

**Gatlinburg City Commission
December 16, 2025
Meeting Minutes**

The Gatlinburg Board of Commissioners met in a regular meeting on Tuesday, December 16, 2025, at 5:00 P.M. in the City Council Room. All the members were present, with the exception of Vice Mayor Kirby Smith. 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 November 18, 2025. Commissioner Chad Reagan made a motion to approve the Minutes which was seconded by Commissioner Randy Brackins and then unanimously adopted.

The City Manager reported and/or requested:

- (1) That he wanted to commend and congratulate the Gatlinburg Police Department on successfully achieving reaccreditation through the Tennessee Association of Chiefs of Police earlier this month and that this accomplishment reflects the Department's ongoing commitment to professional standards and to providing high-quality police services for our residents, visitors, and business community; and,
- (2) That he wanted to thank everyone who attended the Safe Haven Baby Box Blessing and Dedication last week and especially thanked the community members who supported the project, the Gatlinburg Fire Department and Chief Cole for leading the effort, the City Commission for funding the project, and to Horner Building Company for their generous donation of construction services and time; and,
- (3) That he wanted to announce the City's upcoming Christmas and New Year's Holiday observance schedules; and,
- (4) That he wanted to announce that the City will ring in the new year with its annual New Year's Eve Celebration on Wednesday, December 31; and,
- (5) That he wanted to announce that the next City Commission meeting will be on Tuesday, January 13; and,
- (6) That he wanted to commend the Gatlinburg-Pittman High School football team on an outstanding and successful season and that the Highlanders capped off a 14-1 season by finishing as state runner-up for the first time in school history. He congratulated the school, the coaching staff, and all of the players for their hard work, dedication, and for providing our community with so many memorable moments throughout this remarkable season; and,
- (7) That he wanted to wish everyone a Merry Christmas and a Happy New Year.

Old Business:

ORDINANCE NUMBER 2644 , AN ORDINANCE TO AMEND SECTION 15-607 (1) OF THE MUNICIPAL CODE AND FURTHER BEING AN ORDINANCE TO CHANGE THE PARKING RATES FOR USAGE AT THE AQUARIUM AND MCMAHAN/PARKWAY PARKING FACILITIES, Second Reading (Passed First Reading 11/18/2025).

Item A under New Business was Ordinance Number 2644, an Ordinance to amend section 15-607 (1) of the Municipal Code and further being an Ordinance to change the parking rates for usage at the Aquarium and McMahan/Parkway Parking Facilities, Second Reading (Passed First Reading 11/18/2025). Commissioner Reagan made a motion to adopt the Ordinance on second reading which was seconded by Commissioner Jay Horner. The motion to adopt the Ordinance on second reading was unanimously approved.

New Business:

Discussion and Consideration of APPROVING A CONSULTING AND BROKERAGE AGREEMENT WITH BARNES INSURANCE AGENCY, INC. FOR CALENDAR YEAR 2026.

Item A under New Business was Discussion and Consideration of approving a Consulting and Brokerage Agreement with Barnes Insurance Agency, Inc. for calendar year 2026. Commissioner Reagan made a motion to approve the Consulting and Brokerage Agreement which was seconded by Commissioner Horner. The motion to approve the Consulting and Brokerage Agreement was unanimously adopted.

DISCUSSION AND CONSIDERATION OF ACCEPTING THE COMPREHENSIVE ANNUAL FINANCIAL REPORT FOR THE YEAR ENDED JUNE 30, 2025.

Item B under New Business was discussion and consideration of accepting the Comprehensive Annual Financial Report for the year ended June 30, 2025. Commissioner Horner made a motion to accept the Comprehensive Annual Financial Report which was seconded by Commissioner Brackins. Mayor Werner stated that the City received a great audit, with no findings, and thanked the staff for their work. Following these comments, the motion to accept the Comprehensive Annual Financial Report was unanimously adopted.

