



Meeting Agenda

Work Session

Tuesday, September 27, 2022

4:30 PM

Board Room

CALL TO ORDER

CITIZEN COMMENTS

Comments on agenda items may be made in person at City Hall or by emailing recorder@franklintn.gov before noon on the day of the meeting. Comments will be submitted for the record.

WORK SESSION DISCUSSION ITEMS

1. Presentation Of The New City Hall Test Fits
WS 8/23/2022

Sponsors: Vernon Gerth, Kelly Dannenfelser, Anna Ruth Kimbrough
2. Presentation On The Proposed Water And Sewer Impact Fees.
WS 2/22/22, 3/22/22

Sponsors: Michelle Hatcher, Brian Goodwin
3. Status Update For The U.S. Army Corps Of Engineers Harpeth River Flood Risk Management Project (Home-Raising Program)

Sponsors: Paul Holzen, William Banks
4. *Consideration To Deny Sewer Availability For 4268 Columbia Pike (Map 118, Parcel 01100).
WS 9/13/22
BOMA 9/13/22, 8-0 to Defer to 9/27/22

Sponsors: Michelle Hatcher, Scott Andrews
5. Review Of A Plan For Extending Temporary And Permanent Sanitary Sewer Infrastructure Along a Section Of Long Lane That Will Allow The Refuge Center To Proceed With Development And The Montessori School To Proceed With Annexation.
WS 9/13/22

Sponsors: Eric Stuckey, Mark Hilty, Vernon Gerth
6. Consideration Of Procurement Award To H&H Construction Co., Inc., Of Erin, Tennessee In The Total Lump-Sum Amount Of \$131,901.12 For Replacement Of Metal Dome On Rock Salt Storage Bin For The Maintenance Division Of The Streets Department (Purchasing Office Procurement Solicitation No. 2023-002; Contract No. 2022-0239).

Sponsors: Steve Grubb, Jerry Hatcher

OTHER BUSINESS

ADJOURN

Anyone needing accommodations due to disabilities please contact the ADA Coordinator at 615-791-3277 at least 24 hours prior to the meeting.



File #: 21-03548

DATE: September 6, 2022
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Vernon Gerth, Asst. City Administrator Community Development
Kelly Dannenfelser, Asst. Director of Planning
Anna Ruth Kimbrough

SUBJECT:

Presentation Of The New City Hall Test Fits
WS 8/23/2022

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning the test fits for the new City Hall.

BACKGROUND/STAFF COMMENTS:

The City has worked with OHM/Studio 8 Consultants to complete a reprogramming effort and test fits for the new City Hall, which have explored how City operations could fit into a smaller building footprint than shown in the City Hall Masterplan (~115,000 SF). As part of the reprogramming process, the following areas were identified to reduce the programming needs for City Hall to better fit within budgeting needs:

- Reduced the total number of conference rooms and implementing more shared meeting spaces across floors;
- Reductions in storage space;
- Reduce the size of office spaces;
- Reductions in circulation areas; and
- Maximization of the subgrade parking garage for certain programmatic elements.

The presentation will provide an overview of the test fits (~91,250 SF). The test fits, which are preliminary plans used to confirm that the spaces defined in the program can be accommodated in the building to achieve:

- Meeting the programmatic needs for functional, efficient operations (enhanced service delivery to the community);
- Meeting City Hall staffing needs for future growth;
- Providing a variety of meeting and collaboration spaces;
- Giving daylight and views to employees and visitors;

- Including amenities for employees; and
- Balancing security and a welcoming environment.

FINANCIAL IMPACT:

A follow-up discussion on financing and legal questions is scheduled for the BOMA Work Session on October 11, 2022.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen acknowledge the presentation of the City Hall test fits.

