted packets to BMA that included M-1 zoning regulations, application/receipts for fire inspection and building/sign permit (2/23/22), ice cream shop layout, temporary certificate of occupancy (3/8/22), letter from Terry Reneau re: violation of zoning ordinance for the M-1 district (5/9/22), and public records request/response for construction permits and plans for the past 4 years for 804, 806 & 808 Valley Home Road (6/29/22). Argument with business has become very paramount and very stressful. Trying to serve the community, but cannot get pulled permit that has been requested and denied due to a zoning issue nor proper equipment. Building owner, Randy Tweed, was to make the following corrections: lighted exit signs, fire extinguishers, cord removal, and audible alarm. Doesn't understand why a temporary permit was received and then told in violation of zoning. Request Certificate of Occupancy based on original requests.
- Rich Stonas (customer & resident of Dandridge) – need to support small businesses.
- Michelle Stevens – agree with Mr. Stonas, very important to support small businesses and their employees.

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

None presented.

**VII. BUSINESS PRESENTED BY THE MAYOR**

- Asked BMA members to help Chris Shockley in getting sponsors for Music on the Town.
- Employee Salaries – Propose the following (approximately 10% for inflation):
  - Each full time and part time employee wage increase \$2.00 per hour
  - Volunteer Fire Dept stand-by pay increase from \$100 to \$125
  - Volunteer Fire Dept call pay from \$5 county calls to \$12 and city calls to \$25

Alderman Nelson: everyone is facing low employee pay, economy has changed, everyone is struggling, but is something we need to do so our employees can survive and before we start losing good employees that keep our town going.

Vice-Mayor Elder: asked for verification on recent pay scale and employee raise increase (effective 7/1/22 employees received the higher of the pay scale change or 3%); also, to verify if the town consumed the increase in insurance (yes, 2 ½ % increase beginning 1/1/22 with an assumption of a 5% increase included in the budget). This would be a total compensation package of 15% (Mayor Gante responded that most employees look at take home pay vs compensation/retirement). Employees need to be aware/informed of total compensation package that would have been at least a 5% raise beginning July 1<sup>st</sup>. County employees have not received a raise.

Alderman Kesterson: suggested time to look at such a proposal to include/consider an adjustment such as a percentage increase, one time bonus, combination, and total benefits package. Also need to look at the Town Administrator's salary. Suggest that information be provided to employees showing total compensation package.

It was the consensus of the BMA to hold a Special Called Meeting on August 1, 2022 at 6:00 p.m. to further discuss employee salaries.

**VIII. FINANCIAL REPORT BY THE TOWN RECORDER**

<u>Bank Balance:</u>	<u>BMA Acct:</u>	\$4,296,461.98	<u>DVFD Balance:</u>	\$ 368,608.58
	<u>Drug Fund Balance:</u>	\$ 29,398.15	<u>DWMF Balance:</u>	\$2,331,124.53

*DVFD Firework sales netted \$12,300. Total donations to date = \$83,671.66.*

**IX. PRESENTATION OF ORDINANCES AND RESOLUTIONS**

- **Resolution No. 22/23-01** to Annex Certain Territory Upon Written Consent of the Owners and to Incorporate the Same Within the Boundaries of the Town of Dandridge TN (Hwy.25/70 W, Map 67, Parcel 74)

It came on a motion by Alderman KESTERSON, seconded by Alderman CHAMBERS, to approve Resolution No. 22/23-01.

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

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

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

- **Resolution No. 22/23-02** Authorizing the Town of Dandridge to Participate in the “Safety Partners” Matching Grant Program

*Matching grant up to \$3,000. \$1,500 to be spent on turn-out gear for the DVFD.*

It came on a motion by Alderman NELSON, seconded by Vice-Mayor ELDER, to approve Resolution No. 22/23-02.

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

- Second/Final 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 District (Hwy 25/70 W, Map 67, Parcel 74)

It came on a motion by Alderman CHAMBERS, seconded by Vice-Mayor ELDER, to approve Ordinance No. 22/23-02 on second and final reading.

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

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

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

- Second/Final Reading of **Ordinance No. 22/23-03** 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 NELSON, seconded by Alderman CHAMBERS, to approve Ordinance No. 22/23-03 on second and final reading.

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

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

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

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

It came on a motion by Alderman CHAMBERS, seconded by Alderman NELSON, to approve Ordinance No. 22/23-04 on second and final reading.

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

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

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

- First Reading of **Ordinance No. 22/23-05** Amending the Zoning Map of the Town of Dandridge, TN a Component of the Zoning Ordinance of the Town of Dandridge, TN From a B-2 General Commercial District to a R-3 High Density Residential District (Hwy 92 S/W Price Rd, Map 57, part of Parcels 56.11 & 56.17)

It came on a motion by Alderman KESTERSON, seconded by Alderman CHAMBERS, to approve Ordinance No. 22/23-05 on first reading.

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

Alderman CHAMBERS	AYE	Alderman NELSON	AYE
Vice-Mayor ELDER	AYE	Alderman REESE	ABSENT
Alderman KESTERSON	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.*

- DVFD Surplus Items

*Request to surplus expired/non-repairable turn-out gear. Gear will be disposed of in landfill.*

It came on a motion by Vice-Mayor ELDER, seconded by Alderman REESE, to declare the items surplused and be disposed of.

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

**XII. DEPARTMENT HEAD UPDATES**

- DVFD Andy Riley
  - Gave an update on firework sales
  - Have currently received \$83,671.66 in donations
  - Gave update on several incidents including I40 Hazmat accident
  - Gave info on burial arrangements on previous Fire Chief Garland McCoig
  - Channel 6 and 8 will be broadcasting a story on Garland McCoig

Alderman Kesterson asked BMA to consider naming one of the fire stations in memory of Garland McCoig.

- Building/Codes Enforcement Terry Reneau
  - Developers for the old Dandridge Elementary own the property free and clear, hope to start construction within a month or so
  - Food City renovations/expansion will begin in two weeks

- Arby's will begin a renovation to include a second drive thru window
- Old Lindsay Hardware renovations have begun (Ophthalmologist office and lofts)
- Residential permits are continuing
- Public Works Superintendent Donald Whaley
  - Pot hole patching
  - Sidewalk cleaning
- Parks/Rec Director Chris Shockley
  - Music on the Town begins in two months
  - Areas within town have been sprayed
- DWMF Superintendent Tana Benson
  - Hilltop Road water line has been replaced, meter transitions will begin this week
  - Peck Lane water line will be replaced next
  - Finishing up with FOG inspections at food service establishments
  - Back Flow Specialty will be around the system in the next few weeks checking devices
  - Updated County ARPA funding request has been submitted
  - Mailer sent to customers for updated contact information and given opportunity to set up for ebills and automatic bank drafts with good response (30% of customers on automatic bank draft)
- Town Administrator Matt Rudder
  - FODAC Flooring Repair – Insurance did not cover
  - Utility Board Training – can be completed online
  - Comptroller approved the FY22/23 budget and required documentation as submitted
  - Thanked Officer Batts in taking care of the TN Highway Safety Office grant process

**XIII. MISCELLANEOUS**

None presented.

**XIV. ADJOURNMENT**

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

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

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George Gantte, Mayor

ATTEST:

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Cathy Dixon Town Recorder

MINUTES-BMA-071222