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**MEETING MINUTES**  
**CAPITAL INVESTMENT COMMITTEE**  
**CITY OF FRANKLIN, TENNESSEE**  
**CITY HALL BOARDROOM**  
**THURSDAY, AUGUST 11, 2011, 4:00 PM**

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**Committee Members**

Alderman Dana McLendon, Chair P  
Alderman Clyde Barnhill, Vice Chair P  
Alderman Pearl Bransford P  
Alderman Margaret Martin 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/CIP Executive P  
Mark Hilty, Water Management P  
Lisa Clayton, Parks Director P  
Joe York, Streets Director P  
Mayor Ken Moore P  
Alderman Ann Petersen P  
Alderman Michael Skinner P  
Lanaii Benne, Assistant City Recorder P  
Sarah Sappington, Administrative Assistant P  
Linda Fulwider, Board Recording Secretary P

**1. Call to Order**

Alderman Clyde Barnhill, Vice Chair, called the meeting to order at 4:00 p.m.

**2. Approval of Minutes**

*Alderman Bransford moved to approve the July 14, 2011 minutes as presented. Seconded by Alderman Martin. Motion carried unanimously 3-0. Alderman McLendon was not present.*

➤ Alderman McLendon joined the meeting.

**3. Consideration of Change Order No. 1 for the Nichol Mill Project for a Phase II Contract Time Extension of 63 Calendar Days (New Phase II Completion Date of December 14, 2011)**

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

For construction management purposes looking at this project in two phases. Phase I – From intersection with Mallory Lane to entrance of Academy Sports. Phase II – from entrance of Academy Sports to limits of construction at the creek crossing on the existing Nichol Mill Lane. During construction of Phase I the contractor discovered numerous unmarked private utilities: electrical, phone, and cable servicing Academy Sports. These utilities stopped construction of Phase I and delayed the contractor 63 days. Staff recommends adding 63 days to Phase II. No additional time will be added to the signal/intersection and Phase I. The contractor will be required to substantially complete Phase I and signal/intersection work by October 12, 2011 to avoid disrupting holiday traffic.

*Alderman Martin moved to forward to BOMA recommendation to approve Change Order No. 1 for the Nichol Mill Project. Seconded by Alderman Bransford. Motion carried unanimously*

**4. Consideration of Change Order No. 3 for the Franklin ITS ARRA Project (COF Contract 2010-0091) with Stansell Electric for a Time Extension of four (4) Weeks**

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

Delay caused by the City to allow for the review of options for long term operational needs of TOC, no additional money involved.

*Alderman Bransford moved to forward to BOMA recommendation to approve Change Order 3 for the Franklin ITS ARRA Project. Seconded by Alderman Martin. Motion carried unanimously.*

5. **Consideration of Waterline Cost Reimbursement Agreement (COF Contract 2011-0107) with Bristol Development Group, LLC for a Reimbursement Amount of \$58,257.84**

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

The majority of staff recommends Option 1 (COF Contract No. 2011-0107 as written) the 50/50 split option of the Waterline Cost Reimbursement Agreement from Jamison Station PUD Subdivision Sections 2 & 3 with Bristol Development Group, LLC. Vernon Gerth said the total estimated fees for sewer and water is between \$700,000-\$800,000. This will benefit residents in that area as well.

*Alderman Bransford moved to forward to BOMA Consent Agenda recommendation to approve Waterline Cost Reimbursement Agreement. Seconded by Alderman Martin. Motion carried unanimously.*

6. **Consideration of a Right-of-Way Use Agreement with Zayo Group, LLC for the Installation and Maintenance of Telecommunications Facilities within the City's Right-of-Way**

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

Zayo representatives were present. David Parker said this is a standard right-of-way use agreement, but there were two issues to clarify. Zayo requests a 20-year term instead of the City's normal 10-year term, and Zayo will not have a local office as required per the standard agreement.

Zayo serves large customers, such as Vanderbilt Medical Center/Williamson County. The stipulation for a local office pertains to vendors, such as Comcast, with thousands of individual customers vs. a vendor with several large institutional customers. Although the company prefers a 20-year contract, they will acquiesce to the City's 10-year term.

*Alderman Barnhill moved to forward to BOMA recommendation to approve an amended Right-of-Way Use Agreement with Zayo, stipulating a 10-year term, and the deletion of requirement to have a local office. Seconded by Alderman Bransford. Motion carried unanimously.*

7. **Consideration of the Request for Sanitary Sewer Availability for 9330 Clovercroft Road**

**Eric Gardner, Engineering Director**

This property is adjacent to the new school. Since the property is lower than the pump station, a grinder pump system would be required with a force main that ties into either the Clovercroft school's sewer system or the nearest manhole to the pump station. It is likely a private easement would be needed for the service line. An easement is likely needed on school property. Annexation was discussed as well.

