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"The man who wandreth out of the way of advertising shall remain in the congregation of the dead."

The Cairo Messenger

CAIRO, GEORGIA

VOL. CXI, NO. 23

WWW.CAIROMESSENGER.COM

WEDNESDAY, JUNE 24, 2015

Over 200 toured Tired Creek Lake dam Saturday

County awaits approval from GA Safe Dams

Randolph H. Wind
Editor & Publisher

Grady County officials say more than 200 people took part in an open house held at the Tired Creek Lake dam Saturday.

"We are thinking we had approximately 250 people stop by. Everyone was real happy for the chance to come out and see the dam," Grady County Lake Authority Executive Director Mike Binion said.

According to Binion, visitors began arriving even be-

fore the event began at 9 a.m., and continued to trickle in right up until noon when the event was scheduled to conclude.

"We had a couple of guys show up right at noon. One of them had just moved back here from New York and he said he was ready to do some fishing," Binion said.

Assisting Binion with the tour were county clerk Carrie Kines and county intern Shelley Kines.

All five members of the board of commissioners were present off and on during the course of the event.

Also among the tour attendees was State Representative Darlene Taylor.

"We had folks from all over

come. There were people there from Albany and Thomasville as well as Mitchell County and DeCATUR County," Binion said.

The majority were interested to know when the lake would begin to fill and how long it would take to fill.

Grady County officials are

► See LAKE, Page A2

FORMER STATE REPRESENTATIVE Wallace Sholar, right, talks with Grady County Lake Authority Executive Director Mike Binion, second from left. Also participating in the discussion are, l-r: Billy Thomas, Dewey Robinson and Grady County Commissioner Elwyn Childs.





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PART OF THE LARGE CROWD that took part in the open house of the Tired Creek Lake dam Saturday morning. County officials say over 200 visited the dam between 9 a.m. and noon.

Open house at Tired Creek Lake dam held

>LAKE, from Page A1

working through their attorneys and consultants to set



The
Zehauson

Commissioners hit the road for Tired Creek

Randolph H. Wind

Editor & Publisher

A local delegation led by the Grady County Commission hit the road early today for a series of meetings concerning the provisional permit for the proposed 960-acre Tired Creek lake issued last week by the U.S. Army Corps of Engineers.

Chairman Al Ball, Vice Chairman Charles Renaud, District 1 Commissioner, Elwyn Childs, District 3 Commissioner Charles Norton, Administrator Rusty Moye and County Attorney Kevin S. Cauley departed Cairo at 8 a.m. Wednesday traveling to Covington for a meeting with Tired Creek consultant and project manager Wm. Thomas Craig.

The Grady County delegation will stay overnight in Covington and on Thursday will travel to Social Circle, Ga. for a 9 a.m. meeting with officials from the Georgia Department of Natural Resources.

Following the meeting with DNR the group will travel to Savannah, where they will spend

Thursday night.

On Friday, the party along with Craig will meet at 1:30 p.m. with officials from the U.S. Army Corps of Engineers. Immediately following the meeting with the Corps, the group will begin the return trip to Cairo.

Chairman Ball says the commissioners are anxious to meet with Craig to better understand the conditions set forth in the provisional permit.

"Our goal will be to negotiate what will be in the best interest of the county in regards to this project. We will be looking for answers with regards to the project costs, if it is doable and the overall feasibility of it," Chairman Ball said.

Ball said the county delegation will meet with DNR officials to discuss the agency's participation in the management of the lake and other support.

Then on Friday Ball says the consultant and commissioners will seek to determine which of the conditions included in the provisional per-

SWGA



stimulus funds.

A much-needed resurfacing of 17th Ave. N.W. is also being financed with stimulus funds, and the Georgia Department of Transportation invested stimulus dollars to resurface Georgia Highway 93 South.

The construction of the new Turner's Fine Furniture in Beachton, a \$4 million project, benefited from Recovery Bond tax-exempt financing to the tune of \$2.5 million.

All told, Grady County, through Mar. 31, has benefited from \$5,642,427 in stimulus funding.

"The impact of the Recovery Act continues to be felt in every corner of southwest Geor-

CALHOUN
\$1,152,051

DECATUR
\$13,003,210

DOUGHERTY
\$62,784,320

EARLY
\$5,527,168

GRADY
\$5,642,427

LEE
\$5,277,610

MITCHELL
\$8,730,420

SEMINOLE
\$4,938,748

TERRELL
\$9,447,926

THOMAS
\$9,161,584

WORTH
\$4,153,286

**SECOND CONGRESSIONAL
DISTRICT GRAND TOTAL**
\$336,269,998

schools, and improving the quality of life for all of the residents of the Second Congressional District."

The Recovery Act was passed on Feb. 13, 2009, and signed into law on Feb. 17, 2009.

According to Congressman Bishop, the immediate goals of the act were to create and

The Ga

CAIRO, GEORGIA

VOL. CVI, NO. 32

TIRED CREEK PROJECT

County hires firm to design lake dam

➤ Search for project manager is beginning

Randolph H. Wind
Editor & Publisher

The Grady County commission continues to move forward with the construction of the 960-acre Tired Creek Lake and on Tuesday night some major votes were cast.

The board unanimously approved a bid of \$1,144,000 from Schnabel Engineering for the design of the dam for the new lake.

"This will cover everything up to dam construction," County Administrator Rusty Moye explained to commissioners.

Moye says the county will discuss the construction phase services offered by Schnabel at a later date.

Tuesday night's unanimous vote to enter into an agreement with Schnabel Engineering will put the wheels in motion for the dam design process that will take the better part of a year to complete.

The board also unanimously accepted a proposal from Eco-South for \$265,000 for the development of the wetland mitigation work plan and monitoring plan designs.

County commissioners also on Tuesday night voted to contract with Wood & Partners, a land planning and landscape architectural firm with an office in Tallahassee, to begin work on the design of the 100 foot buffer zone required in the 404 permit. This plan must be included in the lake management plan that is to be presented to the Corps for its approval.

The county also had a \$12,250 proposal from Roy Ashley & Associates, a design firm the county has contracted with on this project in the past, but decided to accept the \$11,000 bid from Wood & Partners. The successful bidder also employs Charlie Johnson, a Grady

County native, as a landscape architect on its staff.

County Attorney Kevin S. Cauley reported to the board on his most recent meeting with the U.S. Army Corps of Engineers and other regulatory agencies held in Savannah.

Cauley said the meeting was very "productive" and he said it allowed all of the regulatory agencies involved in the project to comment as to what is expected to be included in the various planning documents required in the 404 permit for the 960-acre lake.

"The overwhelming message was that this should be a holistic approach to the fisheries management plan, the 100 foot buffer plan, watershed management plan and others to insure water quality throughout the process," Cauley said.

The county attorney said that a lot of professional services are needed in this phase of the project and once all of the plans have been developed the county would submit them all at once for the Corps to review and act on.

Commissioner Charles Norton asked how long the review process would take and Cauley estimated a couple of months. When asked if that would delay the dam construction, Cauley said he believed the necessary plans could be completed and reviewed by the Corps as the dam design work was ongoing.

Another issue to be tackled is the Sapp Creek bridge replacement. The current bridge will eventually be covered by water when the lake fills. County officials met with the Georgia Department of Transportation board in 1999 to request the state delay replacing the Sapp Creek bridge until an answer on the permit to

Lake Authority met with Bill Dance reps Thursday, reviewed possible marina sites

Randolph H. Wind
Editor & Publisher

The Grady County Lake Authority met with representatives of Bill Dance Signature Lakes on Thursday and got their first look at proposed sites for a marina, camp ground, beaches and boat ramps at the Tired Creek Lake.

Robert Chandler and Larry Clay of Bill Dance Signature Lakes met with authority members during the authority meeting Thursday morning. On last Wednesday Chandler and Clay took an extensive tour of the lake bed with Lake Authority Chairman Travis Bryant, Grady County Commissioner Charles Norton, Grady County Commission Chairman T.D. David, County Administrator Carlos Tobar, County Attorney Kevin S. Cauley, and consultants Charlie Johnson of Wood & Partners and Kirby Marshall of Applied Technology & Management.

Chandler told authority members in order for Tired Creek Lake to be attractive to fishermen you must create an outstanding fishery.

He recognized Larry Clay, who is a former fish biologist with the U.S. Forest Service and told of similar projects he and Clay had been involved in.

With 557 acres of the 960 lake being 12 feet or less in depth and 135 acres three feet or less deep, Chandler said it would be critical to develop a plan to monitor and identify ways to control invasive species of vegetation as the project proceeds.

Chandler said he liked what he saw on his tour last week.



CONSULTANT Charlie Johnson, of Wood & Partners, discussed proposals for the location of lake amenities with members of the Grady County Lake Authority on Thursday.

some of the timber and vegetation in the lake bed be left, which is contrary to the original recommendation.

