

**TOWN OF DANDRIDGE, TENNESSEE
BOARD OF MAYOR AND ALDERMEN
Regular Meeting
11 July 2023**

I. CALL TO ORDER

- A. The Dandridge Board of Mayor and Aldermen (BMA) met in a regular session in Dandridge, Tennessee on Tuesday, the 11th day of July 2023.
- 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
 - Alderman JESSICA ELDER
 - Vice-Mayor 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. 23/24-02** 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 (606 E. Meeting St, Map 68D, Group A, Parcel 16)
 - *Chris Bright (1314 Hilltop Rd) – concerned how rezone will affect community and adjoining property values. Doesn’t like the idea of a business going in front of his property.*
 - *Michael Frank - Would like to keep the neighborhood residential*
 - *Beau Bremer (1319 Hilltop Rd) – keep small town residential feel. Questioned whether house will remain or torn down. Quoted Philippians 2:4.*
 - *Henry Byar (1312 Hilltop Rd) – concerned that neighbors were not aware of the rezone until the sign was placed.*
 - *Chuck McSpadden – daughter is interested in purchasing the property that once belonged to grandparents, existing house will be used for a salon to include a sign, business will not demean current neighborhood. Property is not large enough for a big commercial building (6/10 acre). Rezone sign could not be placed on state right-of-way.*
- **Ordinance No. 23/24-03** Amending the “Zoning Ordinance of the Town of Dandridge, TN”, Adding Aesthetic Standards for Pier Foundations in the R-1, R-2, R-3 and B-3 Districts, as amended upon recommendation of the Regional Planning Commission

No comments
- **Ordinance No. 23/24-04** to Adopt Title 9 Chapter 4 Section 401 through Section 404 of the Dandridge Municipal Code and Further Being an Ordinance Titled “Yard Sales”

No comments

IV. READING OF THE MINUTES

It came on a motion by Alderman REESE, seconded by Vice-Mayor KESTERSON, to approve the Regular Session minutes of the June 13, 2023 meeting as written.

On a voice vote, the motion passed unanimously (with Alderman ELDER abstaining), and was so ordered.

V. PUBLIC PRESENTATIONS/COMMENTS

- Bruce Kent (928 Bob-O Drive) – recognize/compliment Field of Dreams (hidden jewel) and staff.
- Ellen Longmire (807 Hopewell Street) –
 - Dumptrucks on Hopewell Street
 - Ordinance No. 23/24-11 re: Public Comment Period – consider public, comments and time
 - Campgrounds – more transparency, consider previous comments/concerns
 - Old Dandridge Elementary site – clarify how it will be used (will it be section 8 housing?), criteria, how to apply, how many units are planned
- Marian Knight (440 W. Main Street) – Ordinance No. 23/24-11 re: Public Comment Period – disagrees with ordinance, not appropriate, nor within the best interest of citizens to limit free speech.

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

None presented.

VII. BUSINESS PRESENTED BY THE MAYOR

Condolences to the family of Kevin Bunch in the loss of his father.

VIII. FINANCIAL REPORT BY THE TOWN RECORDER

<u>Bank Balance:</u>	<u>BMA Acct:</u>	\$5,220,112.14	<u>DVFD Balance:</u>	\$ 377,202.13
	<u>Drug Fund Balance:</u>	\$ 21,244.75	<u>DWMF Balance:</u>	\$3,523,303.72

IX. PRESENTATION OF ORDINANCES AND RESOLUTIONS

- **Resolution No. 23/24-02** 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 (Hart Road, Map 58, Parcels 20.01 & 31)

It came on a motion by Alderman CHAMBERS, seconded by Alderman REESE, to approve Resolution No. 23/24-02.

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

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

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

- **Resolution No. 23/24-03** Authorizing the Town of Dandridge to Participate in the “Safety Partners” Matching Grant Program

\$1,500 grant, \$1,500 match, to purchase turn-out gear for DVFD.

It came on a motion by Alderman DEPEW, seconded by Vice-Mayor KESTERSON, to approve Resolution No. 23/24-03.

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

- **Resolution No. 23/24-04** Incorporating a “Cyber Security Policy” for the Employees of the Town of Dandridge to be Made Part of the Personnel Handbook

It came on a motion by Alderman ELDER, seconded by Alderman REESE, to approve Resolution No. 23/24-04.

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

- Second/Final Reading of **Ordinance No. 23/24-02** Amending the “Zoning Map of the Town of Dandridge, TN” a Component of the “Zoning Ordinance of the Town of Dandridge, TN” from R-1 (Low Density Residential District) to a B-2 (General Commercial District) 606 E. Meeting Street – Map 68D – Group A – Parcel 16

It came on a motion by Alderman DEPEW, seconded by Alderman ELDER, to approve Ordinance No. 23/24-02 on Final reading.

