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**MEETING MINUTES  
CAPITAL INVESTMENT COMMITTEE  
CITY OF FRANKLIN, TENNESSEE  
CITY HALL BOARDROOM  
THURSDAY, OCTOBER 10, 2013, 4:00 PM**

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**Committee Members**

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

**Other Attendees**

P	Eric Stuckey, City Administrator	P
P	David Parker, City Engineer/CIP Executive	P
P	Paul Holzen, Engineering Director	P
P	Joe York, Streets Director	P
	Lawrence Sullivan, Asst. City Recorder/Revenue	P
	Jonathan Marston, Engineering	P
	Mayor Ken Moore	P
	Alderman Ann Petersen	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 September 12, 2013 minutes as submitted. Seconded by Alderman Martin. Motion carried unanimously.*

**2. Consideration of ORDINANCE 2013-40, To Be Entitled: “An Ordinance to Replace the General Requirements and Technical Specifications, Water Management Department, City of Franklin, Tennessee, and the Standard Specifications for Design and Construction of Reclaimed Water System, City of Franklin, Tennessee as Adopted by Reference in Title 18 of the Franklin Municipal Code”**

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

Changes to these chapters on water, wastewater, and reclaimed water were approved by TDEC. Although specifications are adopted by BOMA by ordinance, the City Engineer has the authority to approve revisions as deemed necessary to effectuate the intent of these specifications with 30 days’ notice from posting on the City’s website or advertising in a publication. Changes technical in nature must have TDEC approval. New technologies and such things as new pipe materials require changes.

*Alderman Barnhill moved to approve Ordinance 2013-40 and forward recommendation to BOMA. Seconded by Alderman McLendon. Motion carried unanimously.*

**3. Consideration of a Professional Services Agreement with Smith Seckman Reid, Inc. for the Watson Branch (Section East of I-65) Basin Study (COF Contract No. 2013-0175) for an Amount Not to Exceed \$7,000.00**

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

Alderman Martin recused herself.

The request for the Ingraham property (which is in the Mayes Creek Basin) is to route the sewer from that property to the proposed pump station in the adjacent Amelia Park development. That would take the McKay’s Mill East Pump Station offline. The flow from these developments would be pumped across the basins’ divide to discharge into Spencer Creek Basin. The purpose of this study on the Watson Branch Basin is to ensure there will be sufficient capacity in the interceptor

sewer based on the additional flows from McKay's Mill West and any other undeveloped property flows based on the current zoning.

*Alderman Barnhill moved to approve PSA with SSR to model the sanitary sewer system using projected flows. Seconded by Alderman McLendon. Motion carried unanimously 3-0 with Alderman Martin recused.*

Alderman Martin rejoined the meeting.

4. **Consideration of a Professional Services Agreement with URS Corporation for the Charlton Green Sanitary Sewer Improvements Project (COF Contract No. 2013-0176) for an Amount Not to Exceed \$19,895.00**

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

The current pump station was installed in the late 1970s and is in need of repair or replacement. Staff believes that since the system has expanded, gravity sewer is an option.

*Alderman Barnhill moved to approve PSA with URS in an amount not to exceed \$19,895.00, and forward recommendation to BOMA. Seconded by Alderman Martin. Motion carried unanimously.*

5. **Consideration of Easement Agreement for Woodlands Subdivision, Lot 19 (COF Contract No. 2013-0177)**

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

Mr. Parker referred to Exhibit A and the property in question off Southwinds Drive, which is a gun store with a platted easement. The drainage works; however, the easement was not correct. This is to fix the problem to allow sale of the property.

*Alderman Barnhill moved to approve Easement Agreement for Woodlands Subdivision, Lot 19, and forward recommendation to BOMA. Seconded by Alderman Martin. Motion carried unanimously.*

6. **Consideration of a Professional Services Agreement (COF Contract No. 2013-0180) with Neel-Schaffer for the Design of the 100 Block Battle Avenue Drainage Improvements Project**

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

Deferred to the November 14, 2013 CIC meeting.

