

Sevier County Board of Commissioners
Regular Called Meeting
December 15, 2025 at 5:00 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, Warren Hurst, Michael Maddron, Don McGill, Chad Ogle, Ray Ogle, Barbara Parton, Jack Parton, Harold Pitner, Carrol Rauhuff, Tommy Watts, Dustin Weaver, Ronnie Whaley, Rick Valentine

Absent: Kent Woods

III. CONSIDERATION OF APPOINTMENT: SEVIER COUNTY ROAD SUPERINTENDENT

Chairman Waters updated the board that Jonas Smelcer resigned from his position effective September 1, 2025 and appointed Donnie Adams as the interim road superintendent for no more than 120 days until the board of commissioners appoints a successor. The Sevier County Board of Commission will now fill this seat effective tonight until the primary election held in May of 2026 and the general election held in August of 2026, this term would end August 31, 2026 and the new term begins September 1, 2026. Commissioners may make a motion to nominate a candidate to fill this vacant seat. Nominations must receive a second. Members of the audience may make a recommendation by stepping to the podium to be recognized by the chair. However, a commissioner must the submit a motion and receive a second to place that recommendation in consideration by the full commission. Nominees must be certified by the Tennessee Highway Official Certification Board. The steering committee of the Sevier County Board of Commission has submitted a recommendation of

Donnie Adams and that recommendation must also receive a motion and a second.

No nominations made by the audience.

A motion was made by B. Delius to appoint Donnie Adams, and duly seconded by C. Rauhuff. Vote criteria of majority vote of two-thirds of full membership. Passed by Voice Vote 24 Yes, 0 No, 1 Absent.

Donnie B. Adams was sworn in as Sevier County Road Superintendent effective December 15, 2025.

IV. CONSIDERATION OF MINUTES FROM THE PREVIOUS COMMISSION MEETING

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.

V. CONSIDERATION OF REPORTS FROM COMMISSION COMMITTEES

A motion was made by G. Haggard, and duly seconded by B. Headrick. Voting criteria of majority vote of members present. Passed by Roll Call vote 24 Yes, 0 No, 1 Absent.

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

- PUBLIC COMMENT ON AGENDA ITEMS
 - Lobbyist for Jefferson County David Seal commented on the real estate transfer tax. Sevier County generates about \$8,500,000 (eight million and five hundred thousand dollars) of revenue from the real estate transfer tax each year based on data from the Tennessee Department of Revenue. Each time a deed is records, a fee of \$0.37 (thirty-seven cent) per \$100 (one hundred dollars) of value is assessed and sent to the state.

Right now, those funds are being kept by the state, currently there is a pending legislation to return 50% (fifty percent) of the revenue to each county where the tax is generated. The bill numbers are SB 1080 and HB 649 respectively in the Senate and House. If this legislation gets approved, Sevier County would get around \$4,000,000 (four million) per year to use on road projects, debt service, and capital projects. There's even a provision in there such that the money could be used as matching money for grants, state and federal grants.

- PUBLIC HEARING ON REZONING ITEMS
 - No comments made

VII. CONSIDERATION OF RESOLUTION 2025-12-01: AMEND THE ZONING RESOLUTION FOR SEVIER COUNTY, TENNESSEE

- SEVIER COUNTY REGIONAL PLANNING COMMISSION
RECOMMENDATION: FOR
- SEVIERVILLE REGIONAL PLANNING COMMISSION: FOR
- PIGEON FORGE REGIONAL PLANNING COMMISSION
RECOMMENDATION: FOR

Sevier County Planning and Zoning Director James Temple, Jr. informed the board that the resolution is a complete restatement of the zoning resolution and an amendment to just a few items. The Planning and Zoning office found some typographical errors in a review. Additionally, section 308 is being amended to update the language on off-premise signs.

A motion was made by C. Rauhuff, and duly seconded by G. Haggard. Vote criteria of majority vote of two-thirds of full membership. Passed by Roll Call vote 24 Yes, 0 No, 1 Absent.

VIII. CONSIDERATION OF RESOLUTION 2025-12-02: APPOINT MEMBERS TO THE SEVIER COUNTY BEER BOARD

A motion was made by R. Ogle, and duly seconded by G. Haggard. Voting criteria of majority vote of members present. Passed by Roll Call vote 24 Yes, 0 No, 1 Absent.

IX. CONSIDERATION OF RESOLUTION 2025-12-03: APPOINT MEMBERS TO THE SEVIER COUNTY INDUSTRIAL DEVELOPMENT BOARD

A motion was made by R. Valentine, and duly seconded by M. Maddron. Voting criteria of majority vote of members present. Passed by Roll Call vote 24 Yes, 0 No, 1 Absent.

