

Oconee River Greenway Authority
MINUTES
27 June 2006

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

Others Present: Jan Nichols – ORGA Director
Jim Hardin – Walden, Ashworth & Associates
Sherrill Jones – Recorder

Not Present: Lee Moon

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

I. Call to Order – At approximately 1:30 PM, Chairman Boylan called the 27 June 2006 meeting of the Oconee River Greenway Authority (ORGA) to order and welcomed all who were present.

II. Approval of Minutes for 30 May 2006 – Mr. Holder made a motion, that was seconded by Mr. Nelson, for the approval of the 30 May 2006 ORGA Minutes. The motion was approved unanimously.

III. Treasurer's Report - Mr. Strenkowski directed members to review the printed financial statement, ending 31 May 2006, which reflects a Checking Balance of \$44,591.20 and a Money Market Balance of \$10,413.31.

Chairman Boylan suggested that funds in the Money Market account be moved to a higher interest account (6-month CD). With the support of those present, Mr. Stenkowski will pursue this transfer of funds.

A tentative FY2007 budget was presented for review with Mr. Stenkowski noting adjustments based on a \$5,000 increase (from \$75,000 to \$80,000) in projected income. The adjustments reflect a 4% salary increase for the Director and \$2,800 for accounting services. Operating expenses and funds for contingency costs were reduced.

Chairman Boylan noted that the possibility of a cash flow problem exists; therefore, it might be useful to generate a monthly income report. The city will be providing monthly payments of \$3,333.33. Mr. Williams agreed to ask the county to disperse funds on a monthly basis as well. Chairman Boylan suggested that Mr. Strenkowski and Director Nichols put together a monthly plan for income/expenditures in an effort to keep up with cash reserves and availability. Mr. Edwards put the chairman's suggestion in the form of a motion. Mr. Williams seconded the motion and it was unanimously approved.

Note: Chairman Boylan reminded those present that a new set of officers will need to be selected at the next board meeting.

IV. Old Business

A. GSFIC & Contractor Selection Update – Jim Hardin reported seven contractors have bid on the Greenway proposal, and that these bids are currently in the hands of the GSFIC. A Selection Committee meeting via conference call is scheduled for July 7. At that time the committee will select three firms for a site-visit. Final submittals from these firms must be made by July 27th. It is anticipated that a contractor will be selected by the committee via phone conference on August 1st.

B. Federal Appropriation for ORGA through DOT – Director Nichols reported that DOT has appointed Vonda Everett as project director, replacing Christa McKinney. Ms. Everett is in the process of researching procedures for federal appropriation of funds for ORGA.

C. RFP for Design Engineers for remainder of Master plan and Appointment of Selection Committee – Director Nichols reported that GSFIC has agreed to prepare, pro bono, the RFP for the remainder of the master plan. Chairman Boylan suggested that, with the exception of Jim Hardin, the design engineers and the selection committee remain the same for this phase of the project.

D. RFP for Environmental Studies – Director Nichols has submitted an RFP for Environmental Studies for the remainder of the master plan. Some of responders have posed questions regarding the RFP and have asked for a more definitive concept plan. Mr. Hardin emphasized the importance of getting the studies done ASAP. Chairman Boylan asked board members to review the RFP to insure that it is sufficient and to provide feedback to him by July 5. It was noted that the RFP should include only the area north of the Hancock Street Bridge.

E. Update with Oconee River Land Trust (ORLT) – Mr. Edwards reported a favorable meeting with ORLT representatives last week in that the acquisition of the Garner property appears to solve most of the problems that were previously identified by ORLT. Mr. Edwards feels the ORLT representatives will present ORGA's position in a positive manner to the full ORLT Board. If the ORLT Board accepts ORGA's proposal, the next step will be to approach the Core of Engineers. Mr. Edwards anticipates a timely response.

In addition, Mr. Edwards asked the board to support pursuit of the acquisition of three acres currently owned by the Milledgeville Housing Authority. Consensus to pursue was granted.

