

WHITE COUNTY BOARD OF COMMISSIONERS

**MINUTES OF THE ROUNDTABLE MEETING FOR THE
YONAH PRESERVE PROJECT**

HELD TUESDAY, AUGUST 29, 2017 AT 8:00 A.M.

The White County Board of Commissioners held a roundtable meeting for the Yonah Preserve Project on Tuesday, August 29, 2017 at 8:00 a.m. in the Board Room at the White County Administration Building.

Present at the roundtable were:

Chairman Travis Turner	County Manager Michael Melton	Carter & Sloope Engineering:
Commissioner Terry Goodger	County Clerk Shanda Murphy	John Stover
Commissioner Lyn Holcomb	Director of Public Works Dave Cangemi	Jimmy Bardge
Commissioner Edwin Nix	Director of Recreation Joe Gailey	
Commissioner Craig Bryant	SPLOST Manager Kevin Hamby	

Chairman Turner called the meeting to order.

Mr. John Stover reviewed the current status of the project. He stated that no significant geo-tech issues were detected during the geo-tech investigation process, site plans had advanced, he had been directed to move forward with “option #3” for water supply with an 8” line from Mauldin Road, and he had a meeting with a property owner later in the day to discuss an easement needed for the water supply.

Mr. Stover presented an architectural drawing depicting three (3) structures under design: the concession / restroom / scoring tower, a check-in / restroom type building for the multi-use trail system, and restroom facilities for Freedom Park. The concession / scoring tower was discussed at length – noting that the dimensions of the structure were 1,600 square feet on the upper and lower level (40x40) – 3,200 square feet total. Mr. Stover stated that they were seeking input on the design and materials presented in order to be able to move forward in finalizing the design. Mr. Hamby stated that the current cost programmed for the structure was \$300,000.00 due to the commercial grade of the facility including the two story structure, electrical, plumbing, and required ADA access for the facility. Chairman Turner confirmed the design concept desired was a two-story structure. Mr. Stover stated that the current size of the facilities was driven by the lower level space needed for restroom facilities, concession area, and storage – and any reduction in size would decrease the storage space. It was noted that the drawing was depicting a 30x30 structure (not 40x40) – Mr. Hamby asked that the estimate for the building be tabled in order to allow them to reconcile the estimate / size to make sure the information being provided matched – understanding that the location, design (2 story), and exterior materials (split-face block, standing seam roof) for an attractive finish were agreeable for everyone.

Mr. Hamby discussed possible options for the electrical supply – including non-metered street and parking lighting. There was a consensus that Habersham EMC (HEMC) needed to be pursued as the potential provider. Mr. Stover stated that he had contacted HEMC and was told that Yonah Preserve was in the Georgia Power service area. Everyone agreed that the roadway and parking area needed to have lighting – with the lighting being as unobtrusive as possible. This item moved forward with everyone in understanding that the provider and required loads needed to be finalized as soon as possible in order to prevent any delays with finalizing plans.

Mr. Hamby discussed permitting requirements. It was noted that the Georgia Department of Natural Resources (DNR) had been advised of the progress of the project along the way and they are awaiting the final plans for approval related to clearing, etc. Mr. Melton stated that he would verify if there would be any issues with the Mountain Protection Act.

Mr. Hamby reviewed the project budget update as follows:

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

Mr. Hamby stated that the type of scoreboards to be used needed to be decided in order for this to be incorporated into the design requirements. Three (3) possible design considerations were presented for potential cost savings; however there was no favorable consideration of those changes. There was a consensus that additional potential funding, if needed, above the project bond funding would be available through the 2008 SPLOST.

Chairman Turner highlighted that additional staff will be needed for the Yonah Preserve Complex, as well as additional maintenance equipment and supplies – above and beyond the construction budget being discussed. Mr. Hamby suggested that a maintenance shed and grounds equipment be carried in the FF&E budget. Chairman Turner stated that the Yonah Preserve Complex would be a tourist destination and there could be an opportunity to utilize hotel / motel tax tourism product development (TPD) funds for some of the expenses being discussed.

Mr. Hamby and Mr. Stover presented the following estimated project timeline:

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

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Commissioner Bryant stated that he felt strongly about completing the project in way that would make this a true asset for the County and wanted the Board to be thoughtful about not cutting important items that would take away from the project to save an insignificant amount of money. There was a consensus that the Board all wanted the project to be complete (based upon design discussions) and cosmetically appealing.

A follow-up meeting for design finalization was scheduled for Monday, September 25, 2017 at 3:00 p.m.

Mr. Stover advised Commissioner Nix that he would look at all the details of the water service and provide him a recommendation for the White County Water Authority including meter size, line size, daily usage estimate, etc.

Chairman Turner emphasized that the Board wanted to have the project awarded before Christmas 2017.

Mr. Hamby encouraged the Board to consider water and power access along the entrance roadway in order to accommodate future expansion of picnic pavilions – as provisioning this at this stage would be more efficient than in the future. Mr. Stover stated that was the reason for his suggestion of the 8” water line along Mauldin Road for water service – as that would allow for future growth. It was confirmed that the football field area would be rough graded and seeded in the initial phase of the project – no bleachers, irrigation, or sod was included for that area within the project; however that would be an easy modification if the budget allowed once costs were in. It was also noted that the pavilion shown on the plans, in the playground area, was not included in the cost estimates.

Upon a motion made by Commissioner Goodger, seconded by Commissioner Holcomb there was a unanimous vote to adjourn the meeting.

The minutes of the August 29, 2017 Yonah Preserve Planning Meeting are hereby approved as stated this 6th day of November, 2017.

WHITE COUNTY BOARD OF COMMISSIONERS

s/Travis C. Turner
Travis C. Turner, Chairman

s/Terry D. Goodger
Terry D. Goodger, District 1

s/Lyn Holcomb
Lyn Holcomb, District 2

s/Edwin Nix
Edwin Nix, District 3

s/Craig Bryant
Craig Bryant, District 4

s/Shanda Murphy
Shanda Murphy, County Clerk