

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

**January 8, 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** – 12/18/2023

**D. PUBLIC FORUM**

1. Consider approval of **Ordinance O-2023-021** – *3<sup>rd</sup> reading* – 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 – *Dustin Smith*

**E. REPORTS**

**F. COMMUNICATIONS FROM MAYOR & ALDERMEN**

New and Promoted Employee Introductions

**G. OLD BUSINESS**

1. Consider approval of **Ordinance O-2023-021** – *3<sup>rd</sup> reading* – 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 – *Dustin Smith* 1
2. Consider approval of **Ordinance O-2023-022** – *2<sup>nd</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 Divil* 7
3. Consider approval of **Ordinance O-2023-023** – *2<sup>nd</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 Divil* 11

**H. NEW BUSINESS**

1. Consider approval of **Resolution R-2024-001** – A Resolution for Plan of Services regarding the annexation of property on Cate Road, Tax Map 072, Parcel 006.00 – *Corey Divil* 15
2. Consider approval of **Resolution R-2024-002** – A Resolution to annex certain territory and incorporate same within the boundaries of the City of Sevierville for property on Cate Road – *Corey Divil* 19
3. Consider approval of **Ordinance O-2024-001** – *1<sup>st</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 Divil* 24
4. Consider approval of **Transportation Control Systems** maintenance renewal in the amount of \$11,250 – *Brian Wagner* 28
5. Consider approval to move forward with **modernizing our Bowling Center** with the replacement of the Twenty Two-Year (22) Old Bowling Equipment from Brunswick for the total cost of \$395,100 – *Bob Parker* 31
6. Consider approval to **purchase six (6) radars for police cruisers** in the amount of \$10,382 – *Joseph Manning* 35
7. Consider approval of **Change Order 1 from Hurst Excavating** for the River Crossing Project for \$23,838 – *Keith Malone* 38
8. Consider approval of **Roof Specification proposal from OHM Advisors** for a not-to-exceed price of \$20,100 – *Keith Malone* 41
9. Consider approval of **Spectra Tech manhole liner bid** for \$12,322.50 – *Keith Malone* 45

*Continued on Page 2*



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

**January 8, 2024 Meeting**

**Sevierville Civic Center**

**6:00 P.M.**

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|--|-----------|
| 10. Consider approval of a payment of \$12,522.64 to Tennessee One-Call System – <i>Keith Malone</i>                   | <b>48</b> |
| 11. Consider approval or ratification of expenses over \$10,000 for the Public Works Department – <i>Bryon Fortner</i> | <b>50</b> |

**I. ADJOURNMENT**

**BOARD OF MAYOR AND ALDERMEN  
CITY OF SEVIERVILLE, TENNESSEE  
December 18, 2023**

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 December 18, 2023 at 6:00 PM.

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

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

**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  
Martha Norris, Convention Center Director  
Ed Owens, City Attorney  
Bob Parker, Parks & Recreation Director  
Dustin Smith, Deputy City Administrator  
Russell Treadway, City Administrator

Mayor Fox chaired the meeting with Samantha Smeltzer as secretary of the meeting. A motion was made by Vice Mayor Koester and seconded by Alderman Rader to approve the minutes of the December 4, 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 O2023-019 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 INCLUDE PROPERTY LOCATED ON E DUMPLIN VALLEY RD, TAX MAP 008F, GROUP A, PARCELS 001.00, 002.00, 003.00, 004.00, 005.00, 006.00, 007.00, 008.00 & 009.00 IN THE INTERSTATE IMPACT OVERLAY (IIO) DISTRICT." There being no comments, the public hearing was closed.

Mayor Fox opened a public hearing on ordinance O2023-020 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 LOCATED AT 100 JOHN L MARSHALL DR, TAX MAP 061G, GROUP B, PARCEL 049.00 FROM ARTERIAL COMMERCIAL (AC) DISTRICT TO HIGH DENSITY RESIDENTIAL (HDR) DISTRICT." There being no comments, the public hearing was closed.

Mayor Fox recognized Jeff Schoenfield, who expressed support for the removal and replacement of overgrown trees on Harrisburg Mill Road. There being no further comments, the public forum was closed.



## **REPORTS & COMMUNICATIONS**

Mayor Fox noted the submission of monthly reports. Fox recognized Samantha Smeltzer, who referred to the Report on Debt Obligation CT-0253 related to the recent Sevier County Electric System \$18,000,000 bond issue.

## **OLD BUSINESS**

Mayor Fox presented and placed for passage an ordinance O2023-019 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 INCLUDE PROPERTY LOCATED ON E DUMPLIN VALLEY RD, TAX MAP 008F, GROUP A, PARCELS 001.00, 002.00, 003.00, 004.00, 005.00, 006.00, 007.00, 008.00 & 009.00 IN THE INTERSTATE IMPACT OVERLAY (IIO) DISTRICT." A motion was made by Alderman McCroskey and seconded by Vice Mayor Koester to approve the ordinance as presented and to dispense with the reading. Those voting Yes: Helton, Koester, 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 O2023-020 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 LOCATED AT 100 JOHN L MARSHALL DR, TAX MAP 061G, GROUP B, PARCEL 049.00 FROM ARTERIAL COMMERCIAL (AC) DISTRICT TO HIGH DENSITY RESIDENTIAL (HDR) DISTRICT." A motion was made by Alderman Ohman and seconded by Alderman Rader to approve the ordinance as presented and to dispense with the reading. Those voting Yes: Helton, Koester, 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 O2023-021 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 Helton and seconded by Alderman McCroskey to approve the ordinance as presented and to dispense with the reading. Those voting Yes: Helton, Koester, McCroskey, Ohman, Rader. Those voting No: None. Fox declared the ordinance passed on second reading.

## **NEW BUSINESS**

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 Rader and seconded by Alderman Ohman to approve the ordinance as presented and to dispense with the reading. Those voting Yes: Helton, Koester, McCroskey, Ohman, Rader. Those voting No: None. Fox declared the ordinance passed on first 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 Vice Mayor Koester and seconded by Alderman Rader to approve the ordinance as presented and to dispense with the reading. Alderman McCroskey requested that property descriptions be further clarified prior to second reading. Those voting Yes: Helton, Koester, McCroskey, Ohman, Rader. Those voting No: None. Fox declared the ordinance passed on first reading.

Mayor Fox recognized Matt Henderson, who requested approval of a US Consumer Products Safety Commission Carbon Monoxide Poisoning Prevention grant application in the amount of \$55,000.00 to install 1,500 carbon monoxide alarms. Henderson noted that the 75/25 grant results in \$13,750 in matching funds. A motion was made by Alderman Ohman and seconded by Alderman McCroskey to approve the grant application as requested. Motion carried.

Mayor Fox recognized Bob Parker, who requested approval of the Parks and Recreation Advisory Committee recommendation to not allow the removal and replacement of trees on Harrisburg Mill Road. A motion was made by Vice Mayor Koester and seconded by Alderman McCroskey to table the item. Motion carried.

Mayor Fox recognized Joseph Manning, who requested approval to purchase hardware to outfit police pursuit vehicles from Dana Safety Supply in the amount of \$38,806.36 under state contract SWC202-71406. A motion was made by Alderman Helton and seconded by Alderman Rader to approve the purchase as requested. Motion carried.

Mayor Fox presented a lease with Layman Farms for farming rights to city-owned property adjoining Old Newport Highway and Harrisburg Mill Road. A motion was made by Alderman McCroskey and seconded by Alderman Ohman to table the item pending potential property sale discussion. Motion carried. Fox requested that Russell Treadway proceed with obtaining relevant potential sale documents.

Mayor Fox recognized Bryon Fortner, who requested approval to purchase the following:

- Automated side-load garbage truck from Municipal Equipment, Inc. under Sourcewell contract #091219-NWY, \$393,668.17;
- Rear-load garbage truck from Municipal Equipment, Inc. under Sourcewell contract #091219-NWY, \$175,637.00;
- Skid-mount leaf machine from CMI Equipment Sales, Inc. under Sourcewell contract #031121-ODB, \$58,373.89.

Fortner noted that the two garbage trucks must be ordered now to be received in budget year FY2025. A motion was made by Vice Mayor Koester and seconded by Alderman Rader to approve the purchases as presented. Motion carried.

Mayor Fox recognized Keith Malone, who requested approval of WK Dickson Task Order No. 11 in the amount of \$35,000.00 for engineering services for an EDA grant application. Malone noted that the task includes water and sewer design and preliminary engineering reports for five projects. A motion was made by Alderman Rader and seconded by Alderman McCroskey to approve the task order as presented. Motion carried.

Mayor Fox announced that the January 1, 2024 meeting is rescheduled to January 8, 2024 and that the retail package store lottery will be held on that day at 2:00 PM in Council Hall. The Board extended condolences to Bob Moncrief and family on the passing of his wife. There being no further business to discuss, the meeting adjourned at 6:19 PM.

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

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



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## Board Memorandum

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**DATE:** 1/8/2024

**AGENDA ITEM:** Consider approval of Ordinance O-2023-021-3<sup>rd</sup> reading – 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

**PRESENTATION:** As discussed at the October Board retreat the State Fire Marshalls Office has informed the City we must adopt code publications current within seven (7) years of the date of the latest editions of publications. Sevierville's current adopted versions of the IBC and IFC are 2012. In order to meet the compliance requirements, the 2021 code publications are being proposed for adoption. The International Residential Code will remain unchanged on the currently adopted 2018 version per Ordinance O-2021-004.

**REQUESTED ACTION:** Passage of the Ordinance on 3<sup>rd</sup> Reading.

## ORDINANCE NO. O-2023-021

### 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.

**WHEREAS**, it is the desire of the City of Sevierville to adopt, in all respects. The various Standard Codes relating to building, fire prevention, housing, mechanical, plumbing and accessibility.

**WHEREAS**, the adoption of these codes is done to facilitate proper inspection activities by the City of Sevierville and relating to public safety, health and general welfare;

NOW, THEREFORE, BE IT ORDAINED by the City of Sevierville that the following codes are hereby adopted by reference as though they were copied herein fully:

#### SECTION 1:

- 1) **International Building Code**, 2021 Edition as published by the International Code Council.  
Include adoption of appendices: A, B with 5 (five) inserted in place of [NUMBER OF YEARS] in [A] B101.3 & C
  - **Section [A] 101.1 Title.**  
Delete “[NAME OF JURISDICTION]” and insert “City of Sevierville, Tennessee” in its place.
  - Amend reference(s) to National Electrical Code (NFPA 70) to reflect state adopted code(s) and inspection requirements.

