

**AGENDA**  
**BOARD OF MAYOR & ALDERMEN**

January 22, 2024 Meeting

Sevierville Civic Center

6:00 P.M.



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**BOARD OF MAYOR & ALDERMEN**

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Sevierville Civic Center

6:00 P.M.

(Page 1 of 2)

**A. CALL TO ORDER**

1. Pledge of Allegiance
2. Invocation

**B. ROLL CALL**

**C. MINUTES – Board and Special-Called 1/8/2023**

**D. PUBLIC FORUM**

1. Consider approval of **Ordinance O-2023-022** – **3<sup>rd</sup> reading** – An Ordinance to Amend the Zoning Map of the City of Sevierville, Tennessee, to rezone a portion of property on Winfield Dunn Parkway and Hodges Rd from Intermediate Commercial (IC) District to Arterial Commercial (AC) District and portion of property from Arterial Commercial (AC) District to Intermediate Commercial (IC) District – *Corey Divel*
2. Consider approval of **Ordinance O-2023-023** – **3<sup>rd</sup> reading** – An Ordinance to Amend the Zoning Map of the City of Sevierville, Tennessee, to rezone property on West Main St. from Arterial Commercial (AC) District to Intermediate Commercial (IC) District – *Corey Divel*

**E. REPORTS – Monthly Department Reports**

**F. COMMUNICATIONS FROM MAYOR & ALDERMEN**

New and Promoted Employee Introductions

**Board Reappointments**

**Historic Zoning Commission**

*Travis Bradley – 1-year term – Expiration 1/30/2025*

*Mark Pinkham – 5-year term – Expiration 1/30/2029*

**G. OLD BUSINESS**

1. Consider approval of **Ordinance O-2023-022** – **3<sup>rd</sup> reading** – An Ordinance to Amend the Zoning Map of the City of Sevierville, Tennessee, to rezone a portion of property on Winfield Dunn Parkway and Hodges Rd from Intermediate Commercial (IC) District to Arterial Commercial (AC) District and portion of property from Arterial Commercial (AC) District to Intermediate Commercial (IC) District – *Corey Divel* **1**
2. Consider approval of **Ordinance O-2023-023** – **3<sup>rd</sup> reading** – An Ordinance to Amend the Zoning Map of the City of Sevierville, Tennessee, to rezone property on West Main St. from Arterial Commercial (AC) District to Intermediate Commercial (IC) District – *Corey Divel* **5**
3. Consider approval of **Ordinance O-2024-001** – **2<sup>nd</sup> reading** – An Ordinance to amend the zoning map of the City of Sevierville to place the High Density Residential (HDR) zoning designation upon certain property located on Tax Map 072, Parcel 006.00, Cate Road – *Corey Divel* **9**

**H. NEW BUSINESS**

1. Consider approval of **Ordinance O-2024-002** – **1<sup>st</sup> reading** – An Ordinance to amend the zoning map of the City of Sevierville to rezone property located at 1573 Ridge Road from LDR Low Density Residential Zoning to AR Agricultural Residential Zoning – *Corey Divel* **13**
2. Consider approval of **Ordinance O-2024-003** – **1<sup>st</sup> reading** – An Ordinance to amend Chapter 3.0, Uses & Conditions of the Sevierville Zoning Ordinance – *Corey Divel* **17**
3. Consider approval of **Resolution R-2024-003** – A Resolution for Public Entity Partners Grant Application totaling \$2,000 – *Holly Jones* **21**
4. Consider approval of **Resolution R-2024-004** – A Resolution for a 2024 Tennessee Department of Transportation Planning Grant Application in the amount of \$200,000 – *Holly Jones* **23**
5. Consider approval of **various items related to the annual Health Plan Renewal** – *Tracy Baker* **25**
6. Consider approval of **Change Order 1 from Spiniello Co.** to adjust the completion date due to the delayed start date – *Keith Malone* **26**

*Continued on Page 2*



**AGENDA**  
**BOARD OF MAYOR & ALDERMEN**

**January 22, 2024 Meeting**

**Sevierville Civic Center**

**6:00 P.M.**

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|--|-----------|
| 7. Consider approval of the <b>purchase of a Rausch Quick Lock sewer line point repair system</b> from<br>\$12,179 – <i>Keith Malone</i> | <b>29</b> |
| 8. Consider approval to <b>accept donations</b> from Tanger Properties, LP – <i>Matt Henderson</i>                                       | <b>39</b> |
| 9. Consider approval to <b>purchase a 2024 Ford Expedition</b> – <i>Joseph Manning</i>   | <b>40</b> |
| 10. Consider approval of <b>price increase of F150 police responder</b> – <i>Joseph Manning</i>  | <b>42</b> |
- I. ADJOURNMENT**

**BOARD OF MAYOR AND ALDERMEN  
CITY OF SEVIERVILLE, TENNESSEE  
January 8, 2024**

A regular meeting of the Board of Mayor and Aldermen of the City of Sevierville, Tennessee, was held at the Sevierville Civic Center, 130 Gary Wade Boulevard, Sevierville, Tennessee, on January 8, 2024 at 6:00 PM.

**There were present and participating at the meeting:**

Robbie Fox, Mayor  
Wayne Helton, Alderman  
Travis L. McCroskey, Alderman  
Joey Ohman, Alderman  
Mitch Rader, Alderman

**Absent:**

Devin Koester, Vice Mayor

**Senior Staff present:**

Tracy Baker, Asst. City Administrator  
Corey Divel, Development Director  
Bryon Fortner, Public Works Director  
Matt Henderson, Fire Chief  
Keith Malone, Water & Sewer Director  
Joseph Manning, Police Chief  
Lynn McClurg, Chief Financial Officer/City Recorder  
Martha Norris, Convention Center Director  
Ed Owens, City Attorney  
Bob Parker, Parks & Recreation Director  
Dustin Smith, Deputy City Administrator  
Russell Treadway, City Administrator  
Brian Wagner, Information Technology Director

Mayor Fox chaired the meeting with Lynn K. McClurg as secretary of the meeting. A motion was made by Alderman Rader and seconded by Alderman Helton to approve the minutes of the December 18, 2023 meeting and to dispense with the reading. Motion carried.

**PUBLIC FORUM**

Mayor Fox opened the public forum section of the meeting. Fox opened a public hearing on ordinance O2023-021 entitled "AN ORDINANCE TO ADOPT VARIOUS STANDARD CODES RELATING TO INSPECTION ACTIVITIES OF THE CITY OF SEVIERVILLE AND ENFORCEMENT OF BUILDING PROVISIONS AS PROVIDED IN SAID CODES." There being no comments, the public hearing was closed. There being no comments, the public forum was closed.

**OLD BUSINESS**

Mayor Fox presented and placed for passage an ordinance O2023-021 entitled "AN ORDINANCE TO ADOPT VARIOUS STANDARD CODES RELATING TO INSPECTION ACTIVITIES OF THE CITY OF SEVIERVILLE AND ENFORCEMENT OF BUILDING PROVISIONS AS PROVIDED IN SAID CODES." A motion was made by Alderman Rader and seconded by Alderman Helton to approve the ordinance as presented and to dispense with the reading. Those voting Yes: Helton, McCroskey, Ohman, Rader. Those voting No: None. Fox declared the ordinance passed on third and final reading.

Mayor Fox presented and placed for passage an ordinance O2023-022 entitled "AN ORDINANCE TO AMEND THE ZONING MAP OF THE CITY OF SEVIERVILLE, TENNESSEE, AS SET FORTH IN THE SEVIERVILLE MUNICIPAL CODE, SECTION 14-201 TO REZONE A PORTION OF PROPERTY ON WINFIELD DUNN PARKWAY AND HODGES ROAD FROM ARTERIAL COMMERCIAL (AC) DISTRICT TO INTERMEDIATE COMMERCIAL (IC) DISTRICT AND A PORTION FROM INTERMEDIATE COMMERCIAL (IC) DISTRICT TO ARTERIAL COMMERCIAL (AC) DISTRICT." A motion was made by Alderman Helton and seconded by Alderman Ohman to approve the ordinance as presented and to dispense with the reading. Those voting Yes: Helton, McCroskey, Ohman, Rader. Those voting No: None. Fox declared the ordinance passed on second reading.

Mayor Fox presented and placed for passage an ordinance O2023-023 entitled "AN ORDINANCE TO AMEND THE ZONING MAP OF THE CITY OF SEVIERVILLE, TENNESSEE, AS SET FORTH IN THE SEVIERVILLE MUNICIPAL CODE, SECTION 14-201 TO REZONE PROPERTY ON WEST MAIN STREET AND FORKS OF THE RIVER PARKWAY FROM ARTERIAL COMMERCIAL (AC) DISTRICT TO INTERMEDIATE COMMERCIAL (IC) DISTRICT." A motion was made by Alderman Ohman and seconded by Alderman Helton to approve the ordinance as presented and to dispense with the reading. Those voting Yes: Helton, McCroskey, Ohman, Rader. Those voting No: None. Fox declared the ordinance passed on second reading.

#### **NEW BUSINESS**

Mayor Fox recognized Corey Divel, who presented and placed for passage a Resolution R2024-001 for a Plan of Services Regarding the Annexation of Property on Cate Road (Sevier County Tax Map 072 Parcel 006.00). A motion was made by Alderman Rader and seconded by Alderman Ohman to approve the resolution as presented. Motion carried.

Mayor Fox recognized Corey Divel, who presented and placed for passage a Resolution R2024-002 to Annex Certain Territory and to Incorporate Same within the Boundaries of the City of Sevierville, Tennessee (Cate Road, Sevier County Tax Map 072 Parcel 006.00). A motion was made by Alderman Rader and seconded by Alderman Helton to approve the resolution as presented. Motion carried.

Mayor Fox presented and placed for passage an ordinance O2024-001 entitled "AN ORDINANCE TO AMEND THE ZONING MAP OF THE CITY OF SEVIERVILLE, TENNESSEE, AS SET FORTH IN THE SEVIERVILLE MUNICIPAL CODE, SECTION 14-201, TO PLACE THE HIGH DENSITY RESIDENTIAL (HDR) DISTRICT DESIGNATION UPON PROPERTY ON CATE ROAD, TAX MAP 072, PARCEL 006.00 (PROPERTY INCLUDED IN ANNEXATION RESOLUTION R2024-002)." A motion was made by Alderman Rader and seconded by Alderman Ohman to approve the ordinance as presented and to dispense with the reading. Those voting Yes: Helton, McCroskey, Ohman, Rader. Those voting No: None. Fox declared the ordinance passed on first reading.

Mayor Fox recognized Brian Wagner, who requested approval of an expenditure for Transportation Control Systems annual Transparency software maintenance in the amount of \$11,250.00. A motion was made by Alderman Rader and seconded by Alderman Ohman to approve the expenditure as requested. Motion carried.

