

STATE OF TENNESSEE

COUNTY OF JEFFERSON

BE IT REMEMBERED THAT, the Monthly Session of the Jefferson County Board of Commissioners began and was held in and for the aforementioned State and County on the 16th day of March, 2017 A.D. at 6:30 P.M., at the Jefferson County Courthouse in Dandridge, Tennessee. Present and Presiding were Chairman Jimmy Carmichael; County Clerk Frank Herndon; and the following County Commissioners answering to Roll Call Docket Book 4 Page 5 to-wit: Katy Huffaker, Steve Douglas, David Gaut, Randy Baxley, Rita Musick, Donnie Tabor, Russell Turner, Tim Seals, Sammy Solomon, Robert Blevins, Randy Bales, John Neal Scarlett, Terry Dockery, Robert Tucker, David Seal, Bob Beeler, and Barbara Sheets. Eighteen (18) members were present three (3) were absent: Todd Kesterson, John McGraw, Ralph "Gene" Eslinger.

The Meeting was called to order by Chairman Jimmy Carmichael. An invocation was given by Chaplain Donnie Tabor, followed by the Pledge of Allegiance led by Chairman Jimmy Carmichael.

APPROVAL & CORRECTIONS OF THE AGENDA:

Commissioner Turner request to move item 2 in New Business (Commerce Park) up in the agenda so that citizens here for that topic will not have to sit through the entire agenda. Motion was seconded by Commissioner Tucker, it was agreed without objection that this topic be moved to the top of Item K and the agenda was **approved** as amended.

APPROVAL OF THE MINUTES:

Commissioner Tucker moved to approve the minutes of the Regular Monthly Session, January 17, 2017. Commissioner Seals seconded the motion and the minutes were **approved** with no objections voiced.

APPEARANCE OF CITIZENS:

1. David K. Rotherforth – District 1: Spoke to the amount of money needed to purchase the commerce park land versus the amount of jobs that would be created.
2. Joe L. Jaynes – District 3: Spoke to the lack of usable land in the proposed commerce park versus the cost of infrastructure. States the land is for sale "cheap" because it is not usable.
3. Austin Brooks – District 3: States that in Jefferson County we do not need more jobs, we need more people that want to work.
4. Shonda Griffin – District 3: States that Jefferson County cannot do big if they are thinking small. States she feels that the IDB has wasted \$40,000 studying this land just because it is for sale.
5. Bob Jenkins – District 1: States that the IDB is trying to fix a problem that doesn't exist. He states there are plenty of jobs available in the White Pine area and locating a commerce park on the outskirts of our county is not a smart business plan. He states the park should be more centrally located in the county.
6. Tom Harmon – District 3: States that his figures show at completion the land cost will cost approximately \$146,000 per acre to complete and the last sold parcel of land in the Hamblen County Industrial Park sold for appx \$8,000 per acre.
7. A. Cody Griffin – District 3: Spoke to the abundance of jobs in a ten miles radius of Jefferson County and that Jefferson Countians had a Job Seeking problem.

8. Claude Allen – District 3: Request that funding for the Industrial Park be denied due to the problem with the corporate welfare and seeking “small fish” in a big market. Spoke to the lack of water and rail access for industrial use.
9. Carolyn Allen – District 3: Spoke in objection to the Commerce Park funding. Stating it is the wrong place, the wrong time, and it will not work.
10. Rita Musick – District 3: Spoke to the deplorable issues at White Pine School and that remedies need to be made immediately. Ms. Musick states that if we are going to borrow money for a commerce park in White Pine, we need to borrow money to finish the school.
11. Bryan J. Merritt – TSEA: Mr. Merritt request that the Jefferson County Commission oppose the privatization of the Mountain View Youth Development Center.

APPROVAL OF NOTARIES & BONDS:

Commissioner Scarlett moved to approve the list of notaries as presented, Commissioner Bales seconded the motion. Hearing no objections, the motion **carried**, and the below named applicants for Notary Public were **approved** provided the proper bonds or property affidavits are filed in the office of the County Clerk.

