

TOWN OF CUMBERLAND GAP
BOARD OF MAYOR AND ALDERMAN
MAY 6, 2024
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The Board of Mayor and Alderman met in regular session on May 6, 2024 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: John Douglas- here; Teresa Fuson- here; Kathy Maxwell- here; John Ravnum- here.

The following board members were absent: Camille Hall and Bill Linn.

Mayor Pucciarelli called for a motion to approve the minutes, for the April 1, 2024 meeting. John Douglas made a motion to approve the minutes, with a second by Kathy Maxwell. Mayor Pucciarelli called for a roll call vote. Board members voted as follows: John Douglas- yes; Teresa Fuson- yes; Kathy Maxwell- yes; John Ravnum- 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. Kathy Maxwell made a motion to approve the financial report, with a second by John Ravnum. Mayor Pucciarelli called for a roll call vote. Board members voted as follows: John Douglas- yes; Teresa Fuson- yes; Kathy Maxwell- yes; John Ravnum- 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. Teresa Fuson made a motion to pay the bills, with a second by Kathy Maxwell; Mayor Pucciarelli called for a roll call vote. Board members voted as follows: John Douglas- yes; Teresa Fuson- yes; Kathy Maxwell- yes; John Ravnum- yes.

Camille Hall came into the meeting.

Planning and Zoning-

The next meeting is June 3, 2024 @5:30 p.m.

Finance- At the agenda meeting last week the board reviewed the FY2025 budget for the General Fund. The proposed budget for the Water/Sewer Fund will be reviewed at the May 28, 2024 agenda meeting. The first reading of the FY2025 budget will take place at the June 3, 2024 regular meeting, and the second reading will take place at a special called meeting on June 24, 2025.

Law and Order- One citation was issued over the past weekend. There was also a DUI arrest made.

Historical – The Historic Zoning meeting scheduled for May 7, 2024 was cancelled as there were no items on the agenda.

Streets – Pothole patching will begin soon.

Parks and Recreation- Gaps at the base of the fence have been identified as a point of access for small dogs entering the large dog enclosure. Two options to rectify the

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situation were discussed: adjust the tension of the fence or install treated lumber along the bottom of the fence.

The new bike rental system should be in place soon. The new system will allow riders to check out and return the bikes using an app on their phone.

Tourism/Events- Upcoming events include: Trash Talk 5k Race- May 25, 2024; Farmers Market- June 7, 2024; Clogging Performance- June 22, 2024; Farmers Market- July 5, 2024; Tri- State Outdoor Fest- July 22, 2024.

Water- The water loss went up from 15% in March to 19% in April.

Sewer – There was nothing to report.

Fire Department- The town's GoFundMe campaign to secure matching funds for a new fire truck was a success, raising \$12,462.

OSHA Safety Director- There was nothing to report.

Litigation- There was nothing to report.

Mayor Pucciarelli called for Old Business:

Guardians of the Gap - TN Downtown Grant Update –There was nothing to report.

Citizens Comments- There was no citizen comments.

Mayor Pucciarelli called for New Business:

Ordinance No. 1-2024 -An Ordinance Amending the “Zoning Ordinance of the Town of Cumberland Gap, Tennessee” By Adding the Definition of “Mobile Home Parks.”
The first zoning ordinance amendment provides a definition of mobile home parks for the zoning ordinance.

Mayor Pucciarelli reported there will be a public hearing for the zoning ordinances on June 3, 2024 at 6:30 p.m.

After much discussion, John Douglas made a motion to approve Ordinance No. 1-2024 on first reading. The motion was seconded by Kathy Maxwell. Mayor Pucciarelli called for a roll call vote. Board members voted as follows: John Douglas- yes; Teresa Fuson- yes; Camille Hall- yes; Kathy Maxwell- yes; John Ravnum- yes.

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Ordinance No. 2-2024- An Ordinance Amending the “Zoning Ordinance of the Town of Cumberland Gap, Tennessee” By Allowing “Mobile Home Parks” as a Special Exception in the R-2 Medium Density Residential District

The second zoning ordinance amendment makes provisions for mobile home parks in the R-2 zone as a Special Exception.

After much discussion, John Douglas made a motion to approve Ordinance No.2-2024 on first reading. The motion was seconded by Kathy Maxwell. Mayor Pucciarelli called for a roll call vote. Board members voted as follows: John Douglas- yes; Teresa Fuson- yes; Camille Hall- no; Kathy Maxwell- yes; John Ravnum- yes.

Ordinance No. 3-2024- An Ordinance Amending the “Zoning Ordinance of the Town of Cumberland Gap, Tennessee” By Removing “Mobile Homes on a Single Lot” as a Permitted Use in the R-1 Low Density Residential District

The third zoning ordinance amendment removes single wide mobile homes located on single lots in the R-1 zone as a permitted use.

There were several questions and concerns regarding this ordinance. No action was taken at this time.

Ordinance No. 4-2024- An Ordinance Amending the “Zoning Ordinance of the Town of Cumberland Gap, Tennessee” By Adding Area Regulations for the R-1 Low Density Residential District

The fourth zoning ordinance amendment created area regulations for the R-1 zone. Currently, there were no area regulations for the R-1 zone and that the proposed area regulations for R-1 will be the same as the area regulations for the R-2 zone.

There were several questions and concerns regarding this ordinance. No action was taken at this time.

Ordinance No. 5-2024- An Ordinance of the Town of Cumberland Gap, Tennessee to Adjust Water and Sewer Rates

This ordinance implements the sewer rates set forth in the rate study conducted by Communities Unlimited in June 2023. It was noted that the Water and Wastewater Financing Board is requiring the rates to be implemented.

There were some who felt that the outside town limits rate increase should be higher than those inside town limits. The justification being that the expenses for the pump station outside town limits are higher than those inside town limits. Mayor Pucciarelli reported that the outside town customers are already paying more than inside town customers.

After much discussion, Kathy Maxwell made a motion to approve Ordinance No.5-2024 on first reading. The motion was seconded by John Douglas. Mayor Pucciarelli called for a roll call vote. Board members voted as follows: John Douglas- yes; Teresa Fuson- yes; Camille Hall- yes; Kathy Maxwell- yes; John Ravnum- yes.

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Announcements- The following announcements were made:

Town Hall will be closed on Monday May 27, 2024 for observation of Memorial Day

Agenda Meeting- Tuesday May 28, 2024

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: John Douglas- yes; Teresa Fuson- yes; Camille Hall- yes; Kathy Maxwell- yes; John Ravnum- yes.

Mayor

Recorder