

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 22nd day of January 2024 A.D. at 6:30 P.M. rescheduled from a cancelled meeting on the 16th day of January 2024 due to inclement weather, 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 185 to-wit: Katy Huffaker, Janet Norton, Jimmy Dale Patterson, Austin Brooks, Paul Lowe, John Johnson, Tim Seals, Sammy Solomon, Rob Blevins, Ransom Douglas, Randy Bales, John Neal Scarlett, Ronny Coleman, A. J. Walker, and Marcus Reed. Sixteen (16) members were present, Five (5) were absent: Joe Coleman, Jim Snodgrass, Greg Byrd, Terry Dockery, and Hilda "Heidi" Thomas.

The Meeting was called to order by Chairman Carmichael. An invocation was given by Commissioner Reed, and Chairman Carmichael led the Pledge of Allegiance.

APPROVAL & CORRECTIONS OF THE AGENDA:

Commissioner Brooks moved to suspend the rules to add C-3 Zoning to the agenda. Commissioner Norton provided a second. A Roll Call vote was taken 10-5 (in favor: Huffaker, Norton, Patterson, Brooks, Solomon, Blevins, Douglas, R. Coleman, Walker, and Reed) and the suspension of the rules **failed**. Commissioner Solomon moved to approve the agenda as presented, Commissioner Blevins provided a second. A Roll Call vote was taken 16-0 (in favor: all present) and the agenda was approved.

APPROVAL OF THE MINUTES:

Commissioner Solomon moved to approve the minutes of the Jefferson County Board of Commissioners, October 16, 2023: Regular Quarterly Session, December 11, 2023: Special Called Session, and October 16, 2023, Beer Board, seconded by Commissioner Bales. A Roll Call vote was taken 16-0 (in favor: all present), and the above-listed minutes were **approved**.

APPEARANCE OF CITIZENS:

David L. Seal 9th District – Spoke in opposition to the renewal of the Wheel Tax and funding of the Chamber of Commerce.

Kara Campbell 5th District – Spoke in favor of the renewal of the wheel tax and funding of a new JES.

Taylor Hackbarth 10th District – Spoke in favor of a new JES being funded.

Sabrina D. Thomas 5th District – Spoke in favor of a new JES.

Kristin Depew 1st District – Invited Commission to a Candidate meet and greet January 30th held by the GOP Women of Jefferson County.

James E. Knowlan 7th District – Against the Wheel Tax being renewed.

Tina Ball 2nd District – Opposed Rock Crusher on 25/70.

Bryan Asbury 2nd District – Spoke on behalf of Jeffery McMahon and Steven & Sandra Tomberero in opposition to Rock Crusher on 25/70.

Melina Rogers 2nd District – Opposes Rock Crusher on 25/70.

Dail Meadows 1st District - Opposes Rock Crusher on 25/70.
 Clara C. Collinsworth 6th District – Supports rezoning of Bruner Property.
 Debbie Stade-Self 6th District – Supports proper zoning and community growth and cohesiveness with proper zoning.
 Mark Lichty 1st District – Against Special Use Permits Resolution as amended.
 Marian Knight 1st District – Requested improved zoning.
 Austin Brooks 3rd District – Favors C-3 zoning.
 Jennifer Montgomery 6th District – Opposes Rezoning of Bruner Property.
 Beth Nelson 6th District – Opposes Rezoning of Bruner Property to I-1 and request County Commission to fix the zoning in Jefferson County.
 Dale A. Morgan 6th District – In favor of Rezoning Bruner Property.
 David L. Nelson 6th District – Spoke to dispel rumors surrounding the rezoning of the Bruner Property.
 Scott Hurley on behalf of Bob Berry 6th District – Spoke against “radical change” in the zoning footprint of Jefferson County.
 Robert Blevins on behalf of Annette Loy 6th District – Spoke to the corrections needed to the Planning Commission and Board of Zoning Appeals.
 Robert Bruner 6th District – Requesting approval of rezoning of his property in Strawberry Plains.

