

**MINUTES OF
CITY COMMISSION WORK SESSION
MONDAY, AUGUST 1, 2011, 3:00 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 Kings Hills Drainage issues** – Public Works Director Miller discussed that Kings Hills had been annexed in 1994 and a flood study was done in 2009 from FEMA. He showed on various maps where flood plane and flood way were in relation to the subdivision. Construction Inspector Williams added that area in drainage ditches can be cleaned 100’ above and 100’ below the pipes. However, it was noted that the way the ditches run, they cannot be accessed by the City without crossing private property which would require permission from property owners. Community Development Director Taylor spoke of a hazard mitigation award from the government where the government will pay 75% of the fair market value of pre-flood condition of property allowing home owners to relocate. Many residents gave input on the flooding issues.

Following lengthy discussion, council agreed to ask for a proposal for an upcoming council meeting to do study of area. In addition, they would like to look into short term fixes.

2. **Review and discussion of Riverwalk Village agreements with Pigeon River Land Partners LLC** – City Attorney Gass discussed the amendment by stating that the developer was asking for the 3.5% incentive to build out Belle Island on the front end as opposed to waiting until the project was finished. There was lengthy discussion about safeguards that would have to be put in place to make sure the City did not lose any money.

There was more detailed discussion regarding the \$5 million commitment for the City to spend building roads, bridges, and/or greenway improvements. The project will be broken into 2 phases where phase 1 will include a new traffic signal on the parkway onto an improved road that will go from the parkway to the proposed development. Phase 2 will involve continuing road through development onto municipal parking lot. There will also be an extension of the greenway and any necessary bridges in this phase. This road will become a city street. The City agrees to pay up to \$5 million. Any costs for work in the 2 phases over \$5 million will be the responsibility of the developer.

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

3. **Other** – An amendment to the existing beer ordinance was discussed by Kenny Maples. He stated that the Beer Board had recently approved a request from the Pigeon Forge Hospitality Association to allow beer sales on patios and extend the

hours from 12:00 a.m. to 1:00 a.m. and now needed to be considered for approval by city council. City Attorney Gass stated that beer sales in the proposed events center would need to be discussed for beer sale options.

Following lengthy discussion, City Attorney Gass stated that he could draft necessary documents and deliver to City Manager Teaster to have for further discussion at a future work session or consideration on an upcoming agenda.

After general discussion, the meeting was duly adjourned at 5:25 p.m.

APPROVED: _____
MAYOR

ATTEST: _____
CITY RECORDER