
MEETING MINUTES
CAPITAL INVESTMENT COMMITTEE
CITY OF FRANKLIN, TENNESSEE
CITY HALL BOARDROOM
THURSDAY, MAY 14, 2009, 4:00 PM

Committee Members

Alderman Dana McLendon, Chair P
Alderman Clyde Barnhill, Vice Chair P
Alderman Pearl Bransford P
Alderman Dan Klatt P

Other Attendees

Eric Stuckey, City Administrator P
Russell Truell, ACA Finance & Administration P
Vernon Gerth, ACA Community & Economic Development P
David Parker, City Engineer P
Lisa Clayton, Parks Director P
Kevin Comstock, ITS Project Manager P
Eric Gardner, Engineering Director P
Mark Hilty, Water/Wastewater Director P
Joe York, Streets Director P
Mayor John Schroer P
Alderman Ann Petersen P
Alderman Michael Skinner P
Lanaii Benne, Assistant City Recorder P
Linda Fulwider, Board Recording Secretary P

1. Call to Order

Alderman McLendon called the meeting to order at 4:00 p.m.

2. Approval of Minutes

Alderman Barnhill moved to approve the April 20, 2009 Special Meeting minutes as presented. Seconded by Alderman Bransford. Motion carried unanimously.

3. Consideration of Action Related to the Recovery Act-Energy Efficiency and Conservation Block Grant Through the Department of Energy in the Amount of \$593,700.00

Vernon Gerth, ACA Community & Economic Development

Mr. Gerth reported Kevin Comstock and Erin Reinders are coordinating this application. Approximately \$120,000 of the money will go to support the new Sustainability and Grants Coordinator funding the position at 75%, 50%, and then 25% for three consecutive years. Using the City of Franklin's Municipal Service Action Plan as a guide the remaining \$473,700 will go towards energy saving lighting at Jim Warren Park and associated technologies that will aid in the efficient use of such lighting. These will be monitored and reported.

Alderman Barnhill moved to approve. Seconded by Alderman Bransford. Motion carried unanimously.

4. Discussion Concerning the Monticello Subdivision Area Sanitary Sewer Improvements and Special Assessment District Creation – RESOLUTION 2009-14

David Parker, City Engineer

Mr. Parker distributed spreadsheets depicting three different scenarios of assessments; 1) with no paving included 2) with 1/3 paving, and 3) all paving included. Payback was figured at 10, 20, and 30 years for annual and monthly payments. Interest rate for 10 years @ 4.5%, 20 years @ 5%, and 30 years @ 6%. Unlike Highgate, paving will be necessary as Monticello includes sewer in the roadway up to 20' deep.

Comments from Monticello Residents

- Jim Mayes, Monticello HOA president. They request three things, 1) Do not include paving. 2) As with Highgate waive the access fee and installation fee. 3) Make payback palatable as it would be a financial burden if payments were shortened to less than 20 years.
- Jay Wade, 123 Jefferson Drive, Monticello read a prepared statement. He said in the original 1997 estimate each homeowner would have been assessed around \$12,000, including paving. The estimate is now 60% higher. He wants the City to honor the original estimate that included paving.
- Bob Sistrunk said his main concern is price; the monthly sum and connection to his house from the line. Mr. Sistrunk quoted from information provided in 2007 indicating \$54 per resident. Under the new cost the monthly payment would be around \$135. This is excessive for someone on a fixed income. He would like payments to be stretched to 20 or 30 years. In addition, he would like hook on to be at the discretion of each homeowner when the septic system fails.

Alderman Klatt asked if gravity sewer was the only option. Mr. Parker said they were guided by what the homeowners wanted. Low pressure would cost more initially plus O&M costs throughout the years. Title 18 of the Municipal Code states any resident that has sanitary sewer option must hook on within 180 days. The sewage charge is added to the water bill at that time.

Mr. Parker said the discrepancy between the 2007 preliminary estimate and the 2009 cost could be because construction costs have risen. Also, he speculated the 2007 estimate did not take into account there would be 20' deep sewers. He does believe the 2009 cost could be lower than the current estimate.

Work could possibly begin this summer and be completed in nine months. Alderman Klatt thought the resolution should be sent to the Board for approval without a bid, then go back and negotiate from that point. Mr. Parker related there must be a decision before it goes to the Board, such as whether to include paving costs.

Alderman McLendon said the Board works with the best information it has at the time. He added he doesn't know how to explain the difference between previous estimate and now. There is no upside to the City to annex or not. It is a response to a request driven by need. He doesn't know if the City could legally use the two-year-old estimate as requested. Waive the access and installation fees and give the people a bid number, not another estimate. This should move to the next step of bidding without the paving. It is only a matter of time before all or most of the septic systems obsolesce. He is open to the 30-year payback. He doesn't believe residents should be required to tie on if their septic systems are still functioning well. Modify that rule.

There was discussion on the interest rate, amount of monthly payments, and paving. The monthly number depends on the assessed value of the home. The paving could be included as an add-alternate. The resolution must include language that it is an estimate for an assessment district. An additional resolution is required to set the assessment. There was further discussion on the length of time to pay. The consensus was to revisit the 180 day requirement, waive the two fees and so state in the resolution, and stretch payments over a 30 year period. This item is expected to be on the June 9 BOMA agenda. A Public Hearing is required.