Omitting reference to:

  - International Property Maintenance Code
  - International Private Sewage Disposal Code
  - International Wildland-Urban Interface Code

Omitting the following sections and/or chapters:

  - 105.2 (1.) One-story detached accessory structures used as tool and storage sheds and similar uses, provided that the floor area is not greater than 120 square feet.
  - Chapter 17 (special inspections)
  - Chapter 31 (special construction)
- 2) **International Residential Code (IRC)**, 2018 Edition, as published by the International Code Council including Appendix Q except that:
  1. Section R313 Automatic Fire Sprinkler Systems is not mandatory, pursuant to T.C.A. § 68-120-101(a)(8).
  2. Chapters 34-43 relating to Electrical Installations are deleted and electrical standards adopted in 0780-02-01 Electrical Installations shall apply.
  3. Figure R301.2(2) Seismic Design Categories is deleted and replaced with Figure R301.2(2) Seismic Design Categories Site Class D from 2015 IRC.
  4. Section R314.6 Power Source relating to Smoke Alarms is amended to create Exception 3 that shall read:

Exception 3. Interconnection and hardwiring of smoke alarms in existing areas shall not be required where the alterations or repairs do not result in the removal of interior walls or ceiling finishes exposing the structure.

5. Section N1102.4.1.2 (R402.4.1.2) Testing is replaced with Section N1102.4.2.1 Testing Option and Section N1102.4.2.2 Visual Inspection from 2009 IRC.
  6. Section N1103.3.3 (R403.3.3) Duct Testing (Mandatory) and Section N1103.3.4 (R403.3.4) Duct Leakage (Prescriptive) are optional.
  7. Table N1102.1.2 (R402.1.2) Insulation and Fenestration Requirement by Component and Table N1102.1.4 (R402.1.4) Equivalent U-Factors from 2018 IRC are replaced with Table N1102.1 Insulation and Fenestration Requirements by Component and Table N1102.1.2 Equivalent U-Factor from 2009 IRC.
  8. Section N1102.4.4 (R402.4.4) Rooms Containing Fuel-Burning Appliances is deleted in its entirety.
  9. Table N1102.1 Insulation and Fenestration Requirements by Component in the 2009 edition is adopted and amended by adding the following as footnote “m”: “Log walls complying with ICC400 and with a minimum average wall thickness of 5” or greater shall be permitted in Zone 4 when a Fenestration U-Factor of .35 or lower is used, a Skylight U-Factor of .60 or lower is used, a 90 AFUE Furnace is used, an 85 AFUE Boiler is used, and a 9.0 HSPF Heat Pump (heating) and 15 SEER (cooling) are used.”
- 3) **International Fuel Gas Code**, 2021 Edition as published by the International Code Council.  
Include adoption of appendix: E deleting [NUMBER OF YEARS] and insert 5 (five) in [A] E101.3
  - 4) **International Plumbing Code**, 2021 Edition as published by the International Code Council.  
Include adoption of appendices: B, D, E & F deleting [NUMBER OF YEARS] and insert 5 (five) in [A] F101.3
    - **Section [A] 101.1 Title.**  
Delete “[NAME OF JURISDICTION]” and insert “City of Sevierville, Tennessee” in its place.

Omitting reference to:

    - International Private Sewage Disposal Code

Removing the words in Section 312.3 “*Plastic piping shall not be tested using air*”  
Removing the words in Section 312.5 “*or, for piping systems other than plastic*”
  - 5) **International Mechanical Code**, 2021 Edition as published by the International Code Council.  
Include adoption of appendix: C deleting [NUMBER OF YEARS] and insert 5 (five) in [A] C101.3
    - **Section [A] 101.1 Title.**  
Delete “[NAME OF JURISDICTION]” and insert “City of Sevierville, Tennessee” in its place.
  - 6) **International Energy Conservation Code (IECC)**, 2018 Edition as published by the International Code Council except that:
    - a. Section R402.4.1.2 Testing is deleted and replaced with Section 402.4.2.1 Testing Option and Section 402.4.2.2 Visual Inspection Option from 2009 IECC.
    - b. Section R403.3.3 Duct Testing (Mandatory) and Section R403.3.4 Duct Leakage (Prescriptive) are optional.

- c. Table 402.1.2 Insulation and Fenestration Requirements by Component and Table R402.1.4 Equivalent U-Factors are deleted and replaced with Table 402.1.1 Insulation and Fenestration Requirements by Component and Table 402.1.3 Equivalent U-Factors 2009 IECC.

- 7) **International Existing Building Code**, 2021 Edition as published by the International Code Council. Include adoption of appendix: D deleting [NUMBER OF YEARS] and insert 5 (five) in [A] D101.3

- **Section [A] 101.1 Title.**

Delete “[NAME OF JURISDICTION]” and insert “City of Sevierville, Tennessee” in its place.

- Amend reference(s) to National Electrical Code (NFPA 70) to reflect state adopted code(s) and inspection requirements.

Omitting reference to:

- International Property Maintenance Code

- 8) **ICC A117.1 - 2017 Accessible and Usable Buildings and Facilities** 2017 Edition as published by the International Code Council.

- 9) **International Fire Code**, 2021 Edition as published by the International Code Council. Including the following amendments:

- **Section [A] 101.1 Title.**

Delete “[NAME OF JURISDICTION]” and insert “City of Sevierville, Tennessee” in its place.

- **Section [A] 101.2.1 Appendices**

Insert “The following Appendices are specifically included in the adoption. All others are excluded.

Appendix B Fire-Flow Requirements for Buildings

Appendix C Fire Hydrant Locations and Distribution

Appendix D Fire Apparatus Access Roads

Appendix I Fire Protection Systems-Noncompliant Conditions

Appendix L Requirements for Fire Fighter Air Replenishment Systems

*(When a Fire Command Center is required per section 508 IFC then Appendix L shall apply or when design criteria of a building creates a unique safety hazard to firefighting operations and the fire code official deems it necessary)*

- **Section [A] 102.7.1 Conflicts**

Between “code” and “and” add “,NFPA 101,”

Change “provisions of this code” to “most restrictive provision”

- **Section [A] 102.7.1 Provisions in referenced codes and standards.**

Insert “as approved by the *fire code official*” at the end of the sentence before the period.

- **Section [A] 103.1 Creation of agency.**

Delete “[INSERT NAME OF DEPARTMENT]” and insert “City of Sevierville Fire Prevention Bureau.”

- **Section 105.5 Required operational permits.**

Change “sections 105.5.2 through 105.5.52” to “sections 105.5.2 through 105.5.53

- **Add section 105.5.53 Short-Term Rental Unit**  
Insert “105.5.53 Short-Term Rental Unit. An operational permit is required for the operation of a Short-Term Rental Unit and shall meet the requirements of 105.5.53.1 through 105.5.53.5.
- **Add section 105.5.53.1**  
Insert “105.5.53.1 A Short-Term Rental Unit is a residential dwelling that is rented, either in full or in part, for less than 30 continuous days. This includes, but is not limited to a single-family dwelling, such as a house or cabin or a portion of a single-family dwelling, or an individual dwelling unit in a duplex or other multi-family building, such as an apartment building, condominium, cooperative, or time-share building. The term ‘short-term rental unit’ does not include a hotel or motel, as defined in 68-14-302, TCA, a bed and breakfast establishment, as defined in 68-14-502, TCA, or a bed and breakfast establishment homestay, as defined in 68-14-502, TCA.”
- **Add section 105.5.53.2**  
Insert “105.5.53.2 Short-Term Rental Units are classified as Residential Group R-1 and may be constructed in accordance with the *International Residential Code* and protected with a residential fire sprinkler system complying with NFPA 13D or P2904, when required. Any dwelling unit that is greater than three stories above the grade plan in height shall comply with the *International Building Code* and be protected with a residential fire sprinkler system complying with NFPA 13R or NFPA 13.”  
  
**Add section 105.5.53.3 Automatic sprinkler system.**  
Insert “105.5.53.3 an automatic fire sprinkler system installed in accordance with Section 903.3.1.3 (NFPA 13D), or P2904 of the *International Residential Code* is required to be installed when any of the following conditions exists:  
The fire area has an occupant load of 13 or more.  
The fire area is greater than 5000 square feet.  
The height of the structure is greater than three stories above the grade plan.”  
\*Fire area in this section does not include areas without surrounding walls.
- **Add section 105.5.53.4 Occupant Load**  
Insert “105.5.53.4 The occupant load for fire areas shall be calculated at one occupant for every 200 square feet. The occupant load shall be posted in a location the is acceptable to the fire code official. For fire areas less than 5000 square feet the following areas may be excluded from the total area calculated:
  - Unconditioned spaces such as crawl spaces, porches, garages, and carports.
  - Stairways without storage under them.
  - Closets less than 24 square feet.
  - Bathrooms less than 55 square feet.
  - Enclosed indoor swimming pool areas.**Exemption:**  
Existing prior permitted Short-term Rental Units may continue at the current occupant load, provided that a reasonable amount of life safety is present in sleeping areas, including, but not limited to, emergency egress and smoke detection; and the current occupant load does not exceed the above calculated amount per square footage.”
- **Add section 105.5.53.5**  
Insert “105.5.53.6 A floor plan showing the locations of sleeping areas shall be provided to the fire code official prior to the permit being issued.”

- **Section [A] 112.4 Violation penalties**  
Delete “guilty of a [SPECIFY OFFENSE], punishable by a fine of not more than [AMOUNT] dollars or by imprisonment not exceeding [NUMBER OF DAYS], or both such fine and imprisonment” and insert “subject to penalties as prescribed by law” in its place.
- **Section 307.4.3 Portable outdoor fireplaces**  
**Exception:**  
Change “Portable outdoor fireplaces used at one- and two-family dwellings” to “Portable outdoor fireplaces used at non-transient one- and two-family dwellings.
- **Section 308.1.4 Open-flame cooking devices**  
**Exceptions:**  
Insert “non-transient” before “one- and two-family dwellings.”

10) **NFPA 101 Life Safety Code**, 2021 edition as published by the National Fire Protection Association.

- Chapter 24 shall not pertain to non-transient (rented more than 30 days) One and Two-Family Dwellings, references to fire protection in One and Two Family Dwellings shall follow applicable state laws and local ordinances.

**SECTION 2:** BE IT FURTHER ORDAINED by the City of Sevierville that matters in said codes which are contrary to existing Ordinances of the City of Sevierville shall prevail and any existing Ordinances to the contrary are hereby repealed.

**SECTION 3:** BE IT FURTHER ORDAINED that within said codes. When reference is made to the duties of a certain official named therein, that designated official of the City of Sevierville who has duties corresponding to those of the named official in said code shall be deemed to be the responsible official insofar as enforcing the provisions of said code are concerned.

