The Gatlinburg Board of Commission met in a regular meeting on Tuesday, January 21, 2020, at 6:00 P.M. in the City Council Room. All members were present. Mayor Werner called the meeting to order and led the Pledge of Allegiance and Finance Director Robert Holt gave the Invocation.

Mayor Werner then called for a motion to approve the Minutes of the regular meeting of December 17, 2019. Commissioner Smith made a motion to approve the Minutes which was seconded by Commissioner Reagan and then unanimously adopted.

Regarding Petitions and Communications from the Public, Mayor Werner recognized Ms. Dinah Bays who signed up to speak about affordable and J1 housing. Ms. Bays questioned the definition of affordable housing and fair market values and stated that finding a fix to the affordable housing issue in Gatlinburg was of paramount importance. Ms. Bays also inquired as to the progress of the affordable housing project on Glades Road and was advised that it is progressing with an anticipated opening in the Spring. The Mayor then recognized Mr. Mike Hicks who signed up to speak about the Gatlinburg Greenway Project. Mr. Hicks told the Commission that groundbreaking on the initial phase of the Gatlinburg Greenway is about to occur on a 0.2 tenths of a mile section stretching from Walnut Street to Pine Road. Mr. Hicks told the Commission that the top reason why the Gatlinburg Greenway was being constructed was due to pedestrian safety on Glades Road and that the Gatlinburg Greenway would be constructed in two phases, with Phase One running from Highway 321 to Morning Mist Galleries, with a length of 1.4 miles, while Phase Two would run from Morning Mist Galleries to Buckhorn Road, with a length of 1.6 miles. Mr. Hicks also stated that letters had been sent three times to property owners along Phase One, with 11 owners being contacted and 10 of those being receptive to the Project. Commissioner DeSear asked Mr. Hicks what is the request of the City and Mr. Hicks stated that once the 0.2 tenths of a mile was completed that the 0.2 tenths of a mile be donated to the City and that the City agree to complete the rest of Phase One. Mr. Hicks also stated that the estimated cost to complete Phase I would be between $120,000 and $150,000. The Mayor then recognized Mr. Logan Coykendall who signed up to speak regarding the Gatlinburg Festival of Trees. Mr. Coykendall wanted to say thank you to the City and Community for the great success of the Festival of Trees and stated that this year the donation to the Boys and Girls Club was $55,000 and the donation to the Gatlinburg Chamber Foundation Scholarship Program was $12,000 and in the last five years the Festival of Trees had raised more than $240,000.

Regarding Reports of Boards and Committees, Mayor Werner presented the Environmental Design Review Board Awards as follows: **SIGN DESIGN EXCELLENCE - Certificate Awards** – The Gatlinburg Lodge, Anakeesta and Arrowmont School of Arts & Crafts; Award **Winner** – Shamrock Pub; **BUILDING ADDITION/RENOVATION EXCELLENCE - Certificate Awards** – Parkview Inn and Suites; **Award Winner** – Ole Red; **NEW BUILDING DESIGN EXCELLENCE**

– **Certificate Awards:** Carr's Northside Cottage and 105 Reagan Drive.; **Award Winner** – Skyshop and Skylift Park.

Under Reports of Board and Committees, Mayor Werner also presented three Twenty Five Year Service Awards to Mike Rayfield of the Service Center and Eddie Powell and Douglas Wilson of the Utility Department.

Regarding Reports of Boards and Committees was the Gatlinburg Convention and Visitors Bureau Fourth Quarter Report presentation by President/CEO Mark Adams who proceeded to review highlights of the Finance and Human Resources area of the report and in the Sales area of the report, Mr. Adams stated that the Convention Center economic impact for 2019 was $153,740,633 which was up $15,331,086 from 2018. Mr. Adams proceeded to give reports on the Visitor Center Counts, which he stated counts were up 9% over the 2018 year and concluded with information on Marketing and Public Relations.

The City Manager reported and/or requested:

(1) that she would like to announce that Smoky Mountain Tunes and Tales auditions will be held on January 24 and 25 by appointment only and for more information please contact the Gatlinburg Convention and Visitors Bureau; and

(2) that she would like to announce the Tennessee Special Olympics Winter Games will be held on January 26-28, 2020 at Ober Gatlinburg and that Keep Sevier Beautiful is hosting a Kudzu Town Hall meeting on January 30, 2020, from 6:00P.M. -7:00P.M at the Sevierville Civic Center.

ORDINANCE Number 2544, AN ORDINANCE AMENDING THE GATLINBURG ZONING ORDINANCE BY RECLASSIFYING A PORTION OF PARCEL 34 OF TAX MAP 127H, GROUP A, LOCATED AT 116 WEST OGLE DRIVE FROM R-1 (LOW DENSITY RESIDENTIAL) DISTRICT TO C-2 (GENERAL BUSINESS) DISTRICT, Public Hearing and Second Reading (Passed Planning Commission, 11/21/19 and First Reading 12/17/2019).

