

Oconee River Greenway Authority

Amended MINUTES

30 October 2007

Members Present: Peter Boylan, Chairman; Richard Bentley, Troy Clymer, Lee Moon, Bubba Williams

Others Present: Jeff Gray – GMC
Kraig Collins – GDOT
Frank Stevens - GDOT
Dale Higdon - GFC
Russell Thompson – Milledgeville City Planner
Hannah Marney – *The Union-Recorder*
Dan Hammack – Southern Wilderness
Heather Langston – ORGA Director
Sherrill Jones – Recorder

Not Present: Bo Edwards, Dennis Holder, Marion Nelson

Location: President's Conference room in the Old State Capital building.

- I. **Call to Order** – At approximately 1:35 PM, Chairman Boylan called the 30 October 2007 meeting of the Oconee River Greenway Authority (ORGA) to order. He welcomed all who were present and introduced Dan Hammack, President of Southern Wilderness, Inc.
- II. **Approval of Minutes for 25 September 2007** – With the correction of the spelling of “dual” on page 2 of the 25 September 2007 Minutes, Mr. Bentley made a motion, that was seconded by Mr. Williams, to approve. The motion to approve was unanimously accepted.
- III. **Treasurer's Report** – Mr. Clymer presented a current financial report with a checking/savings total of \$26,288.79 and total Assets of \$540,653.24. The July 1-October 30, 2007 Profit & Loss report reflected a net income total of \$194,750.45. A motion to accept the financial reports was made by Mr. Bentley, seconded by Mr. Williams and unanimously approved.
- IV. **Old Business**
 - A. **Phase I: Construction Status** – Dan Hammack reported that he anticipates the completion of Phase I around the second week in December. He has received the notice to proceed regarding the DNR trail and with weather permitting it should be completed within the next two weeks. Then work will begin on the parking lot. Discussion regarding water and lighting along the DNR portion of the trail ensued. At this point in time there is no funding for water or lights.
 1. **Reduction in Forces** – Mr. Hammack informed the board that the project has reached a point where removal of equipment from the site will begin.

2. Privet Removal – The need for privet removal still exists. Chairman Boylan indicated that GMC cadets will assume responsibility for a portion of this task.

3. Sewer – Mr. Hammack presented a proposal from Southern Wilderness to lower 12 manholes (sewer caps) at a cost of \$18,720. Previously, the city presented an estimate of \$17,000 for lowering 8 sewer caps. Mayor Bentley proposed asking city Water/Sewer Director Barry Jarrett to reassess the cost of lowering the manholes. Mr. Hammack stated that he would prefer the city do the work, as considering the age of the sewer system there is great potential for encountering other sewer related issues when lowering the manholes/sewer caps. Chairman Boylan suggested that ORGA pay the city to lower the manholes with the understanding that matching funds of \$100,000 for the Greene Street extension would be reduced by the amount needed to lower manholes. Mr. Williams made a motion for the city to undertake the lowering of the manholes/sewer caps. Mr. Clymer seconded the motion and it was unanimously approved.

4. Southern Wilderness Proposals

a. Security and Boardwalk Bridge - Mr. Hammack proposed putting a three-railed wooden fence along the road (from boat ramp to trail entrance) and detachable wood post bollards at the trail entrance (at parking lot off Hancock Street) to prevent trucks from entering the trail. Chairman Boylan asked Mr. Hammack to create a design for this proposal. Mr. Hammack also proposed a boardwalk bridge (already designed by Jim Harden) at a cost of \$32,000 to connect McMillan Island. Mr. Williams made a motion to grant permission for Chairman Boylan and Director Langston to approve expenditures up to \$50,000 to safeguard entries to the trail and for the completion of the bridge to McMillan Island. The motion was seconded by Bentley and unanimously approved.

b. Entrance Arbor – Mr. Hammack proposed construction of an Arbor over the trail entrance at a cost of \$1,800. The board took no action on this proposal. Mr. Hammack was asked to create a design for consideration/review.

B. Property Appraisal and Purchase issues

1. Mr. Thirumal --- Director Langston reported that both ORGA and Mr. Thirumal have agreed to cancel the purchase/sell agreement for his property. The property appraiser would not agree to adjust the appraisal, which was considerably lower than Mr. Thirumal’s asking price; consequently, both parties have agreed that the purchase/sell is agreement is null and void.

