

**MINUTES OF  
CITY COMMISSION MEETING  
MONDAY, NOVEMBER 25, 2019, 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 Maples, Commissioner Ogle, Commissioner Watts, City Manager Teaster, Assistant City Manager Brackins, City Recorder Clabo, City Attorney Rowell, and interested citizens.

Mayor Wear opened the meeting and Vice Mayor McClure led in the pledge of allegiance.

**PUBLIC HEARING 1**

A public hearing to receive public comment regarding amending the zoning map of Pigeon Forge, Tennessee by rezoning five parcels 90.00, 90.01, portion of 90.02, 96.00, & 97.00 of tax map 093 and an acre of ROW of Wears Valley Road from R-1 (low density residential), R-2 (high density residential), & C-6 (mixed-use commercial) district to C-4 (planned unit-commercial) district.

Ron Reagan spoke and stated he was concerned about water runoff from the proposed development.

Jeff Raybeck stated he had concerns regarding congestion on Wears Valley Road, access for EMS, damage to the environment, and the local workforce that would be needed.

Julianne Geleynse had concerns regarding what the development would do to their water supply and would this bring lower wages to the area.

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

**PUBLIC HEARING 2**

A public hearing to receive public comment regarding adopting a plan of services for the New Paradigm Development Partners, LLC property located on tax map 93, a portion of parcel 97.00 and a portion of parcel 113.10.

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

**PUBLIC HEARING 3**

A public hearing to receive public comment regarding annexing certain lands located on tax map 093, 51-acre portion of parcel 97.00 and 3-acre of 113.10, owned by New Paradigm Development Partners, LLC and Lindsey & Lindsey Properties, LLC.

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

## REGULAR MEETING

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

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. On a motion by Commissioner Maples, second by Commissioner Ogle, it was unanimously approved to accept the bills as presented.

### Old Business

**Ordinance No. 1084** to amend the zoning map of Pigeon Forge, Tennessee by rezoning five parcels 90.00, 90.01, portion of 90.02, 96.00, & 97.00 of tax map 093 and an acre of ROW of Wears Valley Road from R-1 (low density residential), R-2 (high density residential), & C-6 (mixed-use commercial) district to C-4 (planned unit-commercial) district was presented on the second reading. Community Development Director Taylor presented and requested this item be deferred to the December 9, 2019 meeting as the planning department has not received the necessary plat for consideration. On a motion by Vice Mayor McClure, second by Commissioner Watts, and with all voting "aye" the motion was deferred to the next council meeting.

### New Business

**Resolution No. 874** to authorize the City of Pigeon Forge to endorse actions taken by the Pigeon Forge Multimodal (Parkway) Corridor Study was presented for approval. Community Development Director Taylor presented. On a motion by Commissioner Maples, second by Vice Mayor McClure, and with all voting "aye" the motion was unanimously approved.

**Resolution No. 875** to adopt a plan of services for the New Paradigm Development Partners, LLC property located on tax map 93, a portion of parcel 97.00 and a portion of parcel 113.10 was presented for approval. Community Development Director Taylor presented. On a motion by Commissioner Maples, second by Vice Mayor McClure, and with all voting "aye" the motion was unanimously approved.

**Resolution No. 876** to annex certain lands located on tax map 093, 51-acre portion of parcel 97.00 and 3-acre of 113.10, owned by New Paradigm Development Partners, LLC and Lindsey & Lindsey Properties, LLC was presented for approval. Community Development Director Taylor presented. On a motion by Commissioner Maples, second by Commissioner Watts, and with all voting "aye" the motion was unanimously approved.

Discussion and consideration to reallocate funds in the Ripken budget for capital projects at the Ripken Experience was presented for approval. Assistant City Manager Brackins presented and recommended the reallocation of \$201,937 for landscape improvements, concrete pads, kitchen improvements, retail fixture enhancement, ice room floor renovation, HVAC duct modification, cages, and computers/IT equipment. On a motion by Vice Mayor McClure, second by Commissioner Ogle, it was unanimously approved to accept the request as presented.

Discussion and consideration of a change order for the outdoor pool project at the community center from FTM Contracting was presented for approval. Parks and Recreation Director Goodwin presented and recommended the change order in the amount of \$61,026.98. On a motion by Vice Mayor McClure, second by Commissioner Watts, it was unanimously approved to accept the change order as presented.

Discussion and consideration of a proposal from LDA Engineering for the design of phase III of the reuse water line system was presented for approval. Public Works Director Miller presented and recommended the design at a lump sum fee of \$19,000. On a motion by Commissioner Ogle, second by Commissioner Watts, it was unanimously approved to accept the proposal as presented.

Discussion and consideration of bid to purchase an aerobic digester air line gasket for the wastewater treatment plant from Southern Constructors was presented for approval. Martin Cross with Veolia presented and recommended the base bid in the amount of \$82,180. On a motion by Commissioner Maples, second by Vice Mayor McClure, it was unanimously approved to accept the bid as presented.

Discussion and consideration of bid to purchase a trolley for the mass transit department from Hometown Trolley utilizing 5311 grant funds was presented for approval. Mass Transit Director Wilhoite presented and recommended the sole bid in the amount of \$367,269. This is an 80 percent federal (\$293,815.20), 10 percent state (\$36,726.90), and 10 percent local (\$36,726.90). On a motion by Commissioner Maples, second by Commissioner Watts, it was unanimously approved to accept the bid as presented.

Manager's report included the following:

1. There will be a beer board meeting on Wednesday, November 27, 2019 at 11:00 a.m. in the council room at city hall.
2. There will be a planning commission meeting on Tuesday, December 10, 2019 at 3:00 p.m. in the council room at city hall.
3. City offices will be closed Thursday and Friday November 28 and 29 to observe the Thanksgiving Holiday.
4. There will be an IDB meeting on Monday, December 9, 2019 at 3:00 p.m. in meeting room A of the city hall complex to review the annual audit.
5. There will be a work session on Monday, December 9, 2019 at 4:00 p.m. in meeting room A of the city hall complex to review the annual audit.

6. Would like to put an agreement to design the sewer extension of West Mill Creek phase III on the next council agenda.

Mayor Wear asked for comments from the board.

Vice Mayor McClure wished everyone a Happy Thanksgiving.

Having no other comments received, the meeting was duly adjourned at 6:20 p.m.

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

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