

**MINUTES OF  
CITY COMMISSION MEETING  
MONDAY, DECEMBER 15, 2014, 5:30 P.M.  
CITY HALL, PIGEON FORGE, TENNESSEE**

Mayor Wear called the meeting to order with the following in attendance: Vice Mayor McClure, Commissioner Brackins, Commissioner Ogle, Commissioner Reagan, City Manager Teaster, City Recorder Clabo, City Attorney Gass, and interested citizens.

Mayor Wear opened the meeting and recognized Boy Scouts Group 211 who were in attendance to earn their Citizenship in the Community Merit Badge. Boy Scout member Jacob Starky led in the pledge of allegiance.

**PUBLIC HEARING**

A public hearing to receive public comment regarding amending the zoning map of Pigeon Forge, Tennessee by rezoning lots 1 & 2 of Edd Bohanan ETUX Jean property (parcel 131.00 of tax map 072) located on Cain Hollow Road from M-1 (industrial) district to R-1 (low density residential) district.

There being no comments received, the public hearing was closed.

A public hearing to receive public comment regarding annexing certain property located along Little Valley Road into the corporate limits of Pigeon Forge, Tennessee, said property being owned by Tony Lee Rast.

There being no comments received, the public hearing was closed.

**REGULAR MEETING**

The minutes were unanimously approved following motion by Commissioner Brackins and second to motion by Vice Mayor McClure.

Mayor Wear asked if there were any comments from citizens.

No comments were received.

The authorization for the payment of bills was presented for approval. City Recorder Clabo asked permission to also pay bills on December 30<sup>th</sup> since there would not be another council meeting to approve bills until January 12, 2015. It was noted that a copy of bills to be paid on December 30 would be provided at the next meeting. On a motion by Vice Mayor McClure, second by Commissioner Ogle, it was unanimously approved to accept the bills as presented.

## Old Business

**Ordinance No. 991** to amend the zoning map of Pigeon Forge, Tennessee by rezoning lots 1 & 2 of Edd Bohanan ETUX Jean property (parcel 131.00 of tax map 072) located on Cain Hollow Road from M-1 (industrial) district to R-1 (low density residential) district was presented on the second reading. Community Development Director Taylor presented. On a motion by Vice Mayor McClure, second by Commissioner Reagan, and with all voting "aye" the motion was approved on the second reading.

**Ordinance No. 992** to annex certain property located along Little Valley Road into the corporate limits of Pigeon Forge, Tennessee, said property being owned by Tony Lee Rast was presented on the second reading. Community Development Director Taylor presented. On a motion by Commissioner Reagan, second by Vice Mayor McClure, and with all voting "aye" the motion was approved on the second reading.

## New Business

**Resolution No. 815** to adopt a plan of services for Tony Lee Rast and Alison Rast property located on Little Valley Road at Waldens Creek (Sevier County tax map 93, parcel 26.17) was presented for approval. Community Development Director Taylor presented. On a motion by Commissioner Brackins, second by Commissioner Ogle, the motion was unanimously approved.

**Ordinance No. 993** to amend the zoning map of Pigeon Forge, Tennessee by rezoning parcel E-14.00 of tax map 094D (South of Wilson Street between Iron Mountain Circle and Oldham Street) from R-1 (low density residential) district to R-2 (high density residential) district was presented on the first reading. Community Development Director Taylor presented. On a motion by Vice Mayor McClure, second by Commissioner Ogle, and with all voting "aye" the motion was approved on the first reading.

**Ordinance No. 994** to amend the zoning map of Pigeon Forge, Tennessee by rezoning parcels C-1.00 (portion thereof), C-2.00, C-3.00, C-4.00, C-5.00, C-6.00, C-7.00, C-8.00 of tax map 083J and parcels A-1.00, A-2.00, A-3.00, A-4.00, A-13.00 of tax map 083O and adjacent R-O-W of Florence Drive (near the Southwest Intersection of Wears Valley Road and the Parkway) from R-1 (low density residential), C-1 (general commercial), C-2 (tourist commercial), C-6 (mixed use commercial) districts to C-4 (planned unit-commercial) district was presented on the first reading. Community Development Director Taylor presented. On a motion by Vice Mayor McClure, second by Commissioner Ogle, and with all voting "aye" the motion was approved on the first reading.

**Ordinance No. 995** to amend article VIII, section 801 ("area, yard, and height requirement") of the text of the zoning ordinance of Pigeon Forge, Tennessee to change side setbacks and establish rear building setback requirements was presented on the first reading. Community Development Director Taylor presented. On a motion by Commissioner Ogle, second by Vice Mayor McClure, and with all voting "aye" the motion was approved on the first reading.

**Ordinance No. 996** to close a public section of R-O-W on Florence Drive and allow it to become a private circulation easement for development and a public water and sewer easement was presented on the first reading. Community Development Director Taylor presented and noted

that this was a section of road from LaFollette Circle north to Wears Valley approximately 445 feet. On a motion by Vice Mayor McClure, second by Commissioner Ogle, and with all voting "aye" the motion was approved on the first reading.

