

**BOARD OF MAYOR AND ALDERMEN
CITY OF SEVIERVILLE, TENNESSEE
March 7, 2022**

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 March 7, 2022 at 6:00 PM.

There were present and participating at the meeting:

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

Senior Staff present:

Tracy Baker, Asst. City Administrator
Bryon Fortner, Public Works Director
Matt Henderson, Fire Chief
Keith Malone, Water & Sewer Systems Director
Joseph Manning, Policy Chief
Lynn McClurg, Chief Financial Officer & City Recorder
Ed Owens, City Attorney
Bob Parker, Parks & Recreation Director
Dustin Smith, Development Director
Russell Treadway, City Administrator

Mayor Fox chaired the meeting with Lynn K. McClurg as secretary of the meeting. A motion was made by Alderman Koester and seconded by Vice Mayor Rader to approve the minutes of the February 7, 2022 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 O2022-001 entitled "AN ORDINANCE TO AMEND THE ZONING MAP OF THE CITY OF SEVIERVILLE, TENNESSEE, AS SET FORTH IN THE SEVIERVILLE MUNICIPAL CODE, SECTION 14-201, TO PLACE THE HDR - HIGH DENSITY RESIDENTIAL DESIGNATION UPON PROPERTY LOCATED ON DOUGLAS DAM ROAD AND WEST DUMPLIN VALLEY ROAD, TAX MAP 12, PARCEL 10.01 (PROPERTY INCLUDED IN ANNEXATION RESOLUTION NO. R2022-002)" There being no comments, the public hearing was closed.

Mayor Fox opened a public hearing on ordinance O2022-002 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 123 FOX ROAD TAX MAP 72J, PARCEL 006.00 FROM LOW DENSITY RESIDENTIAL (LDR) TO NEIGHBORHOOD COMMERCIAL (NC) DISTRICT". There being no comments, the public hearing was closed.

Mayor Fox recognized David Sarten, who stated his opposition to the Rainbow Road annexation and expressed concerns regarding improper use of road right-of-way. Fox recognized Joe Sarten, who stated his opposition to the Rainbow Road annexation and expressed concerns regarding the related traffic study. Fox recognized Lee White, who expressed concerns regarding water capacity in and around the Rainbow Road annexation area. There being no further comments, the public forum was closed.

REPORTS

Mayor Fox noted the submission of monthly reports. Fox recognized Dustin Smith, who presented information related to attraction lighting at Soaky Mountain Water Park. Fox recognized Dustin Smith, who provided an update regarding lot cleanup on South Circle Drive. Smith stated that Junk Bee Gone will be on site on March 10th and vehicle removal will be coordinated shortly thereafter. The Board requested that Smith provide an update at the March 21st meeting.

BOARD APPOINTMENTS

Mayor Fox requested ratification of the following board/committee appointment(s):

Parks & Recreation Foundation	Bryan Atchley, Jr.	Term expires 3/1/2023
	Jonathan Ball	Term expires 3/1/2023
	Brent Blalock	Term expires 3/1/2023
	Lori Blalock	Term expires 3/1/2023
	Betty Ogle	Term expires 3/1/2023
	Jaymie Woods	Term expires 3/1/2023

A motion was made by Alderman McCroskey and seconded by Alderman Helton to approve the appointment(s) as recommended. Motion carried.

OLD BUSINESS

Mayor Fox presented and placed for passage an ordinance O2022-001 entitled "AN ORDINANCE TO AMEND THE ZONING MAP OF THE CITY OF SEVIERVILLE, TENNESSEE, AS SET FORTH IN THE SEVIERVILLE MUNICIPAL CODE, SECTION 14-201, TO PLACE THE HDR - HIGH DENSITY RESIDENTIAL DESIGNATION UPON PROPERTY LOCATED ON DOUGLAS DAM ROAD AND WEST DUMPLIN VALLEY ROAD, TAX MAP 12, PARCEL 10.01 (PROPERTY INCLUDED IN ANNEXATION RESOLUTION NO. R2022-002)" A motion was made by Alderman Helton and seconded by Alderman 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 O2022-002 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 123 FOX ROAD TAX MAP 72J, PARCEL 006.00 FROM LOW DENSITY RESIDENTIAL (LDR) TO NEIGHBORHOOD COMMERCIAL (NC) DISTRICT". A motion was made by Vice Mayor Rader and seconded by Alderman 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 second reading.

Mayor Fox presented and placed for passage on third reading an ordinance O2022-002 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 123 FOX ROAD TAX MAP 72J, PARCEL 006.00 FROM LOW DENSITY RESIDENTIAL (LDR) TO NEIGHBORHOOD COMMERCIAL (NC) DISTRICT". A motion was made by Vice Mayor Rader 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 third and final reading.

Mayor Fox recognized Dustin Smith, who presented and placed for passage a Resolution R2021-022 for a Plan of Services Regarding the Annexation of Property on Rainbow Road (Sevier County Portion of Tax Map 72, Parcel 152.00). A motion was made by Alderman McCroskey and seconded by Vice Mayor Rader to deny the resolution as presented. Motion carried.