7. **Consideration of a Professional Services Agreement (COF Contract No. 2013-0182) with Neel-Schaffer for the Preliminary Engineering of the Figuers Drive Area Drainage Improvements Project**

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

Deferred to the November 14, 2013 CIC meeting.

8. **Consideration of Change Order No. 1 (Time Extension) to the Construction Contract for the McEwen Drive Temporary Connector Project (COF Contract No. 2012-0151)**

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

Change Order No. 1 is for time extension due to weather delays and for grading work; total of 70 days for total completion of the project

*Alderman Barnhill moved to approve Change Order No. 1 to Construction Contract for McEwen Drive Temporary Connector, and forward recommendation to BOMA. Seconded by Alderman Martin. Motion carried unanimously.*

9. **Consideration of Change Order No. 1 (Completion Time Extension) to the Construction**

**Contract for the SR 96W at Boyd Mill Avenue & Carlisle Lane Roadway Improvements and Traffic Signal Installation (COF Contract No. 2012-0148)**

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

Change Order No. 1 for completion time extension due to third party utility relocations and an additional water line; 28 day addition for total completion.

*Alderman Barnhill moved to approve Change Order No. 1 to Construction Contract SR 96W @ Boyd Mill Avenue & Carlisle Lane, and forward recommendation to BOMA. Seconded by Alderman McLendon. Motion carried unanimously.*

**10. Consideration of Change Order No. 1 to the Construction Contract for the Carothers Parkway South Extension Project (COF Contract No. 2013-0048)**

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

Mr. Parker related the main reason for the change order is undercutting and the stone needed to take care of soil problems and leveling asphalt before final topping. The \$560,000 will take up most of the remaining contingency.

*Alderman Barnhill moved to approve Change Order No. 1 to the Construction Contract for the Carothers Parkway South Extension, and forward recommendation to BOMA. Seconded by Alderman Martin. Motion carried unanimously.*

**11. Consideration of Agreement (COF 2013-0144) with Mike Ford Custom Builders for the Extension of Sanitary Sewer for the Blossom Park Development**

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

This development will require the extension of offsite sanitary sewer infrastructure to provide sewer service. Efforts to acquire the necessary easements have been unsuccessful. The Agreement outlines the terms and conditions associated with the acquisition of the necessary easements.

*Alderman Barnhill moved to approve Agreement with Mike Ford Custom Builders, and forward recommendation to Work Session and BOMA. Seconded by Alderman Martin. Motion carried unanimously.*

**12. Consideration of RESOLUTION 2013-67: A Resolution Authorizing Condemnation for the Acquisition of Property for Sanitary Sewer Main for the West Basin**

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

This is a typical resolution for condemnation that allows condemnation if necessary, but doesn't stop the City Engineer and City Attorney from negotiations.

**Discussion:**

- The request is for low pressure sanitary sewer; however, the City wants to install gravity sewer.
- Ordinance 2013-44, rezoning 3003 Del Rio Pike, and Resolution 2013-43, Development Plan for 3003 Del Rio Pike, were addressed and unanimously approved at the October 8, 2013 BOMA meeting. The rezoning Ordinance is scheduled for third reading at the November 12, 2013 BOMA meeting.
- Alderman McLendon stated eminent domain is a powerful tool. Many condemnations are for road projects that are for the greater good of the community. This sewer easement condemnation would benefit the owner of 3003 Del Rio Pike and the developer by maximizing the value of the property to the detriment of the adjacent property owner, Carol Chapman, who has owned the property for many years and does not want the easement on her property.