Chairman Bryant questioned Chandler on the matter and the Bill Dance representative said that the best approach would be to leave the remaining timber and to leave intact the existing beaver ponds in the lake bed.

County officials say there is about 160 acres of timber left to be harvested and much of that is in the northern fingers of the lake. Much of it is unmarketable and hard to get to, officials say.

Lake authority member LaDon Toole said he had lived on a 120-acre lake in Brooks County that became "choked out" by vegetation to the point that fishermen can no longer fish in the lake today and he asked for Clay's perspective on the issue of vegetation in Tired Creek Lake.



GRADY COUNTY LAKE AUTHORITY members have not decided where to recommend lake amenities be located, but two concepts to get the process underway were presented by consultants last week. In the top drawing is one plan to locate the marina, multi-lane boat ramp, RV campground, aquatic center and sandy beaches at the north end of the lake off of Georgia Highway 112. Another proposal is to put those amenities at the south end of the lake near the dam as shown below. These plans will continue to evolve as the authority does its work. It will be up to the Grady County Commission to make the final decision as to what is built, where it is built and when it is built.



lake. A lot of natural look with plenty of timber and vegetation as cover. We just need to contour the bottom. If you continue on the path you are on there will be no cover or structures. A smooth bottom doesn't create a good fishery. A suspended fish is hard to catch," Chandler said.

Through their consulting services, the Bill Dance representative said the goal would be to create a diversity of experiences for fishing from the bank to boat fishing.

Chandler said that the Bill Dance firm would design underwater structures to make fishing from the shore more satisfying.

The consultants said they would create a plan for proper habitat for spawning.

"When we are done we will be able to take the fisherman by the hand and show them where they will be most successful. This will expand your audience and will create repeat visits," Chandler said.

Previously the lake authority had been advised by the Georgia Department of Natural Resources to clear the lake bed to create a "blank pallet" and then the county could come back and create the fish habitat. Since that initial recommendation, the DNR has suggested that

tation down the road, but there is a way to manage it. It's coming, you can't avoid it. It will probably show up at the boat ramps first, but you have to plan to deal with it and can manage it. I've been in the Forestry Service and I'll use the analogy of a forest fire, you don't wait to full blaze to attack. You knock it down before it is catastrophic," Clay said.

Chandler said it was important to begin work as soon as possible since it becomes more expensive once the lake fills.

Attorney Laura Benz, who attended Thursday's meeting, also reminded the authority that once the lake fills it becomes U.S. waters and any construction in the lake would require a permit from the U.S. Army Corps of Engineers.

Ms. Benz also pointed out that while the county was under a permit restriction to complete the dam by a certain time, it is up to the board of commissioners to decide when to fill the lake.

"It is the board's decision when to impound. There is nothing that says you have to impound as soon as the dam is done," Ms. Benz said.

Chandler said the timing of the stocking of fish is also important and he and his firm would assist with developing a plan for spawning.

The authority voted to recommend to the board of commissioners to request the timber buyer leave any unmarketable timber in the northern fingers and to leave the existing beaver ponds intact.

Chairman Bryant also requested Chandler send a revised proposal broken down into phases for the authority's consideration. Members received the proposal and verbally approved a recommendation to the county

commission to employ Bill Dance Signature Lakes as consultants for the development of the lake fishery.

During last Thursday's authority meeting, members also met with consultants Charlie Johnson and Kirby

TIRED CREEK LAKE

Marshall. As the authority begins to evaluate the best location for lake amenities, Johnson presented two concepts for consideration with one site

► See LAKE, Page A7

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Dr. LaVendra Shootes-Miller has been in private practice since 2007 at Zion's in the Albany location. My staff and I are looking forward to serving you!



NO, THE DAM IS NOT COMPLETE but recent rains have caused water to back up in what will soon be the 960-acre Tired Creek Lake.

Renowned fisherman Bill Dance to serve as Tired Creek Lake consultant

Randolph H. Wind
Editor & Publisher

Grady County commissioners are bringing in one of the biggest names in fishing to assist them with the Tired Creek Lake project.

On Tuesday night commissioners voted unanimously to contract with world renowned fisherman Bill Dance and his firm Bill Dance Signature Lakes to assist with the design of the Tired Creek Lake's fishery and underwater amenities.

The Grady County Lake Authority put forward two recommendations for consideration by the commission including the hiring of Bill Dance Signature Lakes as consultants on the Tired Creek Lake project.

The lake authority also recommended the county commission amend its contract with N&W Timber, the buyer of the timber at the lake site, to leave the unmarketable timber

and stumps left in place as well as to leave the existing beaver ponds within the lake bed intact.

Lake Authority Chairman Travis Bryant appeared before the board this week to make the recommendations.

"What we are asking the timber buyer to leave is timber that would be very difficult for him to harvest and is not particularly marketable anyway," Bryant said.

After meeting with representatives of Bill Dance Signature Lakes last Wednesday and Thursday, Bryant said, "there is a great sense of urgency to get a consultant to help us with the development of a fishery that will create a quality experience for users of the lake once it is completed."

"I am very confident that the Bill Dance folks have the skill set to create a quality fishery," Bryant said.

The lake authority chair-

man, County Commissioner Charles Norton, Commission Chairman T.D. David, County Administrator Carlos Tobar, County Attorney Kevin S. Cauley, and consultants Charlie Johnson and Kirby

Marshall spent last Wednesday afternoon touring the lake bed with Robert Chandler and Larry Clay of Bill Dance Signature Lakes.

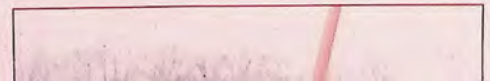
➤ See **DANCE**, Page A7



ROBERT CHANDLER, left, of Bill Dance Signature Lakes met with the Grady County Lake Authority Thursday. Listening is Authority Chairman Travis Bryant.

A major phase in building Tired Creek dam is underway and is progressing, officials say

TRUCKS delivering 15 sections of pipe rolled into the dam construction zone Thursday morning as crews began installation of pipe into the dam's principal spillway riser.





CREWS FROM North Georgia Concrete, Inc., a subcontractor to Brad Cole Construction Company, Inc., were busy Thursday morning installing the first of 15 sections of pipe that go into the Tired Creek Lake dam's principal spillway riser. According to officials with Schnabel Engineering the principal spillway is the primary means for transporting water from the lake to the downstream channel. The pipe is a conduit for carrying the water from the principal spillway riser to the outlet structure at the downstream side of the dam, Schnabel officials explain. The installation of the pipe, which is 60" in diameter, will take two to three weeks depending on the weather, officials report. The Tired Creek Lake dam, which is expected to be completed later this year, is approximately 2,200 feet long at its crest, 400 feet wide at its base and has a maximum height of 42 feet.

"The man who wandreth out of the way of advertising shall remain in the congregation of the dead."

The Cairo Messenger

CAIRO, GEORGIA

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WWW.CAIROMESSENGER.COM

WEDNESDAY, MARCH 19, 2014

Voters will decide on Sunday alcohol sales

Referendum question will be on Nov. ballot

Randolph H. Wind
Editor & Publisher

The Grady County Board of Commissioners voted 3-2 Tuesday night to allow a referendum on Sunday alcohol sales to be placed on the November general election ballot this fall, but not before hearing from a delega-

tion of opponents of Sunday sales.

A delegation of primarily Baptists appeared before the county commission urging county officials not to put the question before the voters.

"I am the son of an alcoholic father. On many occasions the police were called to our house because of his drinking. For the life of me I can't figure out why you would even bring it up to allow people to buy alcohol on Sundays," the Rev. John

Paul Hasick said.

Hasick is the associational missionary for the Grady County Baptist Association. A former resident of Grady County, he now resides in Thomas County.

"I can't see anything good coming from it. Nearly every domestic dispute law enforcement is called to involves alcohol. Please exercise common sense and give Grady County residents more credit. They can buy it the day before or a few days before if they like. Some say

it will help local businesses, but it will do more harm than good," Hasick added.

Jake Bailey also requested to be placed on the agenda Tuesday night and he too asked the commissioners not to hold a referendum on Sunday sales of alcohol.

"The additional taxes it may create will not pay for what it will cost," Bailey said.

District 2 Commissioner Billy Poitevint told the audience he was not an alcoholic, but described himself

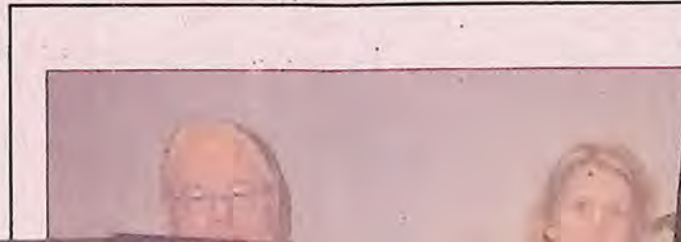
as "just a drunk because I didn't go to any of those meetings," but in 1967 he said "the Lord saved me" and he gave up alcohol.

