



CITY OF ALCOA, TENNESSEE
BOARD OF COMMISSIONERS MEETING
ORDER OF BUSINESS

ALCOA MUNICIPAL BUILDING
COMMISSION CHAMBERS
January 13, 2026
7:00 P.M.

Invocation:

Call to Order: Mayor

Pledge of Allegiance:

Roll Call: Recorder

Approval of Minutes: [December 9, 2025](#)
[December 19, 2025, Special Called Meeting](#)

Proclamations: None

Presentations: None

Recognitions: [Kyrin Tyson – Alcoa High School Kicker for Football State 4A Championship Team](#)

Public Hearings:

1. [Amending the Zoning Ordinance, Ordinance 338, of the Alcoa Municipal Code, to rezone Tax Parcel 080.01, Tax Map 008, from Office District “O-3” to Light Industrial District “F” and Open Space District “OS”, located at 1413 Topside Road \(Samuel J. Furrow Property\) \(PC RES 2026-09\) \(Public Hearing – 01/13/2026\)](#)

Hear Citizens:

Business:

1. Receive and file the following from the Alcoa Regional Planning Commission:
 - a. [PC Resolution 2026-10 to the Board of Commissioners of the City of Alcoa recommending approval of the Plan of Services For and annexation into the City of Alcoa, Tax Parcel 017.00, Tax Map 018, located at 830 Killion Street \(George and Carole Chambers property\)](#)
 - b. [PC Resolution 2026-11 recommending, to the Board of Commissioners of the City of Alcoa, the amendment of the Zoning Ordinance, Ordinance 338, of the Alcoa Municipal](#)

Code, to assign the Zoning District Residence District "A" to Tax Parcel 017.00, Tax Map 018, located at 830 Killion Street (George and Carole Chambers property)

2. Authorize the contract with Keller North American, Inc. to install micropiles and stabilize the foundation and piers at the City of Alcoa Service Center.

RESOLUTIONS

None

SECOND READINGS OF ORDINANCES

3. AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF THE CITY OF ALCOA AMENDING THE ZONING ORDINANCE, ORDINANCE 338, OF THE ALCOA MUNICIPAL CODE, TO REZONE TAX PARCEL 080.01, TAX MAP 008, FROM OFFICE DISTRICT "O-3" TO LIGHT INDUSTRIAL DISTRICT "F" AND OPEN SPACE DISTRICT "OS", LOCATED AT 1413 TOPSIDE ROAD (SAMUEL J. FURROW PROPERTY) (PC RES 2026-09) (PUBLIC HEARING – 01/13/2026)

FIRST READINGS OF ORDINANCES

4. AN ORDINANCE CREATING A PLAN OF SERVICES FOR PROPERTY IDENTIFIED AS TAX PARCEL 017.00, TAX MAP 018, LOCATED AT 830 KILLION STREET (GEORGE AND CAROLE CHAMBERS PROPERTY) (PC RES 2026-10) (PUBLIC HEARING – 02/10/2026)
5. AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF THE CITY OF ALCOA AMENDING THE ZONING ORDINANCE, ORDINANCE 338, OF THE ALCOA MUNICIPAL CODE, TO ASSIGN THE ZONING DISTRICT RESIDENCE DISTRICT "A" TO TAX PARCEL 017.00, TAX MAP 018, LOCATED AT 830 KILLION STREET (GEORGE AND CAROLE CHAMBERS PROPERTY) (PC RES 2026-11) (PUBLIC HEARING – 02/10/2026)

OTHER BUSINESS

6. Appointment of two candidates, Stephen Deucker and Hamilton Martinez, from the proposed slate of four candidates as provided by the Blount Partnership Tourism Development, to fill two open seats on the Smoky Mountain Tourism Development Authority Board for six-year terms.
7. Commissioner's Comments.
8. City Manager's Report.
9. Adjournment.

Approval of Minutes: [December 9, 2025](#)

LCOA, TENNESSEE
Tuesday, December 9, 2025

The Board of Commissioners of the City of Alcoa, Tennessee, met in a regular session in the Commission Chambers at the Alcoa Municipal Building in the City of Alcoa on **Tuesday, December 9, 2025**, at 7:00 p.m.

At this time, Mayor Tanya Martin called the meeting to order and led the Pledge of Allegiance.

On roll call, the following city officials were present: Mayor Tanya Martin, presiding; Commissioners Steve Biggar, Josh Blair, Tracey Cooper, and Eddie Hall. Also present were City Manager Bruce Applegate, Jr., City Attorney pro tem Douglas Overbey, and City Recorder Kim Wade.

Minutes of the regular meeting of November 11, 2025, having been submitted to each Commissioner prior to the meeting, required no corrections. A motion was made by Commissioner Cooper and seconded by Commissioner Blair to approve the minutes.

On roll call, the motion was passed.

Yeas: Tanya Martin
Steve Biggar
Josh Blair
Tracey Cooper
Eddie Hall
Nays: None

Minutes of the special called meeting of November 21, 2025, having been submitted to each Commissioner prior to the meeting, required no corrections. A motion was made by Commissioner Hall and seconded by Commissioner Biggar to approve the minutes.

On roll call, the motion was passed.

Yeas: Tanya Martin
Steve Biggar
Josh Blair
Tracey Cooper
Eddie Hall
Nays: None

It being 7:02 p.m., the Mayor declared the public hearing open for amending the Future Land Use Plan/Map of the City of Alcoa and its Urban Growth Boundary (Bassel Community and within the area of W Bessemer Street, N. Rankin Road, Joule Street and South Calderwood Street) (PC Res 2026-06) (Public Hearing – 12/09/2025). There being no one present to protest or discuss the matter, the Mayor declared the hearing closed.

At this time, the Mayor opened the floor for public comment. A variety of citizens and non-citizens spoke primarily about developments in the Springbrook Farm area. Comments included concerns about the increased flow and speed of through traffic; the construction of a new hotel adjacent to the high school, and its proximity to other city schools; and possible negative outcomes the added transient population

could bring. Additional comments included suggestions to provide signs to possibly improve traffic congestion; plant trees or install fencing along Marconi Boulevard to create a buffer; and for the city to provide live-streamed Commission meetings. The question of whether bike lanes were planned within the Springbrook Farm development area was raised and City Manager Bruce Applegate responded by saying that although dedicated bike lanes are not intended for the high traffic roadways within Springbrook Farm, there has been a continual high emphasis placed on the rollout of our Greenway System throughout the development, and ensured that there will be convenient spots provided to park and lock bicycles. Others spoke about the need for a recreation center, a place for the community to use. One person asked if the city might consider partnering with other organizations to construct such a facility. Mr. Applegate told everyone in attendance that he was happy to answer questions after the meeting, that suggestions would be strongly considered, and that he would provide his contact information. Mayor Martin thanked everyone for their participation and input.

A motion was made by Commissioner Cooper and seconded by Commissioner Hall to receive and file the following from the Alcoa Regional Planning Commission:

- a. PC Resolution 2026-06 to amend the Future Land Use Plan/Map of the City of Alcoa and its Urban Growth Boundary (Bassel Community and within the area of W Bessemer Street, N Rankin Road, Joule Street and South Calderwood Street)
- b. PC Resolution 2026-07 recommending, to the Board OF Commissioners of the City of Alcoa, the amendment of the zoning ordinance, Ordinance 338, of the Alcoa Municipal Code, to rezone Tax Parcel 015.00, Tax Map 046L, Group B, from General Business District "E" to Office District "O-3", located at 246 N Rankin Road (Rankin Road Properties, GP, Alcoa Chiropractic and Wellness Center)
- c. PC Resolution 2026-08 recommending, to the Board of Commissioners of the City of Alcoa, the amendment of the Zoning Ordinance, Ordinance 338, of the Alcoa Municipal Code, to rezone Tax Parcels 001.02 AND 002.00, Tax Map O46L, Group A and Tax Parcels 014.00 and 016.00, Tax Map 046L, Group B, from General Business District "E" and Light Industrial District "F" to Office District "O-3", located along N Rankin Road and Joule Street (Prisma Health, University Health Systems and Alcoa Business Park)
- d. PC Resolution 2026-09 recommending, to the Board of Commissioners of the City of Alcoa, the amendment of the Zoning Ordinance, Ordinance 338, of the Alcoa Municipal Code, to rezone Tax Parcel 080.01, Tax Map 008, from Office District "O-3" to Light Industrial District "F" and Open Space District "OS", located at 1413 Topside Road (Samuel J. Furrow property).

On roll call the vote was as follows:

Yeas: Tanya Martin
Steve Biggar
Josh Blair
Tracey Cooper
Eddie Hall

Nays: None

The motion was passed by unanimous vote. Thereupon, the Mayor declared the motion passed, and action was so taken.

A motion was made by Commissioner Blair and seconded by Commissioner Biggar to authorize the Mayor to execute the signing of a replat, lot 2 into 2R of Alcoa High School for the dedication of public right-of-way for Werner Avenue, Springbrook Farm.

On roll call the vote was as follows:

Yeas: Tanya Martin
Steve Biggar
Josh Blair
Tracey Cooper
Eddie Hall

Nays: None

On roll call the motion was passed by unanimous vote. Thereupon the Mayor declared the action was so authorized.

A motion was made by Commissioner Cooper and seconded by Commissioner Blair to declare as surplus various trucks and equipment from the Public Works & Engineering Department.

On roll call the vote was as follows:

Yeas: Tanya Martin
Steve Biggar
Josh Blair
Tracey Cooper
Eddie Hall

Nays: None

On roll call the motion was passed by unanimous vote. Thereupon the Mayor declared the action was so authorized.

A motion was made by Commissioner Cooper and seconded by Commissioner Biggar to approve the Master Development Agreement between Costco, Realty Link, and the City of Alcoa, subject to review by the City attorney.

On roll call the vote was as follows:

Yeas: Tanya Martin
Steve Biggar
Josh Blair
Tracey Cooper
Eddie Hall

Nays: None

On roll call the motion was passed by unanimous vote. Thereupon the Mayor declared the action was so authorized.

A motion was made by Commissioner Blair and seconded by Commissioner Hall to approve the MOU to formalize the City–Schools partnership and authorize moving forward with final contract development, with any binding contractual or financial commitments to be brought back to the appropriate governing bodies for review and approval.

On roll call the vote was as follows:

Yeas: Tanya Martin
Steve Biggar
Josh Blair
Tracey Cooper
Eddie Hall

Nays: None

On roll call the motion was passed by unanimous vote. Thereupon the Mayor declared the action was so authorized.

A motion was made by Commissioner Cooper and seconded by Commissioner Blair to authorize the Mayor and City staff to execute an updated EJCDC Agreement with Universal Engineering Services Professional Services 19, LLC (UES) to replace the previous agreement executed in October of 2020, pending final City Attorney review.

On roll call the vote was as follows:

Yeas: Tanya Martin
Steve Biggar
Josh Blair
Tracey Cooper
Eddie Hall

Nays: None

On roll call the motion was passed by unanimous vote. Thereupon the Mayor declared the action was so authorized.

A motion was made by Commissioner Blair and seconded by Commissioner Hall to authorize the Mayor and City staff to execute an updated EJCDC Agreement with UES to replace the previous agreement executed in October of 2020, pending final City Attorney review.

On roll call the vote was as follows:

Yeas: Tanya Martin
Steve Biggar
Josh Blair
Tracey Cooper
Eddie Hall

Nays: None

On roll call the motion was passed by unanimous vote. Thereupon the Mayor declared the action was so authorized.

A motion was made by Commissioner Biggar and seconded by Commissioner Hall to award the bid for the construction of stormwater infrastructure to connect Faraday Street to Pistol Creek, to the only bidder, Blount Excavating.

On roll call the vote was as follows:

Yeas: Tanya Martin
Steve Biggar
Josh Blair
Tracey Cooper
Eddie Hall

Nays: None

On roll call the motion was passed by unanimous vote. Thereupon the Mayor declared the action was so authorized.

A motion was made by Commissioner Hall and seconded by Commissioner Cooper to award the bid for the sealing of all the windows at the Municipal Building to the low bidder, Mountain Glass.

On roll call the vote was as follows:

Yeas: Tanya Martin
Steve Biggar
Josh Blair
Tracey Cooper
Eddie Hall

Nays: None

On roll call the motion was passed by unanimous vote. Thereupon the Mayor declared the action was so authorized.