- Eric Stuckey explained that this is part of the West Basin Project.
- Aldermen McLendon and Barnhill recommended talking with Mrs. Chapman again. Paul Holzen responded that Engineering could do that.
- Bill Charles, developer for Blossom Park said he had met with Mrs. Chapman several times, and offered her an amount per a third party appraisal. The offer was declined.
- Alderman Martin asked if the connection could be through Cornerstone subdivision. Mr. Charles responded that tie in depth is shallow and not enough to make it work without a pump station. It was mentioned the Cornerstone tie in is on a dead end street.
- Alderman McLendon said if the vote is yes, they will have forced this into a pump station or eminent domain for Mrs. Chapman with no benefits, to the benefit of the other homeowner and developer. The sewer line would cut her field in half; \$10,000 is not enough to pay for that easement and would dictate what is done later on her property. Alderman Barnhill agreed that \$10,000 is not enough for the easement.
- Alderman McLendon expressed that staff should do what they do in the ordinary course of issuing a condemnation resolution.
- Mike Lynch, the property owner whose land is designated for the Blossom Park Development, said sewer would be an advantage to him and to Mrs. Chapman. He added that he cannot sell his property to the developer without sewer.
- Eric Stuckey pointed out that even with the authority for condemnation, it is not often used.

*Alderman Barnhill moved to approve Resolution 2013-67 and forward to November 12, 2013 Work Session and BOMA. Seconded by Alderman McLendon. Motion carried unanimously.*

**13. Consideration of Amendment No. 1 (COF Contract No. 2013-0016) to the Road Impact Fee Offset Agreement with Trillium Farms, L.P.**

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

Paul Holzen related Amendment No. 1 to this Impact Fee Offset Agreement for a section of Carothers Parkway is because the bids came in higher than estimated. The amendment is for an increase of \$69,000.

*Alderman Barnhill moved to approve Amendment No. 1 to Road Impact Fee Offset Agreement with Trillium Farms, and forward recommendation to BOMA. Seconded by Alderman Martin. Motion carried unanimously.*

**14. Street Projects Status Reports**

a. Mack Hatcher Parkway Northwest Quadrant Extension	
b. Mack Hatcher Parkway Northeast Widening Project	
c. Hillsboro Road Improvements (SR 96 West to Independence Square)	
d. Hillsboro Road Improvements (Independence Square to Mack Hatcher Parkway)	
e. McEwen Drive Temporary Connector	
f. Third Avenue Extension	
g. Carothers Parkway South Extension	
h. Carlisle Lane/Boyd Mill @ SR 96 West Signalization	Carlisle reopened. Working on Boyd Mill
i. TOC Phase 3 Infrastructure and Upgrades Project	
j. McEwen Drive and Wilson Pike Intersection Improvements	
k. Access Road to the Public Works Facility (across Lasko)	Signalization complete
l. Century Court/Beasley Drive Connector	
m. Eastern Flank Battlefield Park Access Roadway	Road 95% complete and is open to the public. Grand Opening to follow.
n. Hunter's Bend Safe Routes to School	
o. Columbia Avenue and Southeast Parkway	Authorized contractor to order signal. Expected completion March 2014

p. Cool Springs Intersection Improvements (Mallory Lane & South Springs Drive)	
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**15. Water Management Projects Status Reports**

a. Water, Wastewater and Reclaimed Water Specifications	
b. Mack Hatcher Northwest Extension Water and Sewer Line Relocations	
c. I-65 Goose Creek Utility Relocation	
d. Seventh Avenue to Hillsboro Road Sewer Rehabilitation Project	
e. Eleventh Avenue Water and Sewer Rehabilitation Project	
f. North Petway Sewer Rehabilitation Project	
g. Spencer Creek Basin – South Prong Interceptor Upgrade	

**16. Stormwater Projects Status Reports**

a. Jackson Lake Dredging Improvements Project	Attempting to schedule meetings. Their surveyor did a second survey that is lower.
b. Green Branch Stream Restoration Project	
c. Ralston Creek (Victoria Court) Stream Restoration Project	
d. Harpeth River Restoration Project	
e. Battle Avenue Drainage Improvements	
f. Ralston Creek (Cheswicke Farms) Stream Restoration Project	

**17. Adjourn**

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

Meeting adjourned @ 5:22 p.m.

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 Pearl Bransford, Chair