

Oconee River Greenway Authority
MINUTES
29 August 2006

Members Present: Peter Boylan – Chairman
Dennis Holder, Lee Moon, Marion Nelson, Greg Strenkowski, Guy Thompson, Richard Bentley, Bo Edwards, Bubba Williams

Others Present: Jan Nichols – ORGA Director
Ed Moore – GMC
Heather Holder – Mainstreet
Jim Hardin – Walden, Ashworth & Associates
Jane Sowell, CVB
Faye Tripp, CVB
Bruce Green, Product Development Mgr
Ga. Dept. of Economic Development
Bob Haney, GCSU
Greg Tyson, Ga. Power
Jack Baynes, Ga. Power
Loudia Saulmon – Recorder

Location: Conference room in Cone-Sibley Library at GMC.

- I. Call to Order** – At approximately 1:35 PM, Chairman Boylan called the 29, August 2006 meeting of the Oconee River Greenway Authority (ORGA) to order and welcomed all who were present.
- II. Approval of Minutes for 25 July 2006** – Mr. Williams made a motion that was seconded by Mr. Holder for the approval of the 25 July 2006 ORGA Minutes. The motion to approve was unanimously accepted.
- III. Treasurer's Report** - Mr. Strenkowski directed members to review the printed financial statement, ending 31 July 2006, reflecting a Checking Balance of \$46,862.30 and a Money Market Balance of \$419.93. Mr. Edwards made a motion to accept the financial report. After a second by Mayor Bentley, it was unanimously approved.
- IV. Old Business**
 - A. Shortlisted firms for Phase II Engineering** – Mr. Bentley reported that the selection committee has received thirteen proposals for Phase II. This list was shortlisted to 3 firms and the interviews are scheduled for Sept 7, 2006. The three firms are: Walden, Ashworth and Associates, Breedlove, W.K. Dickson.

- B. 1. Timeline extension due to new D.O.T. PI# and new required PFA.** Selection of firm will be delayed until this is resolved. A new PFA was signed with D.O.T. and with a new assigned project identification or PI# that pertains to the \$2 million federal appropriation to be used for Phase II.
- 2. Corrections needed to current and last PFA.** Since the other signed PFA was believed to refer to the \$2 million federal appropriation for Phase II, a match was included in the contract. Since DOT says the PFA and PI # referred to the \$235,000 appropriation instead, no match is necessary and this has been corrected. However, the timeline is no longer appropriate since the PFA timeline corresponded with the \$2 million appropriation, and not the \$235,000 appropriation, which is to be used for Phase I construction. We are continuing to work on this problem, but DOT is recommending that construction on Phase I be delayed until FY08.

C. Hotel Update/Recommendations: – Mr. Bentley and several board members traveled to Athens to review their ‘Classic Center’. He presented to the board several recommendations they received on pulling a conference center and hotel together as one piece. Jane Sowell of the CVB introduced Mr. Bruce Green of the Georgia Dept. of Economic Development. Mr. Green works with product development and presented ideas on developing a convention/hotel center. He told possible ways to package public and private together. He explained how the State has several laws governing the different developments. There are two laws, ‘Opportunity Zone’ and ‘Enterprise Zone’ that could be used to benefit a project. If certain criteria were met, Milledgeville and Baldwin County could benefit from these laws with a Hotel/Convention Center.

Chairman Boylan requested information on these incentives and what needs to be done to satisfy the criteria for the state funds for this type of project.

Mr. Holder made a recommendation that a committee be set up to research who to contact and what needs to be done to proceed further on this issue.

Mr. Bentley agreed to chair a committee with the following members: Heather Holder, Faye Tripp, Bubba Williams, Ed Moore and Chairman Boylan. Mr. Haney will check on getting a representative from GC&SU.

D. Georgia Power Update:

Property Acquisition

Mr. Greg Tyson gave an update on property acquisition stating that a meeting was held August 10 with all concerned. Georgia Power will proceed with the study for property acquisition. Donation of the land does look favorable but no decision has been made. Risks and opportunities will be decided and a report back from the attorney will be made in the next few weeks.

Lighting Plan. Mr. Jack Baynes presented the board with the following Phase I Lighting Summary:

Note: The following costs are based on the use of Greene Street as the entrance. Adjustments may also be necessary to complete lighting under the Hancock Street Bridge if clearance is not adequate to install the poles in this design.

Equipment:

37 total lights:

(21) 250 watt high pressure sodium fixtures on entrances and parking areas.

(16) 150 watt high pressure sodium fixtures on walking trails.

37 fiberglass poles with 30' mounting height

7570' trenching

Costs:

Total monthly bill: \$440.65

21 lights x \$13.11 = \$275.31

16 lights x \$9.68 = \$154.88

\$430.19

Total Upfront contribution: \$32,328.01

Pole charge

37 poles x \$597.13 = \$22,093.81

Excess trenching charge

4250' x \$2.22/ft = \$10,234.20

7570' – 2960' = 4610 of excess trenching

(80' of trenching per pole provided at no additional charge)

Mr. Baynes stated that ORGA/Oconee River Greenway Authority could use governmental tariff to pay monthly note on lighting. He also stated that the \$10,234.20 could be saved if ORGA used city or other labor for the trenching. Georgia Power would help set up for the trenching and supply cable if the city could provide the equipment for trenching. Mr. Hardin stated he could show this on the plans (as work for others) when submitting the documents to bidding contractors for Phase I.

- E. Oconee River Land Trust** Bo Edwards presented a letter from ORLT outlining options for the placement of a road. He reported that both he and Director Nichols attended a meeting with the Land Trust with a favorable response. UGA students are working on the design for an environmental road and when the recommendations are complete, the Design Engineers can incorporate this into the plan. It was agreed until the adjacent property can be acquired by ORGA, a plan for any road in this area will be premature.
- F. GEFA/DNR Georgia Land Conservation Act grant application and site visit update.** Director Nichols and Mr. Nelson met with the DNR and made the point that if ORGA purchased this tract it would fit into the overall plan. The DNR representative thought this would be favorable for a grant application. GEFA stated to them that the county could get a loan for the property. Director Nichols reported that they were lead to believe the property would score high in conservation value for a grant.
Chairman Boylan stated that the focus at the present should be on Phase I and Phase II and not on acquiring more property.

VI. New Business

A. Review Bids from Contractors for Phase I – approve options The board discussed different options to reduce costs or scale back design. Mr. Hardin will let bids on a local basis. He plans to advertise in Milledgeville, Macon, Dublin, Sandersville and Eatonton. Chairman Boylan asked that the advertising be done in the next two weeks. Mr. Hardin presented the master plan and presented different ways and options to scale back costs. It was discussed that bids could be let separate for water lines. Materials for walking trails could be changed. Chairman Boylan asked Mr. Hardin to leave in all elements and advertise for bids using menu like options.

B. Schedule Public Hearings – Discussion was tabled until future meeting

VII. The next ORGA meeting is scheduled for **Tuesday, September 29, 2006 at 1:30 PM in the conference room of the Cone-Sibley Library at GMC.**

VIII. Adjournment – The meeting adjourned at 3:50 PM.

Respectfully Submitted,

Louida Saulmon, Recorder