Angie Cox	Beau David	Betty R. Breeden	Brookelyn White
Carol S. Clamon	Charity B. Aguilar	Carlene Z. Ledford	Cheryl P. Prosak
Cristy Worley	Diane Stalsworth	Donna G. Lewis	Jacqueline H. Smith
Janice Woody	Jill C. Mills	John T. Walker II	Joseph A. Taylor
Kathy C. Derrick	Kelly Renee Mull	Kendra M. Shropshire	Kirk A. Rust
Laduska F. O’Quinn	Lory Chambers	Margaret C. Ostrowski	Mary R. Chrisman
Megan Bowman	Melissa G. Maness	Michelle Spradlin	Myranda Reed
Nicole Walker	Pam Springfield	Penny Ann Jackson	Rachel Messer
Rebecca Bradley	Sandra L. Hinson	Shannon Willis	Tamara McKinney Hamilton
Teresa W. Gentry	Traci D. West	Trayla L. Turner	W. Jack Farrar
Amber Nicole Small	Chasity Renee Aparijo	Deborah Lynn Andies	Amanda Gwendolyn Thibeault
Donna G. Lewis			

ELECTION OF COMMITTEES, BOARDS, & COMMISSIONS

Nominating Committee Chairman – Commissioner Todd Kesterson

A. Agricultural Extension Committee

Two County Commissioners: Randy Bales (Reappointment) & John McGraw (Appointment)

One Farm Woman: Annette Stooksbury (Appointment)

Moved to approve by Commissioner Musick, seconded by Commissioner Solomon, without objection, these nominations were approved.

B. Building Inspection Board of Appeals

Certified Home Inspector: Paul Tucker (Reappointment)

Citizen: Mike Dockery (Reappointment)

Without objection, these nominations were approved.

C. Animal Control Oversight Board

One County Commissioner: Randy Bales (Fulfill unexpired term)

Without objection, these nominations were approved.

REPORTS FROM ELECTED OFFICIALS, DEPARTMENT HEADS, AND OTHER OFFICIALS:

- A. County Mayor, Alan Palmieri
Spoke in opposition to the proposed commerce park. Stated that no one had contacted the Mayor's office in regards to the proposed commerce park. States that there is land available in the Jefferson/Hamblen Progressive Park and the County should pursue finding industry to fill the Jefferson/Hamblen Progressive Park rather than pursuing the Commerce Park in White Pine. Commissioner Seal questioned the mayor on possible grants for the project. The mayor indicated that such grants rarely exceed one half million dollars, he doubted that 5-6 million dollars could be raised through grants for the proposed Commerce Park. Commissioner Tucker request the Mayor and Attorney to negotiate abatement agreements with the City of Morristown who owns land in Jefferson County in the Jefferson/Hamblen Progressive Park. Commission Tabor stated Chairman Carmichael should be involved in the meeting to represent the Commission. Commissioner Huffaker states Scott Faulkenberry should be involved in the meeting to represent the EDA.
- B. Highway Superintendent, Charles Tipton
 - 1. Transfer of property from G. L. Carter (resident) to the Highway Department
Motion to approve by Commissioner Blevins, seconded by Commissioner Scarlett, **approved** with no objection voiced.
 - 2. Official County Road List: Presented.
- C. Sheriff, G.W. "Bud" McCoig
The Sheriff has updated Page 10 of his departments Employee Handbook and has presented it to the Personnel Committee.
- D. Chamber of Commerce President & CEO, Darrell Helton
January 2017 & February 2017 Report: Presented.
- E. Director of Schools, Dr. Charles Edmonds
2017-2018 School Calendar: Presented.
- F. Finance Director Langdon Potts
 - 1. Resolution 2017-15, Declare Equipment Surplus & Dispose: County Clerk
Motion to approve by Commissioner Bales, seconded by Commissioner Scarlett. The motion carried without opposition voiced.
 - 2. Schools Resolution 2017-40, Surplus to Dispose: Student Nutrition Department: Presented for information only.
 - 3. Schools Resolution 2017-41, Surplus to Dispose: Technology Department: Presented for information only.
 - 4. County & Schools Summary Financial Statements for December 2016, January 2017, and February 2017: Presented.
 - 5. Director Potts notified the commission of preliminary numbers showing countywide sales tax numbers down ½% YTD since this time last year.
- G. Library Board Director Michell Templin
 - 1. Dandridge Memorial Library Quarterly Report.
 - 2. White Pine Public Library Quarterly Report.

REPORTS OF COMMITTEES, BOARDS, & COMMISSIONS:

- A. IDB Recommendation for approval: Chairman Larry Masters, Commerce Park in White Pine
Chairman Masters states that the IDB is answering less than half of the RFIs that are on the market some due to it being “dirty air” factories, however most of the others are due to the lack of inventory of available marketable properties. States the charge of the IDB is find, purchase, and possess property. He states the IDB is attempting to complete this charge with this proposal. Commissioner Dockery provided a motion to allocate \$2,064,000 for the procurement of 216 Acres that they have currently under option, reimburse them for expenses already incurred, build a construction road and refer to the budget committee for funding. Commissioner Turner provided a second. Commissioner Tabor offered an amendment to table the motion, Tabor’s amendment failed for a lack of a second. After considerable discussion, Commissioner Blevins called for the question. Commissioner Turner objected to the question being called and a Roll Call vote was held on the call to the question, and the call **withstood** objection 14-4 (in favor: Douglas, Gaut, Baxley, Musick, Seals, Solomon, Blevins, Bales, Dockery, Tucker, Carmichael, Seal, Beeler, and Sheets). A Roll Call vote was held on the original motion and the motion **failed** 2-15-1 (in favor: Turner, Dockery, with Tabor Abstaining).

