

The Gatlinburg Board of Commissioners met in a regular meeting on Tuesday, May 17, 2022, at 6:00 P.M. in the City Council Room. All members were present with the exception of Commissioner Ryan DeSear. Mayor Mike Werner called the meeting to order and led the Pledge of Allegiance. Finance Director Robert Holt gave the Invocation.

Mayor Werner then called for a motion to approve the Minutes of the regular meeting of April 26, 2022. Commissioner Chad Reagan made a motion to approve the Minutes which was seconded by Vice Mayor Mark McCown and then unanimously adopted.

Regarding Petitions and Communications from the Public, Certificates of Recognition were presented to the Gatlinburg-Pittman High School Girls Basketball Team and the Gatlinburg-Pittman High School Boys Basketball Team.

The City Manager reported and/or requested:

- (1) that she would like to advise that status updates of several Capital Projects and the Convention Center Renovation Project have been placed at the podium for review.

New Business:

ORDINANCE NUMBER 2587, AN ORDINANCE TO AMEND THE ZONING ORDINANCE, BEING ORDINANCE 830, AND FURTHER BEING AN ORDINANCE TO RECLASSIFY PARCELS 26 & 27 OF TAX MAP 127, LOCATED AT 312 NEWMAN ROAD FROM R-1 (LOW DENSITY RESIDENTIAL) DISTRICT TO R-2 (MEDIUM DENSITY RESIDENTIAL) DISTRICT, First Reading (Passed Planning Commission 4/21/2022).

Item A under New Business was Ordinance Number 2587, an Ordinance to amend the Zoning Ordinance, being Ordinance 830, and further being an ordinance to reclassify Parcels 26 & 27 of Tax Map 127, located at 312 Newman Road from R-1 (Low Density Residential) District to R-2 (Medium Density Residential) District, First Reading (Passed Planning Commission 4/21/2021). Vice Mayor McCown made a motion to adopt the Ordinance on first reading which was seconded by Commissioner Reagan. The Building and Planning Director explained that these parcels total 3.8 acres and are located on Newman Road and that the owners are seeking to redevelop with townhome style apartments. The Building and Planning Director further explained that the parcels are currently zoned for single family dwellings and the applicant is requesting to be rezoned to R-2 to permit the current use of multi-family dwellings, as well as permit the removal of older units to rebuild new multi-family units. Mr. Phillip Derosia, the owner of the parcels, explained that his intent is to tear down the old units and put in new units and that the initial plans will be to rebuild three new units before moving on to the remainder of the final six units. Following these comments, the motion to adopt the Ordinance on first reading was unanimously approved.

(b) Ordinance Number 2588, AN ORDINANCE TO AMEND THE ZONING ORDINANCE, BEING ORDINANCE 830, AND FURTHER BEING AN ORDINANCE TO RECLASSIFY PARCEL 9 OF TAX MAP 126N, GROUP G LOCATED AT 337 REAGAN DRIVE FROM R-2 (MEDIUM DENSITY RESIDENTIAL) DISTRICT TO C-1 (TOURIST COMMERCIAL) DISTRICT, First Reading (Passed Planning Commission 4/21/2022).

Item B under New Business was Ordinance Number 2588, an Ordinance to amend the Zoning Ordinance, being Ordinance 830, and further being an Ordinance to reclassify Parcel 9 of Tax Map 126N, Group G located at 337 Reagan Drive from R-2 (Medium Density Residential) District to C-1 (Tourist Commercial) District, First Reading (Passed Planning Commission 4/21/2022). Vice Mayor McCown made a motion to adopt the Ordinance on first reading which was seconded by Commissioner Kirby Smith. The Building and Planning Director explained that this is a 0.43 acre parcel and that the owners have indicated that the proposed use of the property will be for parking to service an adjoining hotel development planned for a parcel that lies within 400 feet of the proposed parking area. The Building and Planning Director also explained that in the review of the Land Use Plan the request to rezone the parcel to C-1 is supported since all parcels, with the exception of four, on Reagan Drive are zoned C-1. Commissioner Reagan asked if the three parcels that surround the parcel are zoned C-1 and the Building and Planning Director explained that the parcel to the right is the Schilling Center, which is owned by the City and is zoned R-2, and the properties across the street are zoned commercial. Commissioner Reagan also asked if there has been any opposition to the rezoning request and the Building and Planning Director noted there had been no complaints received. Following these comments, the motion to adopt the Ordinance on first reading was unanimously approved.

