

**MINUTES OF
CITY COMMISSION WORK SESSION
MONDAY, JULY 25, 2011, 1:00 P.M.
CITY HALL, PIGEON FORGE, TENNESSEE**

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

Items discussed were as follows.

1. **Review and discussion of the 2010 – 2011 audit** – Larry Elmore and Barrett Simonis with Pugh and Company were in attendance to discuss the upcoming audit. Mr. Elmore stated that work would begin on August 15, 2011. He said their staff would be here about 4 weeks. They will focus on the high risk areas. Mr. Simonis discussed the significant audit areas and discussed GASB 54 which is a new financial statement requirement this year. It was noted that the City was under A-133 audit requirement and additional work may be necessary to incorporate the IDB into the audit and for a new bond issue.

Following discussion, there was no specific direction given as this was mainly for information purposes.

2. **Review and discussion of Riverwalk Village traffic study, improvements and agreements with Pigeon River Land Partners LLC** – Darby Campbell with Pigeon River Land Partners discussed the updated plans for the village. Hollis Loveday with Wilbur Smith gave an update on the plan for the traffic signal. It is estimated at approximately 12,000 trips daily and early results show evidence that signal is warranted. Community Development Director Taylor said that the area is currently zoned C-4 and could possibly look at C-5 or may need to create a new district. Mr. Taylor said that signage could be an important issue since currently the maximum is 70 feet and rides are currently at 150 feet. Mr. Campbell noted that Sid Blalock and Ron Ogle would be partners on the project. It was discussed if condemnation would be necessary for the entrance. Ron Ogle owns part of the property and stated he would be willing to donate an easement to city for an entrance. Mr. Campbell discussed the possibility of relocating some billboards. He stated that the current plan is to close on the island on August 14, 2011 with the start of construction coming approximately 30 days after the closing.

Following lengthy discussion, no direction was given as this was for informational purposes.

After general discussion, the meeting was duly adjourned at 2:15 p.m.

APPROVED: _____
MAYOR

ATTEST: _____
CITY RECORDER