

TOWN OF CUMBERLAND GAP  
BOARD OF MAYOR AND ALDERMAN  
FEBRUARY 3, 2020  
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The Board of Mayor and Alderman met in regular session on February 3, 2020, with Mayor Pucciarelli calling the meeting to order at 7:00 pm at the Town Hall building, 330 Colwyn, Cumberland Gap, TN.

Mayor Pucciarelli called for a roll call of the Board Members. Board Members answered as follows: Susan Bain-here; John Douglas-here; Teresa Fuson- here; Kathy Maxwell absent; John Ravnum-here; Phillip Waller-here.

Mayor Pucciarelli called for a motion to approve the minutes. Susan Bain made a motion to the approve minutes, with a second by Phillip Waller. Mayor Pucciarelli called for a roll call vote. Board members voted as follows: Susan Bain- yes; John Douglas- yes; Teresa Fuson- yes; Kathy Maxwell- absent; John Ravnum-yes; Phillip Waller-yes.

Mayor Pucciarelli next called for the Financial Report. Town Recorder, Linda Moyers, reported the balances of all the accounts. Mayor Pucciarelli called for a motion to approve the Financial Report. Phillip Waller made a motion to approve the financial report, with a second by Susan Bain. Mayor Pucciarelli called for a roll call vote. Board members voted as follows: Susan Bain- yes; John Douglas- yes; Teresa Fuson- yes; Kathy Maxwell- absent; John Ravnum-yes; Phillip Waller-yes.

Mayor Pucciarelli directed the meeting to approval of the bills. Town Recorder, Linda Moyers, reported the total bills due for all the accounts. Mayor Pucciarelli called for a motion to approve the bills. Susan Bain made a motion to pay the bills, with a second by Teresa Fuson. Mayor Pucciarelli called for a roll call vote. Board members voted as follows: Susan Bain- yes; John Douglas- yes; Teresa Fuson- yes; Kathy Maxwell- absent; John Ravnum-yes; Phillip Waller-yes.

Mayor Pucciarelli directed the meeting to the committee reports:

Planning & Zoning- At the meeting earlier tonight, the Planning and Zoning Commission reviewed the plans for the Cumberland Gap Commons (Estep property) project.

The justifications for the short term rental restriction was sent to MTAS and an ordinance will be drafted creating a R3 zone which would restrict short term rentals from 1 through 399 Colwyn Street.

Mayor Pucciarelli reported that he is looking into contracting with a planner, to assist with planning and zoning issues, on an as needed basis. East Tennessee Development District quoted the town a rate of seventy-five dollars (\$75) an hour.

The next meeting will be on Monday March 2, 2020 @6:00 p.m.

Finance- The interest collected, in 2019, from First Century Bank vs. Commercial Bank is as follows:

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Commercial Bank- \$998.91 (12 months)

First Century Bank- \$777.97 ( 2 months)

Law and Order- There was nothing to report.

Historical – The petition for contempt, for 601 Pennlyn, has been filed. A court date will be scheduled within the next thirty (30) days.

The next meeting will be on Tuesday February 4, 2020 @7:00 p.m.

Streets- All the damaged stop signs has been replaced. Crosswalk painting will be done when weather permits.

Several street signs are in need of replacing.

Parks and Recreation – The dates for the 2020 quarterly Parks and Recreation Advisory Board is as follows:

March 30, 2020 @ 6:00 pm

June 26, 2020 @ 6:0 pm

September 28, 2020 @ 6:00 pm

December 28, 2020 @ 6:00 pm

Teresa Fuson spoke about the Tourism Enhancement Grant that will open up in April. She suggested the town apply for improvements to Festival Park. Around twenty five to thirty grants are awarded, with a maximum of \$75,000, each year. The deadline for the grant is usually around May 15<sup>th</sup>.

LED street lights were installed in Festival Park last month.

Tourism/Events- Upcoming Events include:

June 13, 2020- Art & Wine Festival- Tickets will be sold for the wine tasting as a fundraiser for the Cumberland Gap Artist Co-op. Five wineries will be in attendance. (pending application)

June 20, 2020- Farm to Table Dinner- Tickets will be sold for the dinner as a fundraiser for the Cumberland Gap Artist Co-op. The elegant dinner will be served under a pavilion tent and wine will be served. Farmers for the USDA beef and vegetables have already been secured.

