

# WHITE COUNTY BOARD OF COMMISSIONERS

## MINUTES OF THE ROUNDTABLE PLANNING SESSION FOR YONAH PRESERVE HELD

TUESDAY, JUNE 6, 2017 AT 8:00 A.M.

On Tuesday, June 6, 2017 at 8:00 a.m. the White County Board of Commissioners held a Yonah Preserve Roundtable Planning Session in the Board Room at the White County Administration Building. Present for the meeting were:

Travis Turner, Chairman

Shanda Murphy, County Clerk

Terry Goodger, Commissioner

John Stover, Carter & Sloope Engineering

Lyn Holcomb, Commissioner

Kevin Hamby, SPLOST Manager

Edwin Nix, Commissioner

Craig Bryant, Commissioner

Michael Melton, County Manager

Joe Gailey, Director of Recreation

Chairman Turner called the meeting to order.

The current project was reviewed as prepared by Carter & Sloope - which would include the road from the bridge to the location deeper within the property that offered a site which would require substantially less earth work, four (4) proposed baseball / softball fields, parking, pavilion / playground area, infrastructure / lighting, a potential football field, and concession / restroom facilities. Mr. Stover stated that in moving the park construction location deeper into the property - 2,500 additional feet of roadway was added from the bridge site. He stated that he felt much more comfortable with being able to reasonably handle any rock located on the site, whereas with the previously discussed location this was a concern for him. Within the proposed design plan, there were locations identified, based upon the terrain for future amenity locations.

Mr. Joe Gailey provided a listing of the current fields at the Asbestos Road Park location. Through discussion it was determined that the best option for field sizes was to have two (2) 300' fields and two (2) 250' fields. Pro's and con's of "stobbing" the larger fields for smaller field uses were discussed. Commissioner Bryant expressed that he wanted to make sure the Board thought through the best use for the property (related to field sizes) to insure that these did not have to be redone in the short term. The Board discussed their hopes of attracting tournaments which is conducive to the county's tourism industry as well as making sure that local participants are served by the new facilities as well.

Mr. Stover reviewed the course of the project moving forward noting that he would be onsite with surveyors later in the day and geotechnical work would begin within the next few weeks. He informed the Board that the geo-tech group could handle the minimal clearing needed to access the drill sites or the county could do the clearing. Mr. Stover stated that the quote from the geo-tech group was \$3,200.00 for the clearing costs. There was a consensus that the best option would be to allow the geo-tech group to proceed with the clearing as opposed to county staff doing the work. He assured the Board that he would notify the residents of effected areas if the geo-tech group needed to access through any area other than the bridge location; however this had not yet been determined. He stated that once the preliminary site work was complete there would need to be a planning / programming meeting with the architect in order to determine exactly which design elements would fit within the budget constraints.

Mr. Hamby encouraged the Board to be developing a priority list for the facilities they would like to have at Yonah Preserve – that would assist them with any budget constraints, as he did not think that the project budget would cover all items discussed within the preliminary plan. For example Mr. Hamby stated that there is a

major cost difference in a lawn as opposed to a football field and that they will need direction on whether to program the budget for a lawn area or a field area (in reference to the area labeled football field on the plan).

Mr. Gailey stated that with the current facilities and cooperation with the Board of Education which allows football games to be played at the school facilities – he thought it would be reasonable to just grade and grass the proposed football field at this time.

Chairman Turner stated that the football field area and the other potential field area would be the low priority items. He also noted that the building in the center of the baseball / softball complex would need to be designed as a two story building in order to accommodate scorekeepers – he directed that such pricing be provided.

Commissioner Bryant stated that he would like to make sure that a common area is provided in order for families to be able to picnic and relax when they are attending activities at the complex.

Issues of parking and playground facilities were discussed. Mr. Stover said that he designed approximately 250-300 parking spaces and that the playground installation would be a matter of budget as the project progressed. Chairman Turner asked if there was a sidewalk included adjacent to the roadway into Yonah Preserve. Mr. Stover said there was not at this time; however this could be added to the design and would be an additional cost, with asphalt being the most economical. Mr. Stover emphasized that it is very important to finalize design features such as a sidewalk, etc. prior to grading as the site does have to be graded according to those features. Using the secondary field location for overflow parking was discussed as well as incorporating the asphalt sidewalk from the bridge to the pavilion into the design.

Mr. Stover did address the concern of water supply including adequate flow for field irrigation – whether the supply is provided by the City of Cleveland, County Water Authority or drilled wells - at 65 to 75 gallons a minute when irrigating fields. He stated that he had a meeting later in the day with the City of Cleveland Water Department as this location is within their current service area. The option of pumping water from the Yonah Preserve Lake for irrigation was discussed. Commissioner Nix stated that the pumping option concerned him and would have to be researched through EPD since this is drinking water source. Commissioner Goodger asked about possible advantages of installation of artificial turf. Mr. Gailey stated that in the heat of summer artificial turf still had to be watered due to the heat.

There was a discussion about any prior approval needed from DNR for a land clearing and whether the road needed to be plated in any certain way to be considered as part of the county road system.

Commissioner Nix stated that he had been approached by a group of county residents who want to see a horse arena on the property – which would have to be taken on by future boards in the future – but he felt the complex would be a great asset for the community and would be develop more as time went on.

As lighting was discussed, Mr. Stover stated Georgia Power is no longer doing a site lighting program – they will provide the power; however a private company will provide the installation and maintenance of the lighting.

Mr. Gailey asked that attention be paid to insure adequate storage at the facility. Mr. Stover stated that Mr. Gailey needed to go ahead and make a list of his storage needs and the specific issue would be addressed with the architect in a programming meeting at a later date.

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Mr. Hamby suggested that the project be structured in a way that there is a base plan identified (which fits within the available budget) with optional add-on's /alternates.

Chairman Turner expressed his excitement with the project.

Mr. Stover stated that the next project review could be scheduled within a month or so.

The meeting was adjourned.

The minutes of the June 6, 2017 Yonah Preserve Roundtable Planning Meeting were approved by the White County Board of Commissioners on June 26, 2017.

s/Shanda Murphy  
Shanda Murphy, County Clerk