

**Oconee River Greenway Authority**  
**MINUTES**  
**06 May 2014**

**Members Present:** Peter Boylan, Chairman; Bo Edwards, Sammy Hall, Eric Mosley, Marion Nelson, Daniel Schay, Richard Bentley, and Indiren Pillay

**Others Present:** Dr. Heather Langston, Executive Director  
Colin Moore  
Sarah Hamill – ORGF  
Brian Griggs – Phillips Brothers Contracting, Inc.

**Not Present:** Bill Caldwell, Sammy Hall

**Location:** Conference Room – Sibley-Cone Library – Georgia Military College

**I. Call to Order** – At approximately 1:33 PM, Chairman Boylan called the 06 May 2014 meeting of the Oconee River Greenway Authority to order.

**II. Approval of 25 March 2014 Minutes** – Board members were provided minutes for the 25 March 2014 meeting, prior to today’s meeting. Mr. Nelson made a motion to accept the minutes as written. The motion was seconded by Mr. Bentley and unanimously approved.

**III. Treasurer’s Report** – Dr. Pillay presented ORGA’s Treasurer’s Report that reflected a Total Liabilities and Equity of \$3,261,062.60. Gen Boylan noted that under assets, the ORGF Checking Account had a \$-17,202.46 balance. Dr. Langston acknowledged she entered an amount/value incorrectly. She does not maintain the ORGF checking account and assured ORGA that the amount was not the ORGF checking account balance. Mr. Moore concurred. Gen Boylan states that we cannot approve this Treasurer’s Report as it stands today. Dr. Pillay withdrew the current report and will amend it and sent it back out via email.

**IV. Chairman’s Report**

**A. Cub scouts/Boy scouts** want to build a fire pit at the Greenway: 4X6 feet across, 3 bricks below ground, sand on bottom, bricks lining outer circle, located beyond the stage towards boardwalk, north of the picnic tables. Gen Boylan wants to give Pat Beer the authority to build the pit immediately. Several board members bring up the issue of maintenance of the fire pit. Everything that is added to the park adds more work. The agreement is that the fire pit may be built, but it is the responsibility of the Cub/Boy Scouts to maintain. Dr. Langston states that both the Boy Scout leader and the Cub Scout leader have told her that they will maintain the pit. Board agrees to allow Col Beer to build the pit.

**B. Closing the park due to flooding** – Currently, Dr. Langston and Mr. Nelson are notified by Georgia Power that they are opening the retention gates. Gen. Boylan has asked Mayor Bentley to get the City Police to close the Greenway in the event of flooding (instead of it being a task of the Executive Director).

**C. What should be the responsibility of the city and county of maintaining a community asset?**

ORGA writes grants and has raised millions in the past 15 years. We’ve asked for assistance for City & County. We have doubled the size of the Greenway. We are already looking at Phase III. City Council member has spoken about removing security and city funds that help the Greenway. If that happens, we will have to close the Greenway. Mr. Nelson suggests a strategic planning meeting. He thinks that it would be the city and the county’s responsibility to support an asset used by all citizens of this community. We look at the park as a gift to the city/county/community. We cannot maintain the part that we have without some assistance. For long term planning, we have to find a way to manage this. Mr. Nelson feels that this is a reasonable request to the local government. He fully understands and appreciates that the elected officials were standoffish when this project was getting off the ground because they weren’t sure if this was a viable product. In the ensuing 10 or

12 years, there is no question about its viability. There are barely any open parking spots down there! General Boylan counted 70+ cars in the parking lots. The viability of the product is unquestionable. The Greenway is a gem. It's hard to see how elected bodies would not want to contribute to its maintenance. Mayor Bentley talked about how he promotes this community and that he includes the Greenway as an attraction. ORGA can handle current maintenance if we get an additional \$6000.

**D. Planning and Zoning Meeting (5/5/14)** – two issues: Gary Spillers in Doles Blvd and water treatment plant area – did not receive P & Z's recommendation. Sanctuary Group —Thomlin Property — receive P & Z's recommendation to build college student housing. Still needs to City council approval. The project has opposition from one City Council member.

**E. Phase II Grand Opening postponed.**

- Gen Boylan re-inviting Mr. Jarrett and Mr. Hall.
- Opening remarks not lasting more than 30 minutes.
- GMC providing seating, podium, PA, and stage, etc.