City Hall Test Fits

BOMA Work Session

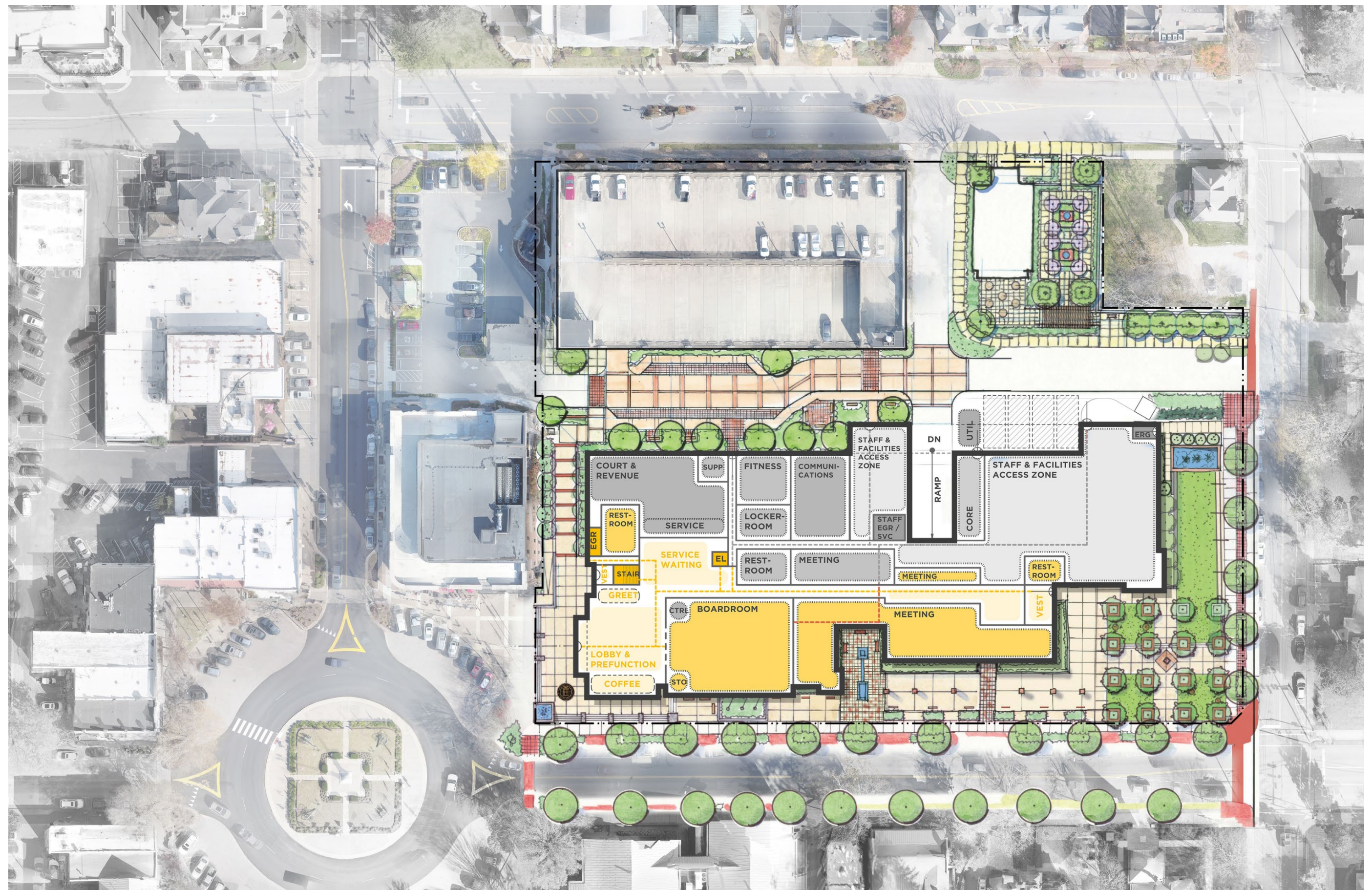
September 27, 2022

Goals for the New City Hall

BUILDING DESIGN GOALS

- 01** MEET THE PROGRAMMATIC NEEDS OF CITY HALL
- 02** BALANCE SECURITY WITH A WELCOMING CITY HALL
- 03** FLEXIBILITY IN DESIGN TO ALLOW FOR FUTURE GROWTH
- 04** PROVIDE MORE PARKING FOR THE STAFF AND THE COMMUNITY
- 05** IMPLEMENT MODERN OFFICE DESIGN STRATEGIES TO IMPROVE EFFICIENCY IN CUSTOMER SERVICE AND TO PROMOTE EMPLOYEE COLLABORATION
- 06** PROMOTE AND SUPPORT COMMUNITY FUNCTIONS
- 07** SUSTAINABILITY/LEED SILVER