Mayor Fox recognized Bob Parker, who requested approval of the purchase of replacement bowling machinery and equipment from sole compatible source Brunswick Bowling, Inc. in the amount of \$395,100.00. Parker noted that installation is expected to be complete in early fiscal year 2025. A motion was made by Alderman McCroskey and seconded by Alderman Helton to approve the purchase as requested. Motion carried.

Mayor Fox recognized Joe Manning, who requested approval to purchase six police cruiser radars from Kustom Signals, Inc. in the amount of \$10,382.00 under state contract SWC 349-61499. A motion was

made by Alderman Helton and seconded by Alderman Rader to approve the purchase as presented. Motion carried.

Mayor Fox recognized Keith Malone, who presented change order #1 to the Hurst Excavating River Crossing contract in the amount of \$23,838.00. Malone noted that the change order is for rebar reinforcement in the concrete river crossing encasement. A motion was made by Alderman Ohman and seconded by Alderman McCroskey to approve the change order as presented. Motion carried.

Mayor Fox recognized Keith Malone, who requested approval of a contract with OHM Advisors in the not-to-exceed amount of \$20,100.00 plus expenses to develop roof specifications and manage the bid process for the replacement of six flat roofs at the wastewater treatment plant. A motion was made by Alderman Ohman and seconded by Alderman Helton to approve the contract as presented. Motion carried.

Mayor Fox recognized Keith Malone, who requested approval of an expense for the lining of four manholes by low price vendor SpectraTech in the amount of \$12,322.50. A motion was made by Alderman Rader and seconded by Alderman McCroskey to approve the expense as requested. Motion carried.

Mayor Fox recognized Keith Malone, who requested approval of payment to Tennessee One Call in the amount of \$12,522.64 based on 9,024 tickets for the year. A motion was made by Alderman McCroskey and seconded by Alderman Rader to approve the payment as requested. Motion carried.

Mayor Fox recognized Bryon Fortner, who requested approval of the following expenditures:

- Repair parts for knuckleboom truck from The Pete Store, \$10,192.70;
- Change order to Eskola Roofing roof contract for gutter replacement, \$5,000.00;
- Change order to Cannon and Cannon, Inc. Parkway/New Era Road design contract for revision in scope, \$6,000.00.

A motion was made by Alderman Ohman and seconded by Alderman Helton to approve the expenditures as presented. Motion carried.

There being no further business to discuss, the meeting adjourned at 6:15 PM.

Approved: \_\_\_\_\_  
Robbie Fox, Mayor

Attest: \_\_\_\_\_  
Lynn K. McClurg, City Recorder

**BOARD OF MAYOR AND ALDERMEN  
CITY OF SEVIERVILLE, TENNESSEE  
January 8, 2024**

A called meeting of the Board of Mayor and Aldermen of the City of Sevierville, Tennessee, was held at the Sevierville Civic Center, 130 Gary Wade Boulevard, Sevierville, Tennessee, on January 8, 2024 at 2:00 PM.

**There were present and participating at the meeting:**

Robbie Fox, Mayor  
Wayne Helton, Alderman  
Travis L. McCroskey, Alderman  
Joey Ohman, Alderman  
Mitch Rader, Alderman

**Absent:**

Devin Koester, Vice Mayor

**Senior Staff present:**

Tracy Baker, Asst. City Administrator  
Corey Divel, Development Director  
Bryon Fortner, Public Works Director  
Joseph Manning, Police Chief  
Lynn McClurg, Chief Financial Officer/City Recorder  
Bob Parker, Parks & Recreation Director  
Dustin Smith, Deputy City Administrator  
Russell Treadway, City Administrator  
Brian Wagner, Information Technology Director

Mayor Fox chaired the meeting with Lynn K. McClurg as secretary of the meeting.

**PUBLIC FORUM**

Mayor Fox opened the public forum section of the meeting. There being no comments, the public forum was closed.

**NEW BUSINESS**

Mayor Fox recognized Russell Treadway, who reviewed the procedure for the application submission for retail package stores and the drawing to determine the order in which the Board will consider granting certificates of compliance for each of the five zones. Treadway reminded applicants that financial information must be submitted by January 15, 2024 and noted that questions may be submitted by emailing [retailpackagestore@seviervilletn.org](mailto:retailpackagestore@seviervilletn.org). Treadway and Lynn McClurg proceeded with the drawing (results attached).

There being no further business to discuss, the meeting adjourned at 2:13 PM.

Approved:

\_\_\_\_\_  
Robbie Fox, Mayor

Attest:

\_\_\_\_\_  
Lynn K. McClurg, City Recorder

Ball Number	Applicant	Address	Map/Parcel	Draw #
Zone1 #1	Curtis Harrington, Walter Dwight Church	3409 Winfield Dunn Pkwy	008 150.00	2
Zone1 #2	Curtis Harrington, Kyle Andrew Baisley	3439 Winfield Dunn Pkwy	008 146.03	3
Zone1 #3	Curtis Harrington, Justin Dwight Church	3401 Winfield Dunn Pkwy	008 153.01	4
Zone1 #4	Krupa Patel	Winfield Dunn Pkwy	018A C 003.00 & 018A C 004.00	1
Zone 2 # 1	Elizabeth Simonis	1984 Winfield Dunn Pkwy	027H D 003.00	2
Zone 2 # 2	Mike Hale	696 Winfield Dunn Pkwy	049 027.04 & 027.02	6
Zone 2 # 3	Dipen Patel	2040 Winfield Dunn Pkwy	027 027.04	4
Zone 2 # 4	Robert Michael Trosper, Robert Daniel Ogle	2130 Winfield Dunn Pkwy	027 028.06	5
Zone 2 # 5	Heet Patel	2074 Winfield Dunn Pkwy	027 001.02	7
Zone 2 # 6	Arzu Patel	1809 Winfield Dunn Pkwy	027H C 036.00	3
Zone 2 # 7	Tejaskumar Patel	Winfield Dunn Pkwy	027H B 050.00 & 027H B 051.00	1
Zone 3 #1	Clay Jackson Leatherwood, John Patrick Edwards	602 Dolly Parton Pkwy	049L A 023.00	2
Zone 3 #2	Tanak Patel	E Main St	049K B 036.04	3
Zone 3 #3	Pratik Patel	310 E Main St	049K B 036.03	4
Zone 3 #4	Jessica Strode	1341 Dolly Parton	0500 B 010.00	5
Zone 3 #5	Stacy Champagne, H. Richard Lewellyn Jr, Kirby Smith, Alex Davis	750 Dolly Parton Pkwy	049L A 029.00	1
Zone 4 #1	Ronakkumar Patel	Veterans Boulevard	062 033.06	1
Zone 4 #2	Pritesh Patel, Mitul Patel, Rinkesh Patel	198 Collier Dr	072 155.00	3
Zone 4 #3	Jigarkumar Patel	204 Collier Dr	072 155.00	5
Zone 4 #4	Arsh Rajnikant Patel, Jayeskhkumar Rameshchandra Patel, Pankeeta Ramanlal Patel	1111 Middle Ridge Rd	072 158.01	4
Zone 4 #5	Arjun Patel	Veterans Boulevard	072 158.00	2
Zone 5 # 1	Austin Conner	1819 Parkway	072J A 027.00, 035.00, & 036.00	2
Zone 5 # 2	James Hunter McIntosh, Kristopher Joel Brannon	1548 Parkway	072 053.00	3
Zone 5 # 3	Vinod Patel, Manish Patel	1338 Parkway - Unit 1	061O A 038.00, 039.00	1
Zone 5 # 4	Teresa Lynn Hosenfeld, Elizabeth Sterchi Cantrell, Carl Christopher Hosenfeld, Robert White Cantrell Jr	725 Parkway Ste 8	061B A 027.00	4

Questions may be submitted to [retailpackagestore@sevierville.tn.org](mailto:retailpackagestore@sevierville.tn.org)



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## Board Memorandum

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**DATE:** January 22, 2024

**AGENDA ITEM:** Consider approval of **Ordinance O-2023-022 – 3<sup>rd</sup> reading** - An Ordinance to Amend the Zoning Map of the City of Sevierville, Tennessee, to rezone a portion of property on Winfield Dunn Parkway and Hodges Rd from Intermediate Commercial (IC) District to Arterial Commercial (AC) District and portion of property from Arterial Commercial (AC) District to Intermediate Commercial (IC) District.

**PRESENTATION:** As presented in the Staff report attached, Long, Ragsdale & Waters, P.C. requested a portion of the property located on Winfield Dunn Parkway and Hodges Rd (Tax Map 008 Parcels 146.02, 146.03, and 152.00) be rezoned from Intermediate Commercial (IC) District to Arterial Commercial (AC) District and a portion of the property rezoned from Arterial Commercial (AC) District to Intermediate Commercial (IC) District. This ordinance was approved by the Planning Commission at a meeting on December 7, 2023.

**REQUESTED ACTION:** Approval of the Ordinance on 3<sup>rd</sup> reading.

**ORDINANCE NO. O-2023-022**

**AN ORDINANCE TO AMEND THE ZONING MAP OF THE CITY OF SEVIERVILLE, TENNESSEE, AS SET FORTH IN SEVIERVILLE MUNICIPAL CODE, SECTION 14-201 TO REZONE A PORTION OF PROPERTY ON WINFIELD DUNN PARKWAY AND HODGES RD FROM ARTERIAL COMMERCIAL (AC) DISTRICT TO INTERMEDIATE COMMERCIAL (IC) DISTRICT AND A PORTION FROM INTERMEDIATE COMMERCIAL (IC) DISTRICT TO ARTERIAL COMMERCIAL (AC) DISTRICT**

**BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF SEVIERVILLE, TENNESSEE, THAT:**

**Section 1.** The Zoning Map of the City of Sevierville, Tennessee, be hereby amended by the rezoning of a portion of property on Winfield Dunn Parkway and Hodges Rd (Tax Map 008 Parcels 146.02, 146.03, and 152.00) from Arterial Commercial (AC) District to Intermediate Commercial (IC) District and a portion from Intermediate Commercial (IC) District to Arterial Commercial (AC) District. Said property is more clearly identified on the attached map.

**Section 2.** This ordinance shall become effective five days from and after its final passage, the public welfare requiring it.