5. **Consideration of Sole-Source Purchase from Southern Sales in the Total Amount of \$54,020.00 for One Hundred Twenty (120) UV 4000 Lamps, Ten (10) Ballast and Twenty (20) Quartz Sleeves for Use at the City's Water Reclamation Facility (Budgeted at \$60,000 under Wastewater Plant Machinery & Equipment)**

David Parker, City Engineer

Alderman Bransford moved for approval. Seconded by Alderman Klatt. Motion carried unanimously.

6. **Consideration Change Order No. 2 to the Goose Creek Area Water System Improvements Project for a Contract Time Extension of Three (3) Weeks – Twenty-One (21) Calendar Days (New Contract Completion Date will be May 26, 2009)**

David Parker, City Engineer

Alderman Klatt moved to approve. Seconded by Alderman Barnhill. Motion carried unanimously.

7. **Consideration of Award of the Construction Contract for the Boyd Mill Water Line Extension to McMillan Construction in the Amount Bid of \$179,572.00 (Budgeted at \$200,000.00)**

David Parker, City Engineer

Alderman Klatt moved for approval. Seconded by Alderman Bransford. Motion carried unanimously.

8. **Discussion Concerning the Possibility of the City Owning and Maintaining the Pedestrian Tunnels in the Fieldstone Farms Subdivision**

David Parker, City Engineer

The tunnels in question are under Hillsboro Road and Fieldstone Parkway. It is unsafe for pedestrians to cross the wide expanse of heavily traveled Hillsboro Road. The tunnels are used by children going to and from school and by adults as well. Included with the tunnels is a mechanical pump to draw water out of the tunnels as needed. Vandals have broken the tunnel lights and security in traversing the tunnels at night is an issue. The HOA installed gates to block travel at night. The tunnels connect to trails and sidewalks and are an integral part of the trails and greenway plan. The HOA has offered to deed the tunnels to the City to own and maintain.

It would cost \$14,000 to install "vandal proof" lighting in both tunnels, and around \$3,500 per year for tunnel maintenance.

Alderman Klatt recommended the City consider taking over ownership and maintenance of both tunnels and that Fieldstone Farms HOA be required to pay the City to maintain the pump station. Seconded by Alderman Bransford. Motion carried unanimously. Recommendation forwarded to BOMA.

9. **Consideration of the Agreement with Mallory Valley Utility District for the Relocation of Water Mains in Conjunction with the McEwen Drive, Phase III Project**

David Parker, City Engineer

An agreement is being negotiated for the relocation of existing lines. Water mains are in existing ROW.

Alderman Bransford moved to approve the agreement contingent on signed agreement. Seconded by Alderman Klatt. Motion carried unanimously.

10. Consideration of Funding for the Property Acquisition for the South Carothers Parkway Extension Project – Total Appraised Amount of \$500,000.00

David Parker, City Engineer

Staff recommends approval of funding for property acquisition. Alderman Petersen questioned where this lies in regard to priorities.

Alderman Barnhill moved for approval. Seconded by Alderman Klatt.

Alderman Klatt noted the memo includes Nichol's Bend and suggested the owners be approached about donating ROW since the road will greatly improve their properties.

Motion carried unanimously.

11. Receive Report and Discussion of the Options for the Jim Warren Park Stormwater Pond Improvements

David Parker, City Engineer

Per memo to the committee, the pond was originally constructed as a wet pond and as an amenity. Over the years the pond bottom has developed cracks and no longer holds water for an extended period of time. It has become an eyesore. Adjacent property owners have complained about the aesthetics and odor. Attempts to repair the pond have failed. Staff offered three options.

Alderman Klatt moved to approve Option 3-Line the pond with a geomembrane lining, a standard method for stormwater pond lining that is relatively easy to maintain. Preliminary cost estimate \$103,000.

Alderman Barnhill indicated he would not support Option 3. Option 1 is to convert to a dry detention pond, the easiest and simplest option, for preliminary cost estimate of \$40,000. It would no longer be an amenity.

Lisa Clayton said she had spoken to Mark Hilty about using the pond for effluent water to the park.

Vote on the motion to approve Option 3 ended in a tie with Aldermen Klatt and Bransford voting yes and Aldermen Barnhill and McLendon voting no. No recommendation from the Capital Investment Committee.

12. Consideration of Change Order No. 1 (Final) for the Highgate Subdivision Sanitary Sewer Improvement Project with Civil Constructors, Inc. for a Net Decrease of \$12,685.50 in the Contract Price

David Parker, City Engineer

Alderman Klatt moved to approve Change Order No. 1. Seconded by Alderman Barnhill. Motion carried unanimously.

➤ Alderman Klatt left the meeting at 5:17 p.m.

13. Consideration of the Road Impact Fee Offset Agreement with Carothers Development Partnership in the Amount of \$1,550,026.00 for the Construction of the Liberty Pike/Reunion Lane Improvements from Sta. 8+53.47 to Sta. 58+30.97

David Parker, City Engineer

Mr. Parker said the costs were reviewed and approved by Carothers Development. The City will not pay for the utilities. Eligible cost \$960,076.16.

Alderman Bransford moved to approve. Seconded by Alderman Barnhill. Motion carried unanimously 3-0 (Alderman Klatt was not present).

14. Status/Update of the FY 2009 CIP Priority Rank Projects

David Parker, City Engineer

Report reviewed

15. Status/Update of CIP Projects Not in the Priority Ranking

David Parker, City Engineer

Report reviewed

ADJOURN

Meeting adjourned 5:26 p.m.

Dana McLendon, Chair

Minutes prepared by Linda Fulwider, Board Recording Secretary, City Administrator's Office - 7/17/2009 1:35 PM