

STATE OF TENNESSEE

COUNTY OF JEFFERSON

BE IT REMEMBERED THAT, the Quarterly Session of the Jefferson County Board of Commissioners began and was held in and for the aforementioned State and County on the 15th day of July 2019 A.D. at 6:30 P.M., at the Jefferson County Courthouse in Dandridge, Tennessee. Present and Presiding were Chairman, Mayor Mark Potts; County Clerk Frank Herndon; and the following County Commissioners answering to Roll Call Docket Book 4 Page 61 to-wit: Katy Huffaker, Todd Kesterson, Steve Douglas, Jimmy Dale Patterson, Randy Baxley, Michael Phagan, Greg Byrd, Edna Langley, Tim Seals, Rob Blevins, Ralph "Gene" Eslinger, Randy Bales, John Neal Scarlett, Ronny Coleman, Jimmy Carmichael, Anthony "A.J." Walker, Marcus Reed, and Hilda "Heidi" Thomas. Eighteen (18) members were present, three (3) were absent: Paul Lowe, Sammy Solomon, and Terry Dockery.

The Meeting was called to order by Mayor Potts. An invocation was given by Chaplain Steve Douglas, and Commissioner Carmichael led the Pledge of Allegiance.

APPROVAL & CORRECTIONS OF THE AGENDA:

Commissioner Coleman moved to approve the agenda as presented, seconded by Commissioner Phagan, the agenda was **approved** on a Roll Call vote 18-0 (in favor: all present).

APPROVAL OF THE MINUTES:

Commissioner Seals moved to approve the minutes of the Jefferson County Board of Commissioners, June 27, 2019 Regular Monthly Session, seconded by Commissioner Bales. The minutes were **approved** on a Roll Call vote 17-0-1 (in favor: Kesterson, Douglas, Patterson, Baxley, Phagan, Byrd, Langley, Seals, Blevins, Eslinger, Bales, Scarlett, Coleman, Carmichael, Walker, Reed, and Thomas, Commissioner Huffaker Abstained).

APPEARANCE OF CITIZENS:

None

APPROVAL OF NOTARIES & BONDS:

Commissioner Blevins moved to approve the list of notaries as presented, Commissioner Byrd seconded the motion. The motion **carried** on a Roll Call vote 18-0 (in favor: all present), and the below named applicants for Notary Public were **approved** providing the proper bonds or property affidavits are filed in the office of the County Clerk.

Yvette Trent	Tony Thomas	Tina D Wells	Teresa Huff
Suzanne Kelly	Sharon Smith Kerr	Sarah E Goins	Randell Reed
Phyllis Roberts	Nicole Solomon	Michael Natzel	Melissa Britt Johnson
Lisa Lackey Patterson	Linda L. Gibson	Linda G. Larson	Larry Gourley Jr.
Jean M. Riley	Jason Randolph	James R. Warwick	Daniel E. Smallman
Barbara Denton	Alex Russell	Craig H. Kisabeth Jr.	Gregory Scott Williamson

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

- A. Circuit/Sessions Court Clerk, Kevin Poe – 4th Quarter FY 2018-2019 Report: Presented and Filed.
- B. County Clerk, Frank C. Herndon – 4th Quarter FY 2018-2019 Report: Presented and Filed.
- C. Highway Superintendent, Charles Tipton – 4th Quarter FY 2018-2019 Work Acc. Report: Presented and Filed.