MAYORAL PROCLAMATIONS:

Mayor Potts prepared the following Honorary Resolutions that were read aloud and entered into the minutes.

1. An Honorary Proclamation to Honor and Remember a Hometown Hero, US Army PFC John W. Watkins, as part of the Grateful Nation Project.

Chairman Carmichael called a 10-minute recess at 7:55 PM, reconvened at 8:05 PM

APPROVAL OF NOTARIES & BONDS:

Commissioner Seals moved to approve the list of notaries as presented, Commissioner Blevins seconded the motion. A Roll Call vote was taken 16-0 (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.

Kristi Coffey	Victoria Lee Coy	Aubrey Jones	Susan Stiner
Stephanie Parrish Churchwell	David Phillips	Larry Novotny	Mary Bluford
Kathleen H Lockhart	Charmaine D Stafford	Ashley Livesay	Debra Kincheloe
Dieonne Reed	Tammy Loy	Jennifer Buford	Amanda Hodges
Leslie Adderhold	Samantha Pilkerton	David R. Lockhart	Chesney R. Hall
Tanya Lowell	Christina Gaytan	Kathryn Hall Bennett	Janet M. Willis

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

A. Mayor Mark Potts

1. Mayoral Appointments

a. E-911 Board Dean Ballinger March 2024 – October 2024

Commissioner Solomon moved that the Mayoral Appointment be confirmed, Commissioner Scarlett provided a second, and with a Roll Call vote of 16-0 (in favor: all present) the nominee was **confirmed**.

2. **Resolution 2023-64:** FY 2024 CDBG Grant Application – Commissioner Solomon moved **Resolution 2023-64** for approval, Commissioner R. Coleman provided a second, and with a Roll Call vote 16-0 (in favor: all present) **Resolution 2023-64** was **approved**.
 3. **Resolution 2023-65:** FY 2024 HOME Application – Commissioner R. Coleman moved **Resolution 2023-65** for approval, Commissioner Johnson provided a second, and with a Roll Call vote 16-0 (in favor: all present) **Resolution 2023-65** was **approved**.
 4. **Resolution 2023-71:** Planning Grant Application – Commissioner Johnson moved **Resolution 2023-71** for approval, Commissioner Solomon provided a second, and with a Roll Call vote 16-0 (in favor: all present) **Resolution 2023-71** was **approved**.
- B. Circuit/Sessions Court Clerk, Kevin Poe – 2nd Quarter FY 2023-2024 Report: Presented and Filed.
- C. County Clerk, Frank C. Herndon
1. 2nd Quarter FY 2023-2024 Report: Presented and Filed.
 2. 2nd Quarter FY 2023-2024 Wheel Tax Report: Presented and Filed.
- D. Highway Superintendent, Charles Tipton
1. Acceptance of New Roads: Superintendent Tipton presented the following roads to be accepted as county roads. Crosslake Ln, Anchor Ct, Conley Tr, Towers Dr, Arangio Tr, and Barry Cove. Commissioner Solomon moved to accept the new county roads; Commissioner R. Coleman provided a second. The roads were **accepted** with a Roll Call vote 16-0 (in favor: all present).
 2. Commissioner Blevins provided remarks of thanks to Superintendent Tipton and his staff for their continuous and diligent work through the recent inclement weather to improve the road conditions in Jefferson County. The remarks were followed by a round of applause from fellow commissioners and members of the audience.
- E. Register of Deeds, Ed Stiner – 2nd Quarter Report FY 2023-2024: Presented and Filed.
- F. Sheriff, Jeff Coffey – 2nd Quarter FY 2023-2024 Report: Presented and Filed.
- G. Assessor of Property, Susan Gass – **5 Year Reappraisal Plan & Resolution 2023-70:** Resolution Authorizing a Continuous Five (5) Year Reappraisal Cycle: A Motion to approve **Resolution 2023-70** and the 5 Year Reappraisal Plan was made by Commissioner Reed, seconded by Commissioner Solomon. A Roll Call vote was taken 16-0 (in favor: all present) and **Resolution 2023-70** and the 5 Year Reappraisal Plan was **approved**.
- H. Trustee, Jennifer Boling Hall – 2nd Quarter FY 2023-2024 Report: Presented and Filed.
- I. Building Inspector, Rob Wilson – 2nd Quarter FY 2023-2024 Permit Report & School Facilities Tax Comparison: Presented and Filed.
- J. Director of Schools, Tommy Arnold
1. 2nd Quarter FY 2023-2024 Commission Report: Presented and Filed.
 2. **Resolution 2023-121** Surplus Presented for Information Only. **Resolution 2023-121** was presented to the Commission for information only.
- K. Emergency Communications District Executive Director, Justin Crowther – 2nd Quarter FY 2023-2024 Report: Presented and Filed.
- L. Environmental Services Director, Tom Carter – 2nd Quarter FY 2023-2024 Report: Presented and Filed.
- M. Finance Director, Jessica Elder
1. November 2023 Financials: Presented and Filed.
 2. Grant Policy & Procedures Review:
 3. Grant Processing Request Form:

The Grant Policy & Procedure Review and Grant Processing Request Form were moved for approval by Commissioner Reed, seconded by Commissioner Huffaker, a Roll Call vote was taken 16-0 (in favor: all present) and the Grant Policy & Procedures Review and Grant Processing Request Form was **approved**.

4. Finance Director Elder requested a suspension of the rules to address the option of moving \$500,000 from General Fund 101 fund balance to 101-55130-718 to allow the EMS Director to begin the purchasing process for two new ambulances that are scheduled to be budgeted and purchased next year based on the fleet replacement schedule. Director Elder explained that this action is necessary because of the delay in the production of ambulances. She stated that these funds would be replaced when funds are budgeted for this expenditure next year but not utilized. A motion to suspend the rules was made by Commissioner Bales, a second was provided by Commissioner Reed. A Roll Call vote was taken 16-0 (in favor: all present) and the rules were **suspended**. Commissioner Bales provided a motion to move \$500,000.00 from the General Fund 101 fund balance to 101-55130-718 (EMS Vehicles), Commissioner Scarlett provided a second. A Roll Call vote was taken 16-0 (in favor: all present) and the budget amendment was **approved**.
- N. Office on Aging Director, Tracy Clayton – 2nd Quarter FY 2023-2024 Report: Presented and Filed.
- O. Soil Conservation Office, David Jessie District Tech – 2nd Quarter FY 2023-2024 Report: Presented and Filed.
- P. Tourism Department Director, Lauren Hurdle – 2nd Quarter FY 2023-2024 Report: Presented and Filed.
- Q. UT Extension Jefferson County Director, Karen Nelms – 2nd Quarter FY 2023-2024 Report: Presented.
- R. Veterans Service Officer, Curtis Hudson – 2nd Quarter FY 2023-2024 Report: Presented and Filed.

REPORTS OF COMMITTEES, BOARDS, & COMMISSIONS:

- A. Budget Committee – Chairman John Neal Scarlett
 2. County Amendments
 - a. General Fund 101 – Amendment #15 Items 1-2
 - b. General Fund 101 – Amendment #16 Item 1
 - c. Sanitation Fund 101 – Amendment #17 Item 1
 - d. Sanitation Fund 116 – Amendment #3 Item 1
 - e. Landfill Fund 207 – Amendment #2 Item 1

The above listed budget amendments were **approved** with a Roll Call vote 16-0 (in favor: all present).
 3. School Amendments
 - a. General Purpose Fund 141 – Amendment #11 Item 1
 - b. General Purpose Fund 141 – Amendment #12 Item 1
 - c. Federal Funds 142 – Amendment #6 Item 1

