

**MINUTES OF  
CITY COMMISSION MEETING  
MONDAY, OCTOBER 14, 2024, 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 text of Pigeon Forge, Tennessee, Article IV, sections 408.2.29.1 definitions and 408.9.1 specific sign regulations for commercial districts.

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

**PUBLIC HEARING 2**

A public hearing to receive comment regarding amending the zoning map of Pigeon Forge, Tennessee by rezoning parcels 038.01, 038.02 and a portion of 037.00 on Sevier County Tax Map 094, located off Pinyon Circle and Veterans Boulevard from the R-1 (low density residential) district to C-6 (mixed use commercial) district.

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

**PUBLIC HEARING 3**

A public hearing to receive comment regarding amending the zoning map of Pigeon Forge, Tennessee by rezoning parcels 9.00, 10.00, 11.00, 12.00, 13.00, 14.00, 15.00, and 16.00 of Sevier County Tax Map 095, located in Laurelwood Subdivision, from the R-1 (low density residential) district to R-2 (high density residential) district.

Caleb Whaley was in attendance to discuss his concerns regarding the proposed rezoning. He noted that he was concerned about the low density to high density, drainage, road widening, need for guard rails, and water pressure. He asked for a delay until the area could be improved.

Mike Carico was in attendance to discuss rezoning. He asked why only part of the area was being considered for R-2 rezoning and not all parcels. He stated there had been

no communication from anyone regarding the rezoning and doesn't understand why residents were not notified.

Jeff Murrell was in attendance representing Brent Cole. He stated that this rezoning would impact 8 lots. He added that the lots are not suitable for R-1 and need to be R-2. He stated that permanent residents would impact infrastructure more than visitors and stated that his client indicated that he was willing to pay for issues related to water pressure.

There being no further 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.

No comments were received.

The authorization for the payment of bills was presented for approval. On a motion by Commissioner Ogle, second by Commissioner Watts, it was unanimously approved to accept the bills as presented.

### **Old Business**

**Ordinance No. 2024-1170** to amend the zoning text of Pigeon Forge, Tennessee, Article IV, sections 408.2.29.1 definitions and 408.9.1 specific sign regulations for commercial districts was presented on the second reading. Community Development Director Taylor presented. On a motion by Commissioner Ogle, second by Commissioner Watts, and with all voting "aye" the motion was approved on the second reading.

**Ordinance No. 2024-1171** to amend the zoning map of Pigeon Forge, Tennessee by rezoning parcels 038.01, 038.02 and a portion of 037.00 on Sevier County Tax Map 094, located off Pinyon Circle and Veterans Boulevard from the R-1 (low density residential) district to C-6 (mixed use commercial) district was presented on the second reading. Community Development Director Taylor presented. On a motion by Commissioner Watts, second by Vice Mayor McClure, the motion was approved on the second reading. Mayor Wear abstained from the vote.

**Ordinance No. 2024-1172** to amend the zoning map of Pigeon Forge, Tennessee by rezoning parcels 9.00, 10.00, 11.00, 12.00, 13.00, 14.00, 15.00, and 16.00 of Sevier County Tax Map 095, located in Laurelwood Subdivision, from the R-1 (low density residential) district to R-2 (high density residential) district was presented on the second reading. Community Development Director Taylor presented. Motion was made by Vice Mayor McClure and seconded by Commissioner Watts. Before the vote, it was requested

that engineering be done on both water and road to determine what improvements needed to be made. On a motion by Vice Mayor McClure to amend his vote to include engineering work for improvements to water and road, second by Commissioner Watts, and with all voting “aye” the motion was approved on the second reading.

### **New Business**

**Ordinance No. 2024-1174** to amend the zoning map of Pigeon Forge, Tennessee by rezoning parcel 154.02 of Sevier County Tax Map 093, located on Wears Valley Road, from the R-1 (low density residential) district to C-6 (mixed use commercial) district 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. 2024-1175** to allow permits for the sale of beer at outdoor theater attractions was presented on the first reading. City Attorney Rowell presented. Motion was made by Vice Mayor McClure and seconded by Commissioner Watts. Before the vote, Commissioner Ogle asked about adding language to clarify food service. On a motion by Vice Mayor McClure to amend his vote to include request by Commissioner Ogle, second by Commissioner Watts, and with all voting “aye” the motion was approved on the first reading.

Discussion and consideration of a change order from Adams and Sons, Inc. for the Henderson Spring Road water and sewer extension project was presented for approval. Will Littlejohn with Cannon & Cannon presented and noted that the change order was a deduction in the amount of \$13,500 for asphalt trench patching. On a motion by Vice Mayor McClure, second by Commissioner Ogle, it was unanimously approved to accept the change order as presented.

Discussion and consideration of a contract amendment for the operation and maintenance of the Pigeon Forge wastewater treatment plant, lift stations and collection systems rehabilitation program with Veolia North America was presented for approval. Assistant City Manager Brackins presented and noted that this would be a 5-year extension. On a motion by Commissioner Watts, second by Commissioner Ogle, it was unanimously approved to accept the request as presented.