Citizen Renter (1305 Hilltop Road, Owner - Snag Properties LLC, Winston Salem NC) – Concerned with cut thru backyard, owner is not aware of anything and why was she not contacted, nor the residents (Mayor Gantte responded that signage is posted on the affected property, public notice is given on the town’s website/Facebook page, and local newspaper). Citizen became unruly and was asked to leave the meeting.

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

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

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

- Second/Final Reading of **Ordinance No. 23/24-03** Amending the Zoning Ordinance of the Town of Dandridge, Tennessee, Adding Aesthetic Standards for Pier Foundations in the R-1, R-2, R-3, and B-3 Districts

*Amended as follows: Pier Foundations. All residences **and commercial buildings** using a pier foundation type shall cover the exposed crawl space with a masonry concrete block perimeter that is within 2” of the subfloor of the structure. The exterior finish of the block shall either be painted or have a brick/**stone/stucco** façade.*

It came on a motion by Vice-Mayor KESTERSON, seconded by Alderman CHAMBERS, to approve Ordinance No. 23/24-03 on Final reading as amended.

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

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

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

- Second/Final Reading of **Ordinance No. 23/24-04** Adopt Title 9 Chapter 4 Section 401 through Section 404 of the Dandridge Municipal Code and Further Being an Ordinance Titled “Yard Sales”

It came on a motion by Alderman CHAMBERS, seconded by Alderman REESE, to approve Ordinance No. 23/24-04 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 REESE	AYE
Alderman ELDER	AYE	Mayor GANTTE	AYE

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

- First Reading of **Ordinance No. 23/24-06** Amending the “Zoning Map of the Town of Dandridge, TN” a Component of the “Zoning Ordinance of the Town of Dandridge, TN” from A-1 (Agriculture District) to a R-1 (Low Density Residential District) (Hart Road, Map 58, Parcels 20.01 & 31)

It came on a motion by Alderman REESE, seconded by Alderman CHAMBERS, to approve Ordinance No. 23/24-06 on First reading.

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

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

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

- First Reading of **Ordinance No. 23/24-07** to Amend Title 5 Chapter 4 Sections 5-405 & 406 of the Dandridge Municipal Code

It came on a motion by Alderman ELDER, seconded by Alderman REESE, to approve Ordinance No. 23/24-07 on First reading as amended.

*Amend as follows: **Competitive bidding \$7,500.00-\$24,999.99.** A written record shall be required and available for inspection showing that competitive bids from three (3) separate vendors were obtained through direct mail, facsimile, or hand delivery, **if applicable.***

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

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

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

- First Reading of **Ordinance No. 23/24-08** Amending Title 11 Chapter 3 Section 11-302 Weapons & Firearms Generally of the Town of Dandridge TN Municipal Code

Vice-Mayor KESTERSON suggested the ordinance be amended to state that open carry is not allowed, but in disagreement with ordinance as presented as a gun free zone.

It came on a motion by Alderman CHAMBERS, seconded by Vice-Mayor KESTERSON, to roll this item to the next meeting in order for the town attorney to research further and amend the ordinance.

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

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

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

- First Reading of **Ordinance No. 23/24-09** Amending the “Zoning Map of the Town of Dandridge, TN” a Component of the “Zoning Ordinance of the Town of Dandridge, TN” from R-1 (Low Density Residential District) to a R-2 (High Density Residential District) (Old Jefferson City Hwy, Map 68J, Group B, Parcel 20)

It came on a motion by Alderman CHAMBERS, seconded by Alderman REESE, to approve Ordinance No. 23/24-09 on First reading.

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

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

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

- First Reading of **Ordinance No. 23/24-10** Amending the “Zoning Map of the Town of Dandridge, TN” a Component of the “Zoning Ordinance of the Town of Dandridge, TN” from B-4 (Residential/Commercial Resort District) to a R-1 (Low Density Residential District) (Hwy 139, Map 76, Parcel 41.02)

It came on a motion by Alderman ELDER, seconded by Alderman DEPEW, to approve Ordinance No. 23/24-10 on First reading.

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

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

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

- First Reading of **Ordinance No. 23/24-11** to Amend Title 1 Chapter 1 Adding Title 1-121 “Public Comment Period” to the Dandridge Municipal Code

Title 8, Chapter 44, Part 1 of TN Code Annotated has been amended by requiring a governing body to reserve a period for public comment, at each public meeting, where the public has the opportunity to comment on matters that are germane to the items on the agenda for the meeting.

