

The Gatlinburg Board of Commissioners met in a regular meeting on Tuesday, January 18, 2022, at 6:00 P.M. in the City Council Room. All members were present. Mayor Mike Werner called the meeting to order and led the Pledge of Allegiance. Commissioner Ryan DeSear gave the Invocation.

Mayor Werner then called for a motion to approve the Minutes of the regular meeting of December 14, 2021. Commissioner Chad Reagan made a motion to approve the Minutes which was seconded by Commissioner Don Smith and then unanimously adopted.

Regarding Petitions and Communications from the Public and Items from the audience, Mr. Jim Yonan addressed vehicular and pedestrian flows at Traffic Light No. 8. Mr. Yonan explained to Commissioners that both types of traffic seem to flow better when a Police Officer is at the intersection of Parkway and Airport Road directing traffic. Mr. Yonan said he observed this the week of December 27, 2021. Mr. Yonan asked if the City was able to budget to place a Police Officer at this intersection during increased times of visitation. Mayor Werner replied that the City had commissioned a Vehicular and Pedestrian Mobility Study with the engineering firm of Cannon and Cannon and was exploring recommendations made in the Study. Commissioner DeSear noted that the Study also explored other intersections in the City. Vice Mayor Mark McCown noted that the Study made recommendations at Traffic Light No. 8 and also the intersection of Parkway at Reagan Drive and Maples Lane. Commissioner Desear also replied that the same issues exist at Traffic Light No. 5 and the City has explored rebooting a Police Cadet program and that the issue is not a financial one and that is related to manpower. Commissioners then thanked Mr. Yonan for his comments and advised this would be discussed at the upcoming Mid-Fiscal Year Review.

Regarding Reports of Boards and Committees was the Gatlinburg Convention and Visitors Bureau Fourth Quarter Report presentation by President/CEO Mark Adams. Mr. Adams reported that the fourth quarter was very busy for Gatlinburg and that the Visitor's Center recorded over 109,000 patrons over the course of the final three months of the year. Mr. Adams also reported that the Gatlinburg.com website recorded 5.9 million sessions in 2021 and visitors to the website were up 400,000 compared to the fourth quarter of 2020. In terms of social media platforms. Mr. Adams noted that since beginning its TikTok platform in June, there have been 1.4 million views of videos posted and that the organization has been recognized nationally for its account and that the top three Facebook posts by Visit Gatlinburg reached over 1,000,000 users each. Mr. Adams also noted that sales remain strong at the Convention Center and that there have been many new events at the facility, while many other Convention Centers are not adding new events and remain closed due to the COVID-19 pandemic. Mr. Adams also reported on the attendance figures, which were estimated via cell phone usage, during the Fantasy of Lights Christmas Parade and the New Year's Eve Celebration.

Mr. Scott Murphy, Convention Center Manager, reported that renovations at the facility continue and are moving along now that materials have begun arriving and that work is being performed around event schedules in the building. Mr. Murphy also reported that the former storage rooms behind Mills Auditorium are almost complete and clients will be using the rooms in February and that carpet was being installed throughout the facility.

Mr. Murphy also noted that the Gatlinburg A&B Meeting Rooms have been taken out of inventory for the beginning of the conversion of that space for the new Sales and Events Offices, which will allow the renovations on the Parkway side of the Convention Center to begin with the new indoor/outdoor space.

There was no City Manager's report.

#### **Old Business:**

**ORDINANCE NUMBER 2582, AN ORDINANCE TO AMEND THE ZONING ORDINANCE, BEING ORDINANCE 830, AND FURTHER BEING AN ORDINANCE TO RECLASSIFY A PORTION OF PARCEL 19 OF TAX MAP 126M, GROUP D, LOCATED OFF SILVERBELL HEIGHTS LANE FROM R-1 (LOW DENSITY RESIDENTIAL) DISTRICT TO C-1 (TOURIST COMMERCIAL) DISTRICT, Public Hearing and Second Reading (Passed First Reading 12/14/2021 and Passed Planning Commission 11/18/2021).**

Item A under Old Business was Ordinance Number 2582, an Ordinance to amend the Zoning Ordinance, being Ordinance Number 830, and further being an Ordinance to reclassify a portion of Parcel 19 of Tax Map 126M, Group D, located off Silverbell Heights Lane from R-1 (Low Density Residential) District to C-1 (Tourist Commercial) District, Public Hearing and Second Reading (Passed First Reading 12/14/2021 and Planning Commission 11/18/2021). Vice Mayor McCown made a motion to adopt the Ordinance on second reading which was seconded by Commissioner DeSear. Mayor Werner then opened the Public Hearing and, after no comments were made, the Public Hearing was closed. The motion to adopt the Ordinance was unanimously approved on second reading.

