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**MEETING MINUTES**  
**CAPITAL INVESTMENT COMMITTEE**  
**CITY OF FRANKLIN, TENNESSEE**  
**CITY HALL BOARDROOM**  
**THURSDAY, MARCH 14, 2013, 4:00 PM**

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**Committee Members**

Alderman Pearl Bransford, Chair P  
Alderman Clyde Barnhill, Vice Chair P  
Alderman Margaret Martin P  
Alderman Dana McLendon P

**Other Attendees**

Eric Stuckey, City Administrator P  
Russ Truell, ACA Finance & Administration P  
David Parker, City Engineer/CIP Executive P  
Paul Holzen, Engineering Director P  
Mark Hilty, Water Management Director P  
Joe York, Streets Director P  
Mayor Ken Moore P  
Alderman Brandy Blanton P  
Alderman Ann Petersen P  
Alderman Michael Skinner P  
Lanaii Benne, Assistant City Recorder P  
Linda Fulwider, Board Recording Secretary p

**CALL TO ORDER**

Alderman Pearl Bransford, Chair, called the meeting to order at 4:00 p.m.

**1. Approval of Minutes**

*Alderman Barnhill moved to approve the February 7, 2013 minutes as presented. Seconded by Alderman Martin. Motion carried unanimously.*

**2. Consideration of Sanitary Sewer Availability for 395 Franklin Road, Map 053, Parcel 04500**

**David Parker, City Engineer/CIP Executive**

The property is 1,600 ft. from the nearest sewer. The owner wants to increase the building, and must be denied sewer availability from the City before applying to the County to add to the septic system. The property owner requests the request for sanitary sewer be denied.

*Alderman Barnhill moved to deny request for sewer availability for 395 Franklin Road and forward recommendation to BOMA. Seconded by Alderman Martin. Motion carried unanimously.*

**3. Consideration of the Final Change Order with Garney Construction for the West Main Water and Sewer Rehabilitation Project (COF Contract No. 2012-0080)**

**David Parker, City Engineer/CIP Executive**

Staff recommends approval of Final Change Order with Garney Construction for a DEDUCT of \$87,134.90.

*Alderman Barnhill moved to approve Final Change Order with Garney Construction for a DEDUCT of \$87,134.90, and forward recommendation to BOMA. Seconded by Alderman Martin. Motion carried unanimously.*

4. **Consideration of the Construction Contract Award to Viking Products, Inc. for the Maplewood/Green Branch Stream Restoration Project (COF Contract No. 2012-0081) in the Amount of \$103,605.50 (Budgeted in FY 2012-2013 Stormwater Capital budget)**

**David Parker, City Engineer/CIP Executive**

This project was rebid and staff recommends approval.

*Alderman Barnhill moved to approve awarding contract to Viking Products., Inc. in the amount of \$103,605.50, and forward recommendation to BOMA. Seconded by Alderman Martin. Motion carried unanimously.*

5. **Consideration of Construction Contract Award to S & R Excavation in the Amount of \$409,045.75 for the West Main Street and Sanitary Sewer Replacement, Phase 2 Project (COF 2012-0193) (Budgeted in Water and Sewer Funds)**

**David Parker, City Engineer/CIP Executive**

Contract for rehabilitating and upsizing sewer lines to fully utilize the construction of Phase 1 of the Hillsboro Road project.

*Alderman Barnhill moved to approve construction contract award to S & R Excavation in the amount of \$409,045.75 and forward recommendation to BOMA. Seconded by Vice Mayor McLendon. Motion carried unanimously.*

6. **Consideration of Change Order Number 2 with Modern Day Wrecking in the Amount of \$6,940 for the City of Franklin Properties Demolition and Debris Removal (COF Contract Number 2012-0088) (Funded as Part of the Hillsboro Road Project)**

**David Parker, City Engineer/CIP Executive**

Demolition of building purchased for Hillsboro Road project.

