

The Gatlinburg Board of Commissioners met in a regular meeting on Tuesday March 19, 2019 at 6:00 P.M. in the City Council Room. All members were present. Mayor Mike Werner called the meeting to order and led the Pledge of Allegiance. Finance Director Robert Hot gave the Invocation.

Mayor Werner then called for a motion to approve the Minutes of the regular meeting of February 19, 2019. Commissioner Hannah Harper made a motion to approve the Minutes which was seconded by Commissioner Don Smith and then unanimously adopted.

Regarding Reports and Boards of Committees, Mayor Werner presented a Certificate of Recognition to Travis Petrey.

The City Manager reported and/or requested:

(1) that she would like to announce that on March 23, 2019 The Gatlinburg Firefighters Association will be having its annual Firefighters 5K & 10K at Fire Hall #1 on East Parkway; and,

(2) that she would like to announce that the upcoming Smoky Mountain Trout Tournament which will be held April 6 and 7 and is open to adults and children and to register at Smoky Mountain Angler in Winery Square or on line at Rockytopoutfitters.com; and,

(3) that she would like to announce that the Smoky Mountain Wine Festival will be held April 13, on the Arrowmont Campus. The event includes samples from 20 wineries from across the State and 9 food vendors and new this year is a VIP Event on Saturday with early admission plus other activities exclusive to VIP pass holders; and,

(4) that she would like to announce Hands on Gatlinburg which will be held April 12 - 14 in the Great Smoky Arts and Crafts Community and that this is the third year for the Event which offers 40 different classes by local artist and crafters and there is no experience necessary and for information on the Wine Festival and Hands on Gatlinburg to contact Gatlinburg.com/events for information and tickets.

RESOLUTION NUMBER 961, A RESOLUTION AMENDING RESOLUTION NO. 955 AND FURTHER BEING A RESOLUTION TO MODIFY THE GATLINBURG HOUSING SUPPORT PROGRAM AS ESTABLISHED IN THAT RESOLUTION.

Item A under New Business was Resolution Number 961, A Resolution amending Resolution No. 955 and further being a Resolution to modify the Gatlinburg Housing Support Program as established in that Resolution. Commissioner DeSear made a motion

to approve the Resolution which was seconded by Commissioner Harper. The City Manager stated that this Resolution adds another category to the Housing Support Program in allowing a Developer to receive a ten year Pilot if they are receiving Federal or State Funds supporting the housing development such as tax credits, grants or subsidies and that the previous Program did not provide this opportunity and this could open the door for more affordable housing projects. The motion to approve the Resolution was then unanimously adopted.

RESOLUTION NUMBER 962, A RESOLUTION AUTHORIZING THE USE OF THE POWER OF EMINENT DOMAIN TO ACQUIRE REAL ESTATE FOR THE PURPOSE OF DEVELOPING WORKFORCE RENTAL PRICED UNITS WITHIN THE CITY.

Item B under New Business was Resolution Number 962, A Resolution authorizing the use of the power of Eminent Domain to acquire real estate for the purpose of developing work force rental priced units within the City. Commissioner Smith made a motion to approve the Resolution which was seconded by Vice Mayor McCown. The City Manager stated this is a Resolution allowing the City to exercise the right of eminent domain for property located on Ski Mountain Road formerly known as the Watson Motel. The City Manager then asked the City Attorney to further explain the condemnation process. Mr. Sharp stated that an offer was made to the representative of the owner of the property for fair market value and it was declined and that the City can use the power of eminent domain for public purposes and the City believes that provision of affordable housing is a public purpose and, if the Resolution is approved, it gives us the basis for using the power of eminent domain. Mr. Sharp then reviewed the technical process and procedures of eminent domain in that the City would file a petition in Circuit Court and if the Court agrees that the condemnation is for public purposes, the City would then take possession of the property and the ultimate determination of the market value of the property becomes a jury question which could be two to three years down the road and if the jury determines that the property is worth more than what the City paid, the difference would be paid at that time. Mr. Sharp concluded by stating that the property could be acquired fairly quickly within thirty days of the petition being approved. Vice Mayor McCown asked if construction could take place before the jury decision was made to which Mr. Sharp explained that once the Court approved the petition the City would take ownership of the property immediately and construction could take place. Commission DeSear asked what is the condition of the property and Mr. Sharp answered there are a total of 1.9 acres which has been cleaned up and there are no structures located on the property. The City Manager then stated that the City's Public Building Authority was designated to be the Industrial Development Board and that Board would be meeting tomorrow and will be looking at a Request for Proposal Document that the City would send out to Affordable Housing Developers as it relates to this parcel to make sure it is a viable project and that the discussion has primarily been to use this specific property for J1 housing. Mayor Werner asked Commission DeSear to explain J1 employees. Commissioner DeSear stated that J1 is an employee visa program where businesses sponsor workers from different countries and the workers come at different times of the year to high hospitality markets and are usually here for a three month period. There being no further

discussion, the motion to approve the Resolution was then unanimously adopted.