**SECITON 4:** BE IT FURTHER ORDAINED that the BOARD OF MAYOR AND ALDERMEN shall establish a schedule of fees for all permits issued relating to construction and to maintenance of buildings within said City of Sevierville. A copy of said schedule shall be kept in the City Recorder’s office for public inspection.

**SECTION 5:** BE IT FURTHER ORDAINED that this Ordinance shall take effect 5 days following the final reading, the Public Welfare requiring it.

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

ATTEST:

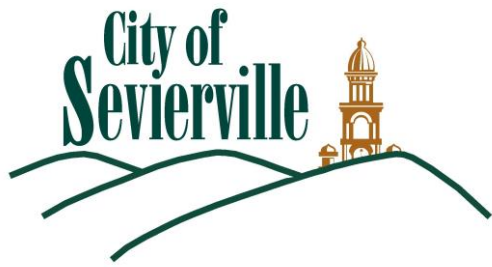
\_\_\_\_\_  
Lynn K. McClurg, City Recorder

Passed on 1<sup>st</sup> reading: 12/04/2023

Passed on 2<sup>nd</sup> reading: 12/18/2023

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





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## Board Memorandum

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**DATE:** January 8, 2024

**AGENDA ITEM:** Consider approval of Ordinance O-2023-022 – *2<sup>nd</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 2<sup>nd</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: \_\_\_\_\_**

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

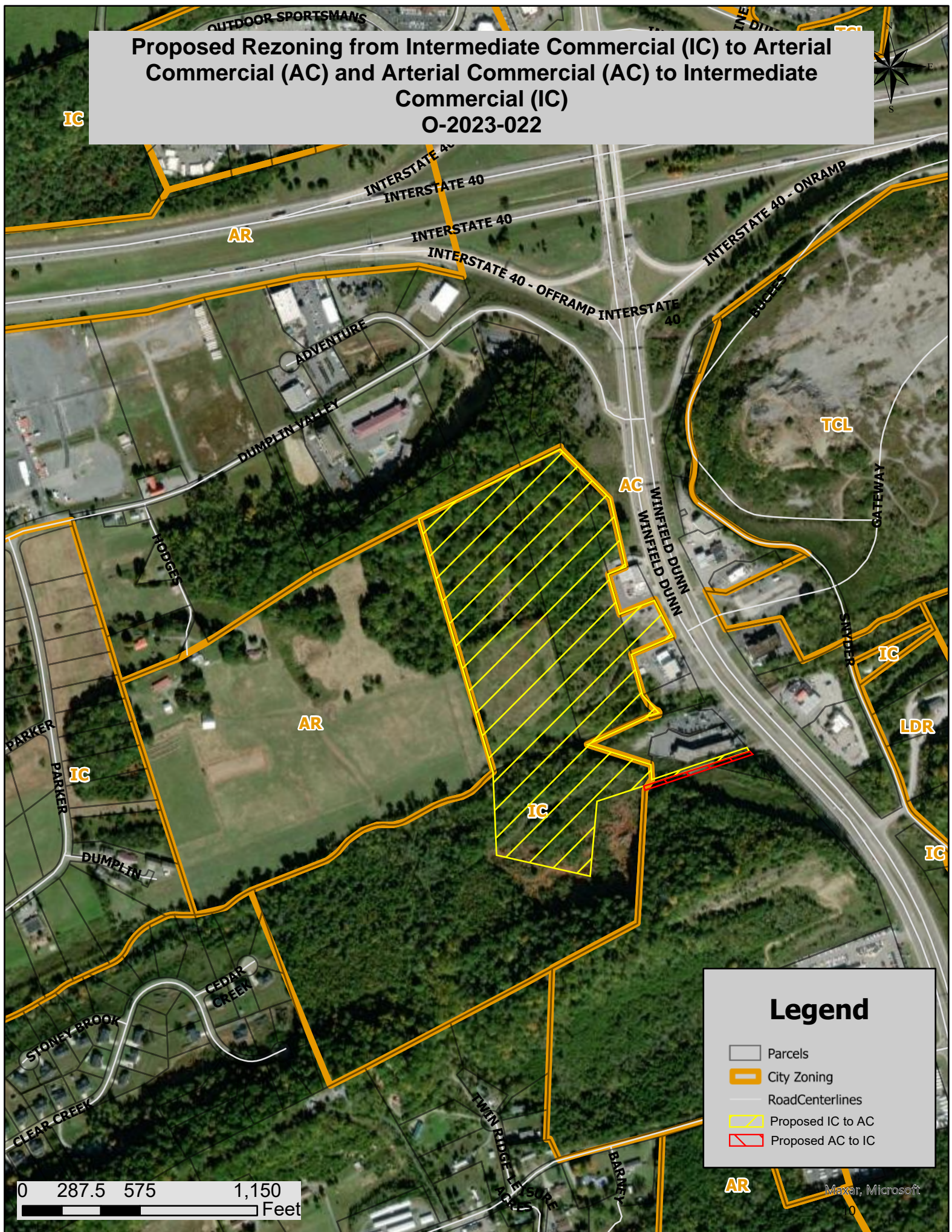


Development Department  
 Staff Report to Planning Commission  
 Rezoning Request – City of Sevierville  
 Winfield Dunn Parkway – Parcels 008 146.02, 008  
 146.03, 008 147.00, 008 149.00, 008 152.00, and  
 008 153.01

<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> <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**







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## Board Memorandum

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**DATE:** January 8, 2024

**AGENDA ITEM:** Consider approval of Ordinance O-2023-023 – *2<sup>nd</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 2<sup>nd</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: \_\_\_\_\_**

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

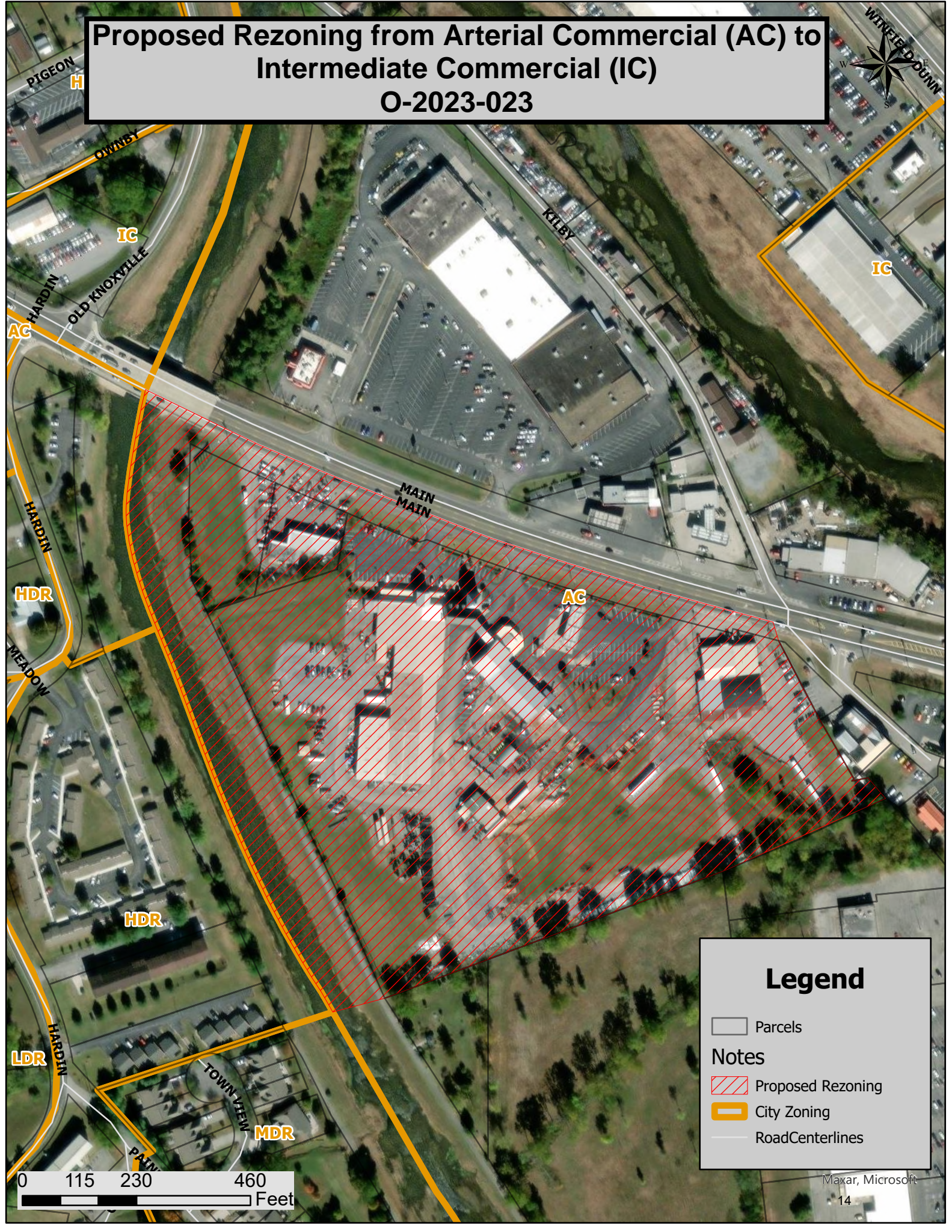


Development Department  
Staff Report to Planning Commission  
Rezoning Request – City of Sevierville  
241 W Main Street – Parcels 049J B 002.00,  
049J B 001.02, and 049J B 001.00

<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> <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 8, 2024

**AGENDA ITEM:** Consider approval of Resolution R-2024-001 –  
A Resolution for Plan of Services regarding the  
annexation of property on Cate Road, Tax Map  
072, Parcel 006.00

**PRESENTATION:** This is a Plan of Services for the area proposed for  
annexation and was approved by the Planning Commission at a meeting on  
December 7, 2024. The subject parcel is approximately 10.77 acres in size  
with approximately 1.28 acres along the front currently within the City  
limits.

**REQUESTED ACTION:** Approval of R-2024-001

**RESOLUTION NO. R-2024-001**

**RESOLUTION FOR A PLAN OF SERVICES  
REGARDING THE ANNEXATION OF PROPERTY ON CATE ROAD  
(SEVIER COUNTY TAX MAP 072 PARCEL 006.00)**

**WHEREAS**, 6-51-102, Tennessee Code Annotated, as amended requires the passage of a plan of services for any annexation resolution adopted, and

**WHEREAS**, the City of Sevierville contemplates annexation of the area displayed on the attached map;

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

**Section 1.** Pursuant to the provisions of Section 6-51-102, Tennessee Code Annotated, there is hereby adopted, for the area bounded as identified above, the following plan of services:

**A. Police**

1. Patrolling, radio responses to calls and other routine police services will be provided on the effective date of annexation.
2. The street upon which the property will be accessed is a public street, and no additional traffic signals, traffic signs, street markings, or other traffic control devices are presently needed. Consideration of additional traffic control markings or items in the future would be considered as the need is established by appropriate study and in accordance with applicable traffic standards.

