

**TOWN OF DANDRIDGE, TENNESSEE  
BOARD OF MAYOR AND ALDERMEN  
Regular Meeting  
12 March 2024**

**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 March 2024.
- B. Mayor GEORGE GANTTE was present and presiding and called the meeting to order.
- C. Mayor GEORGE GANTTE turned the meeting over to Vice-Mayor TODD KESTERSON

**II. ROLL CALL**

- A. A roll call of the BMA was conducted with the following members responding:
  - Mayor GEORGE GANTTE
  - Vice-Mayor TODD KESTERSON
  - Alderman JESSICA ELDER
  - Alderman JEFF DEPEW
  - Alderman MARIANNE REESE

ABSENT:

Alderman MIKE CHAMBERS  
Alderman MIKE NELSON

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

**III. PUBLIC HEARING**

- Second Reading of **Ordinance No. 23/24-21** Amending the “Zoning Ordinance of the Town of Dandridge, TN” by Amending Section 14-603, Allowing Gun Sales As A Home Occupation

**IV. READING OF THE MINUTES**

It came on a motion by Alderman REESE, seconded by Alderman DEPEW, to approve the Regular Session minutes of the February 13, 2024, meeting as written.

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

**V. PUBLIC PRESENTATIONS/COMMENTS**

- **Aurora Pulliam** – Appreciates agenda and minutes being put on the town website for citizens to find and read. Been attending a few meetings and have found that four times Robert’s Rules of Order have been suspended to make decisions in the past 3 meetings. When I asked for a question out of format, I wasn’t able to speak. Following format is important because residents don’t have a voice and board doesn’t live in our neighborhoods.

Glad the board is looking at Airbnb/Short-Term rental regulations. Should consider the voice of people who have had rentals as neighbors. Felt like that in first discussion the fee was the basis for the discussion. We should have more expectations of when there is something the community doesn’t like about the way the things are managed next door...maybe have a panel. Want people to be comfortable if Airbnb’s are going to be in the neighborhood.

**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>	\$5,530,260.98	<u>DVFD Balance:</u>	\$ 147,084.35
	<u>Drug Fund Balance:</u>	\$ 26,302.95	<u>DWMF Balance:</u>	\$3,795,083.98

**IX. PRESENTATION OF ORDINANCES AND RESOLUTIONS**

- Second and Final Reading of **Ordinance No. 23/24-21** Amending the “Zoning Ordinance of the Town of Dandridge, TN” by Amending Section 14-603, Allowing Gun Sales As A Home Occupation

*Town Administrator Shockley – Comes as a recommendation from planning commission and establishes gun sales as an allowable use as home occupation and requires FFL-1 License obtained through the ATF.*

It came on a motion by Alderman DEPEW, seconded by Mayor GANTTE, to approve Ordinance No. 23/24-21 on final reading.

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

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

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

- First Reading of **Ordinance No. 23/24-22** Establishing Regulations for “Short Term Rentals” within the Corporate Limits of the Town of Dandridge, TN

*Town Administrator Shockley – comes from discussion from this board. Will set new requirements for any and all short-term rentals within the town. Establishes consistent measures to ensure the safety of patrons of these rentals.*

**Highlights:**

- Need to set effective date
- Requires application and inspection from building inspector and fire marshall
- Requires smoke alarms, fire extinguishers, and carbon monoxide monitors
- House numbers visible from street
- Three types of permits: Owner, Non-Owner, Non-Occupied
- Initial Fee of \$350, Renewal \$100

It came on a motion by Alderman REESE, seconded by Mayor GANTTE, to approve Ordinance No. 23/24-22 on first reading.

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

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

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

**Town Attorney Jeff Greene** – effective date is 30 days from passage of ordinance. Can extend to 60 days. Under this ordinance, If there are two residents per lot, only 1 can be used for short-term rental including duplexes.

- **Resolution No. 23/24-15** Authorizing the Town of Dandridge, TN to Submit for and Accept Appalachian Regional Commission Funds for Sewer System Improvements

**Town Administrator Shockley** – Resolution signifying interest in applying 2024 ARC Grant. \$1,000,000 grant that requires a 50/50 match. Used to continue sewer upgrades in the system. This is the first step of applying for grant. This will be for new projects, focusing on 417 area.

It came on a motion by Mayor Gantte, seconded by Alderman REESE, to approve Resolution No. 23/24-15

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

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

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

- **Resolution No. 23/24-16** Amending and Revising the Town of Dandridge, TN Personnel Handbook

**Town Administrator Shockley** – Thanks to Kendall, Cathy, and MTAS for work on handbook update. Contains multiple deletions of policies, these will be removed and put in policies and procedures manual.

**Highlights:**

- Defines at-will employment
- Clarifies hiring procedures to attract best candidates
- Allows Town Administrator to negotiate pay with department heads or employees required to have certain certifications to a fair market value
- Clarifies overtime/holiday
- Clarifies designated day the holidays are paid on

It came on a motion by Alderman DEPEW, seconded by Alderman ELDER, to roll to next meeting

## X. OLD BUSINESS

- Discussion of Property on Graveyard Alley

**Town Building Inspector Terry Reneau** – Cost for professional fees to develop property \$33,500. Would cover architectural, structural, civil, and any geo services (survey). Old hardware store owner approached mayor about purchasing the property. Would board want to entertain selling? Intentions would be to clean it up and put picnic tables. The public wouldn't be allowed to use the property if sold. Would work with town during activities. Narrowing the scope would be helpful in obtaining accurate numbers.

The board shows no interest in selling the property and would like to see other quotes on engineering services.

Alderman Reese – proposes using same plans from bathroom facility on TVA property.

