

**MINUTES OF  
CITY COMMISSION WORK SESSION  
THURSDAY, JULY 9, 2009, 4:30 P.M.  
CITY HALL, PIGEON FORGE, TENNESSEE**

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

Items discussed were as follows.

1. **Request from Mountain Reflections developer for City to amend the original annexation agreement and consider rezoning the property to a C-4 zone** – Harvey Abernethy, Michael Wood, and James Tomiczek were in attendance to discuss amended agreement. Mr. Abernethy discussed issues with connector road, water tanks, and request for period of time (24 months) to purchase taps instead of paying in advance as is City policy. City Attorney Gass stated that allowing grace period for tap purchases would set an example for other developers to make similar requests. He further noted that time shares are not identified in proposed agreement as was originally requested by council. Further, developer is also not committing to a wastewater system as it had in the past.

City Attorney Gass requested council to consider language to protect the City in case the developer sells property and buyer comes in and demands more taps than agreed to.

Public Works Director Miller stated an immediate concern is putting in a water tank to handle demand for south end of the city. Community Development Director Taylor mentioned that sewer is approximately 800 feet from the property line and a cost estimate from Kenny Diehl with SSR said it would cost approximately \$150,000 for the 800 foot extension.

Mayor Whaley asked impact on development if water tank not built when the developer ready to use or need? City Attorney Gass stated that language could be added to show water tank was not a guarantee.

Following lengthy discussion, council asked City Attorney Gass to research tap fee issue and to work on a covenant to keep potential future buyer from requesting additional taps.

2. **Request from Grand Crowne Resorts developer for City to amend the original annexation agreement and consider rezoning the property to a C-4 zone** – Rod McCarter and Gary Ammon were in attendance to discuss request. Rod McCarter said the developer was requesting the

connection of six twelve unit timeshare units as Phase II of the resort. Mr. McCarter noted that it would take approximately two years to build phase out. Commissioner Robinson asked if the City would have any cost involved. Mr. McCarter stated that capacity would be the only thing.

On a separate matter regarding wastewater, Kenny Diehl suggested the City implement a policy that states if a developer gets taps, then a letter of availability is issued that says a certain parcel can develop for a certain period of time.

Following discussion, council agreed to put Grand Crowne Resorts request on next agenda.

3. **The new law prohibiting guns in City parks** – City Attorney Gass discussed the new law and the opportunity the City had to opt out of the law allowing guns in City parks. Parks and Recreation Director Wilbanks expressed his concern and requested that the City opt out of the law to allow guns stating that ballparks are no place for guns.

Following discussion, council asked for more time to review and get feedback from citizens before making any decisions.

4. **Possible grant application for a new fire station** – Fire Inspector Roger Price spoke of news that each state will be awarded 2 stations at a cost of approximately \$2.6 million each. Assistant City Manager Brackins further noted that the local match would be approximately \$560,000.

Following discussion, council agreed to put resolution on upcoming agenda to apply for grant.

5. **Discussion of bid on digester roof at wastewater treatment plant** – Sam Harrison with SSR spoke and said that repairing or replacing was an option. Due to costs, he recommended repairing but to include a change order for a deduction to save money in amount of \$40,000. Including the change order, an updated cost would be \$298,000.

Following discussion, council agreed to put on next agenda.

6. **Other discussion** – Council requested committee consisting of City Manager Teaster, Assistant City Manager Brackins, Finance Director Clabo, City Attorney Gass, Public Works Director Miller, and Community Development Director Taylor continue work on wastewater plant and get project moving forward.

Parks and Recreation Director Wilbanks mentioned that someone was killing trees around the City. He stated that the dead trees have become very costly trying to replace and there is no money in the budget to replace the dead trees. Wilbanks requested a reward be offered for the arrest and conviction of who is responsible. Council agreed to reward in amount of \$500.

There was discussion regarding USDM contract and overall website for the City. Commissioner Robinson stated he wanted more oversight and accountability for monies going directly to USDM from businesses for advertising. Council generally agreed to not put contract on next agenda to perhaps allow more time for questions to be answered.

There being no further discussion, the meeting was duly adjourned at 7:45 p.m.

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

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