

Under TCA 5-5-105, the County Mayor office called for a Special Session of the Sevier County Commission on Monday June 30, 2024 at 6 P.M. in the meeting room (306W) of the Sevier County Courthouse.

The special session will include items listed below:

SEVIER COUNTY COMMISSION

(SPECIAL SESSION)

June 30, 2025 AT 6 P.M.

I. CALL TO ORDER

Chairman Waters asked the commission and public at large to keep Finance Director Brook Huffaker family in mind. Her stepmother is in critical condition and family has been called in. Additionally, commissioner Gary Cole is currently in the hospital and in stable condition. Doctors are working on determining what is wrong.

II. ROLL CALL

Quorum Present (22 Present, 4 Absent)

Present: Chairman Larry Waters, Ronnie Allen, Scott Catlett, Mike Chambers, Bryan Delius, Aaron Foster, Greg Haggard, Brandon Headrick, Dale Hill, Todd Humble, Warren Hurst, Michael Maddron, Don McGill, Ray Ogle, Barbara Parton, Harold Pitner, Carroll Rauhuff, Rick Valentine, Tommy Watts, Dustin Weaver, Ronnie Whaley, Kent Woods

Absent: Gary Cole, Mike Hillard, Chad Ogle, Jack Parton

III. CONDISERATION OF PROCLAMATION 2025-06-01: RECOGNIZING BLAINE JACKSON WITH NORTHVIEW ACADEMY TRACK AND FIELD

A motion was made by M. Maddron, and duly seconded by A. Foster.
Passed by roll call vote 21 Yes, 0 No, 4 Absent.

IV. CONSIDERATION OF PROCLAMATION 2025-06-02:
RECOGNIZING ADDISON MAYFIELD

A motion was made by B. Delius, and duly seconded by A. Foster.
Passed by roll call vote 21 Yes, 0 No, 4 Absent.

V. CONSIDERATION OF MINUTES FROM THE PREVIOUS
COMMISSION MEETING

A motion was made by R. Valentin, and duly seconded by K. Wood.
Passed by roll call vote 21 Yes, 0 No, 4 Absent.

VI. CONSIDERATION OF REPORTS FROM COMMISSION
COMMITTEES

A motion was made by R. Ogle, and duly seconded by M. Chambers.
Passed by voice vote 21 Yes, 0 No, 4 Absent.

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

A. PUBLIC COMMENT ON AGENDA ITEMS

I. No comments made

B. PUBLIC HEARING ON REZONING ITEMS

I. No comments made.

VIII. CONSIDERATION OF RESOLUTION 2025-06-01: CONFIRM THE
APPOINTMENT OF MEMBERS TO THE SEVIER COUNTY
REGIONAL PLANNING COMMISSION

A motion was made by G. Haggard, and duly seconded by H. Pitner.
Passed by roll call vote 21 Yes, 0 No, 4 Absent.

IX. CONSIDERATION OF RESOLUTION 2025-06-02: APPOINT A MEMBER TO THE SEVIER COUNTY BOARD OF ZONING APPEALS

A motion was made by H. Pitner, and duly seconded by M. Maddron.
Passed by roll call vote 21 Yes, 0 No, 4 Absent.

X. CONSIDERATION OF RESOLUTION 2025-06-03: APPOINT MEMBERS TO THE SEVIER COUNTY PUBLIC LIBRARY SYSTEM BOARD OF TRUSTEES

A motion was made by B. Headrick, and duly seconded by T. Humble
Passed by roll call vote 21 Yes, 0 No, 4 Absent.

XI. CONSIDERATION OF RESOLUTION 2025-06-04: CONFIRM THE APPOINTMENT OF MEMEBERS TO THE SEVIER COUNTY BUILDING AND FIRE BOARD OF APPEALS

A motion was made by D. Weaver, and duly seconded by R. Valentine.
Passed by roll call vote 21 Yes, 0 No, 4 Absent.

XII. CONSIDERATION OF RESOLUTION 2025-06-05: APPROVE, RECOGNIZE, ESTABLISH, AND/OR UPDATE ADMINISTRATIVE POLICIES FOR THE OPERATION OF COUNTY GOVERNMENT

Chairman Waters informed the policy updates are under advisements from the intergovernmental committees, county mayor office, and the state auditors who recommends that county have a policy for everything. Which is one of the reasons we are able to achieve a clean audit.

A motion was made by R. Ogle, and duly seconded by D. Weaver.
Passed by roll call vote 21 Yes, 0 No, 4 Absent.

XIII. CONSIDERATION OF RESOLUTION 2025-06-06: UPDATE THE SEVIER COUNTY EMPLOYEE HANDBOOK

Chairman Waters informed the board that these updates are under recommendation from the intergovernmental committee and human resource department.

A motion was made by B. Delius, and duly seconded by G. Haggard. Passed by roll call vote 21 Yes, 0 No, 4 Absent.

