

The Gatlinburg Board of Commissioners met in a regular meeting on Tuesday March 8, 2016, at 6:00 P.M. in the City Council Room. All members were present with the exception of Commissioner Mike Helton. Mayor Mike Werner called the meeting to order and led the Pledge of Allegiance. Building and Planning Director David Ball gave the Invocation.

Mayor Werner then called for a motion to approve the Minutes of the regular meeting of February 16, 2016. Vice Mayor Mark McCown made a motion to approve the Minutes which was seconded by Commissioner Don Smith and then unanimously adopted.

Regarding Petitions and Communications from the Public, Mayor Werner recognized Mr. Alex Abrahams who stated that he was a twelve year resident of Gatlinburg and that he had been given a vision of affordable housing and that so far he and his wife have made twenty affordable housing properties available and have acquired additional properties to help solve this problem of epidemic proportion. Mr. Abrahams further stated that he would ask Commission to not vote at this time on the Redevelopment Plan and stated that there had not been any vital information given regarding the Plan, such as where all the displaced people would go and stated that he feels this is a blank plan to nowhere. Mayor Werner then recognized Ms. Jamie Bixby who stated that she had not been a resident for very long and asked how much business would be lost during the redevelopment and would the businesses be relocated on a temporary basis. Ms. Bixby continued that Gatlinburg is housing a lot of international workers that it seems ridiculous to build hotels when the City needs a dog park. Ms. Bixby continued that the Redevelopment Plan will affect her job and her home and because of that she would like to know more about the Plan. Ms. Bixby then referenced the Rainbow Motel and that better housing is necessary and that everyone deserves a warm place to sleep and then commented that Gatlinburg does not need any more liquor stores or pancake houses. Mayor Werner then recognized Mr. George Hawkins who commended Commission and the Gatlinburg Redevelopment and Housing Authority Board for their hard work and then proceeded to talk about Section 8 Housing and referenced a recent article that was in the Gatlinburg Daily Post and stated that this will open up the gate for Section 8 Housing and to be aware that this needs to be seriously considered and looked at very closely.

There were no Reports of Boards or Committees.

The City Manager reported and/or requested:

- (1) that she would like to announce that the Gatlinburg Community Oriented Police Program (GCOPP) will be hosting their Annual Easter egg hunt on Saturday,

March 26, 2016, at Mynatt Park and that children between 1 and 12 years of age are invited to a meet and greet with the Easter Bunny at 12:00 P.M. with an egg hunt to follow at 1:00 P.M. The City Manager further stated that there will be hot dogs and refreshments and prizes will be given to the children; and,

(2) that she would like to announce that the Firefighters Fit for Duty 5K and 10K Race will be held on Saturday, April 9, 2016, beginning at 9:00 A.M. with registration starting at 7:00 A.M. at the Gatlinburg Fire Department Headquarters. The City Manager further stated that to ensure participants receive a t-shirt to register by March 25, 2016, and that proceeds help fund the Gatlinburg Firefighter's Association community programs; and,

(3) that she would also like to announce that the 35th Annual Sparkle Days schedule has been set for the first two weeks in April and that April 4 through 8, will be for pick-up of commercial debris and that April 11 through 15, will be for pick-up of residential debris. The City Manager further stated that businesses and residents are encouraged to clean up their property and homes in time for Spring and also for residents to form litter pick-up groups to clean up litter along roadsides and green spaces in the City and that for more information, please contact the Community Center; and,

(4) finally, that she would like to distribute the Arbor Day memorandum and stated that Arbor Day is set for Thursday, April 7, 2016, at 1:30 P.M. and will be held at Pi Beta Phi Elementary School.

ORDINANCE NUMBER 2491, AMENDING THE ZONING ORDINANCE BY REPEALING SECTION 406 AND SUBSTITUTING ADDITIONAL SECTIONS IN LIEU THEREOF WITH REGARD TO PLANS APPROVAL IN PLANNED UNIT DEVELOPMENTS, PUBLIC HEARING AND SECOND READING, (PASSED FIRST READING 2/16/2016 AND PLANNING COMMISSION 1/21/2016).

