

Town Center Area CID Regular Meeting

July 27, 2010

7:30 AM

245 TownPark Drive, Kennesaw, GA

Board Members: Mason Zimmerman, Skip Spann, Kerry O'Brien, Ed Allen, Kelly Keappler, Karl Vittery, Gina Diodati
County: Faye DiMassimo, Daniel McDuff, Mike Wright
Staff: Lanie Shipp, Mary Lou Stephens, Robert Maddux, Joel Stone, Lynn Rainey,
Guests: Keith Franklin, Florence and Hutcheson; Jim Croy, Chris Rideout, and Greg Teague, Croy Engineering; James Hudgins and Tim Preece, Arcadis; Tim Miller, Miller EG Design; Peter Hartman, URS. Malakia Rivers, CCID, JoAnn Birrell, District 3 Candidate, Ginny Hammond

Chairman Zimmerman called the meeting to order at 7:35 am.

Minutes of the June 22, 2010 board meeting were unanimously approved.

Treasurer's Report - Kerry O'Brien

Reviewed the Financial Reports for the month ending June 30, 2010. **The board unanimously approved the Financial Reports for June and General & Administrative expenses for July in the amount of \$2174.91.** Kerry reviewed the new spreadsheets that are used for tracking expenses and commitments. This document is available on the web site at the portal for the board members.

Chairman's Report – Mason Zimmerman

Discussed the busy month with elections, the SRTA grant/loan, Referendum on Regional Tax, first issue of The Corridor, and the ongoing beautification and signs. He acknowledged the resignation letter from BOD member Gina Diodati and thanked her for her three years of service. **The BOD voted unanimously to accept the letter of resignation, effective at the conclusion of today's Board meeting.** Following the rules and time line regarding filling vacancies, a new director will be sought to fill this position as soon as possible.

Executive Director's Report – Lanie Shipp

The \$1.75 million SRTA Grant received to help advance Big Shanty 2 was presented at the Capitol by the governor. **The chair was authorized by unanimous vote to sign the required papers to complete the grant/loan.**

SRTA funds will be expended prior to TCACID funds. The bridge will be built first with the rest of the project to be let nine months later. **The BOD voted unanimously to authorize Big Shanty Phase 2 to be advertised for bid by the county.**

The Advanced Traffic Management System (ATMS) had been presented to the Infrastructure Committee and the recommendation was that **the \$27,000 requested by the county for Environmental work be approved. Karl reminded the group that these funds would include one six-month renewal and that the CID does not have funds to assist in implementation with the expectation that the county would use SPLOST funds. The recommendation was unanimously approved.**

The Board unanimously approved the expenditure of \$44,000 toward the cost of a GDOT Transit Feasibility Study for the corridor from the Town Center Area CID to the Cumberland CID to the Perimeter CIDs to the North Fulton CID. The cost is being shared equally by all four CIDs.

jB+A has been overseeing the design and implementation of the landscaping. Lanie presented a **\$1,990 change order from JB+A regarding the rock wall construction and it was unanimously approved.**

Disseminated information regarding the Council for Quality Growth's upcoming event in celebration of 25 yrs of this council, as well as in celebration of the CIDs. **The date is August 16, with the Chairman of the U S House Committee on Transportation and Infrastructure, U.S. Rep James L Oberstar, as the featured guest.** The TCACID has a table and board members are encouraged to attend.

Millage Rate

Lynn discussed the requirements and noted that the TCACID projected assessment dropped only 2%, which would put it back at the 2008 level. **The BOD voted unanimously to keep the rate at 5 mills for tax year 2010 and Lynn will notify the Tax Commissioner.**

Committee Reports:

Quality of Life – Skip Spann

Acknowledged **Gina's** service to the committee and welcomed **Kelly** to the committee.

Reported that prioritizing suggested items is underway and next committee meeting will bring recommendations to the BOD.

Asked Mary Lou to present the dual website and companion newsletters and other items:

Staging of web transition complete, with tcacid.com leading to one "home page" while cobbirdes.com leads to another, both linked to same site, resulting in inter-relationship yet separate identities. Well received. Websites shows very large increase of hits on the day of release of the two eNewsletters, with multiple links back to the web. The latest LocalZOOM enews featured only CID projects and the inaugural issue of *The Corridor* features one project in depth. *The Corridor* had an "open" rate 10% higher than the next highest of the 20 categories tracked **by the enews vendor.**

4pg collateral piece and dual sided "Fact Sheet", all to be finished next month, at a cost of just under \$2500.

