Gatlinburg City Commission
August 19, 2025
Meeting Minutes

The Gatlinburg Board of Commissioners met in a regular meeting on Tuesday, August 19, 2025, at 5:00 P.M. in the City Council Room. All the members were present. Mayor Mike Werner called the meeting to order and led the Pledge of Allegiance. Finance Director Robert Holt led the Invocation.

Mayor Werner then called for a motion to approve the Minutes of the regular meeting of August 5, 2025. Commissioner Jay Horner made a motion to approve the Minutes which was seconded by Commissioner Randy Brackins and then unanimously adopted.

Regarding Petitions and Communications from the Public and Items from the Audience, Ms. Connie Miller addressed the Commission regarding City Street Signage in the Turkey's Nest Road area, where dead end signs need to be replaced and street identification signs are misaligned. Ms. Miller also addressed Commissioners regarding kudzu, noting it is a nuisance, and asked for their support in helping to control and mitigate the growth of the vine.

The City Manager reported and/or requested:

(1) That he wanted to congratulate Firefighter/Paramedic Seth Griffin on his recent graduation from the Walters State Community College Paramedic Program, where he was honored as the Program's Student of the Year; and,

(2) That he wanted to announce that the City's Street Department received a new addition to its fleet – a tractor with a rotary cutter mower attachment, which will help City crews keep roadside areas, right-of-ways, and public spaces neatly maintained and safe for residents and visitors, noting that this new tool is another way we're investing in Gatlinburg's beauty; and,

(3) That he wanted to announce that the Gatlinburg Chamber of Commerce Foundation Golf Tournament will be held at the Gatlinburg Golf Course on Thursday, September 4; and,

(4) That he wanted to thank the Finance Director and team, and City Department Heads for their work, and for the City Commission for their support and work at the June 5 Workshop Meeting and the July 17 Budget Presentation Meeting to pass this year's budget.

Old Business:

ORDINANCE NUMBER 2640, AN ORDINANCE MAKING AND FIXING THE ANNUAL APPROPRIATION FOR THE SEVERAL DEPARTMENTS OF THE CITY OF GATLINBURG FOR THE FISCAL YEAR BEGINNING JULY 1, 2025, AND ENDING JUNE 30, 2026, AND CARRY FORWARD APPROPRIATIONS FOR THE PRIOR YEAR ENCUMBRANCES, THIRD AND FINAL READING Passed Second Reading 8/5/2025 and First Reading 7/22/2025).

Item A under Old Business was Ordinance Number 2640, an Ordinance making and fixing the annual appropriation for the several departments of the City of Gatlinburg for the Fiscal Year beginning July 1, 2025, and ending June 30, 2026, and carry forward appropriations for the prior year encumbrances, Third and Final Reading (Passed Second Reading 8/5/2025 and First Reading 7/22/2025). Commissioner Chad Reagan made a motion to adopt the Ordinance on third reading which was seconded by Commissioner Horner. The motion to adopt the Ordinance on third reading was unanimously approved.

ORDINANCE NUMBER 2642, A PROPERTY TAX LEVYING ORDINANCE FOR THE CITY FOR THE FISCAL YEAR BEGINNING JULY 1, 2025, AND ENDING JUNE 30, 2026, Second Reading (Passed First Reading 8/5/2025).

Item B under New Business was Ordinance Number 2642, a Property Tax Levying Ordinance for the City for the Fiscal Year beginning July 1, 2025, and ending June 30, 2026, Second Reading.(Passed First Reading 8/5/2025). Commissioner Reagan made a motion to adopt the Ordinance on second reading which was seconded by Commissioner Horner. The motion to adopt the Ordinance on second reading was unanimously approved.

New Business:

DISCUSSION AND CONSIDERATION OF APPROVING A RIGHT-OF-WAY USE REQUEST LOCATED AT 760 ELLIS OGLE ROAD, LOT 2A FOR A PROPOSED DECK (Requested by Grant Curran).

Item A under New Business was discussion and consideration of approving a right-of-Way use request located at 760 Ellis Ogle Road, Lot 2A for a proposed parking deck (Requested by Grant Curran). Commissioner Horner made a motion to approve the right-of-way use request which was seconded by Vice Mayor Kirby Smith. The Planning Director explained This request is being made by Mr. Grant Curran, owner of Overnight Outfitters, LLC., who is requesting that the City Commission grant permission to permit construction of a parking deck in the public right-of-way, which will serve as the primary parking area for an overnight rental proposed at this address. The applicant has provided the right-of-way use agreement with the acknowledgement that the use is temporary in nature and may be revoked by the City at any time and that the agreement serves as a hold harmless agreement to the City. Following these comments, the motion to adopt the right-of-way use request was unanimously approved.

DISCUSSION AND CONSIDERATION OF APPROVING A RIGHT-OF-WAY USE REQUEST LOCATED AT 760 ELLIS OGLE ROAD, LOT 2B FOR A PROPOSED PARKING DECK. (Requested by Grant Curran).

Item B under New Business was discussion and consideration of approving a right-of-way use request located at 760 Ellis Ogle Road, Lot 2B for a proposed parking deck (Requested by Grant Curran). Commissioner Horner made a motion to approve the right-of-way use request which was seconded by Commissioner Reagan. The Planning Director explained that this request is being made by Mr. Grant Curran, owner of Overnight Outfitters, LLC., who is requesting that the City Commission grant permission to permit construction of a parking deck in the public right-of-way, which will serve as the primary parking area for an overnight rental proposed at this address. The applicant has provided the right-of-way use agreement with the acknowledgement that the use is temporary in nature and may be revoked by the City at any time and that the agreement serves as a hold harmless agreement to the City.