DISCUSSION AND CONSIDERATION OF APPROVING MATCHING FUNDS FOR THE EDA FISCAL YEAR 2025 DISASTER SUPPLEMENTAL GRANT RELATED TO THE WATER TRANSMISSION LINE PROJECT COST.

Item C was discussion and consideration of approving matching funds for the EDA Fiscal Year 2025 Disaster Supplemental Grant related to the Water Transmission Line Project cost. Commissioner Horner made a motion to approve the Matching Funds which was seconded by Commissioner Brackins. The motion to approve the Matching Funds was unanimously adopted.

Discussion and Consideration of APPROVING THE 5311 RURAL TRANSPORTATION OPERATING ASSISTANCE GRANT CONTRACT WITH THE TENNESSEE DEPARTMENT OF TRANSPORTATION FOR THE MASS TRANSIT DEPARTMENT.

Item D under New Business was discussion and consideration of approving the 5311 Rural Transportation Operating Assistance Grant Contract with the Tennessee Department of Transportation for the Mass Transit Department. Commissioner Horner made a motion to approve the Grant Contract which was seconded by Commissioner Reagan. The motion to approve the Grant Contract was unanimously adopted.

ORDINANCE NUMBER 2645, AN ORDINANCE TO AMEND ARTICLES II, III, IV, VII, VIII, XI, AND XII OF THE GATLINBURG ZONING ORDINANCE, BEING ORDINANCE NO. 830, First Reading (Passed Planning Commission 11/20/2025).

Item E under New Business was Ordinance Number 2645, an Ordinance to amend Articles II, III, IV, VII, XI, and XII of the Gatlinburg Zoning Ordinance, being Ordinance No. 830, First Reading (Passed Planning Commission 11/20/2025). Commissioner Horner made a motion to adopt the Ordinance on first reading which was seconded by Commissioner Brackins. The motion to adopt the Ordinance on first reading was unanimously adopted.

ORDINANCE NUMBER 2646, AN ORDINANCE TO AMEND SECTION 706 OF THE GATLINBURG ZONING ORDINANCE, BEING ORDINANCE NO. 830, AND FURTHER BEING AN ORDINANCE TO ADD SECTION 407.4 TO THE GATLINBURG ZONING ORDINANCE REGARDING OUTDOOR DINING, AND FURTHER BEING AN ORDINANCE TO ADD A NEW DEFINITION TO THE GATLINBURG ZONING ORDINANCE FOR OUTDOOR DINING AND CAFES AREA, FIRST READING (Passed Planning Commission 11/20/2025).

Item F under New Business was Ordinance Number 2646, an Ordinance to amend Section 706 of the Gatlinburg Zoning Ordinance, being Ordinance No. 830, and further being an Ordinance to add Section 407.4 to the Gatlinburg Zoning Ordinance regarding outdoor dining, and further being an Ordinance to add new definitions to the Gatlinburg Zoning Ordinance for outdoor dining and cafes area, First Reading (Passed Planning Commission 11/20/2025). Commissioner Horner made a motion to adopt the Ordinance on first reading which was seconded by Commissioner Reagan. The motion to adopt the Ordinance on first reading was unanimously adopted.

ORDINANCE NUMBER 2647, AN ORDINANCE TO AMEND SECTION 402.19 OF THE GATLINBURG ZONING ORDINANCE, BEING ORDINANCE NO. 830, ADDRESSING OFF STREET PARKING, AND FURTHER BEING AN ORDINANCE TO AMEND THE CONDITIONS FOR PROVIDING OFF-PREMISE PARKING WHERE REQUIRED OFF-STREET PARKING CANNOT BE REASONABLY PROVIDED ON THE SAME LOT AS THE PRINCIPAL USE, First Reading (Passed Planning Commission 11/20/2025).