**ORDINANCE NUMBER 2583, AN ORDINANCE AMENDING ORDINANCE NUMBER 2577 THE CAPTION WHICH IS AN ORDINANCE MAKING AND FIXING THE ANNUAL APPROPRIATION FOR THE SEVERAL DEPARTMENTS OF THE CITY FOR THE FISCAL YEAR BEGINNING JULY 1, 2021, AND ENDING JUNE 30, 2022, AND TO CARRY FORWARD APPROPRIATIONS FOR PRIOR YEAR ENCUMBRANCES, Second Reading (Passed First Reading 12/14/2021).**

Item B under Old Business was Ordinance Number 2583, an Ordinance amending Ordinance number 2577 the caption which is an Ordinance making and fixing the Annual Appropriation for the several Departments of the City for the Fiscal Year beginning July 1, 2021, and ending June 30, 2022, and to carry forward appropriations for prior year encumbrances, Second Reading (Passed First Reading 12/14/2021). Commissioner Chad Reagan made a motion to adopt the Ordinance on second reading which was seconded by Commissioner Don Smith. The motion to adopt the Ordinance was unanimously approved on second reading.

#### **New Business:**

**ORDINANCE NUMBER 2584, AN ORDINANCE TO AMEND THE ZONING ORDINANCE, BEING ORDINANCE 830, AND FURTHER BEING AN ORDINANCE TO RECLASSIFY PARCELS 76.02 & 76.05 OF TAX MAP 108, LOCATED ON BUCKHORN ROAD FROM R-1 (LOW DENSITY RESIDENTIAL) DISTRICT TO C-5 (CRAFTS COMMERCIAL) DISTRICT, First Reading (Passed Planning Commission 12/16/2021).**

Item A under New Business was Ordinance Number 2584, an Ordinance to amend the Zoning Ordinance, being Ordinance 830, and further being an Ordinance to reclassify Parcels 76.02 & 76.05 of Tax Map 108, located on Buckhorn Road from R-1 (Low Density Residential) District to C-5 (Crafts Commercial) District, First Reading (Passed Planning Commission 12/16/2021). Vice Mayor McCown made a motion to adopt the Ordinance on first reading which was seconded by Commissioner DeSear. The motion to adopt the Ordinance on first reading was unanimously approved.

**ORDINANCE NUMBER 2585, AN ORDINANCE TO AMEND THE ZONING ORDINANCE, BEING ORDINANCE 830 AND FURTHER BEING AN ORDINANCE TO MODIFY ARTICLE VIII, BEING THE AREA, YARD AND HEIGHT REQUIREMENTS TO CHANGE THE DENSITY REQUIREMENT FOR R-3 ZONE from 0.5 to 1, First Reading (Passed Planning Commission 12/16/2021).**

Item B under New Business was Ordinance Number 2585, an Ordinance to amend the Zoning Ordinance, being Ordinance 830 and further being an Ordinance to modify Article VIII, being the Area, Yard and Height requirements to change the density requirement for R-3 Zone from 0.5 to 1, First Reading (Passed Planning Commission 12/16/2021). Commissioner Smith made a motion to adopt the Ordinance which was seconded by Vice Mayor Mark McCown. The Building and Planning Director explained that the Zoning Ordinance establishes density allotments for each district. The proposed Ordinance would change the High Density Residential District (R-3 Zone) from a .5 floor area ratio to a 1.0 floor area ratio. He further explained that the current .5 floor area ratio is the same as the Low Density Residential (R-1 Zone) and Medium Density Residential (R-2 Zone) districts. The R-3 District is intended to provide a higher density of development than that of the R-1 and R-2 districts and at lessor density than would be allowed in commercial districts. Mr. Ball also explained that these changes would allow for more floor area to be placed in R-3 District properties, resulting in a higher density allotment than R-1 and R-2 District properties. After these comments, the motion to adopt the Ordinance on first reading was unanimously approved.