**APPROVED:** \_\_\_\_\_  
**Robbie Fox, Mayor**

**ATTEST:**

\_\_\_\_\_  
**Lynn K. McClurg, City Recorder**

**Passed on 1<sup>st</sup> reading: 12/18/2023**

**Passed on 2<sup>nd</sup> reading: 01/08/2024**

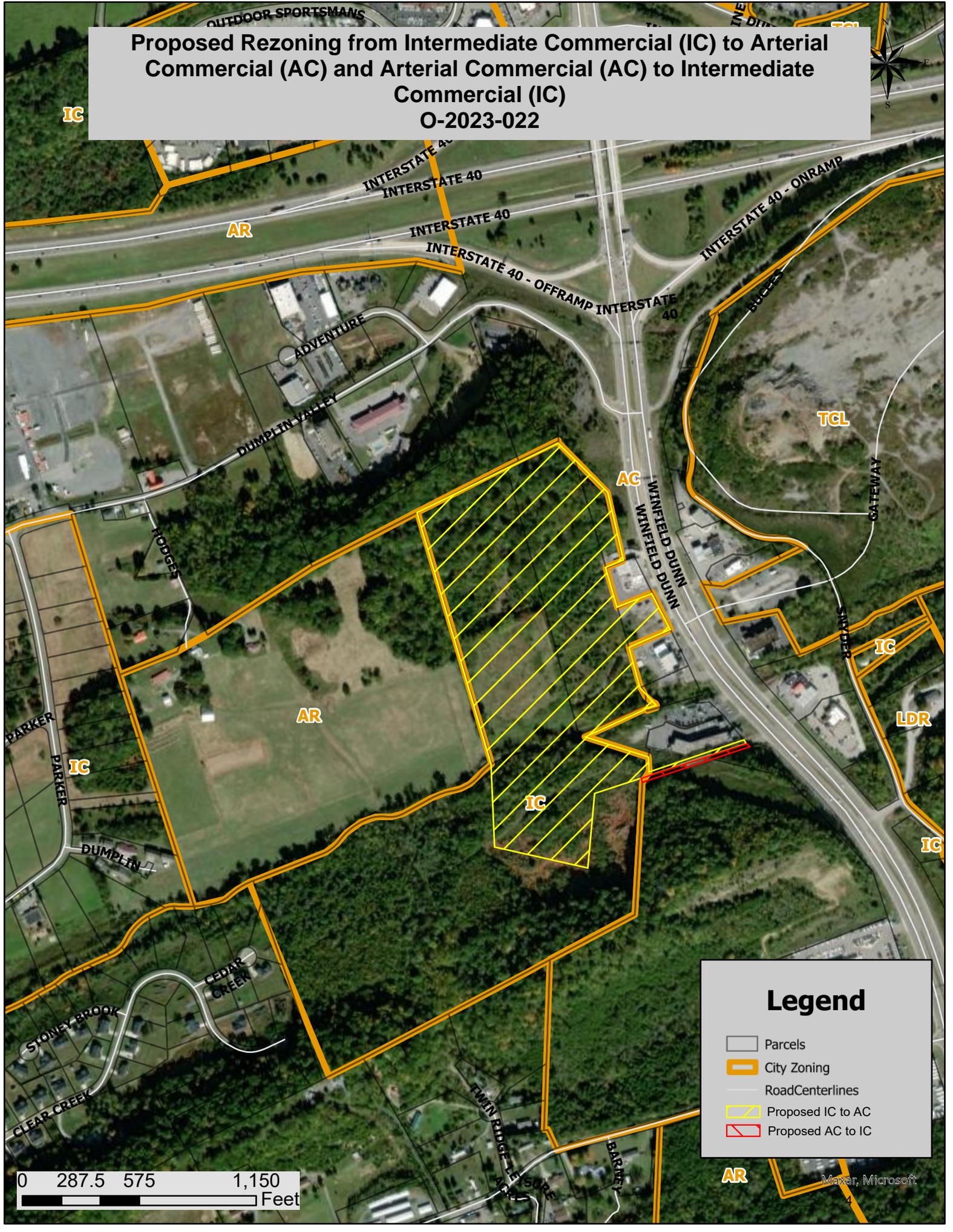
**Passed on 3<sup>rd</sup> reading: \_\_\_\_\_**



Development Department  
 Staff Report to Planning Commission  
 Rezoning Request – City of Sevierville  
 Winfield Dunn Parkway – Parcels 008 146.02, 008  
 146.03, 008 147.00, 008 149.00, 008 152.00, and  
 008 153.01

<p><b><u>Applicant:</u></b> Long, Ragsdale, &amp; Waters, P. C.</p> <p><b><u>Owners:</u></b> C C Properties GP</p> <p><b><u>Staff:</u></b> Corey Divel and Kristina Rodreick</p> <p><b><u>Tax ID Number:</u></b> Tax Map 008, Parcels 146.03, 147.00, 149.00, 152.00, &amp; 153.01</p> <p><b><u>Current Zone:</u></b> Intermediate Commercial (IC)</p> <p><b><u>Requested Zone:</u></b> Arterial Commercial (AC)</p> <p><b><u>Number of Lots:</u></b> 6</p> <p><b><u>Current Use:</u></b> Vacant</p> <p><b><u>Proposed Use:</u></b> Commercial</p> <p><b><u>Notification:</u></b> City will provide notice in accordance with City of Sevierville Planning Department policies and procedures.</p> <p><b><u>Exhibits:</u></b> Application and Map</p>	<p><b><u>Request</u></b>        Rezoning 6 parcels totaling 35.2 acres +/- from Intermediate Commercial (IC) to Arterial Commercial (AC), with a small portion being rezoned from Arterial Commercial (AC) to Intermediate Commercial (IC).</p> <hr/> <p><b><u>Background</u></b>        Property is located within the City Limits</p> <p>The properties abutting the proposed rezoning area are as follows:</p> <p>North, South, &amp; East – Arterial Commercial (AC) used for commercial.</p> <p>West – Agricultural Residential (AR) used for agricultural.</p> <p><b><u>Staff Comments</u></b>        The immediate surrounding area is used for commercial and agricultural.</p> <p><b><u>Public Comments</u></b>        None to date.</p> <p><b><u>Staff Recommendation</u></b>        The properties are located off Winfield Dunn Parkway and are currently zoned Intermediate Commercial (IC). The request is to rezone to Arterial Commercial (AC) for a commercial development. A small portion of a strip of land is requested to rezone from Arterial Commercial (AC) to Intermediate Commercial (IC). Please review map for exact detail. Additionally, the property has already been platted to provide a right-of-way entrance directly across from Gateway Boulevard. Given the surrounding area and current state of development, staff recommends approval.</p>
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**Proposed Rezoning from Intermediate Commercial (IC) to Arterial Commercial (AC) and Arterial Commercial (AC) to Intermediate Commercial (IC)**  
**O-2023-022**



**Legend**

- Parcels
- City Zoning
- Road Centerlines
- Proposed IC to AC
- Proposed AC to IC



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## Board Memorandum

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**DATE:** January 22, 2024

**AGENDA ITEM:** Consider approval of **Ordinance O-2023-023 – 3<sup>rd</sup> reading** - An Ordinance to Amend the Zoning Map of the City of Sevierville, Tennessee, to rezone property on West Main St. from Arterial Commercial (AC) District to Intermediate Commercial (IC) District.

**PRESENTATION:** As presented in the Staff report attached, Moonbug Group requested the property located on West Main St (Tax Map 049J Group B Parcels 001.02, 002.00, and 001.00) be rezoned from Arterial Commercial (AC) District to Intermediate Commercial (IC) District. This ordinance was approved by the Planning Commission at a meeting on December 7, 2023.

**REQUESTED ACTION:** Approval of the Ordinance on 3<sup>rd</sup> reading.

**ORDINANCE NO. O-2023-023**

**AN ORDINANCE TO AMEND THE ZONING MAP OF THE CITY OF SEVIERVILLE, TENNESSEE, AS SET FORTH IN SEVIERVILLE MUNICIPAL CODE, SECTION 14-201 TO REZONE PROPERTY ON W MAIN ST FROM ARTERIAL COMMERCIAL (AC) DISTRICT TO INTERMEDIATE COMMERCIAL (IC) DISTRICT**

**BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF SEVIERVILLE, TENNESSEE, THAT:**

**Section 1. The Zoning Map of the City of Sevierville, Tennessee, be hereby amended by the rezoning of property on West Main St (Tax Map 49J Group B, Parcels 001.02, 002.00, and 001.00) from Arterial Commercial (AC) District to Intermediate Commercial (IC) District. Said property is more clearly identified on the attached map.**

**Section 2. This ordinance shall become effective five days from and after its final passage, the public welfare requiring it.**

**APPROVED:** \_\_\_\_\_  
**Robbie Fox, Mayor**

**ATTEST:**

\_\_\_\_\_  
**Lynn K. McClurg, City Recorder**

**Passed on 1<sup>st</sup> reading: 12/18/2023**

**Passed on 2<sup>nd</sup> reading: 01/08/2024**

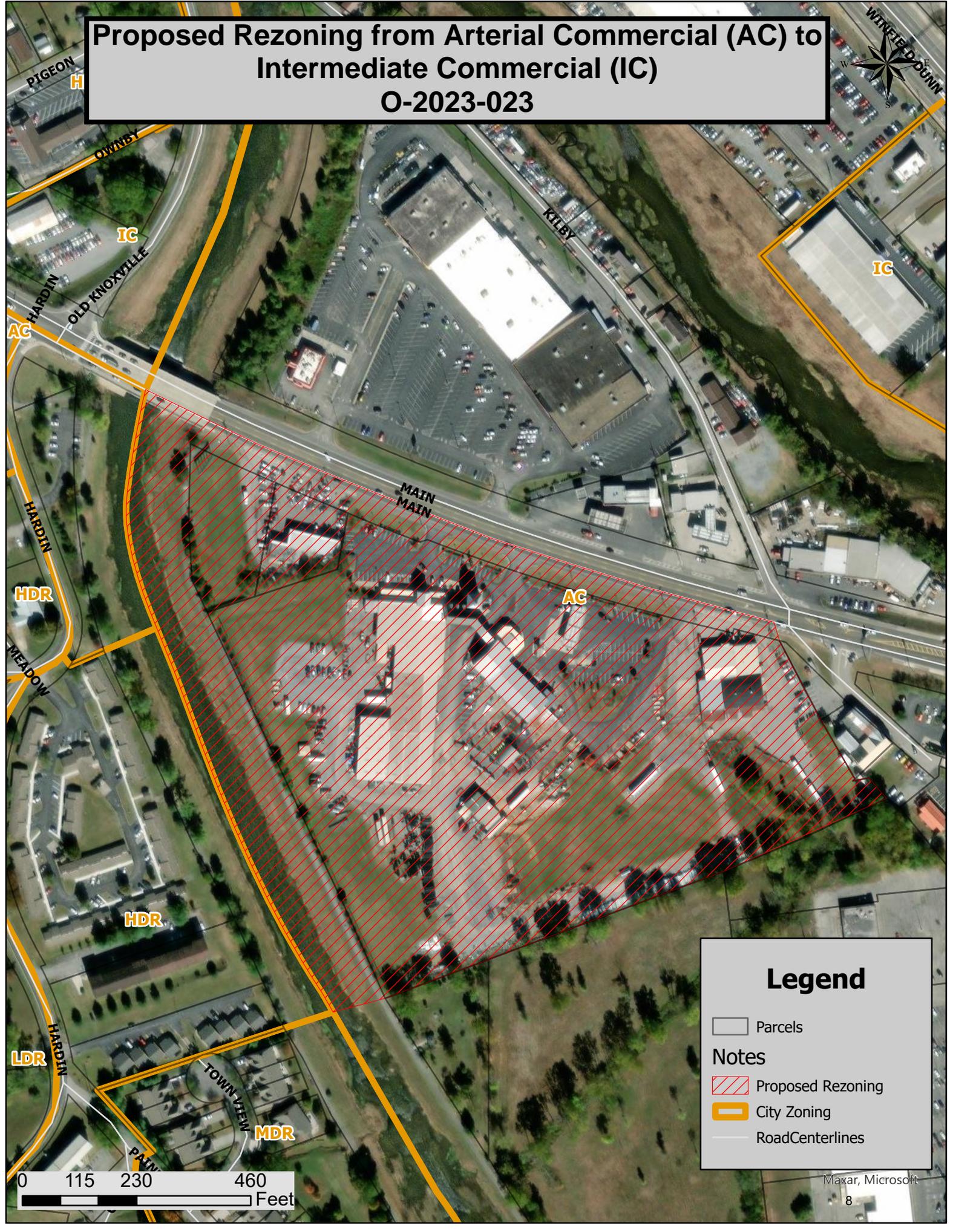
**Passed on 3<sup>rd</sup> reading: \_\_\_\_\_**