Commissioner Blevins left at this time.

Commissioner Scarlett moves for the Director of EDA, and Chairman of IDB to attend the meeting with the Mayor, and County Attorney, to negotiate with the City of Morristown, seconded by Commissioner Turner. The mayor advised the commission that no motion was needed because it would be him and the County Attorney who would approach Morristown officials and they could bring a recommendation back to the body. He stated if the Director of EDA and the Chairman of IDB wanted to meet with Morristown officials, they could schedule a meeting of their own. Commissioner Scarlett stated that we all needed to work together as the mayor had mentioned earlier. A Roll Call vote was taken and the motion **carried** 14-3 (in favor: Huffaker, Douglas, Baxley, Musick, Tabor, Turner, Solomon, Bales, Scarlett, Dockery, Tucker, Carmichael, Seal, and Sheets).

Commissioner Dockery left at this time.

- B. Budget Committee Chairman, Commissioner Scarlett – Budget Committee recommendations
Budget Committee Chairman Scarlett made the following recommendations on behalf of the Budget Committee.
1. Budget Amendments
 - a) County General Fund 101, Amendment #9, Items #1-11: **Approved** on a Roll Call vote 16-0 (in favor: all present).
 - b) County Drug Enforcement Fund 122, Amendment #1, Item #1: **Approved** with no objection voiced.
 - c) County Sanitation Fund 116, Amendment #5, Item #1: **Approved** with no objection voiced (Commissioner Gaut abstained).
 - d) County Landfill Fund 207, Amendment #5, Items #1-3: **Approved** on a Roll Call vote 15-0-1 (in favor: all present with Commissioner Gaut abstaining).
 - e) Schools General Purpose Fund 141, Amendment #13, Items #1-3, 5, & 8-9: **Approved** with no objection voiced.
 - f) Schools Federal Purpose Fund 142, Amendment #7, Items #1-4: **Approved** with no objection voiced.
 - g) Schools Education Capital Projects Fund 177, Amendment #2, Item #1: **Approved** on a Roll Call vote 15-1 (in favor: Huffaker, Douglas, Gaut, Baxley, Tabor, Turner, Seals, Solomon, Bales, Scarlett, Tucker, Carmichael, Seal, Beeler, and Sheets).

- C. Conservation Board Chairman, Commissioner Robert Tucker – Conservation Board met and is reviewing items in the development stating that some of the land utilized in the first plan belonged to Safespace. Commissioner Tucker has met with the Board of Safespace about the possibility of the county obtaining the needed land in the present design. The Conservation Board is still in the process of procuring grants for the project.
- D. Personnel Committee Chairman, Commissioner Russell Turner
 - 1. The personnel committee met and entered into record amendments that Sheriff McCoig has made to his Employee Handbook.
 - 2. Commissioner Turner announced the resignation of VSO Tim Williams effective today March 16, 2017 at 4PM.

ITEMS OF INFORMATION FOR COMMISSIONERS

- A. Dandridge VFD – Chief Andrew Riley, January 2017 Report, 2016 Yearend Report, DFD Response Totals for CY 2011-2016: Presented.

UNFINISHED BUSINESS:

None.

Commissioner Solomon left at this time.

NEW BUSINESS:

- A. **Resolution 2017-14**, Resolution amending the “Zoning Resolution of Jefferson County, Tennessee” by changing the notice of public hearing requirement for amendments from thirty (30) to fifteen (15) days.
Commissioner Scarlett made a motion to approve, seconded by Commissioner Gaut. A Roll Call vote was taken and the motion **carried** 13-1-1 (in favor: Douglas, Gaut, Baxley, Musick, Tabor, Turner, Bales, Scarlett, Tucker, Carmichael, Seal, Beeler, and Sheets; Seals Abstained).
- B. **Resolution 2017-17**, Resolution requesting the Tennessee Department of Children’s Services (DCS) maintain a high level of inmate security at the Dandridge Youth Development Center and provide all educational services in-house for inmates.
Motion to approve was provided by Commissioner Douglas, seconded by Commissioner Seal and after discussion a Roll Call vote was taken and the motion **carried** 13-2 (in favor: Huffaker, Douglas, Baxley, Musick, Tabor, Turner, Seals, Bales, Scarlett, Carmichael, Seal, Beeler, and Sheets).

Hearing no further business before the Commission, the meeting was **adjourned** at 9:50 PM.