

CLAYTON COUNTY GREENSPACE TRUST BOARD

MINUTES

The Clayton County Greenspace Trust Board held a meeting on Tuesday, May 3, 2011. The meeting was held in the Commissioners' Conference Room of the Clayton County Administration Building, located at 112 Smith Street, Jonesboro, Georgia. Those present at the Board Meeting were as follows:

Members: Chairman Eldrin Bell, Mrs. Libby Torbush and Mr. James Jenkins.

Attendees: Detrick Stanford, Erik Lacefield, Nathan Parrott, Mike Thomas & Keith Watkins.

Chairman Bell called the meeting to order at 5:04 PM and welcomed the Board's guests from the Clayton County Water Authority (CCWA), Mike Thomas and Keith Watkins. Mike Thomas is General Manager of CCWA and Keith Watkins is CCWA's Engineering Coordinator.

With the meeting called to order and the guests introduced, Chairman Bell presented the Minutes from the November 10, 2011 meeting and asked if there were any corrections. Mr. Jim Jenkins made a motion to adopt the minutes, which was seconded by Mrs. Libby Torbush, hearing no objections, the minutes were approved. The Chairman then moved the Board onto the first Agenda Item – Clayton County Water Authority's request to utilize a portion of the Reid Stephens property.

At this point, Mike Thomas and Keith Watkins rose to present their request to the Greenspace Trust Board. In short, they wish to utilize a small area in the Southeast corner of the property to create an underground bio-scrubber. The gentlemen explained they needed the bio-scrubber to eliminate septic odors emanating from a sewer man-hole in front of the Reid Stephens property. They went on to explain that a four to six inch P.V.C. pipe would run underground from the man-hole into the property, where it would terminate into a manifold with multiple perforated pipes extending outward under organic mulch. It was further explained that natural organisms within the mulch will metabolize the odorous gasses and emit no smell. At this point, it was explained that Keith Watkins visited the site and is confident they can perform all work without removing any established trees. The Board asked some clarifying questions regarding the bio scrubber system. Once all questions were answered, Mr. Jim Jenkins made a motion to approve the Water Authority's request. Mrs. Torbush seconded that motion and with no objections the Water Authority was given permission to install a bio-scrubber on the Greenspace Land Trust's Reid Stephens property.

The Chairman moved the Board onto the second Agenda item; Execution of the Declaration of Trust for the Clayton County Greenspace Program Land Trust. Mr. Parrott rose to say when he started some years ago he was under the impression that all legal documents for the program were executed. However, he has been unable to locate a signed copy of the program's Declaration of Trust. With that said he passed around an unsigned version and asked the citizen board members if they recalled signing such a document. Both Mrs. Torbush and Mr. Jenkins

said they did remember signing the document and posited that the Georgia Department of Natural Resources would not have released the grant monies if the document was incomplete. The Chairman recommended Michael Smith's office be requested to provide copies of all legal documents needed to ensure the Clayton County Greenspace Program Land Trust is a legally viable entity. With direction given on the legal documents the Chairman moved the Board onto the next agenda item.

The Board's attention was now on item "C"; Parcel Offer at Mt. Zion Road and Henry County Line. Nathan Parrott said he was approached with a sales offer for approximately 48 acres of property between Mt. Zion Road and Interstate – 75. Mr. Parrott went on to say the property was not on the proposed course of the Heritage Trail and scored 14 out of 50 on the Trust Board's Qualitative Evaluation Form. The Chairman asked if they wanted to give the property to the Trust Board and Mr. Parrott responded that they wanted to sell the property with an asking price of \$5,520,000.00. Mr. Jenkins said he agreed with the assessment that the property was not in keeping with historical purchases or future uses of greenspace properties and moved to respectfully decline the offer. Mrs. Torbush seconded that motion, the Chairman called for a vote and the Board unanimously voted to decline the sales offer. With that, the Chairman requested Mr. Parrott communicate that declination to the appropriate people. The Chairman now turned the Board's attention to the next Agenda item – GRTP Grant for Rex Village Acquisitions.

