



MINUTES OF
CITY COMMISSION MEETING
MONDAY, AUGUST 10, 2026 AT 5:30 PM
PIGEON FORGE CITY HALL COUNCIL ROOM,
PIGEON FORGE, TN

Pledge

Public Hearing

A public hearing to receive public comment regarding Ordinance No. 2026-1198:

Ordinance No. 2026-1198 — an ordinance to amend Section 906b of the zoning text that will allow an incentive agreement by the City Commission to exempt all or a portion of the off-street parking requirements for PUD's with at least five acres rather than the current requirement of ten acres.

No comments were received

1. Call to Order - Roll Call

Mayor McClure called the meeting to order with the following in attendance: Vice Mayor Ogle, Commissioner Adams, Commissioner Watts, Commissioner Whaley, City Manager Wear, Assistant City Manager Brackins, City Recorder Clabo, City Attorney Rowell, and interested citizens.

Mayor McClure opened the meeting and Vice Mayor Ogle led in the pledge of allegiance.

2. Approval of Minutes

The minutes were unanimously approved following motion by Vice Mayor Ogle and second to motion by Commissioner Watts.

3. Public Comments from Citizens

Mayor McClure asked if there were any comments from citizens.
No comments were received.

4. Bill Authorization

The authorization for the payment of bills was presented for approval. On a motion by Commissioner Whaley, second by Commissioner Adams, it was unanimously approved to accept the bills as presented.

Old Business

5. **Ordinance No. 2026-1198** — an ordinance to amend Section 906b of the zoning text that will allow an incentive agreement by the City Commission to exempt all or a portion of the off-street parking requirements for PUD's with at least five acres rather than the current requirement of ten acres. Second Reading — David Taylor
On a motion by Commissioner Watts, second by Commissioner Whaley, and with all voting “aye” the motion was approved on the second reading.

New Business

6. **Ordinance No. 2026-1200** — an ordinance to amend the zoning map of Pigeon Forge by rezoning parcel 142.01 of Sevier County Tax Map 082, located on Wears Valley Road, from the R-1 district to C-6 District. First Reading - David Taylor
On a motion by Commissioner Whaley, second by Commissioner Adams, and with all voting “aye” the motion was approved on the first reading.
7. **Ordinance No. 2026-1201** — an ordinance to amend Article III, Section 408.2.4 "Definitions" of the City of Pigeon Forge, Tennessee zoning text to include additional language to the "Flag" definition. First Reading - David Taylor
On a motion by Vice Mayor Ogle, second by Commissioner Watts, and with all voting “aye” the motion was approved on the first reading.
8. **Resolution No. 2026-976** — a resolution declaring intent to reimburse the City for up to \$7,000,000 for various public works projects, including the work on City Hall. — Chris Bessler
On a motion by Commissioner Whaley, second by Commissioner Watts, and with all voting “aye” the motion was approved.
9. **Resolution No. 2026-977** — A resolution declaring the intent to reimburse the City (more specifically the TDZ Fund) for up to \$9,000,000 in expenditures spent from the TDZ Fund for the work on the Westside Connector — Chris Bessler
On a motion by Vice Mayor Ogle, second by Commissioner Whaley, and with all voting “aye” the motion was approved.
10. Discussion and consideration for approval to accept the deduct change order, close out documents and final pay application to Precision Construction Solutions, LLC for the Middle Creek Lift Station Force Main Repairs project. - Will Littlejohn
On a motion by Commissioner Adams, second by Commissioner Watts, it was unanimously approved to accept the request as presented.