Per MTAS Legal Consultants: The above also authorizes the governing body to adopt reasonable restrictions on the period for public comment, including restrictions related to the length of the public comment period, the number of individuals who can speak during the period, and the length of time each individual can speak. Includes that restrictions may also require an individual to sign up in advance of a meeting in order to speak during the meeting. Requires the governing body to take all practicable steps to ensure that opposing viewpoints are represented fairly if those with opposing viewpoints desire to comment.

Alderman DEPEW suggested the said comment period shall be limited to 3 minutes per speaker with a maximum time of 30 minutes to be set aside for public comment with first priority to speak given to the citizens of Dandridge.

Alderman ELDER suggested that verbiage be added that the chair would have the choice to extend the comment allotted time if allowed.

It came on a motion by Alderman ELDER, seconded by Alderman CHAMBERS, to roll this item to the next meeting for further review and amendment.

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

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

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

- First Reading of **Ordinance No. 23/24-12** Amending the Zoning Ordinance of the Town of Dandridge, TN, to Add Manufactured Home Sales to the B-2 Zone as a Permitted Use with Conditions

As amended: Manufactured Home Sales provided they are accessed by a 4-lane arterial road. All permanent commercial structures (such as office buildings) using a pier foundation type shall cover the exposed crawl space with a masonry concrete block perimeter that is within 2” of the subfloor of the structure. The exterior finish of the block shall either be painted or have a brick/stone/stucco façade. Display temporary structures/models shall cover the exposed crawl space with a temporary skirting.

It came on a motion by Alderman REESE, seconded by Alderman DEPEW, to approve Ordinance No. 23/24-12 on First reading as amended.

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

Alderman CHAMBERS	AYE	Vice-Mayor KESTERSON	AYE
Alderman DEPEW	AYE	Alderman REESE	AYE
Alderman 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

- DVFD Station #2 Repairs/Upgrades Consideration & Signage (Fund Balance)

Design and quotes were presented from Morristown Signs for the signage. Vice-Mayor KESTERSON suggested incorporating Garland McCoig's name to be included on the signage, not just a plaque (fire station to be named after Mr. McCoig).

No action taken. This item will be included on next months agenda for consideration after review by the Historic Planning Commission.

- SJLL & Broncos Agreements

A meeting was held on Wednesday, July 5th between Town Administrator, Alderman NELSON, Parks/Rec Director, and Program Coordinator to discuss the existing agreement set to expire in August. Suggested changes were discussed with SJLL President Jeff Batson.

*Suggested changes: 1 year agreement (currently 5 years)
Background check language (felonies/crimes against children)
Security – on duty officers will provide extra patrol in lieu of an officer being on site with notification to SJLL President
Independent audit required once every five years
SJLL - Both concession stands shall be equipped, stocked, maintained and opened for all events occurring on the baseball and softball fields unless prior written notice has been given to the recreation director who will document the occurrence and notify the BMA. SJLL shall also make available, within reason, a variety of stock, including cooked food for purchase at events with recommendations to return to a volunteer model in staffing concessions during league play. Paid employees may be utilized outside of league play.*

SJLL President Jeff Batson – SJLL considerations/concerns:

Concession requirements for tournaments (short notice of cancellations and staffing issues)

Prefer 5 year agreement

Need: 10 day notices on upcoming tournaments

3 day notice on cancellations

No need to provide tournament umpires with free food/drinks

Need security to remain on premise until everyone has left the premises

Staffing issues on holiday weekends

Request current agreement extend for 4 months to allow for fall ball.

It was the consensus that another meeting be held with the SJLL board to further discuss the agreement.

No action taken. This item will be placed on next months meeting for further review.

- Approval to Purchase a Kubota M6 Series Tractor with Cab and Sidemower Attachment (via Kubota Tractor Corp. utilizing Sourcewell Contract)

*Kubota M5-111HDC12-1 Tractor with a Terrain King KSM60 Side Mower mounted.
Total cost = \$107,728.70 via Plateau Truck & Tractor LLC via Sourcewell Contract*

Non-budgeted

It came on a motion by Alderman ELDER, seconded by Alderman DEPEW, to approve the purchase of the Kubota tractor with sidemower via the Sourcewell contract to be payable from fund balance.

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

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

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

- Approval to Surplus New Holland Tractor (if approved purchase of new Kubota Tractor)

It came on a motion by Alderman ELDER, seconded by Alderman DEPEW, to surplus the New Holland tractor at a set reserve amount set by the Town Administrator and Public Works Superintendent.

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

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

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

- Approval to Purchase Toro Sand Pro 3040 - \$24,289.73 (via Smith Turf & Irrigation utilizing State of TN Procurement Contract)

\$28,000 budgeted. Existing drag will be surplused.

