

Town Center Area CID Regular Meeting
October 25, 2011
7:30 AM
245 TownPark Drive, Kennesaw, GA

Board Members: Mason Zimmerman, Skip Spann, Kelly Keappler, Ed Allen, and Karl Vittery
County: Commissioner Helen Goreham, Commissioner JoAnn Birrell, Faye DiMassimo, Dan McDuff, Mike Wright, Julie Livingston, Mike Cates, and Cathy Brown
Staff: Lanie Shipp, Mary Lou Stephens, Robert Maddux, and Lynn Rainey
Guests: James Hudgins, ARCADIS, Jim Croy, Greg Teague, Chris Rideout, Croy Engineering, Lindsey Burruss, CCVB, and, Jon Gillooly, MDJ.

Chairman Mason Zimmerman called the meeting to order at 7:39.

Minutes of the August 23, 2011 board meeting and September 20, 2011 work session were approved as distributed.

Treasurer's Report – In the absence of Kerry O'Brien, Lanie Shipp reviewed the financial documents in the notebooks. **The BOD unanimously approved the General and Administrative Expenses of \$5,186.31.** There is no evidence of any major changes in tax receipts to date in comparison to last year's.

Chairman's Report – Mason Zimmerman acknowledged the guests. He thanked the county for the recent meeting with the board in which a number of issues were discussed regarding what is working and what can use improvement. He stated that communication between CID and the County is being further enhanced through these discussions. He reported on the Celebration of CIDs that was put on by the Council for Quality Growth, with Sen. Saxby Chambliss as the keynote speaker. Mason and Kerry O'Brien attended, along with all of the staff. The strength of the CIDs in the region was made evident at this event. He also noted that the Atlanta Regional Roundtable's project list was approved.

Executive Director's Report - Lanie reported the resolution regarding the desire of the TCACID to expand its purposes to allow it to support and facilitate improvements at Cobb County Airport McCollum Field, has been drafted, circulated and refined by Lynn Rainey. Lynn would direct this request through the channels needed to take it to the state legislature for possible amendment to the legislation involved. Mason commented on the economic impact of the airport as well as the fact that the FBOs on the airport property pay CID taxes. **This resolution came to the BOD from the QOL with a recommendation for its approval, and on motion by Karl Vittery, the resolution that was provided was approved unanimously and is a permanent part of these minutes.**

Lanie also reported that the QOL had discussed the Florence & Hutchinson change order, regarding the Noonday Creek Trail project. **On recommendation from the QOL Committee, Skip moved, and it was unanimously agreed, that a change order may be executed by the county and that the resulting Supplemental Agreement be authorized for payment at a cost not to exceed of \$54,283.63.**

Project Reports - Robert Maddux:

Design

- **Noonday Creek Trail 2C** – Dan McDuff reported that the low bid was \$4.5million. That is about a \$498,000 shortfall on the project. There are some extra funds built in, e.g., such as a large quantity of rock if there is an extremely rainy season. The county will meet with the contractor on potential savings before awarding the contract. There will be discussion on what each side can do that would result in savings. CCDOT anticipates having some answers within a couple of weeks. In a response to a question about what happens if the bids do not get down to the budget number, Faye believed that the funding will be reduced through these means but the county will look at several options or strategies for any cost overruns. The bids are good for 60 days and can be extended due to the market. There is time built into the process but CCDOT is being proactive to keep all on track so that funding is not lost. Faye also reminded the BOD that the cost had been reduced by \$1.5 million through redesign efforts performed by the CCDOT. The BOD will be consulted on how to fund any residual shortfall prior to the contract being awarded.
- **I-575 @ Mall Blvd & Barrett Pkwy** – Dan McDuff and Mike Wright reported. This project is still in ROW acquisition and CCDOT is meeting with property owners immediately after this meeting. A Final Plan Review has occurred. GDOT sets the let date for the contract and GDOT will be 100% in charge of construction, not CCDOT.
- **Busbee-Frey** – Greg Teague reported on the project. There is a meeting scheduled with GDOT Project Manager this Friday morning. GDOT has changed the format of the Concept Report and Croy will have that report back to GDOT this week. Progressing well with the environmental studies and most of the special studies have been approved. Only the Noise Study remains and it will be delivered to GDOT next week. Preliminary Field Plan Review “ready to go”. Will make some adjustments based on completed Concept Report and Value Engineering Plans.

At this point Faye DiMassimo asked the CCDOT staff to show maps indicating the reason it recommends a “protective buy” on a parcel that directly impacts the footprint of this project. CCDOT has done an expedited environmental, which has been approved by GDOT. The County is anticipating an authorization letter later this week, to negotiate with the property owner for that parcel in order to maintain the viability of the project. Mason asked how that would affect the zoning. Faye explained that after the parcel has been removed from the owner’s larger parcel, the parcel owner’s request for zoning would be considered.

Construction

- **Big Shanty Phase 2** – Robert Maddox reported a good bit of progress has been made since last report. The contractor is working all components of the project. There is still the potential for delay due to overlap of ROW purchasing and construction. Continuing to monitor that. No formal request has been received regarding utility conflict
- **Landscape Maintenance** – Working with contractor to find better options for medians, which are looking sparse, as the planting material has really suffered with the weather. QOL Committee would like to see options for better maintenance.
- 3 remaining **Wayfinding Signs** are to be installed beginning today. Can take up to two weeks due to the foundations as well as one sign being remanufactured.
- Robert reviewed his consolidated schedule for all projects through 2012-13
- Landscaping at Barrett Lakes and Greer’s Chapel will begin after the issuance of a Landscape License now under negotiation.
- SCATS project kicked off in October and has a 365 working day schedule. Traffic signal

- work along Barrett Pkwy. won't start until after the holidays.
- Big Shanty 1 & 2 should be completed for driving from end to end by June, 2012.

With no further business, the meeting was adjourned at 8:15 A.M.

APPROVED BY THE BOARD this _____ day of _____, 2011.

Lanie Shipp, Executive Director