Item A under Old Business was Ordinance 2544, an Ordinance amending the Gatlinburg Zoning Ordinance by reclassifying a portion of Parcel 34, of Tax Map 127H, Group A, located at 116 West Ogle Drive from R-1 (Low Density Residential) District to C-2 (General Business) Public Hearing and Second Reading (Passed Planning Commission, 11/21/19 and First Reading 12/17/2019). Commissioner Reagan made a motion to approve the Ordinance and Commissioner Smith seconded the motion. Mayor Werner then opened the Public Hearing and, there being no comments, closed the Public Hearing. The motion to approve the Ordinance was then unanimously adopted.

DISCUSSION AND CONSIDERATION OF APPROVING A CERTIFICATE OF GOOD MORAL CHARACTER FOR ERICH WEISHAUPT, D/B/A, RSC GATLINBURG, LLC, 105 REAGAN DRIVE.

Item A under New Business was Discussion and Consideration of approving a Certificate of Good Moral Character for Erich Weishaupt, D/B/A, RSC Gatlinburg, LLC, 105 Reagan Drive. Commissioner DeSear made a motion to approve the Certificate of Good Moral Character which was seconded by Commissioner Smith and unanimously approved.

RESOLUTION NUMBER 972, A RESOLUTION TO AMEND RESOLUTION No. 955 AS PREVIOUSLY AMENDED AND FURTHER BEING A RESOLUTION TO PROVIDE ADDITIONAL CLARIFICATION REGARDING THE GATLINBURG HOUSING SUPPORT PROGRAM.

Item B under New Business was Resolution Number 972, a Resolution to amend Resolution No. 955 as previously amended and further being a Resolution to provide additional clarification regarding the Gatlinburg Housing Support Program. Commissioner DeSear made a motion to approve the Resolution which was seconded by Vice Mayor McCown. Sevier County Economic Development Council Executive Director Allen Newton explained that rents are based on area median income and the original Resolution stated that developers must stay within 80-100 percent of that rate and advised that this Resolution would specifically state that the rates are based on the 2018 HUD data. Commissioner DeSear clarified that these were HUD rates and Mr. Newton answered in the affirmative. After these comments, the motion to approve the Resolutions was unanimously approved.

RESOLUTION NUMBER 973, A RESOLUTION AUTHORIZING THE ISSUANCE OF NOT TO EXCEED FOUR MILLION FOUR HUNDRED THOUSAND AND NO/100 DOLLARS ($4,400,000) GENERAL OBLIGATION.

Item C under New Business was Resolution Number 973, a Resolution authorizing the issuance of not to exceed four million four hundred thousand and no/100 dollars ($4,400,000) General Obligation. Vice Mayor McCown made a motion to approve the Resolution which was seconded by Commissioner Reagan. The City Manager explained that these monies would be used for the Glades and Buckhorn Road water and sewer extensions, as well as the Automated Water Meter Reading System and generators at the Water Plant and the Ranmoor Way pump station, for a total of four million three hundred thousand and no/100 dollars ($4,300,000) and that this was the Initial Bond Resolution which required a 20 day comment period and a final Resolution Bond would be considered following that period. Commissioner Reagan asked if this had been put out to bid, to which the City Manager clarified that it had not, as it is an Initial Resolution. Commissioner DeSear inquired as to the timeline of the extension project. The Utilities Manger responded that the work likely would begin in the Spring of 2020, with a 300-400-day contract period. Vice Mayor McCown inquired about the Automated Water Meter Reading System and if they would be installed at each property. Mr. Phelps responded that this would require changing around 70 percent of the meters throughout the City and work would begin in March and then those meters can be read remotely and even on a daily basis to detect leaks and unusually high usages. After these comments, the motion to approve Resolution No. 973 was unanimously adopted.

DISCUSSION AND CONSIDERATION OF APPROVING CHANGE ORDER #1 TO THE EDISON ELECTRIC, LLC, CONTRACT RELATED TO THE STANDBY GENERATORS AT THE WATER TREATMENT PLANT AND THE RANMOOR WAY WATER PUMP STATION.

Item D under New Business was discussion and consideration of approving Change Order #1 to the Edison Electric, LLC Contract related to the Standby Generators at the Water Treatment Plant and the Ranmoor Way Water Pump Station. Commissioner Smith made a motion to approve the Change Order #1 which was seconded by Commissioner DeSear. The City Manager explained that the Change Order was for a little over $3000 deduct to the Project amount. After these comments, the motion was unanimously approved.

DISCUSSION AND CONSIDERATION OF APPROVING CHANGE ORDER #1 TO THE MORRISTOWN ROOFING COMPANY, INC. CONTRACT RELATED TO THE FIRE HALL #2 ROOF PROJECT.