Development Department  
 Staff Report to Planning Commission  
 Rezoning Request – City of Sevierville  
 241 W Main Street – Parcels 049J B 002.00,  
 049J B 001.02, and 049J B 001.00

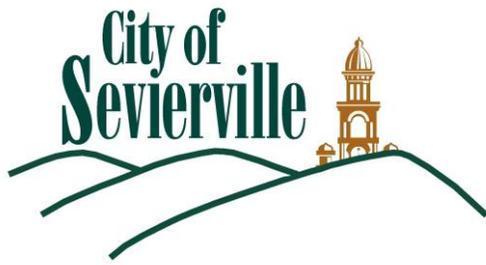
<p><b><u>Applicant:</u></b> Moonbug Group/ Leonard Waring</p> <p><b><u>Owners:</u></b> Leonard Waring</p> <p><b><u>Staff:</u></b> Corey Divel and Kristina Rodreick</p> <p><b><u>Tax ID Number:</u></b> Tax Map 049J, Group B, Parcels 002.00, 001.02, &amp; 001.00</p> <p><b><u>Current Zone:</u></b> Arterial Commercial (AC)</p> <p><b><u>Requested Zone:</u></b> Intermediate Commercial (IC)</p> <p><b><u>Number of Lots:</u></b> 2 Requested, 3 Considered</p> <p><b><u>Current Use:</u></b> Commercial</p> <p><b><u>Proposed Use:</u></b> Housing</p> <p><b><u>Notification:</u></b> City will provide notice in accordance with City of Sevierville Planning Department policies and procedures.</p> <p><b><u>Exhibits:</u></b> Application and Map</p>	<p><b><u>Request</u></b> Rezoning 2 parcels totaling 18.05 acres +/- from Arterial Commercial (AC) to Intermediate Commercial (IC).</p> <hr/> <p><b><u>Background</u></b> Property is located within the City Limits</p> <p>The properties abutting the proposed rezoning area are as follows:</p> <p>North, South, &amp; East – Arterial Commercial (AC) used for commercial.</p> <p>West – Medium Density Residential (MDR) and High Density Residential (HDR) used for residential.</p> <p><b><u>Staff Comments</u></b> The immediate surrounding area is used for commercial and residential. The two parcels requested for rezoning are +/- 18.05 acres. The parcel surrounded by these parcels at 325 W Main St is approximately .61 acres.</p> <p><b><u>Public Comments</u></b> None to date.</p> <p><b><u>Staff Recommendation</u></b> The properties are located off W Main Street and are currently zoned Arterial Commercial (AC). The request is to rezone to Intermediate Commercial (IC) to construct housing. The property located at 325 W Main Street sits between these two parcels. If all three contiguous parcels are included in the rezoning, then staff can recommend approval.</p>
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# Proposed Rezoning from Arterial Commercial (AC) to Intermediate Commercial (IC) O-2023-023



### Legend

- Parcels
- Notes
  - Proposed Rezoning
  - City Zoning
  - Road Centerlines



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## Board Memorandum

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**DATE:** January 22, 2024

**AGENDA ITEM:** Consider approval of Ordinance O-2024-001 – *2<sup>nd</sup> Reading* – An Ordinance to amend the zoning map of the City of Sevierville to place the High Density Residential (HDR) zoning designation upon certain property located on Tax Map 072, Parcel 006.00, Cate Road

**PRESENTATION:** William T. Mitzel requested that the zoning of High Density Residential (HDR) be placed on a portion of property requested for annexation into the City of Sevierville by R-2024-002. See correlating annexation Staff Report for more details.

**REQUESTED ACTION:** Approval of O-2024-001 on 2<sup>nd</sup> Reading

**ORDINANCE NO. O-2024-001**

**AN ORDINANCE TO AMEND THE ZONING MAP OF THE CITY OF SEVIERVILLE, TENNESSEE, AS SET FORTH IN THE SEVIERVILLE MUNICIPAL CODE, SECTION 14-201, TO PLACE THE HIGH DENSITY RESIDENTIAL (HDR) DESIGNATION UPON PROPERTY AT CATE ROAD, TAX MAP 072, PARCEL 006.00 (PROPERTY INCLUDED IN ANNEXATION RESOLUTION NO. R-2024-002)**

**BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF SEVIERVILLE, TENNESSEE, THAT:**

**SECTION 1.** The Zoning Map of the City of Sevierville, Tennessee be hereby amended by placing upon property on Cate Road, the designation of High Density Residential (HDR), as shown on the map attached hereto.

**SECTION 2.** This ordinance shall become effective ten days from and after its final passage, the public welfare requiring it.

**APPROVED:** \_\_\_\_\_  
**Robbie Fox, Mayor**

**ATTEST:**

\_\_\_\_\_  
**Lynn K. McClurg, City Recorder**

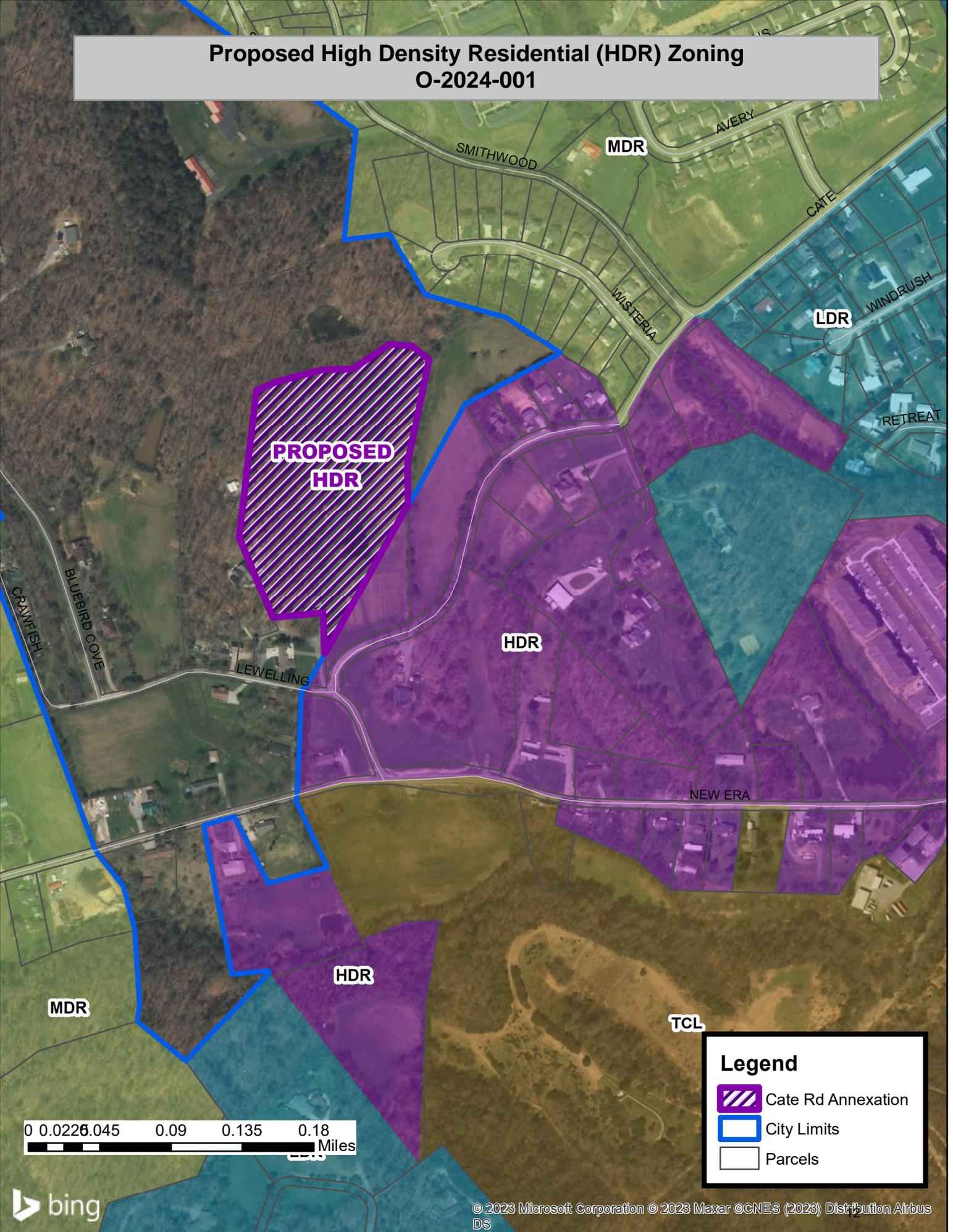
**Passed on 1<sup>st</sup> reading: 01/08/2024**  
**Passed on 2<sup>nd</sup> reading: \_\_\_\_\_**  
**Passed on 3<sup>rd</sup> reading: \_\_\_\_\_**



Development Department  
Staff Report  
Zoning Property at Cate Rd

<p><b><u>Petitioners:</u></b> William T. Mitzel</p> <p><b><u>Staff:</u></b> Corey Divel Kristina Rodreick</p> <p><b><u>Tax ID Number(s):</u></b> Map 072 Parcel 6.00</p> <p><b><u>Area and Number of Parcels:</u></b> 9.49 acres +/-; a portion of one Parcel</p> <p><b><u>Current Use:</u></b> Vacant Land, Barn</p> <p><b><u>Notification:</u></b> Notification of the City’s intention to annex the referenced properties will be provided in accordance with applicable provisions of 6-51-101-123, <u>Tennessee Code Annotated (TCA)</u></p> <p><b><u>Exhibits:</u></b> Map, Ordinance</p>	<p><b><u>Request</u></b> To zone +/- 9.49 acres of a portion of Map 072 Parcel 6.00 HDR – High Density Residential</p> <hr/> <p><b><u>Background</u></b> A petition requesting annexation of Map 072, Parcel 6.00 has been submitted by the property owners. This is the correlating zoning request for the property.</p> <p><b><u>Staff Comments</u></b> All property within the City Limits adjoining this area is zoned High Density Residential. The portion of the property proposed for annexation is presently zoned County R-1, Rural Residential. The requested zoning for the annexation area is High Density Residential.</p> <p><b><u>Public Comments</u></b> None received to date.</p> <p><b><u>Staff Recommendation</u></b> The existing and proposed uses for the property are consistent with High Density Residential Zoning. So long as the annexation resolution passes, staff can recommend approval.</p>
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# Proposed High Density Residential (HDR) Zoning O-2024-001



**Legend**

- Cate Rd Annexation
- City Limits
- Parcels

0 0.0226.045 0.09 0.135 0.18 Miles





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## Board Memorandum

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**DATE:** January 22, 2024

**AGENDA ITEM:** Consider approval of Ordinance O-2024-002 – *1<sup>st</sup> reading* – An Ordinance to amend the zoning map of the City of Sevierville to rezone property located at 1573 Ridge Road from LDR Low Density Residential Zoning to AR Agricultural Residential Zoning.