- D. Register of Deeds, Ed Stiner – 4th Quarter FY 2018-2019 and Annual Financial Report: Presented and Filed.
- E. Sheriff, Jeff Coffey – 4th Quarter FY 2018-2019 Report: Presented and Filed.
- F. Trustee, Jennifer Boling Hall – 4th Quarter FY 2018-2019 Report: Presented and Filed.
- G. County Attorney, Doug Drinnon – Legal Services Agreement – Agreement between Jefferson County and the firms of Friedman, Dazzio, Kramer, Rayson LLP and Richard Talley. A motion to approve was made by Commissioner Coleman, seconded by Commissioner Seals and the agreement was **approved** with a Roll Call vote 16-1-1 (in favor: Kesterson, Douglas, Patterson, Baxley, Phagan, Byrd, Langley, Seals, Blevins, Eslinger, Bales, Coleman, Carmichael, Walker, Reed, and Thomas, Commissioner Huffaker Abstained).
- H. Building Inspector, Rob Wilson – 4th Quarter Permit Report & School Facilities Tax Comparison: Presented and Filed.
- I. Sanitation Department Director, David Gaut – Monthly Report: Presented and Filed.
- J. Emergency Communications District Executive Director, Justin Crowther – 4th Quarter Report: Presented and Filed.
- K. Emergency Medical Service Director, Brad Phillips – 4th Quarter Report: Presented and Filed.
- L. Environmental Services Director, Tom Carter – 4th Quarter Report: Presented and Filed.
- M. Finance Director, Langdon Potts- County & Schools Summary Financial Statements for May 2019: Presented and Filed.
- N. Health Department County Director, Sherrie Montgomery – 4th Quarter Report: Presented.
- O. UT Extension Jefferson County Director, Karen Nelms – 4th Quarter Report: Presented.
- P. Veterans Service Officer, Curtis Hudson – 4th Quarter Report: Presented and Filed.
- Q. Wheel Tax Compliance Officer, Tim Satterfield – 4th Quarter Report: Presented and Filed.
- R. Chamber of Commerce President & CEO, Darrell Helton – 4th Quarter Report: Presented.
- S. Companion Animal Rescue and Education President, Honey Miller – 4th Quarter Report: Presented.

NEW BUSINESS:

- A. Mayor Mark Potts, Commission Chairman – **Resolution 2019-34**, Resolution raising awareness surrounding elder abuse in Jefferson County, Tennessee. Commissioner Seals moved this item for approval, seconded by Commissioner Coleman, **Resolution 2019-34** was **approved** on a Roll Call vote 18-0 (in favor: all present).
- B. Mayor Mark Potts, Commission Chairman – **Resolution 2019-35**, Resolution in support of a 911 surcharge rate restoration. Commissioner Reed moved this item for approval, seconded by Commissioner Seals, **Resolution 2019-35** was **approved** on a Roll Call vote 18-0 (in favor: all present).
- C. Zoning Compliance Officer, Tim Seals – **Resolution 2019-23**, Resolution amending the “Zoning Resolution of Jefferson County, Tennessee” by permitting accessory buildings in all zoning districts and establishing front setback requirements in the A-1 District for lots two acres and greater in size. A Public Hearing was held on Monday July 8, 2019. Commissioner Byrd moved to approve **Resolution 2019-23**, Commissioner Carmichael provided a second and **Resolution 2019-23** was **approved** on a Roll Call vote 17-0-1 (in favor: Huffaker, Kesterson, Douglas, Patterson, Baxley, Phagan, Byrd, Langley, Blevins, Eslinger, Bales, Scarlett, Coleman, Carmichael, Walker, Reed, and Thomas, Commissioner Seals Abstained).
- D. Zoning Compliance Officer, Tim Seals – **Resolution 2019-24**, Resolution amending the “Zoning Resolution of Jefferson County, Tennessee” by defining and permitting custom slaughterhouses in the A-, C-1, C-2, and I-1 zoning districts of Jefferson County, Tennessee. A Public Hearing was held on Monday July 8, 2019. Commissioner Phagan moved to approve **Resolution 2019-24**, Commissioner Scarlett provided a second and **Resolution 2019-24** was **approved** on a Roll Call vote 17-0-1 (in favor: Huffaker, Kesterson, Douglas, Patterson, Baxley, Phagan, Byrd, Langley, Blevins, Eslinger, Bales, Scarlett, Coleman, Carmichael, Walker, Reed, and Thomas, Commissioner Seals Abstained).

