

**EVERMORE COMMUNITY IMPROVEMENT DISTRICT (CID)  
REGULAR BOARD MEETING  
Snellville City Hall  
March 26, 2008**

**Attendees**

**Board Members:**

Ken Shiver	Gary Custar	Forrest Adair	Jimmy Norton
Kenny King	Dwight Harrison		

Absent: Dean Robinson

Brett Harrell, Executive Director  
Bill Gower, Treasurer

Special Guests: Michelle Couch, Impact Media; Larry Kaiser, Collaborative Infrastructure Services; Cricket Elliott, Muriel Costable, Jack Townsend, Donald Hale, Kaye and Albert Blackburn; Nancy Acker, GCVB; Allan Durham, Gwinnett County Economic Development.

**Call to Order**

Chairman Shiver called the regular meeting to order at 2:00 p.m. Mr. Shiver welcomed all Board Members and guests.

**MINUTES**

**Approval of Meeting Minutes**

Mr. King motioned to approve, seconded by Mr. Adair the February 27, 2008 Meeting Minutes – unanimously approved (Mr. Norton absent).

**Action Items**

*Adopt Rules of the Evermore CID Caucus* – Mr. Harrell provided an overview of the schedule, legal advertising requirements, and procedures for the annual election of Board Members. This year, CID taxpaying members will elect three seats to include the seat recently vacated by Mr. Corcoran. The rules are the same as previous years. Mr. Harrison motioned to adopt the Rules of the Caucus, seconded by Mr. Custar – unanimously approved.

*Resolution issuing a Notice and Call for Election 2008* – Mr. Harrell read the Resolution into the record Calling the Election for Wednesday, April 23, 2008 with registration at 1:30 p.m. and the election immediately thereafter at 2:00 p.m.. Mr. Harrison motioned to adopt the Resolution, seconded by Mr. King – unanimously approved.

*Approve Advancing Yellow River Sewer Project* – Mr. Kaiser provided the Board with an overview of the Yellow River Sewer Project, cost estimates, and property owner participation gained to-date. Mr. Kaiser informed the Board that Gwinnett County Water Resources committed to review the plans within a very short turnaround time and that GDOT will review the plans as the project is within existing GDOT ROW. Mr. Kaiser anticipates preliminary design concept completed by PBS&J and estimate by C.W. Matthews by the April Board Meeting and a final quote by C.W. Matthews by May/June that corresponds with the anticipated timeframe for construction of the Paxton Lane extension.

Mr. Harrison clarified property owner participation with four signed, two committed, two pending, and one denial. Mr. Adair clarified the signed commitment to-date is \$81,000. Mr. King requested clarification on the level of property owner participation. Mr. Harrell responded that the clear directive from the February 19, 2008 work session was for the CID to move forward and construct the project within the shortened timeframe and to request owner participation later. At the February 27, 2008 Board Meeting, Mr. Kaiser provided several cost sharing scenarios and the Board authorized proceeding with the project engineering and report back at today's meeting with information on the property owner's willingness to participate financially.

Mr. Norton motioned to proceed with the project as presented by Mr. Kaiser. Mr. Harrison clarified maximum CID participation at \$330,000. Mr. Adair suggested an open bidding process rather than simply approaching C.W. Matthews as the General Contractor on the ongoing median project. Mr. Norton clarified the construction estimate is based upon 2007 quantities and pricing for Gwinnett County contracted sewer projects.

Mr. King stated the CID is under no timeframe. Mr. Adair stated he desired additional information prior to making a decision including hard costs and competitive bids.

Mr. Kaiser suggested we continue with the engineering underway and report at the April meeting with a number from the engineer and contractor. Mr. Norton agreed to retract his motion.

Mr. Adair offered that Mr. King mentioned the need for an updated geotechnical study. Mr. Kaiser suggested the existing information appears suitable for bidding the project. Mr. Adair restated his desire for an open bidding process. Mr. Harrell clarified the bid process and answered a question of Mr. Custar that by using a change order with the current GDOT contractor that process would be unnecessary. Mr. Kaiser indicated that the timeframe for C.W. Matthews to bid on the work is very tight. If plans cannot be provided to C.W. Matthews by a May/June timeframe, it may be too late to construct with C.W. Matthews. Additionally, selecting another contractor to perform the installation is precarious in that the DOT and C.W. Matthews may not allow another contractor in the U.S. 78 work zone.

Mr. Harrison suggested that if we do not proceed now we most likely would not do it ever. Mr. Norton motioned to table, seconded by Mr. Harrison – unanimously adopted.

*Economic Development Manager* – Mr. King motioned to postpone until next month to refine the job description and method of engagement, seconded by Mr. Adair – unanimously approved.

### **Discussion Items**

*GDOT PIOH* – Mr. Harrell announced the GDOT Public Information Open House on Thursday, March 27, 2008 at City Hall from 4 p.m. until 7 p.m. to consider four projects: McGee/Cambridge at U.S. 78 intersection and the Rockbridge to Davis, Hewatt to Parkwood, and Parkwood to Britt parallel access streets. Mr. Shiver encouraged all to attend.

*Plaza Security* – Mr. Custar noted that Plaza returned to full-time patrols over the past 10-days. Mr. Harrell provided an update on activities, schedule, reporting, and contacts. Mr. Harrell noted the placement of additional Deggy buttons and Mr. Custar confirmed use of the system during each patrol. Mr. Harrison confirmed Plaza had met with him and he requested the majority of patrol hours be after 9 p.m. Mr. Norton agreed with late evening hours, however, requested a single day maintain daytime hours to preserve contact with merchants. Mr. Harrison noted the ability in the future of the CID to use a blended service to include GCPD.

## **Board Reports**

*Chair's Remarks* – Mr. Shiver inquired about possible construction project modifications to include hours and moveable barriers. Mr. Harrell responded that GDOT, working with C.W. Matthews, continues to evaluate modifications including hours of lane closures as well as the possibility of maintaining the reversible lights within the Section 2 construction zone.

*Treasurer's Report* – Mr. Gower provided the Board an update on our financial condition and presented a draft management letter to be included in our audit that Mr. Whitaker, CPA will present next month. The CID's income statement, balance sheet, and bank statement are included in the Board Member's packets.

*Executive Director's Update* – Mr. Harrell referenced his monthly report to the Board included in the meeting reference binder.

## **Announcements**

Next Meeting: April 23, 2008, 1:30 pm - Snellville City Hall – Board Election

Public Information Open House for US 78, Three Interparcel Access Projects and Intersection Improvement at Cambridge St. & McGee Rd.: March 27, 2008, 4:00-7:00 pm – Snellville City Hall.

## **Public Comments**

None.

## **Recess**

By acclamation, the meeting adjourned at **3:15 p.m.**