Mayor Fox recognized Dustin Smith, who presented and placed for passage a Resolution R2021-023 to Annex Certain Territory and to Incorporate Same within the Boundaries of the City of Sevierville, Tennessee (Rainbow Road, Sevier County Portion of Tax Map 72, Parcel 152.00). A motion was made by Vice Mayor Rader and seconded by Alderman Koester to deny the resolution as presented. Motion carried.

Mayor Fox presented and placed for passage an ordinance O2021-024 entitled "AN ORDINANCE TO AMEND THE ZONING MAP OF THE CITY OF SEVIERVILLE, TENNESSEE, AS SET FORTH IN THE SEVIERVILLE MUNICIPAL CODE, SECTION 14-201, TO PLACE THE VISITOR ACCOMODATION (VA) DISTRICT DESIGNATION UPON PROPERTY ON RAINBOW ROAD, TAX MAP 72, PARCEL 152.00 (PROPERTY INCLUDED IN ANNEXATION RESOLUTION R2021-023)." A motion was made by Alderman Koester and seconded by Alderman Helton to combine O2021-024 and O2026-025 into one item. Motioned carried. Fox presented and placed for passage an ordinance O2021-025 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 RAINBOW ROAD, TAX MAP 72, PARCEL 152.00 FROM AGRICULTURE RESIDENTIAL (AR) DISTRICT TO VISITOR ACCOMODATION (VA) DISTRICT." A motion was made by Alderman Koester and seconded by Vice Mayor Rader to deny the two ordinances as presented and to dispense with the readings. Those voting Yes: Helton, Koester, McCroskey, Ohman, Rader. Those voting No: None. Fox declared the two ordinances failed.

NEW BUSINESS

Mayor Fox presented and placed for passage an ordinance O2022-003 entitled "AN ORDINANCE TO AMEND CHAPTER 3.0 USES AND PERFORMANCE CONDITIONS, CHAPTER 4.0 DEVELOPMENT STANDARDS, & CHAPTER 8.0 ADMINISTRATION AND ENFORCEMENT OF THE SEVIERVILLE ZONING ORDINANCE". Dustin Smith stated that the ordinance separates the commercial planned unit development from the residential planned unit development and was approved by the Planning Commission. A motion was made by Vice Mayor Rader and seconded by Alderman Helton 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 recognized Lynn McClurg, who presented and placed for passage a Resolution R2022-005 to Allow Cost-of-Living Benefits for Employees of Employers Participating in the Tennessee Consolidated Retirement System Pursuant to Title 8, Chapter 35, Part 2 of the Tennessee Code Annotated. McClurg noted that the resolution adds the compounded cost-of-living feature to the City's retirement benefit. A motion was made by Alderman Koester and seconded by Alderman Ohman to approve the resolution as presented. Motion carried.

Mayor Fox recognized Russell Treadway, who requested approval of an agreement with Ripatti family members to allow the City to access East Sevierville Park property from Old Newport Highway. Treadway detailed the City will pay \$40,000.00 in exchange for the release of deeded property restrictions. A motion was made by Alderman Helton and seconded by Vice Mayor Rader to approve the agreement as presented. Motion carried.

Mayor Fox recognized Tracy Baker, who requested approval of a five-year exclusive contract with Pepsi Beverage Company to provide beverage products for the food operations for all facilities. A motion was made by Alderman Koester and seconded by Alderman McCroskey to approve the contract as presented. Motion carried.

Mayor Fox recognized Bob Parker, who requested approval of an agreement with the City of Pigeon Forge for youth baseball interleague play and competition for the 2022 season. A motion was made by Vice Mayor Rader and seconded by Alderman McCroskey to approve the agreement as presented. Motion carried.

Mayor Fox recognized Bob Parker, who requested approval of two Blueway planning and design contracts as follows:

Mattern and Craig Engineering	\$53,890.00
USA Corp of Engineers	\$63,500.00

Parker stated that work would begin in fiscal year 2023. A motion was made by Alderman McCroskey and seconded by Alderman Helton to approve the contracts as presented. Motion carried

Mayor Fox recognized Bob Parker, who requested approval to purchase a roof walkway for the Civic Center from Design Components, Inc. in the amount of \$18,490.00 to access the HVAC unit and meet code and safety requirements. A motion was made by Vice Mayor Rader and seconded by Alderman Helton to approve the purchase as requested. Motion carried.

Mayor Fox recognized Bob Parker, who requested approval of an agreement with Walters State Community College to provide space for youth soccer games. A motion was made by Alderman Koester and seconded by Alderman Helton to approve the agreement subject to City Attorney review and revision. Motion carried.

Mayor Fox recognized Bob Parker, who requested approval of an agreement with Sevier County Softball, a club team for Middle School age softball, to accommodate practices and games at City Park. A motion was made by Alderman Helton and seconded by Vice Mayor Rader to approve the agreement as presented. Motion carried.

