

**MINUTES OF  
CITY COMMISSION MEETING  
MONDAY, OCTOBER 09, 2023, 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 Ogle, Commissioner Watts, City Manager Teaster, Assistant City Manager Brackins, City Recorder Clabo, City Attorney Rowell and interested citizens. Commissioner Whaley was absent.

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

**PUBLIC HEARING 1**

A public hearing to receive comment regarding amending the zoning map of Pigeon Forge, Tennessee by rezoning tax map 106, parcels 15.00 and 17.00 from C-2 (tourist commercial) district and R-1 (low density residential) district to C-4 (planned unit commercial) district and C-6 (mixed-use commercial) district.

Sue and Russell Carr were in attendance. Ms. Carr asked the board to take into consideration traffic when considering request.

Natalie Breeden was in attendance and asked to keep area residential as infrastructure can't handle the growth.

Dan Cash was in attendance and asked to keep the area residential as traffic was a problem.

There being no other 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 Ogle.

Mayor Wear asked if there were any comments from citizens.

Ken Snyder was in attendance and noted that there was a problem with overnight rentals near his home on Butler Street. He asked if city has been citing violators \$50 fine per day or done anything since last meeting.

Kim Matthews was in attendance and noted that cars get bottlenecked in her neighborhood so possibly more signage could deter illegal parking.

Craig Stevenson was in an attendance and noted that everyone needs to be proactive in how they handled complaints such as offering to let someone know where it is appropriate to park.

Susan Rollins was in attendance and noted traffic is too bad.

A gentleman from 423 Asbury Avenue was in attendance and stated that he agreed that we need tourism but something has to be done to keep from pushing local residents out.

Ken Snyder also noted that more signage is needed on the greenway.

No other comments were received.

The authorization for the payment of bills was presented for approval. 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. 2023-1155** to amend the zoning map of Pigeon Forge, Tennessee by rezoning tax map 106, parcels 15.00 and 17.00 from C-2 (tourist commercial) district and R-1 (low density residential) district to C-4 (planned unit commercial) district and C-6 (mixed-use commercial) district was presented on the second reading. Community Development Director Taylor presented and stated this was for approximately 164 acres and this rezoning would reduce the maximum height of buildings on ridge tops to 35 feet. On a motion by Commissioner Watts, second by Commissioner Ogle, and with all voting “aye” the motion was approved on the second reading.

### **New Business**

**Resolution No. 2023-928** to authorize the issuance of general obligation bonds of the City of Pigeon Forge, Tennessee in the aggregate principal amount of not to exceed \$20,000,000, 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 was presented for approval. Chris Bessler with Cumberland Securities was in attendance to present and stated that city would try to close on approximately \$10,000,000 prior to year-end. On a motion by Vice Mayor McClure, second by Commissioner Watts, and with all voting “aye” the motion was unanimously approved.

Discussion and consideration to authorize the city manager to execute amendments with D&S Construction for the construction of the public safety buildings and setting the current budget was presented for approval. Assistant City Manager Brackins presented and recommended approval of a budget ceiling based on the current construction budget for the police department, fire department, and site work in the amount of \$47,062,500. On a motion by Vice Mayor McClure, second by Commissioner Watts, it was unanimously approved to accept the request as presented.

Discussion and consideration for the purchase and installation of a cooling tower for the Community Center from Trane utilizing the Omnia Purchasing Cooperative pricing was presented for approval. Parks and Recreation Director Goodwin presented and recommended the purchase in the amount of \$461,730.88. On a motion by Commissioner Ogle, second by Vice Mayor McClure, it was unanimously approved to accept the request as presented.

Discussion and consideration to purchase a 2025 International dump truck for the utility department from Cumberland International Trucks, Inc. utilizing the statewide contract was presented for approval. Public Works Director Miller presented. It was noted that the purchase

was in the amount of \$129,938.24. On a motion by Vice Mayor McClure, second by Commissioner Watts, it was unanimously approved to accept the request as presented.

Discussion and consideration to purchase two Ford F-150 super cab trucks for the utility department from Lonnie Cobb Ford utilizing the statewide contract was presented for approval. Public Works Miller presented and the purchase was recommended in the amount of \$41,968 each. On a motion by Vice Mayor McClure, second by Commissioner Ogle, it was unanimously approved to accept the purchase as presented.

Discussion and consideration to purchase a Ford F-150 super cab truck for the public works department from Lonnie Cobb Ford utilizing the statewide contract was presented for approval. Public Works Director Miller presented. He requested to cancel an open purchase order with Ford of Murfreesboro due to them being unable to give estimated delivery date and Lonnie Cobb Ford having a vehicle ready for delivery. This request is \$6,968 more than budgeted amount and overage will be offset by budget savings or possible budget amendment. On a motion by Vice Mayor McClure, second by Commissioner Watts, it was unanimously approved to accept the request as presented.

Discussion and consideration of bid to purchase a Chevrolet Traverse for the community development department from Champion Chevrolet was presented for approval. Community Development Director Taylor presented and recommended the vehicle in the amount of \$35,562. On a motion by Vice Mayor McClure, second by Commissioner Ogle, it was unanimously approved to accept the request as presented.

Manager’s report included the following:

1. The Planning Commission will meet on Tuesday, October 24, 2023 at 3:00 p.m. in the city council room at city hall.
2. The beer board will meet on Wednesday, October 25, 2023 at 11:00 a.m. in the council room at city hall.
3. The next council meeting will be held on Monday, October 23, 2023.

Mayor Wear asked for comments from the board.

Mayor Wear thanked everyone that came to the meeting for attending.

Having no other comments received, the meeting was duly adjourned at 6:50 p.m.

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

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