

**TOWN OF DANDRIDGE, TENNESSEE
BOARD OF MAYOR AND ALDERMEN
Regular Meeting
14 May 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 14th day of May 2024.
- B. Vice-Mayor TODD KESTERSON 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:

- Vice-Mayor TODD KESTERSON
- Alderman JESSICA ELDER
- Alderman MARIANNE REESE
- Alderman MIKE CHAMBERS
- Alderman MIKE NELSON

ABSENT: Mayor GEORGE GANTTE
Alderman JEFF DEPEW

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

III. PUBLIC HEARING

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

Kesley Tucker – Ordinance stated initial fee of \$300 will go to fire marshal for inspection and then every year after that will be \$100 renewal...are there going to be annual inspections and will the \$100 each year go to fire marshal? Who will process the renewals, applications, money, following regulations. Where is the money coming from to do that? Things like this should be determined before making it a law. There also needs to be a reason to make a law before making a law. Questions board on how many have visited one of the town’s Airbnb’s, how many have gone to Airbnb/VRBO to see the requirements for an owner to be on the website? They require a certain amount of insurance, fire extinguishers, fire detectors, carbon-monoxide detectors. There is a state law that regulates short-term rentals.

Emily Miller – would live for city to stay nice and quaint, but visitors are coming. Wants to be owner representative for security of short-term rental properties. Thinks the ordinance will help protect the city and reduce liability for owners.

Aurora Pulliam – Doesn’t think ordinance goes far enough to restrict. Airbnb’s are houses when it’s convenient, and rentals when its convenient. These places are businesses. Concerned about un hosted short-term rentals. We need people on these properties to manage security, noise issues in rentals. Doesn’t want to see anymore short-term rentals added to residential neighborhoods. If we don’t put some control on where these things can be appropriately, then everything that’s for sale can be an Airbnb.

Troy Pulliam - Have looked at what other places are doing with short-term rentals. Some places have banned them, put a cap on total # short-term rentals allowed, put minimum stays (some rent by the hour), ban unhosted.

Beau Tucker – State of Tennessee states that short-term rentals are not businesses, they are homes. Anything you put in place has to coincide with the State. Dandridge has taken major steps with tourism and is talked about, if we bring people in they have to have a place to stay. Some situations call for people needing short-term rentals. Board is trying to put a law in place to try and solve something because of a hypothetical problem some day.

- **Second and Final Reading of Ordinance No. 23/24-23** To Amend Title 18 Chapter 1 Section 106 of the Dandridge Municipal Code (Updating the Water Fee Structure)

IV. READING OF THE MINUTES

It came on a motion by Alderman CHAMBERS, seconded by Alderman NELSON, to approve the Regular Session minutes of the April 9, 2024, meeting as written.

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

V. PUBLIC PRESENTATIONS/COMMENTS

Mike Foley (318 Oak Vista Dr.) - speaking on rock crushing. Proposal in Dandridge looks different than what is in Piedmont. It is reasonable to see the rock crushing operation will provide needed services that will add valuable employment. It is also reasonable for the public to ask what the impact will be on the community. Should this enterprise be allowed in the M-1 Zone? Does the ordinance adequately address the concerns of the community? Before tackling those questions, do you have enough factual information to make an informed decision.

Marian Knight (440 W. Main Street) – speaking on aggregate crushing within Dandridge city limits. Time for town to choose direction. Established a design review committee but at the same time going down the path of becoming industrial zone. Ask Piedmont residents the true number of trucks on the road daily. You can put restrictions, but you can't control noise, dust, rocks, vibrations, damage to roads, damage to property if you allow rock crushing. Heavy trucking can omit 90 decibels. Rock crushing can produce silica dust. Others will come here if you allow it.

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

None Presented

VII. BUSINESS PRESENTED BY THE MAYOR

Vice-mayor Kesterson asks for everyone to keep Mayor Gantte in prayers.

VIII. FINANCIAL REPORT BY THE TOWN RECORDER

<u>Bank Balance:</u>	<u>BMA Acct:</u>	\$5,550,505.95	<u>DVFD Balance:</u>	\$ 308,602.76
	<u>Drug Fund Balance:</u>	\$ 22,435	<u>DWMF Balance:</u>	\$3,988,980.40

IX. PRESENTATION OF ORDINANCES AND RESOLUTIONS

- **Resolution No. 23/24-17** A Resolution Requesting the Town of Dandridge Apply for the 2024 Local Parks and Recreation Fund Grant

Town Administrator Shockley – the grant cycle is approaching, and this is our resolution authorizing us to participate in the grant cycle. Asking for not to exceed amount of \$1,000,000 with a required 50% match having to come from the town. Direction of grant would be towards restrooms, playground, pavilion at the Field of Dreams. Two public meetings are scheduled, one May 15 at Activity Center and the second one conducted through the town's Facebook page.