**DISCUSSION AND CONSIDERATION OF APPROVING A CONTRACT WITH MILLER ELECTRICAL CONTRACTORS, INC., FOR THE CITY HALL GENERATOR PROJECT.**

Item C under New Business was discussion and consideration of approving a Contract

with Miller electrical Contractors, Inc. for., for the City Hall Generator Project. Commissioner Reagan made a motion to approve the Contract which was seconded by Commissioner Smith. The Finance Director explained that Miller Electrical Contractors submitted the low bid of \$69,711 which is under the budgeted amount of \$105,000. After these comments, the motion to approve the Contract was unanimously adopted.

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

Item D under New Business was discussion and consideration of making appointments to the Environmental Design Review Board. Commissioner Reagan made a motion to reappoint Ken Webster and Maggie Atchley Bowers to the Environmental Design Review Board which was seconded by Commissioner DeSear and then unanimously approved.

#### **DISCUSSION AND CONSIDERATION OF MAKING AN APPOINTMENT TO THE MUNICIPAL BOARD OF ZONING APPEALS.**

Item E under New Business is discussion and consideration of making an appointment to the Municipal Board of Zoning Appeals. Commissioner Reagan made a motion to reappoint Jay Horner to the Municipal Board of Zoning Appeals which was seconded by Commissioner DeSear and then unanimously approved.

#### **DISCUSSION AND CONSIDERATION OF APPROVING CHANGE ORDER #1 TO THE HURST EXCAVATING, LLC CONTRACT RELATED TO THE WEST PRONG FORCE MAIN PROJECT.**

Item F under New Business was discussion and consideration of approving Change Order #1 to the Hurst Excavation, LLC Contract related to the West Prong Force Main Project. Commissioner DeSear made a motion to approve the Change Order which was seconded by Commissioner Smith. The Utilities Manager explained that the Project has been completed and that the Change Order is a reduction in the cost of the Contract. Mr. Phelps noted that the Change Order is a net reduction of \$3,004, which makes the final Contract amount \$1,607,766 and that the Change Order also allows for 76 additional days to the Project time frame due to delays in receiving materials. After these comments, the motion to approve the Change Order was unanimously adopted.

#### **DISCUSSION AND CONSIDERATION OF APPROVING AMENDMENT No. 3 TO THE C2RL, INC., ENGINEERING SERVICES AGREEMENT RELATED TO THE WEST PRONG FORCE MAIN IMPROVEMENT PROJECT.**

Item G under New Business was discussion and consideration of approving Amendment No. 3 to the C2RL, Inc., Engineering Services Agreement related to the West Prong Force Main Improvement Project. Commissioner Smith made a motion to approve the

Amendment which was seconded by Vice Mayor McCown. The Utilities Manager explained that the Amendment is necessary due to the 76 additional days added to the Contract noted above. After these comments, the motion to approve the Amendment was unanimously adopted.

**UNSCHEDULED ITEMS:**

**Vice Mayor Mark McCown**

- (1) Stated that he wanted compliment the Street Department on quickly clearing the streets during the January 3, 2022, Winter Storm.

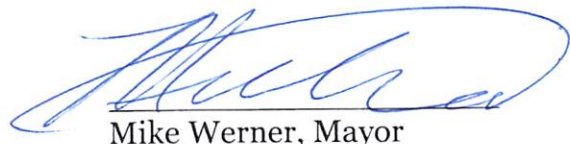
**Mayor Mike Werner**

- (1) Stated that he wanted to congratulate Commissioner DeSear on his new appointment with Ripley's, and;
- (2) Stated that he wanted to congratulate Deana Ivey, formerly with the Gatlinburg Chamber of Commerce, on her promotion to President of Nashville's Convention and Visitors Corporation.

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.



Cindy Cameron Ogle, City Recorder



Mike Werner, Mayor

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