"In all the years I drank I didn't have any problem buying enough on Saturday to carry me through on Sunday," Poitevint said.

Commissioner Poitevint said he was opposed to Sunday sales of alcohol and he pledged to vote against putting the referendum ques-



THE REV. JOHN PAUL HASICK spoke out against



> Se

Heavy rainfall causes problems for contractors building Tired Creek dam

Randolph H. Wind
Editor & Publisher

Approximately four and half inches of rain has fallen at the Tired Creek dam construction site since Sunday and the heavy rain has caused potentially significant damage to pipe in the lake's principal spillway riser.

Dam designers Chuck Wilson and Bradley Boyer, of Schnabel Engineering, gave county commissioners an update Tuesday night.

"It appears there is some damage to the spillway pipe due to erosion," Wilson said.

According to Wilson, each 20-foot section of the spillway pipe weighs between 45 and 46 tons. The rushing water appears to have rolled some sections of the heavy pipe, officials say.

"We have the pipe manu-

facturer coming out Thursday to evaluate the situation and make sure the joints don't leak," Wilson said.

Due to the extremely wet conditions construction has been halted, according to the county's consultants.

However, Wilson reported Tuesday night the project remains slightly ahead of schedule. He said the foundation for the entire dam and the slurry wall have been completed and construction of the spillway riser should be completed in the next couple of weeks.

Wilson projects in approximately two weeks work will begin on the concrete labyrinth-crested weir spillway, which has an accordion like design that gives the 78-foot spillway the same capacity as a 300-foot spillway.

With 10 to 12 days of dry

weather Wilson told commissioners they would see a "dramatic" increase in the height of the dam as crews from Brad Cole Construction build up the front portion of the dam and the front face takes shape.

Brad Cole bid \$8,932,752.49 to construct the dam for the 960-acre Tired Creek Lake.

In related news at Tuesday's county commission meeting, the board ratified its verbal approval to purchase a temporary boom at a cost of \$13,000 which can be used to keep drainage pipes at the lake construction site free of debris and prevent damage to the dam by floating debris.

Commissioner Billy Poitevint took issue with County Administrator Carlos Tobar for not having brought the boom purchase before the board earlier.

"This was discussed at the February progress report meeting, but it never came before the board," Poitevint said.

The District 2 commissioner also questioned the need to involve consultants in the matter when county officials had already been told the boom needed to be

purchased. "Calling Laura Benz just adds to the cost," he said.

Tobar acknowledged it was discussed last month, but that he had just been given a quote on a purchase price last week, which is when he called commissioners for their verbal approval to make the purchase.

Vice Chairman LaFaye Copeland questioned the description of the boom as being temporary. According to Commissioner Charles Norton, the boom can be moved later as the lake fills to provide protection for the dam from floating debris.

The board also heard public comment Tuesday night from two citizens regarding the lake.

John Gainous requested that the commissioners consider a 60-foot right-of-way if Cedar Springs Road is to be improved rather than an 80-foot right-of-way. "It will work just fine at 60-foot and it's everybody's interest including mine considering the loss of land for me and others," he said.

Peter Wright, a vocal opponent of the lake and a plaintiff in lawsuits challenging the federal 404 permit for the lake's construction,

made another plea this week for the county to stop spending money on the lake. "It doesn't have to look like Disney World with marinas and boat ramps all over it," Wright said.

He warned that the lake could become the county's "first gated municipality" and that talk of extending water and sewer service from Cairo could only mean residential development at the lake is being considered. "We don't even know if the lake will fill up or not," Wright said.

County Administrator Tobar briefed commissioners on the likely possibility he would be bringing forward a recommendation in the coming weeks to conduct a cultural resources study on the remaining county property at the lake site. He projected the cost could be as much as \$80,000, but he said that sales tax proceeds could be used to pay for the study.

Commissioner Norton questioned the need to do the entire tract at one time stating he preferred to break it up into phases in order to save money.

County Attorney Kevin S. Cauley told the board the

cost savings may not be as much as anticipated and that by going ahead with the study of all of the remaining property as one could benefit the county's planning for lake amenities and access improvements.

"It would also allow us to identify any highly sensitive areas to preserve them or work around them," Cauley said.

The board also discussed options for transporting debris from the lake site to the Brumbley Creek mitigation site.

The county is being requested to place the debris material to be used in streambank restoration in a more centralized location on the mitigation tract, but some county commissioners are holding firm that the county is only required to deliver the material to the mitigation site and the contractor would be responsible for moving it to where he needed it to go.

The consensus of the board was that it is too wet to begin transporting the debris to the mitigation site and too wet for the contractor to work on the streambank mitigation so action on the request was delayed.

"The man who wandreth out of the way of advertising shall remain in the congregation of the dead."

The Cairo Messenger

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WEDNESDAY, FEBRUARY 19, 2014

County seeks right-of-way on State Park Road

Randolph H. Wind
Editor & Publisher

On the recommendation of the Grady County Lake Authority, the Grady County Board of Commissioners on Tuesday authorized the beginning of the process of identifying rights-of-way needed for access to the 960-acre Tired Creek Lake.

Tuesday night county commissioners met with consulting engineer Stacy Watkins of Watkins & Associates.

"We've already done some preliminary surveying on State Park Road. Next we will tie all the property lines there and identify the utilities and bring back a schematic drawing of what we will be looking at for 80-foot of right-of-way and 60-foot of right-of-way," Watkins said.

The county will likely make rights-of-way acquisitions on State Park Road, Cedar



MUCH MORE PROGRESS has been made since this latest aerial photo of the Tired Creek Lake project was shot early last month. In this latest photo you can see the dam taking shape in the lower portion of the photo. This photo is shot looking northwest. Water has begun to backup near the base of the dam as seen above. New photos will be taken in about two weeks, according to county officials.



4-25-13 CM

Bird's-eye view

ALTHOUGH A LOT MORE clearing and timber harvesting has been done since this photo was taken last month, this picture illustrates how the Tired Creek Lake project is beginning to take shape. The road shown at left is State Park Road and the radio tower at left is the county's 911 tower. The large clearing is the "borrow pit" where the dirt to build the Tired Creek dam will be harvested. The dam will be built in the area shown at right that was just beginning to be cleared when this photo was taken. Blake Pruitt, project manager for Brad Cole Construction, the contractors for the dam, shared this photo with The Messenger and he said he would share additional photos as they are made. Pruitt said photos will be taken bi-monthly and The Messenger will publish them as they become available.

Tired Creek Lake begins to take shape

BRAD COLE CONSTRUCTION crews and timber crews busy harvesting timber have made lots of progress since aerial photos were taken in August. Construction on the dam appears to be ahead of schedule, according to county officials, and the pouring of a slurry wall is expected to begin shortly. A slurry wall will prevent water from seeping underneath the lake's earthen dam. These photos were taken earlier this month. Blake Pruitt, project manager for Brad Cole Construction, shared these aerial photos with The Messenger. Photos are taken approximately every two months and The Messenger will continue to publish them as they become available.





THIS WAS THE SCENE in August soon after timber harvesting at the dam site and borrow pit began and prior to the August 20 ground breaking ceremony.



THIS IS ANOTHER VIEW of the borrow pit. The 911 radio tower can be seen at the bottom left and just right of center are the temporary offices and housing set up for construction personnel and engineers.



GOING DOWN... Crews have excavated this huge section of the dam site as crews prepare to pour the slurry wall. When the wall is poured as many as 25 concrete trucks a day will be in and out of the lake site, officials say.

THIS IS A SOUTHERLY VIEW back toward the dam site. State Park Road is seen along the right side of the photo. Left of the road, at the top right, is the huge borrow pit where soil for the construction of the dam is being harvested.



The Cairo Messenger

CAIRO, GEORGIA

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WWW.CAIROMESSENGER.COM

WEDNESDAY, JUNE 23, 2010

OFFICIALS MET WITH DAM ENGINEERS THIS WEEK

County will have better idea of lake cost Tuesday

► Commissioners seek estimates before next week's D.C. trip

Randolph H. Wind
Editor & Publisher

When a Grady County delegation boards a jet headed to the nation's capital next week, they will be armed with estimates for the projected cost of the Tired Creek dam design and construction.

Grady County commissioners met Tuesday morning with officials with Schnabel Engineering to discuss the possibility of the firm designing the dam for the 960-acre lake to be built on Tired Creek.

Dan McGill, Dave Campbell and Joe Monroe, all of Schnabel, traveled to Cairo to discuss the dam design process with county leaders.

Tired Creek consultant Wm. Thomas Craig and Laura Benz of his office also sat in on the session.

Craig introduced the dam design engineers and told commissioners Schnabel has worked on numerous projects the county's consultant has successfully had permitted.

"You don't have to use them, but they are the best. I wanted you to get to know them. They are very solid people and this is an ambitious undertaking, but with help from folks like these, it can be done," Craig said.