11. Discussion and consideration for approval to purchase a 2025 Peterbilt chassis with HeilPack front loader body for the sanitation department including the extended warranty, using Sourcewell Contract number 110223, totaling \$467,714.00. - Mark Miller
On a motion by Commissioner Watts, second by Commissioner Whaley, it was unanimously approved to accept the purchase as presented.
12. Discussion and consideration for approval to purchase uniforms for Fleet Maintenance from Unifirst Corporation. — Mark Miller
Before the vote, it was noted that this would be for all public works departments except for fleet maintenance. On a motion by Commissioner Adams, second by Commissioner Whaley, it was unanimously approved to accept the request as presented.
13. Discussion and consideration for approval to accept the 2026-2027 Urban Operating Assistance Program grant of \$721,500 to be used to offset Transit expenses each year that the city incurs. - Lynn Wilhoit
On a motion by Vice Mayor Ogle, second by Commissioner Watts, it was unanimously approved to accept the grant as presented.
14. Discussion and consideration for approval to purchase 10 patrol, 1K-9, 2 unmarked and 1 Maverick vehicles from Two Rivers, Inc., totaling \$686,219.50 — Richie Catlett
On a motion by Commissioner Adams, second by Commissioner Whaley, it was unanimously approved to accept the purchase as presented.
15. Discussion and consideration for approval to purchase one unmarked SUV from Alan Jay Automotive Management Group DBA Alan Jay Fleet Sales using SWC 209 totaling \$66,935.00 — Richie Catlett
On a motion by Commissioner Watts, second by Commissioner Whaley, it was unanimously approved to accept the purchase as presented.
16. Discussion and consideration for approval to purchase policy and training management software from Lexipol using Sourcewell Contract #011822-LXP costing \$63,220.60. - Richie Catlett
On a motion by Commissioner Adams, second by Vice Mayor Ogle, it was unanimously approved to accept the request as presented.
17. Discussion and consideration for approval to use Ross/Fowler for the conceptual plans for the Pigeon Forge Beautification Project with proposed planning costs of \$124,000.00 - Tom Garner
On a motion by Commissioner Watts, second by Vice Mayor Ogle, it was unanimously approved to accept the request as presented.

18. Discussion and consideration for approval to use Ascent Engineering & Surveying for the redesign of a portion of the Greenway, including an ADA access path from the Jake Thomas entrance of The LeConte Center to the Greenway, an emergency vehicle access on the ADA ramp and a design for a Portaloo toilet concrete pad plus water/sewer to the structure. Cost for the engineering and survey services is \$6,750.00 — Tom Garner
On a motion by Commissioner Whaley, second by Vice Mayor Ogle, it was unanimously approved to accept the request as presented.
19. Discussion and consideration for approval to use Gresham Smith to perform conceptual layout design for the extension of the City's greenway trail system from the Mountain Parking Lot at the Leconte Event Center to The Ripken Experience entrance off Jake Thomas Road. Proposed costs for services, including survey, concept design, project management and additional expenses are \$68,800.00. - Tom Garner
On a motion by Commissioner Watts, second by Commissioner Adams, it was unanimously approved to accept the request as presented.
20. Discussion and consideration for approval of Blalock & Sons to resurface the (asphalt) back parking area at the Community Center, severely damaged areas will be milled out and patched prior to the overlay, and will be re-striped. The final price will be based on total tonnage used at the City's current contract price at an estimated cost of \$100,750.00. - Tom Garner
On a motion by Vice Mayor Ogle, second by Commissioner Watts, it was unanimously approved to accept the request as presented.
21. Discussion and consideration for approval a proposal from Trane for the HVAC unit change out of the remaining 12 units at the Community Center and Library totaling \$312,212.00 through OMNIA Cooperative which will include the unit, installation and warranties. — Jacob Cave
On a motion by Commissioner Adams, second by Vice Mayor Ogle, it was unanimously approved to accept the purchase as presented.
22. Discussion and consideration for approval to upgrade the Gridsmart processor for traffic light intersections GS2 to GS3 totaling \$130,965. - Duane Rainbolt
On a motion by Commissioner Whaley, second by Vice Mayor Ogle, it was unanimously approved to accept the request as presented.
23. Discussion and consideration for approval to purchase a 2027 Chevrolet Tahoe to use as a staff vehicle from Carl Black Auto Group for \$53,429.68. - Josh Carr
On a motion by Commissioner Watts, second by Commissioner Adams, it was unanimously approved to accept the purchase as presented.

24. Discussion and consideration for approval to apply for the Multi-Modal Access Grant for two transit stations on the Parkway. — Steve Williams
On a motion by Commissioner Whaley, second by Commissioner Watts, it was unanimously approved to accept the request as presented.

Administrative Report

City Manager Wear stated that auditors would be here next week for annual audit.

Work has been started at city hall to get ready for construction of new building.

Please remember Parks and Recreation Director Goodwin as he is dealing with health issues.

Commissioner's Report

Mayor McClure asked for comments from the board.

Adjournment

Having no comments received, the meeting was duly adjourned at 6:00 p.m.

APPROVED: _____
MAYOR

ATTEST: _____
CITY RECORDER