A motion was made by Commissioner Blair and seconded by Commissioner Biggar that a resolution, the caption of which follows, be adopted: A RESOLUTION REQUESTING THE ELECTION COMMISSION OF BLOUNT COUNTY, TENNESSEE, TO CALL AND HOLD A PRIMARY ELECTION IN THE CITY OF ALCOA ON THE FIRST THURSDAY IN AUGUST (AUGUST 6, 2026) AND A GENERAL ELECTION IN THE CITY OF ALCOA FOR THE FIRST TUESDAY FOLLOWING THE FIRST MONDAY OF NOVEMBER 2026 (NOVEMBER 3, 2026).

On roll call the vote was as follows:

Yeas: Tanya Martin
Steve Biggar
Josh Blair
Tracey Cooper
Eddie Hall

Nays: None

Motion passed. The resolution was given number R25-501 and enrolled in the Resolution Book.

A motion was made by Commissioner Cooper and seconded by Commissioner Blair that a resolution, the caption of which follows, be adopted: A RESOLUTION AUTHORIZING THE CITY OF ALCOA TO PARTICIPATE IN THE PUBLIC ENTITY PARTNERS CYBER SECURITY MATCHING GRANT PROGRAM.

On roll call the vote was as follows:

Yeas: Tanya Martin
Steve Biggar
Josh Blair
Tracey Cooper
Eddie Hall

Nays: None

Motion passed. The resolution was given number R25-502 and enrolled in the Resolution Book.

A motion was made by Commissioner Biggar and seconded by Commissioner Hall that a resolution, the caption of which follows, be adopted: A RESOLUTION AUTHORIZING THE CITY OF ALCOA (UTILITIES-ELECTRIC) TO PARTICIPATE IN THE PUBLIC ENTITY PARTNERS CYBER SECURITY MATCHING GRANT PROGRAM.

On roll call the vote was as follows:

Yeas: Tanya Martin
Steve Biggar
Josh Blair
Tracey Cooper
Eddie Hall

Nays: None

Motion passed. The resolution was given number R25-503 and enrolled in the Resolution Book.

A motion was made by Commissioner Cooper and seconded by Commissioner Blair that an ordinance, the caption of which follows, be passed on second reading: AN ORDINANCE AMENDING THE RATES, FEES, AND CHARGES OF THE WATER AND SANITARY SEWER RATES AND FEES.

On roll call the vote was as follows:

Yeas: Tanya Martin
Steve Biggar
Josh Blair
Tracey Cooper
Eddie Hall

Nays: None

Motion passed. Thereupon the ordinance was given number 25-631 and enrolled in the Ordinance Book.

A motion was made by Commissioner Blair and seconded by Commissioner Hall that an ordinance, the caption of which follows, be passed on second reading: AN ORDINANCE AMENDING AND RESTATING THE PROVISIONS OF THE CITY OF ALCOA THRIFT PLAN.

On roll call the vote was as follows:

Yeas: Tanya Martin
Steve Biggar
Josh Blair
Tracey Cooper
Eddie Hall

Nays: None

Motion passed. Thereupon the ordinance was given number 25-632 and enrolled in the Ordinance Book.

A motion was made by Commissioner Hall and seconded by Commissioner Biggar that an ordinance, the caption of which follows, be passed on first reading: AN ORDINANCE TO AMEND THE FUTURE LAND USE PLAN/MAP OF THE CITY OF ALCOA AND ITS URBAN GROWTH BOUNDARY (BASSEL COMMUNITY AND WITHIN THE AREA OF W BESSEMER STREET, N RANKIN ROAD, JOULE STREET AND SOUTH CALDERWOOD STREET) (PC Res 2026-06) (Public Hearing – 12/09/2025).

Yeas: Tanya Martin
Steve Biggar
Josh Blair
Tracey Cooper
Eddie Hall

Nays: None

First reading: Motion passed.

A motion was made by Commissioner Cooper and seconded by Commissioner Blair that an ordinance, the caption of which follows, be passed on first reading: AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF THE CITY OF ALCOA AMENDING THE ZONING ORDINANCE, ORDINANCE 338, OF THE ALCOA MUNICIPAL CODE, TO REZONE TAX PARCEL 015.00, TAX MAP 046L, GROUP B, FROM GENERAL BUSINESS DISTRICT "E" TO OFFICE DISTRICT "O-3", LOCATED AT 246 N RANKIN ROAD (RANKIN ROAD PROPERTIES, GP, ALCOA CHIROPRACTIC AND WELLNESS CENTER) (PC RES 2026-07) (PUBLIC HEARING – 12/19/2025).

On roll call the vote was as follows:

Yeas: Tanya Martin
Steve Biggar
Josh Blair
Tracey Cooper
Eddie Hall

Nays: None

First reading: Motion passed.

A motion was made by Commissioner Blair and seconded by Commissioner Hall that an ordinance, the caption of which follows, be passed on first reading: AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF THE CITY OF ALCOA AMENDING THE ZONING ORDINANCE, ORDINANCE 338, OF THE ALCOA MUNICIPAL CODE, TO REZONE TAX PARCELS 001.02 AND 002.00, TAX MAP O46L, GROUP A AND TAX PARCELS 014.00 AND 016.00, TAX MAP O46L, GROUP B, FROM GENERAL BUSINESS DISTRICT "E" AND LIGHT INDUSTRIAL DISTRICT "F" TO OFFICE DISTRICT "O-3", LOCATED ALONG N RANKIN ROAD AND JOULE STREET (PRISMA HEALTH, UNIVERSITY HEALTH SYSTEMS AND ALCOA BUSINESS PARK) (PC RES 2026-08) (PUBLIC HEARING – 12/19/2025).

On roll call the vote was as follows:

Yeas: Tanya Martin
Steve Biggar
Josh Blair
Tracey Cooper
Eddie Hall

Nays: None

First reading: Motion passed.

A motion was made by Commissioner Biggar and seconded by Commissioner Hall that an ordinance, the caption of which follows, be passed on first reading: AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF THE CITY OF ALCOA AMENDING THE ZONING ORDINANCE, ORDINANCE 338, OF THE ALCOA MUNICIPAL CODE, TO REZONE TAX PARCEL 080.01, TAX MAP 008, FROM OFFICE DISTRICT "O-3" TO LIGHT INDUSTRIAL DISTRICT "F" AND OPEN SPACE DISTRICT "OS", LOCATED AT 1413 TOPSIDE ROAD (SAMUEL J. FURROW PROPERTY) (PC RES 2026-09) (PUBLIC HEARING – 01/13/2026).

On roll call the vote was as follows:

Yeas: Tanya Martin
Steve Biggar
Josh Blair
Tracey Cooper
Eddie Hall

Nays: None

First reading: Motion passed.

A motion was made by Commissioner Cooper and seconded by Mayor Martin to reappoint Mr. John Rochelle to the Alcoa Regional Planning Commission for a three-year term to expire January 10, 2029.

On roll call the vote was as follows:

Yeas: Tanya Martin
Steve Biggar

Josh Blair
Tracey Cooper
Eddie Hall

Nays: None

On roll call the motion was passed by unanimous vote. Thereupon the Mayor declared the action was so authorized.

A motion was made by Commissioner Blair and seconded by Commissioner Hall to reappoint Mr. Gary Hensley to the Industrial Development Board of Blount County and the Cities of Alcoa and Maryville for a six-year term.

On roll call the vote was as follows:

Yeas: Tanya Martin
Steve Biggar
Josh Blair
Tracey Cooper
Eddie Hall

Nays: None

On roll call the motion was passed by unanimous vote. Thereupon the Mayor declared the action was so authorized.

A motion was made by Commissioner Blair and seconded by Commissioner Cooper to approve Jewel Overton as the sole candidate, from the Industrial Development Board of Blount County and the Cities of Alcoa slate of candidates, to appoint her as a new member for a six-year term to fill the expiring term of Joe Dawson.

On roll call the vote was as follows:

Yeas: Tanya Martin
Steve Biggar
Josh Blair
Tracey Cooper
Eddie Hall

Nays: None

On roll call the motion was passed by unanimous vote. Thereupon the Mayor declared the action was so authorized.

At 8:45 p.m., the Mayor called for an intermission, a recess of the meeting, to hold an executive session in the Executive Conference Room with the Commissioners, City Manager, and City Attorney regarding the use of Fund 177. They reconvened at 9:25 p.m.

A motion was made by Commissioner Hall and seconded by Commissioner Biggar to approve the agreement reviewed during the previous executive session regarding the use of Fund 177.

On roll call the vote was as follows:

Yeas: Tanya Martin
Steve Biggar
Josh Blair
Tracey Cooper
Eddie Hall

Nays: None

On roll call the motion was passed by unanimous vote. Thereupon the Mayor declared the action was so authorized.

There being no further business, a motion was made by Commissioner Cooper and seconded by Commissioner Blair that the meeting be adjourned.

On roll call the vote was as follows:

Yeas: Tanya Martin
Steve Biggar
Josh Blair
Tracey Cooper
Eddie Hall

Nays: None

On roll call the motion was passed by unanimous vote. The meeting was adjourned at 9:30 p.m.

Approved January 13, 2026.

Mayor

ATTEST:

Recorder

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Approval of Minutes: [December 19, 2025, Special Called Meeting](#)

ALCOA, TENNESSEE
Friday, December 19, 2025

The Board of Commissioners of the City of Alcoa, Tennessee, met in a called session in the Commission Chambers at the City of Alcoa on Friday, December 19, 2025, at 11:15 a.m.

On roll call the following city officials were present: Vice-Mayor Tracey Cooper, presiding; Commissioners Steve Biggar, Josh Blair, and Eddie Hall. Also present were City Manager Bruce Applegate, Jr., City Attorney Stephanie Coleman, and City Recorder Kim Wade. Mayor Tanya Martin was absent when the following proceedings were had and done, to-wit:

It being 11:16 a.m., the Vice-Mayor declared the public hearing open for amending the Zoning Ordinance, Ordinance 338, of the Alcoa Municipal Code, to rezone Tax Parcel 015.00, Tax Map 046L, Group B, from General Business District "E" to Office District "O-3", located at 246 N. Rankin Road (RANKIN ROAD PROPERTIES, GP, ALCOA CHIROPRACTIC AND WELLNESS CENTER) (PC RES 2026-07). There being no one present to protest or discuss the matter, the Vice-Mayor declared the hearing closed.

It being 11:17 a.m., the Vice-Mayor declared the public hearing open for amending the Zoning Ordinance, Ordinance 338, of the Alcoa Municipal Code, to rezone Tax Parcels 001.02 AND 002.00, Tax Map 046L, Group A and Tax Parcels 014.00 and 016.00, Tax Map 046L, Group B, from General Business District "E" and Light Industrial District "F" to Office District "O-3", located along N. Rankin Road and Joule Street (PRISMA HEALTH, UNIVERSITY HEALTH SYSTEMS AND ALCOA BUSINESS PARK) (PC RES 2026-08) (PUBLIC HEARING – 12/19/2025) There being no one present to protest or discuss the matter, the Vice-Mayor declared the hearing closed.

A motion was made by Commissioner Blair and seconded by Commissioner Hall that an ordinance, the caption of which follows, be passed on second reading: AN ORDINANCE TO AMEND THE FUTURE LAND USE PLAN/MAP OF THE CITY OF ALCOA AND ITS URBAN GROWTH BOUNDARY (BASSEL COMMUNITY AND WITHIN THE AREA OF W BESSEMER STREET, N RANKIN ROAD, JOULE STREET AND SOUTH CALDERWOOD STREET) (PC Res 2026-06) (Public Hearing – 12/09/2025).

On roll call the vote was as follows:

Yeas: Tracey Cooper
Steve Biggar
Josh Blair
Eddie Hall
Nays: None
Absent: Tanya Martin

Motion passed. Thereupon the ordinance was given number 25-633 and enrolled in the Ordinance Book.

A motion was made by Commissioner Hall and seconded by Commissioner Biggar that an ordinance, the caption of which follows, be passed on second reading: AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF THE CITY OF ALCOA AMENDING THE ZONING ORDINANCE, ORDINANCE 338, OF THE ALCOA MUNICIPAL CODE, TO REZONE TAX PARCEL 015.00, TAX MAP 046L, GROUP B, FROM GENERAL BUSINESS DISTRICT "E" TO OFFICE DISTRICT "O-3", LOCATED AT 246 N RANKIN ROAD (RANKIN ROAD

PROPERTIES, GP, ALCOA CHIROPRACTIC AND WELLNESS CENTER) (PC RES 2026-07) (PUBLIC HEARING – 12/19/2025).