**F. Construction:** Striping was completed today. Tom Drew of T-Bones Nursery will be landscaping around entry sign on Friday. 5/7: anticipated completion of lights from Georgia Power. Next week, backfilling and seeding is to be complete. Chairman Boylan asked Brian Griggs if the construction will be done Friday week? Brian said yes. Overlook #4: Tree has fallen, major erosion. Need to consider moving the overlook north 30 or 40 meters. It provides a nicer view than previous location. New site allows you to look up and down river. We also need to stabilize the river bank. Heather and Brian have discussed moving overlook #4: Brian states that the overlook was not meant to be moved but he doesn't think they'll have trouble. Gen Boylan asks how much trouble it would be to take it apart and move it. The removal of the railings is Brian's main concern. Gen Boylan is concerned about someone falling off the overlook if the railings are not put back up. Brian also states that some trees will need to be removed. Heather's questions: 1) Move the overlook? 2) Shore up the bank? If both projects are less than \$10,000.00 can we go ahead and do it? Gen Boylan asks Brian for an estimate. Mr. Mosley asks Brian if this is the best choice. Brian thinks if we can salvage the overlook, it will be fine, although he says he is not an expert. Heather emphasized the need to protect the trail by stabilizing the bank as well as the safety of people using the park. The overlook is dangerous. She states that this isn't just the best option; it's the only option. Chairman Boylan request a Motion to approve: Move overlook to new site and proposals to shore up bank. Discussion: financial constraint. Motion amended. Not to exceed \$10,000.00 and to be approved by Executive Director. Mr. Nelson made the motion; it was seconded by Dr. Pillay, and unanimously approved.

**G. Strategic Planning Effort and Phase III:** General Boylan requests Board to join him May 13 at 9:30am in GMC Library Conference Room to meet with Andrew Kohr of Stantec to discuss moving forward with Phase III and planning for the next 5 – 10 years.

**H. Dr. Langston's contract:** Reviewed amendments made by Chairman Boylan. ORGA Board agreed to a bonus of additional 10 hours of paid vacation for Heather.

**V. Old Business**

**A. ORGA City Appropriation Request for FY 2015:** Dr. Langston presented ORGA's City Appropriation Request and letter to City Council on April 10. Jeanette Walden and Walter Reynolds were the only City Council members present. Dr. Langston is scheduled to go before City Council again on 5/13. Heather is concerned about presenting under circumstances of last night's P & Z meeting and requests advice from the ORGA Board. The ORGA Board of Directors will look into Dr. Langston's concerns and discuss findings with her before date of work session.

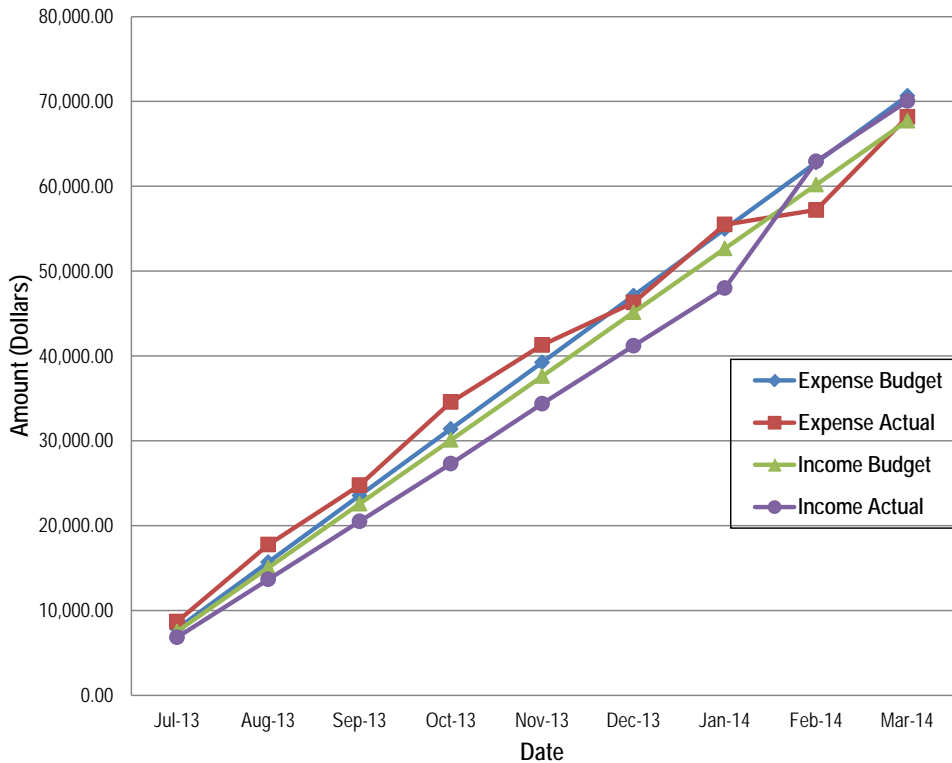
**B. ORGA Budget FY2015 – Director Langston presented the ORGA FY2015 Operating Budget:**

