

Sevier County Board of Commissioners
Regular Called Meeting
November 17, 2025 at 6:00 PM

I. CALL TO ORDER

II. ROLL CALL

Quorum Present (25 Present, 1 Absent)

Present: Mayor Larry Waters, Ronnie Allen, Bryan Delius, Scott Catlett, Mike Chambers, Gary Cole, Aaron Foster, Greg Haggard, Brandon Headrick, Dale Hill, Mike Hillard, Todd Humble, Michael Maddron, Don McGill, Chad Ogle, Ray Ogle, Barbara Parton, Jack Parton, Harold Pitner, Carrol Rauhuff, Tommy Watts, Dustin Weaver, Ronnie Whaley, Kent Woods, Rick Valentine

Absent: Warren Hurst

III. CONSIDERATION OF PROCLAMATION 2025-11-01: RECOGNIZING THE SEYMOUR HIGH SCHOOL LACROSSEE TEAM FOR ADVANCING TO THE 2025 TSSAA STATE TOURNAMENT.

A motion was made by M. Maddron, and duly seconded by A. Foster. Vote criteria of majority vote of members present. Passed by Roll call vote 24 Yes, 0 No, 1 Absent.

Chairman Waters congratulated the team for their hard work and dedication.

IV. CONSIDERATION OF MINUTES FROM THE PREVIOUS COMMISSION MEETING

A motion was made by R. Valentine, and duly seconded by B. Headrick. Vote criteria of majority vote of members present. Passed by Roll call vote 24 Yes, 0 No, 1 Absent.

V. CONSIDERATION OF REPORTS FROM COMMISSION COMMITTEES

A motion was made by C. Rauhuff, and duly seconded by J. Parton. Voting criteria of majority vote of members present. Passed by Roll call vote 24 Yes, 0 No, 1 Absent.

VI. CONSIDERATION OF REPORTS OF OFFICIALS, DIVISIONS, AND DEPARTMENTS

- OFFICIALS
 - MAYOR
 - CIRCUIT COURT CLERK
 - DIRECTOR OF SCHOOLS
 - REGISTER
 - ROAD SUPERINTENDENT
 - GENERAL SESSIONS COURT CLERK
 - SHERIFF
 - TRUSTEE
- DIVISION OF COMMUNITY PLANNING AND DEVELOPMENT
 - BUILDING INSPECTION
 - CODES ENFORCEMENT
 - ENVIRONMENTAL HEALTH SERVICES
 - GEOGRAPHICAL INFORMATION SERVICES AND ADMINISTRATION
 - PLANNING AND ZONING
 - STORMWATER SERVICES
 - WATER SERVICES
- DIVISION OF EMERGENCY SERVICES
 - CENTRAL COMMUNICATIONS
 - EMERGENCY MANAGEMENT
 - EMERGENCY MEDICAL SERVICES
 - FIRE PREVENTION AND RESPONSE
 - JUVENILE DETENTION
 - COUNTY MEDICAL EXAMINER
- DIVISION OF FACILITIES
 - MAINTENANCE

- OPERATIONS
 - PARK AND RECREATION
 - SAFETY
- DIVISION OF FINANCE AND ADMINISTRATION
 - ALCHOL AND DRUG PROGRAMS
 - ARCHIVES AND RECORDS
 - FINANCE
 - FLEET ADMINISTRATION AND SERVICES
 - GRANTS AND SPECIAL PROJECTS
 - HUMAN RESOURCES
 - INFORMATION AND TECHNOLOGY SERVICES
- DIVISION OF GOVERNMENT SERVICES
 - JUDICIAL SERVICES
 - LIBRARY SERVICES
 - PROBATION SERVICES
 - SENIOR CENTER AND SERVICES
 - SOLID WASTE MANAGEMENT AND SERVICES
 - VETERANS SERVICES
- DIVISION OF TOURISM AND COMMUNICATIONS
 - TOURISM
 - PUBLIC AFFAIRS AND COMMUNICATIONS
- OTHER DEPARTMENTS
 - ELECTIONS
 - EMERGENCY COMMUNICATION DISTRICT
 - JUDICIAL COMMISSIONERS
 - YOUTH SERVICES
 - ROCKY TOP SPORTS WORLD
 - SEVIER COUNTY ECONOMIC DEVELOPMENT
- STATE OFFICES
 - HEALTH DEPARTMENT
 - SOIL CONSERVATION
 - UT AGRICULTURAL EXTENSION

A motion was made by R. Ogle, and duly seconded by M. Chambers. Vote criteria of majority vote of members present. Passed by Roll call vote 24 Yes, 0 No, 1 Absent.