McGill said he has 50 years experience in dam design and worked on a preliminary design for the county several years ago. He also was in-

involved in taking some dirt samples at the site to determine the suitability of the soils nearly a decade ago.

The veteran engineer said that there is sandy soil at the site, but that can be rectified in a variety of ways.

Monroe noted that the firm had designed dams in South Carolina and Virginia where sandy soils were found. "There's more than one way to skin a cat," he said.

Craig emphasized the importance of building a safe, long-lasting, low maintenance dam at the most affordable cost.

Campbell told county leaders the firm would walk the board through decisions

► See LAKE, Page A8



TIRED CREEK DAM TALKS were held here Tuesday morning. Shown clockwise, l-r, are Dave Campbell, center, Wm. Thomas Craig, Commissioners Charles Norton, Elwyn Childs, Bobby Burns, Vice Chairman Charles Renaud, Laura Benz, Dan McGill, Attorney Kevin S. Cauley, Joe Monroe, and Chairman Al Ball.



David Ginn

Magician will thrill children

Heat can be deadly, officials say

Jim Ellis
Grady County EMA Director

High temperatures and humidity have marked the arrival of summer in Grady County and, with it, comes the threat of serious and potentially fatal heat-related illnesses.

Georgia's summertime temperatures commonly reach well into the 90s, and the humidity rises as well. It is the mix of temperature and humidity that creates the heat



www.digitaltrends.com

Time to recycle those old electronics

Thursday

Roddenbery Memorial Library presents the second family night of the Vacation Reading Program this Thursday night.

On June 24 at 7 p.m., magician-author David Ginn will present "The Magic of Hawaii" as part of the library's "Make A Splash - Read" summer program.

World traveler David Ginn is setting sail for our 50th state and taking members of the Vacation Reading Program with him through the magic of his show.

Ginn is the author of 53 books, tapes and videos on magic, comedy and entertainment. He has performed in every major city in the USA and Canada. His lectures have taken him literally halfway around the world - to England, Scotland, Holland, Norway, Germany, Saudi Arabia, Australia, New Zealand and, of course, three times to HAWAII!

In his all new show, Ginn will bring the magic of Hawaii to the library, complete with grass skirts, Poly-

> See MAGIC, Page A7

weather reports, the heat index refers to how hot it feels when the relative humidity is factored into the actual air temperature. When the thermometer says 96 degrees, with the heat index it will feel like 102. This heat index is linked to a range of heat-related problems including heat cramps, heat exhaustion, and heat-stroke or sunstroke.

Officials of the Georgia Department of Human Resources, division of public health, advise that drinking plenty of fluids and avoiding outdoor activity during the heat of the day can often prevent illnesses.

Limit outdoor activities to early morning and late afternoon. If being outside is unavoidable, drink two to four glasses of cool, nonalcoholic fluids each hour. A sports beverage can replace the salt and minerals you lose in sweat. However, anyone on a low-salt diet should talk with his or her doctor before drinking a sports beverage.

Try to rest often in shady areas. Protect skin from



HOLDER PARK LIFEGUARD DALVIN ADAMS watches young swimmers at the Cairo pool from an umbrellaed perch. Sunscreen, shade and swimming are cool ways to avoid summer heat dangers.

the sun by wearing a wide-brimmed hat, which also keeps you cooler. Wear lightweight, light-colored, loose-fitting clothing and sunglasses and apply sunscreen of SPF 15 or higher (the most effective products say "broad spectrum" or "UVA/UVB protection" on

their labels).

Young children, the elderly and people with chronic health problems such as cardiac, circulatory or respiratory disease are particularly at risk in the heat. Children are especially at risk. Because of their size, they become hotter faster and have dif-

ficultly cooling down. Parents and caregivers should pay attention to children for signs of overheating, and take precautions to never leave children in parked vehicles. The use of some prescription medicines can

> See HOT, Page A7

Randolph H. Wind
Editor & Publisher

If you have old computers, electronic equipment or even old cell phones cluttering your home or office, then make sure to mark your calendar for this Friday's "Go Green & Recycle It" event at the Holder Park Youth Center.

The Boys and Girls Club of Cairo-Grady County, The Marguerite Neel Williams Boys & Girls Clubs of South-west Georgia, Inc., and Go Green Recycling & Junk Removal, Inc., are teaming up to hold this first ever local event.

The recycling effort will take place this Friday, June 25, from 9 a.m. until 5 p.m. at the Holder Park Youth Center, which is home to the Boys and Girls Club and is located at 101 6th St. S.W.

"Do you know that improperly disposing of old cell phones, computers and other electronic equipment causes serious health and pollution problems?" asks Boys and Girls Club Grady County President Nola Daughtry.

She noted, "Most of these items are dumped daily in

> See RECYCLE, Page A3

"The man who wandreth out of the way of advertising shall remain in the congregation of the dead."

The Cairo Messenger

CAIRO, GEORGIA

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WEDNESDAY, AUGUST 21, 2013



COUNTY OFFICIALS were all smiles as they broke ground on the Tired Creek Lake dam Tuesday. Shown are, l-r, Vice Chairman T.D. David, Attorney Kevin S. Cauley, Chairman Billy Poitevint, Commissioner Elwyn Childs, Commissioner LaFaye Copeland, Commissioner Charles Norton, Congressman Sanford Bishop, Patsy Moye - representing the late Rusty Moye, County Clerk Carrie Kines, and County Administrator Carlos Tobar.

DAVID T. DAVID

DAM IT UP!

Under a clear, blue sky Tuesday morning a crowd of approximately 100 gathered to witness the ground breaking ceremony for the Tired Creek Lake dam.

The ceremony featured U.S. Representative Sanford Bishop, who has been an ally for the county on the lake project for many years.

"Today's success is due to persistence. There were times when it seemed that the process would stall or fail, but due to the hard work of many people, we are here to celebrate," Congressman Bishop said.

"It's been a labor of love—long love—lots of hours, lots of months and lots of years. Today, the people of Grady County have cause to really celebrate," he added.

The congressman, whose efforts in 2010 resulted in the issuance of the federal 404 permit by the U.S. Army Corps of Engineers, predicted the 960-acre lake will improve the quality of life not just in Grady County, but in the entire southwest Georgia region.

"When you teach your children to fish, remember today. Remember our persistence and our belief in the Tired Creek project. And teach your children that you can cast your nets where there are seemingly no fish, because if you're persistent, you will reel in a catch," Bishop said.

Joining the congressman Tuesday were current and former members of the Grady County commission as well as current and former members of the Georgia General Assembly including Rep. Darlene Taylor, former representatives Wallace Sholar and Dr. Eugene Maddox, and former state senator Harold Ragan.

Members of the newly formed Grady County Lake Authority were in attendance as were consultants Wm. Thomas Craig and Laura

Benz.

It was a particularly memorable day for District 1 Commissioner Elwyn Childs who was a member of the commission when the land for the

grandson Asher Childs, who enjoyed a brief reprieve from school to witness the historic event.

County Clerk Carrie Kines also shared the historic moment with her father, Winburn Knight, who was a member of the Grady County Recreation Commission in the 1970s.

"To be able to share his vision and celebrate this day with him was very special for me and is a privilege for me," Ms. Kines said.

Important players in the Tired Creek project who unfortunately died before seeing construction begin were also represented Tuesday.

The late Judson Mayfield, a former county commissioner and the influential chairman of the Grady County Recreation Commission was represented by his daughter Marjorie Taylor while the late

Rusty Moye, Grady County administrator, was represented by his widow Patsy Moye.

Mrs. Margaret Long was also a special guest Tuesday as she represented her late husband and former state representative Bobby Long, who was a strong advocate for the lake.

The ground breaking was also meaningful to the newest member of the Grady County commission.

"To be there Tuesday and see history in the making was very exciting to me. I am proud of all of the commissioners who have served before me and those I serve with now who have made Tired Creek a reality. It's a great day," Commissioner LaFaye Copeland said.

Commissioner Charles Norton, perhaps the lake's strongest proponent, summed it up saying, "It took a long time to get us to today, but construction is under way. A lot of people deserve credit for this. It took teamwork to make this a reality."

"This is a HISTORIC time for Grady County. I hope the people in the future will benefit from and enjoy this lake for GENERATIONS to come. All the efforts of the last 40 years are coming to life."

- COMMISSIONER ELWYN CHILDS

The only commissioner who served on the board when the land was purchased in 1972 and today when dam construction is beginning.

lake was purchased in 1972 and remains a member today.

"This is a historic time for Grady County. I hope the people in the future will benefit from and enjoy this lake for generations to come. All the efforts of the last 40 years are coming to life," Childs said.

Joining him at Tuesday's ground breaking was his

LOOK WHAT'S INSIDE THIS WEEK'S PAPER



Warning SIGNAL

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Capital TRIP

PAGE B4

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THREE SECTIONS



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**B007

Dam construction now underway, ground breaking will be Tuesday

➤ Timber harvesting at dam site and borrow pit began Monday

Randolph H. Wind
Editor & Publisher

The official ground breaking will not take place until next Tuesday, but lots of activity is underway at the Tired Creek Lake dam construction site off State Park Road north of Cairo this week.

