

**Town Center Area CID Regular Meeting**  
**October 26, 2010**  
**7:30 AM**  
**245 TownPark Drive, Kennesaw, GA**

**Board Members:** Mason Zimmerman, Kerry O'Brien, Ed Allen, Kelly Keappler  
**County:** Helen Goreham – Commissioner, Faye DiMassimo, Dan McDuff, Mike Wright, Cathy Brown, Jane Stricklin  
**Staff:** Lanie Shipp, Robert Maddux, Mary Lou Stephens, Joel Stone, Lynn Rainey  
**Guests:** Bryant Poole, GDOT; Jim Croy, Chris Rideout, and Greg Teague, Croy Engineering; James Hudgins, Tim Preece, Arcadis; John Barrow, Miller EG; Ben Clopper, Florence & Hutcheson; Bob McConner and Ron Batroff Hidden Forest

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

**Minutes of the September 28 board meeting were unanimously approved and the minutes of the work session of October 12 were unanimously approved after one addition, offered by Mason, to add the words *especially the Busbee-Frey project*, to the last paragraph prior to adjournment.**

**Treasurer's Report** -Kerry O'Brien reviewed the Financial Reports for the month ending September 30, 2010. **The board unanimously approved the Financial Reports for September and General & Administrative expenses for October in the amount of \$11,226.81, bringing the total of October Expenses to \$700,439.39.** Kerry stated that during the month of November, the TCACID might be paying for the wetland and stream buffer mitigation credits required for Noonday Creek Trail, Phase 2C. He added that the amount would be within the \$350,000 budgeted for FY2010-2011.

**Chairman's Report** – Mason Zimmerman had no report other than to thank those who were responsible for, and participated in, the Busbee/Frey Connector Bridge Design Competition, with particular thanks to Faye DiMassimo for her planning and coordination efforts.

**Executive Director's Report** – Lanie Shipp also thanked the judges who were present.

- Lanie recognized John Barrow of Miller EG Designs and reported that the Quality of Life Committee and the members at the Work Session have recommended **that the BOD accept the proposal from Miller Design for a cost not to exceed \$8,740 to survey and recommend locations for TCACID Gateway Signs and provide conceptual sign designs including size, material and estimated construction budget – as well as meet and receive input from the TCACID. Upon Mason's motion, the BOD unanimously approved the recommendation.**
- The Quality of Life Committee had also been studying ways to improve the appearance of the galvanized handrails already installed in Phase 2B of the Noonday Trail. Robert presented his findings. The QOL recommended painting approximately 1500 feet of rail with black epoxy. The contractor has said the paint should have a life of about five years if there are no unusual occurrences to damage a section of the rail allowing rust to begin. There was discussion about painting the entire existing handrail, which would be approximately 2800 feet. However, the group was reminded that the QOL's recommendation was to improve the portions directly in front of buildings, in order to cause the rails to visually recede, thereby not unnecessarily detracting from the property. **Upon motion by Ed Allen, the BOD unanimously followed the recommendation of the QOL to spend up to \$ 9,000 for the contractor to apply black epoxy paint to approximately 1500 feet of rail in the designated areas.**
- After the October Work Session, further investigation regarding the Gateway Grant revealed that an RFP is not required for landscape maintenance on **The Gateway Grant triangles south and north bound at I-75 & I-275 at Barrett Parkway.** Robert Maddux is getting a price from Valley Crest, and if it is within the budget of the Grant and within the range of their current work, they will be told to proceed.

- Mason asked Robert about the possible modifications of the inside of the **Phase 2A guardrails**. James is working with Robert on that question with GDOT and should have an answer regarding cost of such change, by the next CID meeting.

**Hidden Forest Agreement** – Lynn Rainey gave some history about the understanding over the past two years with Hidden Forest Redevelopment, LLC for proposed public infrastructure improvements. The CID agreed to budget \$750,000 for design, preliminary engineering, and construction of the proposed Town Center Connector between Big Shanty Road and the Mall Ring Road. This facility was to be on public right of way and dedicated for public use. Hidden Forest Redevelopment, LLC, and the TCACID memorialized their mutual understanding into a formal agreement dated May 25, 2010 designating benchmarks to be met in order for the CID to continue with this budgeted amount. There has been concern expressed that the redevelopment of Hidden Forest has not proceeded forward as anticipated when the TCACID first budgeted funds for the proposed improvements. The TCACID does not desire to tie up this amount of money indefinitely when there are other projects it can fund. These benchmarks were not met. Pursuant to Board action on August 3, 2010, on August 4, 2010 a follow up letter was sent by Lynn on behalf of the CID in which it was stated that effective midnight October 1, 2010, the TCACID was withdrawing all financial and other obligations from this project. Lynn stated that no further action was required and the CID is free to move the \$750,000 budgeted for that project to another line item use.

