The Gatlinburg Board of Commissioners met in a regular meeting on Tuesday, August 16, 2022, at 6:00 P.M. in the City Council Room. All members were present with the exception of Vice Mayor Mark McCown. 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 August 2, 2022. Commissioner Chad Reagan made a motion to approve the Minutes which was seconded by Commissioner Ryan DeSear and then unanimously adopted.

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.

Old Business:

ORDINANCE NUMBER 2592, AN ORDINANCE TO AMEND THE ZONING ORDINANCE, BEING ORDINANCE 830, AND FURTHER BEING AN ORDINANCE TO RECLASSIFY PARCELS 22, 23, AND 24 OF TAX MAP 126K, GROUP D, LOCATED AT 510 AND 610 RIVER ROAD FROM C-2 (GENERAL BUSINESS) DISTRICT TO C-1 (TOURIST COMMERCIAL) DISTRICT, Public Hearing and Second Reading (Passed First Reading 7/19/2022 and Planning Commission 6/16/2022).

Item A under Old Business was Ordinance Number 2592, an Ordinance to amend the Zoning Ordinance, being Ordinance 830, and further being an Ordinance to reclassify Parcels 22, 23, and 24 of Tax Map 126K. Group D, located at 510 and 610 River Road From C-2 (General Business) District to C-1 (Tourist Commercial) District, Public Hearing and Second Reading (Passed First Reading 7/19/2022 and Planning Commission 6/19/2022). Commissioner Reagan made a motion to approve the Ordinance on second reading which was seconded by Commissioner Kirby Smith. 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 2593, AN ORDINANCE TO AMEND THE ZONING ORDINANCE, BEING ORDINANCE 830, AND FURTHER BEING AN ORDINANCE TO RECLASSIFY PARCEL 16 OF TAX MAP 126L, GROUP E, LOCATED ON SILVERBELL HEIGHTS LANE FROM R-1 (LOW DENSITY) DISTRICT TO C-1 (TOURIST COMMERCIAL) DISTRICT, PUBLIC HEARING AND SECOND READING (Passed First Reading 7/19/2022 and Planning Commission 6/16/2022).

Item B under Old Business was Ordinance Number 2593, an Ordinance to amend the Zoning Ordinance, being Ordinance 830, and further being an Ordinance to reclassify

Parcel 16 of tax Map 126L, Group E, located on Silverbell Heights Lane from R-1 (Low Density) District to C-1 (Tourist Commercial) District, Public Hearing and Second Reading (Passed First Reading 7/19/2022 and Planning Commission 6/16/2022). Commissioner Reagan 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 2594, AN ORDINANCE TO AMEND THE ZONING ORDINANCE, BEING ORDINANCE 830, AND FURTHER BEING AN ORDINANCE TO RECLASSIFY PARCEL 17 OF TAX MAP 126M, GROUP E, LOCATED ON SILVERBELL HEIGHTS LANE FROM R-1 (LOW RESIDENTIAL) DISTRICT TO C-1 (TOURIST COMMERCIAL) DISTRICT, PUBLIC HEARING AND SECOND READING (PASSED FIRST READING 7/19/2022 AND PLANNING COMMISSION 6/16/2022).

Item C under Old Business was Ordinance 2594, an Ordinance to amend the Zoning Ordinance, being Ordinance 830, and further being an Ordinance to reclassify Parcel 17 of Tax Map 126M, Group E, located on Silverbell Heights Lane from R-1 (Low Residential) District to C-1 (Tourist Commercial) District, Public Hearing and Second Reading (Passed First Reading 7/19/2022 and Planning Commission 6/16/2022). Commissioner DeSear made a motion to adopt the Ordinance on second reading which was seconded by Commissioner Smith. 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 2595, AN ORDINANCE MAKING AND FIXING THE ANNUAL APPROPRIATION FOR THE SEVERAL DEPARTMENTS OF THE CITY FOR THE FISCAL YEAR BEGINNING JULY 1, 2022, AND ENDING JUNE 30, 2023, AND TO CARRY FORWARD APPROPRIATIONS FOR PRIOR YEAR ENCUMBRANCES, Third and Final Reading (Passed First Reading 7/19/2022 and Second Reading, as Amended, 8/2/2022).

Item D under Old Business was Ordinance 2595, an Ordinance making and fixing the Annual Appropriation for the several Departments of the City for the Fiscal year beginning July 1, 2022, and ending June 30, 2023, and to carry forward appropriations for prior year encumbrances, Third and Final Reading (Passed First Reading 7/19/2022 and Second Reading, as Amended, 8/2/2022). Commissioner Reagan made a motion to adopt the Ordinance on third and final reading which was seconded by Commissioner DeSear. The motion to adopt the Ordinance was unanimously approved on third and final reading.