Mayor Fox recognized Bob Parker, who requested approval of an agreement with the Starz Futbol Club for providing youth soccer on City and leased facilities. A motion was made by Alderman Koester and seconded by Alderman McCroskey to approve the agreement as presented. Motion carried.

Mayor Fox recognized Bob Parker, who presented bids for resurfacing tennis/pickleball courts and recommended a contract with low qualified bidder Hellas Construction, Inc. in the amount of \$47,990.00. A motion was made by Alderman McCroskey and seconded by Vice Mayor Rader to approve the contract as presented. Motion carried.

Mayor Fox recognized Bryon Fortner, who requested approval to purchase a knuckleboom brush truck from Stringfellow, Inc. under Sourcwell contract #040621-HMC in the amount of \$205,735.00 for a 2022 Peterbilt 337 chassis equipped with a KBF-20H-HJ Pac-Mac body. A motion was made by Alderman Koester and seconded by Alderman Helton to approve the purchase as presented. Motion carried.

Mayor Fox recognized Bryon Fortner, who presented a task order and fee proposal from Cannon & Cannon, Inc. in the amount of \$85,000.00 for traffic engineering services for the intersection of the Parkway and New Era Road. Fortner noted that the City was unable to secure grant funding for this project. A motion was made by Alderman Helton and seconded by Alderman Ohman to approve the task order as requested. Motion carried.

Mayor Fox recognized Bryon Fortner, who requested approval to purchase a side-load garbage truck from Municipal Equipment, Inc. under Sourcwell contract #091219-NWY in the amount of \$316,556.43 for a 22-yard New Way Sidewinder body placed on a 2023 Autocar ACMD42 chassis. Fortner noted that the truck is budgeted in fiscal year 2023. A motion was made by Vice Mayor Rader and seconded by Alderman Helton to approve the purchase as presented. Motion carried.

Mayor Fox recognized Keith Malone, who presented the sole bid for purchasing two aerators and recommended purchase from Aeration Industries International in the amount of \$176,190.00. A motion was made by Alderman Koester and seconded by Alderman Ohman to approve the purchase as presented. Motion carried.

Mayor Fox recognized Keith Malone, who requested approval to purchase a dump truck from Cumberland International Trucks, Inc. under State contract SWC#209-72311 in the amount of \$145,771.00 for a 2023 MV607 4x2 axle dump truck. A motion was made by Alderman McCroskey and seconded by Vice Mayor Rader to approve the purchase as presented. Motion carried.

Mayor Fox recognized Keith Malone, who presented an amendment to WWTP Expansion task order #1 with Jacob's Engineering Group in the amount of \$480,000.00 for changes to the design scope of work. A motion was made by Alderman Koester and seconded by Alderman McCroskey to approve the task order as presented. Motion carried.

Mayor Fox stated that the agenda item related to a request for water and sewer line extensions to the Long Springs development had been pulled from the agenda.

Mayor Fox recognized Keith Malone, who presented change order #2 to the Morgan Contracting, Inc. WWTP improvements contract in the amount of \$26,878.03. Malone noted that the change order is for work at the Davis Lane pump station wet well. A motion was made by Alderman McCroskey and seconded by Vice Mayor Rader to approve the change order as presented. Motion carried.

Mayor Fox recognized Keith Malone, who presented on behalf of Ghosal Real Estate Holdings, Inc., a request for water and sewer line extensions to a Newport Highway micro cabin development. A motion was made by Alderman McCroskey and seconded by Vice Mayor Rader to deny the line extensions as presented. Motion carried.

Mayor Fox recognized Keith Malone, who presented on behalf of Rod McCarter, a request for water and sewer line extensions to three lots in a Sand Plant Road development. A motion was made by Alderman McCroskey and seconded by Vice Mayor Rader to deny the request. The motion was subsequently withdrawn. A motion was made by Alderman Koester and seconded by Alderman Helton to defer the request to the March 21st agenda. The Board requested further details regarding the proposed use the property. Motion carried.

Mayor Fox recognized Keith Malone, who presented a request for a water line extension to a single-family residence on parcel 027 044.03 Terry Road. Malone noted that the property requires a line extension of approximately 200 feet and that there are no capacity issues. A motion was made by Vice Mayor Rader and seconded by Alderman Koester to approve the line extension as presented. Motion carried.

Mayor Fox recognized Joe Manning, who requested approval to purchase a Polaris Ranger 1000 Utility Task Vehicle from Polaris Sales under Sourcewell contract #122220-PSI in the amount of \$20,655.14. A motion was made by Alderman McCroskey and seconded by Vice Mayor Rader to approve the purchase as presented. Motion carried.

Mayor Fox recognized Joe Manning, who requested approval to purchase 20 Zebra handheld electronic citations machines with licenses and four docking stations from PD software vendor Tyler Technologies in the amount of \$60,872.00. A motion was made by Alderman Helton and seconded by Alderman Ohman to approve the purchase as presented. Motion carried.

There being no further business to discuss, the meeting adjourned at 7:08 PM.

Approved: _____
Robbie Fox, Mayor

Attest: _____
Lynn K. McClurg, City Recorder