**PRESENTATION:** As presented in the Staff report attached, Vacation Rentals Tennessee LLC requested the property, located at 1573 Ridge Road, Tax Map 72, Parcel 163.00, be rezoned from Low Density Residential (LDR) to Agriculture Residential (AR).

**REQUESTED ACTION:** Approval of O-2024-002 on 1<sup>st</sup> Reading.

**ORDINANCE NO. O-2024-002**

**AN ORDINANCE TO AMEND THE ZONING MAP OF THE CITY OF SEVIERVILLE, TENNESSEE, AS SET FORTH IN SEVIERVILLE MUNICIPAL CODE, SECTION 14-201 TO REZONE PROPERTY LOCATED AT 1573 RIDGE ROAD, TAX MAP 72, PARCEL 163.00 FROM LOW DENSITY RESIDENTIAL (LDR) DISTRICT TO AGRICULTURE RESIDENTIAL (AR) DISTRICT**

**BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF SEVIERVILLE, TENNESSEE, THAT:**

**Section 1. The Zoning Map of the City of Sevierville, Tennessee, be hereby amended by the rezoning a portion of property located at 1573 Ridge Road (Tax Map 72, Parcel 163.00), from Low Density Residential (LDR) District to Agriculture Residential (AR) District. Said property is more clearly identified on the attached map.**

**Section 2. This ordinance shall become effective five days from and after its final passage, the public welfare requiring it.**

**APPROVED:** \_\_\_\_\_  
**Robbie Fox, Mayor**

**ATTEST:**

\_\_\_\_\_  
**Lynn K. McClurg, City Recorder**

**Passed on 1<sup>st</sup> reading:** \_\_\_\_\_

**Passed on 2<sup>nd</sup> reading:** \_\_\_\_\_

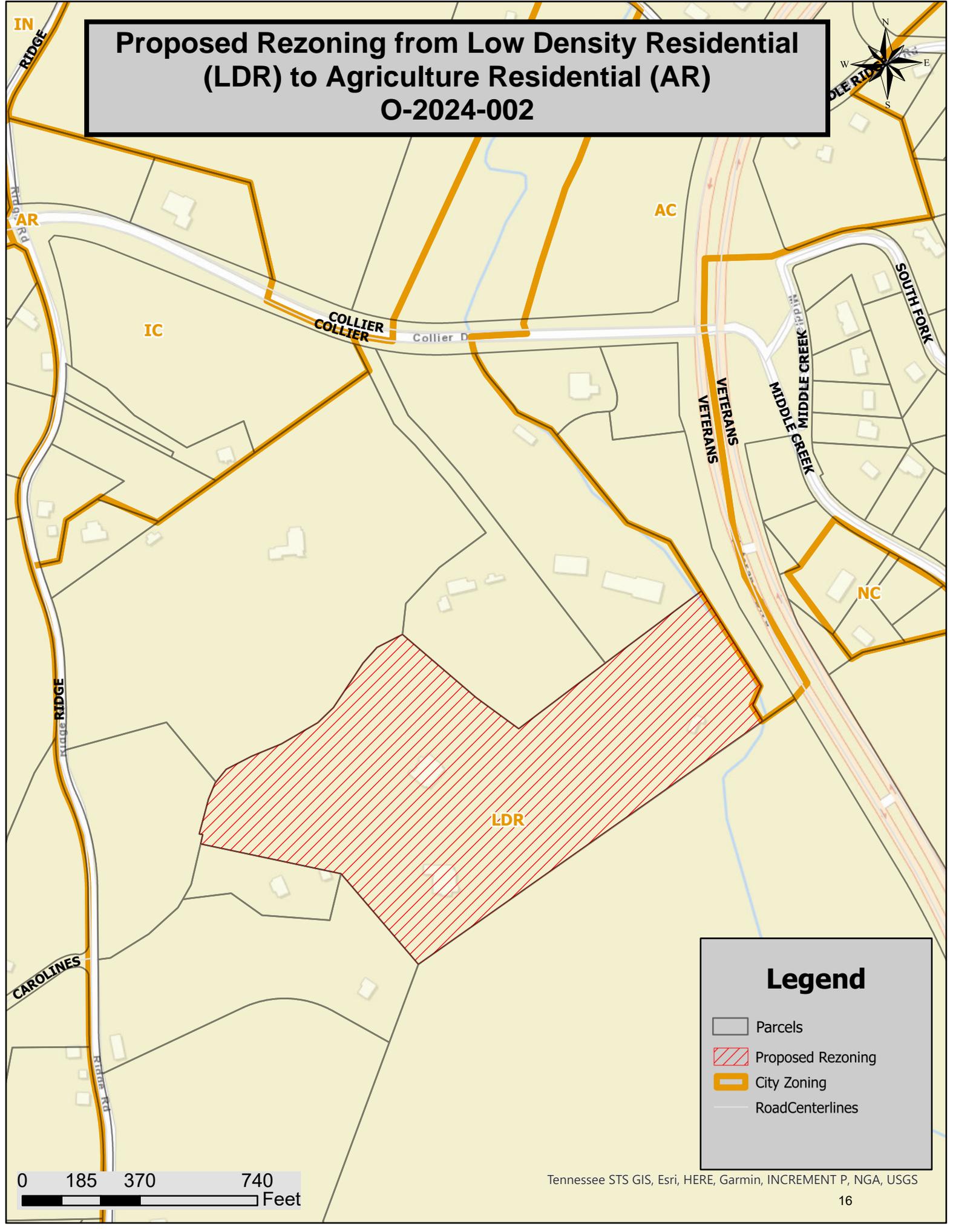
**Passed on 3<sup>rd</sup> reading:** \_\_\_\_\_



Development Department  
 Staff Report to Planning Commission  
 Rezoning Request – City of Sevierville  
 1573 Ridge Road – Parcel 072 163.00

<p><b><u>Applicant:</u></b> Vacation Rentals Tennessee LLC. / Mark Urse</p> <p><b><u>Owners:</u></b> T &amp; K Ventures LLC / Teddy Jones</p> <p><b><u>Staff:</u></b> Corey Divel and Kristina Rodreick</p> <p><b><u>Tax ID Number:</u></b> Tax Map 072, Parcel 163.00</p> <p><b><u>Current Zone:</u></b> Low Density Residential</p> <p><b><u>Requested Zone:</u></b> Agricultural Residential</p> <p><b><u>Number of Lots:</u></b> 1</p> <p><b><u>Current Use:</u></b> Residential</p> <p><b><u>Proposed Use:</u></b> Short-Term Rental and Event Venue</p> <p><b><u>Notification:</u></b> City will provide notice in accordance with City of Sevierville Planning Department policies and procedures.</p> <p><b><u>Exhibits:</u></b> Application and Map</p>	<p><b><u>Request</u></b>        Rezoning 1 parcel totaling 21.6 acres +/- from Low Density Residential (LDR) to Agriculture Residential (AR).</p> <hr/> <p><b><u>Background</u></b>        Property is located within the City Limits</p> <p>The properties abutting the proposed rezoning area are as follows:</p> <p>North, South, &amp; West – Low Density Residential (LDR) used for residential.</p> <p>East – Arterial Commercial currently vacant.</p> <p><b><u>Staff Comments</u></b>        The immediate surrounding area is zoned for residential and commercial.</p> <p><b><u>Public Comments</u></b>        None to date.</p> <p><b><u>Staff Recommendation</u></b>        The property is located off Ridge Road and is currently zoned Low Density Residential (LDR). The request is to rezone to Agriculture Residential (AR) for residential and event venue. As this is considered a downzoning and the surrounding properties are large tracts, staff recommends approval.</p>
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# Proposed Rezoning from Low Density Residential (LDR) to Agriculture Residential (AR) O-2024-002



### Legend

- Parcels
- Proposed Rezoning
- City Zoning
- Road Centerlines





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## Board Memorandum

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**DATE:** January 22, 2024

**AGENDA ITEM:** Consider approval of Ordinance O-2024-003 –  
*1<sup>st</sup> reading* – An Ordinance to amend Chapter  
3.0, Uses & Conditions of the Sevierville Zoning  
Ordinance

**PRESENTATION:** As presented in the support documentation attached, the proposed Zoning Ordinance amendment is to allow small distilleries and retail distilleries as permitted uses within the Visitor Accommodations Zoning District. The amendment also requires an additional standard of a 50' setback from all property lines and a 50' separation from other buildings containing alcoholic substances consistent with requirements of other zones.

These changes were approved by the Planning Commission at the January 4, 2024 meeting.

**REQUESTED ACTION:** Adoption of O-2024-003 on 1<sup>st</sup> Reading.

**ORDINANCE NO. O-2024-003**

**AN ORDINANCE TO AMEND CHAPTER 3.0 USES AND PERFORMANCE CONDITIONS  
& CHAPTER 9.0 DEFINITIONS OF THE SEVIERVILLE ZONING ORDINANCE**

WHEREAS, the Tennessee Code Annotated (TCA), Section 13-7-201, grants municipalities the authority to adopt zoning requirements for the purposes of the public health, safety, morals, convenience, order, prosperity, and general welfare; and

WHEREAS, Sections 13-7-202 through 204 of the TCA provide for the regulation of buildings, structures, and land according to zoning district, and, provide for the amendment of zoning requirements according to certain procedures; and

WHEREAS, this ordinance is an amendment to the zoning ordinance intended to enhance the public safety and convenience,

NOW THEREFORE, BE IT ORDAINED, by the BOARD OF MAYOR AND ALDERMEN OF THE CITY OF SEVIERVILLE, TENNESSEE, that:

**Section 1.** Chapter 3.0 Uses and Performance Conditions Table 3.1 is hereby amended by adding “Retail Distilleries” and “Small Distilleries” to the permitted uses within the VA Visitor Accommodation Zoning District as shown in *Attachment A*.