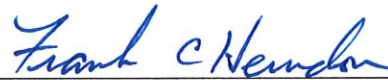
- E. Zoning Compliance Officer, Tim Seals – **Resolution 2019-37**, Resolution amending the “Zoning Map of Jefferson County, Tennessee” by rezoning requested property from R-1, (Rural Residential) to C-2, (General Commercial) for property located at 1250 Old A.J. Hwy East in Talbott, Tennessee, owned by East TN Investment Properties, LLC (Rezoning 002.00 Jefferson County Tax Map 008I Group D). Approved by the Jefferson City Regional Planning Commission on June 24, 2019. A Public Hearing was held on Monday July 8, 2019. Commissioner Kesterson moved to approve **Resolution 2019-37**, Commissioner Carmichael provided a second and **Resolution 2019-37** was **approved** on a Roll Call vote 17-0-1 (in favor: Huffaker, Kesterson, Douglas, Patterson, Baxley, Phagan, Byrd, Langley, Blevins, Eslinger, Bales, Scarlett, Coleman, Carmichael, Walker, Reed, and Thomas, Commissioner Seals Abstained).
- F. Highway Superintendent, Charles Tipton – Agreements for a property partnership at the Field of Dreams, Dandridge, TN. Mr. Tipton and County Attorney Churchwell spoke in reference to an item that had been approved by the Town of Dandridge and the County Highway Commission. They stated that the two bodies were requesting the Commission’s approval of a property partnership at the Field of Dreams. They explained, for several years the Town of Dandridge held a lease on property known as “the parking lot” belonging to the county and the Highway department used a parcel of land below the football field to access the creek belonging to the town. An agreement has been reached for the Town of Dandridge to issue a quit claim deed for ½ undivided interest in the parcel by the creek and Jefferson County to issue a quit claim deed for ½ undivided interest in the parcel known as “the parking lot”. Mr. Tipton stated that Johnny Kerr had surveyed the two parcels at no cost and no money would change hands between either entity. He further stated that keeping ½ interest in the parking lot would assure that his crews had an emergency exit from the quarry as required by OSHA standards and gaining ½ interest in the creek bed property would assure that his crews kept access to that parcel. Commissioner Scarlett asked Mr. Tipton if he felt this would be the best option for his department and the County and Mr. Tipton acknowledged that he felt it was. A motion for approval of issuing the quit claim deed to the Town of Dandridge and accepting the quit claim deed from them was provided by Commissioner Phagan, seconded by Commissioner Byrd and after a Roll Call vote 18-0 (in favor: all present) the agreement was **approved**.
- G. Langdon Potts, Finance Director:
1. **Resolution 2019-38**: Resolution to declare as surplus and to authorize the Dandridge Memorial Library of Jefferson County to dispose of said equipment. A motion to approve was provided by Commissioner Seals, seconded by Commissioner Kesterson and **Resolution 2019-38** was **approved** with a Roll Call vote 18-0 (in favor: all present).
 2. **Resolution 2019-39**: Resolution to declare as surplus and to authorize the Sanitation Department of Jefferson County to dispose of said equipment. A motion to approve was provided by Commissioner Kesterson, seconded by Commissioner Coleman, and **Resolution 2019-39** was **approved** with a Roll Call vote 18-0 (in favor: all present).
- H. Budget Committee Recommendations: Chairman, Commissioner John Neal Scarlett
1. County Budget Amendments
 - a. Landfill Fund 207, Amendment #1, Item #1: **Approved** on a Roll Call vote 18-0 (in favor: all present).
 - b. General Fund 101, Amendment #2: **Approved** on a Roll Call vote 18-0 (in favor: all present).
 2. Recapitulation for Fiscal Year beginning July 1, 2019 and ending June 30, 2020. **Approved** on a Roll Call vote 18-0 (in favor: all present).

3. Commissioner Scarlett yielded to Mr. Longmire, Facilities Director who made a presentation on the potential purchase of the Shular Building across from the courthouse to house the Mayor's office and Finance Department. The budget committee has approved an expense of up to \$1,000,000 for the purchase of the building. Mr. Longmire stated that after a recent inspection from the Town of Dandridge Fire Marshall and Building Inspector, a few items needed to be fixed to get the building within fire code and the existing elevator in the building was too shallow to be ADA compliant. Mr. Longmire stated that with the need for a new elevator at a cost of approximately \$75,000, Mr. Shular has agreed to lower the price of the building to \$925,000.00 if an agreement was reached tonight. Questions were raised about the status of the roof due to an interior leak noted on inspection and the age/status of the HVAC system. Mr. Longmire stated that the roof had been inspected and fixed, however he hadn't received a report from the roofing company. Mr. Shular stated that the A/C units (3) had not been replaced since he has taken possession of the property. With the presentation complete, and questions answered, a Roll Call vote was taken and the purchase **failed** 9-9 (in favor: Huffaker, Baxley, Phagan, Byrd, Langley, Bales, Coleman, Reed, and Thomas, Chairman Potts stated due to the need of 11 votes to pass the item he would abstain from casting the tiebreaking vote.

Hearing no further business before the commission, a motion to adjourn was offered by Commissioner Seals, a second was offered by Commissioner Carmichael and with no objections voiced, the meeting was **adjourned** at 7:20 PM.



County Commission Chair, Mayor Mark Potts



County Clerk, Frank C. Herndon