

**MINUTES OF
CITY COMMISSION WORK SESSION
WEDNESDAY, AUGUST 23, 2023, 3:30 P.M.
CITY HALL, PIGEON FORGE, TENNESSEE**

Present were Mayor Wear, Vice Mayor McClure, Commissioner Ogle, Commissioner Watts, Commissioner Whaley, City Manager Teaster, Assistant City Manager Brackins, City Recorder Clabo, City Attorney Rowell, and interested parties.

Items discussed were as follows.

1. **Review and discussion to select D&S Builders as the construction manager/general contractor (CM/GC) at-risk services for the construction of fire station No. 1 building and police headquarters building, located on the city hall campus** – Mike Smelcer with SRA Architects was in attendance to discuss and noted that five proposals had been received, and after interviewing two of them, it was recommended that D&S Builders be selected as CM/GC.

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

2. **Review and discussion of a possible bond issue for water/sewer projects** – Assistant City Manager Brackins and Public Works Director Miller discussed several projects that were in the planning, design, and/or construction phase and timeframe regarding how long it would take for construction of various projects. A bond issue has been discussed up to \$20 million for these projects.

Following discussion, council agreed to have staff work on a calculation to determine if current rate structure could handle a bond issue or if a rate increase was possible and report back at an upcoming meeting.

3. **Review and discussion of a contract with Smith Global for the purchase of vacant land located behind the Smoky Mountain Opry** – Assistant City Manager Brackins, Keith Widmer, and Scott Smith were in attendance to discuss. The real estate purchase agreement was discussed which included questions regarding an updated appraisal, incorporating infrastructure fee into agreement, questions about real estate commission, number of days on first right of refusal, what could be restricted from being built on property, etc.

Following discussion, council generally agreed to have staff continue to work on agreement details.

After general discussion, the meeting was duly adjourned at 4:50 p.m.

APPROVED: _____
MAYOR

ATTEST: _____
CITY RECORDER