On roll call the vote was as follows:

Yeas: Tracey Cooper
Steve Biggar
Josh Blair
Eddie Hall

Nays: None

Absent: Tanya Martin

Motion passed. Thereupon the ordinance was given number 25-634 and enrolled in the Ordinance Book.

A motion was made by Commissioner Biggar and seconded by Commissioner Blair that an ordinance, the caption of which follows, be passed on second reading: AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF THE CITY OF ALCOA AMENDING THE ZONING ORDINANCE, ORDINANCE 338, OF THE ALCOA MUNICIPAL CODE, TO REZONE TAX PARCELS 001.02 AND 002.00, TAX MAP O46L, GROUP A AND TAX PARCELS 014.00 AND 016.00, TAX MAP O46L, GROUP B, FROM GENERAL BUSINESS DISTRICT “E” AND LIGHT INDUSTRIAL DISTRICT “F” TO OFFICE DISTRICT “O-3”, LOCATED ALONG N RANKIN ROAD AND JOULE STREET (PRISMA HEALTH, UNIVERSITY HEALTH SYSTEMS AND ALCOA BUSINESS PARK) (PC RES 2026-08) (PUBLIC HEARING – 12/19/2025).

On roll call the vote was as follows:

Yeas: Tracey Cooper
Steve Biggar
Josh Blair
Eddie Hall

Nays: None

Absent: Tanya Martin

Motion passed. Thereupon the ordinance was given number 25-635 and enrolled in the Ordinance Book.

There being no further business, a motion was made by Commissioner Hall and seconded by Commissioner Biggar that the meeting be adjourned.

On roll call the vote was as follows:

Yeas: Tracey Cooper
Steve Biggar
Josh Blair
Eddie Hall

Nays: None

Absent: Tanya Martin

On roll call the motion was passed by unanimous vote. The meeting was adjourned at 11:21 a.m.

Approved _____.

Mayor

ATTEST:

Recorder

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Recognitions: [Kyrin Tyson – Alcoa High School Kicker for Football State 4A Championship Team](#)



Public Hearings:

1. [Amending the Zoning Ordinance, Ordinance 338, of the Alcoa Municipal Code, to rezone Tax Parcel 080.01, Tax Map 008, from Office District "O-3" to Light Industrial District "F" and Open Space District "OS", located at 1413 Topside Road \(Samuel J. Furrow Property\) \(PC RES 2026-09\) \(Public Hearing – 01/13/2026\)](#)

Please recall that the property owner is requesting the rezoning for this property, being the previous location of S&ME's office. Please know that the property is currently under the zoning classification of Office District "O-3", with the request being to rezone the parcel to Light Industrial District "F". When looking at the overall area, the parcel to the south and across Topside Road are already zoned Light Industrial District "F", as this general area around Singleton Station Road has been transitioning to a light industrial node over the past several years.

A small portion of the parcel does fall within the 100-year special flood hazard area of Polecat Branch. Similar to when zoning was applied to the parcel across Topside Road, the 100-year special flood hazard area needs to be designated as Open Space District "OS".

The Alcoa Municipal Regional Planning Commission favorably adopted PC Resolution 2026-09, recommending the rezoning from Office District "O-3" to Light Industrial District "F" and Open Space District "OS" to the Alcoa Board of Commissioners for their adoption of the same by ordinance.

This is the Public Hearing in the matter.

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Business:

1. Receive and file the following from the Alcoa Regional Planning Commission:
 - a. [PC Resolution 2026-10 to the Board of Commissioners of the City of Alcoa recommending approval of the Plan of Services For and annexation into the City of Alcoa, Tax Parcel 017.00, Tax Map 018, located at 830 Killion Street \(George and Carole Chambers property\)](#)

This item is by owner's request and is precipitated by interest in obtaining city services (sewer, fire and police protection, and city garbage service). The property is located within the City of Alcoa's adopted Urban Growth Boundary and is attachable by the adjoining parcel. The property has been designated for Retail-General Business Density on the Alcoa Future Land Use Plan/Map. However, if annexed, it is recommended that commercial zoning not be applied at this time. It is premature at this time. Refer to the next item for the recommended zoning assignment.

Please note that the recommended plan of services ordinance on first reading, exhibit B to the annexation resolution, has been updated from that recommended by the planning commission. To clarify an inadvertent oversight, letter F of the plan of services has been updated to state "No public streets are included in this annexation."

The Alcoa Municipal Regional Planning Commission favorably adopted PC Resolution 2026-10, recommending the annexation and a plan of services (Exhibit B) to the Alcoa Board of Commissioners by adoption of the same by resolution and ordinance respectively. Note that the adoption of the resolution for annexation will be considered at time of second reading of the plan of services.

PC RESOLUTION 2026-10

A RESOLUTION TO THE BOARD OF COMMISSIONERS OF THE CITY OF ALCOA RECOMMENDING APPROVAL OF THE PLAN OF SERVICES FOR AND ANNEXATION INTO THE CITY OF ALCOA, TAX PARCEL 017.00, TAX MAP 018, LOCATED AT 830 KILLION STREET (GEORGE AND CAROLE CHAMBERS PROPERTY)

WHEREAS, pursuant to Tennessee Codes Annotated §6-51-102, the City of Alcoa requested that the Alcoa Municipal/Regional Planning Commission study and report on the Plan of Services for a certain property, identified by the Blount County Property Assessor as Tax Parcel 017.00, Tax Map 018, and more particularly identified in the map attached hereto as Exhibit A (George and Carole Chambers Property), being proposed for annexation into the corporate limits of the City of Alcoa, and said study having been made and the report attached hereto as Exhibit B; and

WHEREAS, the study of the Plan of Services by the Alcoa Municipal/Regional Planning Commission shows that the Plan of Services and timing for implementation would be sufficient and beneficial to the George and Carole Chambers Property and the community, and are comparable to services delivered to all citizens of the City of Alcoa, should annexation be approved; and,

WHEREAS, the Alcoa Municipal/Regional Planning Commission has determined that the City of Alcoa has the ability and intent to benefit the said area by rendering municipal services, as stated in the Plan of Services contained herein and that annexation would be desirable.

NOW, THEREFORE, BE IT RESOLVED by the City of Alcoa Municipal/Regional Planning Commission as follows:

SECTION 1. That the Alcoa Municipal/Regional Planning Commission does recommend to the Board of Commissioners of the City of Alcoa approval of the Plan of Services attached hereto as Exhibit B for and annexation of the George and Carole Chambers Property, identified as Tax Parcel 017.00, Tax Map 018, and more particularly identified in the map attached hereto as Exhibit A, and approximately 2.00 acres, more or less.

SECTION 2. That the Secretary of the Alcoa Municipal/Regional Planning Commission certifies a copy of this Resolution to the Board of Commissioners of the City of Alcoa.

ADOPTED this 18th day of December, 2025.

Chairman, Alcoa Municipal/Regional
Planning Commission

ATTEST:

Secretary, Alcoa Municipal/Regional
Planning Commission

EXHIBIT B to PC Resolution 2026-10

REPORT OF THE ALCOA MUNICIPAL/REGIONAL PLANNING COMMISSION ON THE PLAN OF SERVICES FOR PROPERTY PROPOSED FOR ANNEXATION INTO THE CORPORATE LIMITS OF THE CITY OF ALCOA, TAX PARCEL 017.00, TAX MAP 018, LOCATED AT 830 KILLION STREET (GEORGE AND CAROLE CHAMBERS PROPERTY)

WHEREAS, Tennessee Codes Annotated §6-51-102 requires that a plan of services be adopted by the governing body of a city prior to passage of a resolution of annexation; and,

WHEREAS, the City of Alcoa is proposing annexation of certain properties identified as Tax Parcel 017.00, , Tax Map 018, located at 830 Killion Street, and on the 18th day of December, 2026, the City of Alcoa requested the Alcoa Municipal/Regional Planning Commission to study and report on the Plan of Services to be provided to the lands of the George and Carole Chambers Property, in the event of annexation.

NOW, THEREFORE, THE STUDY HAVING BEEN MADE, BE IT REPORTED by the Alcoa Municipal/Regional Planning Commission as follows:

SECTION 1. That the following Plan of Services for the area bounded as described above are sufficient and beneficial to the George and Carole Chambers Property, and the community and are comparable to the services provided to all citizens of the City of Alcoa:

- A. Police
Patrolling, radio responses to calls, and other routine police services, using present personnel and equipment, will be provided on the effective date of annexation.
- B. Fire
Fire protection by the present personnel and the equipment for the Alcoa Fire Department, within the limitations of available water and distances from fire stations, will be provided on the effective date of annexation.
- C. Water
 - (1) Current water services provided to the property for domestic and fire suppression services use will be charged at city consumption rates on the effective date of annexation, supplied from existing city lines where available.
 - (2) Application to the City of Alcoa shall be made for the necessary extension and improvements of water lines and installation of fire hydrants to serve the area. Any improvements to existing or extension of water mains to this property will be the responsibility and cost of the applicant. The City will participate only to the extent that is economically feasible to supplement the cost if the City requires a larger main that exceeds the needed capacity to meet current and proposed service capacity based on the size of the particular development project.

D. Sewers

(1) Current sanitary sewer services provided to the property will be charged at inside city consumption rates on the effective date of annexation, collected at existing city lines where available.

(2) Extension of the necessary sewer lines to serve this parcel will be as per environmental necessity, engineering feasibility, and the financial feasibility as the city dictates. Any extension of sanitary sewer to this property will otherwise be the responsibility and cost of the applicant.

E. Solid Waste Collection

Solid waste collection service in compliance with current city policies provided within the city will be extended to the annexed area within one week after the effective date of annexation.

F. Street Construction and Repair

(1) Emergency maintenance of streets (repairs of hazardous chuck holes, measures necessary for traffic flow, etc.) will begin on the effective date of annexation.

(2) Routine maintenance and repair and/or improvements to the street and its storm sewer system(s) will begin on the effective date of annexation as (a) needs are identified and (b) funds are available to accomplish such work.

(3) Street lighting needs will be assessed upon the effective date of annexation.

G. Schools and Impact on School Attendance Zones

This annexation will not negatively impact school attendance zones.

H. Inspection Services

Any inspection services now provided by the city (building, plumbing, and housing) will begin on the effective date of annexation.

I. Planning and Zoning

The planning and zoning jurisdiction of the city will extend to the area on the effective date of annexation. City planning will thereafter encompass the annexed area.

J. Recreational Facilities and Programs

The Blount County Recreation and Parks Commission manage all recreation programs and park land in the county. Commission standards, practice, and budget will determine expansion of programs to meet the needs of city residents.

K. Street Name Signs and Street Lighting

Street signs and the need for street lighting (when applicable) will be assessed upon the effective date of annexation.

L. Electric Power

Electric power will continue to be provided at present rates, in compliance with the prevailing rules, regulations and policies of the city. Residential electric power is provided at equivalent rates inside or outside the city.

SECTION 2. This report shall be made an exhibit to the Planning Commission Resolution recommending to the Board of Commissioners of the City of Alcoa adoption of the Plan of Services upon approval of annexation of the remaining lands of the George and Carole Chambers Property.

Adopted this 18th day of December, 2025.

Chairman, Alcoa Municipal/Regional
Planning Commission

ATTEST:

Secretary, Alcoa Municipal/Regional
Planning Commission

Chambers

830 Killion Street
865-806-3742
edchambers7@gmail.com

October 10, 2025

Mr. Jeremy Pearson
City Planner
City of Alcoa Planning and Codes
223 Associates Boulevard
Alcoa, TN 37701

Dear Mr. Pearson,

As discussed in our phone conversation, we are writing to request that our home and acreage at 830 Killion Street be annexed into the City of Alcoa. We request this annexation in order to obtain the many services provided by the City, to include trash and rubbish pick-up and police and fire protection. Although we currently have no school age children we would like to have our home in the amazing Alcoa school district.

We currently have Alcoa Electric and Alcoa Water service and we understand that the sewer line runs beside our lot. The adjacent property and home behind, and vacant lot across the street from us are also in Alcoa city making the movement seem practical as the services are already driving by the home.