XIV. CONSIDERATION OF RESOLUTION 2025-06-07: APPROVE THE COUNTY MAYOR TO ENTER INTO AGREEMENT WITH THE SEVIER COUNTY PUBLIC BUILDING AUTHORITY ON VARIOUS CAPITAL PROJECTS

Chairman Waters informed the board that this resolution is something that was discussed with the state auditors. The county mayor office also discussed this with the budget committee about making sure a process was set up. Even though the public building authority is used as a conduit, sometimes the county enters an agreement other than a pure bid. This is where we can bring an architect and contractor from the beginning of a project, in the long run saving the county money. Although the public building authority is its own county entity, the state auditors recommend that the county set this process in place so there is a better oversight on these projects.

A motion was made by H. Pitner, and duly seconded by R. Ogle. Passed by roll call vote 21 Yes, 0 No, 4 Absent.

XV. CONSIDERATION OF RESOLUTION 2025-06-08: ADOPT AMENDMENTS TO VARIOUS STANDARD CODES RELATING TO INSPECTION ACTIVITIES

Chairman Waters informed the board that this resolution is to adopt amendments to various standard codes relating to inspection activities for

Sevier County, Tennessee pursuant to TCA section 5-20-101 through 5-20-106A.

Fire & Rescue Chief David Puckett updated the board that this is the final step in the improvement of the code amendments that were identified by the board of fire and building board of appeals to create verbiage to better identify the items for the code enforcement programs. The resolution refers to several different sections of the adopted code giving more verbiage and more detailed definition.

A motion was made by W. Hurst, and duly seconded by R. Valentine. Passed by roll call vote 21 Yes, 0 No, 4 Absent.

XVI. CONSIDERATION OF RESOLUTION 2025-06-09: APPROVE THE DISPOSAL OF PARCEL 083 115.03 NEAR RIDGE ROAD TO SEVIER SOLIDE WASTE, INC.

Senior Director of Community Planning and Development/Government Services Matt Rudder spoke before the commission about this project. This property is an armory was recently acquired from the Tennessee National Guard across from the Sevier County compost plant, in conjunction with the City of Pigeon Forge the County bought the property back from the State of Tennessee Department of Military. The property is now under the ownership of Sevier County and City of Pigeon Forge; the Sevier Solid Waste Inc. provided the funds to purchase the property. The City of Pigeon Forge approved their resolution the previous Monday to authorize their mayor to transfer the property to Sevier Solid Waste Inc. via quick claim deed. What this resolution will allow is the County Mayor Mr. Waters to dispose of the property via quick claim deed to the Sevier Solid Waste Inc.

Chairman Waters asked what was the price paid?

Mr. Rudder stated that the original price was set approximately \$1,930,000.00 (one million, nine hundred and thirty thousand dollars).

Our office was able to prove that the Sevier County in conjunction with the City of Pigeon Forge purchased the property back in the year 1996 (nineteen eighty-six), our office was able to get the appraisal price down and after further discussion with the state's appraiser office the final purchase price was \$1,263,755.00 (one million, two hundred and sixty-three thousand, seven hundred and fifty-five dollars). The Sevier Solid Waste Inc. was able to provide those funds.

Commissioner Bryan Delius asked what was the plans for the structure on the property?

Mr. Rudder responded that the plans is to make the property a future transfer station for the Sevier Solid Waste Inc. for when the Sevier Solid Waste Inc. may need to utilize an additional transfer station for our waste disposal.

Commission Delius asked will the old armory being reutilized for that purpose?

Mr. Rudder responded that Executive Director Tom Leonard and his engineers are currently working on obtaining all the building plans from the state to reutilize the building. Additionally, where the scales are existing where the drivers will either go to the demo landfill or up into the compost plant facility, which will provide a future cost savings. Some of these changes are more of a long-term planning issue that will need to be addressed.

A motion was made by C. Rauhuff, and duly seconded by S. Catlett. Passed by roll call vote 21 Yes, 0 No, 4 Absent.

- XVII. CONSIDERATION OF RESOLUTION 2025-06-10: AMEND THE FISCAL YEAR 2024-2025 BUDGET FOR THE GENERAL FUND 101, FIRE PROTECTION FUND 111, LAW LIBRARY FUND 114, SOLID WASTE/SANITATION FUND 116, SPECIAL PURPOSE FUND 121, HIGHWAY FUND 131, SCHOOL GERNAL PURPOSE

FUND 141. SCHOOL FEDERAL PROJECTS FUND 142, SCHOOL CAFETERIA FUND 143, DEBT SERVICE FUND 151, AND PUBLIC UTILITY FUND 204 TO MORE ACCURATELY REFLECT REVENUES AND EXPENSES

Chairman Waters informed the board that these amendments have been passed through the education committee, transportation committee, and the budget committee.