The above listed budget amendments were **approved** with a Roll Call vote 15-1 (in favor: Huffaker, Norton, Patterson, Brooks, Lowe, Johnson, Solomon, Blevins, Douglas, Bales, Scarlett, Coleman, Carmichael, Walker, and Reed).
 4. **Resolution 2023-68** – A Resolution authorizing an additional motor vehicle privilege tax and providing for the disposition of proceeds thereof. Commissioner Scarlett stated that some questions had been raised concerning this Resolution and he requested to postpone it until the next scheduled meeting, Commissioner Bales provided a second. A Roll Call vote was taken 8-8 (in favor: Huffaker, Patterson, Lowe, Solomon, Bales, Scarlett, Carmichael, and Walker) and the postponement **failed**. A Roll Call vote was taken 10-6 (in favor: Huffaker, Patterson, Lowe, Johnson, Seals, Solomon, Bales, Scarlett, Carmichael, and Walker) and **Resolution 2023-68 failed** for lack of 2/3rds majority.
 5. 4.2 Fixed Asset Policy Update: **Approved** with a Roll Call vote 16-0 (in favor: all present).

- 6. Interlocal Cooperative Purchasing Agreement: Participation and Contract Signing Approval was proposed for HGAC and BuyBoard, Participation was proposed for NPP.Gov, Naspo Value Point, and Savvik Buying Group. With a motion for approval by Commissioner Douglas, seconded by Commissioner Norton, a Roll Call vote was taken 16-0 (in favor: all present) and the participation in the proposed Interlocal Cooperative Purchasing Agreements were **approved**.

NON-PROFIT REPORTS:

- A. Jefferson Alliance, Joe Gibson Director – 2nd Quarter FY 2023 – 2024 Report: Presented.
- B. Chamber of Commerce President & CEO, Shelia Wiggins – 2nd Quarter FY 2023 – 2024 Report: Presented.
- C. Companion Animal Rescue & Education – 2nd Quarter FY 2023 – 2024 Report: Presented
- D. Chestnut Hill VFD – 2nd Quarter 2023 – 2024 Report: Presented.
- E. Dandridge VFD – 2nd Quarter 2023 – 2024 Report: Presented.
- F. Jefferson County Rescue Squad – 2023 Chief’s Report: Presented.
- G. New Market VFD – 2nd Quarter 2023-2024 Report: Presented.
- H. White Pine VFD – 2nd Quarter 2023 – 2024 Report: Presented.
- I. Dandridge Memorial Library – 2nd Quarter FY 2023 – 2024 Report: Presented.
- J. Jefferson City Public Library – 2nd Quarter FY 2023 – 2024 Report: Presented.
- K. Parrott-Wood Memorial Library – 2nd Quarter FY 2023 – 2024 Report: Presented.
- L. White Pine Public Library – 2nd Quarter FY 2023 – 2024 Report: Presented.

OLD BUSINESS:

- A. **Resolution 2023-49** A Resolution amending the zoning resolution of Jefferson County, Tennessee, regarding special uses and special use permits. Commissioner Scarlett moved to amend the resolution by adding verbiage to require a special use permit for Adult Bookstores and Pain Clinics, Commissioner Walker provided a second. During discussion, Commissioner Patterson moved to remove Crushing of Rock from the Special Use Permit, Commissioner Bales provided a second, and Commissioners Scarlett and Walker accepted the second amendment. A Roll Call vote was taken 5-10-1 (in favor: Patterson, Bales, Scarlett, Carmichael, and Walker; Commissioner Seals abstained) and the amendment **failed**. During discussion with the County Attorney, it was decided that this resolution should be presented to the local city planning commissions before it comes back to the County Commission. It was mutually agreed that this Resolution should be **referred** to the cities before it comes back to the County Commission for consideration. No further action was taken.
- B. **Resolution 2023-62** A Resolution amending the zoning resolution of Jefferson County, Tennessee, Permitting Battery Energy Storage Systems (BESS) uses only within the I-2 (Environmental District) Zone. Commissioner Brooks stated that he felt this item would be in the same circumstance as Resolution 2023-49 and should be stricken from the agenda with no action and **referred** to the City Planning Commissions for consideration. It was mutually agreed that this item should be stricken from the agenda and no further action was taken.