ORDINANCE NUMBER 2596, AN ORDINANCE TO AMEND TITLE 5, CHAPTER 9 OF THE MUNICIPAL CODE AND FURTHER BEING AN

ORDINANCE TO MAKE REVISIONS TO THE COMPETITIVE BIDDING PROCESS AND TO MAKE REVISIONS FOR THE APPROVAL OF CHANGE ORDERS TO CONTRACTS, SECOND READING (PASSED FIRST READING 8/2/2022).

Item E under Old Business was Ordinance Number 2596, an Ordinance to amend Title 5, Chapter 9 of the Municipal Code and further being an Ordinance to make revisions to the competitive bidding process and to make revisions for the approval of Change Orders to Contract, Second Reading (Passed First Reading 8/2/2022). Commissioner Reagan made a motion adopt the Ordinance on second reading which was seconded by Commissioner DeSear. The Finance Director explained that this Ordinance allows the City to increase its amounts for quotes and bids due to a recent change in State law and that the Ordinance raises the bid limit from $10,000 to $25,000, as well as the threshold for requiring quotes from $2,500 to $10,000. The Finance Director also explained that the Ordinance provides that change orders to contract that do not exceed $50,000 can be executed by the City Manager. Following these comments, the motion to adopt the Ordinance was unanimously approved.

ORDINANCE NUMBER 2597, A PROPERTY TAX LEVYING ORDINANCE FOR THE CITY FOR THE FISCAL YEAR BEGINNING JULY 1, 2022, AND ENDING JUNE 30, 2023, Second Reading (Passed First Reading 8/2/2022).

Item F under Old Business was Ordinance Number 2597, a Property Tax Levying Ordinance for the City for the Fiscal Year beginning July 1, 2022, and ending June 30, 2023, Second Reading (Passed First Reading 8/2/2022). Commissioner Reagan made a motion to adopt the Ordinance which was seconded by Commissioner DeSear. Mayor Werner explained that there is no increase in property taxes with this Ordinance. Following these comments, the motion to adopt the Ordinance was unanimously approved.

New Business:

DISCUSSION AND CONSIDERATION OF APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH SRA ARCHITECTS, INC., RELATED TO THE AQUARIUM PARKING GARAGE IMPROVEMENTS PROJECT.

Item A under New Business was discussion and consideration of approving a Professional Services Agreement with SRA Architects, Inc., related to the Aquarium Parking Garage Improvements Project. Commissioner Smith made a motion to approve the agreement which was seconded by Commissioner Reagan. The City Manager explained that this Agreement is in the amount of $229,000 and that SRA Architects would be acting as the coordinator of the Project and perform architectural services and that the Agreement also involves mechanical and other engineering firms. The Public Works Director explained that the major elements involved with the scope of the Project includes replacing existing elevators, replacement of the two open air stairways and enclosing those, improving drainage of the structure and adding a new restroom and break area for Parking Department employees. Commissioner DeSear asked what the timeline involved with the Project would be and the City Manager explained that prior discussions had indicated the City would pursue a Construction Management Services Agreement for this Project. SRA Architects Inc. representative Mr. Mike Smelcer explained that the Project would need to be conducted in phases due to the need to keep the garage open throughout the Project and that is why a Contractor is needed in order to be able to lead that process and that a timeline could be established once a Contractor is hired. Commissioner DeSear suggested that a workshop could be scheduled in the future on the timing of the Project. Commissioner Reagan asked about the budget and the City Manager explained that $3,500,000 was funded in last year's Budget and is set aside in the Project account. Following these comments, the motion to approve the Agreement was unanimously adopted.

DISCUSSION AND CONSIDERATION OF APPROVING A CONTRACT WITH BURWIL CONSTRUCTION COMPANY, INC., RELATED TO THE CITY HALL RENOVATIONS PROJECT.

Item B under New Business was discussion and consideration of approving a Contract with Burwill Construction Company, Inc. related to the City Hall Renovations Project. Commissioner DeSear made a motion to approve the Contract which was seconded by Commissioner Smith. The City Manager explained that this Project has been funded for several years and that the low bid was in the amount of $556,000 and that $454,377 has been set aside for the Project and that the overage can be covered by available balances from other Projects. The City Manager also explained that the scope of the Project includes the replacement of several windows in the City Hall complex, replacement of portions of the sprinkler system, repairs to the breezeway between City Hall and the Fire Hall and making ADA compliant curb cuts in the upper and lower parking lots at City Hall. Commissioner Reagan asked if this company has been used before and Mr. Smelcer explained that the company is based in Bristol and is a reputable company that he has used before. Commissioner DeSear asked how liquidated damages amounts are determined in contracts and Mr. Smelcer said that discussions are held with the Owner and determined how they may be damaged with delays to the Project and calculated. Following these comments, the motion to approve the Contract was unanimously adopted.