**B. Fire**

1. Fire protection by the City of Sevierville Fire Department will begin on the effective date of annexation using existing personnel and equipment. The City of Sevierville has a Class 3 rating. Upon development, adequate water supply for fire flows will need to be provided at cost to the developer in conjunction with the water requirements below.

**C. Water**

1. The City of Sevierville Department of Water and Sewer is the service provider for public water service in the annexation area. A waterline lays along Cate Rd.
2. Any future connection to or upgrade of the City of Sevierville system would be the responsibility of the person(s) requesting the extension of such service in order to adequately provide for domestic use and fire protection purposes, in accordance with established fees and policies of the City of Sevierville Department of Water and Sewer.

**D. Wastewater Disposal and Sanitary Sewer**

1. The City of Sevierville Department of Water and Sewer is the service provider for sanitary service in the annexation area. A sewer line lays along Cates Rd approximately 1240 feet to the northeast.
2. Any future connection to, or upgrade of, the City's sanitary sewer system would be the responsibility of the person(s) requesting such service, in accordance with established fees and policies of the City of Sevierville Department of Water and Sewer.

**E. Electrical Service**

1. Electrical service can be provided to the area proposed for annexation, in accordance with established fees and policies of the Sevier County Electric System.

**F. Refuse Collection**

1. Upon request, solid waste collection service can be made available, in accordance with established policies and fees of the City of Sevierville Department of Public Works.

**G. Streets**

- 1 The street upon which property will be accessed is currently within the City limits, known as Cate Road. Cate Rd is a City street classified as a major collector with a 50 foot right of way and approximately 20' of pavement width. At the time of development, any improvements or extension of the streets will need to be made in accordance with established policies at cost to the developer.

**H. Inspection Services**

1. All City inspection services will begin following the effective date of annexation.

**I. Planning and Zoning**

1. Planning services will be extended on the effective date annexation. The adjoining properties inside the corporate limits are zoned High Density Residential. The High-Density Residential classification is proposed for the annexation area and will become effective upon the effective day of the ordinance establishing the zoning district for the property.

**J. Street Lighting**

1. There are presently no streetlights on this section of Cate Road. Additional streetlights needed will be at cost to developer. Any future request for streetlighting would be reviewed in accordance with City policies and standards in place at that time.

**K. Recreation**

1. Any existing or future residents in the annexation area will be entitled to use all existing municipal recreational facilities and will be eligible for City resident discounts on recreational charges, where applicable, and subject to compliance with guidelines established by the City of Sevierville Department of Parks and Recreation.

**Section 2.** This resolution is hereby adopted on the \_\_\_\_\_ 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 8, 2024

**AGENDA ITEM:** Consider approval of Resolution R-2024-002 –  
**A Resolution to annex certain territory and  
incorporate same within the boundaries of the  
City of Sevierville for property on Cate Road.**

**PRESENTATION:** As noted in the Memo regarding the Plan of Services for this annexation area, the Plan of Services and annexation requests were approved by the Planning Commission at a meeting on December 7, 2023. The State law no longer allows cities to annex by ordinance; but permits annexation by resolution (without a referendum) if the property owner(s) petition for annexation. The owners of this parcel have petitioned for annexation and proper notifications have been provided in accordance with State annexation statutes. If this resolution is adopted, the property will become part of the City in thirty (30) days. This waiting period will provide sufficient time to notify all affected City, County, and State agencies to prepare to provide services, revise maps, and/or adjust fees on that date. A staff report is attached.

**REQUESTED ACTION:** Approval of R-2024-002

**RESOLUTION NO. R-2024-002**

**A RESOLUTION 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)**

WHEREAS, the annexation of territory, as identified in this resolution is deemed reasonably necessary for the welfare of the residents and property owners of the affected area of annexation and of the City of Sevierville, Tennessee as a whole; and

WHEREAS, the owners of all the property in the affected area of annexation have petitioned the City requesting that their property be annexed.

NOW, THEREFORE, be it resolved by the Board of Mayor and Aldermen of the City of Sevierville, Tennessee, that:

**Section 1.** The foregoing is hereby the finding of the Board of Mayor and Aldermen, and thus adopted.

**Section 2.** All proceedings as to public hearing and adoption of plan of services, as required by 6-51-101, et seq., Tennessee Code Annotated, have been or will be conducted prior to this resolution's adoption, as evidenced by official minutes of this body which are incorporated herein by reference as if set forth verbatim. The plan of services is attached hereto and incorporated by reference herein.

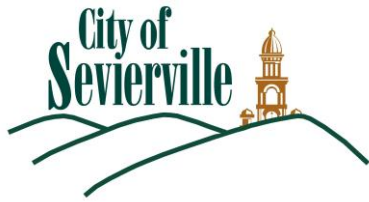
**Section 3.** In accordance with 6-51-101, et seq., Tennessee Code Annotated, there is hereby annexed into the City of Sevierville, Tennessee, and incorporated within the corporate boundaries thereof, effective thirty (30) days from the date of adoption of this Resolution, the remaining Sevier County Tax Map 072 Parcel 6.00, territory adjoining the present corporate boundaries, which territory is shown on the map attached hereto and incorporated herein by reference.

**Section 4.** This resolution is hereby adopted on the \_\_\_\_ day of \_\_\_\_\_ 2024.

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

ATTEST:

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



Development Department  
Staff Report  
Annexation 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, Petition, and Plan of Services attached</p>	<p><b><u>Request</u></b> To annex +/- 9.49 acres of a portion of Map 072 Parcel 6.00 into the City of Sevierville</p> <p><b><u>Background</u></b> A petition requesting annexation of Map 072, Parcel 6.00 has been submitted by the property owners.</p> <p><b><u>Staff Comments</u></b> The subject parcel is approximately 10.77 acres in size with approximately 1.28 acres along the front currently within the City limits. The proposed annexation would bring the remaining 9.49 acres into the corporate limits. It is staff's understanding that a cabin development is proposed with approximately 30 short term rental units. The parcel fronts along Cate Rd which is currently within the City limits. 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. City water currently lies along Cate Rd and sewer is approximately 1240 feet to the northeast along Cate Rd. It will be up to the developer to extend water and sewer service, and any additional upgrades needed, to this property during development.</p> <p><b><u>Public Comments</u></b> None received to date.</p> <p><b><u>Staff Recommendation</u></b> Given that the parties subject to this annexation have requested and agreed to it, that City services and facilities can be made available to this property in accordance with the adopted policies and fees for such services, that the adjoining parcels are inside the City limits, and that this portion of the property is provided access along a current City street, staff can recommend approval.</p>
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**Proposed Annexation  
R-2024-002**

**PROPOSED  
ANNEXATION  
AREA**

SMITHWOOD

WISTERIA

CATE



LEWELLING

NEW ERA

BLUEBIRD COVE

0 0.0125 0.025 0.05 0.075 0.1 Miles

**Legend**


-  Cate Rd Annexation
-  City Limits
-  Parcels



See Back for Lagon

PETITION REGARDING ANNEXATION BY THE CITY OF SEVIERVILLE

Property fronting on:

Map Key #	LOCATION Address Map & Parcel	SIGNATURE(S) Signatures of ALL PERSONS WHO SHARE TITLE in this parcel are required; and, if there are TENANTS on this parcel, the signature of all tenants age 18 or older are also required. Tenants should use back of this sheet to sign and include address.	OWNER Check if Applicable	FOR Annexation	AGAINST Annexation	DATE	TENANT(S) Check if applicable and sign on back of this sheet with address.
1	TR1 Lewelling Rd Sevierville 37862	Print Name: William Thomas Mitzel Signature: 	X	X			
2		Print Name: Signature:					
3		Print Name: Signature:					
4		Print Name: Signature:					
5		Print Name: Signature:					



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## Board Memorandum

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**DATE:** January 8, 2024

**AGENDA ITEM:** Consider approval of Ordinance O-2024-001 –  
*1<sup>st</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 1<sup>st</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**