*Alderman Martin moved to approve Change Order No. 2 with Modern Day Wrecking in the amount of \$5,940 for demolition of a building on Fifth Avenue/Hillsboro Road and forward recommendation to BOMA.*

7. **Consideration of a Road Impact Fee Offset Agreement (COF Contract No. 2013-0016) with Trillium Farms, L.P. for the Construction of a Portion of the Carothers Parkway South Improvements**

**David Parker, City Engineer/CIP Executive**

The developer of the Highlands at Ladd Park Subdivision is going forward with the project from Long Lane to Truman Road, the segment of Carothers Parkway South they are responsible for, but they must first request an agreement should they desire offsets of fees for this work. Offset Credits are to be through a combination of reimbursement from Road Impact Fees already collected and Credits for future fees pursuant to future development. There is to be a payment to Trillium Farms of \$438,051.00 from collected Road Impact Fees within 30 days of the completion and acceptance of the improvements to be constructed. The City has collected \$464,238.00 in Road Impact Fees. The remaining portion of the total estimated project cost of \$876,102.00 for the proposed improvements will be accounted for through Credits or Offsets for the Road Impact Fees as they become due for the issuance of building permits in the Ladd Park Subdivision.

*Alderman Barnhill moved to approve the Road Impact Fee Offset Agreement with Trillium Farms and forward recommendation to BOMA. Seconded by Alderman Martin.*

Discussion:

- Alderman Petersen posed questions on costs committed to the City. Explanations were given by Mr. Stuckey and Mr. Parker.
- Road construction stopped at Truman Road because there is access to Long Lane through Ladd Park per agreement with Trillium. The gap will be there for the time being. It is expected that portion will be completed by the developer.
- Alderman Petersen asked for information and discussion as to why the 130 ft. ROW at another point in the development is needed for the residential area.

*Motion to approve Road Impact Fee Offset Agreement with Trillium Farms carried unanimously and will be forwarded to BOMA.*

**8. Presentation Concerning Options for the City to Provide Sanitary Sewer System Improvements in the West Sanitary Sewer Drainage Basin**

**David Parker, City Engineer/CIP Executive**

Mr. Parker showed maps of the West Drainage Basin and said the consultant looked at the UGB and how to sewer the area. He explained the three options that differed in where the pump stations would be removed, where gravity lines (and size of lines) would be placed, force mains, etc. He commented this is a plan for the future and won't be done right away. He reviewed total acreage, number of existing residential units, projected residential units, proposed SF of Commercial, population, average daily sewage flow, peak sewage flow and Basin projections. Probable costs were reviewed as well. There are two additional basin studies and a connector routing to come to committee. Option 1 cost is approximately \$33 million to construct pump station.

Eric Stuckey related the issue of how to handle infrastructure going forward will go to the entire Board. A developer would like this to move forward as quickly as possible.

✦ Vice Mayor McLendon left the meeting @ 4:50 p.m.

A resolution spelling out what is to be done will be brought for approval. There will be variations to what is shown on the map, and there will be phasing.

There were questions asked and answered and further explanations during discussion. The Integrated Regional Water Plan provides a 30 year plan and the basin study is a more detailed extension of that plan. The two are in sync.

This item goes to Work Session.

**9. Consideration of a Professional Services Agreement, COF Contract No. 2013-0021, with CDM Smith for the Construction Administration, Engineering, and Inspection (CEI) Services for the Carothers Parkway South Project in an Amount Not to Exceed \$990,000.00 (Funded as Part of Carothers Parkway South Project under Capital Projects Budget)**

**David Parker, City Engineer/CIP Executive**

Mr. Parker asked that this item be withdrawn and brought back next month.

**10. Consideration of RESOLUTION 2013-13, A Resolution Declaring Certain Right-of-Way on Liberty Pike as Surplus**

**David Parker, City Engineer/CIP Executive**

Ken Adler contacted the City stating his interest in securing a portion of the right-of-way between his property and Liberty Pike. (Southeast of intersection of Eddy Lane/Liberty Pike, Lot 8, Liberty Industrial Park, Map 63, Parcel 44).

It is recommended the City retain 100 feet of ROW, centered on Liberty Pike, for future improvements on Liberty Pike. The appraised value of the property is \$2,580. To keep 100 feet means the City will need a portion of Mr. Adler's northeast corner property.

Option 1: Approval of Resolution 2013-13 declaring certain property on Liberty Pike as Surplus Property with the following conditions

1. Require a Public Utility, Drainage and Access Easement on 100% of the property being vacated.
2. Require the property owner to pay appraised value for the property (Estimated at \$2,580)
3. Require the property owner to complete a survey of the surplus right-of-way. For any land required from Lot 8 to allow for a 100 foot right-of-way centered on Liberty Pike, ownership shall be transferred to the City. The cost for this portion of the property shall be based on the appraised value per square foot and shall be subtracted from the appraised value paid to the City for the surplus right-of-way.