NEW BUSINESS:

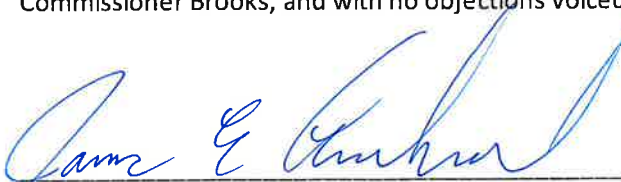
- A. **Surplus Resolution 2023-54** Resolution to declare as surplus and to authorize the Jefferson City Public Library of Jefferson County to surplus and dispose said equipment.
- B. **Surplus Resolution 2023-56** Resolution to declare as surplus and to authorize the Jefferson City Public Library of Jefferson County to surplus and donate said equipment.
- C. **Surplus Resolution 2023-59** Resolution to declare as surplus and to authorize the Parrott-Wood Memorial Library of Jefferson County to surplus and donate said equipment.

- D. **Surplus Resolution 2023-60** Resolution to declare as surplus and to authorize the Parrott-Wood Memorial Library of Jefferson County to surplus and dispose said equipment.
- E. **Surplus Resolution 2023-61** Resolution to declare as surplus and to authorize the Parrott-Wood Memorial Library of Jefferson County to surplus and donate said equipment.
- F. **Surplus Resolution 2023-63** Resolution to declare as surplus and to authorize the Circuit Court of Jefferson County to surplus and donate said equipment.
- G. **Surplus Resolution 2023-66** Resolution to declare as surplus and to authorize the Sanitation Department of Jefferson County to surplus and sell said equipment.
- H. **Surplus Resolution 2023-67** Resolution to declare as surplus and to authorize the Sanitation Department of Jefferson County to surplus and scrap said equipment.
- I. **Surplus Resolution 2023-69** Resolution to declare as surplus and to authorize Jefferson County to surplus and sell said property.
- J. **Surplus Resolution 2023-72** Resolution to declare as surplus and to authorize the Dandridge Memorial Library of Jefferson County to surplus and dispose said equipment.

Resolutions 2023-54, 2023-56, 2023-59, 2023-60, 2023-61, 2023-63, 2023-66, 2023-67, 2023-69, & 2023-72 were moved for approval by Commissioner Walker, seconded by Commissioner Solomon. A Roll Call vote was taken 16-0 (in favor: all present) and **Resolutions 2023-54, 2023-56, 2023-59, 2023-60, 2023-61, 2023-63, 2023-66, 2023-67, 2023-69, & 2023-72** were **approved**.

- K. **Resolution 2023-57** A Resolution amending the “Zoning Map of Jefferson County, Tennessee” by Rezoning property from A-1, Agricultural-Forestry to I-1, Industrial. A Motion to approve was moved by Commissioner Scarlett and seconded by Commissioner R. Coleman. After discussion, Commissioner Solomon called the question. A Roll Call vote was taken 11-4-1 (in favor: Huffaker, Patterson, Lowe, Johnson, Solomon, Douglas, Bales, Scarlett, R. Coleman, Carmichael, and Walker; Commissioner Seals abstained), and **Resolution 2023-57** was **approved**.
- L. **Resolution 2023-58** A Resolution amending the “Zoning Map of Jefferson County, Tennessee” by rezoning property from A-1, Agricultural-Forestry to C-2, General Commercial. A motion to approve was moved by Commissioner Scarlett seconded by Commissioner Solomon. A Roll Call vote was taken 14-1-1 (in favor: Huffaker, Norton, Patterson, Brooks, Lowe, Johnson, Solomon, Douglas, Bales, Scarlett, R. Coleman, Carmichael, Walker, and Reed), and **Resolution 2023-58** was **approved**.
- M. **Short-Term Rental Ordinance** – Commissioner Huffaker requested to send this item to the public service committee. Hearing no objection, this item was **referred** to the Public Service Committee.

Hearing no further business before the commission, on a motion from Commissioner Solomon, seconded by Commissioner Brooks, and with no objections voiced, Chairman Carmichael **adjourned** the meeting at 9:21 PM.


 County Commission Chair, James E. Carmichael


 County Clerk, Frank C. Herndon