ORDINANCE NUMBER 2589, AN ORDINANCE TO AMEND THE ZONING ORDINANCE, BEING ORDINANCE 830, AND FURTHER BEING AN ORDINANCE TO RECLASSIFY PARCEL 6 OF TAX MAP 126O, GROUP A LOCATED ON SUNSET DRIVE FROM R-2 (MEDIUM DENSITY RESIDENTIAL) DISTRICT TO C-2 (GENERAL BUSINESS) DISTRICT, First Reading (Passed Planning Commission 4/21/2022).

Item C under New Business was Ordinance Number 2589, an Ordinance to amend the Zoning Ordinance, being Ordinance 830, and further being an Ordinance to reclassify Parcel 6 of Tax Map 126O, Group A located on Sunset Drive from R-2 (Medium Density Residential) District to C-2 (General Business) District, First Reading (Passed Planning Commission 4/21/2022). Vice Mayor McCown made a motion to adopt the Ordinance on first reading which was seconded by Commissioner Reagan. The Building and Planning Director explained that that this property was previously developed in conjunction with the adjoining Fabulous Chalets development and that the property was destroyed by fire and that the applicant has indicated that the proposed use of the property would be for condominium rentals. The Building and Planning Director also explained that C-2 would allow the condominium rentals, however, C-2 zoning has different setback requirements. Commissioner Reagan asked if all other property on Sunset Drive was zoned C-2 and the

Building and Planning Director is replied that the zoning request is consistent with the zoning immediately adjoining the parcel. Vice Mayor McCown asked if Sunset Drive runs through the Fabulous Chalets development and the Building and Planning Director said it does. Following these comments, the motion to adopt the Ordinance on first reading was unanimously approved.

DISCUSSION AND CONSIDERATION OF DECLARING A PARCEL OF PROPERTY ON GREYSTONE HEIGHTS ROAD AS SURPLUS AND CONVEYING THIS PROPERTY TO THE SEVIER COUNTY PUBLIC BUILDING AUTHORITY.

Item D under new Business was discussion and Consideration of declaring a Parcel of property on Greystone Heights Road as surplus and conveying this property to the Sevier County Public Building Authority. Vice Mayor McCown made a motion to declare the property as surplus and convey the property which was seconded by Commissioner Reagan. The Public Works Director explained that the property was a small remnant of property that the City purchased to construct a water pump station and subsequent private development caused the piece of property to now be on the opposite side of the road. The City Manager explained that the adjacent parcel is the former site of the proposed Wildfires Memorial and that once the property is transferred to the Sevier County Public Building Authority, it can be conveyed to the owner or the property adjacent to the parcel. Mr. Phillip Derosia asked the purpose of the Public Building Authority and the City Manager explained that it is a mechanism for certain public building projects. Following these comments, the motion to approve the declaration of property as surplus and conveying the property to the Sevier County Public Building Authority was unanimously adopted.

DISCUSSION AND CONSIDERATION OF APPROVING CHANGE ORDER #1 TO MILLER ELECTRICAL CONTRACTOR'S, INC., CONTRACT RELATED TO THE CITY HALL GENERATOR PROJECT.

Item E under New Business was discussion and consideration of approving Change Order #1 to Miller Electrical Contractor's, Inc., Contract related to the City Hall Generator Project. Commissioner Reagan made a motion to approve the Change Order which was seconded by Vice Mayor McCown. The City Manager explained that the Change Order was in the amount of a reduction of \$42,022.25, which is being recommended so that the City can purchase materials needed for the Project directly from vendors and utilize its tax exempt status. Following these comments, the motion to approve the Change Order was unanimously adopted.

DISCUSSION AND CONSIDERATION OF APPROVING A SITE MANAGER AND LEASE AGREEMENT WITH MICHAEL H. JENKINS, D/B/A, LAND AIR TOTAL TRI CITIES COMMUNICATIONS, LLC, RELATED TO THE GREYSTONE HEIGHTS RADIO TOWER.