ORGA OPERATING BUDGET FY2014		YTD BUDGET	YTD ACTUAL
		March 31, 2014	
<b>EXPENSE</b>			
Salary/Benefits	\$ 61,985.52	\$ 46,489.14	\$ 46,489.14
Office Expenses	\$ 10,050.00	\$ 7,537.50	\$ 4,827.79
Professional Services	\$ 600.00	\$ 450.00	\$ 135.00
Utilities/Amenities	\$ 6,571.92	\$ 4,928.94	\$ 4,830.30
Park Maintenance	\$ 14,000.00	\$ 10,500.00	\$ 9,194.24
Other	\$ 1,000.00	\$ 750.00	\$ 2,694.97
<b>TOTAL EXPENSE</b>	<b>\$ 94,207.44</b>	<b>\$ 70,655.58</b>	<b>\$ 68,171.44</b>
<b>INCOME</b>			
City of Milledgeville	\$ 41,236.00	\$ 30,927.00	\$ 30,926.97
Baldwin County	\$ 40,456.00	\$ 30,342.00	\$ 30,341.97
ORGF, Inc.	\$ 8,603.50	\$ 6,452.63	\$ 2,620.94
Berry Farm	\$ -	\$ -	\$ 1,038.67
Donations/Other	\$ -	\$ -	\$ 5,000.00
Interest Earned	\$ -	\$ -	\$ 115.85
<b>TOTAL INCOME</b>	<b>\$ 90,295.50</b>	<b>\$ 67,721.63</b>	<b>\$ 70,044.40</b>

ORGA OPERATING BUDGET FY2015	
<b>EXPENSE</b>	
Salary/Benefits <sup>1</sup>	\$ 61,985.52
Office Expenses	\$ 5,500.00
Professional Services	\$ 1,980.00
Utilities/Amenities <sup>2</sup>	\$ 12,000.00
Park Maintenance <sup>3</sup>	\$ 24,000.00
Other	\$ 1,000.00
<b>TOTAL EXPENSE</b>	<b>\$ 106,465.52</b>
<b>INCOME</b>	
City of Milledgeville	\$ 49,000.00
Baldwin County	\$ 49,000.00
ORGF, Inc.	\$ 5,000.00
Berry Farm	\$ -
Donations/Other	\$ 3,500.00
Interest Earned	\$ -
<b>TOTAL INCOME</b>	<b>\$ 106,500.00</b>

- Notes:**
1. Salary and Benefits include salary and state mandated retirement
  2. FY 2015 Utilities include lighting for phase 2 trails
  3. Park in greater than 2X the size as in FY 2014

**FY 2014 Oconee River Greenway Authority Operating Budget**



**C. Phase II – Construction Status** – See Section IV.F.

Chairman Boylan announced that the meeting for the Phase II Punch List will be April 1. He encouraged all board members to attend and asked that they walk Phase II before the meeting and convey any concerns to Director Langston prior to meeting.

**VI. New Business**

**A. Issues Regarding Unsafe River Access** – Mr. Nelson requested additional signage to let trespassers on the hydroelectric ruins know that they can be prosecuted.

**B. Boy scout's Fire Ring Request** – See Section IV A.

**C. ORGF Update -- Reschedule Phase II Grand Opening: June 7.**

**VII. Schedule Next Meeting** – The next meeting of the Oconee River Greenway Authority is scheduled for 24 June 2014 in the Sibley Cone Library at Georgia Military College.

**IX. Adjournment** - The meeting adjourned at 3:00 PM.

**Respectfully Submitted,**

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**Sarah Hamil and  
Heather Langston**