

**WHITE COUTY BOARD OF COMMISSIONERS**

**MINUTES OF THE YONAH PRESERVE PROJECT MEETING HELD**

**MONDAY, SEPTEMBER 25, 2017 AT 3:00 P.M.**

The White County Board of Commissioners held a Yonah Preserve Project Meeting on Monday, September 25, 2017 at 3:00 p.m. in the Board Room at the White County Administration Building. Present for the meeting were:

Travis Turner, Chairman

Terry Goodger, Commissioner

Lyn Holcomb, Commissioner

Edwin Nix, Commissioner

Craig Bryant, Commissioner

Michael Melton, County Manager

Joe Gailey, Director of Recreation

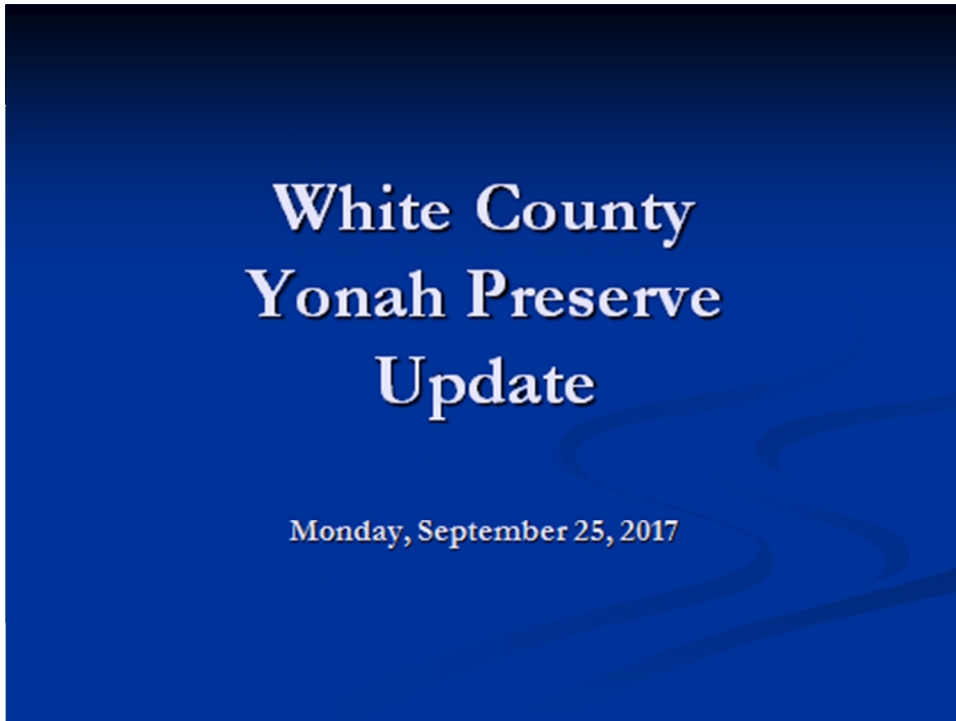
Shanda Murphy, County Clerk

John Stover, Carter & Sloope Engineering

Kevin Hamby, SPLOST Manager

Chairman Turner called the meeting to order and stated that he appreciated everyone being in attendance. He stated that the purpose of the meeting was to finalize the necessary details in order for the project to be put out for bid on a timeline that would allow for a contract to be awarded on the project by the end of 2017.

Mr. Kevin Hamby made the following presentation:



## IN PROGRESS DESIGN REVIEW

1. Concessions/Scorekeeper/Restroom Facility
2. Water Line (including potential easement acquisition)
3. Georgia Power – Existing Contract?
  - Roadway Lighting
  - Parking Area
  - Cost of New Service?
4. Permitting
  - Septic
  - Water
  - LDP/NPDES
  - DNR
  - Mountain Protection Act
  - Facility

## BUDGET UPDATE

|                                |              |
|--------------------------------|--------------|
| Bond Funding Available         | \$ 4,000,000 |
| Project Budget Allocation:     |              |
| Land Acquisition               | \$ 20,000    |
| Construction Testing           | \$ 5,000     |
| Permit/Misc. Fees              | \$ 5,000     |
| Engineering                    | \$ 224,750   |
| Construction                   | \$ 3,200,000 |
| FF&E                           | \$ 150,000   |
| Contingency                    | \$ 395,250   |
| Current Construction Estimate: | \$ 4,195,056 |
| VE/Design Considerations       | \$ (995,056) |

## VE/Design Considerations

|  |                     |
|--|---------------------|
| <b>Current Budget/Design Estimate Difference</b> | <b>\$ 995,056</b>   |
| <b>Possible Design Considerations:</b>           |                     |
| <b>Sports Field Lighting</b>                     | <b>\$ 465,000</b>   |
| <b>Playground Equipment</b>                      | <b>\$ 75,000</b>    |
| <b>Baseball Field Complete</b>                   | <b>\$ 110,000</b>   |
| <b>Total :</b>                                   | <b>\$ 650,000</b>   |
| <b>VE/Design Considerations Remaining</b>        | <b>\$ (345,056)</b> |

## TIMELINE

|  |                                |
|--|--------------------------------|
| <b>In Progress Design Review</b>       | <b>8/29/2017</b>               |
| <b>Permit Plan Set Complete</b>        | <b>8/30/2017 – 10/1/2017</b>   |
| <b>Permitting Process</b>              | <b>10/2/2017 – 10/31/2017</b>  |
| <b>Incorporate Permitting Comments</b> | <b>11/1/2017 – 11/15/2017</b>  |
| <b>Construction RFP</b>                | <b>11/16/2017 – 12/13/2017</b> |
| <b>Construction Award</b>              | <b>12/.../2017</b>             |
| <b>Construction Notice to Proceed</b>  | <b>1/2/2018</b>                |

Mr. John Stover stated that comments from the June 2017 meeting had been incorporated into the revised drawings of the concession / scorekeeper building – revised drawings were presented as well as the addition of a separate metal maintenance / storage shed (36'x36') – to be located

approximately 600' from the concessions building. He noted that revisions to the main structure included a privacy wall added in the restroom areas, roofing was changed to asphalt shingle, and siding was changed to Hardie board. The footprint of the building was revised to be 32'x32' (from 40'x40' which was not within budget) He noted that final architectural drawings would be available in approximately two (2) weeks. Mr. Hamby noted that the Furniture / Fixture, Equipment (FF&E) needed to be refined and the decision would need to be made whether to include this in the project bid or to purchase outside that contract. He stated this would require a follow-up meeting at a later date.