Property Information

E9111 Address: 830 Killion Street

Blount County Tax ID: 018017.00

With kind regards,

Ed Chambers
Carole Chambers
George (Ed) and Carole Chambers

Business:

1. Receive and file the following from the Alcoa Regional Planning Commission:
 - b. [PC Resolution 2026-11 recommending, to the Board of Commissioners of the City of Alcoa, the amendment of the Zoning Ordinance, Ordinance 338, of the Alcoa Municipal Code, to assign the Zoning District Residence District "A" to Tax Parcel 017.00, Tax Map 018, located at 830 Killion Street \(George and Carole Chambers property\)](#)

This item is related to the above annexation request by George "Ed" and Carole Chambers. As pointed out under the annexation request, the property is designated as Retail-General Business Density per the Alcoa Future Land Use Plan/Map. However, given the property is currently developed with a single-family dwelling and limited in developable area, staff feels the Residence District "A" is the most appropriate zoning district to be applied at this time.

The Alcoa Municipal Regional Planning Commission favorably adopted PC Resolution 2026-11, which recommends the zoning assignment of Residence District "A" to the Alcoa Board of Commissioners by adoption of the same by ordinance.

PC RESOLUTION 2026-11

A RESOLUTION RECOMMENDING, TO THE BOARD OF COMMISSIONERS OF THE CITY OF ALCOA, THE AMENDMENT OF THE ZONING ORDINANCE, ORDINANCE 338, OF THE ALCOA MUNICIPAL CODE, TO ASSIGN THE ZONING DISTRICT RESIDENCE DISTRICT "A" TO TAX PARCEL 017.00, TAX MAP 018, LOCATED AT 830 KILLION STREET (GEORGE AND CAROLE CHAMBERS PROPERTY)

BE IT RESOLVED, by the Alcoa Municipal/Regional Planning Commission in regular session on this the 18th day of December, 2025, that pursuant to the authority granted by TCA 13-7-204, that PC Resolution 2026-11, be adopted, recommending the Zoning Ordinance (Ordinance No. 338) be amended, as follows:

SECTION 1. That a certain parcel identified by the Office of the Blount County Property Assessor as Tax Parcel 017.00, Tax Map 018, be assigned a zoning classification of Residence District "A", as shown by a map attachment hereto (Exhibit A), and additionally described as the George and Carole Chambers Property, located at 830 Killion Street, and approximately 2.00 acres, more or less.

SECTION 2. That the Alcoa Municipal/Regional Planning Commission recommends the adoption of an ordinance for the same to the Alcoa Board of Commissioners of the City of Alcoa.

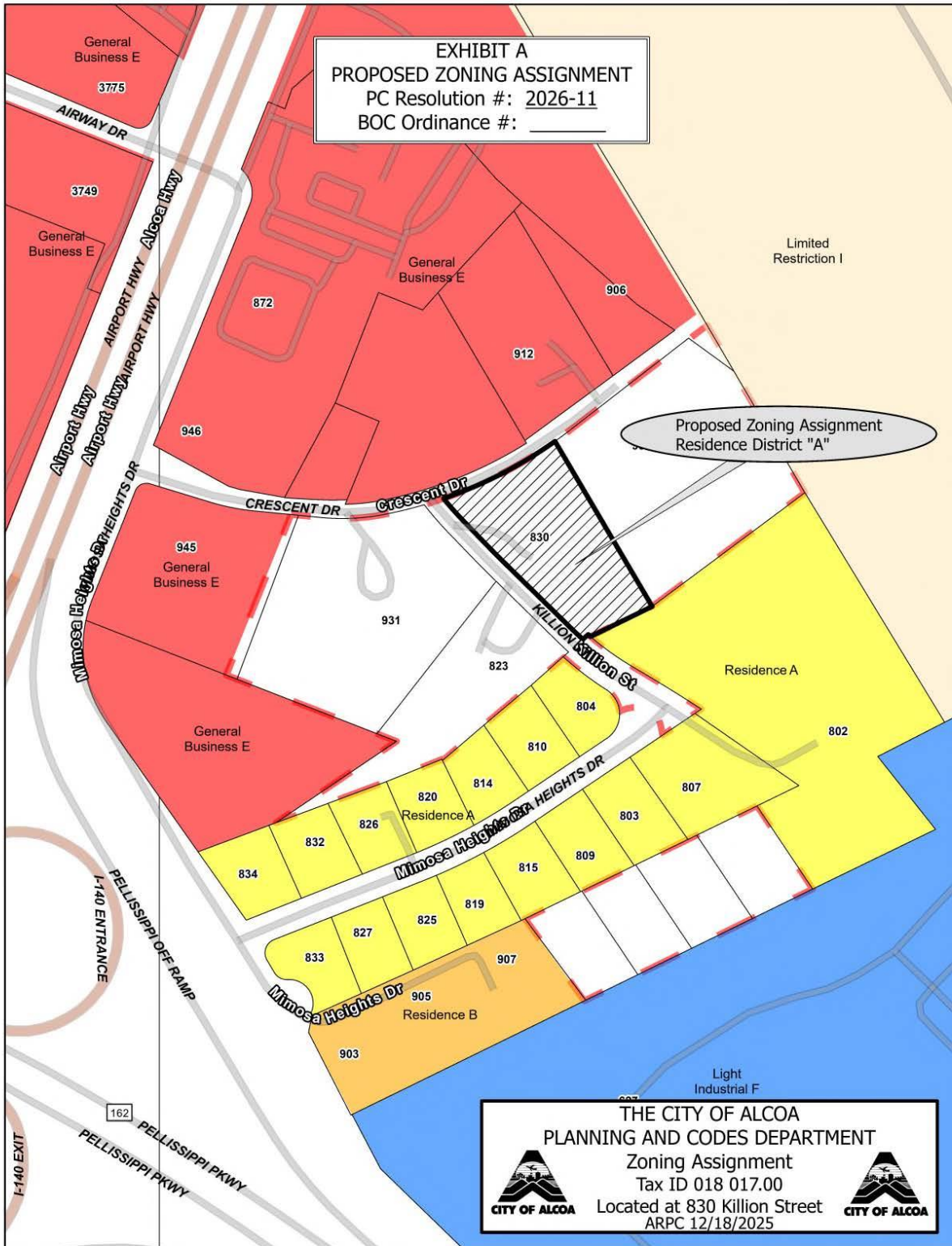
SECTION 3. That the Secretary of the Alcoa Municipal/Regional Planning Commission certifies a copy of this resolution to the Board of Commissioners of the City of Alcoa.

ADOPTED this 18th day of December, 2025.

Chairman, Alcoa Municipal/Regional
Planning Commission

ATTEST:

Secretary, Alcoa Municipal/Regional
Planning Commission



Business:

2. [Authorize the contract with Keller North American, Inc. to install micropiles and stabilize the foundation and piers at the City of Alcoa Service Center.](#)

The City Commission is requested to authorize the contract to install micropiles and stabilize the foundation and piers at the City of Alcoa Service Center. This contract is with Keller North America, Inc., (Keller) which was selected as the contractor from the Request for Qualifications advertisement in 2025.

Since the selection process, Keller has developed a plan to stabilize the foundation and columns using micropiles according to their recommended layout plan. Currently the City has a contract with C2RL to provide the necessary engineering, geotechnical and bid services for the repairs needed.

The review and design process has been ongoing since FY25 and carried over into FY26. The original budgeted amount for this repair was \$125,000 in FY25 but the actual cost appears to be in line with the expected cost for the repair.

As a note and a reminder, much of the Service Center is located on the former Babcock/Veach May Wilson site and contains many landfill cells. Since the Service Center was opened in 2008, there have been several repairs and stabilization projects as they occur and are needed. Like other projects/repairs before, this project will drill down through the bad soil and anchor the columns and foundations to better suited bedrock or soil below in order to stabilize and prevent further settling of the foundation in areas.

Southeast BU
Knoxville Area Office
3939A Papermill Road
Knoxville, TN 37909
Tel: (865)-583-8212
Fax: (865)-583-8265



December 8, 2025

ATTENTION: Chris Soro
C2RL

REFERENCE: Alcoa Service Center Foundation Retrofit
Micropile Installation
Alcoa, TN

Dear Chris:

Keller North America, Inc. (Keller) is pleased to present this proposal for micropiles on the referenced project. Our opinions and statements regarding this project shall remain confidential to you and shall not be made available to another party without the expressed written consent of Keller. All concepts and procedures stated in this proposal shall be deemed as intellectual property of Keller. Keller has based this proposal on:

1. Geotechnical Engineering report dated May 8, 2025 by UES
2. Preliminary drawings dated July 3, 2024 by C2RL
3. Keller has been able to visit the site.

QUALIFICATIONS

Keller is the largest geotechnical contractor in the United States and is recognized by industry leaders to be reliable and innovative experts in the field of specialty foundation and geotechnical construction. Keller's reputation is based on providing cost effective solutions for difficult geotechnical construction projects. With the largest geotechnical equipment and resource pool in the North America, Keller is especially adept with fast track, resource intensive projects. Keller is a full-service company offering the broadest range of design/build geotechnical services in the geotechnical construction industry including earth retentions systems (cantilevered, anchors, and soil nailed), micropiles, driven piles, compaction grouting, cement and chemical grouting, jet grouting, aggregate piers / stone columns, rigid inclusions, soil mixing, earthquake drains, and wick drains.

PROJECT HEALTH AND SAFETY

Keller is committed to creating and sustaining a safety-minded culture that ensures an incident and injury free workplace. Keller values the safety of its personnel above all. Keller's top safety officer has an executive level position to ensure that safety planning is a primary corporate priority. Keller will ensure that all our employees, subcontractors, and vendors for this project are provided health, safety and environmental training and guidance prior to the start of work and on a continuing basis.



California • Colorado • Florida • Georgia • Illinois • Iowa
Maryland • Massachusetts • New Jersey • New York • North Carolina
Tennessee • Texas • Washington • British Columbia • Mexico City, Mexico
www.Keller-na.com

Alcoa Service Center Foundation Retrofit
 Alcoa, TN

December 8, 2025
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SCOPE OF WORK

For pricing purposes, Keller has used the below assumptions based off the information provided:

1. Install 10 ea 5.5" micropiles based on the design provided by Keller.
 - a. Pricing assumes a 5.5" x 0.415" micropile casing to the top of rock (no casing included in the bond zone) and a full length #8 Grade 75 threadbar.
2. Keller has assumed a cumulative total of 400 LF of micropiles based on an estimated depth to rock of 35 feet and a 5 foot competent rock socket, but depths may vary based on the actual depth to competent rock.
3. Micropiles will be designed utilizing a Factor of Safety (FOS) of 3.0 in lieu of performing load testing.
 - a. If load testing is required, additional costs will apply.
4. Include up to 120% the neat volume of grout in each micropile.
5. One mobilization and demobilization of a single drill rig with continuous work throughout.
6. Keller's base pricing includes a top connection connection to the footing. Keller has not verified the footing is capable of said connection. Keller has included 18" footing thickness.
7. Any support of excavation (if required) is to be provided by others if top of foundations is greater than 5' below the existing asphalt.
8. Keller will not be responsible for repairing or repouring any concrete associated with the performance of the work.

SCHEDULE OF PRICES

Keller will supply all labor, materials, and specialized equipment to install micropiles for the following prices:

Item	Description	Qty	Unit	Unit Price	Total Price
1	Mobilization/Demobilization and Installation of 10 ea 5.5" micropiles (400 LF) with up to 120% theoretical grout	1	LS	\$143,489	\$143,489
Base Scope Total					\$143,489
Add 1	Additional Micropile Footage > 400 LF	1	LF	\$150	
Deduct 1	Deduct Micropile Footage < 400 LF	1	LF	(\$65)	
Add 2	Additional micropile grout > 120% Theoretical	1	CF	\$45	
Add 3	Stand-by / Delay Time	1	HR	\$1,500	
Add 4	Payment / Performance Bond	1	LS	1%	

PRICING CLARIFICATIONS

1. This pricing **does not** include Tennessee sales tax.
2. Micropile length is measured from working grade (or cut off – whichever is higher), to total depth of the hole.
3. Standby rate will apply for any interruption to our work not caused by Keller. This



applies to earthwork, dewatering, and/or other activities if Keller is unable to drill. A maximum of 8 hours of standby time will be charged per day.

