

**BOARD OF MAYOR AND ALDERMEN  
CITY OF SEVIERVILLE, TENNESSEE  
May 16, 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 May 16, 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  
Matt Henderson, Fire Chief  
Keith Malone, Water & Sewer Director  
Joseph Manning, Police Chief  
Ed Owens, City Attorney  
Bob Parker, Parks & Recreation Director  
Dustin Smith, Development Director

Mayor Fox chaired the meeting with Samantha Smeltzer as secretary of the meeting. A motion was made by Alderman Koester and seconded by Vice Mayor Rader to approve the minutes of the May 2, 2022 meeting and of the May 2, 2022 workshop and to dispense with the readings. Motion carried.

**PUBLIC FORUM**

Mayor Fox opened the public forum section of the meeting. Fox recognized Mattie Cook, who requested action be taken regarding a house next door to hers at 1673 Turtle Dove Trail that had burned down two years ago and is blowing debris and devaluing her property. Mayor Fox noted Dustin Smith would be in contact. There being no further comments, the public forum was closed.

**REPORTS**

Mayor Fox noted the submission of monthly reports.

**COMMUNICATIONS**

The Board noted the following community event:  
Bloomin BBQ Music and Food Festival                      May 20<sup>th</sup> and 21<sup>st</sup>                      Downtown

**OLD BUSINESS**

Mayor Fox presented and placed for passage an ordinance O2022-008 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 TOURIST COMMERCIAL (TCL) DISTRICT DESIGNATION UPON PROPERTY ON REED SCHOOLHOUSE ROAD, TAX MAP 037, PARCEL 035.02 (PROPERTY INCLUDED IN ANNEXATION RESOLUTION R2022-009)." 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 second reading.

## **NEW BUSINESS**

Mayor Fox recognized Dustin Smith, who presented and placed for passage a Resolution R2022-010 for a Plan of Services Regarding the Annexation of Property on New Era Road (Sevier County Tax Map 072, Parcels 15.00, 18.00, 21.00, 21.01, 24.00 & 88.00). A motion was made by Alderman Koester and seconded by Alderman Ohman to approve the resolution as presented. Motion carried.

Mayor Fox recognized Dustin Smith, who presented and placed for passage a Resolution R2022-011 to Annex Certain Territory and to Incorporate Same within the Boundaries of the City of Sevierville, Tennessee (New Era Road, Sevier County Tax Map 072, Parcels 15.00, 18.00, 21.00, 21.01, 24.00 & 88.00). A motion was made by Alderman Koester and seconded by Vice Mayor Rader to approve the resolution as presented. Motion carried.

Mayor Fox presented and placed for passage an ordinance O2022-009 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 MEDIUM DENSITY RESIDENTIAL (MDR) DISTRICT DESIGNATION UPON PROPERTY ON NEW ERA ROAD, TAX MAP 072, PARCELS 15.00, 18.00, 21.00, 21.01 & 88.00 AND PLACE THE HIGH DENSITY RESIDENTIAL (HDR) DISTRICT DESIGNATION UPON PROPERTY ON NEW ERA ROAD, TAX MAP 072, PARCEL 24.00 (PROPERTY INCLUDED IN ANNEXATION RESOLUTION R2022-011)." A motion was made by Alderman Helton and seconded by Vice Mayor 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 first reading.

Mayor Fox presented and placed for passage an ordinance O2022-010 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 AT 103 JOY STREET, TAX MAP 049, PARCEL 019.00 IN THE DOWNTOWN COMMERCIAL HISTORIC OVERLAY (DHO) DISTRICT." A motion was made by Alderman McCroskey and seconded by Alderman Helton to approve the ordinance as presented and to dispense with the reading. Those voting Yes: Helton, McCroskey, Ohman, Rader. Those voting No: None. Those abstaining: Koester. Fox declared the ordinance passed on first reading.

Mayor Fox presented and placed for passage an ordinance O2022-011 entitled "AN ORDINANCE APPROPRIATING FUNDS FOR THE VARIOUS DEPARTMENTS AND CAPITAL PROJECTS OF THE CITY OF SEVIERVILLE FOR THE FISCAL PERIOD JULY 1, 2022 - JUNE 30, 2023 AND ESTABLISHING A PROPERTY TAX RATE FOR TAX YEAR 2022." 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 first reading.

Mayor Fox presented and placed for passage an ordinance O2022-012 entitled "AN ORDINANCE TO AMEND FEES FOR CUSTOMERS OF THE SEVIERVILLE WATER SYSTEM." Malone noted the fiscal year 2023 rate increases are necessary for the continued operation of the system and to help pay for the wastewater treatment plant expansion. 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 first reading.

