

Oconee River Greenway Authority
MINUTES
31 October 2006

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

Others Present: Jan Nichols – ORGA Director
Ed Moore – GMC
David Thompson & John Miller – Piedmont Construction Group
Vonda Everett - DOT
Jim Hardin – Walden, Ashworth & Associates
Alan Wieczynski & Scott Talbot – Breedlove Land Planning, Inc.
Heather Morgan – Brockington Associates – The History Workshop
Dave McCauley – Lyman Davidson Dooley
Hannah Marney – UR
Sherrill Jones – Recorder

Not Present: Marion Nelson

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

- I. Call to Order** – At approximately 1:30 PM, Chairman Boylan called the 31 October 2006 meeting of the Oconee River Greenway Authority (ORGA) to order and welcomed all who were present.
- II. Introduction of Guests** – Chairman Boylan welcomed and introduced the following guests: Jim Hardin (Walden, Ashworth & Associates), Hannah Marney (UR), David Thompson & John Miller (Piedmont Construction Group), Vonda Everett (DOT), and Ed Moore (GMC).
- III. Approval of Minutes for 29 August 2006** – Mr. Bentley made a motion, which was seconded by Mr. Holder, for the approval of the 29 August 2006 ORGA Minutes. The motion to approve was unanimously accepted.
- IV. Treasurer's Report** - Mr. Strenkowski directed members to review the printed financial statement, ending 30 September 2006, which reflects a Checking Balance of \$49,458.19, a Money Market Balance of \$420.35, and a CD Balance of \$10,098.01.
Following the review of the September financial statement, Mr. Strenkowski guided board members through a review of the 2007 Capital Expense Report via a Power Point presentation. The Capital Expense Report reflected a projected fund total of \$3,916,850.00. This amount included the checking, CD and money market accounts as well as federal appropriations, some of which has already been used for design, permitting and construction documents. The balance of the funds remain restricted. It was noted that funds needed for acquisition of the Garner property have not yet been

attained. A grant application for these funds has been resubmitted by the Foundation. Funds for the completion of Phase I are accessible.

V. Old Business

A. Hotel/Convention Committee Report – Mr. Bentley reported that the Hotel/Convention Committee anticipates meeting after the first of November, and that he should be able to report at the November ORGA Board meeting.

B. Phase I Construction Update:

1. FHWA Notice to Proceed to let bids – Director Nichols reported that the notice to proceed with letting of bids for Phase I has been received from DOT, and that she would like to establish a timeline regarding the letting of bids. She also reported that the county will asphalt over the existing roadway to boat ramp.

2. Approve revisions to bid documents: Mr. Hardin reported that there has been only one bidder (Piedmont Construction Group) for Phase I, and that bid has been rejected as it appears to be inflated. The cost estimate calculated by Mr. Hardin is considerably less than the bid received. There was discussion regarding the need to allow contractors another 4-6 weeks to submit bids. Mr. Thompson and Mr. Miller of the Piedmont group indicated that the 180 days to complete construction was unrealistic in light of the fact that the project would not begin before January 2007. Following this discussion board members agreed on the following revisions to current bid documents:

- Director Nichols and Mr. Moore will determine the exact let date and then determine an exact date for a pre-bid conference (around mid-December), as well as a bid due date.
- Contractors will be given 4-6 weeks to gather data and submit bids
- Bid Documents will be available from the ORGA office
- Project completion will be extended to 300 days

3. Asphalt access road – Director Nichols reported that county officials have agreed to pave (asphalt) the access road. She does not foresee any problems with this aspect of the project.

4. Water installation - It was noted that revisions regarding water/sewer installation for the project have been made. Mr. Bentley will insure that the city Water/Sewer Department has all the necessary information regarding changes.

C. DNR Trails Grant

1. Approve Resolution for 2006 DNR Trails Grant Acceptance - Mr. Edwards made a motion to accept the 2006 DNR Trails Grant (\$100,000). The motion was seconded by Mr. Strenkowski and unanimously approved.

2. Approve application (2007 DNR Trails) – Chairman Boylan recommended applying for a 2007 DNR Trails Grant to complete the trail section previously deleted from Phase I (dotted blue line on drawing). There was consensus among those present to move forward with this application.

3. Approve Exhibit B-2/Amendment to original ORGA/WA&A contract to complete construction documents for the DNR Phase I trail extension – Exhibit B-2 allows Walden, Ashworth & Associates to complete construction

documents for the DNR trail extension and to eliminate the Washington Street extension. Mr. Edwards made a motion to approve the Exhibit B-2 Amendment to the Construction Documents. Mr. Strenkowski seconded the motion and it was unanimously approved.

D. DVD Status – Director Nichols reported that GCSU has been working to modify/update the original ORGA DVD, which focuses on a Greenway in Milledgeville/Baldwin County. They are in the process of adding information to include other counties so that ORGA will have a tool for regional marketing. At present they are behind schedule. The audio portion has been completed, but not the video. Mr. Edwards volunteered to communicate with GCSU in an effort to expedite this undertaking.

VI. New Business

A. Define and agree to Scope of Work for Breedlove Land Planning, Inc. – Phase II – Using computer projected drawings of plans for the Greenway, Chairman Boylan described the scope of work for Phase II of the Greenway Project. This will include trails, an amphitheater, and a road that runs along the present sewer line, the area under the Hancock Street Bridge (something to make it more esthetically pleasing), a bridge connecting Buzzard Island, a powerhouse overlook, wetland boardwalk, signage, and an activity field.

B. City Extension of water to Central State – through the greenway? Mr. Moore reported that a surveyor, who said he was hired by the city of Milledgeville, recently brought to his attention plans to extend the city water lines along the greenway to Central State Hospital. Mr. Bentley reported that neither he, nor the city manager, was aware of such a plan. Mr. Moore will provide Mr. Bentley with contact information for the surveyor so that this issue may be clarified.

C. Schedule Public Information Hearing for Phase I - Director Nichols was instructed to set a date in January, 2007 for a public information hearing to be held in the Legislative Chamber of the Statehouse.

VII. The next meeting of the ORGA Board is scheduled for Tuesday, November 28, 2006 at 1:30 PM in the conference room of the Cone-Sibley Library at GMC.

VIII. Adjournment – The meeting adjourned at 2:50 PM.

Respectfully Submitted,

Sherrill Jones, Recorder