4. Pricing is based on working a single, uninterrupted, 10-hour day shift, Monday through Friday, generally between 7AM and 5PM. We assume that our work can be conducted within a single mobilization and progress in an orderly and sequential manner without interference or delay from any other construction activities or site constraints.
5. Large voids and/or other encountered conditions which require grouting and re-drilling or other advanced drilling techniques in order to accomplish the installation will be considered extra and subject to negotiated change order.
6. Due to variations in the steel markets, we can only hold prices for the time indicated. In the event a contract is not executed or Notice to Proceed issued within this time frame, then any escalation in material prices will be borne by the GC and/or Owner. Keller will work with the GC/Owner to procure materials as quickly as possible following award of the project to reduce this risk and require payment for stored materials within 60 days of invoice.

INCLUDED ITEMS

The following items are included in **Keller's scope** of work.

1. Provide a general work plan for installation, control, and quality of the micropiles. Material and equipment cut sheets will be provided as needed.
2. One mobilization and demobilization of a single micropile drill rig with continuous work throughout.
3. Installation of micropiles at locations staked out by Keller.
4. Provide daily reports, installation logs for each micropile, and production summary sheets.
5. Provide and place up to 1.2X the neat volume of grout in each micropile.
6. Provide saw cutting of the existing concrete slab 24" by 24" at each of the 10 micropile locations.
7. Provide coring through the existing foundation at each of the 10 micropile locations.

SITE SUPPORT

The following items are to be provided to Keller by the Contractor for the performance of the work:

1. Locate, test pit, expose, remove, relocate, and/or protect existing utilities as may be required for the safe installation of micropiles. Keller will perform a utility locate but will only be responsible for damage of utilities to the extent of Keller's negligence.
2. Survey as-builts and associated mark ups, as required.
3. Potable water service within 200' of work area, capable of supplying water at a rate of 100gpm at 60psi (fire hydrant or similar) with a minimum 2" connection. If a fire hydrant is not available, general contractor shall provide, fill, and maintain a water truck with sufficient volume and pressure to support Keller's drilling and grouting operations.
4. Vehicle and pedestrian traffic control.
5. Erosion and sediment control; including control and disposal of drill spoil, process water, and grout waste generated during micropile installation.

6. Provide and maintain stable, level access, including a minimum of 2-ft horizontal clearance from any vertical obstruction and a minimum headroom clearance of 14ft. **This includes removal of the heater unit inside the building.**
7. Perform site demolition work, excavation, or excavation support work required to gain access, position equipment, and install micropiles at each location. **Keller will saw cut the existing asphalt and core drill through the existing foundation. Patching the saw cut after the Micropile installation will be provided by others.**
8. Install and maintain temporary/permanent fall protection at all grade separations near the work area.
9. Perform all pile cap connection, construction, and final micropile cut-offs (including disposal).
10. In order to maintain a stable and safe working pad, it is imperative that the General Contractor employs work platform stability measures. Working platform shall be well-drained and free of standing water and mud so that our equipment may access the site under its own power without the use of timber mats. Any site access issues which might reasonably affect equipment access, productivity, or crew safety must be remediated. Water on the working pad cannot be allowed to accumulate and must be controlled by measures such as positive drainage by grading, sump pits, de-watering pumps, free draining material, and continuous maintenance of the afore mentioned items, as necessary.
11. Provide an adequate, secure lay down area, within 100-ft of our drilling operation, for our equipment and materials. This laydown area should allow Keller to store our grout plant, air compressor, micropile casing, and other materials with direct line access to the work area.
12. Removal of any buried obstructions. Keller has not included drilling through wood, reinforced concrete, steel or any other man-placed buried object. If Keller encounters obstructions, standby charges shall apply while others excavate to remove said obstructions. **If metal is encountered Keller will stop and notify the owner.**

EXCLUDED ITEMS

The following items are specifically excluded from the Keller scope:

1. Coring / Demolition of any existing concrete or man-placed features at proposed micropile locations.
2. Final pile cap excavation, pile cut off, and removal down to the final top elevation and installation of bearing plate and associated hardware. Each micropile will be left at a higher elevation than cut-off and will require a final cut-off and disposal of waste material. All survey, pile cap excavation, connection, and construction will be performed by others.
3. Micropile load testing.
4. All permits and/or fees, including obtainment of easements.
5. Grout in excess of 120% of the aggregate, theoretical volume of the micropiles per final design. Grout take in excess of 120% of theoretical is unanticipated, but in the event of higher grout takes, Keller shall be reimbursed at a rate of \$45/bag of cement. Keller's grout mix design requires 1 bag of cement per cubic foot of grout.
6. Protection of any adjacent structures, vehicles, equipment or other property from drill flush and/or grout splatter and/or rock fragments. Any false walls/tarps required shall be by others. Keller was not able to visit the site prior to pricing and

- it was unclear if any of the work will need to be performed inside the building. All protection associated with said work would be by others.
7. Hydro excavation services to locate utility conflicts.
 8. Mill certifications for micropile casing. Industry standard API N-80 casing shall be utilized. Mill certifications are not available for this material, but independent coupon test results can be provided if necessary.
 9. Noise abatement measures/devices (e.g., sound walls) and ventilation/dust control barriers as required.
 10. Corrosion protection. All steel components, including hardware, as proposed are bare, with no additional corrosion protection included.
 11. Settlement and/or deformation/movement monitoring systems. Any required instrumentation and monitoring services to measure vibration, deformation, settlement, heave or any other movement, prior to, during, or following Keller's work shall be by others.
 12. Dewatering. Any standing water that causes safety concern to Keller shall be addressed by the contractor immediately. Any delay or standby time will be charged at the standby rate listed.
 13. Any spoil haul off or stockpiling. All spoils should be stockpiled as necessary to avoid impeding work and shall be hauled off by others.
 14. Any 3rd party sampling, testing of materials, monitoring of existing structures for settlement or vibration, or monitoring of production installation.
 15. Any liquidated or consequential damages.
 16. Supply, fuel, and maintenance of light plants for day shifts during winter months. Keller will require light plants in order to utilize working hours of up to 10 to 12 hours per day.
 17. Note that by its nature micropile installation generates spoils. While drilling, mud, water, sand and gravel will evacuate from the hole onto any unprotected surface nearby, Keller has not included any protective measures to keep drill spoils off of adjacent surfaces. Thorough cleanup and washdown of the work area are excluded and spoils are expected to remain in the immediate work area.

Alcoa Service Center Foundation Retrofit
Alcoa, TN

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SEQUENCE/SCHEDULE OF WORK

Keller will work in an uninterrupted sequence, utilizing 10-hour, uninterrupted day shifts, Monday through Friday generally between the hours of 7am and 5pm. After a written notice to proceed is issued, Keller will require approximately 1 to 5 weeks to prepare drilling equipment, procure materials, and mobilize to the site. **Mobilization and production micropile installation is estimated to take approximately 2 weeks for the base scope quantities.** This schedule assumes the site is clear and ready for work upon Keller arrival.

CLOSING

This pricing is valid for 30 days after the date issued. If requested, Keller can provide pricing for excluded, clarified, or assumed items above or additional work. Should the Owner accept this proposal, yet use his own subcontract agreement, this proposal will become part of the subcontract, which Keller will negotiate in good faith.

We look forward to being of service and hope to work with you on this project. Please do not hesitate to call at (865) 686-2851 or email at ken.bowman@keller-na.com if you have any questions or need any additional information. Thank you.

Sincerely,

Keller North America, Inc.



Ken Bowman
Branch Manager



Seth Noel
Project Manager

Name _____
Signature _____
Title _____
Date _____

Name _____
Signature _____
Title _____
Date _____

Name _____
Signature _____
Title _____
Date _____



SPECIFIC TERMS AND CONDITIONS

The following items for project support/execution are specifically excluded and, if required, must be provided by Contractor and/or Owner (hereinafter "Client") at no cost to Keller, unless otherwise specified in this proposal:

Confined Spaces Training and Operations: All time and costs associated with confined space training and operations. Client to provide safe access for Keller personnel, appropriate lighting, ventilation and other required safety measures including stand-by/rescue personnel and equipment. Even if not meeting the OSHA definition of Confined Space, Client to provide safe access for Keller personnel, appropriate lighting, and ventilation for all work areas.

Design-Build Specification Approvals: Approval by any engineer and/or government entity for a Keller-provided design.

Engineering: All plans, specifications and designs necessary for the work.

Excavation and Spoil Removal: All necessary excavation, loading, hauling and proper disposal of spoils, including removal of solid and liquid waste materials, which may include drill cuttings, grout, and waste stone, resulting from Keller's operations.

Layout: All general and specific layout, including continuous and complete survey, field layout, line, and grade at all work locations and any post construction and/or as-built surveys of the completed work.

Licenses: All licenses beyond Keller's current licensing.

Noise and Dust Control: Noise abatement measures/devices (e.g., sound walls) and ventilation and/or dust control barriers to the extent required by federal, state or local authorities. Street cleaning and truck wash down facilities.

Obstruction Removal: Costs resulting from manmade or naturally occurring obstructions. Schedule extensions shall also be granted for time required to address obstructions.

Permits and Easements: All site permits and easements required to legally perform the work.

Protection and Restoration: Protection and restoration of all pavements, surfaces, finishes, landscape, hardscape, utilities, structures, or any other element, directly or indirectly affected by Keller's operations. Excavation, backfilling, grading or sealing work required on the site to restore the site to the original or finished grade.

Site Restoration: Provision and placement of fill material necessary to restore site to required grade after the site has been lowered as a result of densification operations. Re-compaction of the upper one to two feet of loose surface material following general grading after the installation of a ground modification system. Restoring pavement, hardscaping, landscaping, grass or any other site feature.

Site Security: Site security including watchmen during non-work hours.

Support and Protection of Adjacent Ground and Structures: Supporting, monitoring, and protecting onsite structures, adjacent structures, roadways and utilities.

Testing and Inspections: Any required instrumentation, movement or vibration monitoring, site/building condition surveys, laboratory or field materials testing, construction/materials inspection services, and services of a geotechnical or structural engineer.

Traffic Control: All pedestrian and vehicular traffic control, including signs, signals, devices, barricades and flagmen.

Water Control: All work necessary to control and maintain the site and excavation free of ground or surface water problems as they relate to Keller's operations.

The following items for project support/execution are required and must be provided by Client at no cost to Keller, unless otherwise specified in this proposal:

Lighting: Reasonable site lighting for safe operations and site security.

Preconstruction Surveys: Existing condition surveys of buildings, utilities, and facilities shall be performed/provided by Client after site preparation/demolition and prior to Keller commencing work.

Sanitary Facilities: On-site sanitary facilities for use by Keller's employees.

Sequential Access: Work is to be made available in a sequence that will enable Keller to work efficiently and systematically without restriction. Keller's Proposal is based on its ability to carry out the work in an organized, sequential, continuous, uninterrupted, and efficient manner during regular working hours, Monday through Friday, in a single mobilization to the site. The commencement, durations, and sequence

Alcoa Service Center Foundation Retrofit
Alcoa, TN

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of Keller's work will be based upon mutually agreed-to start and end dates. Schedule amendments shall be mutually agreed-to between Keller and Client. Keller reserves the right to work overtime or weekends at Keller's own discretion without incurring charges for inspection, site overhead or other indirect charges. In the event that Keller's work is interrupted, impeded, or disrupted for any reason beyond its control, Client shall compensate Keller for standby of the crew and equipment.

Site Access & Working Platform: Client shall provide access to the site and Keller's work. Client to prepare and maintain clear, well drained, uninterrupted access ways, ramps and working platforms suitable for Keller equipment and trucks moving under their own power without mats in order to allow work to be carried out in an orderly, efficient, safe, and uninterrupted manner for the duration of Keller's operations. Working platform shall be capable of supporting the ground pressures and surcharges applied by Keller's equipment without additional timber mats or other means to distribute surcharges from equipment. Any expense incurred by Keller due to lack of safe access to the work area, as described above, shall be charged as extra work. Access includes adequate ramps and platforms at suitable levels and should be available at the time and to the extent necessary to suit Keller's operations. Keller's use of crane mats shall be considered extra.

Site Preparation: Client to remove surface, subsurface, or overhead obstructions, topsoil, brush, organic material and other unacceptable material as necessary for Keller to safely perform its work. Keller will saw cut the existing asphalt and core drill through the existing foundation. Patching the saw cut after the Micropile installation will be provided by others.

Site Work: All excavation, backfilling, grading or compaction work is to be furnished by Client in a timely manner, so as not to impede the progress of the work or cause damage to finished work.

