



HISTORIC  
FRANKLIN  
TENNESSEE

ITEM 21 ws  
08/10/10

## MEMORANDUM

August 5, 2010

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator *ES*  
Vernon Gerth, Assistant City Administrator  
Catherine Powers, Planning and Sustainability Director  
David Parker, City Engineer/CIP Executive  
Eric Gardner, Director of Engineering

SUBJECT: Breezeway School Update

### **Purpose**

The purpose of this memorandum is to provide the Board of Mayor and Aldermen (BOMA) with additional information regarding the proposed rezoning and concept plan for a new elementary school within the Breezeway neighborhood.

### **Background**

City staff has been in ongoing discussions with Williamson County Schools (WCS) officials to work through issues related to the proposed development of a new elementary school within the Breezeway neighborhood. Our efforts have focused on identifying specific issues and traffic mitigation needs associated with the school. City engineering staff has identified various improvements along initial rough cost estimates that are likely to be identified by the traffic studies (attached). Recently, the respective administrative leaders have met to identify specifically how WCS would work with the City in implementing the proposed school project. Attached is a letter from WCS Director of Schools Mike Looney describing the proposed commitments of Williamson County Schools should this project move forward with Board approval. These specific commitments would ultimately be placed into an inter-local agreement between the City of Franklin and Williamson County Schools.

### **Financial Impact**

The financial and infrastructure commitments identified above would be incorporated into the sources for the update the Capital Investment Community Priorities and Funding Plan.

### **Recommendation**

It is recommended that staff continue to work with WCS to develop an inter-local agreement that memorializes these commitments as a part of the Board's consideration of the rezoning and concept plan request. Staff recommends approval of the rezoning and concept plan conditioned on the execution of an inter-local agreement addressing needs identified by the City.

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(615) 472-4000  
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August 6, 2010

Eric S. Stuckey  
City Administrator  
City of Franklin  
109 3rd Avenue South  
Franklin, TN 37064

Re: Follow-up to Meeting on August 4, 2010

Eric:

Let me express my sincerest gratitude to you and your staff for all the time and work you have put into this project. Our ongoing discussions about the issues involved and how we can cooperate on addressing those issues are helpful, and will hopefully lead to a good result for everyone involved.

As a follow-up and to confirm our discussion, some of the specific issues we talked about and the tentative offer WCS is considering including with our current proposals includes the following:

Sewer – We understood you to suggest that the City has a standing agreement from the Breezeway developer for upgrades of the sanitary sewer pumps. As the meeting was held just recently, we have not had a chance to verify or confirm the terms of that agreement. If our project is approved, however, WCS would be able to contribute to the pump upgrades on either a pro rata basis based on our use of the sewer system, or through some arrangement made in conjunction with the Breezeway developer. Our desire would be that our contribution, whether pro rata or together with the developer, would be an attempt to ensure that the sanitary sewer infrastructure requirements are satisfied with no or minimal cost impact to the City.

Traffic Signalization – The additional traffic studies requested by the City are being completed at this time. In the meantime, we can commit to funding any signalization which occurs at the McEwen-Wilson Pike intersection and the Wilson Pike-Clovercroft intersections. We understood, and we believed you did as well, that TDOT approval may be required, and that the City and WCS would work together to obtain those approvals if needed.

Traffic Mitigation – Your staff had identified a list of improvements that staff believes are likely to be identified in the traffic studies. Those improvements were provided in a memo prepared by Eric Gardner and David Parker. We appreciate your staff taking the time to look at this issue. WCS is not prepared to agree that all of those improvements are necessary because of our project, nor can we fund all of the improvements listed in that memorandum.

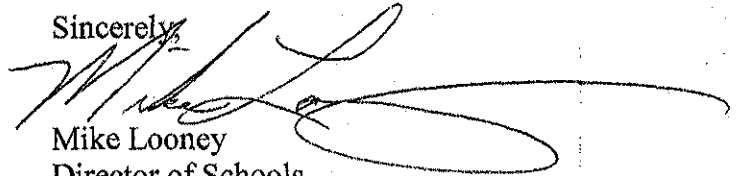
If our project is approved, we can commit to providing \$1 million dollars as part of our project to be used by the City to address any traffic mitigation the City believes is necessary. As we discussed in the meeting, this sum of \$1 million dollars is in addition to the Breezeway entrance improvements, which are already included in our project (described as Breezeway Entrances - \$390,000, in the Gardner-Parker memorandum). We understand that some of these improvements are already present in the City's capital improvement plan, though they may not be high in priority. This way the City can make use of the funds at its discretion and on its own timetable.

Interlocal Agreement – The discussions and offers to this point are tentative, and are purely contingent upon approval of our submittals to the City for the project. If the project were approved, WCS would be willing to enter into an inter-local agreement memorializing our commitments and the terms upon which WCS and the City would cooperate on these issues.

Again – please share our gratitude with your staff for their time and effort. This level of cooperation is likely unprecedented, and we are pleased to have the opportunity to be good neighbors.

If you or your staff have any questions or concerns, please do not hesitate to contact us.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Looney", with a long, sweeping horizontal line extending to the right.

Mike Looney  
Director of Schools  
Williamson County Schools

xc: Jason Golden  
Bill Squires  
Kevin Fortney



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## MEMORANDUM

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August 3, 2010

TO: Eric S. Stuckey, City Administrator

FROM: Eric J. Gardner, P.E., Director of Engineering  
David Parker, P.E., CIP Project Executive

SUBJECT: Breezeway School – Traffic Improvements

The improvements (and rough cost estimates) that we believe may come out of the traffic study are as follows. None of the cost estimates include potential ROW acquisition, utility relocation or design.

### **McEwen Drive at Players Mill**

Left Turn Lane for WB McEwen

Cost Estimate - \$245,000

Could be reduced by \$20,000 if we didn't require curb & gutter.

### **McEwen Drive at Wilson Pike**

Signalization and Left Turn Lane for EB McEwen and NB Wilson Pike (would require a bridge crossing RR for EB lanes)

Cost Estimate - \$2,075,000

Could be reduced by \$60,000 if we didn't require c&g and could be reduced by \$100,000 if we allowed span wire instead of mast arms for the signal.

### **Wilson Pike at Clovercroft Road**

Signalization, extend Left Turn Lane for SB Wilson and Right Turn for WB Clovercroft

Cost Estimate - \$490,000

Could be reduced by \$25,000 if we didn't require c&g and could be reduced by \$100,000 if we allowed span wire instead of mast arms for the signal.

### **Breezeway Entrances**

Extend Left Turn Lane for EB Clovercroft and install Right Turn Lane for WB Clovercroft

Cost Estimate - \$390,000

Could be reduced by \$25,000 if we didn't require c&g.

These are just the improvements that we think may come out of the traffic study. You are looking at \$3.2M for the improvements with the potential to knock off about \$330k by not requiring them to meet our standards for curb & gutter and signalization. Please understand that these are very rough numbers.

Let me know if you need anything else from me.