VII. PUBLIC COMMENT ON AGENDA ITEMS/PUBLIC HEARING ON REZONING REQUESTS

- PUBLIC COMMENT ON AGENDA ITEMS
 - No comments made
- PUBLIC HEARING ON REZONING ITEMS
 - No comments made

VIII. CONSIDERATION OF RESOLUTION 2025-11-01: AMEND THE ZONING RESOLUTION FOR SEVIER COUNTY, TENNESSEE BY REZONING TAX MAP 104 PARCEL 85.01 FROM R-1, RURAL RESIDENTIAL DISTRICT TO C-1, RURAL COMMERCIAL DISTRICT

- ADDRESS: 2005 WEARS VALLEY ROAD
- REQUESTED BY: EAST TENNESSEE INVESTMENT LLC
- PIGEON FORGE REGIONAL PLANNING COMMISSION
RECOMMENDATION: FOR

A motion was made by G. Cole, and duly seconded by R. Ogle. Vote criteria of majority vote of two-thirds of full membership. Passed by Roll call vote 24 Yes, 0 No, 1 Absent.

IX. CONSIDERATION OF RESOLUTION 2025-11-02: AMEND THE ZONING RESOLUTION FOR SEVIER COUNTY, TENNESSEE BY REZONING TAX MAP 45G GROUP A PARCEL 41.00 FROM R-1, RURAL RESIDENTIAL DISTRICT TO C-1, RURAL COMMERCIAL DISTRICT

- ADDRESS: 105 RADER DRIVE
- REQUEST BY: BRENDA PRICE
- SEVIER COUNTY REGIONAL PLANNING COMMISSION
RECOMMENDATION: AGAINST

Planning Director James Temple Jr. explained to the board the reason the Sevier County Regional Planning Commission is against this rezoning is the lot is located inside the subdivision along Boyds Creek Highway, the driveway access on the existing structure is off of Rader Drive and not off Boyds Creek Highway. Rezoning the lot located inside of an existing residential subdivision, while the business that was proposed might not be bad, but once it's rezoned to the C-1 any business that is allowed on a C-1 lot could go in there. The planning commission felt like it would be unwise to rezone it to C-1.

Aaron Foster asked if the properties on Cherokee Trail all have entrances of Boyds Creek as well?

Director Temple Jr. stated if you look on a map where there is commercial at the bottom of Cherokee Trail, most have their entrances off of Boyds Creek Highway. Most of those lots have residential houses and some apartments or multi-buildings, they were zoned C-2 back in 2006.

No motion made for Consideration of Resolution 2025-11-02. Resolution dies for lack of motion.

- X. CONSIDERATION OF RESOLUTION 2025-11-03: AMEND THE ZONING RESOLUTION FOR SEVIER COUNTY, TENNESSEE BY REZONING TAX MAP 51 PARCEL 90.06 FROM R-1, RURAL RESIDENTIAL DISTRICT TO C-1, RURAL COMMERCIAL DISTRICT
- ADDRESS: NEW CENTER ROAD
 - REQUESTED BY: LEE WHITE & APRIL GALYON
 - SEVIER COUNTY REGIONAL PLANNING COMMISSION
- RECOMMENDATION: FOR

A motion was made by M. Chambers, and duly seconded by G. Cole. Vote criteria of majority vote of two-thirds of full membership. Passed by Roll call vote 24 Yes, 0 No, 1 Absent.

- XI. CONSIDERATION OF RESOLUTION 2025-11-04: ADOPT THE SEVIER COUNTY COMPREHENSIVE SAFETY ACTION PLAN DEVELOPED UNDER THE SAFE STREETS AND ROADS FOR ALL (SS4A) PROGRAM

Jeff Mize of CDM Smith Services presented to the board the findings of the Safe Streets and Roads for All study, highlighting a few areas that need changes and different options of changes to be made. This program will open other opportunities to apply for more grant money to be put forward to improve the road system in Sevier County. Working with either the local maintenance forces, partnering with TDOT, or the county going after some grant money.

Chairman Waters stated that the Transportation board along with TDOT and local highway department, and law enforcement will be working on a priority list of the findings to begin tackling some of these recommended improvements. Some are these will cost significantly more and will be in the works with the cities to apply for grants to improve the roads that impacts everyone involved.

A motion was made by R. Ogle, and duly seconded by C. Ogle. Vote criteria of majority vote of members present. Passed by Roll call vote 24 Yes, 0 No, 1 Absent.

XII. CONSIDERATION OF RESOLUTION 2025-11-05: AUTHORIZE THE SUBMISSION OF AN APPLICATION FOR THE HISTORIC DEVELOPMENT GRANT PROGRAM

Director of Grants & Special Projects Andrew Temple informed the board that this resolution will give the mayor's office the authority to apply for a \$500,000 (five hundred thousand dollars) historic development grant that was made possible through this year's general assembly through the Tennessee Economic Council. The plan for this grant is to repair the original courthouse roof, the original courthouse was built in 1896 and a renovation project done in 1971, there has been a little bit of upkeep and maintenance for the building but the roof is in need of major renovation. The bell tower itself is in good shape but the wood below the tower and domes are in rough shape, with the courthouse being on a national historic registry building there won't be any changes made to the aesthetics of the building, it'll just be newer materials.

A motion was made by B. Delius, and duly seconded by R. Valentine. Vote criteria of majority vote of members present. Passed by Roll call vote 24 Yes, 0 No, 1 Absent.