Option 2: The City may choose to maintain the current right-of-way on Liberty Pike.

Based on the City's Unused City Right-of-Way Policy, staff recommends Option 1.

Mr. Adler commented a section of property is in the 100 year flood zone. He plans to create a 10,000 ft. open space with trees and other landscaping on the front of his property. When this was first discussed with Paul Holzen that the right-of-way being of such a low value and the City needing some of the property he owns, that they would potentially trade out the property and he would incur the costs of the survey, the appraisal, and the plat map. He said he is requesting the generosity of the Board to allow him to trade the land and pay for the costs. Two options are listed with the third option being what Mr. Adler proposes.

Eric Stuckey said the City does not have numbers in terms of the relative trade off of what Mr. Adler is talking about versus the value of the property and how close those numbers would be. Staff can define Option 3 with the costs included. Alderman Barnhill commented if the values are about the same, he would be willing to swap and do the City easements, and have Mr. Adler pay the fees. Those numbers will be included in the request that goes to the Work Session and Board.

*Alderman Martin moved to forward this item to Work Session and BOMA meeting. Seconded by Alderman Barnhill. Motion carried unanimously (3-0). Vice Mayor McLendon was absent.*

## **11. Street Projects Status Reports**

### **a. Mack Hatcher Parkway Northwest Quadrant Extension**

Awaiting documentation from TDOT about removing the roundabouts and adding a signalized intersection. Then it will go through the redesign stage.

### **b. Hillsboro Road Improvements (SR 96W to Independence Square)**

Relocating utilities

### **c. Hillsboro Road Improvements (Independence Square to Mack Hatcher Parkway)**

No questions or comments

### **d. McEwen Drive, Temporary Connector**

No questions or comments

- e. **Third Avenue Extension**  
No questions or comments
- f. **South Carothers Parkway Extension**  
Bid in April or May. Finalizing rights-of-way.
- g. **Carlisle Lane/Boyd Mill @ SR 96 West Signalization**  
Issued Notice to Proceed. Closing roadways.
- h. **TOC Phase 3 Infrastructure and Upgrades Project**  
No questions or comments
- i. **McEwen Drive and Wilson Pike Intersection Improvements**  
Working with utility companies to relocate over CSX tracks. Need CSX approval. Received money from Williamson County School Board.
- j. **Mack Hatcher Parkway Northeast Widening Project**  
No questions or comments
- k. **Access Road to the Public Works Facility (across Lasko)**  
No questions or comments
- l. **Century Court/Beasley Drive Connector**  
No questions or comments
- m. **Eastern Flank Battlefield Park Access Roadway**  
Received Notice to Proceed

Reports filed with minutes

**12. Water Management Projects Status Reports**

- a. **Water, Wastewater and Reclaimed Water Specifications**  
No questions or comments
- b. **West Main Street Water and Sewer Rehabilitation**  
No questions or comments
- c. **I-65 Goose Creek Utility Relocation**  
No questions or comments
- d. **7<sup>th</sup> Avenue to Hillsboro Road Sewer Rehabilitation Project**  
Construction should begin in April
- e. **11<sup>th</sup> Avenue Water and Sewer Rehabilitation Project**  
Rehab being done in some locations, digging West Main to Natchez to add sidewalks
- f. **Mack Hatcher Northwest Extension Water and Sewer Line Relocations**  
No questions or comments

Reports filed with minutes

**13. Stormwater Projects Status Reports**

- a. **Jackson Lake Dredging Improvements Project**  
Waiting for warmer weather to do the grading and close out the project
- b. **Buckingham Park Stream Restoration Project**  
No comments or questions
- c. **Green Branch Stream Restoration Project**  
No comments or questions
- d. **Ralston Creek (Victoria Court) Stream Restoration Project**  
No comments or questions
- e. **Harpeth River Restoration Project**  
No comments or questions
- f. **Battle Avenue Project**

Drainage study completed. \$1 m budget. Take to the Board to see if interested in doing the project.  
Reports filed with minutes

**ADJOURN**

*Alderman Barnhill moved to adjourn. Seconded by Alderman Martin. Motion carried unanimously.*

Meeting adjourned @ 5:35 p.m.

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Pearl Bransford, Chair

Minutes prepared by Linda Fulwider, Board Recording Secretary, City Administrator's Office - 4/12/2013 9:40 AM