RESOLUTION NUMBER 1030, A RESOLUTION SETTING THE FEES, RATES AND CHARGES FOR THE USE OF THE GATLINBURG GOLF COURSE.

Item C under New Business was Resolution Number 1030, a Resolution setting and establishing the fees, rates and charges for the use of the Gatlinburg Golf Course. Commissioner Brackins made a motion to adopt the Resolution which was seconded by Commissioner Reagan. The Director of Golf explained that this Resolution will set the maximum green fee at $110 for 18 holes, but rates will be on a dynamic pricing model based on demand, seasonality, conditions, tee time availability, and special events. He further explained that this change will allow the City to adapt to changing conditions, remain competitive, and maximize course utilization and revenue and are justified by facility improvements, market trends, and operational needs and that any changes to pricing must be recommended by the Director of Golf and approved by the City Manager.

DISCUSSION AND CONSIDERATION OF APPROVING THE SELECTION OF A CONSTRUCTION MANAGER AT RISK RELATED TO THE WATER TREATMENT PLANT EXPANSION PROJECT.

Item D under New Business was discussion and consideration of approving the selection of a Construction Manager at Risk related to the Water Treatment Plant Expansion Project. Commissioner Reagan made a motion to approve the selection of Dugan and Myers as the Construction Manager At Risk which was seconded by Commissioner Horner. The Utilities Director explained that two proposals were submitted to LDA Engineers. Mr. Cory Newman with LDA Engineers explained that the two submittals were received and that both companies submitted proposals with similar costs and that interviews with both firms were held and he concurs with the recommendation to select the proposal from Dugan and Myers. Following these comments, the motion to approve Dugan and Myers as the Construction Manager at Risk was unanimously adopted.

DISCUSSION AND CONSIDERATION OF APPROVING AN OPERATING AGREEMENT WITH THE PUBLIC BUILDING AUTHORITY RELATED TO THE WATER TREATMENT PLANT EXPANSION PROJECT.

Item E under New Business was discussion and consideration of approving an Operating Agreement with the Public Building Authority (PBA) related to the Water Treatment Plant Expansion Project. Commissioner Horner made a motion to approve the Operating Agreement with the Public Building Authority which was seconded by Commissioner Reagan. The Director of Operations and Communications explained that the purpose of this Agreement is to enable the PBA to be the agency to enter into a contract for Construction Manager At Risk service with Dugan and Meyers to oversee the project and that this is the same approach that the City has utilized in a few recent projects and it is requested that this is the same approach for this Project. Following these comments, the motion to approve the Operating Agreement was unanimously adopted.

DISCUSSION AND CONSIDERATION OF AWARDING A BID RELATED TO THE NEWMAN ROAD SEWER LIFT STATION REHABILITATION PROJECT.

Item F under New Business was discussion and consideration of awarding a bid related to the Newman Road Sewer Lift Station Rehabilitation Project. Commissioner Horner made a motion to award the Bid related to the Newman Road Sewer Lift Station to Southern Constructors LLC which was seconded by Commissioner Brackins. The Utilities Director explained that qualified Bids were submitted on July 31 by Southern Constructors, Inc. and Morgan Contracting, Inc. and that the lowest bid was in the amount of $995,000 from Southern Constructors. The Utilities

Director also explained that the project Budget, which was set in 2023,was $650,000 and that this Project is essential for operations and has requested $425,000 in funds allocated for other projects be utilized due to the critical nature of this Project to arrive at an adjusted budget of $1,075,000 and that this change would allow for the acceptance of the low bid from Southern Constructors, as well as funds for any additional costs that may occur. Following these comments, the motion to award the Bid to Southern Constructors, LLC. was unanimously adopted.

DISCUSSION AND CONSIDERATION OF DECLARING CERTAIN CITY ITEMS AS SURPLUS

Item G under New Business was discussion and consideration of declaring certain City items as surplus. Commissioner Horner made a motion to declare certain City items as surplus which was seconded by Commissioner Brackins. The Finance Director explained that included in the surplus items are a list of impounded vehicles to be sold at an upcoming public auction, as well as several surplus vehicles and equipment from the Service Center, Utilities Department, Building Maintenance Department, Recreation Department and computers and accessories, which will be sold on GovDeals. The Finance Director further explained that these items also included a hazardous materials trailer from the Fire Department to be added to this list. Following these comments, the motion to declare certain City items as surplus was unanimously adopted.

UNSCHEDULED ITEMS:

Commissioner Randy Brackins

(1) Asked City Staff to explore if there was something that could be done in the effort to help mitigate and eradicate Kudzu; and,

(2) Asked City Staff to investigate the Street Sign Project, which was implemented after the 2016 Wildfires, in the Ski Mountain area, and if there are areas that this program was not implemented.

Commissioner Jay Horner

(1) Stated that he wanted to ask everyone to pray for the City Manager and Mayor Werner's grandson; and,

(2) Stated that he wanted to thank the City Staff for their time and efforts on the 2025-2026 Budget.

Commissioner Chad Reagan

(1) Stated that he too wanted to offer prayers for the City Manager and Mayor Werner's grandson; and,

(2) That he also wanted to thank everyone involved in the Budget process for their work, time, and efforts.

Vice Mayor Kirby Smith

(1) Stated that he wanted to thank all of the City Staff for their work on the Budget.

Mayor Mike Werner

(1) Stated that he wanted to thank Ms. Connie Miller for speaking earlier in the meeting regarding kudzu and street signage.

There being no further business to come before the City Commission, Commissioner Horner made a motion to adjourn. Commissioner Brackins seconded the motion which was unanimously adopted.

Mike Werner, Mayor

Greg Patterson, City Recorder
/sb