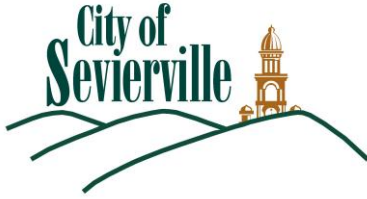
**ATTEST:**

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

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

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

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



## Development Department

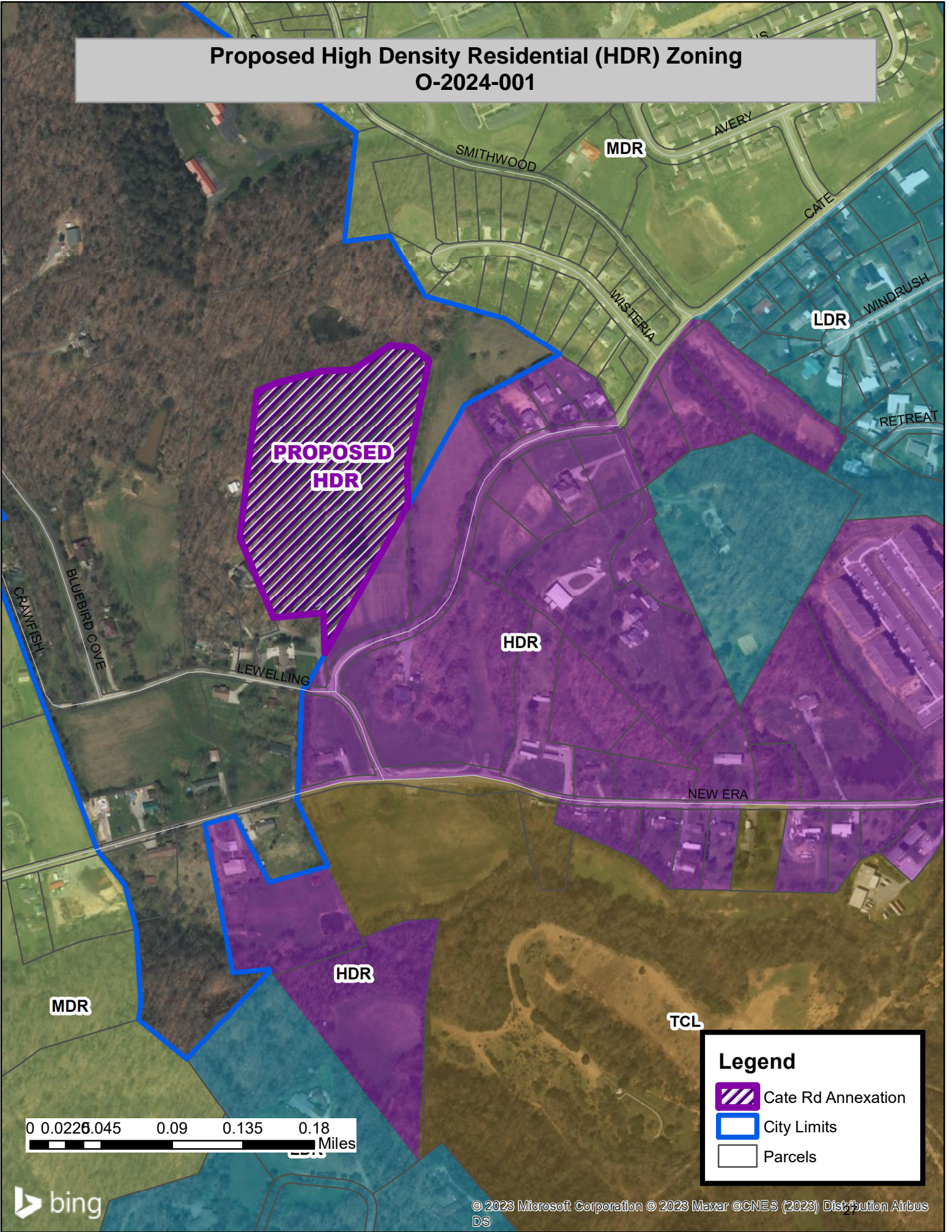
### Staff Report

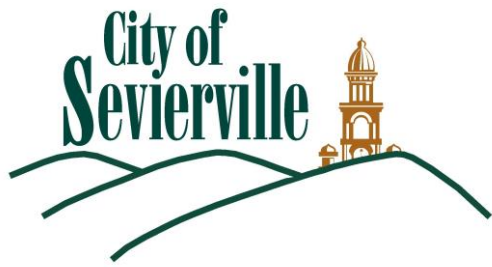
### Zoning Property at Cate Rd

<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> <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





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## Board Memorandum

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**DATE:** January 8, 2024

**AGENDA ITEM:** Consider approval of Transportation Control Systems maintenance renewal in the amount of \$11,250

**PRESENTATION:** This is a software renewal for Transparency software. This is our traffic control system.

**REQUESTED ACTION:** Approval of Transportation Control Systems maintenance renewal in the amount of \$11,250



**Quoted To**

**CITY OF SEVIERVILLE**

ACCOUNTSPAYABLE@SEVIERVILLETN.ORG

**QUOTATION INFORMATION**

Customer Code SEV100 **Doc Owner**

Document Date 12/28/23

Project References:

Item No.	Item Description	Qty Ord	Unit Price	Ext. Price
ORDERED	TRANSPARITY TMS ANNUAL MAINTENANCE YEAR 6	1	\$ 11,250.0000	\$ 11,250.00
Sevierville, TN - Transparity TMS Maintenance - 1 Year (FEB 2024 - 2025)				

*Quotation Totals And Terms On Next Page*





**TERMS & CONDITIONS FOR TRANSPORTATION CONTROL SYSTEMS, INC.  
QUOTATIONS**

- ALL ITEMS ARE QUOTED FOB WAREHOUSE.

- SHIPPING CHARGES:

ORDERS DELIVERED TO FLORIDA AND TENNESSEE - ORDERS GREATER THAN \$ 2,500 ARE FREIGHT ALLOWED.  
ORDERS DELIVERED TO GA, AL, NC, SC, LA, MS - ORDERS GREATER THAN \$ 2,500 ARE FREIGHT ALLOWED.

- LEAD TIMES:

SCHEDULE IS DETERMINED AFTER RECEIPT OF APPROVED DRAWINGS AND RELEASED BY CUSTOMER. ACTUAL SCHEDULES ARE SUBJECT TO CHANGE DUE TO EXTENUATING CIRCUMSTANCES.

- ALL ORDERS ARE SUBJECT TO ACCEPTANCE BY TRANSPORTATION CONTROL SYSTEMS, INC. UPON RECEIPT OF PURCHASE ORDER.

- PLEASE REFERENCE TCS QUOTE NUMBERS ON ALL PURCHASE ORDERS.

- TERMS ARE NET 30 DAYS FOR ESTABLISHED ACCOUNTS.

- TAX CALCULATIONS ARE FOR ESTIMATE PURPOSES ONLY. ACTUAL SALES TAX WILL BE CHARGED BASED ON SHIP TO ADDRESS.

- QUOTES ARE VALID FOR 30 DAYS. PRICES ARE SUBJECT TO CHANGE IF THE ORDER IS NOT RELEASED IN 60 DAYS FROM THE DATE OF PURCHASE ORDER.

**Quotation Totals**

Sub-Total		\$ 11,250.00
Freight	\$	0.00
Tax	\$	0.00
<b>Total Amount</b>		<b>\$ 11,250.00</b>

Signature \_\_\_\_\_

Date \_\_\_\_\_





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## Board Memorandum

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**DATE:** January 8, 2024

**AGENDA ITEM:** Consider approval to move forward with modernizing our Bowling Center with the replacement of the Twenty Two-Year (22) Old Bowling Equipment from Brunswick for the total cost of \$395,100.

**PRESENTATION:** For several years it has been planned to replace the 22-year old bowling equipment in Fiscal Year 2025. We have been notified by Brunswick that they cannot hold the current price after March 2024 and it will take 12-15 weeks to get this equipment built, shipped, and installed. See attached email from Brunswick and the actual quote.

With the goal of having this equipment installed prior to both the high school fall bowling season and the winter bowling leagues, staff recommends to move forward with this purchase now and it will be paid for after July 1, 2024.

**REQUESTED ACTION:** Approval of purchase and installation of new Bowling Equipment for the total amount of \$395,100 to Brunswick Bowling, Inc.

**From:** Jeremy Doty <[Jeremy.Doty@brunswickbowling.com](mailto:Jeremy.Doty@brunswickbowling.com)>  
**Sent:** Wednesday, October 25, 2023 2:00 PM  
**To:** Bob Parker <[bparker@seviervilletn.org](mailto:bparker@seviervilletn.org)>  
**Cc:** Patrick Oxley <[poxley@seviervilletn.org](mailto:poxley@seviervilletn.org)>; Beth Penland <[bpenland@seviervilletn.org](mailto:bpenland@seviervilletn.org)>; Tim Parton <[tparton@seviervilletn.org](mailto:tparton@seviervilletn.org)>; \_BoardMembers <[BoardMembers@seviervilletn.org](mailto:BoardMembers@seviervilletn.org)>  
**Subject:** Re: City of Sevierville Bowling Center Bowling Remodel

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#)

Good afternoon Mr. Parker, it is a pleasure to virtually meet you! :)

Doing this from my car so hopefully I will answer all the questions.

I will be able to hold this number until March of 2024. If you are looking to install in July when a contract is signed the number is locked in if this slips to 2025 for unforeseen reasons we might have to revisit but we understand delays with construction projects). I will add we are currently booking installation for March now so the earlier we get a contract in house the better. Also, pinsetters are about a 12-to-15-week lead time. For your info.

I completely agree with you, my heart skipped a beat as well when I saw the new number. A couple things we have seen price increases in are all the things in your proposal. Lanes, pinsetters, and labor have all seen increases of 10 to 15%. I did also add our new pin deck lighting to this proposal. It is brand new as of June this year. I would be more than happy to take that out. Just figured I would give that option to you all.

Being able to earn your business is never a challenge. Whether you are government or a proprietor of a bowling center these things are very fluid. Let me know on the pin deck lighting and I can remove for you. Thanks again!!

Thank you,

Jeremy Doty  
Brunswick Modernization Sales Rep  
(317) 529-6976 Cell  
[Jeremy.Doty@brunswickbowling.com](mailto:Jeremy.Doty@brunswickbowling.com)

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**Brunswick**<sup>®</sup>  
Experience is Everything.



## INVESTMENT SUMMARY

### INVESTMENT SUMMARY

#### PINSETTER EQUIPMENT

- |   |         |
|---|---------|
| • GS NXT Pinsetters with 360° Control Electronics | 10 each |
| • Kickbacks                                       | 12 each |

#### LANE EQUIPMENT

- |   |         |
|---|---------|
| • Prolane Full Lane Glow Synthetic Lane Package | 10 each |
| • Pin Decks                                     | 10 each |
| • Ball Returns                                  | 5 each  |
| • Divisions                                     | 7 each  |
| • Masking Unit Inserts                          | 10 each |

#### SERVICE

- Installation
- Training

### TOTAL PRICE, INCLUDING FREIGHT

**\$395,100.00**

Unless indicated, tax will be added as required by law. Unless indicated, freight will be added as soon as final product mix is determined. Estimated freight quotes are valid for 30 days only. Any and all pre-installation electrical or other requirements are the responsibility of the customer. For automatic scoring with overhead monitors, customer is required to provide a completed overhead structural certificate. Pre-installation manuals will be provided to you so that any necessary pre-installation work can be performed and coordinated by you in advance of installation. A service representative may visit the center to meet with you and any necessary contractors to discuss these items and to make a pre-installation electrical inspection. For replacement lane products, a lane survey is necessary before product and final pricing can be determined. Customer is responsible for adjusting height of pinsetters or pinspotters to correct height above lane surface for existing center overlay lanes as lanes are completed. Customer is responsible for providing dumpsters for trash removal.

**PROPOSAL VALID FOR 30 DAYS FROM 10/25/2023**

# Goods Schedule:

Quantity	Unit (e.g., each, box)	Description
5	EA	GS NXT Pinsetters With Standard Guarding - Inside/ Outside Lane Pair (208v/230v)
2	EA	GS NXT End Guards - For Standard Guarding
3	EA	GS NXT Inside Division Guards - For Standard Guarding
5	EA	GS NXT Front Entry Sensors - For Standard Guarding
10	EA	GS NXT White/ Blue LED Pin Light - For Centers Without Sync Scoring
1	EA	GS NXT Tool Kit (115v)
5	EA	Optical Trigger and Foul Cable
5	EA	Safety Labels - For Standard Guarding
5	EA	GS NXT Power Cable Receptacle
1	EA	Lane Numerals For GS NXT 1-16 Lanes
1	EA	Three Phase "Wye" Power Arrestor (120v/208v )
1	EA	GS NXT Small Spare Parts Kit (208v/230v)
2	EA	Ball Stop
5	EA	Installation Material For GS NXT Pinsetters
7	EA	Division Kickback - GS NXT Pinsetters
5	EA	Ball Return Kickback - GS NXT Pinsetters
5	EA	Prolane GID Two-Lane Pack
7	EA	Prolane GID Modernization Return Fill
5	EA	Modernization Installation Kit For Anvilane & Prolane
1	EA	Anvilane and Prolane GID Modernization One Per Center Kit
1	EA	Installation Material For Lanes
10	EA	Pindeck For Synthetic Lanes
10	EA	Flat Gutter



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## Board Memorandum

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**DATE:** January 8, 2024

**AGENDA ITEM:** Consider approval to purchase six (6) radars for police cruisers in the amount of \$10,382.

**PRESENTATION:** The Sevierville Police Department is looking to purchase six radars to outfit police vehicles from Kustom Signals, Inc, State contract #349-61499, expiration date 2/14/2024.