X. CONSIDERATION OF RESOLUTION 2025-12-04: APPOINT MEMBERS TO THE SEVIER COUNTY PUBLIC BUILDING AUTHORITY

A motion was made by S. Catlett, and duly seconded by G. Cole. Voting criteria of majority vote of members present. Passed by Roll Call vote 24 Yes, 0 No, 1 Absent.

XI. CONSIDERATION OF RESOLUTION 2025-12-05: APPOINT MEMBERS TO THE SEVIER COUNTY HEALTH, EDUCATION, AND HOUSING FACILITES BOARD

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

XII. CONSIDERATION OF RESOLUTION 2025-12-06: AMEND THE COUNTY'S POLICY TO APPLY RESTRICTED FUNDS FIRST IN ALL COUNTY FUNDS

Scott Gibson of Cumberland Securities informed the board that this resolution will correct an issue in the county audit. Several years ago, a motion was made to use restricted funds improperly. So, this resolution will bring it back into compliance with the GASB System, and also mitigates some potential IRS rules and regulations.

A motion was made by G. Cole, and duly seconded by M. Chambers. Voting criteria of majority vote of members present. Passed by Roll Call vote 24 Yes, 0 No, 1 Absent.

XIII. CONSIDERATION OF RESOLUTION 2025-12-07: AUTHORIZE THE ISSUANCE, SALE, AND PAYMENT OF GENERAL OBLIGATION INTERFUND CAPITAL OUTLAY NOTES IN AN AGGREGATE PRINCIPAL AMOUNT OF NOT TO EXCEED \$7,400,00.00.

Scott Gibson of Cumberland Securities updated the board that this resolution is an interfund loan that will have to get permission from the board and the comptroller's office. This will allow the county to borrow funds internally. These funds are being used primarily for the Sevier County Senior Center (remainder of funds), the Kodak Library (\$4,200,000.00 / four million and two hundred thousand dollars), and the Rex Henrey Ogle Justice Center (\$1,000,000.00 / one million dollars). The funds will be used to pay off the Kodak Library that just been completed and open. And the Senior Center is looking to an expansion project that is approximately \$7,300,000,000.00 (seven million and three hundred thousand dollars), Dolly Parton and her foundation have pledged approximately \$3,000,000.00 (three million dollars). There is currently a million dollars in bonds that have been previously issued and the rest will come from those issued; our office has talked to the City of Sevierville about participating in this project and they have indicated that they will.

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

XIV. CONSIDERATION OF RESOLUTION 2025-12-08: AUTHORIZE THE PREPAYMENT OF CERTAIN OUTSTANDING DEBT OBLIGATIONS

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

XV. CONSIDERATION OF RESOLUTION 2025-12-09: AMEND APPROPRIATE FUNDS TO VARIOUS NON-PROFIT ORGANIZATIONS

WHICH BENEFIT SEVIER COUNTY, TN AND ITS CITIZENS FOR THE
FISCAL YEAR 2025-2026

A motion was made by G. Cole, and duly seconded by M. Maddron. Voting criteria of majority vote of members present. Passed by Roll Call vote 24 Yes, 0 No, 1 Absent.

XVI. CONSIDERATION OF RESOLUTION 2025-12-10: AUTHORIZE THE
COUNTY MAYOR TO EXECUTE ALL NECESSARY DOCUMENTS TO
GRANT AN EASEMENT ON PARCEL 048E A 001.02

Chairman Waters indicated that this resolution is for a sewer easement for a development off Bob Hollow Road in the City of Sevierville, is has been passed through their planning commission and the Sevierville Board of Mayor and Alderman have already approved this sewer easement. So, since we jointly own the senior center property with the City of Sevierville it'll need joint approval. The original development easement request went through a future parking expansion for the senior center, so we asked if the sewer be moved to the far end of the western portion of the parcel that won't be built on.

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

XVII. CONSIDERATION OF RESOLUTION 2025-12-11: REQUEST THE
GENERAL ASSEMBLY TO SUPPORT LEGISLATION TO INCLUDE
FUNDING FOR SB 1080-HB 0649

A motion was made by B. Delius, and duly seconded by A. Foster. Voting criteria of majority vote of members present. Passed by Roll Call vote 24 Yes, 0 No, 1 Absent.

XVIII. NOTARIES

There are 33 (thirty-three) notary public applicants up for approval.

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

XIX. OTHER BUSINESS

XX. PUBLIC COMMENT ON NON-AGENDA ITEMS

XXI. ADJOURNMENT

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