Item G under New Business was Ordinance Number 2647, an Ordinance to amend Section 402.19 of the Gatlinburg Zoning Ordinance, being Ordinance No. 830, addressing off street parking and further being an Ordinance to amend the conditions for providing off-premise parking where required off-street parking cannot be reasonably provided on the same lot as the principal use, First Reading (Passed Planning Commission 11/20/2025). Commissioner Horner made a motion to adopt the Ordinance on first reading which was seconded by Commissioner Reagan. The

motion to adopt the Ordinance on first reading was unanimously adopted.

ORDINANCE NUMBER 2648, AN ORDINANCE TO AMEND TITLE 12 OF THE GATLINBURG MUNICIPAL CODE ADDRESSING BUILDING AND CONSTRUCTION BY REPEALING THE EXISTING BUILDING INSPECTION FEE SCHEDULE AND ADOPTING NEW BUILDING INSPECTION FEE SCHEDULE AS APPROVED BY THE GATLINBURG CITY COMMISSION, First Reading.

Item H under New Business was Ordinance Number 2648, an Ordinance to amend Title 12 of the Gatlinburg Municipal Code addressing Building and Construction by repealing the existing building inspection fee schedule and adopting new building inspection fee schedule as approved by the Gatlinburg City Commission, First Reading. Commissioner Horner made a motion to adopt the Ordinance on first reading which was seconded by Commissioner Brackins. The motion to adopt the Ordinance on first reading was unanimously adopted.

Discussion and Consideration of APPROVING A REQUEST FOR ADDITIONAL FUNDS FOR THE SEVIER COUNTY FOOD MINISTRY.

Item I under New Business was discussion and consideration of approving a request for additional funds for the Sevier County Food Ministry. Commissioner Reagan made a motion to approve the request which was seconded by Commissioner Brackins. The motion to approve the request was unanimously adopted.

Discussion and Consideration of APPROVING A REQUEST FOR ADDITIONAL FUNDS FOR ROCKY TOP SPORTS WORLD.

Item J under New Business was discussion and consideration of approving a request for additional funds for Rocky Top Sports World. Commissioner Brackins made a motion to approve the request which was seconded by Commissioner Horner. The motion to approve the request was unanimously adopted.

Discussion and Consideration of DECLARING CERTAIN CITY ITEMS AS SURPLUS.

Item K under New Business was discussion and consideration of declaring certain City items as surplus. Commissioner Horner made a motion to declare the City Items as surplus which was seconded by Commissioner Brackins. The motion to declare the City items as surplus was unanimously adopted.

UNSCHEDULED :

Commissioner Jay Horner

- (1) Asked everyone to keep the Whaley family in their prayers after the recent passing of Frank Whaley; and,
- (2) Stated that he wanted to congratulate the Gatlinburg-Pittman Football Team on their 2025 season; and,
- (3) Stated that he wanted to congratulate the Police Department on their reaccreditation; and,

- (8) Stated that he was thankful for the clean audit and thanked the Auditors and City Staff for all of their work in the process.

Commissioner Randy Brackins

- (1) Stated that he wanted to wish everyone a Merry Christmas and a Happy New year and thanked all of the City employees for their hard work for a successful 2025.

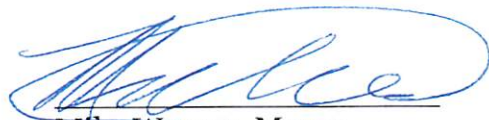
Commissioner Chad Reagan

- (1) Stated that he wanted to wish everyone a Merry Christmas; and,
- (2) Stated that the City's Audit included a Moody's A Bond Rating which is the best that the City can get.

Mayor Mike Werner

- (1) Stated that he wanted to thank Dorothy Johnson for her advocacy for the Safe Haven Baby Box installed at Fire Station No. 2 earlier this month; and,
- (2) Stated that he wanted to wish Commissioner Horner and wife Camille a Happy Anniversary.

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



Mike Werner, Mayor



Greg Patterson, City Recorder
/sb