Item F under New Business was discussion and consideration of approving a Site Manager and Lease Agreement with Michael H. Jenkins, D/B/A, Land Air Total Tri Cities

Communications, LLC, related to the Greystone Heights Radio Tower. Commissioner Reagan made a motion to approve the Site Manager and Lease Agreement which was seconded by Vice Mayor McCown. The Police Chief explained that this is a two-year agreement with Land Air Communications to continue as the Tower Manager for the Greystone Heights Radio Tower, which is a multi-use tower by private and public entities. The Police Chief further explained that the Tower Manager recommends information including wind and load conditions and verifying that any upgrades do not exceed those limits and that the Agreement is at no cost to the City, except for use of space on the tower by Land Air Communications. After these comments, the motion to approve the Site Manager and Lease Agreement was unanimously adopted.

DISCUSSION AND CONSIDERATION OF MAKING AN APPOINTMENT TO THE GATLINBURG BOARD OF EDUCATION.

Item G under New Business was discussion and Consideration of making an appointment to the Gatlinburg Board of Education. Vice Mayor McCown nominated Ann Watson to be reappointed to the Gatlinburg Board of Education. The nomination was unanimously approved.

DISCUSSION AND CONSIDERATION OF DECLARING IMPOUNDED VEHICLES AND CERTAIN CITY EQUIPMENT AS SURPLUS.

Item H under New Business was discussion and Consideration of declaring impounded vehicles and certain City equipment as surplus. Commissioner Reagan made a motion to approve the impounded vehicles and equipment as surplus which was seconded by Vice Mayor McCown. Commissioner Reagan asked if there was an auction date and the Finance Director responded a date will be set if approved. Mayor Werner asked if the auction would be held online and the Finance Director responded that the impounded vehicles are sold at the City's impound lot. Vice Mayor McCown asked if the cars being auctioned were City vehicles and the City Manager explained that these are all private cars which have been impounded and are required to go through a process with the State and vehicle owners to be able to be auctioned by the City. Following these comments, the motion to declare the impounded vehicles and equipment as surplus was unanimously approved.

DISCUSSION AND CONSIDERATION OF APPROVING REQUIRED CHANGES TO THE CITY'S TITLE VI PROGRAM.

Item I under New Business was discussion and consideration of approving required changes to the City's Title VI Program. Vice Mayor McCown made a motion to approve the changes which was seconded by Commissioner Reagan. The City Manager explained that these changes are needed to comply with the Tennessee Department of Transportation requirements, which is necessary to continue receiving grants for the Mass Transit system and that the changes update the information of pertinent City personnel and demographic make up of various Boards. The Finance Director added that this must be approved every three years. Following these comments, the motion to approve the changes was unanimously adopted.

ORDINANCE NUMBER 2590, APPROPRIATING AN AMOUNT SUFFICIENT TO COVER THE NECESSARY EXPENSES OF THE VARIOUS DEPARTMENTS, OFFICES AND BOARDS OF THE CITY PENDING THE FINAL PASSAGE OF THE ANNUAL APPROPRIATION ORDINANCE FOR THE FISCAL YEAR 2022-23, First Reading.

Item J under New Business was Ordinance 2590, appropriating an amount sufficient to cover the necessary expenses of the various Departments, offices, and Boards of the City Pending the final passage of the annual appropriation Ordinance for Fiscal Year 2022-23, First Reading. Commissioner Reagan made a motion to adopt the Ordinance which was seconded by Vice Mayor McCown. The City Manager explained that this item is commonly referred to as the Interim Budget Ordinance and will cover City expenses in July and August due to the Charter requirements related to the time frame associated with the presentation of the Budget. Following these comments, the motion to adopt the Ordinance on first reading was unanimously approved.

UNSCHEDULED ITEMS:

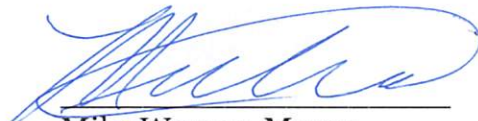
Vice Mayor Mark McCown

- (1) Stated that he was pleased to see that the first quarter of 2022 was close to the financial performance of the first quarter of 2021 and that he was happy for the City's retailers and hoteliers for their success.

Mayor Mike Werner

- (1) Stated that he wanted to recognize the Gatlinburg Police Department, the Gatlinburg Fire/EMS Department and the Gatlinburg Public Works Department employees for their hard work and efforts in regard to celebrating National Public Works Week, National Police Week and National EMS Week, which is May 15-21.

There being no further business to come before the City Commission, Vice Mayor McCown made a motion to adjourn. Commissioner Reagan seconded the motion which was unanimously approved.


Mike Werner, Mayor
Cindy Cameron Ogle, City Recorder
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