Discussion regarding the roadway north of the Hancock Street Bridge ensued with Chairman Boylan noting that during the May meeting those present agreed that a road may not be needed. Instead, there could be walking trail along the existing sewer line. Mr. Edwards pointed out that the sewer line is not an area suitable for a trail and that the proposed roadway would connect the Greenway from Franklin Street to Montgomery. Chairman Boylan indicated the roadway is an expensive proposition and made a plea for insuring the Greenway is not only esthetically appealing to the public, but also a first class project. He also reminded everyone that the highly desirable amphitheater is not presently included in the project. Mr. Hardin suggested that the area in the flood plain be

done in stages. Grading, the installation of culverts, and lighting could be done in one stage, with full paving in another.

No final decision was made; however, Chairman Boylan remarked that a meeting may have to be called in early August for the purpose of making a roadway decision. In the meantime, he encouraged Mr. Edwards to continue dialogue with ORLT.

F. Update re: RFP for bank line of credit – Mr. Bentley reported that three banks (BB&T, Exchange Bank, & Century Bank) responded to the RFP for a \$2 million line of credit. During discussion with the banks Mr. Bentley realized a problem in that federal grant funds cannot be used as security for a line of credit. He also noted that interest will be involved if ORGA has to access an unsecured line of credit. After a brief discussion it was agreed that the banks should be asked to consider issuing a secured line of credit for a lower amount (\$350,000, rather than \$2 million). Mr. Bentley will notify the banks of this change in the proposal for a line of credit.

G. Update Georgia Power Company – No report.

1. **Electrical Plan (proposed cost)**
2. **Property with Historic Generating Plant**

V. Approve Amended By-Laws – Mr. Holder made a motion to amend Article IX, Section 2 of the ORGA By-Laws to read as follows:

All contracts, deeds and other instruments shall be signed on behalf of the Authority by the Chairperson after such agreements have been approved by the Authority; provided, however, that the Executive Director, in consultation with the Chairperson, shall be authorized to determine services necessary for the operation of the Authority and to make expenditures of up to \$2,000 (TWO THOUSAND DOLLARS) per transaction, on behalf of the Authority. Expenditures made by the Executive Director pursuant to this Article shall be reported as provided in Article VII of these by-laws. Unless authorized or ratified by the Authority, or unless expressly provided for in these by-laws, no member, officer, agent or employee shall have any power or authority to bind the Authority or to render it liable for any debts or obligations.

Mr. Edwards seconded the motion and it was unanimously approved.

VI. New Business

A. Suggestions from board members for projects that can be coordinated with counties along the Oconee River – Mr. Holder reported that he has contacted a Washington County commissioner who agreed to seek support from Washington County re: access (boat landings) at Oconee, Ga. Mr. Holder made a motion to invite both Washington & Laurens counties to join the ORGA board. Mr. Bentley seconded the motion and volunteered to contact the Mayor of Dublin. The motion was unanimously approved. Mr. Holder will make contact with Washington County and Mr. Bentley with Dublin/Laurens County.

B. Review/Approve ORGA goals for FY07 and operational funding for FY08 – Goals for FY07 and Strategies for F08 Funding were reviewed. No objections were made

regarding the goals; however, under funding strategies, the following changes were made:

Strategy #1 – Include not only the Governor, but also supportive members of the legislature during the October airboat trip/meeting.

Strategy #3 – Insure that local senator and representative submit a request for ORGA to be in the state budget (\$50,000 to \$80,000).

Strategy #5 – Delete (*This strategy is just a normal budget request.*)

VII. The next meeting is scheduled for Tuesday, July 25, 2006 at 1:30 PM in the conference room of the Cone-Sibley Library at GMC.

Mr. Edwards made a plea to General Boylan to continue his leadership as Chairman during the next year. This sentiment was immediately echoed by Mr. Nelson and subsequently by all present, after which, Chairman Boylan graciously expressed appreciation for the overwhelming confidence of the board.

VIII. Adjournment – The meeting adjourned at 2:55 PM.

Respectfully Submitted,

Sherrill Jones, Recorder