"It's a really busy place right now and will be for the next 14 months," Grady County Administrator Carlos Tobar said Tuesday.

Timber crews began clearing the dam site and harvesting timber from the "borrow pit" where soil for

the dam will be used.

Crews have set up three mobile homes on site to serve as offices for Brad Cole Construction Company officials and Schnable Engineering personnel, according to Tobar. A fourth mobile home to be used for worker housing is scheduled to be put in place today, Aug. 14.

U.S. Representative Sanford Bishop will headline the official ground breaking ceremony set for next Tuesday, Aug. 20, beginning at 9 a.m. The ground breaking is open to the public and will

be held at the dam construction site off State Park Road. Signs will be erected to direct participants to the site of the ceremony.

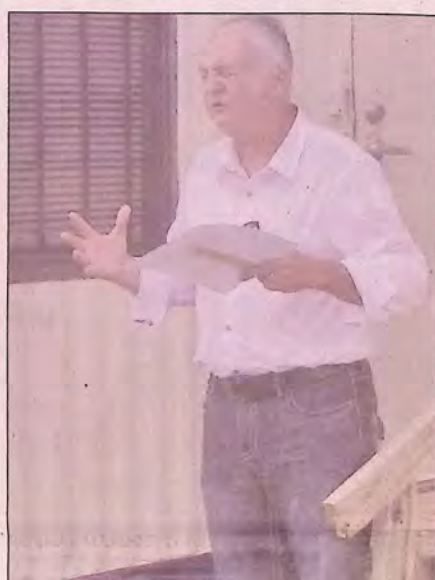
In addition to Congressman Bishop, participants will include Grady County commissioners, the newly created Grady County Lake Authority, and a number of local dignitaries who have been involved in the lake project over the years.

Brad Cole has 490 days to complete the dam construction.

em
8-14-13



BUBBA KNIGHT of Bubba Knight Logging was busy Tuesday as crews began work this week to harvest timber from the Tired Creek Lake dam site and the "borrow pit" where dirt for the dam will be used. According to Grady County Administrator Carlos Tobar, three mobile homes have already been set up at the construction site for offices and a fourth for worker housing will be set up Wednesday.





A CROWD OF APPROXIMATELY 100 were witnesses to the ground breaking for the Tired Creek Lake dam on Tuesday. WM. THOMAS CRAIG, far left photo, the Covington attorney who guided Grady County through the federal 404 permitting process, attended the ground breaking Tuesday. PASTOR JOHNNY MOORE, above center, opened the ceremony with an invocation. MARJORIE TAYLOR, daughter of Grady County Recreation Commission Chairman Judson Mayfield, attended the ceremony with former state representative Dr. Eugene Maddox shown seated above with Pastor Moore. Looking on is County Administrator Carlos Tobar.



—Staff photos by Darrell Mudra, Jennifer Searan, and Mesha Wind.

Tired Creek Lake Timeline

● 1935

The U.S. Congress passed the Works Progress Administration (WPA, later renamed the Works Project Administration) legislation and the idea of construction of a lake in Grady County was considered for a WPA project. Mr. Slater White originated the idea, according to Mr. Louis Powell.

1945 - Following the end of World War II, the U.S. Army Corps of Engineers developed plans for a Federal Park, possibly including the Tired Creek lake.

1962 - A report by a federal study commission secured by the late Senator Richard B. Russell suggested a Tired Creek reservoir. Local leaders attended a presentation of the report in Tallahassee, Fla., on May 15, 1962, and a Grady County Water Resources Development Committee was created. However, a federal economic dive ended U.S. government participation.

1964 - In November, the Water Re-

sources Committee posted a request to Gov. Carl E. Sanders to support the Tired Creek Project.

1966 - Grady County continued efforts, began negotiations with the state of Georgia Dept. of State Parks. Plans specified a 1,450 acre lake on a 3,165.07 acre park site. A Grady County Recreation Commission with Mr. Judson Mayfield as chairman replaced the Water Resources Committee.

1970 - Voters approved a 2-mill tax levy for not more than four years to finance the project.

● 1971

Acquisition of land for the park began.

1972 - A Summary of Tired Creek Recreation Project Receipts and Disbursements for the Years 1969-1972 Inclusive showed the purchase of 2,933.08 acres at a cost of \$660,311.41. In July, the

state accepted the site and stated it would be known as the "Tired Creek State Park."

1973 - The state officially accepted the local plans made and the land was deeded to the state. A master plan by the Department of Natural Resources (DNR) was completed.

1974 - Lawrence Day was appointed superintendent of the Tired Creek State Park and a residence was built for him and his family. Construction of rest room facilities were next on the plan.

1975 - In January, the state legislature cut funds for the Tired Creek State Park from the budget, but in February Gov. Busbee promised \$25,000 for a feasibility study. DNR approved a contract for Grady County to manage Tired Creek State Park.

1976 - Rep. Bobby Long, citing improving economic conditions, proposed a

new push for the Tired Creek lake and was seconded by the chamber of commerce.

1977 - Rep. Long reported in March that the Tired Creek project was reinstated in plans of the DNR, but the Georgia House failed by one vote to approve funds. Rep. Long will ask for funds in the supplemental budget in January 1978.

1978 - A proposal for clearing a small area near Tired Creek for recreation was floated, but no funds were provided by the state.

● 1979

The chamber of commerce appointed a "Bulldog" committee with Phillip Hester as chairman to revive the project. The DNR raised the idea of making the area into a wildlife management site. A group of DNR officials visited and discussed the project with local officials and stated the need for increased local support, but offered no assurance of funding. A group was organized and met with Gov. Busbee

in Atlanta to urge his support, receiving his approval of the \$25,000 feasibility study grant in the next year's budget.

1982 - Grady County commission passed a resolution to request that the state return ownership of the Tired Creek property to the county.

1986 - Grady County commission determined to seek an appointment with DNR to press for development of the Tired Creek Project.

1989 - A wetlands survey recommended that no lake be built on Black Creek (an alternate plan that was never accepted locally), which is within the Tired Creek project site.

1992 - In February, DNR notified Grady County that the management contract would not be renewed in July and that the site would be developed as a wildlife management area, without payment to Grady County for its investment in the site. On appeal, DNR eased off on the schedule but did not reverse its decision.

Grady County countered that the state had failed to fulfill its commitment to develop the Tired Creek State Park.

● 1993

In May, the commission met with the county's representatives to discuss dissolution of the county/state agreement on Tired Creek. In July, the commission asked the state to return ownership of the land to the county. Local state representatives enlisted the help of Sen. Sam Nunn to clear federal regulations it had committed to the project. In November, DNR officials met in Cairo with locals to discuss development, trying to forestall return of the land. The commission prepared several options for DNR to consider, but events indicated that DNR was intent on the wildlife area.

1994 - local representatives introduced a bill to return the land to Grady County and, in March, House Resolution 1012 was passed authorizing the return. In





CONGRESSMAN SANFORD BISHOP, top left, was the keynote speaker at Tuesday's ground breaking. COMMISSION CHAIRMAN Billy Poitevint, at left, presided Tuesday before turning over the program to Commissioner Charles Norton, bottom left, who gave a brief history of the project and recognized many of those who have played valuable roles in the lake project. ASHER CHILDS missed part of the school day to attend the historic ground breaking with his grandmother and grandfather, Yvonne and Elwyn Childs. Commissioner Childs was serving on the board of commissioners in 1972 when the land for the lake was first purchased and he said he is proud to be serving now as the lake is finally constructed.



Tired Creek Lake Timeline

September, Gov. Zell Miller formally returned the property in a ceremony at the Grady County Courthouse.

1995 - A 300 acre site of the Tired Creek site was proposed for a state prison (but did not materialize); a wetlands assessment study was authorized; and an important meeting with the U.S. Army Corps of Engineers held late in the year outlined the extent of studies that had to be done.

1996 - Commissioners appointed a Tired Creek Development Committee, which drew up a list of issues to be addressed; assigned tasks; gathered information; hosted a public meeting and tour of the site in October; and met with the Corps in December.

1997

Commissioners approved a timber management plan for the site with Stone Container Corporation; on the recommendation of the Forestry Commission, agreed to clear-cut 40 acres of mature

timber to control Southern pine beetles; and learned that the Corps required a comprehensive plan for the project before considering development of a lake. The committee submitted its final report recommending the creation of a 200-acre lake on Black Creek.

1998 - Commissioners let a bid to Jolley Surveyors and Engineers to survey and mark the perimeter of the Tired Creek site to clear up property disputes.

2001 - Commissioners hired Attorney Wm. Tommy Craig to assist with permitting process.

2002 - Craig arranged for a series of meetings with interagency officials of Leon County and Tall Timbers staff.