DISCUSSION AND CONSIDERATION OF APPROVING A CONTRACT WITH EDISON ELECTRIC, LLC, FOR THE INSTALLATION OF STAND BY GENERATORS AT THE WATER PLANT AND THE RANMORE WATER PUMP STATION.

Item C under New Business was discussion and consideration of approving a contract with Edison Electric, LLC, for the installation of stand by generators at the Water Plant and the Ranmore Water Pump Station. Commissioner Smith made a motion to approve the Contract which was seconded by Vice Mayor McCown. The City Manager stated that this is the Project to install permanent generators at both the Water Plant and the Ranmore Water Pump Station which is the main pump station that delivers water from the City of Pigeon Forge. Mr. Phelps stated that this Project will install all the electrical switch gear that is necessary to install the new generators and that these generators will be diesel stand by generators which will allow the City to treat the water at the Water Plant and pump into the distribution center and also run pump station at Pigeon Forge in the event of a power outage and that the generators will be purchased separately and the cost is approximately \$170,000. Commissioner DeSear asked where the diesel is stored and the Engineer responded in fuel tanks below the surface and the tanks hold a minimum of 24 hours capacity. The motion to approve the contract with Edison Electric, LLC was then unanimously adopted.

DISCUSSION AND CONSIDERATION OF APPROVING A SINGLE BID AND A CONTRACT WITH CHARLES BLALOCK AND SONS, INC., FOR THE OAK RIDGE ROAD AND HIGHWAY 441 METER PARKING LOT SLOPES REPAIR PROJECT.

Item D under New Business is discussion and consideration of a single bid and a contract with Charles Blalock and Sons, Inc., for the Oak Ridge Road and Highway 441 Meter Parking Lot Slopes Repair Project. Commissioner DeSear made a motion to approve the Contract which was seconded by Commissioner Harper. The City Manager stated that these are two slope repairs that were budgeted and this is a single bid that is lower than the budgeted amount. Commissioner DeSear asked if it is not completed within the 45 days what happens and the Engineer, Kyle Horner, responded that there are the liquidated damages of \$250.00 per day. The motion to approve the contract and single bid to Charles Blalock and Sons, Inc. was then unanimously adopted.

DISCUSSION AND CONSIDERATION OF APPROVING A REQUEST FROM ARROWMONT SCHOOL OF ARTS AND CRAFTS FOR PARKING IN THE MCMAHAN PARKING GARAGE APRIL 11 – APRIL 14, 2019

Item E under New Business is discussion and consideration of approving a request from Arrowmont School of Arts and Crafts for parking in the McMahan Parking Garage April 11 – April 14, 2019. Vice Mayor McCown made a motion to approve the request for

parking from Arrowmont which was seconded by Commissioner Harper. The City Manager stated that there is a project on the Arrowmont campus for parking and that it is not completed and that there is a chance it will be by the referenced time frame. The City Manager has advised the Executive Director that parking will be based on a first come first serve basis and that could be a challenge due to the heavy usage of the Parking Garage and Mr. Bill May stated he did understand that situation. The motion to approve the request for parking was then unanimously adopted.

UNSCHEDULED ITEMS:

Commissioner Ryan DeSear:

(1) Commissioner DeSear asked the Public Works Director how road paving was coming along and Mr. Henderson gave Commissioner DeSear an update and said that the Street Department was ahead of schedule at this time; and,

(2) Commissioner DeSear asked the Public Works Director about sidewalks on Reagan Drive and if they were City or privately owned because they were in poor condition. Mr. Henderson answered that most of those sidewalks in that area were privately owned and Staff would look at them to determine their ownership; and,

(3) Commissioner DeSear thanked the City Manager for all she did in the efforts to work with the National Park to get the Spur cleaned up and to thank all City employees that were involved in the cleanup also and that they did a great job; and,

(4) Commissioner DeSear asked if Ridge Road was cleaned up after last weekend's storms and the Public Works Director stated that there was some call in time with the Street Department and that he was unsure of power lines being down but staff would look into it.

Commissioner Don Smith:

(1) Commissioner Smith wanted to congratulate the City Manager on her Sevier Award from SCHAS (Senior Citizens Home Assistance Service, Inc.) and that it was very well deserved.

Commissioner Hannah Harper:

(1) Commissioner Harper wanted to also congratulate the City Manager on her SCHAS Award stating that it was very well deserved and that she really hated that she was not in town to attend; and,

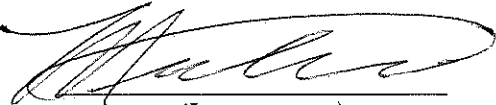
(2) Commissioner Harper wanted to congratulate Travis Petrey on all of his bowling achievements; and,

(3) Commissioner Harper wanted to thank Mr. Mark Adams and Mr. Jim Downs for all the hard work they do to bring in Special Events to the City of Gatlinburg.

Mayor Mike Werner:

(1) Mayor Mike Werner reported that the City had a good trip to their annual Tennessee Municipal League meeting in Nashville, TN.

There being no further business to come before the City Commission, Vice Mayor McCown made a motion to adjourn. Commissioner Smith seconded the motion which was unanimously approved.


Mike Werner, Mayor

Cindy Cameron Ogle, City Recorder
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