DISCUSSION AND CONSIDERATION OF RENAMING HISTORIC NATURE TRAIL ROAD BACK TO THE ORIGINAL STREET NAME OF AIRPORT ROAD.

Item C under New Business was discussion and consideration of renaming Historic Nature Trail Road back to the original street name of Airport Road. Commissioner Smith made a motion to rename the Historic Nature Trail Road to Airport Road which was seconded by Commissioner Reagan. The motion to rename Historic Nature Trail Road back to Airport Road was unanimously adopted.

DISCUSSION AND CONSIDERATION OF APPROVING A LEASE AGREEMENT WITH THE SEVIER COUNTY SCHOOL BOARD OF EDUCATION FOR PROPERTY LOCATED ON BISHOP LANE (FORMER KINGWOOD MOTEL).

Item D under New Business was discussion and consideration of approving a lease agreement with the Sevier County School Board of Education for property located on Bishop Lane (former Kingwood Motel). Commissioner Reagan made a motion to approve the Lease Agreement which was seconded by Commissioner DeSear. Mayor Werner explained that this Lease Agreement is for a parcel for 1.41 acres for the City to create additional monthly permit parking in order to get paying customers into the McMahan/Parkway Parking Garage. Following these comments, the motion to approve the Lease Agreement was unanimously adopted.

DISCUSSION AND CONSIDERATION OF APPROVING A SINGLE BID TO BARGER PRECAST FOR THE PURCHASE OF MANHOLE COVERS FOR THE UTILITY DEPARTMENT.

Item E under New Business was discussion and consideration of approving a single bid to Barger Precast for the purchase of manhole covers for the Utility Department. Commissioner Reagan made a motion to approve the Single Bid which was seconded by Commissioner DeSear. The City Manager explained this is for the Turkey Nest Sewer Improvement Project, which was funded in last year's Budget. The Utility Manager explained that typically for this type of bid, three or four responses are received and that this single bid in the amount of $30,157 was a normal price and within the budget of the Project. Following these comments, the motion to approve the Single Bid was unanimously adopted.

DISCUSSION AND CONSIDERATION OF APPROVING A SINGLE BID TO CROSSROADS SOD FARM FOR THE PURCHASE OF SOD FOR THE GOLF COURSE.

Item F under New Business was discussion and consideration of approving a single bid to Crossroads Sod Farm for the purchase of sod for the Golf Course. Commissioner DeSear made a motion to approve the Single Bid which was seconded by Commissioner Reagan. The Golf Course Manager explained that this sod was to complete the renovation at the Golf Course for areas that were not initially budgeted throughout the renovation Project and that the bid was in the amount of $40,502. Commissioner DeSear asked how the Golf Course was doing and the Golf Course Superintendent said that it is doing well. Mayor Werner commented that he recently drove by the Golf Course and that it looks beautiful. Following these comments, the motion to approve the Single Bid 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. Commissioner DeSear nominated that Suzanne DeSear be appointed to the Gatlinburg Board of Education following the retirement of Vern Hippensteal. The nomination was unanimously approved.

UNSCHEDULED ITEMS:

Mayor Mike Werner

(1) Stated that he wanted to congratulate Police Chief Randy Brackins for receiving the Joe Casey Award from the Tennessee Association of Chiefs of Police; and,

(2) Stated that he would like everyone to keep Police Officer Terry Stines family in their prayers after the recent passing of his Father; and,

(3) Stated that he would like everyone to keep the Building and Planning Director Jeff Ownby in their prayers as he has a heart procedure scheduled for August 17; and,

(4) Stated that the Tennessee Municipal League held its annual conference in Gatlinburg this week and it was a successful event and that he wanted to thank everyone who had a role in assisting with the Conference; and,

(5) Stated that the Mynatt Park Neighborhood Picnic was held on Saturday, August 13 and 72 people showed up and everyone was very complimentary regarding the recent improvements to the Park.

Commissioner Ryan DeSear

(1) Stated that Verizon Wireless had sent a statement to the City that they were aware of the service issues in Gatlinburg and have funded equipment to improve services; and,

(2) Stated that at the conclusion of the 2018-2019 Fiscal Year, the City appropriated $4,500,000 to the Gatlinburg Convention and Visitors Bureau and that at the end of the 2021-2022 Fiscal Year, the allocation has increased to $11,000,000 and that this shows the City's strong economic performance in recent years and also opens the City up to new tourism markets; and,

(3) Stated that he wanted to wish Gatlinburg-Pittman High School's football team good luck in its season opening game at Seymour on Friday night.

There being no further business to come before the City Commission, Commissioner

DeSear made a motion to adjourn. Commissioner Reagan seconded the motion which was unanimously approved.

Mike Werner, Mayor

Cindy C. Ogle

Cindy Cameron Ogle, City Recorder
/mp