2003 - Commissioners met with Gov. Sonny Perdue to discuss the project and received encouragement to apply for a OneGeorgia grant.

2004 - The Georgia House Appropriations Committee approved \$10.5 million, but that was slashed to \$1.6 million by

the Senate Appropriations Committee. Later, the House approved the \$10.5 million for the 2005 budget. Received and delivered to Atlanta a feasibility study that predicted real estate sales sufficient to cover the costs of a 1,200 acre lake and operations over a 15-year period, not including ad valorem tax revenues on property. Learned that the DNR had reserved \$675,000 already earmarked to Tired Creek for further study.

2005 - Commissioners met in Albany in January with DNR officials trying to secure the reserved \$675,000. DNR wants information from Mr. Craig on what it will take to complete the permitting process. In November, the 404 Permit Application was finally submitted to the U.S. Army Corps of Engineers. Mr. Craig expects resolution within a year.

2006 - Commissioners question delays in permitting process. County Administrator Moye reported the Corps wanted one purpose only for the project and approval by the DNR. In October, Tall Timbers Research Station voiced the need for additional evaluations of all potential

impacts.

2007 - A meeting with the Corps brought out that they had not seen a project of this nature before, that they had further concerns and wanted a statement from the Florida Coastal Zone Management Program.

2010

Final signatures approving the 404 application were obtained and a ceremony accepting the document was held on June 1. The way is open for the development of the Tired Creek Lake as a recreational park in Grady County.

\$15 million in bonds were issued by the Grady County Commission in Nov. 2010 to finance the construction of the Tired Creek Lake dam.

2011 - Much of 2011 was spent on the dam design, mitigation plan and the lake's master development plan.

On Sept. 26, 2011, a quit claim deed was recorded from the State Properties Commission granting all rights to the Tired Creek property to Grady County.

2012

In late 2012 a federal court ruling ended all legal challenges to the validity of the federal 404 permit issued to Grady County by the U.S. Army Corps of Engineers for the construction of the 960-acre Tired Creek Lake.

2013

In January 2013, the Georgia General Assembly approved local legislation to create the Grady County Lake Authority. On June 14, 2013, the county received approval for the Tired Creek Lake dam from the Georgia Department of Natural Resources Sale Dam program. The board of commissioners appointed seven

members to serve on the new authority, which met for the first time in June.

In May 2013, Superior Court judges in Fullon and Grady Counties upheld the stream bank variance issued to Grady County by the Georgia Department of Natural Resources.

On Friday, June 21, 2013, bids for the Tired Creek dam project were opened and on Tuesday, June 25, during a called meeting, the Grady County Board of Commissioners unanimously accepted the low bid of \$8,932,752.49 from Brad Cole Construction of Carrollton, Ga.

The ground breaking ceremony for the Tired Creek Lake dam was held on Tues., Aug. 20, 2013, with a crowd of over 100 witnesses including U.S. Representative Sanford Bishop. Land clearing began the week of Aug. 12 and Brad Cole Construction crews are ramping up to begin construction.

"The man who wandreth out of the way of advertising shall remain in the congregation of the dead."

The Cairo Messenger

CAIRO, GEORGIA

VOL. CIX, NO. 31

WWW.CAIROMESSENGER.COM

WEDNESDAY, AUGUST 7, 2013

Groundbreaking for Tired Creek Lake is Aug. 20

Randolph H. Wind
Editor & Publisher

Equipment is being mobilized on the construction site and the contractor building the Tired Creek Lake dam has been issued the notice to proceed.

Grady County commissioners have announced plans to conduct a groundbreaking at the dam con-

struction site on Tuesday morning, Aug. 20, 2013, beginning at 9 a.m.

U.S. Representative Sanford Bishop is scheduled to take part and he will be joined by county commissioners, the newly created Grady County Lake Authority, and by a number of local dignitaries who have been involved in the lake project over the years.

While discussing who should receive personal invitations to attend, the name of former state representative Wallace Sholar was highlighted.

"Wallace put in more on this project on the state level than anyone," Commissioner Charles Norton said.

Grady County Administrator Carlos Tobar said that

the community is invited to attend the ceremony, which he said will be a low-key affair that will not last long.

On Tuesday, Tobar said that heavy equipment is already beginning to be assembled on the construction site.

The administrator attended a preconstruction meeting last week in Alpharetta, and he also took

part in the prebid meeting with timber companies interested in bidding on the harvesting of timber at the lake site.

"There were 11 firms represented, and we have scheduled the bid opening for the first Tuesday in September," Tobar reported.

Other recent developments include the issuance of the land disturbance per-

mit last week and the transmission of a letter to the commissioner of the Georgia Department of Transportation requesting that the Sapp Creek bridge on Georgia Hwy. 112 be replaced.

The state previously identified the Georgia Hwy. 112 bridge at Sapp Creek as

➤ See LAKE, Page A7

Commissioners vote 4-1 to construct aquatic center at lake site

Randolph H. Wind
Editor & Publisher

On a 4-1 vote Tuesday the Grady County Board of Commissioners designated the location of a proposed aquatic center at the Tired Creek Lake site.

Commissioner LaFaye Copeland cast the single no vote, but only after making her appeal for a splash pad or some other water feature to be added at Barber Park.

The location of the proposed aquatic center, to be built with Special Purpose Local Option Sales Tax proceeds, was discussed by commissioners July 16 but was tabled until Tuesday's meeting so county staff could determine if SPLOST dollars could be spent on two different aquatic projects and what the cost of a splash pad would be.

Commissioner Copeland said she supported putting the aquatic center at Tired Creek, but only if the board agreed to construct a splash pad at Barber Park.

County Administrator Carlos Tobar said he had not been able to obtain a firm price for a splash pad but he said the estimates he has heard range from \$30,000 to \$50,000.

County Attorney Kevin S. Cauley said, in his opinion, the SPLOST funds could not be used for two different projects, but he said the county could certainly build the aquatic center at the lake with the sales tax money and identify other funds to be used for a Barber Park amenity.

Commissioner Copeland said her concern was for families and children who would not utilize the lake.

"It's too far out there for some people, but people will go to Barber Park. I'm just asking that we do something for them. Let's not put all our eggs in one nest," she said.

Chairman Billy Poitevint suggested if the approximately \$100,000 in private funds that was pledged when the aquatic center was included on the SPLOST referendum were made available those funds could be used to pay for a splash pad at Barber Park.

Commissioner Copeland said she was not proposing the aquatic center be constructed at Barber Park, but some water amenity be put at Barber Park.

"You four can say eventually we will put something at Barber Park. Just give me something that's all I ask and

I think that's fair," Commissioner Copeland said.

Vice Chairman T.D. David said he understood Commissioner Copeland's position, but he noted "it's not designed to provide everything for everybody."

"Just because we have a facility at the lake doesn't require us to have it at Barber Park, too. There is no need to do that. This is a \$15 million or \$20 million project we want to see succeed and all the amenities we put out there the better off we will be. Hopefully we will get people from outside Grady County to come in and pay fees and have fun, which will help reduce our taxes," Vice Chairman David said.

Commissioner Elwyn Childs asked if some of the \$15 million in bonds issued for construction of Tired Creek could be used for a splash pad at Barber Park.

Chairman Poitevint said that all of that money would be required to fund the construction of the dam and other lake expenses.

"It would be nice to have something at Barber Park. If we can find some other money I would be in favor of putting in a splash pad or something for the kids to enjoy," Childs said.

None of the other commissioners made a commitment one way or the other so Commissioner Copeland voted against designating the lake site as the location for the aquatic center.

"I didn't have a problem with the aquatic center going to the lake from Jump

Street...the get go, but we do need to put a splash pad at Barber Park. I realize what we are doing and I'm not knocking it," Commissioner Copeland said.

The county currently has \$778,823 in sales tax revenue collected and set aside for the aquatic center project.

Based on the recommendation of County Administrator Tobar, some of that money will be paid to Wood & Partners, landscape architects and land planners, to design the aquatic center and other lake amenities.



Kiwanis Club welcomes new member

CAIRO KIWANIAN T. D. DAVID, left, sponsored Center Drugs as a new business member, which was represented by its president, Drew Pyrz. A business membership extends the same privileges as an individual membership, and allows anyone associated with the business to alternately attend meetings and other functions of the club.

County hires consultants to plan lake amenities

Randolph H. Wind
Editor & Publisher

With dam construction to begin almost any day now the planning for what amenities will be featured at Tired Creek Lake begins.

On Tuesday, the Grady County Board of Commissioners unanimously approved a contract with Wood & Partners, landscape architects and land planners, for assistance in designing and locating amenities at the lake site including a marina and aquatic center to name a few.

The cost of the planning and design work is not to exceed \$98,175 and since the scope of work includes the proposed county aquatic center approved by voters on a Special Purpose Local Option Sales Tax referendum, the fees can be paid out of sales tax proceeds, according to County Attorney Kevin S. Cauley.