It came on a motion by Alderman ELDER, seconded by Vice-Mayor KESTERSON, to approve the above purchase.

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

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

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

- Approval to Purchase CUES K2 – Basestation / Sewer Cam - \$139,456.68 (via HGAC Buy Contract)

\$175,000 budgeted. Current camera will be repaired and used as a backup camera.

It came on a motion by Alderman DEPEW, seconded by Alderman REESE, to approve the above purchase.

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

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

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

XII. DEPARTMENT HEAD UPDATES

- Police Department
 - Parking citations have been received. Information packets have been distributed to illegally parked vehicles throughout neighborhoods before citations to be issued.
- Town Administrator Chris Shockley
 - Jimmy Moore, Parks/Rec employee, retiring July 29th
 - Jonah Morie (previous employee) has been hired to replace J.Moore
 - Bids for wreaths/snowflakes will go out within the week
 - AEC has forwarded plans for the LED street lights upgrade to TDOT
 - April sales tax was \$162,498.74
- DWMF Superintendent Tana Benson
 - Sold 22 sewer taps & 15 water taps last month
 - Backflow testing will be out this month at certain businesses/residential homes, mostly those with irrigation systems
 - Public meeting comments: city vs county residents priority, more than half of the DWMF customers are outside the city limits
- Public Works Superintendent Donald Whaley
 - Thanked BMA for approval of percentage raises.
- Fire Chief Andy Riley
 - Firework sales was successful, \$15,300
 - Approx \$86,500 donations received as of date
 - Interstate incidents have somewhat slowed
- Codes Enforcement/Building Inspector Terry Reneau
 - Upcoming Preliminary plats – Coach House Development on Hwy 25/70
 - Issue – absent property owners who do not maintain their property. As of July 1st a tax lien can be filed (town should consider) Mayor GANTTE suggested that Town Attorney Jeff Greene write an ordinance and present at the next meeting.
- Finance Kendall Moore
 - Preliminary audit was completed the end of June
 - Benefit worksheets will be in employee’s pay stubs next pay period
- Parks/Rec Kevin Glenn
 - Successful summer camps, 40+ children registered
 - JCHS football team assisted with a football camp
 - August 4th, back to school party with a slip-n-slide
- Parks/Rec James Baker
 - Maintaining fields
 - July 29th Die-cast toy show

XIII. MISCELLANEOUS

- New Fire Truck Purchase

\$475,038 ARPA money, \$50,000 set aside for wreaths/snowflakes, \$425,000 appropriated for a fire truck

*Issue: IS9 Cummins motors (current motors) no longer being made
X10 (new motors) = \$120,000*

Custom cab new truck (same body setup) approx. \$770,000 (includes credit + other possible discounts, such as a pre-pay discount). A commercial cab could save approx. \$50,000, but not recommended due to safety concerns.

*\$80,000 credit off purchase of previous truck
Prefer an immediate order in hopes of acquiring an IS9 motor.
Turnaround = 2 years*

*1988 Ford Engine would be replaced.
Next truck to be replaced would be the 1997 Ford tanker top mount truck
All other model trucks range from 1996 to 2020*

*Funding: \$425,000 ARPA funds
\$314,907 VFD donation funds (current donation acct = \$314,907)
\$ 30,093 Money Market Acct*

It came on a motion by Alderman CHAMBERS, seconded by Alderman REESE, 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 REESE	AYE
Alderman ELDER	AYE	Mayor GANTTE	AYE

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

It came on a motion by Alderman CHAMBERS, seconded by Alderman REESE, to approve the purchase of a new fire truck not to exceed \$770,000 in a pre-paid plan. \$425,000 from ARPA funds & the remaining to be paid out of VFD funds, so long as the VFD funds are not depleted to an unsafe level.

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

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

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

- A presentation of a survey of the historic architecture and buildings in the Dandridge Historic District, on it's 50th Anniversary, will be presented on Thursday, July 13, 2023 from 6:00pm-7:00pm at the Jefferson County High School Main Campus Auditorium. This survey is a joint effort of JCHS students, teachers, and the Town of Dandridge.
- Joint Work Session (Regional Planning Commission & BMA), Wednesday, July 19th, 5:30 p.m. (location TBD), re: Location & Development Standards for Travel Trailer Parks & Design Review Commission/Guidelines

XIV. ADJOURNMENT

It came on a motion by Vice-Mayor KESTERSON, seconded by Alderman CHAMBERS, that the meeting of July 11, 2023, be adjourned.

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

George Gantte, Mayor

ATTEST:

Cathy Dixon Town Recorder