Site Yard Space: An area on-site and adjacent to the work, for Keller's equipment, material storage, workshop, site office(s), and parking for Keller employees' vehicles.

Utilities: Client is obligated to ensure that all utilities are properly located including the proper notification of any utility locating service applicable to the work. All existing above and below ground utilities which may be affected by the work shall be located and exposed, removed, protected and/or relocated by Client. The extent and location of adjacent utilities and services left in place shall be clearly and accurately marked out on site and shown to a Keller representative prior to the commencement of work. Client to ensure any overhead lines are de-energized and/or relocated in advance of Keller's work to ensure continuity of Keller's operations without delay. No low headroom equipment is included in Keller's price. Client agrees to hold Keller harmless from liability and responsibility for any damage to any such utilities not thus indicated. It is possible that damage may occur as a result of heave, settlement or intrusion caused by Keller's work due to the unforeseeable condition of the ground or utility. Consequently, Client agrees to hold harmless Keller from liability and responsibility for damages thus caused.

Waste Removal: Client to provide centrally located dumpsters or waste containers for disposal of all waste and debris generated from Keller's operations.

Water Control: Client to prevent surface water and subsurface or groundwater from accumulating in and on the project site and surrounding area and to provide local disposal of wastewater created by Keller's operations. Client must maintain the water table at least 10 feet below the grade of Keller's work area.

Water Supply: Procure and supply adequate clean, potable, fresh water for the conduct of the work within 100 feet of Keller's work. The water supply should be at a minimum rate of 100 gpm at 80 psi; a working fire hydrant is sufficient.

GENERAL TERMS AND CONDITIONS

The following additional commercial terms and conditions are part of Keller's Proposal, unless otherwise specified in this proposal:

Backcharges or Claims: Keller must receive three (3) days advance written notice of a potential backcharge/claim and an opportunity to cure the same. No backcharge will be valid unless the same is agreed to and signed by a properly authorized representative of Keller.

Bonds: The cost of a bond premium is not included in the contract price. If desired by and paid by Client, Keller will furnish a Payment and Performance bond. Payment for any bonds furnished by Keller will be invoiced separately at the time such bonds are furnished. **Add rate noted above in SOV.**

Changed Conditions: Keller's familiarity with the work is based on its reasonable surface inspection and investigation. Notwithstanding any other provisions or requirements in the contract documents, the



obligations of Keller are to perform a reasonable review and investigation of the contract documents and the project site. Keller shall not be held liable for latent site conditions or latent defects and/or omissions in the contract documents. Notwithstanding any and all clauses contained in the contract documents, if Keller, during its work, encounters 1) subsurface or latent physical conditions which differ from those indicated in this Proposal or in documents provided by Client, or 2) unknown physical conditions of an unusual nature, differing from those ordinarily encountered, then Keller shall be entitled to an equitable adjustment to the contract price and contract schedule to compensate it for such changed condition.

Changes by Others: Client shall compensate Keller for additional engineering services or additional costs resulting from changes made by others to Keller's design, construction methods, or scope of work.

Confidentiality and Document Ownership: All specifications, drawings, price and technical data submitted by Keller are to be treated as proprietary and confidential and shall not be used for any purpose other than the evaluation of this Proposal, nor shall such information be disclosed to any third party for any purposes without the express written consent of Keller. Such information shall remain Keller's property and be returned to Keller upon demand. Keller shall retain the copyrights in and to its designs, drawings, specifications and instruments of service. Keller's designs have been prepared for exclusive use by Keller and based upon, and in anticipation of, Keller performing and completing the work called for in such designs. Keller makes no warranties or guarantees as to the suitability of the designs for use or construction by others. The designs are subject to protection under the Copyright Act of 1976 and Architectural Works Copyright Protection Act of 1990. Use, control, reproduction, publication, or dissemination of such designs without the prior written consent of an authorized representative of Keller is strictly prohibited. The designs are not intended or represented to be suitable for use/reuse by Client for construction not performed by Keller, or on extensions and/or expansions of the project or on any other project. Any such use by Client without written verification or adaptation by Keller for the specific purpose intended will be at Client's sole risk and without liability or legal exposure to Keller. Further, Client agrees to indemnify and hold harmless Keller from all claims, damages, losses and expenses including attorneys' fees arising out of or resulting from such unauthorized use.

Contract Documents: Information used to prepare this Proposal has been furnished to Keller by Client or Client's representative. If conditions are not in accordance with the information furnished, the recommended procedures, scope of work, and price of this Proposal may not necessarily apply. The responsibility for delays or liabilities incurred by conditions other than those represented shall be borne by Client. Keller assumes no legal liability for the design accuracy of the contract documents and shall be held harmless from the same.

Dispute Resolution: Any controversy or claim arising out of or relating to this Proposal, except for actions to enforce mechanics' lien or payment bond claim rights, shall be settled first by executive level negotiation. If the dispute cannot be settled through direct discussions, the parties shall endeavor to settle the dispute by mediation under the Construction Industry Mediation Rules of the American Arbitration Association. If mediation does not resolve the dispute, either party may initiate a legal action in the State court(s) having jurisdiction where the project is located. The law governing the interpretation of this Proposal shall be the law of the state where the project is located, without regard to its conflicts of laws provisions. It is expressly agreed that reasonable attorney's fees and costs to the prevailing party. Notwithstanding, Keller shall not be compelled to stay any mechanics' lien or payment bond enforcement actions.

Exclusions: Any items of work not specifically included in this Proposal shall not be the responsibility of Keller.

Force Majeure: Keller shall be excused, and Client shall hold Keller harmless, from any liability for default, disruption, or delay in the completion of the work when caused directly or indirectly by strike or similar official labor dispute, riot, war, public disturbance, terrorism or threat of terrorism, act of the public enemy, act of God, fire, explosion, storm, flood, epidemic/pandemic (including any named pandemic), quarantine restriction, decree of Government, or other similar circumstance beyond Keller's control. For any Force Majeure delay, Keller shall receive an equitable adjustment to the contract schedule and duration to account for such disruptions and impacts.

Hazardous Material: Notwithstanding, Subcontractor shall not be responsible or liable for the treatment, storage, release, discharge or disposal of unknown pre-existing contaminated and/or hazardous materials encountered during the performance of Subcontractor's Work, and/or claims arising from the discharge, release, or exposure of or to such materials. Subcontractor shall be entitled to an equitable adjustment to the Subcontract Sum and Subcontract Completion Time for all delays, impacts, and other damages

incurred by Subcontractor arising from or related to the discovery of hazardous and/or contaminated materials on site and/or the treatment, storage, transportation, or disposal of such materials by others.

Indemnity: Subject to the terms of the Limitation of Liability Clause below, and further subject to the accurate representations of soil conditions having been provided to Keller prior to its work, Keller shall indemnify and hold harmless Client and its agents and employees from and against all claims, damages, losses and expenses, including attorneys' fees, but only to the extent of the negligence of Keller, provided that any such claim, damage, loss or expense (1) is attributable to bodily injury, sickness, disease or death, or (2) to the injury to or destruction of tangible property (other than the work itself), including the loss of use resulting therefrom. Any defense shall be provided by counsel of Keller's choosing. In any case in which Keller provides a defense, if it is later determined that any of the indemnified parties is liable for all or any part of a claim or damage, Keller shall be entitled to recover its proportionate share of all costs, expenses and attorneys' fees relating to said defense from the indemnified parties.

Insurance: Keller will provide the following insurances within limits as shown. Comprehensive General Liability: \$1,000,000.00 (Combined Single Limit, Bodily Injury and Property Damage); Automobile Liability: \$1,000,000.00 (Combined Single Limit, Bodily Injury and Property Damage); Workman's Compensation: Statutory; and Professional Liability: \$1,000,000.00 (only if Keller provides design services). Special Coverages such as railroad protective or marine insurance are specifically excluded and may be available at an additional cost. While Keller shall carry the above insurance, it shall not add Client or its agents as additional insureds. If such additional insured coverage is required, such coverage shall be limited to the extent of Keller's negligence, shall be provided on forms of Keller's choosing, and may carry additional costs.

Labor Affiliations: Keller will employ open shop labor. In the event union labor must be used, Owner/Contractor will pay Keller for the cost differential. For union labor contracts, if Keller's work under this Preliminary Proposal is delayed beyond May 31 of the calendar year of this agreement, due to no fault of Keller, Keller shall be entitled to compensation for escalation in labor rates.

Lien Rights: Keller will not waive its lien, bond or statutory rights prior to performing its work. Any form or contract language wherein Keller purports to waive its lien, bond or statutory rights is hereby qualified by the following language, whether or not Keller specifically adds the language: "This release shall apply only to work for which payment has been received in full by Keller; shall not apply to unbilled changes, claims that have been asserted in writing, or claims that have not yet become known to Keller; and shall be conditional upon receipt of funds to Keller's account."

Limitation of Liability: Client agrees Keller shall not be liable and/or responsibility for defects of any kind whatsoever arising from a cause which is outside Keller's immediate control or knowledge, or for any fault in the junction between Keller's work and subsequent work carried out by others. Keller shall protect its work up to and including the date of final completion and acceptance of its work only and shall not be held liable for damage to Keller's work caused by others. Keller will perform the work in a good and workmanlike manner in cooperation with Owner, Contractor, or Owner's Engineer/Architect. However, All utilities and other services left in place shall be located, exposed, and shown to Keller's onsite representative prior to commencement of work.

Liquidated Damages & Delay Damages: Client agrees no liquidated or consequential damages will be applied to the project.

Material Escalation: Keller's Proposal is based on current market conditions and is inclusive of tax and delivery surcharges. If, during the performance of the contract, the price of the identified material increases above the originally estimated material costs, through no fault of Keller, then the contract price shall be equitably adjusted by an amount reasonably necessary to cover any such price increases.

Material Unavailability: If Keller's work is delayed, disrupted, or otherwise impacted due to shortages of, and/or the inability to timely procure and/or deliver to the site, certain required materials and/or manpower, through no fault of Keller, then Keller shall be entitled to an equitable adjustment to the contract schedule to account for such impacts. To the extent the causes identified herein result in an increase in the price of materials used in the performance of the work, Keller shall also be entitled to an equitable adjustment to the contract price by an amount reasonably necessary to cover any such cost increase, provided Keller presents documentation of such increases and evidence of Keller's reasonable efforts to find alternative sources of material supply at the original/un-impacted prices.

MBE/WBE/DBE/SBE: Keller excludes all MBE/WBE/DBE/SBE and local residency participation requirements and penalties.

Obstructions: Keller shall be compensated for the costs of excavating, removing, or otherwise dealing with such obstructions per the Schedule of Prices in the Proposal or agreed upon rates. Schedule extensions shall also be granted for time required to address obstructions. Tooling expended dealing with natural or manmade obstructions will be repaired/replaced at Client's expense at cost plus reasonable overhead and profit.

Payment Terms: Payment will be made within thirty (30) days of the dates on which progress invoices are rendered for the full amount of the proportion of the contract price represented by the work performed and materials delivered during the preceding month, less a maximum of five percent (5%) of such amount for retainage. No further retention shall be deducted after the amount invoiced exceeds 50% of the contract price. Final payment including retention shall be made within thirty (30) days after the completion of Keller's work, regardless of the anticipated project completion date. Prices quoted herein are in USD and shall be paid in USD to Keller via wire or check. A service charge of one and one-half percent (1-1/2%) per month will be added to all amounts which remain unpaid for the period of thirty (30) days beyond the time specified for payment. Payment will not be withheld in the event Owner withholds payment from Contractor through no fault of Keller. If Client fails to make a payment or payments to Keller as herein provided, Keller may stop work upon seven (7) days' written notice without prejudice to any other right it may have. Client agrees to pay Keller, in addition to the interest set forth above, all legal fees and costs incurred by Keller in its efforts to recover withheld funds. This Proposal is made based upon the understanding that Keller's right to Mechanic's Lien and/or Bond Claim has not been waived. At final payment, Keller will release any right Keller may have against Client for labor and materials furnished and for work installed by Keller. Any setoff conditions are specifically excluded and waived by Client. Keller will not offer any discount for payments made earlier than what is required in this Paragraph.

Period of Acceptance: This Proposal is offered for acceptance for a period of thirty (30) days. The terms and pricing of this Proposal shall not be extended beyond thirty (30) days without the written consent of Keller.