**REQUESTED ACTION:** Approval of purchase of radars.

Quote Number 00009105



Prepared By Donnie Hendrickson  
Phone (913) 209-0937  
Email dhendrickson@kustomsignals.com

Address 10901 W 84th Terrace Suite 100  
Lenexa, KS 66214  
Created Date 12/12/2023  
Expiration Date 3/31/2024

Quote To:

Name Captain DAVID FINCHUMN  
Bill To Name SEVIERVILLE POLICE DEPT  
Bill To 300 GARY WADE BLVD  
SEVIERVILLE, TN 37862  
USA

Ship To Name SEVIERVILLE POLICE DEPT  
Ship To 300 GARY WADE BLVD  
SEVIERVILLE, TN 37862  
USA

Product Code	Quantity	Product Description	Sales Price	Total Price
3003	1.00	Eagle 3 Dual Ka-band antenna with Same Direction, Fastest, Scan mode, Wireless Speed Sensing, QuikTrak, and eFork	\$2,567.00	\$2,567.00
833	5.00	Raptor RP-1 Dual Directional K-Band Antennas with Same Direction and DuraTrak™	\$1,563.00	\$7,815.00

Totals

Subtotal	\$10,382.00
Shipping and Handling	\$0.00
Total Amount	\$10,382.00

\* Applicable Sales Tax Not Included. Seller may charge Buyer a 25% restocking fee.  
TN SWC 349 #61499 contract

Quote Acceptance

Signature \_\_\_\_\_  
Name \_\_\_\_\_  
Title \_\_\_\_\_  
Date \_\_\_\_\_





Prepared By Donnie Hendrickson  
 Phone (913) 209-0937  
 Email dhendrickson@kustomsignals.com

Address 10901 W 84th Terrace Suite 100  
 Lenexa, KS 66214  
 Created Date 12/12/2023  
 Expiration Date 3/31/2024

### KUSTOM SIGNALS, INC. TERMS AND CONDITIONS

1. **APPLICABILITY.** Unless otherwise specified in a written bid, quote or contract, the following terms and conditions shall apply.

2. **PRICES AND TAXES.** Prices will be Kustom Signals, Inc.'s ("Seller") prices in effect on the date a purchase order is accepted by Seller, and Seller may change its prices at any time, in its sole discretion. All prices will be F.O.B. Chanute, Kansas, and net of any duties, sales, use or similar taxes, fees or assessments, and do not include shipping, packaging or any insurance costs, all of which are Buyer's responsibility.

3. **PAYMENT.** Unless otherwise provided on the face of the invoice, payment is due 30 days after invoice date in US dollars. Partial payments are not permitted unless authorized in writing. Partial payments will be treated as non-payment. Each invoice is independent from shipping sequence and disputes relating to other invoices. Failure to pay an invoice within 30 days will be considered a default.

4. **DELIVERY AND PERFORMANCE.** Delivery dates are approximate. Seller disclaims all liability for late or partial delivery. Seller may deliver in such lots and at such times as is convenient for Seller.

5. **LOSS IN TRANSIT.** Risk of loss will pass to Buyer upon delivery of the goods to the carrier. In case of breakage or loss in transit, Buyer will have notation of same made on expense bill before paying freight. Seller may reject claims for shortages not made within 15 days of Buyer's receipt of the goods.

6. **TERMINATION, RESTOCKING CHARGES.** Buyer may terminate this purchase order for its convenience, in whole or in part, by written, faxed or telegraphic notice at any time. If Buyer terminates this purchase order for convenience, Buyer will be liable to Seller for Seller's reasonable costs incurred in the performance of this purchase order that Seller cannot mitigate. Unless otherwise agreed upon in advance in writing by Seller, Seller may charge Buyer a 25% restocking fee, if: (a) upon approval by Seller, the Buyer returns any non-defective goods covered by this invoice; or (b) prior to shipment, but after the goods are produced by Seller, Buyer cancels the order for the subject goods.

7. **WARRANTY.** Seller's warranty is provided separately.

8. **LIMITATION OF LIABILITY.** SELLER IS NOT LIABLE FOR ANY CONSEQUENTIAL, INDIRECT, OR INCIDENTAL DAMAGES, OR ANY LOST PROFITS OR LOST SAVINGS, EVEN IF A SELLER REPRESENTATIVE HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH LOSS, DAMAGES, CLAIMS OR COSTS, NOR IS SELLER LIABLE FOR ANY CLAIM BY ANY THIRD PARTY. SELLER'S AGGREGATE LIABILITY UNDER OR IN CONNECTION WITH THIS PURCHASE ORDER IS LIMITED TO THE AMOUNT PAID FOR THE GOODS.

9. **INDEMNIFICATION.** Buyer will indemnify, defend and hold Seller harmless from all losses, damages, liabilities and costs, including attorneys' fees, incurred or sustained by Seller as a result of any third party claim made against Seller, including a claim by a customer of Buyer, arising from its negligent, reckless, willful, or intentional actions in marketing and reselling the goods.

10. **EXPORT RULES.** Exports and re-exports of the goods may be subject to United States export controls and sanctions administered by the U.S. Department of Commerce Bureau of Industry and Security under its Export Administration Regulations ("EAR"). Buyer shall comply with all laws, rules and regulations applicable to the export or re-export of goods including but not limited to EAR which includes, among other things, screening potential transactions against the U.S. Government's (i) list of prohibited end users, and (ii) list of prohibited countries. Buyer represents and warrants that (i) it has not been charged with, convicted of, or penalized for, any violation of EAR or any statute referenced in EAR §766.25, and (ii) it has not been notified by any government official of competent authority that it is under investigation for any violation of EAR or any statute referenced in EAR §766.25.

11. **MISCELLANEOUS.** These terms and conditions, together with any other written agreement between Buyer and Seller, if any: (i) are the exclusive statements of the parties with respect to the subject matter and supersedes any prior or contemporaneous communications; (ii) may not be amended except in writing executed by the parties and will prevail in any case where the terms of Buyer's purchase order or other communication are inconsistent; (iii) will be interpreted and enforced in accordance with the laws of the State of Kansas, without giving effect to principles of conflicts of law. These terms and conditions are: (1) solely for the benefit of the parties, and no provision of these terms and conditions will be deemed to confer upon any other person any remedy, claim, liability, reimbursement, cause of action or other right. Each party consents to the exclusive personal jurisdiction of the state and federal courts located in the State of Kansas for purposes of any suit, action or other proceeding arising out of this Agreement, waives any argument that venue in any such forum is not convenient and agrees that the venue of any litigation initiated by either of them in connection with this Agreement will be in either the District Court of Johnson County, Kansas, or the United States District Court, District of Kansas. If any provision of these terms and conditions is unenforceable, the remaining provisions will remain in effect. No waiver (whether by course of dealing or otherwise) is effective unless it is made in writing and signed by the party to be charged with such waiver. Unless otherwise specified in writing, notices must be given in writing by registered or certified mail, return receipt requested, addressed to:

Kustom Signals, Inc.  
 Attn: Sales Dept.  
 9652 Loiret  
 Lenexa, KS 66219

Quote Acceptance

Signature \_\_\_\_\_

Name \_\_\_\_\_

Title \_\_\_\_\_

Date \_\_\_\_\_



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## Board Memorandum

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**DATE:** January 8, 2024

**AGENDA ITEM:** Consider approval of Change Order 1 from Hurst Excavating for the River Crossing Project for \$23,838.

**PRESENTATION:** After reviewing the plans for the concrete encasement for the river crossing with the contractor, we asked the contractor if they could add rebar reinforcement. This will strengthen the concrete and anchor it to the river bottom so it is less likely to wash out again.

WK Dickson Engineering agreed this would be a good addition and designed the reinforcement.

Total contract price will change from \$406,833 to \$430,671.

**REQUESTED ACTION:** Approval of Change Order 1 from Hurst Excavating.





December 29, 2023

Mr. David Hurst  
Hurst Excavating, LLC  
P.O. Box 5374  
Knoxville, Tennessee 37928  
Via email to: [david@hurstexc.com](mailto:david@hurstexc.com)

**RE: Change Order No. 01  
Gravity Sewer Replacement Crossing Little Pigeon River  
WKD # 20230775.00.KV**

Dear Mr. Hurst,

Please find enclosed Change Order No. 01 for the above referenced project. This change order is for the installation of additional steel reinforcement around pipe to increase strength of concrete encasement.

This change order has been prepared and recommended by the Engineer. If accepted by you the Contractor, please sign and return. Once the change order is completely executed, I will forward to you for your records.

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.**

*Ryan Blake*

Ryan D. Blake, PE  
Project Manager

1111 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: December 29, 2023

Agreement Date: November 20, 2023

PROJECT: Gravity Sewer Replacement Crossing Little Pigeon River  
OWNER: City of Sevierville, TN  
CONTRACTOR: Hurst Excavating, LLC  
PROJECT NUMBERS: \_\_\_\_\_  
WKD PROJECT #: 20230775.00.KV

The following changes and/or additions are hereby made to the Contract Documents as follows: The Owner has requested the Contractor install additional steel reinforcement around pipe to increase strength of concrete encasement.

Total Change Order #01: \$23,838.00

Change to Contract Time: no change

Justification for Change Order: Additional steel will increase the resiliency to future damage by debris floating down the river.

### Change to Contract Price:

Original Contract Price:	<u>\$406,833.00</u>
The Contract Price due to this Change Order is increased by:	<u>\$ 23,838.00</u>
New Contract Price, including this Change Order will be:	<u>\$430,671.00</u>

Accepted by: Owner – City of Sevierville

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

\_\_\_\_\_  
Date

Requested by: Contractor – Hurst Excavating

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

\_\_\_\_\_  
Date

Recommended by: Engineer – W.K. Dickson & Co., Inc.