The Mountain Fiesta and Antique Festival is scheduled for April 24- 25, 2020.

Water- The master meter was replaced last month.

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The water loss for the month of January was 35%. Ray and Jesse will check for possible leaks.

Sewer- The manhole repair should begin soon, possibly this weekend.

A pump at the WWTP went out and needs to be replaced. The estimated cost of the new pump is around \$6,000. The pump can be listed as a capital asset, therefore the purchase will not affect the budget.

Fire Department- There was no new information regarding the equipment the fire department may be receiving from the dissolving New York City Fire Department. The CGVFD may have to make several trips to pick up the equipment.

The department has two fundraisers scheduled:  
March 9, 2020- Fire in the Gap at Angelo's  
April 17, 2020- Casino Night at the Pineapple Tea Room

OSHA Safety Director- There was nothing to report.

Litigation- The issue with 601 Pennlyn was already discussed under Historical.

Mayor Pucciarelli called for Old Business:

Estep Property Update- The project is being referred to as Cumberland Gap Commons but some felt it would be more fitting to call the project Estep Commons in honor of all the Estep family has done for the Town of Cumberland Gap. Mayor Pucciarelli explained that the town is now making plans to purchase the entire vacant lot instead of half as originally discussed.

The East Tennessee Design Center has drawn up proposed plans for the property. The steering committee has met with the design firm several times to discuss the project. The proposed project would be completed in three (3) phases.

Mayor Pucciarelli discussed the funding options the town is considering. A 40 year bond (loan) from Rural Development, in the amount of \$500,000, is being researched to fund the purchase of the property (\$250, 000) and some of the development. The payback of the loan would be around \$1,200 to \$1,500 per month. When available the town would apply for the Parks and Recreation Grant for the maximum amount of \$500,000. By using Parks and Recreation Grant funds all development has to be park and recreation related indefinitely (no commercial uses allowed). The property has to be used for public uses only.

There was some discussion about possibly selling Festival Park or Berkau Park for commercial use, since there was some concerns about not using the Estep property to bring in more businesses in town. There was a statement made to check the deed for

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Berkau Park for a possible clause prohibiting the town to sell the property as it was donated to the town by the Berkau family.

A timeline of the approval process was discussed with the final approval by the Planning and Zoning Commission to be made on April 6, 2020, the Board of Mayor and Alderman on April 6, 2020, and the Historic Zoning Commission on April 7, 2020. The approval process will begin after the design firm does the final plan review at the March 30, 2020 planning meeting.

The proposed plans are available at Town Hall for the public to review.

Ordinance Number 6-2019- An Ordinance to Amend the Municipal Code Title 8, Chapter 2 to Limit Special Event/Temporary Beer Permits to the C-1 (A) Zoning District

This ordinance limits special event drinking, such as for wine tastings, to the C-1 (A) zoning district. This district is where on premise consumption of alcoholic beverages is allowed. The area is defined as the addresses on Colwyn Avenue with the numbers 400 through 699.

John Douglas made a motion to approve the ordinance on second and final reading, with a second by John Ravnum. Mayor Pucciarelli called for a roll call vote. Board members voted as follows: Susan Bain- yes; John Douglas- yes; Teresa Fuson- yes; Kathy Maxwell- absent; John Ravnum-yes; Phillip Waller-yes.

Citizens Comments- There was a question asked to Mr. Estep if the family had any issues with the proposed plans for their property. Mr. Estep replied that the family approves and the Mayor has keep them updated.

Mayor Pucciarelli called for New Business:  
There was no new business.

Announcements

Agenda meeting- Monday February 24, 2020@ 6:00 p.m.

With no other business to come before the board, John Douglas made a motion to adjourn, with a second by Teresa Fuson. Mayor Pucciarelli called for a roll call vote. Board members voted as follows: Susan Bain- yes; John Douglas- yes; Teresa Fuson- yes; Kathy Maxwell- absent; John Ravnum-yes; Phillip Waller-yes.