XIII. CONSIDERATION OF RESOLUTION 2025-11-06: SUPPORT THE STEPPING UP INITIATIVE TO REDUCE THE NUMBER OF PEOPLE WITH MENTAL ILLNESS IN JAILS

Sheriff Michael Hodges explained this initiative is part of the continuing accreditation our department has taken part of, with this accreditation it raises the standard set professionalism at a different level that our department has held for the last four years. The last four accreditation cycles the department has been recredited at tier one. What this initiative does first and foremost is it goes after and looks after the inmates that our county houses that have some type of mental deficiency or mental illness. We book about 6,000 (six thousand) inmates a year and in that time, some of those have some type of behavioral health issue or some type of mental deficiency. Our new medical staff that our department went into contract with in July provides 32 (thirty-two) hours and mental health each week, the addition with our partnership of Helen Ross McNab adds an additional 16 (sixteen) hours. This gives us resources inside, outside, and outside the state of Tennessee to seek that mental health that our department may not be able to get in a normal setting. It's free, and doesn't cost anything, it just requires a certain standard which our department already set and continue to set on a regular basis. We combine this with the department re-entry program that occurs when inmates are preparing to get out of jail, this gives them an opportunity to get ready to get with partners that'll help them find employment on the outside. But if you got a mental health issue then this also helps set up a treatment plan, program information, and/or appointments that will follow the inmates that leave incarceration.

A motion was made by M. Maddron, and duly seconded by T. Humble. Vote criteria of majority vote of members present. Passed by Roll call vote 24 Yes, 0 No, 1 Absent.

XIV. CONSIDERATION OF RESOLUTION 2025-11-07: APPROVE HEALTH DEPARTMENT RENOVATION CAPITAL PROJECT

Vice Mayor Bryan McCarter provided an update on the funding for this project at the Health Department; the bid came in a bit higher than anticipated. This is a state project, and they are asking for the County to provide the additional \$140,000 (one hundred and forty thousand dollars) in order to complete this particular project. The actual bid came from Holtz Builders in order to do this renovation of the second floor of the old hospital at \$940,000 (nine hundred forty thousand dollars), this is \$272,000 (two hundred and seventy-two thousand dollars) short from the needed funding. The state is going to put in some additional money and they have asked the county if we will match an additional \$140,000 (one hundred and forty thousand dollars) to our original price of \$187,000 (one hundred and eighty-seven thousand dollars) which brings the new contribution total to \$327,000 (three hundred and twenty-seven thousand dollars).

Director Andrew Temple provided an update on the focus of the project; the second floor of the health department has been the primary focus for this round of renovations. Which is adding and renovating some of the nurse's station, the biggest renovation is adding in a new dental area. Currently there is not a dentist on staff so adding a dentist office at the health department will allow the health department to hire a full-time dentist to serve the Sevier County area. This is improvement on our side of the building being led by the state, which is different than the veteran project on the third floor. The Veterans Affairs has the bottom floor which consists of the VA clinic along with or veteran service office. The third floor is currently on hold of being renovated for the new VA medical offices and the County's alcohol and drug programs.

A motion was made by M. Maddron, and duly seconded by C. Ogle. Vote criteria of majority vote of members present. Passed by Roll call vote 24 Yes, 0 No, 1 Absent.

XV. NOTARIES

Fifty - one (51) notary public applications are up for approval.

A motion was made by R. Ogle, and duly seconded by H. Pitner. Vote criteria of majority vote of members present. Passed by Roll call vote 24 Yes, 0 No, 1 Absent.

XVI. OTHER BUSINESS

Chairman Waters reminded the board that the Commission meeting taking place on December 15th will be held at 5 PM.

Commissioner Haggard asked Chairman Waters for an update on the reimbursement from the federal government

Chairman Waters updated the board that the mayor's office is presently waiting to hear back from the Department of Interior because we have paid a week in advance, so we'll get some money back due to the government opening on a Wednesday. Once we get that total amount of savings, our intention is to send invoices to all of our partners, so they'll reimburse the county because the Department of Interior wanted to deal with one entity and that was us. Second part of that is a request from the federal government to be reimbursed the total amount. First the county will have to make that request of our federal representatives and the mayor's office has had some preliminary discussions with the in Washington DC and we'll continue discussion with them to see if they are willing to help us move forward on the federal level with that reimbursement. Second thing is once the county is reimbursed, then the county will disperse that to our partners according to what everyone has paid. Now, last time this happened. Senator Alexander was in there and he championed our cause, but it did take somewhere between one and two years for us to get that money back.

XVII. PUBLIC COMMENT ON NON-AGENDA ITEMS

Doug McMahan spoke before the board in regards to clarification on billboards along Boyds Creek Highway, looking at the verbiage in the old statement from 2006 the code books and the amendment that was done in

2021 there's still some very ambiguous verbiage in what type of signs that is allow and what is no allowed regarding advertising signs. KUB puts up little internet signs up and down Boyds Creek Highway at every subdivision and there are real estate signs up and down, yard sale signs, political ads. The billboards allow small businesses in Seymour to advertise that may not be able to afford other types of advertisements.

XVIII. ADJOURNMENT

A motion was made by G. Cole, and duly seconded by R. Valentine. Passed by Voice vote 24 Yes, 0 No, 1 Absent.