Standard Contract Use: This Proposal when signed by both parties shall be the Agreement. Any other contract form will require Keller's review and must be fair and equitable. In the event of use of another form of contract, this Proposal shall be incorporated therein in its entirety, and shall supersede all conflicting terms of such contract.

Tax Exemption: All sales and use taxes are included. If the project is tax exempt, Client to provide Keller with the project specific tax-exempt certificate, prior to start of work.

Termination: In the event of termination of the work (for convenience or otherwise), Keller shall be paid for its work in place through the date of termination, plus any materials purchased, demobilization and termination costs, and reasonable overhead and profit on the same.

Vibration Liability: Keller cannot accept any liability for disturbance to existing structures and their inhabitants on or near the site. Keller requires that Client indemnify Keller against any and all claims for such disturbances (including settlement) and also take precautions as necessary to avoid any such claims. This may include vibration monitoring, excavating trenches around the affected area, etc.

Warranty: There are no expressed or implied warranties by Keller other than those described in these terms and conditions. The limit of Keller's warranty will be one (1) year from the completion of its work.



SECOND READINGS OF ORDINANCES

3. AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF THE CITY OF ALCOA AMENDING THE ZONING ORDINANCE, ORDINANCE 338, OF THE ALCOA MUNICIPAL CODE, TO REZONE TAX PARCEL 080.01, TAX MAP 008, FROM OFFICE DISTRICT "O-3" TO LIGHT INDUSTRIAL DISTRICT "F" AND OPEN SPACE DISTRICT "OS", LOCATED AT 1413 TOPSIDE ROAD (SAMUEL J. FURROW PROPERTY) (PC RES 2026-09) (PUBLIC HEARING – 01/13/2026)

Please be advised that the property owner is requesting the rezoning for this property, being the previous location of S&ME's office. Please know that the property is currently under the zoning classification of Office District "O-3", with the request being to rezone the parcel to Light Industrial District "F". When looking at the overall area, the parcel to the south and across Topside Road are already zoned Light Industrial District "F", as this general area around Singleton Station Road has been transitioning to a light industrial node over the past several years.

A small portion of the parcel does fall within the 100-year special flood hazard area of Polecat Branch. Similar to when zoning was applied to the parcel across Topside Road, the 100-year special flood hazard area needs to be designated as Open Space District "OS".

The Alcoa Municipal Regional Planning Commission favorably adopted PC Resolution 2026-09, recommending the rezoning from Office District "O-3" to Light Industrial District "F" and Open Space District "OS" to the Alcoa Board of Commissioners for their adoption of the same by ordinance.

Please refer to Public Hearing #1 above. The Commission is requested to pass this ordinance on 2nd and final reading.

ORDINANCE NO. _____

AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF THE CITY OF ALCOA AMENDING THE ZONING ORDINANCE, ORDINANCE 338, OF THE ALCOA MUNICIPAL CODE, TO REZONE TAX PARCEL 080.01, TAX MAP 008, FROM OFFICE DISTRICT "O-3" TO LIGHT INDUSTRIAL DISTRICT "F" AND OPEN SPACE DISTRICT "OS", LOCATED AT 1413 TOPSIDE ROAD (SAMUEL J. FURROW PROPERTY) (PC RES 2026-09) (PUBLIC HEARING – 01/13/2026)

BE IT ORDAINED, by the City of Alcoa, as follows:

SECTION 1. That a parcel identified by the Office of the Blount County Property Assessor as Tax Parcel 080.01, Tax Map 008, be rezoned as follows:

- A. From Office District "O-3" to Light Industrial District "F", with said portion being all of the parcels land area outside of the 100-year flood hazard zone, as shown by a map attachment hereto (Exhibit A); and,
- B. From Office District "O-3" to Open Space District "OS", with said portion being all of the parcels land area within the 100-year flood hazard zone, as shown by a map attachment hereto (Exhibit A).

SECTION 2. That a public hearing is hereby set for January 13, 2026, at 7:00 PM.

SECTION 3. That said ordinance shall take effect forthwith upon its final passage, the public welfare requiring it.

Mayor

ATTEST:

Recorder

APPROVED AS TO FORM:

City Attorney

Passed on First Reading _____
Recorder

Passed on Second Reading _____
Recorder

FIRST READINGS OF ORDINANCES

4. AN ORDINANCE CREATING A PLAN OF SERVICES FOR PROPERTY IDENTIFIED AS TAX PARCEL 017.00, TAX MAP 018, LOCATED AT 830 KILLION STREET (GEORGE AND CAROLE CHAMBERS PROPERTY) (PC RES 2026-10) (PUBLIC HEARING – 02/10/2026)

Please refer to Business Item #1a above. The Commission is requested to pass this ordinance on first reading.

ORDINANCE NO. _____

AN ORDINANCE CREATING A PLAN OF SERVICES FOR PROPERTY IDENTIFIED AS TAX PARCEL 017.00, TAX MAP 018, LOCATED AT 830 KILLION STREET (GEORGE AND CAROLE CHAMBERS PROPERTY) (PC RES 2026-10) (PUBLIC HEARING – 02/10/2026)

BE IT ORDAINED, by the City of Alcoa, as follows:

SECTION 1. That the Board of Commissioners for the City of Alcoa, upon recommendation from the Alcoa Municipal Regional Planning Commission in PC Resolution 2026-10, hereby adopts a Plan of Services for a certain property, conditioned upon annexation into the City of Alcoa corporate limits, property identified by the Office of the Blount County Property Assessor as Tax Parcel 017.00, Tax Map 018, located at 830 Killion Street, and more particularly identified in the map attached hereto as Exhibit A (George and Carole Chambers Property).

SECTION 2. That the Plan of Services to be implemented by the City of Alcoa, conditioned upon the annexation of the George and Carole Chambers Property, shall be as follows:

- A. Police
Patrolling, radio responses to calls, and other routine police services, using present personnel and equipment, will be provided on the effective date of annexation.
- B. Fire
Fire protection by the present personnel and the equipment for the Alcoa Fire Department, within the limitations of available water and distances from fire stations, will be provided on the effective date of annexation.
- C. Water
 - (1) Current water services provided to the property for domestic and fire suppression services use will be charged at city consumption rates on the effective date of annexation, supplied from existing city lines where available.
 - (2) Application to the City of Alcoa shall be made for the necessary extension and improvements of water lines and installation of fire hydrants to serve the area. Any improvements to existing or extension of water mains to this property will be the responsibility and cost of the applicant. The City will participate only to the extent that is economically feasible to supplement the cost if the City requires a larger main that exceeds the needed capacity to meet current and proposed service capacity based on the size of the particular development project.
- D. Sewers
 - (1) Current sanitary sewer services provided to the property will be charged at inside city consumption rates on the effective date of annexation, collected at existing city lines where available.

(2) Extension of the necessary sewer lines to serve this parcel will be as per environmental necessity, engineering feasibility, and the financial feasibility as the city dictates. Any extension of sanitary sewer to this property will otherwise be the responsibility and cost of the applicant.

E. Solid Waste Collection

Solid waste collection service in compliance with current city policies provided within the city will be extended to the annexed area within one week after the effective date of annexation.

F. Street Construction and Repair

No public streets are included in this annexation.

G. Schools and Impact on School Attendance Zones

This annexation will not negatively impact school attendance zones.

H. Inspection Services

Any inspection services now provided by the city (building, plumbing, and housing) will begin on the effective date of annexation.

I. Planning and Zoning

The planning and zoning jurisdiction of the city will extend to the area on the effective date of annexation. City planning will thereafter encompass the annexed area.

J. Recreational Facilities and Programs

The Blount County Recreation and Parks Commission manage all recreation programs and park land in the county. Commission standards, practice, and budget will determine expansion of programs to meet the needs of city residents.

K. Street Name Signs and Street Lighting

Street signs and the need for street lighting (when applicable) will be assessed upon the effective date of annexation.

L. Electric Power

Electric power will continue to be provided at present rates, in compliance with the prevailing rules, regulations and policies of the city. Residential electric power is provided at equivalent rates inside or outside the city.

SECTION 3. That a public hearing be held on the 10th day of February, 2026, at 7:00 PM.

SECTION 4. That said Ordinance shall take effect forthwith upon its final passage, the public welfare requiring it.

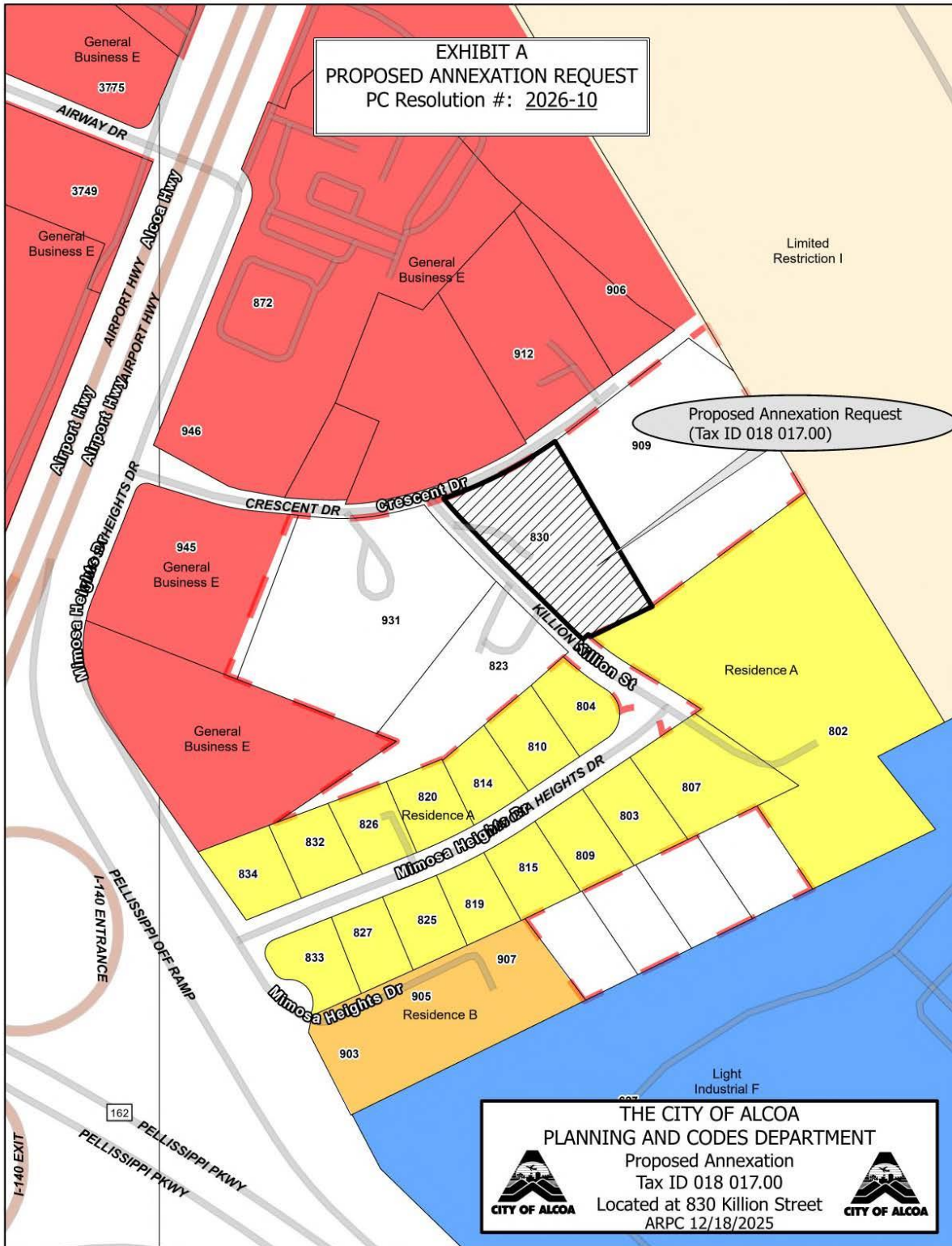
Mayor

ATTEST:

Recorder

APPROVED AS TO FORM:

City Attorney



Chambers

830 Killion Street
865-806-3742
edchambers7@gmail.com

October 10, 2025

Mr. Jeremy Pearson
City Planner
City of Alcoa Planning and Codes
223 Associates Boulevard
Alcoa, TN 37701

Dear Mr. Pearson,

As discussed in our phone conversation, we are writing to request that our home and acreage at 830 Killion Street be annexed into the City of Alcoa. We request this annexation in order to obtain the many services provided by the City, to include trash and rubbish pick-up and police and fire protection. Although we currently have no school age children we would like to have our home in the amazing Alcoa school district.