Item E under New Business was Discussion and Consideration of Approving Change Order #1 to the Morristown Roofing Company, Inc. Contract related to the Fire Hall #2 Roof Project. Vice Mayor McCown made a motion to approve the Change Order #1 which was seconded by Commissioner Reagan and then was unanimously approved.

DISCUSSION AND CONSIDERATION OF APPROVING AN APPOINTMENT TO THE ANNA PORTER PUBLIC LIBRARY BOARD.

Item F under New Business was Discussion and Consideration of approving an appointment to the Anna Port Public Library Board. Commissioner DeSear made a motion to approve the appointment of Elizabeth Edna Lopez which was seconded by Vice Mayor McCown and then unanimously adopted.

DISCUSSION AND CONSIDERATION OF MAKING AN APPOINTMENT TO THE BOARD OF APPEALS.

Item G under New Business was discussion and consideration of making an appointment to the Board of Zoning Appeals. Vice Mayor McCown made a motion to reappoint Mr. Joe Waggoner which was seconded by Commissioner Smith and then unanimously adopted.

DISCUSSION AND CONSIDERATION OF MAKING APPOINTMENTS TO THE ENVIRONMENTAL DESIGN REVIEW BOARD.

Item H under New Business was Discussion and Consideration making appointments to the Environmental Design Review Board. Commissioner DeSear made a motion to defer this Item to a later session which was seconded by Commissioner Reagan and then unanimously approved.

DISCUSSION AND CONSIDERATION OF MAKING APPOINTMENT TO THE BOARD OF APPEALS.

Item I under New Business was Discussion and Consideration making an appointment to the Board of Appeals. Vice Mayor McCown made a motion to reappoint Garry Shultz to the Board which was seconded by Commissioner DeSear and then unanimously approved.

DISCUSSION AND CONSIDERATION OF APPROVING A LEASE AGREEMENT WITH SMITH, MADISON, OGLE PROPERTIES FOR STORAGE OF THE WINTERFEST LIGHTS AND DISPLAYS.

Item J under New Business was discussion and consideration of approving a Lease Agreement with Smith, Madison, Ogle Properties for storage of the Winterfest Lights and Displays. Commissioner Smith made a motion to approve the Lease Agreement which was seconded by Vice Mayor McCown. The City Manager explained that this was for temporary storage of the Winter Lights at a cost of $4,900 per month, plus utilities. After these comments, the Lease Agreement was then unanimously adopted.

DISCUSSION AND CONSIDERATION OF APPROVING A SINGLE BID TO JARVIS SIGNS CO. FOR WAYFINDING AND BUSINESS DIRECTIONAL SIGNAGE.

Item K was discussion and consideration of approving a Single Bid to Jarvis Signs Co. for Wayfinding and Business Directional signage. Commissioner Smith made a motion to approve the bid which was seconded by Vice Mayor McCown. The City Manager explained that this was based on prior discussions to clean up the intersection at

Cherokee Orchard Road and the Parkway and that this would replace the existing signage in that area and change out business directional signage at Newman Road and U.S. Highway 321. The City Manager said that these items were budgeted and the Single Bid was in the amount of $31,750, which was $10,000 less than originally budgeted. After these comments, the Single Bid was unanimously approved.

UNSCHEDULED ITEMS:

Commission Ryan DeSear:

(1) Stated that he was appreciative of Ms. Bays comments earlier in the meeting regarding the Gatlinburg housing situation. He stated that he had called around and gotten prices of weekly rentals in the area, which ranged from $280-400 per week for a one-room rental and suggested that some rental rates were better left for those with roommates. He also said that the City Commission was working on ideas like the PILOT Program to help alleviate the housing situation and that sometimes there are no good answers for the situation.

Commissioner Don Smith:

(1) Stated he wanted to congratulate the businesses that won EDRB awards; and,

(2) Wanted to express his thanks to City employees who were awarded Twenty Five year service awards.

Commissioner Reagan:

(1) Offered his congratulations to the City employees honored for their Twenty Five year service awards.

Vice Mayor McCown:

(1) Commended the Twenty Five year service award employees honored during the meeting; and,

(2) Stated he was glad to see the cross walk under construction at the intersection of Parkway and Airport Road.

Mayor Mike Werner:

(1) Stated he would like to commend the City employees awarded the Twenty Five year service award; and,

(2) Wanted to recognize the businesses who were awarded EDRB awards; and,

(3) Asked for prayers for the family of Charlie King, who recently passed away and was a valued member of the Gatlinburg community.

There being no further business to come before the City Commission, Commissioner DeSear made a motion to adjourn. Commissioner Smith seconded the motion which was unanimously approved.

Mike Werner, Mayor

Cindy C. Ogle

Cindy Cameron Ogle, City Recorder
/mp