With approximately 20 miles of shoreline at Tired Creek Lake, there is much to consider before deciding the best place to build amenities such as the aquatic center and marina as well as access roads and more, according to land planners David Malcolm and Charlie Johnson.

Wood & Partners will not only design a master plan for amenities at the lake but also a suggested phased schedule for construction.

Working with the Grady County Lake Authority

members, Wood & Partners will work through options and alternatives before bringing a final recommendation back to the board of commissioners for final approval.

"We want to bring to the county the best team we can. We are not experts on marinas, but working with Applied Technology & Management we bring to the table a firm with experience building lake front amenities and understands the business of marinas," Malcolm said.

Applied Technology & Management (ATM) has an office in Tallahassee and has worked throughout the country and overseas. ATM is a coastal, environmental, marine and water resources engineering, design and consulting firm that serves both public and private clients around the world.

The firm employs teams that specialize in comprehensive marina services as well as boating infrastructure development.

According to Malcolm, ATM will examine facilities in the region to determine what is offered by the competition and what the county will need to offer to be competitive as well as unique.

The master plan to be developed by Wood & Partners can be used in grant applications for federal and state funds that could be available for such projects.

"This process could take



TIRED CREEK LAKE will have approximately 20 miles of shoreline. Consultants hired by the county this week will help determine where amenities such as an aquatic center and marina will be located.

up to eight months or a year or longer. We want to work at your pace and we are ready to commit the resources to get it done," Malcolm said.

Grady County Administrator Carlos Tobar would like to have the master plan in hand by next April when deadlines for Community Development Block Grants are due.

Tobar also plans to use the master plan to seek other grants for the lake project. According to the administrator, by leveraging the local funds from the SPLOST the county is in a favorable posi-

tion to be rewarded grants. Commissioner Charles Norton pointed out that another consideration for the project would be making sewer available at the site. Malcolm of Wood & Partners said recommendations for sewer would come out of this process.

Norton also said delineation of property outside of the 100 foot buffer is a permit requirement. Malcolm acknowledged that requirement and said, "We are not recommending you delineate the entire property. Get to the point of locating spe-

cific sites for specific uses and just delineate that site.

Choice of locations for certain amenities will also be made based on the location of existing infrastructure.

"If we get it wrong you could spend three times the money to move it later on. A lot is riding on this process and picking the right locations for amenities before the lake fills up," Malcolm said.

Commissioner Elwyn Childs recommended Wood & Partners engage with the Grady County Lake Authority as soon as possible.

"The sooner the lake authority is involved cannot be fast enough. I'm not capable of making these decisions by myself. Get to work with them and bring recommendations back to us as the board of commissioners," Childs said.

Commissioner Norton suggested the first amenities to tackle should be "water, fishing and skiing with the rest coming a piece at a time."

"People need to realize this will not be a turnkey facility. It will be a 20 year process. There's no way we can afford it all up front," Norton added.

On Tuesday, commissioners also unanimously agreed to enter into a time and materials agreement for road engineering with Stacy Watkins of Watkins and Associates.

Stacy Watkins appeared

before the board to offer his services in determining the best locations for roads at the lake and to engineer the road construction projects.

A road the county will need to cut for the forthcoming timber harvesting should be built where it would best serve future needs once the lake is developed, according to Watkins.

Watkins said based on the property boundaries there is the potential that additional right-of-way may need to be purchased.

"We've got to put roads in there and it would be best to put them where they can be used in the future," Commission Chairman Billy Poitevint said.

Commissioner Norton asked the engineer if county forces could be used to build the roads. Watkins said certainly the county crews could clear and grub, but he was not experienced with the county's ability to grade dirt and build road beds.

Watkins also noted that due to the extremely wet weather it could take county crews longer than a contractor to complete roads at the lake due to other commitments.

"Something as simple as a timber road may become an access for many other things in the future. We will only have this blank slate once and it's definitely time to get it right," County Attorney Cauley commented.



The Cairo Messenger



CAIRO, GEORGIA

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TIRED CREEK LAKE opening to the public this weekend



A PROJECT GENERATIONS in the making is now a reality. While not completely full of water, the 960-acre Tired Creek Lake will be opened to the public this Friday morning, May 25 at 6:30. The above photos span the clearing of the lake bed, to the construction of the dam, to lake steadily filling up.

Randolph H. Wind
Editor & Publisher

With a high probability of rain in the forecast, this weekend's opening of Tired Creek Lake to the fishing and boating public could prove to be a sloppy mess.

The lake is scheduled to open at 6:30 a.m. this Friday with all three boat ramps being open for boaters to launch their craft.

"I'm sure a lot of people will be out of town but I think we will have a good crowd out there," Grady County Lake Authority Executive Director Mike Binion said Tuesday.

However, Binion already reports that State Park Road is already messy after the frequent rains that have

fallen here over the last several days and with more expected through the weekend it will be very slick and wet.

The wet conditions will also cause issues with finding places to park at the State Park Road boat ramp.

"We just ask that you do not block the boat ramp and no parking allowed on the fishing jetty," Binion said.

Parking at the Cedar Springs West and Cedar Springs East boat ramps will be somewhat better since the parking areas at those two sites are graveled. There is no graveled parking area at the State Park Road boat ramp currently.

According to Binion, the parking area at the Cedar Springs East parking area

can accommodate approximately 30 vehicles and trailers and about half that many at the Cedar Springs West location.

Binion urges boaters to be patient as other boaters launch their boats. He acknowledges the boat ramp traffic could become hectic at times.

The lake level continues to hover at 217 feet above sea level with full pool being 220.2 feet above sea level.

"The lake is not completely full and there will be areas that boats will need to avoid in the upper fingers of the lake. We just urge everyone to use good common sense and take the time to learn about the lake. Boaters will need to be cautious of any floating debris

or other hazards," Grady County Lake Authority Chairman LaDon Toole said this week.

Binion said he does not recommend people water skiing during the opening weekend. The lake manager said he would avoid skiing at the lake at this time.

As of Tuesday afternoon, the county had issued 766 permits to local residents and drop boxes had been installed at the three boat ramps for non-residents to purchase one-day passes for \$3 per vehicle. The lake authority recently approved the sale of annual passes for non-residents for a \$100 fee.

Port a-potties and trash receptacles will be put in place Thursday in preparation for the weekend open-

ing. Both Toole and Binion encourage visitors to the lake to dispose of their trash in the trash cans and to help prevent litter at the lake.

Binion will be patrolling the lake over the course of the weekend and on hand to answer questions. He said he expects that Georgia Department of Natural Resources personnel will also be patrolling the lake as well as the Grady County Sheriff's Office.

Once the lake opens to the public Friday morning it will be open to the public 24 hours a day.

Binion reminds visitors to the lake that all state fishing and boating laws will be enforced.

Don't Forget!



• Limit 10 Bass per person
12 inch minimum



• Limit 50 Bream per person



• Limit 30 Crappie per person

➤ See LAKE, Page A10

Rainy forecast could cause problems for opening of Tired Creek Lake

>LAKE, from Page A1

No-wake buoys have been installed at the three ramps and at the proposed marina

site.

Those fishing at the lake will be required to have a valid fishing license issued

by the state and available online. Limits, in accordance with state law, are 10 bass (12-inch minimum) per per-

son; 50 bream per person; and 30 crappie per person.

While State Park Road will be open through Memorial Day, county officials report that the road will be closed to thru traffic on Tuesday, May 29 as construction of a new bridge and installation of a culvert begins. Once the roadwork begins, the State Park Road boat ramp will be closed but the other two ramps will remain open.

"We want everyone to come out and enjoy the lake,

but please use caution, clean up after yourselves and respect the rights of others. This is your lake and it will be a great resource for our community for generations to come," Lake Authority Chairman Toole said.

The lake authority chairman acknowledges that there is more infrastructure to be put in place, but that the authority members and Grady County commissioners wanted the public to be allowed to begin enjoying

the lake just as soon as it was safe for boating.

Grady County Commission Chairman Ray Prince echoed the call for caution.

"I'm looking forward to the lake opening this weekend. The weather may deter some folks from coming out. I would just encourage everyone to use caution and be careful out there," Chairman Prince said.



READY TO LAUNCH YOUR BOAT? The three boat ramps at Tired Creek are pinpointed above. The #1 location is the State Park Road site, which eventually will be home to a marina. The #2 location marks the Cedar Springs West boat ramp and #3 is the Cedar Springs East boat ramp. County officials urge boaters and fishermen and women to be cautious this weekend.

Trophy fish caught during lake's opening weekend

►LAKE, from Page A1

while people were trying to launch boats and it was just really inconvenient. I'm going to be putting up signs that state no fishing from the docks," Binion said.

Fishing is permitted from the bank and from the fishing jetty, however State Park Road is closed this week to thru traffic while a bridge is constructed. Binion says that until the road reopens the State Park boat ramp and fishing pier will be closed.