We currently have Alcoa Electric and Alcoa Water service and we understand that the sewer line runs beside our lot. The adjacent property and home behind, and vacant lot across the street from us are also in Alcoa city making the movement seem practical as the services are already driving by the home.

Property Information

E9111 Address: 830 Killion Street

Blount County Tax ID: 018017.00

With kind regards,

Ed Chambers
Carole Chambers
George (Ed) and Carole Chambers

FIRST READINGS OF ORDINANCES

5. AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF THE CITY OF ALCOA AMENDING THE ZONING ORDINANCE, ORDINANCE 338, OF THE ALCOA MUNICIPAL CODE, TO ASSIGN THE ZONING DISTRICT RESIDENCE DISTRICT "A" TO TAX PARCEL 017.00, TAX MAP 018, LOCATED AT 830 KILLION STREET (GEORGE AND CAROLE CHAMBERS PROPERTY) (PC RES 2026-11) (PUBLIC HEARING – 02/10/2026)

Please refer to Business Item #1b above. The Commission is requested to pass this ordinance on first reading.

ORDINANCE NO. _____

AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF THE CITY OF ALCOA AMENDING THE ZONING ORDINANCE, ORDINANCE 338, OF THE ALCOA MUNICIPAL CODE, TO ASSIGN THE ZONING DISTRICT RESIDENCE DISTRICT "A" TO TAX PARCEL 017.00, TAX MAP 018, LOCATED AT 830 KILLION STREET (GEORGE AND CAROLE CHAMBERS PROPERTY) (PC RES 2026-11) (PUBLIC HEARING – 02/10/2026)

BE IT ORDAINED, by the City of Alcoa, as follows:

SECTION 1. That a certain parcel identified by the Office of the Blount County Property Assessor as Tax Parcel 017.00, Tax Map 018, be assigned a zoning classification of Residence District "A", as shown by a map attachment hereto (Exhibit A), and additionally described as the George and Carole Chambers Property, located at 830 Killion Street, and approximately 2.00 acres, more or less.

SECTION 2. That a public hearing is hereby set for February 10, 2026, at 7:00 PM.

SECTION 3. That said ordinance shall take effect forthwith upon its final passage, the public welfare requiring it.

Mayor

ATTEST:

Recorder

APPROVED AS TO FORM:

City Attorney
Passed on First Reading

Recorder

Passed on Second Reading

Recorder

OTHER BUSINESS

6. Appointment of two candidates, Stephen Deucker and Hamilton Martinez, from the proposed slate of four candidates as provided by the Blount Partnership Tourism Development, to fill two open seats on the Smoky Mountain Tourism Development Authority Board for six-year terms.

The Commission is requested to approve the appointment of two candidates, Stephen Deucker and Hamilton Martinez, from the proposed slate of four candidates as provided by the Blount Partnership Tourism Development, to fill two open seats on the Smoky Mountain Tourism Development Authority Board for six-year terms.



MEMORANDUM

To: Tanya Martin, Mayor, City of Alcoa
Bruce Applegate, City Manager, City of Alcoa

From: Bryan Daniels, President & CEO

Date: December 19, 2025

Re: Board Member Appointment for the
Smoky Mountain Tourism Development Authority

The Smoky Mountain Tourism Development Authority requests the appointment of two candidates, to fill two open seats, each one is a six-year term on the Board of Directors. The candidates are ranked in order of preference, but you may:

- Accept the recommended ranking as-is
- Reorder the candidates
- Select recommended candidate/s

Smoky Mountain Tourism Development Authority – Six-year Term

- Stephen Deucker, Vice President & General Manager, Cirrus Vision Center
- Hamilton Martinez, General Manager, Hilton Knoxville Airport
- Jewell Overton, Director of Support Services and Radiation Effects, ProNova Solutions
- Bryan Cable, former General Manager, Hilton Knoxville Airport

We have also included biographical information on each candidate for your reference. Your consideration of this request at your next meeting is greatly appreciated.



Stephen Deucker

Vice President & General Manager, Vision Center, Alcoa, TN
Cirrus Aircraft

As Vice President and General Manager of the Cirrus Vision Center at McGhee Tyson Airport, Stephen Deucker is responsible for shaping and delivering exceptional customer experiences across every aspect of the company's operations. From setting customer engagement standards and overseeing training systems to guiding the overall brand experience, Stephen plays a pivotal role in ensuring that hundreds of customers a year—arriving from around the world—receive best-in-class service when taking delivery of their aircraft, receiving training, or accessing service at the Vision Center.

As a co-founding member of the Blount County Aviation Collaborative, Stephen helped lead the development of the new Aviation Maintenance degree program at Pellissippi State Community College. Working alongside regional partners, he played an essential role in defining program needs, identifying workforce priorities, and securing the funding required to bring this much-needed educational pathway to life—strengthening the region's aviation talent pipeline and supporting long-term workforce development.

In addition to his role at Cirrus, Stephen remains actively involved in the community. He currently serves on the Maryville College Hospitality Advisory Board, the Blount County Aviation Collaborative, the University of Tennessee Aerospace & Defense Advisory Board, and the Board of Directors for the Knoxville Chamber. Currently serving in a Director role with the Blount Partnership and formerly its VIP Chair, Stephen is also a 2019 graduate of Leadership Knoxville.

Before joining Cirrus Aircraft, Stephen spent more than 25 years in leadership roles with The Ritz-Carlton Hotel Company, where he helped elevate guest experiences and strengthen destination appeal at top-tier resorts including Amelia Island, Tucson, Sarasota, and Orlando. In addition to shaping service culture and operational excellence, he played a key role in demand-generation initiatives that expanded market reach, increased visitation, and positioned each destination as a premier choice for travelers. His extensive background in hospitality has honed his ability to create memorable, high-impact experiences.

A pilot and passionate general aviation enthusiast, Stephen holds an MBA from the University of South Florida. He has lived in the area for nearly a decade with his wife and three children.

Hamilton Martinez – Professional Bio

Address: 2001 Alcoa Hwy, Alcoa, TN 37701



Hamilton Martinez is a forward-thinking and results-oriented hospitality leader with over 15 years of comprehensive experience in hotel operations, tourism development, and guest service excellence. Currently serving as General Manager of the Hilton Knoxville Airport, he oversees all aspects of daily operations, financial performance, team development, and strategic planning. His leadership has directly contributed to improved guest satisfaction scores, operational efficiencies, and strong community partnerships-particularly in travel and tourism sectors connected to airport and event-driven demand.

Hamilton's career includes key roles at respected hospitality brands such as Hilton, Marriott, and Sheraton, where he has led teams through transitions, renovations, and performance turnarounds. Notable accomplishments include managing multimillion-dollar airline contracts, successfully guiding hotels through corporate brand transitions, and spearheading property-level initiatives that support long-term growth.

Originally from Ohio, Hamilton is a graduate of the University of Cincinnati with a Bachelor of Business Administration and a minor in Marketing. He also holds an Associate of Science in Hospitality Management from Cincinnati State. Throughout his career, he has collaborated with major hospitality groups such as Aimbridge Hospitality, MCR Development, Maximum Hospitality, Peachtree Hotel Group, and Cooper Hotels.

Hamilton is married to Sarah Martinez and is a proud father to two children: Evelyn, his bright and joyful daughter who is almost four years old, and his son, Hamilton, who just turned one in April. Young Hamilton brings energy and laughter into their home and is already showing a big personality that keeps the family on their toes.

He currently sits on the Board of Directors for the United Way of Blount County and serves on the Board for the Blount County Chamber of Commerce as part of the

Hospitality and Restaurant Division. Deeply rooted in family values and committed to community-driven economic development, Hamilton continues to use his expertise to strengthen regional partnerships, elevate guest experiences, and promote sustainable tourism initiatives throughout East Tennessee.

JEWELL J. OVERTON, MBA115 Bellas Way Maryville, TN 37801
(865) 368-0944 • jewell.overton@gmail.com**PROFESSIONAL EXPERIENCE****ProNova Solutions, Maryville, TN****2023-Present**

Director of Support Services and Radiation Effects. Manages the daily operations of the Rad Effects business, including marketing and sales strategies, customer management, proposals, contracts, and account reconciliation.

- Directs daily operations of a cutting-edge Proton Testing for Radiation Effects business, ensuring seamless execution from customer engagement to beam delivery and shipping/receiving to accounts receivables.
- Manages government, aerospace, and electronic industry client relationships with precision, ensuring satisfaction, repeat business, and long-term partnerships.
- Develops and executes marketing and sales strategies to expand market presence and boost revenue.

ProNova Solutions, Maryville, TN**2016-2023**

Senior Office and Product Marketing Manager. Assumed role to oversee the ProNova Rad Effects Program. Served as the primary point of contact for internal and external communication at the Pellissippi Place location. Managed all administrative support and ProNova staff locations.

- Development and strategies of marketing campaigns for Rad Effects and sponsored research projects.
- Coordinated outreach with business development or lead generation for Rad Effects and special projects.
- Managed all aspects of the Rad Effects Program including government contracts, customer relations, and invoicing.

ProNova Solutions, Maryville, TN**2014-2016**

Office Manager. Served as the primary point of contact for internal and external communication at the Pellissippi Place location. Directed and coordinated ProNova's administrative support for all staff locations. Executive administrative and project support to the President and senior leadership.

- Created and managed administrative and facility projects and budgets.
- Leads communication for all events, project status, and company metrics.
- Interfaced with all customers visits to ProNova Solutions.

COUNTRY INN & SUITES, Knoxville, TN**2011 - 2014**

Director of Sales. Held a key role working directly as the Executive Assistant to the General Manager, maintaining the efficiency of office operations. Entrusted as the "go-to" person by fulfilling the role of Manager on Duty in the absence of the General Manager to resolve customer and property issues.

- Developed and prepared proposals for corporate accounts and was the key point of contact for room rate contracts and problem solving to maintain and retain accounts as long term customers.
- Created new corporate account documentation procedures that improved tracking and revenue generated from each account.
- Managed all inside and sales to include negotiating corporate accounts, site tours, and group proposals.

COURTYARD BY MARRIOTT, Alcoa, TN**2007 - 2011**

Director of Sales. Provided administrative support with responsibilities including handling correspondence and meeting planning as well as appointment scheduling for the General Manager.

- Maintained high levels of efficiency for the sales department by preparing contracts/proposals, customer interaction, problem solving, and posting/reconciling charges for events.
- Prospected new clients to grow room revenue with group and corporate negotiated accounts.
- Provided comprehensive levels of event planning including interdepartmental communication, menu planning, and coordinating event set up. Developed all packages and marketing promotions.

Professional roles prior to 2005:

Front Office Manager - DANCING BEAR LODGE, Townsend, TN
Concierge/Front Desk Manager - BLACKBERRY FARM, Walland, TN

- Fulfilled similar front office management operations at the Dancing Bear Lodge and with Blackberry Farm (Relais & Chateaux Member Hotel and #1 ranked hotel for service in the U.S.).
- Managed daily operations regarding reservations and hiring, training and scheduling of front office staff; completed Blackberry Farm's management training program and developed the Concierge Department.

EDUCATION: B.S. Hospitality Management - JOHNSON AND WALES UNIVERSITY, Charleston, SC**Master of Business Administration - LINCOLN MEMORIAL UNIVERSITY, Harrogate, TN****COMPUTER SKILLS:** Microsoft Word, Microsoft Excel, Microsoft PowerPoint, Microsoft Outlook, Microsoft TEAMS and Adobe**COMMUNITY SERVICE:** Leadership Blount Class of 2010, Joint Operating Committee Member, Blount Partnership

Vice Chairman of Smoky Mountain Tourism Development Authority.

Bryan Cable, Past General Manager Hilton Knoxville Airport



Bryan Cable was the General Manager of the Hilton Knoxville Airport, a 240 room hotel connected to the Knoxville McGhee Tyson terminal by a covered walkway. Bryan worked at the hotel since he graduated from the University of Tennessee in 1982, and had been General Manager since 1986 until his retirement. Bryan has previously been involved in the Rotary Club, Blount County Education Foundation, Leadership Blount, Experience Your Smokies, and Dogwood Arts Festival. Bryan currently serves as the Past Chair of the Board of Directors of the Smoky Mountain Tourism Development Authority.

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