**Section 2.** Chapter 3.0 Uses and Performance Conditions Subsection 3.4.8.19(d) is hereby amended as shown in *Attachment A*.

**Section 3.** This ordinance shall become effective five (5) days from and after its final passage, the public welfare requiring it.

Approved: \_\_\_\_\_  
Robbie Fox, Mayor

ATTEST:

\_\_\_\_\_  
Lynn K. McClurg, City Recorder

Passed on 1<sup>st</sup> reading: \_\_\_\_\_, 2024

Passed on 2<sup>nd</sup> reading: \_\_\_\_\_, 2024

Passed on 3<sup>rd</sup> reading: \_\_\_\_\_, 2024

TABLE 3.1 USES PERMITTED BY DISTRICT															
■	Permitted														
□	Permitted on Review														
◆	Special Exception														
-	Not Permitted	AR A-R	LDR R-1	MDR R-2	HDR R-3	TC	NC C-2	IC C-3	AC C-4	IN M-1	HRO	TCL C-5	VA V-1	MPD	
<b>Retail and Personal Service</b>															
Retail Distilleries						■			■	■	■	■	■	■	■
Small Distilleries									■	■	■	■	■	■	■

### 3.0 Uses & Conditions

#### 3.4.8 Retail and Personal Services Uses

##### 3.4.8.19 Small Distillery

- d. Additional Standards: In the AC, TCL, and VA Districts: There shall not be any principal or accessory building associated with a small distillery that is located closer than fifty (50) feet from a front, side, or rear property line; and, no building on site containing alcoholic substances shall be closer than fifty (50) feet from any other building on site containing alcoholic substances, unless other ordinances of the City require a greater setback or separation, including, but not limited to, the building code and fire code. Any other buildings on site which contain no alcoholic substances shall be separated by not less than twenty (20) feet from any other building on site.





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## Board Memorandum

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**DATE:** January 22, 2024

**AGENDA ITEM:** Consider approval of **Resolution R-2024-003** – A Resolution for Public Entity Partners Grant Application totaling \$2,000.

**PRESENTATION:** As required by Public Entity Partners for the submission of grant applications for its Cyber Security Matching Grant Program, Resolution R-2024-003 will accompany the City’s grant application for eligible reimbursable expenses up to \$2,000 related to advanced data backup retention and cybersecurity antivirus programs. The total of these items is \$46,722.52 that has been expended from the FY 24 IT budget.

**REQUESTED ACTION:** Approval of Resolution R-2024-003.

**RESOLUTION NO. R-2024-003**

**RESOLUTION AUTHORIZING THE CITY OF SEVIERVILLE TO PARTICIPATE IN  
THE CYBER SECURITY MATCHING GRANT PROGRAM**

WHEREAS, the cyber security safety of the City of Sevierville is of great importance;  
and

WHEREAS, all efforts shall be made to provide a reduced liability for the City of Sevierville employees; and

WHEREAS, Public Entity Partners seeks to encourage a secure cyber environment by offering the “*Cyber Security Matching Grant Program*”; and

WHEREAS, the City of Sevierville now seeks to participate in this important program.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR  
AND ALDERMEN OF THE CITY OF SEVIERVILLE, TENNESSEE, THE  
FOLLOWING:**

**Section 1.** That the City of Sevierville is hereby authorized to submit application for the *Cyber Security Matching Grant Program* through Public Entity Partners for reimbursement of 100% of the cost of Motor Vehicle Records checks for employees.

**Section 2.** That the City of Sevierville is required to provide matching funds in the form of eligible reimbursable expenses for any monies provided by this grant. The amount of requested funds is \$2,000.

**Section 3.** Resolved this \_\_\_\_\_ day of \_\_\_\_\_ 2024.

Approved: \_\_\_\_\_  
Robbie Fox, Mayor

Attest: \_\_\_\_\_  
Lynn K. McClurg, City Recorder



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## Board Memorandum

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**DATE:** January 22, 2024

**AGENDA ITEM:** Consider approval of **Resolution R-2024-004** – A Resolution for a 2024 Tennessee Department of Transportation Planning Grant Application in the amount of \$200,000.

**PRESENTATION:** As required by the Tennessee Department of Transportation for the submission of grant applications for its 2024 Planning Grant Program, Resolution R-2024-004 will accompany the City's grant application for a corridor study of State Route 416 within the City limits in the amount of \$200,000. The City is required to provide 10% in cost-sharing funds, or \$20,000; the source of the funds is the Public Works capital budget.

**REQUESTED ACTION:** Approval of Resolution R-2024-004.

**RESOLUTION NO. R-2024-004**

**RESOLUTION AUTHORIZING THE CITY OF SEVIERVILLE TO APPLY FOR THE  
TENNESSEE DEPARTMENT OF TRANSPORTATION 2024 PLANNING GRANT  
PROGRAM**

**WHEREAS**, the traffic flow, safety, mobility, and overall efficiency of the transportation system of the City of Sevierville is of great importance to its residents and visitors and is of great economic importance to the State of Tennessee; and

**WHEREAS**, the Tennessee Department of Transportation seeks to support community planning efforts by offering the “*2024 Planning Grant Program*”; and

**WHEREAS**, the City of Sevierville now seeks to participate in this important program.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR  
AND ALDERMEN OF THE CITY OF SEVIERVILLE, TENNESSEE, THE  
FOLLOWING:**

**Section 1.** That the City of Sevierville is hereby authorized to submit application for the *2024 Tennessee Department of Transportation Planning Grant Program* in the amount of \$200,000 for a corridor study of State Route 416 within the City limits.

**Section 2.** That the City of Sevierville is required to provide 10% cost-sharing funds in the amount of \$20,000; the source of the funds is the Public Works capital budget.

**Section 3.** Resolved this \_\_\_\_\_ day of \_\_\_\_\_ 2024.

Approved: \_\_\_\_\_  
Robbie Fox, Mayor

Attest: \_\_\_\_\_  
Lynn K. McClurg, City Recorder



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## Board Memorandum

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**DATE:** January 22, 2024

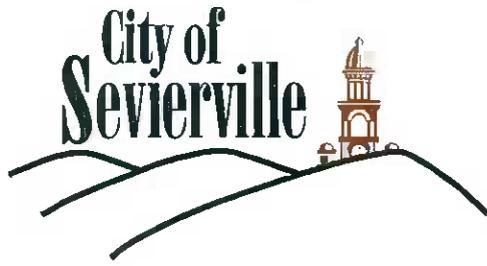
**AGENDA ITEM:** Consider approval of various items related to the annual Health Plan Renewal

**PRESENTATION:** The following items are presented for approval related to the Employee Health Plan:

- Consultant and Brokerage Agreement with Barnes Insurance Agency, Inc.
  - No change to cost of service
- UMR for Health Plan Administrative Services
  - 3.19% cost increase over last plan year
- Magellan Rx as the Pharmacy Benefit Manager
- Reinsurance/Stop Loss Contract with UMR
  - No increase in cost from last plan year
- Vision Plan Coverage
  - Vision coverage will be added to HDHP and Legacy plans through the VSP network
- TextCare Agreement
  - This is a text-based ‘telemed’ type service that we are implementing for one year as a trial in an effort to reduce overall plan costs. The fee is \$10 per employee (for the entire household) per month.
- Health Savings Account Contributions
  - City will continue to contribute half of the individual or family deductible to employees’ Health Savings Accounts. Following Federal increases in HDHP deductibles this plan year, this amounts to \$800 for single coverage and \$1,600 for family coverage.

Supporting documentation has not yet been received by Barnes Insurance Agency. It will be provided at the BMA meeting.

**REQUESTED ACTION:** Approval of various items related to the annual Health Plan Renewal.



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## Board Memorandum

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**DATE:** January 22, 2024

**AGENDA ITEM:** Consider approval of Change Order 1 from Spiniello Co. to adjust the completion date due to the delayed start date.

**PRESENTATION:** The project start date was adjusted to lessen the impact of play at the golf course. This change order reflects the corrected start and completion dates.

**REQUESTED ACTION:** Approval of Change Order 1 from Spiniello Co.



January 16, 2024

Mr. Keith Malone  
City of Sevierville  
P.O. Box 5500  
Sevierville, Tennessee 37864-5500  
Via email to: [kmalone@seviervilletn.org](mailto:kmalone@seviervilletn.org)

**RE: Change Order No. 01  
36-Inch Sanitary Sewer Interceptor Rehab  
WKD # 20210730.00.KV**

Dear Mr. Malone,

Please find enclosed Change Order No. 01 for the above-referenced project. This change order is for additional time to be added to the contract to account for delaying the notice to proceed date from the originally schedule date of January 17, 2023, to July 17, 2023. This change was mutually agreed to by all parties to limit the amount of disruption to the Sevierville Golf Club.

Additional items for consideration are to use a portion of the allowance for golf course restoration for the temporary installation of a portable bridge over Gist Creek near Davis Lane Pump Station. The installation of this bridge will eliminate the need for grading and ground leveling along hole #7 at the golf course and expedite the repair work on other parts of the course. We have reviewed the materials and labor estimates from the contractor, Spiniello Companies, LLC, and agree with making this change. Furthermore, Spiniello has agreed to relocate the bypass pumping operations once the sewer line rehab has been completed on the golf course property which will also help to expedite the repair work to the grounds.

If you have any questions, please call (865) 270-3313 or email [rblake@wkdickson.com](mailto:rblake@wkdickson.com).

Sincerely,

W.K. DICKSON & CO., INC.

A handwritten signature in cursive script that reads 'Ryan Blake'.

Ryan D. Blake, PE  
Project Manager

111 N. Northshore Drive, Suite South 400  
Knoxville, Tennessee 37919  
Tel. 865 270 3310  
[www.wkdickson.com](http://www.wkdickson.com)

Aviation • Water Resources • Community Development • Energy

**CHANGE ORDER #01**

Date: January 17, 2024  
Agreement Date: December 12, 2024

PROJECT: 36-Inch Sanitary Sewer Interceptor Rehab  
OWNER: City of Sevierville  
CONTRACTOR: Spiniello Companies  
PROJECT NUMBERS: \_\_\_\_\_  
WKD PROJECT #: 20210730.00.KV

The following changes and/or additions are hereby made to the Contract Documents as follows:  
Additional 235 days added to contract time to accommodate weather delays and adjusted start date

Total Change Order #01: \$0.00

Change to Contract Time: 235 Days (June 5, 2024)

Justification for Change Order: Time extension to account for postponed start date from January 17, 2023 to July 17, 2023, in order to better accommodate construction schedule with the golf course.