Discussion and consideration of bid for the Cain Hollow sewer improvements project from Adams and Sons for the pump station portion and Franklin Underground Utility for line work was presented for approval. Cory Newman with LDA Engineering presented and recommended contract A be awarded to Franklin Underground Utility Services, Inc. at a cost of \$2,634,200 and contract B be awarded to Adams and Sons, Inc. at a cost of \$1,199,916 for a total cost of \$3,834,116. 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 trash, recycling and bear resistant dumpsters from Fleet Genius of North Carolina was presented for approval. Public Works Director Miller presented and recommended sole bid at a cost of \$1,210 for 8 cy standard dumpster; \$1,336 for a recycling dumpster; \$1,474 for a bear resistant dumpster; \$38 for an 8 cy dumpster lid; \$9 for rod & nuts; and \$206 for bear resistant lid, rod & nuts. On a motion by Commissioner Ogle, second by Vice Mayor McClure, it was unanimously approved to accept the bid as presented.

Discussion and consideration to purchase equipment and installation for 11 patrol and 1 unmarked vehicle for the police department from Truckers Lighthouse utilizing the University of Tennessee contract and the statewide contract was presented for approval. Police Captain Adams presented and recommended the purchase as follows: equipment for 11 patrol vehicles at a cost of \$24,694.39 each with installation cost of \$5,270 each; and equipment for one unmarked vehicle at a cost of \$9,554.40 with installation cost of \$3,720 each. On a motion by Vice Mayor McClure, second by Commissioner Ogle, it was unanimously approved to accept the request as presented.

Discussion and consideration to purchase two (2) zero turn mowers for the parks and recreation department from Ag-Pro of Knoxville utilizing the Sourcewell contract was presented for approval. Parks and Recreation Supervisor Garner presented and recommended the purchase in the amount of \$12,628.62 each for a total of \$25,257.24. On a motion by Vice Mayor McClure, second by Commissioner Ogle, it was unanimously approved to accept the request as presented.

Discussion and consideration to purchase a greenway sweeper for the parks and recreation department from Stringfellow, Inc. utilizing the Sourcewell contract was presented for approval. Parks and Recreation Supervisor Garner presented and recommended the purchase in the amount of \$142,310. 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 a final change order from Charles Blalock and Sons for the greenway project from Patriot Park to Dollywood Lane was presented for approval. Parks and Recreation Supervisor Garner presented and recommended the change order in the amount \$48,955.32 due to bid being based on quantities and change order reflecting actual quantities used. On a motion by Commissioner Watts, second by Commissioner Ogle, it was unanimously approved to accept the change order as presented.

Discussion and consideration of bid for the cooling tower refurbishment at the LeConte Center from REA Services, LLC was presented for approval. LeConte Center Manager Campbell presented and recommended the low bid in the amount of \$180,755. On a motion by Commissioner Ogle, second by Vice Mayor McClure, it was unanimously approved to accept the bid as presented.

Discussion and consideration of a contract amendment with CCLD for IT and circuitry management provider at the LeConte Center was presented for approval. LeConte Center Manager Campbell presented and recommended extending the contract one year. On a motion by Vice Mayor McClure, second by Commissioner Ogle, it was unanimously approved to accept the amendment as presented.

Discussion and consideration to accept the SFY 24-25 UROP grant for the mass transit department was presented for approval. Assistant City Manager Brackins presented and recommended the grant in the amount of \$901,876. This is an 80% state and 20% local match or \$721,500 state and \$180,376 local match. On a motion by Vice Mayor McClure, second by Commissioner Watts, it was unanimously approved to accept the grant as presented.

Discussion and consideration to apply and accept a grant from the Appalachian Regional Commission for the Douglas Lake Raw Water Transmission Line Improvement Project was presented for approval. City Manager Teaster presented and stated that this grant was in the amount of \$2,000,000 and would go towards the cost of the line. On a motion by Vice Mayor McClure, second by Commissioner Ogle, it was unanimously approved to accept the grant as presented.

Discussion and consideration to sell used city vehicles and other used equipment on GOV Deals was presented for approval. City Recorder Clabo presented. On a motion by Commissioner Watts, second by Vice Mayor McClure, it was unanimously approved to accept the request as presented.

Discussion and consideration to donate books and other items to the Friends of the Pigeon Forge Public Library was presented for approval. City Manager Teaster presented. 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 22, 2024 at 3:00 p.m. in the city council room at city hall.
2. The beer board will meet on Wednesday, October 23, 2024 at 11:00 a.m. in the council room at city hall.
3. City offices will be closed on Veterans Day, November 11, 2024. Also, on that day, the first council meeting in November is scheduled that day. Would like to move to Tuesday, November 12, 2024.
4. There will be a public hearing on Ordinance No. 2024-1174 at the council meeting on Tuesday, November 12, 2024.

Mayor Wear asked for comments from the board.

Commissioner Ogle thanked all for the outpouring of support from the loss of his mother.

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

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

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