2. Right of Way Acquisition - Director Langston has received verbal agreement that there is not a “right of way conflict” regarding the acquisition of property. She is waiting for written confirmation from the Attorney General’s office. Ms. Everett (GDOT) has asked that a representative from the Attorney General’s office and an FHWA representative meet with ORGA to resolve this

issue. Director Langston requested that an ORGA board member volunteer to attend this meeting with her.

3. Garner - Director Langston reported that ORGF is moving ahead with the purchase of the Garner property. The closing has been set for November 19, 2007.

C. Phase II Status report

1. Environmental Studies – Director Langston reported that environmental studies for Phase II should be completed by mid week.

2. Breedlove Contract – Director Langston noted that board members were emailed the revised version of the contract; however, there are still unresolved issues, one being that the contract is between the Georgia State Financing and Investment Commission and Breedlove Land Planning, rather than between ORGA and Breedlove. She sent a copy of the contract to George Zier of the Attorney General’s office to review.

There was also discussion related to the interpretive signage and it was decided that ALL signage and interpretive elements would NOT be included in the contract.

a. Modify concept report for road? – Director Langston reported that the existing concept report for Phase II does not include the building of a road to link the Battle property with the Garner Property. She asked if the board wished to have the concept report revised. After discussing the issue, consensus of those present was to leave the concept report as is and not build a road linking the Battle and Garner properties.

V. New Business

A. Financial Spreadsheet – Chairman Boylan presented a financial planning spreadsheet created by Director Langston for Phase I and Phase II. The spreadsheet reflects *proposed amounts, actual amounts, overages and deficits*. Chairman Boylan noted that funding for Phase I is fine; however, an additional two million is needed for Phase II. Director Langston will prepare an updated financial planning spreadsheet for each monthly board meeting so that the board may be kept informed of financial progress and needs.

Chairman Boylan also asked board members to approve the following expenditures:

- \$3,850 to Thompson & Freeman for Planning & Design
- \$97,378.74 to Southern Wilderness for Construction
- \$6,241.09 to Walden, Ashworth & Associates for Planning & Design
- \$4,944.92 to Walden, Ashworth & Associates for Planning & Design
- \$39,913.20 to Southern Wilderness for Construction
- \$177,786 to Southern Wilderness for Construction
- \$3,750 to Bell Clearing Company for Grounds & Landscaping
- \$5,654.36 to Walden, Ashworth & Associates for Planning & Design

Mr. Williams made a motion to approve. It was seconded by Mr. Bentley and unanimously accepted.

B. Security and Maintenance of the park – *See Old Business, Phase I Construction Status, Southern Wilderness Proposals above.* Chairman Boylan noted that GMC security will periodically drive through the park, and once the trail is completed, Chief Blue will be asked to insure routine patrolling by city police. Langston is currently working on a security proposal to share with the board. Maintenance will be a continued issue. Chairman Boylan noted that GMC cadets will do some of the "light" maintenance, and he asked that the city make prison labor available from time to time. Mayor Bentley indicated that this could be arranged.

C. Light Poles & Water for DNR Loop – Director Langston will ask Georgia Power to provide an estimate for additional lightning for the DNR portion of the trail, and the will city be asked to provide water for this section.

D. Greene Street – Russell Thompson, City Planner, reported that aerial photography is needed as well as a concept map to show where the Greenway ties into Greene Street. Director Langston will provide these materials. He also reported a funding deficit for the project and that the tentative GDOT Project Schedule reflects a “project letting” date of 2012. Chairman Boylan, however, expressed optimism for a much earlier date.

E. ORGF Update – Director Langston reported that ORGF’s Fall fundraiser was indeed a success, in that the group roughly generated proceeds totaling \$20,000.

F. Update Contact Information – Director Langston asked those present to complete a contact information form.

VI. The next meeting is scheduled for **Tuesday, November 27, 2007 at 1:30 PM in the conference room of the Old Capital Building.**

VII. Adjournment – The meeting adjourned at 3:00 PM.

Respectfully Submitted,

Sherrill Jones, Recorder

Amended and approved 27 November 2007