Mr. Stover stated that in regards to the water supply, he had met with the property owner related to the best route for the water supply to Yonah Preserve and the property owner was willing to work with the county in order to provide the necessary utility easement through their property. He also stated that in meeting with both Georgia Power and HEMC – it was determined that Georgia Power would be the provider for the complex at Yonah Preserve and HEMC would be the provider for the trailhead facility off Albert Reid Road. Mr. Stover stated that Georgia Power had committed to have their pricing on infrastructure to him within a week – this had been delayed due to Hurricane Irma and having to coordinate this between several departments. He stated that the current plan was to utilize an easement for the power from the same property owner as the water supply by connecting to the transformer at that property location (1800' to 1900'). Commissioner Nix stated that the power lines could be laid in the same trench as the water lines – if Georgia Power would agree to bury their lines at the same depth as the water lines (4') with at least 18" separating the lines.

Mr. Hamby suggested that Mr. Stover have his surveyor develop the information needed for an easement document (legal description and plat) for the private property owner – including square footage, joint use, etc. Mr. Stover stated that Georgia Power preferred for the county to obtain a 30' utility easement then give them access to the easement. It was agreed that documenting the location of the easement and establishing a value for the easement was a good next step in the process. Mr. Melton stated that he would contact the Assessor's Office for assistance in establishing the value and would speak with the County Attorney to development the actual document.

Mr. Stover stated he was awaiting a cost estimate from Georgia Power on the roadway and parking area lighting. Mr. Hamby stated that this type of lighting was regulated by the Public Service Commission for local governments – therefore their pricing should be heavily discounted in this area. Mr. Stover clarified that he is dealing with three (3) separate divisions within Georgia Power – new service, roadway & parking lighting (non-metered), and outdoor / ballfield lighting. Mr. Stover stated that he had received a quote from Georgia Power for the ballfield lighting, however it was over twice the cost estimated by the private contractor (\$1,100,000.00 compared to \$467,000.00) – therefore the benefits were clear that including the ballfield lighting in the construction contract would be the most advantageous option. In responding to Chairman Turner's inquiry, Mr. Stover stated that the scope of work given to them on lighting for the Yonah Preserve Trails section was to provide service to the trailhead structure and exterior lighting on the building only – they had not been asked to look at any other outdoor lighting. Mr. Melton stated that he would look at options with Mr. Stover for additional outdoor lighting in the parking area of the trails section.

September 25, 2017 – Yonah Preserve Planning Meeting (con't)

The discussion turned to the permitting portion of the project. It was noted that the septic would be permitted through Environmental Health, Carter and Sloope would submit permitting for the water to the EPD, and land disturbance would be permitted locally through the Planning Office. It was stated the DNR was awaiting a clearing and grubbing plan for approval. Mr. Stover stated that he would have the plan with limits of construction document available the next week. It was confirmed that the local Mountain Protection Act did not apply to public properties.

In reviewing the project budget, Mr. Hamby stated that they needed to coordinate with staff to develop the FF&E list in order to finalize the list to be included in the contract compared to what the county would be purchasing directly. With the current projected cost at \$5,190,112.00 – it was noted the Board did not want to accept any of the value engineering design considerations presented (they wanted to maintain sports field lighting, playground equipment, and four fields complete), therefore additional revenue in the amount of \$1,190,112 would have to be identified.

The project timeline was reviewed. The Board emphasized that the focus would be to have the project awarded prior to the Christmas holidays (December 20, 2017). Mr. Hamby stated that the main factor in the project being able to be awarded when desired would be the permitting and easement acquisition being accomplished within the next 45 days.

Chairman Turner asked for confirmation that the storm debris removal contract would include clearing the trees that had fell during Hurricane Irma at Yonah Preserve. Staff confirmed that was correct and the debris removal would begin in a couple of weeks – with White County being eligible for reimbursement for a portion of the expenses through FEMA.

On the separate project for the restroom facility at Freedom Park and the Yonah Preserve Trailhead Building – Mr. Stover stated those two (2) structures would be bid as a package - with the project to be ready to bid in four (4) to five (5) weeks and construction anticipated to begin in February or March 2018. Chairman Turner expressed his frustration in the timing of the projects – as he felt that the timeline stated this was delaying the opening of the trails that had been constructed. Mr. Stover stated he would prepare a project status on this and forward to Mr. Melton. There was a consensus that the two (2) smaller projects would be bid out as a package (pricing to be broken out separately) with the Yonah Preserve Ballfields being a stand along project.

Mr. Clark Neil with SORBA suggested provisioning parking at the trailhead and the local SORBA Chapter would be willing to pay the cost for portable restrooms. He also stated that it is a possibility that the cost of the building design and construction could count as the county's match for the Phase 3 trail project.

The meeting was adjourned.

The minutes of the September 25, 2017 Yonah Preserve Roundtable Planning Meeting were approved by the White County Board of Commissioners on November 6, 2017.

s/Shanda Murphy

Shanda Murphy, County Clerk