Coffee gatherings in the suite began last week with enthusiastic response from business people attending and viewing the project boards. Wayfinding signs and beautification particularly remarked on.

Temporary Signs (*Sponsored by TCACID*) still being priced for various looks, styles and size. Highest bid \$600 double sized, full color, regulation size, installed, to lowest cost of \$50/sign for plastic real estate signs.

Trail Ribbon Cutting to be Thursday, September 2nd, 2pm. Details will follow.

Infrastructure – Karl Vittery

Review of several options on the Busbee Frey Project brought back to CID by the committee.

1. Have project shovel ready on shelf, ready for competitive project if money becomes available.
2. Approve funding with this committee to have monthly oversight meetings with the consultants.
3. Month to month approval, ready to stand down if needed in the fall.

After lengthy discussion on both sides, **option #2 was chosen and a motion to approve \$594,250**

funding with this committee to have monthly oversight meetings with the consultants, passed 5-2.

Master Plan – Joel Stone

Almost through gathering data on Existing Conditions. Everything is on schedule. Need to set up two meetings in late August, Planning and then Stakeholders.

Presented an ARC Request For Participation in the 2010 HUD Sustainable Communities Regional Planning Grant. \$73 million available to large metro areas with a \$5 million maximum grant, for which the ARC is applying, Eligible projects include Regional Plans for Sustainable Development and Detailed Execution of Plans and Programs. A defined consortium coordinated by ARC would prepare detailed sustainable development plans around future transit stations (a 3-4 block area). Developed would be: Master Plan, Concept Plan, Development Codes and Housing Plan. ARC suggests \$200,000 grant for TCACID. The money is 50-50 so the TCACID portion would be \$100,000 (in kind and/or cash.) Joel has talked to KSU's John Anderson, and anticipated that KSU could provide \$25-\$35K in-kind. CCID is participating. Faye believes the proposal will be stronger with both CIDs of Cobb involved. **The proposal to participate in the study at an amount not to exceed \$100,000 with off set of in-kind, passed 4-3.**

Project Reports – Robert Maddux – presentation with power point/photos of projects

Noonday Creek Trail Phase 2 B Construction Progress Summary

Paving complete; striping complete; erosion control straw being installed; Completion date is September 30, 2010

South Barrett/Greer's Chapel Construction Summary

Paving complete on Greer's Chapel; contractor now focusing on S Barrett; Completion date is September 30, 2010

Chastain Road Landscaping

Began work in May; Began installing plants June 4; Began installing mulch June 28
Completed

Barrett Parkway Landscaping

Cleared brush and trees & began installing plants in July. Should be installing walls August 2 and be completed by October 5.

Rock facing on wall on Barrett Parkway –

Some portions being removed today as they were not placed according to the design plans. Still working with owner of building behind wall to disguise HVAC units

Big Shanty – a little behind but proceeding. Discussion on how to publicize now what is coming.

Can sign be erected? CDOT to investigate.

I-575 S Exit at Barrett – Kick off meeting was June 4. Permit is being fast tracked. Concept

Development – Aug 28; Environmental documentation – Nov 16; ROW plans – Jan 12, 2011; Final plans – Mar 15, 2011. Letting by GDOT July 11, 2011

County Remarks - Faye DiMassimo

Reminder to please attend the county's Regional Transportation center Ribbon Cutting August 19. Please help voters understand the importance of passing SR 821, changing GDOT back from cash to accrual basis.

Other

Mason sought and received the BOD's unanimous approval on appointing Kelly to serve on the Quality of Life Committee and to chair the Planning Committee.

It was announced there will be a work session in the CID offices on August 3 at 10:30 am, and a regular meeting on August 24 at 7:30 am in our usual meeting room.

The meeting was adjourned at 9:30am.

APPROVED BY THE BOARD this 24th day of August, 2010 and amended on the 28th day of September.

Lanie Shipp, Secretary