

**AGENDA**  
**PUBLIC BUILDING AUTHORITY**

**June 12, 2019 Meeting**

**Sevierville City Hall**

**1:30 P.M.**



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**PUBLIC BUILDING AUTHORITY**  
**June 12, 2019 Meeting**  
**Sevierville City Hall**  
**Administrative Conference Room**  
**1:30 P.M.**

**A. CALL TO ORDER**

1. Pledge of Allegiance
2. Invocation

**B. ROLL CALL**

**C. MINUTES – *May 16, 2019***

**D. REPORTS**

**E. OLD BUSINESS**

**F. NEW BUSINESS**

1. Consider approval of **Agreement with Oliver Smith Reality & Auction Company, Incorporated**, for the Ingress/Egress location point for the extension of Veterans Boulevard – *Dustin Smith*

**G. OTHER BUSINESS**

**H. ADJOURNMENT**

**PUBLIC BUILDING AUTHORITY of the  
CITY OF SEVIERVILLE, TENNESSEE**

**May 16, 2019**

A called meeting of the Public Building Authority of the City of Sevierville, Tennessee, was held at Sevierville City Hall, Sevierville, Tennessee, on May 16, 2019 at 1:30 PM.

**There were present and participating at the meeting:**

Brenda McCroskey, Secretary/Treasurer  
Howard Murrell, Director  
Rodney Tarwater, Director  
Andrew Temple, Director  
Vic Weals, Chairman

**Absent:**

George Seaton, Director

**Senior Staff Present:**

Matt Henderson, Fire Chief  
Lynn McClurg, CFO/City Recorder  
Bob Moncrief, Project Manager  
Ed Owens, City Attorney  
Russell Treadway, City Administrator

Chairman Weals chaired the meeting with Lisa K. Taylor as secretary of the meeting. A motion was made by Director Tarwater and seconded by Director Temple to approve the minutes of the January 17, 2019 meeting and to dispense with the reading. Motion carried.

**REPORTS**

Chairman recognized Russell Treadway, who stated that John McClure, Vice-Chairman had resigned from the Public Building Authority and Industrial Development boards. Treadway updated the Board on several developments in the City.

**NEW BUSINESS**

Chairman Weals recognized Bob Moncrief, who requested approval to enter into an Operating Contract with the City of Sevierville to manage the construction of the downtown station project on behalf of the City. A motion was made by Director Temple and seconded by Director Murrell to approve the request as presented. Motion carried.

Chairman Weals recognized Matt Henderson, who requested ratification of vendor for Sod. Henderson stated that TN Mtn Turf was unable to supply the sod requested and Crossroads Sod Farm was able to supply the sod requested in the amount of \$7,720.00. A motion was made by Director Tarwater and seconded by Director Temple to approve the ratification as presented. Motion carried.

Chairman Weals recognized Bob Moncrief, who requested approval to enter into a contract upon review and recommendation of terms and conditions by the city attorney with Denark Construction, Inc. to provide construction management at risk (CMAR) services for the replacement of the downtown fire station. A motion was made by Director Murrell and seconded by Director McCroskey to approve the requested contract as presented. Motion carried.

There being no further business to discuss, the meeting adjourned at 1:54 PM.

Approved:

\_\_\_\_\_  
Vic Weals, Chairman

Attest:

\_\_\_\_\_  
Lisa K. Taylor, Recorder



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## PBA Memorandum

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**DATE:** June 12, 2019

**AGENDA ITEM:** Consider Approval of Agreement with Oliver Smith Realty & Auction Company, Inc.

**RESPONSIBILITY:** Dustin Smith, Interim Development Director

**PRESENTATION:** The City wishes to enter into an agreement with the above referenced party on the location of their ingress and egress point on the current extension of Veterans Boulevard. The agreement would allow the developer a temporary access point until the completion of Veterans Boulevard to Robert Henderson Road, at which time the temporary location would be closed. Due to the Public Building Authority being the current record of owner for the property of which the Veteran's Boulevard extension is located, the Authority must be a party to this Agreement.

**REQUESTED ACTION:** Approval of Ingress/Egress Location Agreement.

## **INGRESS / EGRESS LOCATION AGREEMENT**

This Agreement is made effective the \_\_\_\_\_ day of \_\_\_\_\_, 2019, by and among the Public Building Authority of the City of Sevierville, Tennessee (“PBA”), the City of Sevierville, Tennessee (the “City”) and Oliver Smith Realty and Auction Company, Inc. or assigns (“Developer”).

WHEREAS, Developer is constructing commercial improvements on the property shown as Lot 4R and Lot 1R on the Plat of record in Large Map Book 11, page 197, in the Register’s Office for Sevier County, Tennessee (the “Development”); and

WHEREAS, PBA is the owner of the property shown as Lot 5 on said Plat, on which an extension of the Veteran’s Boulevard Corridor is being constructed; and

WHEREAS, PBA and the City desire to encourage safe vehicular travel on the Veteran’s Boulevard Corridor in accordance with the Driveway Manual of the Tennessee Department of Transportation; and

WHEREAS, Developer wishes to construct a driveway for temporary ingress and egress to the Development.

NOW, THEREFORE, in consideration of the mutual promises contained herein, the parties agree as follows:

1. The City and PBA shall permit Developer to construct a driveway for temporary ingress and egress to the Development at the location shown on Exhibit A hereto. Developer shall construct and maintain the driveway in accordance with all applicable Federal, State and local laws, ordinances and regulations.

2. Upon the completion of Phase I of the Veteran’s Boulevard Corridor to Robert Henderson Road, the driveway shall be closed at the sole expense of Developer, and the location

shown on Exhibit B hereto shall become the access point for ingress and egress to the Development, unless otherwise agreed by all parties.

3. Should Developer fail to close the driveway according to the terms of this Agreement, the City and PBA shall have the right, but not the obligation, to perform said work at the expense of Developer.

4. Should the City or PBA commence litigation to enforce the terms of this Agreement, Developer shall reimburse the City and PBA for all costs and expenses relating to said litigation, including but not limited to reasonable attorney's fees and expenses.

THE PUBLIC BUILDING AUTHORITY  
OF THE CITY OF SEVIERVILLE,  
TENNESSEE

OLIVER SMITH REALTY AND  
AUCTION COMPANY, INC.

By: \_\_\_\_\_

By: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

THE CITY OF SEVIERVILLE, TENNESSEE

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

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