**Change to Contract Price:**

Original Contract Price: \$7,963,000.00  
The Contract Price due to this Change Order is increased by: \$ 0.00  
New Contract Price, including this Change Order will be: \$7,963,000.00

Accepted by: Owner – City of Sevierville

\_\_\_\_\_  
Russell G. Treadway, City Administrator Date

Requested by: Contractor – Spiniello Companies

\_\_\_\_\_  
Name, Title Date

Recommended by: Engineer – W.K. Dickson & Co., Inc.  
Ryan Blake  
Ryan D. Blake, PE, Project Manager 01-16-2024  
Date



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## Board Memorandum

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**DATE:** January 22, 2024

**AGENDA ITEM:** Consider approval of the purchase of a Rausch Quick Lock sewer line point repair system for \$12,179.

**PRESENTATION:** The Quick Lock point repair system is a ratcheting stainless steel sleeve with a rubber sleeve around it that expands inside the pipe to seal off water infiltration. This system is inserted into the pipe from a manhole, eliminating the need to dig to make a repair. As we do more sewer line inspections, we are finding cracks and holes that could be sealed off with this system without having to dig the pipe up. Reducing water inflow and infiltration is a cost-effective way to increase system capacity and maintain the pipes.

We compared similar systems and found this one to be the easiest to use and the least costly to purchase.

This is a Sourcewell contract purchase, so additional bidding is not necessary.  
Sourcewell Contract # 120721-RAU

**REQUESTED ACTION:** Approval of purchase of Rausch Quick Lock pipe repair system.



# Sourcewell Quote

Rausch USA  
1686 Opportunity Ave.  
Chambersburg, PA 17201  
(717) 709-1005

Sourcewell Contract 120721-RAU  
Date: 1/9/2024 Job #: 23-10515

**CITY OF SEVIERVILLE**  
120 GARY WADE BLVD.  
SEVIERVILLE, TN 37862  
Sourcewell Acct.:

**Southern Vac**  
3605 Augusta Highway  
Gilbert, SC 29054 US

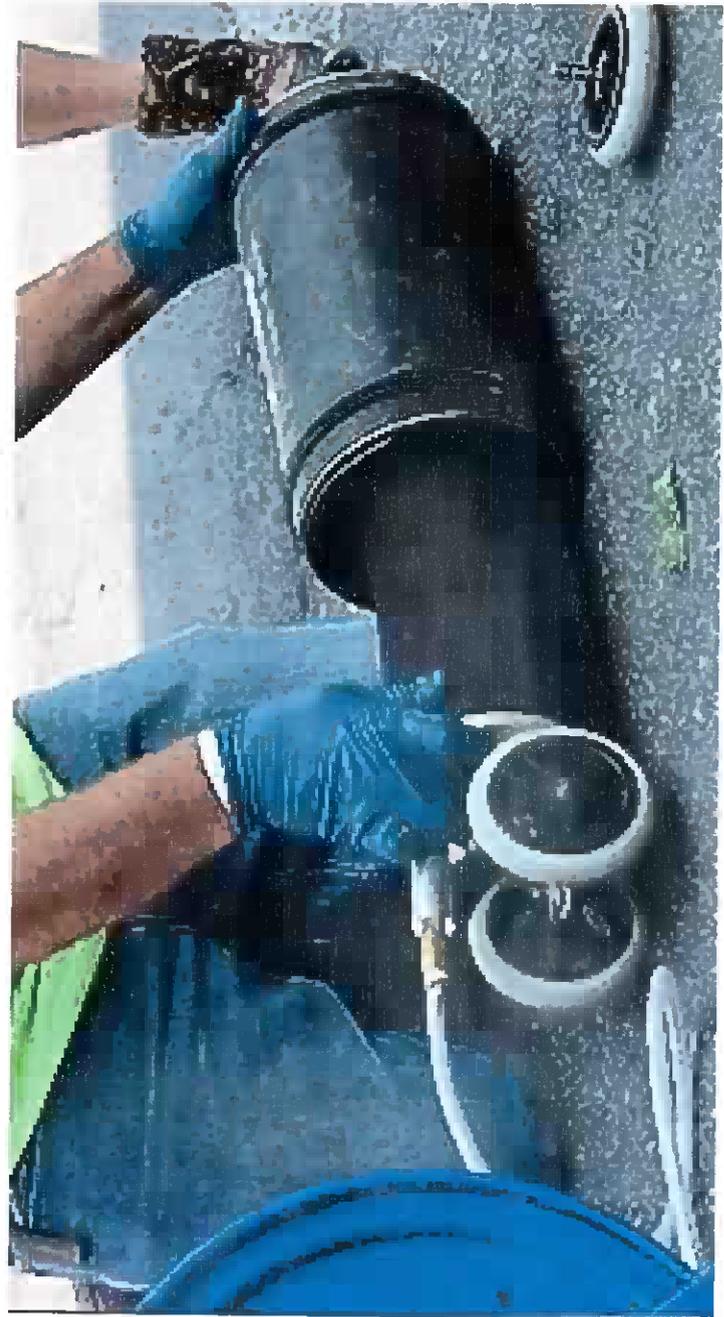
### Quicklock Bundles QL SW- SouthVac- Sevierville TN

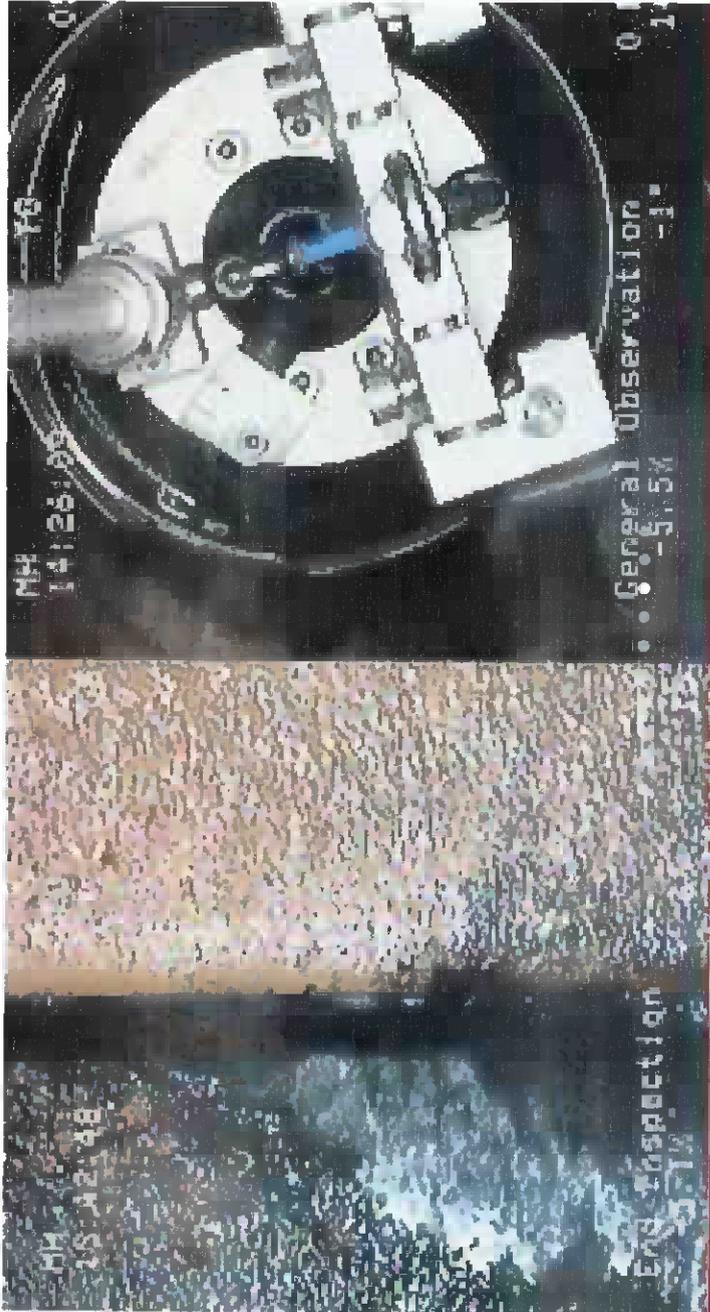
ITEM	PART NUMBER	DESCRIPTION	QTY	UOM	UNIT PRICE
001	US006B	QL Sleeve, DN150 6" Single Bevel	4	EA	463.00
002	US008B	QL Sleeve, DN200 8" Single Bevel	4	EA	508.00
003	6-8 PACKER	QuickLock, Packer 6-8	1	W	4,843.00
005	US9002	Bracket, Adapter Aries	1	EA	280.00
006	AS1546	Rod, Q-L Connecting 400mm	1	EA	513.00
007	US9000	Laser Assy, Quick-Lock	1	EA	613.00
008	US9006	QL: Std Air Fitting Adapter Assy	1	EA	409.00
009	US9008	Quick Lock Regulator and Air Control	1	EA	321.00
010	IN1007	Hose Reel, Cox 300	1	EA	881.00
013	US008R	QL Rubber, DN200 8"	4	EA	138.00
017	US006R	QL Rubber, DN150 6"	4	EA	131.00
019	INBC6GP	Craftsman 6 Gallon Pancake Compressor	1	EA	368.00

**TOTAL SOURCEWELL MEMBER PRICE :**



## QUICKLOCK POINT REPAIR





[DOWNLOAD DATA SHEET](#)

## **PRODUCT OVERVIEW**

**Sleeve Sizes are Available from 6" to 32" in Circular Pipe Diameter**

QuickLock is a strictly mechanical point repair system for the inside repair of pipes. No resin is involved. This revolutionary system consists of only (2) components: a 316L stainless steel sleeve structural body, covered by a seamless EPDM compression seal. Through the manhole the sleeve is inserted into the pipe and placed over the damaged section. Using an inflatable packer, the sleeve is then expanded and permanently locked into position.

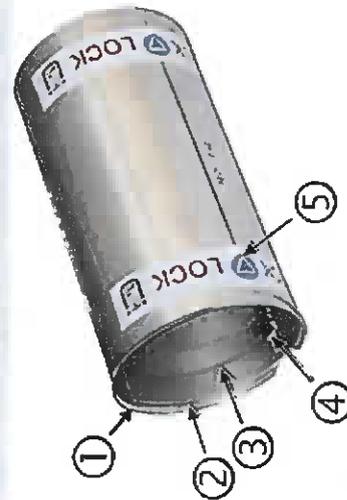
### **APPLICATION FOR:**

- Municipal sewage lines
- Well and potable water piping systems
- Leaking and/or offset joints
- Root intrusion
- Holes, longitudinal & circumferential cracks
- Abandon laterals
- Restore structural integrity of pipe prior to lining



Two saw-tooth channels are punched into the left and right side of the sleeve. In each channel, there is a locking and gear mechanism, guiding the sleeve sheet while being installed. Using the packer to expand the sleeve, the gear works like a one-way ratchet. Upon reaching maximum compression pressure, both gears lock into place and stay locked permanently.