Discussion and consideration of the 2013-2014 fiscal year audit of the City of Pigeon Forge from Pugh CPAs was presented for approval. Larry Elmore with Pugh CPAs was in attendance and stated that the audit had been discussed at a recent work session and he would answer any questions commissioners may have. On a motion by Vice Mayor McClure, second by Commissioner Brackins, it was unanimously approved to accept the audit as presented.

Discussion and consideration of lease amendment with the United States Postal Service for property located at Rena Street was presented for approval. Assistant City Manager Brackins presented. It was requested that under the termination section that language be added that allowed landlord option of terminating lease after the 36<sup>th</sup> month by giving the tenant written notice. On a motion by Vice Mayor McClure, second by Commissioner Ogle, it was unanimously approved to accept the amendment with noted change.

Discussion and consideration of bid to construct the Jake Thomas elevated water tank from Phoenix Fabricators & Erectors, Inc. was presented for approval. Paolo Fonda with SSR was in attendance to recommend base bid plus alternate one and two in the amount of \$1,712,075. On a motion by Vice Mayor McClure, second by Commissioner Brackins, it was approved to accept bid as presented. Commissioner Reagan abstained from the vote.

Discussion and consideration of bid for structural firefighting equipment for the Fire Department from NAFECO was presented for approval. Fire Chief Watson presented and recommended bid in the amount of \$1,320 per coat and \$910 per pant. On a motion by Vice Mayor McClure, second by Commissioner Brackins, it was approved to accept the bid as presented. Commissioner Reagan abstained from the vote.

Discussion and consideration of bids for water plant chemicals for the Water Department from Univar USA, and American Development Corp was presented for approval. Public Works Director Miller presented and recommended low bid for caustic soda from Univar USA in the amount of \$0.883 per gallon, aqua-mag from American Development Corp in the amount of \$10.25 per gallon, and fluoride from American Development Corp in the amount of \$3.65 per gallon. On a motion by Commissioner Brackins, second by Vice Mayor McClure, it was unanimously approved to accept the as presented.

Discussion and consideration of bid for the construction of a concrete driveway for the Waldens Creek water tank and to accept concrete bid was presented for approval. Public Works Director Miller presented and stated that bid from Blalocks was only bid received. Driveway bid was in the amount of \$19,800. On a motion by Vice Mayor McClure, second by Commissioner Ogle, it was approved to accept request as presented. Commissioner Reagan abstained from the vote.

Discussion and consideration of proposal from CEC Inc. for a study of the McGill Street connector regarding possible culverts was presented for approval. Robert Johnson was in attendance to discuss. He stated that the study should take approximately three to four weeks. On

a motion by Vice Mayor McClure, second by Commissioner Reagan, it was unanimously approved to accept the proposal as presented.

Discussion and consideration of a lift station SCADA communication system for the wastewater collection system from United Services was presented for approval. Martin Cross with Veolia presented and stated that the cost of the project was in the amount of \$223,665. On a motion by Vice Mayor McClure, second by Commissioner Brackins, it was unanimously approved to accept the request as presented.

Discussion and consideration of a payment to Sevier County Government regarding the water agreement was presented for approval. City Recorder Clabo presented and stated that the remaining amount owed to Sevier County from the previous water agreement was \$122,271 and was for year 2011, 2012, and 2013. On a motion by Commissioner Brackins, second by Commissioner Reagan, it was unanimously approved to accept the request as presented.

Discussion and consideration of request from Country Barn Gift Shop to place banners on median poles in celebration of their 30<sup>th</sup> anniversary was presented for approval. Carol Keathley was in attendance to answer any questions. On a motion by Vice Mayor McClure, second by Commissioner Reagan, it was unanimously approved to accept the request as presented.

Manager's report included the following:

1. There will not be a beer board meeting in December 2014.
2. The annual Christmas tree lighting will be December 18, 2014 at 6:00 p.m. at the Community Center
3. The Christmas lunch for city employees will be Thursday December 18, 2014 at 11:30 a.m. at the LeConte Center.
4. City offices will be closed December 23, 24, and 25 to observe the Christmas holiday.
5. City offices will be closed New Year's Day January 1, 2015.
6. There will be a public hearing on January 26, 2015 for Ordinance No. 993, 994, and 995.
7. The next regularly scheduled council meeting will be held Monday January 12, 2015.
8. The City received a letter from the State of Tennessee Office of the Comptroller requesting it be read into the minutes and was done so by Mayor Wear. See attachment A.

Mayor Wear asked for comments from the board.

Commissioner Ogle thanked Dennis Clabo and administrative staff for work on audit and getting a clean report.

Commissioner Brackins said the same.

Mayor Wear and Commissioner Brackins wished everyone a Merry Christmas.

Having no other comments received, the meeting was duly adjourned at 6:15 p.m.

APPROVED: \_\_\_\_\_  
MAYOR

ATTEST: \_\_\_\_\_  
CITY RECORDER