It came on a motion by Alderman ELDER, seconded by Alderman CHAMBERS, to approve Resolution No. 23/24-17.

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

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

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

- **Resolution No. 23/24-18** A Resolution Requesting Additional Funding for the Dandridge Water Management Facility CDBG Grant Contract

Town Administrator Shockley – Ongoing sewer line installation project from Nichols Rd. to Nursing Home. There has been a \$7,500 change order to move a water line. They will be finished with the project by the next board meeting so they have asked for a not to exceed amount of \$100,000 for any more change orders. Don't foresee any significant changes. Comes as recommendation from ETDD and would come from the Water Dept. Fund.

It came on a motion by Alderman CHAMBERS, seconded by Alderman REESE, to approve Resolution No. 23/24-18.

It came on a motion by Alderman NELSON, to amend Alderman CHAMBERS's motion to include correspondence to board if any change orders arise at the next board meeting. Alderman CHAMBERS accepts the amended motion and seconded by Alderman REESE.

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

Alderman CHAMBERS	AYE	Alderman NELSON	AYE
Alderman ELDER	AYE	Alderman REESE	AYE
Vice-Mayor KESTERSON	NO		

On a roll call vote, the motion passed 4-1, and was so ordered.

- **Resolution No. 23/24-19** A Resolution to Apply for the Safe Streets for All Grant

Town Administrator Shockley – Federal grant program recommended to us from ETDD. Grant average award in Tennessee is \$250,000. Federal program requires a plan, planned proposal is \$82,000 with a 20% (\$16,400) required match from the town. Funds are included in upcoming budget. Intent is to put in Grant application May 16 and by August 29 will be able to start applying to address inadequacies in red light program.

It came on a motion by Alderman ELDER, seconded by Alderman NELSON, to approve Resolution No. 23/24-19.

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

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

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

- **Resolution No. 23/24-20** A Resolution to Amend the Town of Dandridge PayScale (Effective Date 7/1/2024)

Town Administrator Shockley – Old pay scale was set up on grade 1, grade 2, grade 3 system and we didn't have definitions or requirements for those grades. Recommended by MTAS to replace with salary range. Utilized MTAS salary survey to look at like municipalities, eliminated high and low, then averaged out.

It came on a motion by Alderman ELDER, seconded by Alderman REESE, to approve Resolution No. 23/24-20.

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

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

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

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

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

Alderman Nelson – purpose of ordinance is for safety and knowing who has them and who doesn’t have them. Everyone who has one should be registered with the city and pay their occupancy tax.

Vice Mayor Kesterson – needs to address trash removal. Maybe the owner/designee responsible for trash removal after each day.

Attorney Greene – maybe require two garbage cans

Inspector Reneau - too many absentee owners. Want a phone number to call someone to come clean up mess. Permitting process will give us a contact number for someone who is supposed to be on site within 24 hours to solve problems.

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

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

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

- **Second and Final Reading of Ordinance No. 23/24-23** To Amend Title 18 Chapter 1 Section 106 of the Dandridge Municipal Code (Updating the Water Fee Structure)

Town Administrator Shockley – Updates fees to outline plans review fees, engineering fees, water chlorination fees, outsourcing meter testing fee, after hours labor fee.

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

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

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

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

- First Reading of **Ordinance 23/24-24** Amending the Zoning Ordinance of the Town of Dandridge, Tennessee, to allow Rock Crushing in the M-1 Zone as a Special Exemption with Conditions

Rolled to next meeting

- First Reading of **Ordinance 23/24-25** to Amend the 2023/2024 Budget

Town Administrator Shockley - Highlights

Central Staff – Bonuses, AED’s – grant from Jefferson County Health Fund (\$25,088), ARPA Funds for holiday decorations

Police – Bonuses, extra firearm supplies, police vehicles and upfitting (\$264,300), grants for tasers

Fire Department – ARPA Funds transfer for new fire truck (\$425,000), bonuses, new sign for station 2

Highways and Streets – Storm clean-up (\$30,500), Combo tractor/truck purchase (\$151,752)

State Street Aid – Paving

Sanitation – Transfer for Garbage Truck purchased in prior year (\$314,789.14)

Recreation – Field Lights (\$105,200)

It came on a motion by Alderman ELDER, seconded by Alderman NELSON, to approve Ordinance No. 23/24-25 on first reading.

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

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

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

- First Reading of **Ordinance 24/25-01** Adopting the Annual Budget for the Fiscal Year Beginning July 1, 2024 and Ending June 30, 2024.