Mayor Fox recognized Tracy Baker, who presented and placed for passage an Initial Resolution R2022-012 Authorizing the Issuance of Not to Exceed One Hundred Million Dollars (\$100,000,000) General Obligation Bonds of the City of Sevierville, Tennessee. Baker noted the first \$30,000,000 would be used for land acquisition, the East Sevierville Park, Community Center renovation and expansion, and Police Department expansion. The remaining funds will go to the wastewater treatment plant expansion. A

motion was made by Alderman Koester and seconded by Alderman Ohman to approve the resolution as presented. Those voting Yes: Helton, Koester, McCroskey, Ohman, Rader. Those voting No: None. Motion carried.

Mayor Fox recognized Tracy Baker, who presented and placed for passage a Resolution R2022-013 Authorizing the Issuance of General Obligation Bonds of the City of Sevierville, Tennessee in the Aggregate Principal Amount of Not to Exceed \$100,000,000, in One or More Series; Making Provision for the Issuance, Sale and Payment of Said Bonds, Establishing the Terms Thereof and the Disposition of Proceeds Therefrom, and Providing for the Levy of Taxes for the Payment of Principal of, Premium, if Any, and Interest on the Bonds. A motion was made by Alderman Koester and seconded by Vice Mayor Rader to approve the resolution as presented. Those voting Yes: Helton, Koester, McCroskey, Ohman, Rader. Those voting No: None. Motion carried.

Mayor Fox recognized Tracy Baker, who presented and placed for passage a Resolution R2022-014 Consenting to the Industrial Development Board of the City of Sevierville, Tennessee, Negotiating and Accepting Payments in Lieu of Ad Valorem Tax with Respect to a Certain Project in the City of Sevierville, Tennessee, and Finding that Such Payments are Deemed to be in Furtherance of the Public Purposes of the Board as Defined in Tennessee Code Annotated Section 7-53-305. Baker detailed that the Eastern Band of the Cherokee Indians (EBCI) Kituwah Development Group proposed project named "The 407: Gateway to the Smokies" will consist of multiple commercial, entertainment and amusement attractions with an estimated Phase I cost of \$75,000,000. A motion was made by Alderman Helton and seconded by Vice Mayor Rader to approve the resolution as presented. Motion carried.

Mayor Fox recognized Tracy Baker, who presented bids for Construction of Traffic Signal and Turn Lanes at SR66/Gateway Boulevard and recommended acceptance of the low qualified bid and award the contract to Charles Blalock and Sons, Inc. in an amount of \$1,584,921. A motion was made by Alderman Koester and seconded by Alderman McCroskey to approve the bid and award the contract as presented. Motion carried.

Mayor Fox recognized Tracy Baker, who requested approval of golf course aeration to be performed by sole source vendor DryJect of Tennessee, LLC in the amount of \$25,876.84. A motion was made by Alderman Helton and seconded by Alderman McCroskey to approve the purchase as presented. Motion carried.

Mayor Fox recognized Brenda McCroskey, Sevierville Chamber of Commerce, who presented bids for the 2023 Vacation Planner. McCroskey noted the low bidder could no longer guarantee paper or price as previously agreed, nor could the second lowest bidder. McCroskey recommended acceptance of the third lowest qualified bid and award the contract to Martin Printing in the amount of \$157,650. A motion was made by Vice Mayor Rader and seconded by Alderman McCroskey to approve the bid and award the contract as presented. Motion carried.

Mayor Fox recognized Matt Henderson, who presented bids for annual function testing and preventive maintenance for Automated External Defibrillators (AEDs) and cardiac monitors and recommended approval of a contract with low qualified bidder ReNew Biomedical in the amount of \$14,360. A motion was made by Alderman Helton and seconded by Vice Mayor Rader to approve the contract as requested. Motion carried.

Mayor Fox recognized Keith Malone, who requested approval of existing and deferred water and/or sewer extensions and connections for the following developments: Long Springs Development, Newport Highway Micro Cabins, Golf River, and The Farm at Archrock. Malone noted the developments presented have existing agreements under the City's old policy but have been deferred while a new policy was determined. A motion was made by Alderman Koester and seconded by Vice Mayor Rader to approve the extensions and connections as presented. Motion carried.

Mayor Fox recognized Keith Malone, who requested approval of a Sewer and Water Extension and Connection Policy to limit connections and extensions outside City limits until such time as the Wastewater Plant upgrade is operational or a new policy is enacted by the Board. A motion was made by Alderman Koester and seconded by Alderman Helton to approve the policy as presented. Motion carried.

Mayor Fox recognized Alderman Koester who made a motion to amend the agenda to include a contract between the State of Tennessee Department of Transportation and the City of Sevierville as item H16 with the motion seconded by Alderman McCroskey to amend the agenda as presented. Motion carried. Mayor Fox recognized Ed Owens, who presented a contract for maintenance of state highways with the Tennessee Department of Transportation for maximum reimbursement of \$214,636.26. Owens noted that the previously approved contract was amended to include a higher maximum reimbursement. A motion was made by Alderman Koester and seconded by Vice Mayor Rader to approve the amended contract as presented. Motion carried.

There being no further business to discuss, the meeting adjourned at 6:25 PM.

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

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