Ryan Blake  
Digitally signed by Ryan Blake  
Date: 2023.12.29 14:44:34  
+05'00'

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

\_\_\_\_\_  
Date



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## Board Memorandum

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**DATE:** January 8, 2024

**AGENDA ITEM:** Consider approval of Roof Specification proposal from OHM Advisors for a not-to-exceed price of \$20,100.

**PRESENTATION:** We have budgeted for the replacement of 6 flat roofs at the wastewater treatment plant. The roofs were found to be leaking and beyond their useful life.

We asked for a proposal to write the specs and manage the bidding from OHM Advisors. See attached.

**REQUESTED ACTION:** Approval of Roof proposal from OHM Advisors.

**Project Supplement No. 3**

---

In accordance with paragraph 1.01 of the Continuing Services Agreement between CONSULTANT and CLIENT for Professional Services dated June 23, 2022 ("Agreement"), CONSULTANT and CLIENT agree as follows:

**Specific Project Data**

A. Title: Roof Specifications

B. Description: Professional and technical services proposal for the specifications to replace the roofs on six (6) buildings, five of which are located at the Water & Sewer Department on McCroskey Island and one on Davis Lane. This will include specifications and bid documents.

Our Proposal was prepared based on the following assumptions:

- All city owned buildings are located at the treatment facilities located at 2295 McCroskey Island Rd, Sevierville, TN 37876 (McCroskey Island) with the exception of Building 6 which is located on Davis Lane.
  - Building 1: RAS/WAS Building (24x47)
  - Building 2: Press Building (46x68)
  - Building 3: Chemical Building (16x25)
  - Building 4: Digester Building (22x24)
  - Building 5: Pump Station Building (9x19)
  - Building 6: Davis Lane Building (12x22)
- The schedule provided within is based on a start date of January 10, 2024 and is dependent upon written authorization to proceed.
- The City of Sevierville does not require building permits for roof replacements, so no drawings will be provided.
- If additional labor effort or change in schedule is required beyond described herein, OHM Advisors will negotiate an amendment with the City of Sevierville. OHM Advisors will not proceed with additional services without written authorization to proceed from the City of Sevierville.
- The City of Sevierville will provide OHM Advisors with all information on hand related to the existing roofs.
- Meetings shall be conducted in accordance with the Scope of Services as described herein. Additional meetings or service, not described within our Scope of Services, shall be considered additional services.
- OHM Advisors will not be providing inspection services during roofing installations.
- Fees were determined based on the noted assumptions and the sample bids provided by Eskola and Morristown Roofing Company. OHM Advisors proposes to confirm these assumptions with the City of Sevierville prior to commencing services.
- Meetings to discuss the content or issues will be conducted by remote technology such as Zoom or Teams.
- Three 1-hour meetings are included.

**1. Services of CONSULTANT**

The CONSULTANT will provide services related to providing professional services to the City of Sevierville for assistance in creating Specifications and Bid Documents:

**TASK 1: Visit Buildings to Confirm Conditions**

OHM Advisors will visit the buildings to visually observe the conditions and note any unusual or unexpected issues so that we can address them in the documentation.

- a. This visit is not an inspection and is intended to merely visually confirm the conditions that the previous bidders included in their proposals.
- b. Ideally, the city should have the roofs scanned with infrared technology to determine the extent of wet insulation and water penetration. If this is not available, we will rely on the specifications to require the installer and warrantor of the system to verify the suitability of the substrates to receive the new material and to confirm that the installed conditions will meet all warranty requirements.

#### **TASK 2: Prepare Technical Specifications**

- OHM Advisors will prepare technical specifications for the reroof of Buildings 1 through 3 including removal of the existing ballast, membrane and insulation down to deck rather than leaving it in place. This is due to the unconfirmed condition of the existing insulation and deck since one proposal included removal and the other left it in place.
- Technical specifications for Buildings 4 through 6 will include complete removal and replacement.
- Allowances and unit costs will be required for unknown conditions such as wood blocking and deck repairs, masonry repairs, etc.
- We will assume that the city will provide electricity for use by the contractors. Contractors will be expected to provide their own toilet, crane to lift material, dumpster and hauling and the requirements will include site protection and cleanup.
- OHM Advisors will review the contractor's required submittals initially for conformance with project requirements and if defective, will review one resubmittal. Additional reviews beyond two, if necessary, will be charged as additional services.

#### **TASK 3: City Review, Comment, and Revisions**

- The City of Sevierville staff will review bid documents and submit to OHM Advisors in a timely manner, as to remain on schedule.

#### **TASK 4: Bidding, RFI Response, and Submittals**

- OHM Advisors will assist the client bidding and will respond to technical questions submitted during the bid process by bidders. OHM Advisors will review the bids upon receipt to confirm that they comply with project requirements. If unforeseen conditions are encountered during construction, we will assist the city with responding.

### **2. CLIENT'S Responsibilities**

- The City of Sevierville will make available data, studies, and reports relevant to the task scope. The City of Sevierville will provide access to relevant facilities.

### **3. Times for Rendering Services:**

<b>TASK</b>	<b>Milestone</b>
TASK 1: Visit Buildings to Confirm Conditions	Project Duration
TASK 2: Prepare Technical Specifications	January 10-19, 2024
TASK 3: City Review and Comment, Revisions	January 22-February 2, 2024
TASK 4: Bidding, RFI Response and Submittals	February 5-9, 2024

Potential schedule related items that may impact task durations are as follows:

- Any extended coordination with the City of Sevierville regarding the gathering of information pertinent to the tasks
- Adverse weather preventing observation of existing conditions
- Schedule conflicts for access to buildings for verification of existing conditions

#### 4. Payments to CONSULTANT

**B. Fixed Fee:**

1. OHM will perform the above services on a fixed fee basis plus reimbursable expenses.
2. To allow for unanticipated meetings or professional services, we propose an allowance of \$4,000 to be used as needed with prior approval from the City of Sevierville.

Task Description	
Task 1 – Visit Buildings to Confirm Conditions	\$2,500
Task 2 – Prepare Technical Specifications	\$8,000
Task 3 – City Review and Comment, Revisions	\$3,000
Task 4 – Bidding, RFI Response and Submittals	\$2,600
<b>Total</b>	<b>\$16,100</b>
*Additional As-Needed Services Allowance	\$4,000
<b>Max Total with Additional Allowances</b>	<b>\$20,100</b>

Reimbursable Items	Cost
Printing, reprographics, courier/shipping services	Allow \$200
Mileage and travel expenses	Allow \$500

5. **Subconsultants:** N/A
6. **Other Modifications to Continuing Services Agreement:** N/A
7. **Attachments:** N/A
8. **Documents Incorporated By Reference:** N/A

Approval and Acceptance: Approval and acceptance of this individual Project Supplement No. 3, including the attachments listed above, shall incorporate this document as part of the Continuing Services Agreement. CONSULTANT is authorized to begin performance upon its receipt of a copy of this individual Project Supplement signed by CLIENT.

The effective date of this individual Project Supplement No. 3 is January 2, 2024.

**The City of Sevierville**  
CLIENT

Orchard, Hiltz & McClimment, Inc.  
CONSULTANT

Jason Griffin

Russell Treadway  
City Administrator

Jason Griffin, P.E.  
Principal

Date \_\_\_\_\_

January 2, 2024  
Date



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## Board Memorandum

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**DATE:** January 8, 2024

**AGENDA ITEM:** Consider approval of SpectraTech manhole liner bid for \$12,322.50.

**PRESENTATION:** We received two bids for the lining of four manholes from our approved contractors. SpectraTech was the low bidder.

Lining the manholes with these systems extends the life of the manholes and eliminates corrosion from hydrogen sulfide gases.

**REQUESTED ACTION:** Approval of manhole lining bid from SpectraTech.

# BID PROPOSAL



P.O. Box 2171  
Noblesville, IN. 46061

Phone (317) 770-0300

PROPOSAL SUBMITTED TO		DATE
City of Sevierville		12/12/2023
ADDRESS	JOB NAME	
2295 McCroskey Island Road	Manhole Rehab	
CITY, STATE AND ZIP CODE	JOB LOCATION	
Sevierville, TN. 37876	Sevierville, TN.	
ATTENTION		
J.Keith Malone		

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
	SPECTRA SHIELD LINER SYSTEM CARRIES A TEN YEAR APPLICATOR AND MANUFACTURER WARRANTY		
	WINFIELD DUNN PKWAY MANHOLE REHAB		
	4' dia x 46.50 VFT Manhole Lined w/Spectra Shield Liner.	\$265.00	\$12,322.50
	Final VFT of lining to be determined in the field w/Owner.		
	Work to be performed whole in area to save additional Mob.		
	Excessive leak grouting if required to be billed @ \$375.00 per gallon of grout used.		
	Minor traffic control included. Major traffic control by others.		
	Owner to provide potable water on site for water blasting.		
	Drivable access to within 100' of structures provided by others.		
	Price does not include bonds, permits or inspection fees.		
	Flow bypass as needed to be provided by others.		
	NO VAC TRUCK IN BID	TOTAL BID	\$12,322.50

We Propose hereby to furnish material and labor - complete in accordance with above specifications. for the sum of:

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<p>All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.</p>	<p><i>Jim Johnson</i> Jim Johnson, Partner</p> <p>Prices are good for 60 days</p>
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<p>ACCEPTANCE OF PROPOSAL</p> <p>The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.</p>
--

SIGNATURE  
DATE OF ACCEPTANCE



**CTR Utility Rehab, LLC**

**Proposal Date:** 12/11/2023 **Proposal Number:** 23-1039  
**Project name:** Sevierville Winfield Dunn Pkwy  
**Job site address:** 2895 winfield dunn pkwy **County:** Sevier  
**Owner:** City of Sevierville  
**GC:**  
**Address:** 2295 McCroskey Island Rd, Sevierville, TN 37876  
**Contact name:** Chad Parton  
**Email:** [cparton@seviervilletn.org](mailto:cparton@seviervilletn.org) **Phone:** 865-868-1508



Charlotte Reed, President  
317-797-7214  
[ctrcoatings@gmail.com](mailto:ctrcoatings@gmail.com)

**The following are submitted as specifications and estimates:**

Item	Description	Qty	Unit	Unit Price	Total
1	Line 4 manholes with OBIC 1000	46.5	vf	300.00	13,950.00
2	mobilization	1	each	500.00	500.00
					0.00
					0.00
					0.00
					0.00
					0.00
					0.00
<b>Total this page</b> CTR Coatings to furnish material and labor - complete in accordance with above specifications for the sum of:					<b>14,450.00</b>
<b>Project Specific Notes:</b>					
<b>Quote includes:</b> Install OBIC Liner per manufacturer's recommended procedures. Price assumes structures are accessible (spray truck can drive to within 250 feet of structure). Standard traffic flow control using signs and cones.					
<b>Quote excludes:</b> Unless specified above, these prices exclude: Sales tax; by-pass pumping; traffic control plan; traffic control beyond the use of signs and cones (e.g., flaggers, lighted signs, traffic lights, etc.); building access roads; permits; bonds; seeding, sodding, or mulching; vac truck; debris removal or removal of existing sludge in structures; removal of old liner unless indicated above.					
<b>Excessive or curtain grouting:</b> Normal grouting includes up to 4 tubes of grout per structure. Extra HyperSeal \$35/tube; FastSeal \$75/tube; MaxSeal grout \$350/gal; 1 bucket of pre-co plug \$75; Every hour after the first hour of leak stopping will be \$75 per person per hour.					