The first Item under Old Business was Ordinance Number 2491, amending the Zoning Ordinance by repealing Section 406 and substituting additional Sections in lieu thereof with regard to plans approval in Planned Unit Developments, Public Hearing and Second Reading, (Passed First Reading 2/16/2016 and Planning Commission 1/21/2016). Commissioner Don Smith made a motion to approve the Ordinance which was seconded by Commissioner Jerry Hays. The City Manager then commented that this Ordinance does require a Public Hearing and a second reading and that it brings the City into compliance with State Law regarding vested property rights. The City Manager further stated that once developments receive a permit, this Ordinance allows for a time period for those to stay active and that this Ordinance relates to the Municipal Zoning and that the next business item is

related to the Regional Zoning Ordinance. Mayor Werner then opened the Public Hearing and their being no comments, closed the Public hearing. The motion to approve Ordinance Number 2491 was unanimously adopted on Second and Final Reading.

ORDINANCE NUMBER 2492, AMENDING THE REGIONAL ZONING ORDINANCE BY REPEALING SECTION 407.98 OF ARTICLE IV IN ITS ENTIRETY AND SUBSTITUTING A NEW SECTION 407.98 IN LIEU THEREOF, AND FURTHER BEING AN ORDINANCE TO ADOPT A NEW STANDARD FOR VESTED PROPERTY RIGHTS AND PERIODS ON PLAN APPROVALS, PUBLIC HEARING AND SECOND READING, (PASSED FIRST READING 2/16/2016 AND PLANNING COMMISSION 1/21/2016).

The last Item under Old Business was Ordinance Number 2492, amending the Regional Zoning Ordinance by repealing Section 407.98 of Article IV in its entirety and substituting a New Section 407.98 in lieu thereof, and further being an Ordinance to adopt a new standard for vested property rights and periods on Plan Approvals, Public Hearing and Second Reading, (Passed First Reading 2/16/2016 and Planning Commission 1/21/2016). Commissioner Hays made a motion to approve the Ordinance which was seconded by Vice Mayor Mark McCown. Mayor Werner then opened the Public Hearing and there being no comments, closed the Public Hearing. The motion to approve Ordinance Number 2492 was then unanimously adopted on Second and Final Reading.

DISCUSSION AND CONSIDERATION OF APPROVING A REDEVELOPMENT AND URBAN RENEWAL PLAN FOR THE EAST PARKWAY AT BASKINS CREEK BYPASS DISTRICT.

The first Item under New Business was discussion and consideration of approving a Redevelopment and Urban Renewal Plan for the East Parkway at Baskins Creek Bypass District. Vice Mayor McCown made a motion to approve the Plan which was seconded by Commissioner Smith. Mayor Werner then commented that there has been a perception that the City is just out to acquire and take land from property owners and stated that is not the case at all and that the City is here to work with the land owners. Mayor Werner further stated that a lot of the parcels included in this district have been up for sale for quite a while and that he had talked with some of these property owners who are very excited to sell their land. Mayor Werner concluded by stating that the City Commission is not here to hurt anyone and that it is a process and that Commission will do what is best for Gatlinburg. After these comments, the motion to approve the Redevelopment and Urban Renewal Plan for the East Parkway at Baskins Creek Bypass District, as approved by the Gatlinburg Redevelopment and Housing Authority Board, was

unanimously adopted.

DISCUSSION AND CONSIDERATION OF APPROVING THE CLOSURE OF A PORTION OF PARKWAY FROM TRAFFIC LIGHT #6 TO REAGAN DRIVE FOR THE 2016 BEANS AND CORNBREAD FESTIVAL ON MAY 12, 2016.

Item B under New Business was discussion and consideration of approving the closure of a portion of Parkway from Traffic Light #6 to Reagan Drive for the 2016 Beans and Cornbread Festival on May 12, 2016. Commissioner Hays made a motion to approve the closure which was seconded by Vice Mayor McCown and then unanimously approved.

DISCUSSION AND CONSIDERATION OF APPROVING CHANGE ORDER NO. 2 RELATED TO THE SPUR WELCOME CENTER RENOVATION PROJECT.

Item C under New Business was discussion and consideration of approving Change Order No. 2 related to the Spur Welcome Center Renovation Project. Vice Mayor McCown made a motion to approve the Change Order which was seconded by Commissioner Smith. The City Manager then commented that the Change Order is approximately \$2,400 and is related to the final work on the Spur Welcome Center and then asked the Finance Director to further explain. Mr. Holt stated that the change order is for costs related to the stripping and refinishing of the stone tile floor that is located in the vestibule and the lobby of the Welcome Center and that originally, these were not going to be redone, however, once the new renovations were made, it was evident that the refinishing was necessary. Mr. Holt further stated that this brings the contract amount to \$116,000 and that the Great Smoky Mountains Association has co-shared in the expense and will also do so with this change order. Mr. Holt concluded by stating that the fixtures are due in on March 14, 2016 and the re-opening is anticipated around March 18, 2016. After these comments, the motion to approve Change Order No. 2 related to the Spur Welcome Center Renovation Project was unanimously adopted.