Town Administrator Shockley - Highlights

- *Budget is balanced but comes with conservative estimates due to the uncertainty of the property tax revenue.*
- *Includes 5% raise or pay-scale revision for employees, whichever is the larger of the two (\$236,000 increase over last year including TCRS bump)*
- *TCRS rate bumped up to 15% from 12%*
- *Includes 5% health insurance premium increases, 3% dental insurance premium increase.*
- *Dandridge Water Department - \$439,158 profit anticipated. No price increase.*

It came on a motion by Alderman REESE, seconded by Alderman CHAMBERS, to approve Ordinance No. 24/25-01 on first reading.

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

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

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

X. OLD BUSINESS

None Presented

XI. NEW BUSINESS

- Approval of Bids for Paving

Bids – W. Dumplin Valley Rd. (Red light to city limits)

Duracap Asphalt - \$156,511 (Can meet time requirements – end of school to end of fiscal year)

Current budget had \$120,000 budgeted for paving. Spent \$30,000 earlier in the year on Goose Creek. \$66,511 would come from fund balance.

It came on a motion by Alderman NELSON, seconded by Alderman CHAMBERS, to approve Duracap Asphalt paving bid.

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

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

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

- Discussion to Purchase Land (8.5 acres @ W. HWY 25/70 & Treadway Drive)

Town Administrator Shockley: Borders Field of Dreams, fronting 25-70. \$165,000 purchase price, \$19.400/acre. Purchase would come from fund balance, could be utilized with LPRF.

Building Inspector Reneau – should ask owner to pay for survey of property

It came on a motion by Alderman CHAMBERS, seconded by Alderman REESE, to approve Purchase of Land @ W. HWY 25/70 & Treadway Drive for \$165,000 with Owner Providing Survey Work.

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

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

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

- Contract Approval Between the State of Tennessee Department of Transportation and the Town of Dandridge (for provision of the routine maintenance of state routes)

Town Administrator Shockley: Mowing, plowing Hwy 92. Includes wage rate increases for all of town's positions.

It came on a motion by Alderman NELSON, seconded by Alderman REESE, to approve Contract Between the T.D.O.T and the Town of Dandridge for Routine Maintenance of State Routes.

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

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

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

- Update on Growth Boundary Expansion
 - Two Public Meetings are scheduled and will take place at:
267 W. HWY 25/70, Dandridge, TN
 - 5/24/24 @ 1:00pm
 - 6/11/24 @ 6:00pm

Town Administrator Shockley Update on Process:

1. Put maps together and have two public meetings
2. Board will pass resolution and sent back to growth boundary committee for their two public meetings
3. Will go to each municipality in the county for two public meetings
4. Goes back to growth boundary before going to county commission.

XII. DEPARTMENT HEAD UPDATES

- Codes Enforcement/Building Inspector - Terry Reneau
 - Violation letters going out for mowing, trees, garbage
 - Building permits and inspections steady
 - Motor coach development on 25/70, waiting to finalize sewer, already sold all homes.
 - Laquinta will break ground in September
 - School lofts making good progress now. Goal was August, a lot of interest locally
- Dandridge Water Management Facility Superintendent - Tana Benson
 - Working on meter changeouts
 - Set 10 water taps and 9 sewer taps
 - Received approval to move forward with design on the ARC Sewer project
- Public Works Director - Donald Whaley
 - Proud of the town, team members, and investment into equipment
- Finance Director - Kendall Moore
 - No update other than what was on the amendment/budget
- Parks and Recreation Director - James Baker
 - Martial Arts tournament last weekend very successful
 - Exotic Animal Expo June 1 and 2
 - Summer Basketball League 210 signups
 - Volleyball is in the 2nd week, has 190 participants
 - South-Jefferson did a phenomenal job with opening day
 - Veterans Food Pantry on May 30
- South-Jefferson - Jeff Batson
 - Opening day went well despite the weather. Appreciates the board for support and Alderman Nelson for throwing out 1st pitch
- Police Chief - Carson Williams
 - Thanks board for new vehicles, equipment flaws have been worked out, Very proud of it, keeps officers safe and protects the town
 - Justin Price from Mountain Motorsports donated new Polaris to police department and we donated ours to the fire department
- Fire Chief – Andy Riley
 - Thankful Carson/Justin for Polaris donated from police department
 - Mailouts hit \$75,000 in 4 weeks
 - May have drawings of new fire truck in next few months
 - Grant from East Tennessee Clean Fuels for \$57,000 towards new truck
 - Fireworks sales start next month
- Town Administrator Shockley – Thanks board for courtesy and professionalism. Wednesday the 22nd employee luncheon at Captains Galley.

XIII. MISCELLANEOUS

None Presented

XIV. ADJOURNMENT

It came on a motion by Alderman CHAMBERS, seconded by Alderman ELDER, that the meeting of May 14, 2024, be adjourned.

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

Todd Kesterson, Vice-Mayor

ATTEST:

Zach Reese, Town Recorder

MINUTES-BMA-051424