

**MINUTES OF  
CITY COMMISSION WORK SESSION  
WEDNESDAY, JANUARY 18, 2012, 4:00 P.M.  
CITY HALL, PIGEON FORGE, TENNESSEE**

Present were Mayor Wear, Vice Mayor McClure, Commissioner Reagan, Commissioner Robinson, City Manager Teaster, City Recorder Clabo, City Attorney Gass, and interested parties. Commissioner Brackins was absent.

Items discussed were as follows.

1. **Review and discussion of the Dry Fork Sewer Project appraisal proposals** – Public Works Director Miller stated three appraisals had been received from Steven Galyon at a fee of \$3,900; Crook & Company at a fee range of \$26,000 to \$32,000; and Woodford & Associates at a fee of \$17,500. Mr. Miller stated that in the past there had been 6 overflows in 12 months. When there are over 5, a self-imposed moratorium is enacted. There had been discussion of new development but growth has slowed since then. Martin Cross with Veolia discussed the electric and repair and maintenance for the previous 5 years. Mayor Wear asked how much of a hurry the City was in to move forward on this project. Mr. Miller noted that nobody in the area seems to want sewer.

Following lengthy discussion, no direction was given by council.

2. **Review and discussion of funding for the City's approved projects** – Joe Ayres was in attendance to discuss possible issuance of bonds to fund projects of the City. Commissioner Robinson discussed source of funds for bonds. Mike Wilds discussed operational costs of events center.

Following discussion, council generally agreed to put resolution on February agenda.

3. **Review and discussion of creating a new C-7 Planned Unit/Public Use Development Zone** – Community Development Director Taylor stated that the Belle Island area was currently zoned C-4. C-5 has been looked at but not adequate. A C-5 zone is geared more toward amusement. A C-7 zone would be more for hotels and restaurants. Therefore, the creation of a C-7 zone is being presented which would be a themed park area with mixed land use. It would be a pedestrian oriented development. The minimum acreage required for the zone would be 20 acres. Signage was discussed which included a request for a 10 foot monument and a 25 foot sign creating 35 foot total. Bill Bradley asked when this would be presented to planning commission. Mr. Taylor said that it would most likely be the February meeting. It was noted that prospective tenants had

to make a decision in 30 days. Mr. Bradley stated that a special called meeting was a possibility.

Following lengthy discussion, it was recommended to send to planning commission for consideration and then to city commission for consideration.

- 4. **Review and discussion of a consulting agreement with Mike Wilds for his services related to the events center** – Mike Wilds was in attendance to discuss the agreement.

Following discussion, council agreed to put on the agenda for consideration.

- 5. **Review and discussion of billboard relocations to Gino’s Pizza, Quality Inn and Fast Stop** – Bob McManus stated he would like to move two signs from Belz and one from Red Roof. This has already been presented to planning commission. City Attorney Gass stated he would need the name from the old entity and the new entity for the agreements.

Following discussion, council agreed to put on upcoming agenda for consideration.

- 6. **Other** – City Manager Teaster briefly mentioned the date for the groundbreaking of the new city park; Robin Turner has asked to use the trolley bear logo for his balloon attraction; would like to take old city lights and donate them to the Board of Education for soccer field in Pigeon Forge; and there have been inquiries on the sale of the Tourism building.

After general discussion, the meeting was duly adjourned at 7:15 p.m.

APPROVED: \_\_\_\_\_  
MAYOR

ATTEST: \_\_\_\_\_  
CITY RECORDER