ORDINANCE NUMBER 2493, AN ORDINANCE AMENDING THE MUNICIPAL ZONING ORDINANCE AND FURTHER BEING AN ORDINANCE TO RECLASSIFY A PORTION OF PARCEL 31 OF TAX MAP 126M, GROUP A, FROM R-1 (LOW DENSITY RESIDENTIAL) TO C-1 (TOURIST COMMERCIAL) DISTRICT, FIRST READING, (PASSED PLANNING COMMISSION 1/21/2016).

The next Item under New Business was Ordinance Number 2493, an Ordinance amending the Municipal Zoning Ordinance and further being an Ordinance to reclassify a portion of Parcel 31 of Tax Map 126M, Group A, from R-1 (Low Density

Residential) to C-1 (Tourist Commercial) District, First Reading, (Passed Planning Commission 1/21/2016). Commissioner Hays made a motion to approve the Ordinance which was seconded by Vice Mayor McCown. The City Manager then asked the City Planner to give a brief overview of the Ordinance. Mr. Ball then stated that this request is for a rezoning of a 1.88 acre tract from R-1 to C-1 and that it was subdivided off of parcel 1 related to the Bentz development off of Baskins Creek Bypass. Mr. Ball further stated that there was a consolidation of the 1.88 acres and 55 acres that were previously zoned to C-1 and that would be consistent with the current zoning. After these comments, the motion to approve Ordinance Number 2493 was unanimously adopted on First Reading.

ORDINANCE NUMBER 2494, AN ORDINANCE AMENDING THE FY2015-16 APPROPRIATION ORDINANCE, FIRST READING.

The last Item under New Business was Ordinance Number 2494, an Ordinance amending the FY2015-16 Appropriation Ordinance, First Reading. Vice Mayor McCown made a motion to approve the Ordinance which was seconded by Commissioner Smith. The City Manager then explained that the General Fund is being amended to appropriate an estimated increase of \$25,000 for the Police Department due to receiving a Governor's Highway Safety Program Grant after the Budget was approved and that \$10,000 is being increased in the Legislative line item for Bear Wise Program and an \$890 increase to the Tennessee Wildlife Resource Agency Wildlife Officer line item to cover costs greater than anticipated. The City Manager further explained that the Tourism and Convention Center Fund is being increased by \$67,500 to appropriate additional funding for the Spur Welcome Center Renovation Project and that the School Fund is being increased by \$36,826 which relates to salary funding for the Assistant Principal and playground equipment at Pi Beta Phi Elementary and also training for athletic programs at Gatlinburg-Pittman High School. After these comments, the motion to approve Ordinance Number 2492 was unanimously adopted on First Reading.

UNSCHEDULED ITEMS:

Commissioner Jerry Hays:

- (1) Congratulated the Gatlinburg-Pittman High School Basketball Teams for a successful season; and,
- (2) Offered prayers for Commissioner Mike Helton and his family for a speedy recovery.

Commissioner Don Smith:

- (1) Wished Commissioner Helton a speedy recovery.

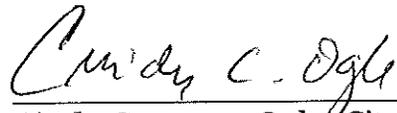
Vice Mayor Mark McCown:

- (1) Expressed his thoughts regarding the Redevelopment Plan and stated that in no way is this Commission trying to take anyone's property and that Commission feels the Gatlinburg Redevelopment and Housing Authority Board is the best vehicle to utilize to move forth with improvements to this area of town. Vice Mayor McCown further stated that this is the next step in the process and that it is going to take some time and that property owners will have a say in what happens to their property; and,
- (2) Offered thoughts and prayers for Commissioner Helton.

Mayor Mike Werner:

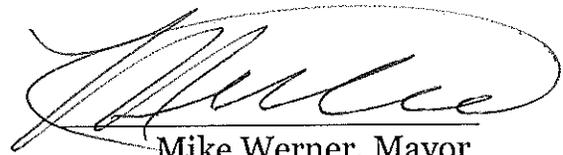
- (1) Offered prayers for Commissioner Helton for a speedy recovery.

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.



Cindy Cameron Ogle, City Recorder

/jv



Mike Werner, Mayor