Binion acknowledges that will not be convenient for bank fishing, but he said it was temporary.

The Cedar Springs East and West boat ramps remain open.

Some fishermen took advantage and landed more than the limit of fish allowed by state law. Georgia Department of Natural Resources



CAIRO CITY MANAGER Chris Addleton and his son enjoyed fishing at the lake Saturday and Addleton landed this 5 lb. bass.

officers issued one citation for over-the-limit and a number of warnings were issued. "The state only has two game wardens working seven counties around here so their enforcement was limited. They offered a lot of education to those not famil-

iar with the state laws," Binion said.

Local residents can visit the lake for free but non-residents are charged a \$3 fee. According to Binion, through Monday he had collected \$713.92 in daily pass fees.

"I think it was a strong opening weekend. We received some positive feedback on the lake and folks

had a good time," Binion said.

Local residents are reminded they may obtain a resident parking pass for their vehicle from the county commission office at the courthouse at no charge. Annual passes for out-of-county residents are also available for sale for a \$100 annual fee.



THESE THREE FISHERMEN enjoyed the surprisingly pleasant weather Friday.



CHECK OUT these nice fish this duo caught Friday.



Request for Qualifications

SALE AND DEVELOPMENT OF TIRED CREEK LAKE PROPERTY May 30, 2018

The Board of Commissioners of Grady County ("Grady BOC") and the Grady County Lake Authority ("GCLA") request submittals of qualifications for the sale and development of the Tired Creek Lake property in northern Grady County, GA.

GENERAL INFORMATION

This request for qualifications (RFQ) is for the sale and development of the Tired Creek Lake property located in northern Grady County, Georgia. The location of the property is north of Cairo, GA and within a 60 mile drive of over 1 million people, creating a particularly attractive development opportunity.

Offering

The development of the property must be in compliance with and consistent with the goals and objectives of the Section 404 Permit under the Clean Water Act, the Tired Creek Lake Master Development Plan (TCLMP), and the Tired Creek Lake Watershed Management Plan (WMP). A copy of these documents are available upon request. A main goal of the TCLMP is to leverage Lake real estate to support the development of the Lake property, to increase the commercial and residential opportunities in the area, to create jobs, and to provide a quality destination that enhances the economic and cultural quality of life for residents and visitors alike. The various land uses contemplated include hospitality, commercial, restaurant and residential. In addition, the development proposal should reflect a strong cultural design and understanding of maximizing water access. Public access to the lake will be required at certain points. The concepts should be used to help understand the type of design features desired for the Property. The focus is to promote a mixed-use development with strong pedestrian scale and cultural design characteristics that include connectivity throughout the property and to the commercial area to be located at the west side of the dam. Other potential uses such as a commerce park, light industrial and the like will be considered.

Vision / Concept

The RFQ contains both required and desired elements. Respondents to this RFQ are not expected to present detailed plans intended for immediate development approval. Instead, they are encouraged to exercise creativity in defining a vision that aligns with the goals of an active development that incorporates a mix of uses that may include residential, commercial, restaurant uses, hospitality and entertainment opportunities. Loose concepts such as bubble diagrams may aid in explaining this vision. These features and uses are listed below. Respondents are not limited to these features/uses only, but must address them in their response to the RFQ.

The development team selected through this RFQ will work closely with GCLA and Grady BOC staffs to prepare a development proposal that will be approved by these entities. Once a developer is selected, GCLA and Grady BOC anticipate a series of plan reviews, discussions and collaborations to prepare a design that takes maximum advantage of the development potential of the Tired Creek Lake property. Phased implementation is expected. This RFQ is seeking a development vision that meets the desired development features and uses of the property, and provides a starting point for further development discussions.

Grady County may assist in development of roads and infrastructure, depending on the vision provided, the developer's commitment, and available funds through grants or other funding sources. Grady County will also work with the developer regarding zoning of the property and surrounding land. Potable water and sanitary sewer are to support most of the development.

Property

The Property consists of the Tired Creek Lake which is approximately 960 acres and sits on the overall property which is approximately 3,000 acres owned in fee simple by Grady County. It is located in the northern portion of the County. This lake is unique as the County owns and controls the entire lake and all adjacent uplands. The County property surrounding the lake is mostly covered in a forest of pines and mixed hardwood along with some areas that are farmed. There is a 75 acre area cleared and graded at the marina area. The lake will have a marina, boat ramps, limited public access, and limited pierdock locations. A commercial zone is foreseen at the southwest corner of the lake where State Park Road terminates at the lake property. Infrastructure serving the site is currently limited only to nearby power. Grady EMC is delivering 3-phase power. Surrounding homes and buildings are on septic and well. Conduit has been installed beneath the lake to allow for a future circular delivery system of sanitary sewer and potable water. There is currently no potable water, gas, sanitary sewer or storm water in place. The intent and desire is to work with the City of Cairo to provide utility connections in the future.

uct proposal which could include ¼ acre lots up to 10 acre lots. Two boat ramps have been constructed - one to the east of the marina and jetty at the end of State Park Rd, and one at the western end of Cedar Springs Rd East. Two other boat ramps could potentially be built based on the currently approved TCLMP, locations to be determined. The additional ramps may be private access only. A public park area was designed for the commercial zone. The expectation is that a developer will build in the already designed public area or in a public area that is approved by the GCLA and County BOC.

STATEMENT OF WORK

General Process for Respondents

Respondent is expected to prepare a vision for the project that includes, at a minimum, the following:

A vision describing and discussing the uses planned for the Property. Conceptual plans are encouraged but not required. The vision (and conceptual plans if provided) should address the features/uses described in Subsections 1.2 (Concept) and 3.0, Tabs 3 (Project Vision) and 4 (Preferred Uses and Design Criteria);

An estimated timeline for implementation of the project, including a phasing plan if appropriate;

A description of the development approach and structure;

An outline of the financial plan for the development that demonstrates a firm understanding of financial markets for projects of this size and complexity, as well as access to capital; and

A description of the respondent's team, including a list of partners to be assigned to the project and their respective roles and responsibilities;

Preliminary Review and Oral Presentations

A Scoring Committee will conduct a preliminary review and scoring of all responses to this RFQ. Following the preliminary review and scoring of submissions, the top-ranked respondents (not to exceed three (3)) may be asked to make oral presentations of their submittal.

Review of Submissions

A Scoring Committee composed of members of the GCLA and Grady BOC, or their respective designees, will review and rank the submissions received by the deadline. No further information shall be accepted after the deadline except that which may be provided or requested by the Scoring Committee, or required as part of an oral presentation. There will be no communication with parties other than those specifically noted in 9.0 below, and such communication will be exclusively for clarification regarding procedures and objectives. The Grady BOC's purchasing policies prohibit communication to or with any department, bureau or employee during the submission process other than as provided in section 9.0 below. In addition, no communications may be initiated by a Respondent to any GCLA or Grady County Official or persons involved in evaluating or considering the submittals of qualifications prior to the time an award decision has been made. Communication with any parties for any purposes other than those expressly described herein may cause an individual or firm to be disqualified immediately from participating in the development solicitation.

Requests for Qualifications Process

The Development Team selected for the project shall submit a ten thousand dollars (\$10,000.00) earnest money deposit in the form of a cashier's check prior to the initiation of negotiations with the GCLA/County. The refundable \$10,000.00 earnest money deposit will be credited towards the purchase price. Assuming the negotiations are successful, the Development Team selected will be required to submit an additional fifteen thousand dollars (\$15,000.00) earnest money deposit upon execution of Purchase Sale Agreement (PSA) and/or Development Agreement.

All submittal of qualifications must be delivered to Grady County Joint Development Authority Executive Director Julian Brown at the address below no later than 4:30 P.M. ET on June 20, 2018. Late submittals will be rejected. Failure to comply with this, or any other paragraph of the Request for Qualifications, shall be sufficient reason for rejection of the submittal.

REQUESTS FOR CLARIFICATIONS, INTERPRETATIONS & ASSISTANCE

All questions concerning this Request for Qualifications must be directed through: Julian Brown, Executive Director, Grady County Joint Development Authority

TELEPHONE: 229 516 0752 - E-MAIL: gradyjda@gmail.com

All telephone conversations are to be considered unofficial responses and will not be binding. Questions, verifying the Request for Qualifications' content, if appropriate, will be responded to in writing. The written response will be the GCLA and/or Grady County BOC's official response and will be mailed to all Respondents that requested the Request for Qualifications.

The development of the property must be in compliance with and consistent with the goals and objectives of the Section 404 Permit under the Clean Water Act, the Tired Creek Lake Master Development Plan (TCLMP), and the Tired Creek Lake Watershed Management Plan (WMP). A copy of these documents are available upon request. Other documents in the possession of the GCLA and/or County related to the property that may be helpful to Respondents in preparing their submission may also be produced upon request. The complete RFQ can be found on the Grady County website, gradycountyga.gov, under the Public Notice tab.