Chairman Waters clarified to the public at large that this and the following resolutions will be voted on regarding budget funds. In accordance to T.C.A. 5-5-112(b2) will the members of the commission employed by the County announce their name, where they are employed, and the fact that they are voting for their constituents' interest for the records. These declarations will be put in effect for agenda items 17 – 23.

The following commissioners announced their conflict of interest:

- Rick Valentine – Director of Sevier County Ambulance Service
- Warren Hurst – Part-time County Planning Office
- Don McGill – Sevier County Solid Waste
- Greg Haggard – Sevier County School Board Employee
- Tommy Watts – Officer of Sevier County Sheriff's Office

A motion was made by R. Ogle, and duly seconded by M. Maddron. Passed by roll call vote 21 Yes, 0 No, 4 Absent.

XVIII. CONSIDERATION OF RESOLUTION 2025-06-11: APPROVE THE SALE AND/OR DISPOSAL OF VEHICLES AND EQUIPMENT FOR THE FISCAL YEAR 2024-2025 ENDING ON JUNE 30, 2025

A motion was made by B. Delius, and duly seconded by R. Ogle. Passed by roll call vote 21 Yes, 0 No, 4 Absent.

**XIX. CONSIDERATION OF RESOLUTION 2025-06-12: AUTHORIZE
MULIPLE YEAR LEASE PURCHASES AND MAINTENANCE
AGGREEMENTS**

Chairman Waters stated there are number of leases connected with the solid waste and probation, as well as other releases. Some leases will be coming off when the new courts building is completed and staff moved in.

A motion was made by B. Headrick, and duly seconded by H. Pitner.
Passed by roll call vote 21 Yes, 0 No, 4 Absent.

**XX. CONSIDERATION OF RESOLUTION 2025-06-13: ESTABLISH THE
CERTIFIED TAX RATE AND FIXING THE TAX LEVY IN SEVIER
COUNTY, TN FOR THE FISCAL YEAR 2025-2026 TO BEGIN JULY
1, 2025**

Chairman Waters informed the board that this tax rate is recommend by the budget committee, it recommended at \$1.48 (one dollar and forty-eight cents) which is the current rate, so there is no increase in the tax rate at this time.

A motion was made by M. Maddron, and duly seconded by R. Valentine.
Passed by roll call vote 21 Yes, 0 No, 4 Absent.

**XXI. CONSIDERATION OF RESOLUTION 2025-06-14: APPROPRIATE
FOR VARIOUS FUNDS, OFFICES, DIVISIONS, DEPARTMENTS,
INSTITUTIONS, AND AGENCIES OF SEVIER COUNTY, TN FOR
THE FISCAL YEAR 2025-2026 TO BEGIN JULY 1, 2025**

A motion was made by C. Rauhuff, and duly seconded by S. Catlett.
Passed by roll call vote 21 Yes, 0 No, 4 Absent.

XXII. CONSIDERATION OF RESOLUTION 2025-06-15: APPROVE
OFFICIAL BUDGET DOCUMENTS FOR SEVIER COUNTY, TN
FOR THE FISCAL YEAR 2025-2026 TO BEGIN JULY 1, 2025

A motion was made by M. Chambers, and duly seconded by G. Haggard.
Passed by roll call vote 21 Yes, 0 No, 4 Absent.

XXIII. CONSIDERATION OF RESOLUTION 2025-06-16: APPROPRIATE
FUNDS TO VARIOUS NON-PROFIT ORGANIZATIONS WHICH
BENEFIT SEVIER COUNTY, TN AND ITS CITIZENS FOR THE
FISCAL YEAR 2025-2026 TO BEGIN JULY 1, 2025

Commissioner Bryan Delius commended the mayor's office and staff for
doing a wonderful job.

Chairman Waters responded in thanks and agreement that the staff has
worked very hard putting this together. Thanked the members of the
committees for working together along with the mayor's office staff,
Mrs. Husky of the School Board, Sheriff Hodges, and all the departments
and elected officials to help pull this together.

A motion was made by B. Delius, and duly seconded by R. Ogle. Passed
by roll call vote 21 Yes, 0 No, 4 Absent.

XXIV. NOTARIES

52 (fifty-two) applicants applied.

A motion was made by W. Hurst, and duly seconded by G. Haggard.
Passed by roll call vote 21 Yes, 1 abstain, 0 No, 4 Absent.

XXV. OTHER BUSINESS

Chairman Waters informed the board commissioners that the steering committee has voted to cancel the July commission meeting, the next set meeting will take place on August 18, 2025

XXVI. PUBLIC COMMENT ON NON-AGENDA ITEMS

No request to speak.

XXVII. ADJOURNMENT

A motion was made by H. Pitner, and duly seconded by R. Ogle.
Passed by voice vote 21 Yes, 0 No, 4 Absent.