

Members Present

Richard Smith

Virginia Hart

Rod Cury

Staff and Town Officials Present

Tim Taylor

Kevin Blankenship

Adrienne Cordle

Mayor Paul Crawford

Guests in Attendance:

Jerry Dunford – local citizen

Interested Parties for the Clinch River Walking Trail:

Rick Chitwood

Greg Widener

Rick Barton

Ida Walker

Curt Breeding

Greg Estoll

A.J. Robinson

- I. The meeting was called to order by Vice-Chairman Richard Smith. Virginia Hart led the Pledge of Allegiance.
- II. Guests were welcomed and everyone introduced themselves.
- III. The Agenda was presented. Rod Cury made the motion to accept the agenda, seconded by Virginia Hart. The agenda was accepted.
- IV. Minutes from the April 17, 2019 and June 4, 2019 meetings were distributed. Rod Cury made the motion to approve the minutes, seconded by Virginia Hart; the minutes were approved.
- V. New Business:
 1. Jerry Dunford came before the Commission with a request to add campgrounds to the R-2 zone. He is seeking to develop a campground on his property on Birmingham Road. Tim Taylor explained the wide range of uses for R-2 and a little of the history behind that zoning classification. Mr. Dunford shared details of his proposed campground: acreage, number of campsites, utilities, and the background work that has been done. He would like to start work on the campground in October

2019 with a projected opening in Spring of 2020. He is interested in attracting families and ATV riders. Richard Smith then led the discussion of the possibility of zoning the area A1 Agricultural because of the location and mixed use there. Others agreed with that point. Richard Smith then made the recommendation to re-evaluate the Birmingham Road area and reclassifying the zoning to agricultural at the September meeting. He also invited Mr. Dunford to return and bring a more detailed map of his proposed campground and his request will be placed on the agenda for that meeting.

2. The meeting then turned to a review of the Clinch River Walking Trail Project.

- Rick Chitwood and Greg Widener from Thompson and Litton had brought a detailed diagram of the proposed trail for everyone present to review.
- Mr. Chitwood reported that the Preliminary Engineering Report (40% Review) is ahead of schedule; they have an October target for its completion. He provided an updated Proposed Project Schedule showing the tasks and target dates. *See attachment.
- Mr. Widener gave Trail updates and walked us through the diagram from Critterville to the Richlands Mall. Those in attendance were encouraged to ask questions and provide feedback.
- A round table discussion was then held on the next steps. Mr. Chitwood recommended no more than three phases now due to funding. He shared a Probable Project Cost estimate emphasizing that this was to create the most ideal trail with all components. *See attachment. He also provided a handout of Potential Funding Sources and others present contributed additional ideas: local corporations, local businesses, funding from small sources/grants. * See attachment.
- Mr. Chitwood will return in October with the project broken into the three phases and a plan for completion of these.

VI. With no further business to discuss Rod Cury made the motion to adjourn and Virginia Hart seconded the motion. Meeting adjourned with the next scheduled meeting date of September 3, 2019 at 7:30 PM.

Submitted by: Virginia Hart, Secretary

A handwritten signature in cursive script that reads "Virginia Hart".



TOWN OF RICHLANDS
WALKING TRAIL CONCEPT
PRELIMINARY ENGINEERING REPORT
T&L PROJECT #14783

PROPOSED PROJECT SCHEDULE

August 6, 2019

<u>TASKS</u>	<u>TARGET DATES</u>
Town approves MOU #3 and issues Notice to Proceed	Completed
Attend Town Planning Commission meeting	Completed
Engineer completes field work and recognition	Completed
Town/Engineer establish potential funding for phasing purposes	08-06-19
Town/Engineer attends 40% review meeting with Planning Commission at 7:30 p.m.	08-06-19
Town/Engineer attends 90% review meeting along with Total Probable Project Cost Estimates	09-02-19
Town/Town Planning Commission & Engineer reviews report and assists Engineer with finalizing a multi-phased approach to complete construction activities	09-02-19
Engineer finalizes multi-phased report and provides copies to Town (100% complete)	10-03-19

**PRELIMINARY STATEMENT OF PROBABLE PROJECT COST
FOR THE
TOWN OF RICHLANDS - RIVER WALK PROJECT
8/6/2019**

ESTIMATED CONSTRUCTION COST:

Earthwork, L.S.	\$83,500
Paved Walkway, L.S.	\$529,700
Wooden Boardwalk, L.S.	\$330,000
Concrete Sidewalk / Stairs, L.S.	\$27,500
Landscaped Screening / Fence, L.S.	\$100,250
Site Lighting, L.S.	\$731,034
Security Cameras, L.S.	\$576,790
Erosion & Sediment Control, L.S.	\$49,500
Stormwater Management, L.S.	\$100,000
Paved Parking Lot Area, L.S.	\$154,595
Front Street Park, L.S.	\$65,000
Incubator Park, L.S.	\$110,000
Swinging Bridge Park, L.S.	\$600,000
General Conditions, Mobilization, Bonds and Insurance, L.S.	<u>\$345,790</u>

Estimated Subtotal Construction Cost	\$3,803,659
Construction Contingency (10%)	<u>\$380,366</u>
Estimated Total Construction Cost	<u>\$4,184,025</u>

ESTIMATED RELATED COST:

Related Cost (30%)	<u>\$1,255,207</u>
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Estimated Total Related Cost	<u>\$1,255,207</u>
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ESTIMATED TOTAL PROBABLE PROJECT COST \$5,439,232

Please be advised that since Thompson & Litton has no control over the cost of labor, materials, equipment, or services furnished by others, or over Contractor(s)' methods of determining prices, or over competitive bidding or market conditions, our opinions of probable project cost and construction cost provided herein are made on the basis of our experience and qualifications and represent our best judgment as experienced and qualified Professional Engineers familiar with the construction industry. Thompson & Litton cannot and does not guarantee that proposals, bids, or actual project construction cost will not vary from those opinions of probable costs prepared by Thompson & Litton.

TOWN OF RICHLANDS RIVER WALK PROJECT POTENTIAL FUNDING SOURCES

- DHCD
- ARC (\$500,000 LIMIT)
- DCR
- VDOT (\$300,000 LIMIT)
- VRA
- VCEDA
- FRIENDS OF SWVA
- THOMPSON FOUNDATION
- SHOTT FOUNDATION
- CUMBERLAND PLATEAU (CPROP) (\$200,000 LIMIT)