Vice Mayor Kesterson – Proposes using the same plan from Public Launch, trying to duplicate to make a bigger bathroom facility.

Alderman Elder – Proposes using hotel/motel tax for funding of project since it is tourism related.

Mayor Gantte – Maybe look at other examples of pre-fab (Cherokee) Vice Mayor Kesterson (Jeff City Pool)

**XI. NEW BUSINESS**

- Approval to Purchase Drum Screen (DWMF) (\$423,900.00)

*Town Administrator Shockley – originally budgeted \$300,000. Have realized some savings elsewhere \$35,500 on sewer camera and \$43,000 on jetter trailer. Drum screen is first line of defense for sewer plant. Current screen is outdated and no longer supported by manufacturer. New screen has a 20 year life cycle. Additional money would come out of DWMF operating budget.*

It came on a motion by Mayor GANTTE, seconded by Alderman REESE, to Approve the Purchase of the Drum Screen for \$423,900

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

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

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

- Approval to Purchase SCBA Air Fill Station from Municipal Emergency Services Utilizing Sourcewell Contract (\$64,692.00) and Surplus Existing Equipment to Chesnutt Hill Fire Dept.

*Chief Riley – Budgeted \$50,250 for purchase. Additional funding will come from fire department operating account. Value of old system is \$7,500.*

It came on a motion by Mayor GANTTE, seconded by Alderman REESE, to Approve the Purchase of SCBA Air Fill Station from Municipal Emergency Services Utilizing Sourcewell Contract (\$64,692.00) and Surplus Existing Equipment to Chesnutt Hill Fire Dept.

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

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

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

- Approval to Replace/Repair Garage Bay Doors At Dandridge Fire Station #1 by Overhead Garage Door. (\$8,704.00)

*Chief Riley – Side bay door is the last original door in the building and needs replaced. Overhead Door Company has been out several times to temporarily repair the door to keep it somewhat functional. Quote is also to repair the door panel where the dodge truck parks, get weatherstripping back up around the doors. Tried to get 3 quotes but has only been able to get 1 quote from Overhead Door Company.*

It came on a motion by Alderman REESE, seconded by Alderman DEPEW, to Approve the Purchase of New Side Bay Door and Other Door Repairs for \$8,704

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

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

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

- Approval to Purchase 2024 Can-Am Defender from Mountain Motorsports (\$14,052.03)

***Town Administrator Shockley** – Budgeted \$10,000 for item. Was able to obtain 3 bids and this was the lowest price and best availability. Will surplus the last remaining 2004 Steiner at the Field of Dreams. Difference in budgeted price will come from general fund*

It came on a motion by Mayor GANTTE, seconded by Alderman DEPEW, to Approve the Purchase of 2024 Can-Am Defender from Mountain Motorsports for \$14,052.03

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

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

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

- Special Events Approval

5/4/24 - Fishing for Freedom Bass Tournament

It came on a motion by Alderman DEPEW, seconded by Alderman REESE, to approve the special events calendar

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

- Update on Growth Boundary Expansion

***Town Administrator Shockley** – The plan is to reconvene the committee in 60 days. Will meet with James Gallup and Angie Carrier to discuss the best path forward.*

## **XII. DEPARTMENT HEAD UPDATES**

- Finance Director Kendall Moore
  - Have hired new human resources clerk to start on April 1st
  - New payroll software upgrade is complete
- Public Works Director Donald Whaley
  - Working on building and grounds, mulch and repairing potholes
- Dandridge Water Management Facility Superintendent Tana Benson
  - Set 12 new water taps and 6 sewer taps
  - Filled GIS Position
  - Thanks for passing purchase of drum screen
- Parks and Recreation Director James Baker
  - Basketball season ended Saturday with family fun day. Huge turnout for championship games and pizza party.
  - Continuing signups for Revolution Volleyball
  - New basketball tournament director started last Sunday
  - Craft fair, toy show, and home and garden expo coming up
  - Thanks for purchase of Can-Am
- Police Chief Carson Williams
  - Went today to pick up the final new vehicles from Trucker’s Lighthouse
  - Next week upfitters from Axon will be here for camera’s, in-car, and signal sidearms

- New state radio system is in, same system as Highway Patrol
- Thanks to board for allowing purchase of new equipment
- South-Jefferson Jeff Batson
  - Thanks to board for purchase of new lighting
  - 475 signups
  - Started 9-10 baseball practice yesterday
- Codes Enforcement/Building Inspector Terry Reneau
  - Permitting still going good, quite a few inspections going on
  - Planning approved Carlye Construction commercial project on 92
  - Planning approved 3-lot subdivision and 2-lot subdivision
  - Meeting next week for site plan on new carwash
- Fire Chief Andy Riley
  - Thank you to board for approval of purchase for Fill Station
  - Been writing grants, \$25,000 and \$75,000
    - Wrote for regional grant
    - Firehouse Subs grant is still out
- Town Administrator Chris Shockley
  - Commend public works, police, and Lauren Hurdle for work during high school/college bass tournament
  - Chief Williams and I met with WBIR. They will be increasing coverage in Jefferson County. New tracking shows Jeff County is 3<sup>rd</sup> in viewership.
  - Next week weather cam will be installed on dock.
  - Department head budget retreat will be tomorrow at 8:30
  - Paving – West Dumplin Valley Rd

**XIII. MISCELLANEOUS**

None Presented

**XIV. ADJOURNMENT**

It came on a motion by Vice-Mayor KESTERSON, seconded by Alderman ELDER, that the meeting of March 12, 2024, be adjourned.

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

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Todd Kesterson, Vice-Mayor

ATTEST:

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Zach Reese, Town Recorder

MINUTES-BMA-031224