Detrick Stanford took the floor to explain Nathan Parrott submitted a grant application to the Georgia Recreational Trails Program in November of 2010. Mr. Stanford went on to say the project was presented to the Board at their November 10, 2010 meeting and he is pleased to announce they were awarded a \$100,000.00 reimbursable grant from the program. Mr. Stanford further stated the Board of Commissioners were set to vote on a resolution at their meeting tonight to setting up an account for this project. Mr. Stanford then asked Mr. Parrott to describe the project details.

Mr. Parrott explained the project focuses on acquiring approximately 15 acres along the western bank of Big Cotton Indian Creek. The Chairman asked if the acquisitions would include the house near the creek and Mr. Parrott responded in the affirmative. Mr. Parrott went on to say there is a concrete pad remaining from a house that was razed and will have to be demolished. He also mentioned the existing house can be repurposed; but to what, has not been decided at this point. Mr. Parrott continued, once that acreage is acquired, the project focuses on enhancements to create a passive recreation experience, which supports a goal in the county's Comprehensive Master Plan. To do this, written partnership agreements have been obtained with the Fisheries Section of the Georgia Department of Natural Resources, The Historic Rex Village Association, the Boy Scouts of America, The Georgia Department of Economic Development's Tourism Division and a verbal agreement with Georgia Forestry. These partnerships will assist in implementing a forest management plan for the properties and creating a catch and release fishing experience in Big Cotton Indian Creek. The Chairman asked for clarity on some images displayed on the projector, which were answered by Mr. Parrott and Mr. Stanford. Once the all questions were answered they all congratulated The Parks and Recreations Department for their success and moved on the Carry Over Items section of the agenda.

To start this section the Chairman asked what the long range vision was for the Virginia Stephens Property. Mr. Stanford said his Greenspace Division will begin hosting some classes out of the property's garage area. This will establish a presence on the property and extend the greenspace Division's offerings outside of Reynolds Nature Preserve. The Chairman then asked if the older buildings associated with the Stephens properties would be preserved. Mr. Stanford responded in the affirmative and pointed to some preliminary discussions with the Historic Preservation Division of the Department of Natural Resources. The Chairman went on to inquire on the status of the Spivey Community using the Stephens House for community purposes. Mr. Stanford said they haven't decided on a proper course of action regarding that matter and the Chairman recommended he reach out to Janie Griffin to solicit some recommendations and suggestions.

Next was a discussion on the Villages of Ellenwood and its trails connection with Dekalb County. Everyone agreed some county planning was going to be needed to see that vision through. To that end, The Chairman requested Erik Lacefield become acquainted with the project and develop a plan connecting its trails with Dekalb County's Arabia Mountain trail. Now the Board's attention transitioned into the Fish Weir agenda item and the Chairman said his most recent discussion with the Fayette County Chairman didn't illicit much interest. However, the Chairman said he would like to see the Archway Program develop some plan for preserving the weir without the commitment of Fayette County. Mr. Parrott asked Mr. Lacefield if he had become aware of the fish weir since recently becoming Director of Community Development. Mr. Lacefield responded in the negative and Mr. Parrott said he would provide information. Some discussion ensued and Mr. Jenkins reminded the Board that the sticking point has always been neither adjoining owner was interested in granting property rights to Clayton County. Mr. Jenkins went on to say that was a long time ago and the owners positions may have changed in light of the current realities of the real estate market. To this, the Chairman requested Mr. Parrott request an aerial image showing the areas the board is talking about and work with Mr. Lacefield to develop some next steps. The Chairman asked if there was anything further on this item and there were no responses. So, the Chairman moved the Board on to the Other Business item of the Agenda and said he needed existing Greenspace Trust Board members to provide recommendations to sit on the Board. After that request the Chairman asked if there was any other business, hearing none, Mr. Jim Jenkins made a motion to adjourn. That motion was seconded by Libby Torbush and the meeting adjourned.

Meeting adjourned at 5:56 PM