*Alderman Martin moved to forward to BOMA recommendation to deny request for sanitary sewer availability. Seconded by Alderman Bransford. Motion to deny ended in a 2-2 tie-vote with Aldermen Martin and Bransford voting to deny and Aldermen McLendon and Barnhill voting against. Aldermen McLendon and Barnhill would like further discussion at the August 23<sup>rd</sup> Work Session.*

8. **Consideration of the Request for Water Availability for 340 Kinnie Road**

**Eric Gardner, Engineering Director**

Request withdrawn

9. **Consideration of Change Order No. 4 with The Parks Companies, Inc. for the McEwen Drive Phase 3 Project (COF Contract No. 2011-0003) for an Increase in the Contract Amount of \$17,116.60**

**Eric Gardner, Engineering Director**

During post-bidding, pre-construction phase it was learned a storm sewer outlet was installed directly adjacent to the proposed location of one of the box bridges. Rather than redesign a portion of the bridge, it was decided to route the Crescent Multifamily to the proposed McEwen Drive storm system. Also included with the change order: 4 additional traffic signal pull boxes to be installed at the intersection of McEwen Drive and Turning Wheel Lane/Well Springs Way.

*Alderman Martin moved to forward to BOMA recommendation to approve Change Order No. 4 for the McEwen Drive Phase 3 Project. Motion carried unanimously.*

10. **CIP Discussion**

**Eric Stuckey, City Administrator**

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

a. General CIP Process Update

Eric Stuckey related staff is working on phasing options for higher ranked priorities, and working with PFM for a financial model. They are making progress and plan to bring it to the September meeting in some form.

Alderman Barnhill referred to South Carothers Parkway Extension and wondered if that road could be scaled down to two lanes with curb and gutter, and not be built as a "Taj Mahal" road. Medians and bike lanes are nice, but it would be advantageous to move traffic as well. South Carothers is one of the priorities that should be addressed.

David Parker explained staff is looking at two lanes but grading for four lanes. Borrowing material from Nichol Bend Project. Want to build the road prior to further development. The next phase will go all way to other side of the river, probably two lanes initially. Possibility of some rough grading and additional grading because of retaining walls, blasting, etc. Further discussion at the next meeting.

b. Consolidated Public Works Facility (Water/Streets/Fleet Management)

Mr. Stuckey addressed the opportunity to provide a consolidated facility for Streets, Water Management, and Fleet Maintenance. The property under consideration for purchase is the former 84 Lumber site. It is a good location with room for expansion and there are other buildings on the property would serve the City well. The price is around \$2.4 million. The market value is \$3.6 million. It is a 15.8-acre site. Access must be improved.

Alderman McLendon requested the following information: cost to purchase the property, cost to get needed access, transition costs to move the operations from the Hill, what could be recouped by surplus property or alternative City use, overall cost savings, how long it would take, how does it fit into the organizational plan, any unintended consequences in combining departments. Alderman Barnhill added it should be total cost because the value of the property is not much without access and if signalization needed. Investigate comparable sales of raw land. Alderman Skinner asked that no roads be through the soccer fields. Mr. Stuckey indicated all information would be provided.

11. **Street Projects Status Reports**

- a) **Mack Hatcher Parkway NW Extension**
- b) **Hillsboro Road Improvements**
- c) **McEwen Drive, Phase III Improvements**
- d) **Third Avenue Extension**

- e) South Carothers Parkway Extension
- f) Columbia Avenue Streetscape Project
- g) Carlisle Lane/Boyd Mill @ SR 96 West Signalization
- h) Nichol Mill Lane
- i) Mallory Station Signalization at General George Patton & Duke Drive
- j) TOC Phase 3 Software Project
- k) TOC Phase 3 Infrastructure and Upgrades Project
- l) Franklin ITS (ARRA 2009) Project
- m) Bakers Bridge and Carothers Pedestrian Signal Project
- n) McEwen Drive and Wilson Pike Intersection Improvements

Reports filed with minutes. There were some questions and discussion on several projects.

**12. Water Management Projects Status Reports**

- a) ARRA Green Projects – West Reclaimed Water Line, Downs Boulevard Reclaimed Water Line
- b) ARRA Clean Water Projects – Boyd Mill Low Pressure Sewer, Country Road Low Pressure Sewer, Simmons Ridge Sanitary Sewer
- c) Southeast Water Line
- d) Downs Boulevard Water Line
- e) Franklin Integrated Water Resources Plan
- f) Water, Wastewater and Reclaimed Water Specifications

Reports filed with minutes

**13. Stormwater Projects Status Reports**

- a) Jackson Lake Dredging Improvements Project
- b) Liberty Creek Watershed Improvements Project
- c) Buckingham Park Stream Restoration Project
- d) Green Branch Stream Restoration Project
- e) North Ewingville Branch Victoria Court Stream Restoration Project

Reports filed with minutes

**ADJOURN**

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

Meeting adjourned 4:55 PM

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Dana McLendon, Chair

Minutes prepared by Linda Fulwider, Board Recording Secretary, City Administrator's Office - 11/22/2011 3:31 PM