**Communications** - Mary Lou Stephens first explained the absence of both Skip Spann and Russell Rogers, with apologies from both. Skip was ill this morning. Russell is working to have his travel schedule projected out for the future meetings. Mary Lou highlighted several recent items, such as the **FACT sheet** that was presented to the BOD. Similar project-specific FACT sheets are being considered. She reviewed several items from the TMA/commuter side, including the renovation to the region wide **commuter-logging program**. The Clean Air Campaign has again been most complimentary regarding the attention and efficiency by the **LocalZOOM** outreach team. The team has also worked with partners on telework tax credit and has finalized a *No Idling* policy at KSU. The team has been very involved in getting communications in the new office and there is finally **reliable Internet**. The team developed and sent 2<sup>nd</sup> issue of *The Corridor*, welcoming Russell Rogers and reintroducing each board member. The team facilitated the Busbee-Frey Bridge Contest presentations, judging and luncheon, staffing as directed. She explained the difference between the various communications pieces, *The Corridor*, *Round Town* and the **FACT sheet**. Both the Director's List and Committee Sheet have each been updated and both are on the web.

**Master Plan** - Joel Stone reported the Planning Committee would hear a first draft of the updated Master Plan in November. Then the full BOD will have the draft in their hands in December for their action in January.

### **Project Reports**

- **Noonday Creek Trail** - **James Hudgins reported that Phase 1A** (trail within NPS boundary) of the Noonday Creek Trail was completed including a 300 space parking lot. **Phase 1B** should be ready to let next spring and is currently going through the GDOT plan development process. Construction of **Phase 2A** just started and should be completed by spring, 2011. Construction of **Phase 2B** is completed and **Phase 2C** is completing the GDOT Plans development process. It is scheduled for a May, 2011 letting.
- **Busbee/Frey Connector** – Greg Teague reported that they had the Concept Team meeting with Cobb. Minor comments were received back and there will be some changes made with a resubmission to follow within the next couple of weeks. Kaiser Permanente has submitted plans to the county for expansion of their property just east of the Busbee/Frey Project That expansion will involve the footprint of the project so the consultants are working to coordinate with them to minimize any future do-over work, and will provide comments back to the county today.
- **S. Barrett/Greers Chapel** - Robert Maddux reported that the Greers Chapel Road/South Barrett Pkwy. Reliever was substantially completed and full completion should occur before the end of November
- **Landscaping** – Robert showed photos of the current stages of various aspects of landscape and signage. ValleyCrest Landscaping has agreed to replace the bushes along Barrett Parkway and more than half the bushes along Chastain Road. Barrett Parkway Landscaping will be completed by November 5. The temporary

double-faced “sponsor signs” have been erected.

- **Big Shanty Connector** - Dan McDuff reported on the construction of the Big Shanty Road Connector and asked Commissioner Goreham to respond regarding the lack of complete funding on the project. Commissioner Goreham reported that the County would advance fund the project with the TCACID repaying the County. There is to be a Cobb Board of Commissioners agenda item for their November 9<sup>th</sup> meeting, and an executed MOU to follow. This advanced funding would allow all three sections of the Big Shanty Road Connector to be completed and opened to traffic at the same time.

**County Remarks – Faye DiMassimo noted that** that the participants of the **Design Competition of the Busbee/Frey Bridge** are invited to the Cobb County Board of Commissioners meeting on 11-23 (7:00 PM at the Cobb County Board of Commissioner meeting room) for presentations to the winning teams and recognition of the participants. The CID Board members are encouraged to attend. The students will be told today of the Winning Team and the Honorable Mention team. The three winners will each receive \$250 and have their names on a plaque on the bridge, indicating that their design was the inspiration for the final concept and design. The honorable mention team, who won this distinction due to the detail they presented on the pedestrian portion of the bridge, will receive \$100 each. A young woman, who presented alone, after her teammates dropped out, was sent an encouraging letter and a small gift card. Judges included the presidents of schools where the students are enrolled: Chattahoochee Technical College and Southern Polytechnic State University, as well as the assistant to the president of KSU. Also included were representatives from FHWA, GDOT, CCDOT, two County Commissioners, two CID BOD members, Croy and Arcadis, and Lanie Shipp. The enthusiastic report indicated everyone was fully engaged in this exciting day. Lanie again thanked Faye for the outstanding event.

- Faye announced that tonight’s Commission Meeting will have its first Public Hearing on the county 2011 SPLOST, and at the work session at 1:30, the results of the first 11 public meetings on SPLOST will be heard. Then there will be a second round of 11 public meetings before the November 23<sup>rd</sup> Commission Meeting, where the 2<sup>nd</sup> Public Hearings will be held. At that meeting, the list of projects will be voted on by the commissioners for submission to the public for vote in March 2011. The BOD’s participation in these meetings would be welcomed.
- The **NW Corridor Project** Public meeting will be at Double Tree Hotel this afternoon at 4:30pm. A second hearing will be held in Cherokee County.
- Faye made comments, in a response to a question, said that the Regional TSLOST and County SPLOST are compatible and not exclusive, though she certainly could see the Busbee/Frey Connector as a project in either.
- A discussion on the I-85 HOT lanes, just under construction in past 30 days, ensued, with Faye and Bryant Poole both concurring that evaluation of the success of these lanes is at least two years from now when there would be enough data available. Construction, which has just begun, will take a year.

**Mason announced that the next meeting is November 30 at 7:30 A.M.**

**With no further business, the meeting was adjourned at 8:45 A.M.**

APPROVED BY THE BOARD this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

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Lanie Shipp, Executive Director