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specification involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workers Compensation insurance.

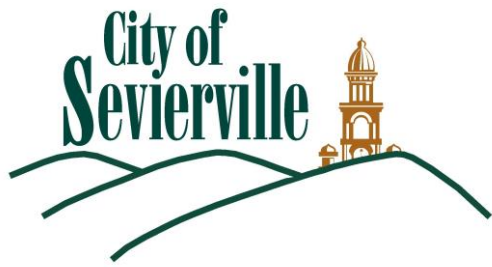
**Acceptance of Proposal:**

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made out to the name and address listed above.

Signature: \_\_\_\_\_

Date of acceptance: \_\_\_\_\_

**Quote is valid for 60 days. If not accepted within 60 days, we reserve the right to withdraw this proposal.**



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## Board Memorandum

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**DATE:** January 8, 2023

**AGENDA ITEM:** Consider approval of a payment of \$12,522.64 to Tennessee One-Call System.

**PRESENTATION:** Anyone who is planning an excavation/demolition project is required to provide notice of excavation/demolition, to have underground utility lines marked. This service called “Call Before You Dig” is only offered by Tennessee One-Call System, so there are no other companies to get any other quotes from.

**REQUESTED ACTION:** Approval of payment.

# INVOICE

Tennessee One-Call System



**CITY OF SEVIERVILLE**  
**ATTN: ACCOUNTS PAYABLE**  
**P.O. BOX 5500**  
**SEVIERVILLE, TN 37864-5500**

Invoice Date 12/29/2023

Invoice Number 35441

Payment Due 1/28/2024

Member Code(s)	
SWS	
Vendor Number	P.O. Number
02-2215	

Qty.	Description	Amount
	2024 Member Fee/Database Maintenance "Call Before You Dig" Underground Utility Service Notifications	250.00
9,024	Cost for participation for 2024(Ticket volume based on Oct.1, 2022 through Sept.30, 2023) Percentage of impact billing based on 5,310,576 Total Billable Tickets.	12,272.64
As required in 65-31-115(b)(5); TN811 shall assess its members for investigative and administrative services performed by TPUC at the direction of the Tennessee Underground Utility Damage Prevention Board. 1.63% of your cost of participation is assessed for reimbursement of those expenses.		

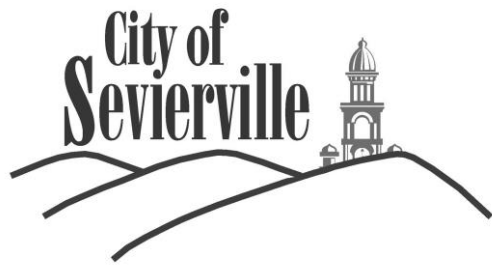
**Total \$12,522.64**

IMPORTANT: Required IRS Notice - Dues payments are not deductible as charitable contributions for federal income tax purposes. However, dues payments may be deductible as an ordinary business expense. The estimated non-deductible portion of your dues, that portion which is allocated to lobbying, is estimated that .5% of the general dues are spent on political activities and are non-deductible. You will wish to bring this notice to the attention of your company's tax preparer so that the proper adjustments may be made and that the proper deductions may be taken into account.

Make check payable to  
Tennessee One-Call  
1850 Elm Hill Pike  
Nashville, TN 37210  
Include Invoice Number

Effective January 1, 2024, a 4% convenience fee  
will be added to all credit card payments. The \$5,000  
limit will expire 12/31/2023 - Online web form  
[www.tenn811.com/member-utilities-credit-card-info](http://www.tenn811.com/member-utilities-credit-card-info)

ACH Payment  
Pinnacle Bank  
ABA- 064008637  
Acct# 16108448  
49



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## Board Memorandum

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**DATE:** January 8, 2024

**AGENDA ITEM:** Consider approval or ratification of expenses over \$10,000 for the Public Works Department.

**PRESENTATION:**

Expense Description	Vendor	Cost
Parts for the repair of a knuckleboom truck caused by damages incurred while dumping at the SSWI landfill.	The Pete Store	\$10,192.70
While not an item over \$10,000, this is a change order to an existing approved contract with our roofing contractor for the Public Works Facility roof. We had originally planned to use the existing gutters, but they were found to be too damaged and thus need to be replaced.	Eskola Roofing	\$5,000.00
Also another item less than \$10,000, but this is a change order to an existing approved contract with Cannon and Cannon to design improvements to Parkway/New Era Road. This is a revision in scope and the resulting additional expenses.	Cannon and Cannon, Inc.	\$6,000.00

Detailed explanations are attached. There are funds available for these expenses.

**REQUESTED ACTION:** Approval of the expenses.



THEPETESTORE.COM



PETERBILT OF KNOXVILLE, INC DBA  
THE PETERBILT STORE - KNOXVILLE  
5218 RUTLEDGE PIKE  
KNOXVILLE, TN 37924  
865.546.9553

**PARTS QUOTE**

Quote: 193303

Date / Time: 12/18/2023 8:57:41AM

Customer: 15815

Branch: Knoxville

Quote Total: \$10,192.70

Page 1 of 1

MV# 0

**Bill To:** CITY OF SEVIERVILLE  
PO BOX 5500  
SEVIERVILLE, TN 37862

**Ship To:** CITY OF SEVIERVILLE  
PO BOX 5500  
SEVIERVILLE, TN 37862  
Office Phone: 865-453-5504  
Email: AP@SEVIERVILLETN.ORG

Office: 865-453-5504 Shop: 865-453-5504 Fax: 865-453-5518 Email: AP@SEVIERVILLETN.ORG

Customer P/O:

Inside Slsm: jblair

Part / Misc	Description / Ref Number	U/M	Quantity	List	Price	Extended Price
11-04801-019T024U	TANK-FUEL ALUM 26" 50GAL	EA	1	2,475.82	2,017.79	2,017.79
11-04801-019T024U-C	FTP1 - TANK-FUEL ALUM 26" 50GAL	EA	1	429.00	429.00	429.00
11-03942-0700	STEP-FUEL TANK ALUM 700MM	EA	2	339.00	279.68	559.36
11-04855M000	BRACKET-FUEL TANK 26" CAST ALUM	EA	2	736.34	607.48	1,214.96
11-04551-004P	"STRAP ASSY-T BOLT 26"" DIA W"	EA	4	1,131.56	933.54	3,734.16
N10-6075M01	BOX-BATTERY/TOOL	EA	1	2,712.04	2,237.43	2,237.43

**Total Parts:** \$9,763.70  
**Total Core Charges:** \$429.00  
**Total Core Returns:** \$0.00  
**Quote Subtotal:** \$10,192.70  
**Total Tax:** \$0.00  
**Quote Total:** \$10,192.70

Remit To:

The Peterbilt Store Knoxville  
PO Box 6358  
Knoxville, TN 37914

DISCLAIMER OF WARRANTIES. ANY WARRANTIES ON THE PRODUCTS SOLD HEREBY ARE THOSE MADE BY THE MANUFACTURER. THE DEALER HEREBY EXPRESLY DISCLAIMS ALL WARRANTIES, EITHER EXPRESS OR IMPLIED, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. DEALER NEITHER ASSUMES NOR AUTHORIZES ANY PERSON TO ASSUME LIABILITY IN CONNECTION WITH THE SALE OF SAID PRODUCT OR SERVICES.

Returns/Refunds. All returns must be in new unused condition and be accompanied by this invoice within 30 days of purchase. No refunds after 30 days. Part returns may be subject to a restocking fee. Special order, custom, and electrical parts are not returnable. Core parts must be returned within 30 days.

Signature: \_\_\_\_\_



2418 N. Morelock Rd.  
Morristown, TN 37814  
(423) 318-2196  
ESKOLAROOFING.COM

November 11, 2023

Sevierville Public Works

Scope of Work: Change Order #1

Our Scope of work includes the following: Change Order #1

- Remove "K" Style gutter and Downspouts
- Install 6" x 8" commercial box gutter and 4" x 4" downspouts
- Color to match new metal roof system

**Payment Terms:**

- Net 30 on all invoices

Total Change Order Cost..... \$5,000.00

*Eskola Roofing and Waterproofing hereby offers to furnish labor, materials, equipment, and supervision necessary to complete the preceding on said job in accordance with the scope of work and specifications described above and attached to this proposal in accordance with all terms and conditions of this proposal/agreement.*

Owner's Authorized Representative:

Name: \_\_\_\_\_

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

December 19, 2023

To: Bryon Fortner, P.E.  
Director of Public Works

From: Brian Haas, P.E., P.T.O.E.  
Cannon & Cannon, Inc.

RE: Amendment No. 002  
Task Order No. 2018-08  
On-Call Professional Traffic Engineering Services (2018)

Additional Services Description:

This Amendment No. 002 is being submitted to capture additional services for a design scope change requested by the City of Sevierville. The general scope change includes removal of the proposed greenway on the north side of New Era Road and replacement with a proposed sidewalk.

Specific effort for this scope change include the following:

- 1) Revise proposed layout to include sidewalk on the north side of New Era in lieu of a greenway
- 2) Update the typical section sheet and cross sections to reflect the layout change
- 3) Update driveway profiles
- 4) Update pay items, quantities, and associated construction cost estimate

Budget for these additional services is described below. These services will be billed on an hourly not to exceed basis.

Original Contract Value	\$85,000
Amendment No. 001	\$24,500
Amendment No. 002	\$6,000
Total Updated Contract Value	\$115,500

If the proposed scope of services, budget, fee arrangements and schedule are acceptable, please sign in the space provided below and return one copy for our records.

Cannon & Cannon Project Manager:

By: Brian Haas Date: 12/19/2023

City of Sevierville Authorization to Proceed:

By: \_\_\_\_\_ Date: \_\_\_\_\_