This ratcheting behavior is called "one-way lock." That means the maximum possible return stroke from tooth tip to the next tooth groove only occurs if the initial installation (reduction) after compression of only about 0.025 inch, independent of the compression force. Therefore, the locking mechanism operates in an almost infinitely-variable way.

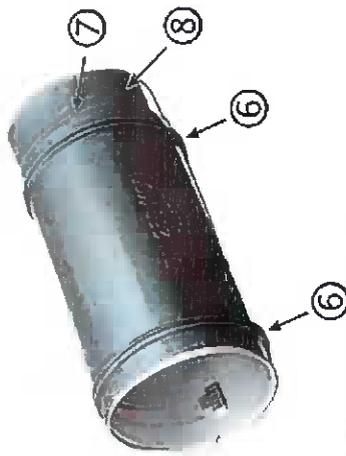


### STAINLESS STEEL SLEEVE

- **Beveled End:** The beveled end faces the direction of flow and improves the hydrodynamics, prevents solids from depositing, and increases jetting resistance.

- **Metal Overlap:** The steel sleeve is rolled up smaller than its nominal diameter. The overlap is what is left over for expanding to the pipe wall.
- Toothed Strip
- Locking Gear

• **Submarine Types:** The tubes are cut at the factory to provide the correct length and prevent it from unrolling.



### **RUBBER GASKET**

- **Circumferential Seals:** The actual seal is formed by the circumferential seals compressed against the host pipe. The damaged section must always be between these seals.
- **Trimming Line:** There is a trimming line marked in the rubber gasket. It shows you where to cut off the projecting rubber end (when a single sleeve is installed).
- **Projecting Rubber End:** The projecting rubber end acts as a seals between sleeves installed in a series.



**REQUEST A QUICKLOCK QUOTE**

(Inches) | Call us for a quote (800) 775-1100

**REQUEST QUOTE**



City Works Equipment and  
Supply LLC dba Southern Vac

3605 Augusta Hwy  
Gilbert, SC 29054

(803) 358-0221



# Estimate

Date	Estimate #
12/11/2023	1347

Name / Address
CITY OF SEVIERVILLE 120 GARY WADE BLVD. SEVIERVILLE, TN 37862

Ship To

Item	Description	Qty	Rate	Total
US006B	6" QL SLEEVE SINGLE BEVEL W/EPDM RUBBER GASKET	4	760.32	3,041.28
US008B	8" QL SLEEVE DN 200 SINGLE BEVEL W/EPDM RUBBER GASKET	4	826.88	3,307.52
AS1528VFW	6-8" PIPE PACKER	1	5,500.00	5,500.00
QUICKLOCK SY...	RAUSCH QUICKLOCK SYSTEM. INCLUDES: -TRANSFER BAR ROD -PROJECTING LASER ASSEMBLY -QUICK CONNECT ASSEMBLY -REGULATOR AND AIR CONTROL W/VALVE -COX HOSE REEL -PORTABLE COMPRESSOR	1	3,500.00	3,500.00
US9002	ARIES BRAND ADAPTER BRACKET	1	358.40	358.40
RAUSCH TRAIN...	ON-SITE TRAINING PER DAY	1	1,700.00	1,700.00
<b>Total</b>				\$17,407.20

# SALES QUOTE



Quote No: T3405

Date:

Page 1 of 2

3600 Rio Vista Avenue, Orlando FL 32805, UNITED STATES  
(407)849-0190 E-FAX (407)641-9222

**Bill To:** CUES QUOTES  
3600 RIO VISTA AVENUE  
ORLANDO , FL - 32805  
US - UNITED STATES

**Ship To:** CUES QUOTES  
3600 RIO VISTA AVENUE  
ORLANDO , FL - 32805  
US - UNITED STATES

**Payment Terms:** Net 30

**Delivery Terms:** DESTINATION

**Contact:** COURTNEY DUNAVANT

**Ship Via:** FEDEX GROUND

**Ship Location:** OR101

2490.28

Line No.	Part Number/Description	Order Qty	Tax Rate %	List Price	Discount%	Net Price	Extended Amount
1	QL109 HOSE, 1/4" BLUE PUSH-ON, 300 FT CUT	1	6.5%	1,206.779	0%	1,206.779	1,206.78
2	QL111 REEL, F/ 300 FOOT HOSE	1	6.5%	534.261	0%	534.261	534.26
3	QL300 KIT, STRAIN RELIEF, 1/4 ID AIR HOSE	1	6.5%	348.09	0%	348.09	348.09
4	QL301 KIT, AIR REEL / HOSE COMPLETION	1	6.5%	66.33	0%	66.33	66.33
5	QL302 KIT, COMPRESSOR, AIR REEL VALVE ASSY	1	6.5%	334.82	0%	334.82	334.82
6	QL046 LB PACK, 6" PIPE, 18" SLEEVE	1	6.5%	1,284.10	0%	1,284.10	1,284.10
7	QL002F2 SLVE, 6" PIPE, 26 GAUGE, 18" L F2	1	6.5%	775.00	0%	775.00	775.00
8	QL052 LB PACK, 8" PIPE, 24" SLEEVE	1	6.5%	2,112.674	0%	2,112.674	2,112.67
9	QL005F2 SLVE, 8" PIPE, 24 GAUGE, 24" L F2	1	6.5%	925.00	0%	925.00	925.00
10	QL057 LB PACK, 10" PIPE, 24" SLEEVE	1	6.5%	2,324.504	0%	2,324.504	2,324.50

The goods and/or services to be purchased hereunder are subject to Cues, Inc. Terms and Conditions of Sale found at: <https://cuesinc.com/pages/cues-terms-and-conditions-of-sale>.

SALES QUOTE



Quote No: T3405

Date:

3600 Rio Vista Avenue, Orlando FL 32805, UNITED STATES  
 (407)849-0190 E-FAX (407)641-9222

Page 2 of 2

Line No.	Part Number/Description	Order Qty	Tax Rate %	List Price	Discount%	Net Price	Extended Amount	
11	QL009F2 SLVE, 10" PIPE, 24 GAUGE, 24" L F2	1	6.5%	990.00	0%	990.00	990.00	
12	QL062 LB PACK, 12" PIPE, 24" SLEEVE	1	6.5%	2,933.749	0%	2,933.749	2,933.75	
13	QL013F2 SLVE, 12" PIPE, 22 GAUGE, 24" L F2	1	6.5%	1,095.00	0%	1,095.00	1,095.00	
Shipping & Handling along with Sales Tax are subject to change. Acknowledgement Only - Do Not Pay							Subtotal	14,930.30
							Tax	<del>970.48</del>
							Total	<del>15,900.78</del>

The goods and/or services to be purchased hereunder are subject to Cues, Inc. Terms and Conditions of Sale found at: <https://cuesinc.com/pages/cues-terms-and-conditions-of-sale>.



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## Board Memorandum

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- Date:** January 22, 2024
- Agenda Item:** Consider approval to accept donations from Tanger Properties, LP.
- Presentation:** The Sevierville Fire and Police Departments have received checks in the amount of \$1,000 each from Tanger Properties, LP as a donation. If approved, the fire department donation will be used for community outreach in the purchase of smoke alarms and police donation to be used for community outreach in the purchase of supplies for the Community Resource Unit.
- Requested Action:** Recommend approval to accept donations.



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## Board Memorandum

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**DATE:** January 22, 2024

**AGENDA ITEM:** Consider approval to purchase a 2024 Ford Expedition.

**PRESENTATION:** The Sevierville Police Department is looking to purchase a 2024 Ford Expedition as an administrative vehicle for \$50,295. The vendor is Ford of Murfreesboro, State Contract/Edison #209-80356, expiration date 12/31/2024. This is a budgeted item.

**REQUESTED ACTION:** Approval of purchase of 2024 Ford Expedition.

# Ford of Murfreesboro

John Hamby  
 1550 NW Broad St.  
 Murfreesboro, TN 37129

# SALES QUOTATION

STATE CONTRACT- 000080356

TO: PRICING GOOD ONLY FOR 2024 / 2025 MODELS  
 U1G-100A  
 SEVIERVILLE  
 2024 FORD EXPEDITION XL 4X4  
 WHITE

F.O.B.  
 TERMS  
 DELIVERY  
 NUMBER

Thank you for your inquiry dated: January 3, 2024

We are pleased to quote you the following:

ITEM	QUANTITY	DESCRIPTION	UNIT PRICE	DELIVERY DATE
1	1	2024 FORD EXPEDITION XL 4X4	\$49,465.00	TBD
2		3.5 LITER ECO BOOST W/ 10 SPEED TRANS		
3		EXTERIOR - WHITE		
4		INTERIOR - BLACK		
5		OPTIONS LISTED ON WINDOW STICKER		
6		OPTIONS	\$830.00	
7				
8		101A EQUIPMENT GRP		
9				
10				
11				
12		TOTAL X 1	\$50,295.00	

We will be happy to supply any further information you may need and trust that you call on us to fill your order, which will receive our prompt and careful attention.

*John Hamby*

PER

January 3, 2024

DATE



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## Board Memorandum

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**DATE:** January 22, 2024

**AGENDA ITEM:** Consider approval of price increase of F150 police responder.

**PRESENTATION:** The Sevierville Police Department had previously been approved 7/18/2022 to purchase a 2022 Ford F150 police responder for \$37,191. Due to supply chain issues the 2022 was not available. A 2023 model is immediately available for purchase for \$44,014, a price increase of \$6823. This price increase is within our current budget.

**REQUESTED ACTION:** Approval of purchase of 2023 Ford F150 police responder.

# Ford of Murfreesboro

John Hamby  
 1550 NW Broad St.  
 Murfreesboro, TN 37129

# SALES QUOTATION

STATE CONTRACT- 000072320

TO:

SEVIERVILLE  
*2023*  
 2022 FORD F150 POLICE RESPONDER 4WD  
 AGATE BLACK

F.O.B.  
 TERMS  
 DELIVERY  
 NUMBER

Thank you for your inquiry dated: July 28, 2022

We are pleased to quote you the following:

ITEM	QUANTITY		UNIT PRICE	DELIVERY DATE
1		2022 FORD F150 POLICE RESPONDER 4WD	\$34,328.00	41,151
2		3.5 LITER ECO BOOST W/ 10 SPEED TRANSMISSION		
3		EXTERIOR- AGATE BLACK		
4		Interior--- EBONY CLOTH FRT/ VINYL REAR		
5		options listed on window sticker		
6		OPTIONS	\$1,864.00	
7		KEYLESS ENTRY, PRIVACY TINT, REAR DEFROSTER		
8		PLATFORM RUNNING BOARDS, PERIMETER ALERT		
9		TOW PKG, REVERSE SENSING, CRUISE CONTROL		
10		TRI FOLD LEER BED COVER	\$999.00	
11				TBD
12		TOTAL X 1	\$37,191.00	

*24,014.00*

We will be happy to supply any further information you may need and trust that you call on us to fill your order, which will receive our prompt and careful attention.

*John Hamby*

PER

July 28, 2022

DATE