

**MINUTES OF
CITY COMMISSION WORK SESSION
MONDAY, DECEMBER 12, 2011, 3:30 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** – Assistant City Manager Brackins gave an overview of easements still needed for the project. There was lengthy discussion regarding values of property easements and whether or not getting an appraisal for the fair value of property was best approach. It was noted that most if not all property owners would accept \$10,000 as compensation for an easement. This created further discussion about owners that had already signed easements without compensation and would this set a precedent down the road for other easements on other projects.

Following lengthy discussion, council agreed let City Manager Teaster obtain prices on cost to do appraisals and instructed staff to look at repair and electric costs on the lift stations for the previous five years and report findings back to council.

2. **Review and discussion of the City's Debt Policy** – Joe Ayres and Chris Bessler with Morgan Keegan were in attendance to discuss the policy. It was noted that adopting a policy was mandated by the State. Commissioner Robinson suggested adding language to policy regarding advisors in that they would be totally independent and not gain financially from a project. It was discussed that this policy already contains language about financial advisors and their advisory services.

Following discussion, council generally agreed to put on agenda.

3. **Review and discussion of future expenditures in the FY2011-2012 budget** – Commissioner Robinson stated that it was difficult to spend money that the City does not have. He noted revenues are down so expenditures need to be looked at. There was general discussion about the \$500,000 in advertising that had been added to the budget in the current year.

Following discussion, no direction was given by council.

4. **Review and discussion of new City Park costs** – Assistant City Manager Brackins briefly discussed the latest estimate of costs for the new city park. The total estimated cost is \$7,917,152.

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

After general discussion, the meeting was duly adjourned at 5:15 p.m.

APPROVED: _____
MAYOR

ATTEST: _____
CITY RECORDER