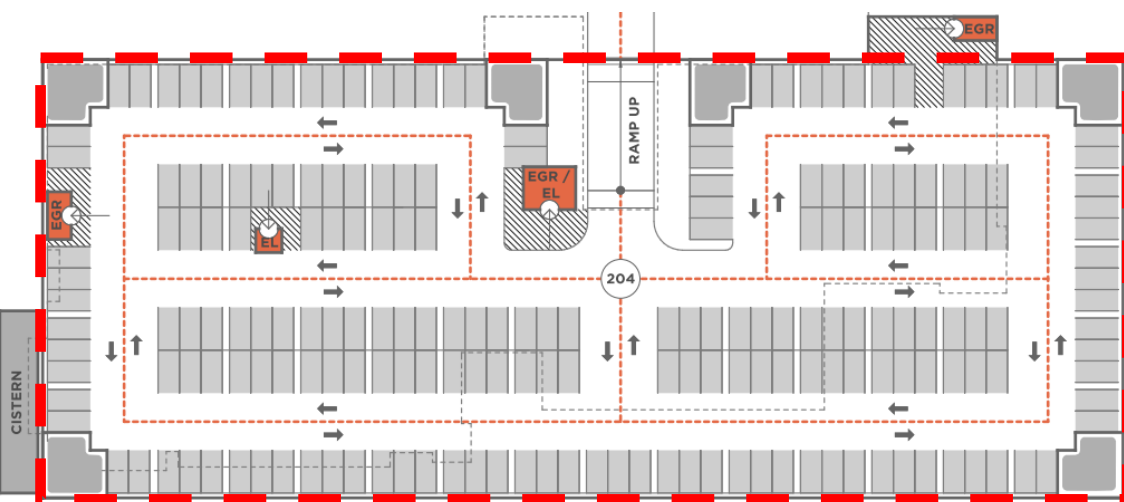
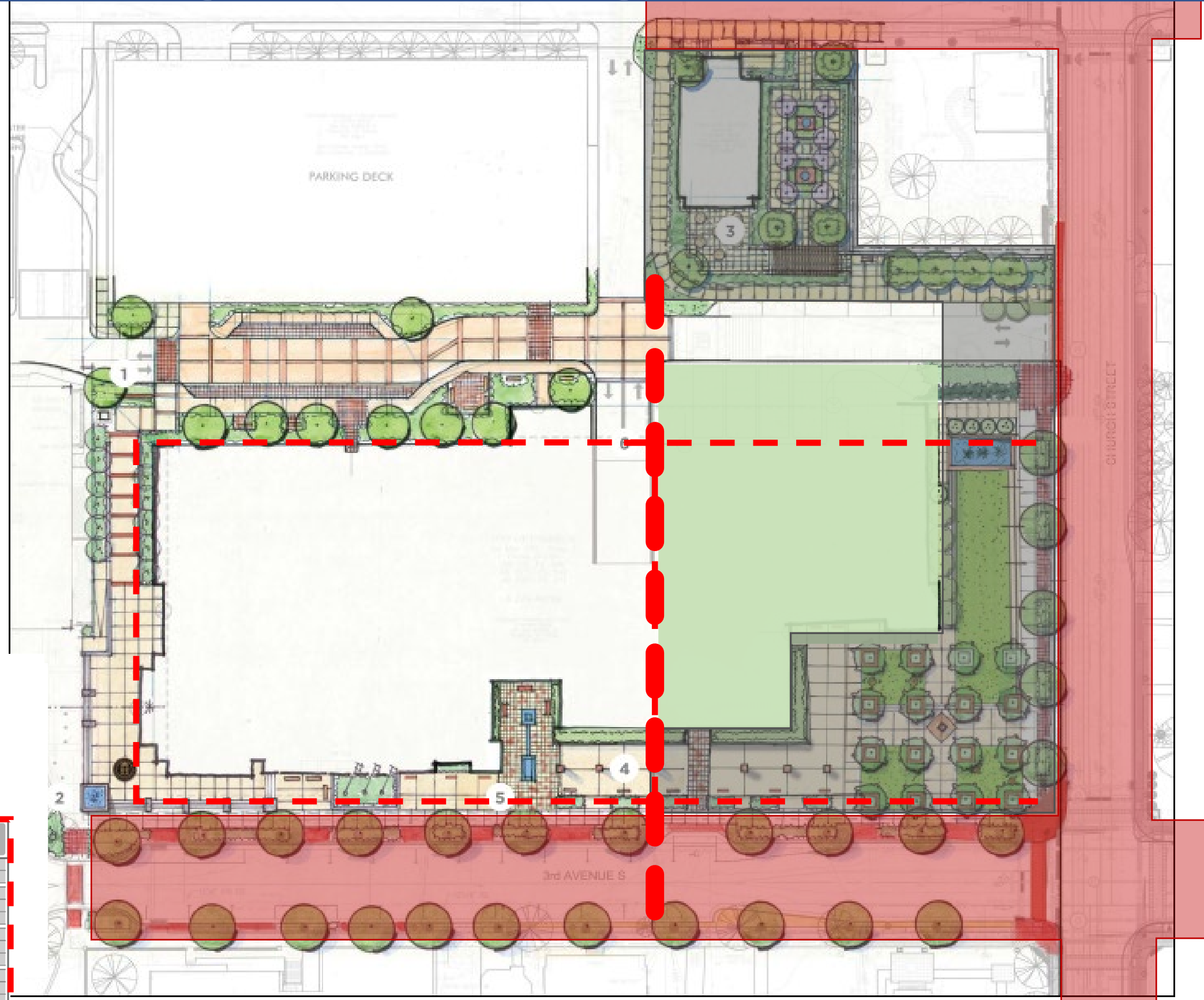




City Hall Masterplan

Reprogramming

- Rising construction costs resulted in an option for constructing a smaller building and full subgrade garage
- Based on the available funding from the Capital Investment Model, a smaller building of 78,500 SF was identified
- Then we studied and validated how City operations could fit into a smaller building



Reprogramming Modifications

- Worked Department by Department focusing on operational needs and future growth within a reduced footprint
- Reduced/shared meeting spaces across floors
- Reductions in storage space
- Adjustments in office sizes
- Reductions in circulation areas
- Maximization of the subgrade parking garage for certain programmatic elements

Test Fits

- With the reprogramming reductions above, the consultant completed **Test Fits** of the programmatic elements at ~ 91,250 SF (Scenario I from August 23 VWS)
- Test Fits are **Preliminary Plans** used to confirm that the spaces defined in the program can be accommodated within a target square footage

Test Fit Highlights

Meets the programmatic needs for functional, efficient operations

Meets City Hall staffing space needs into the future

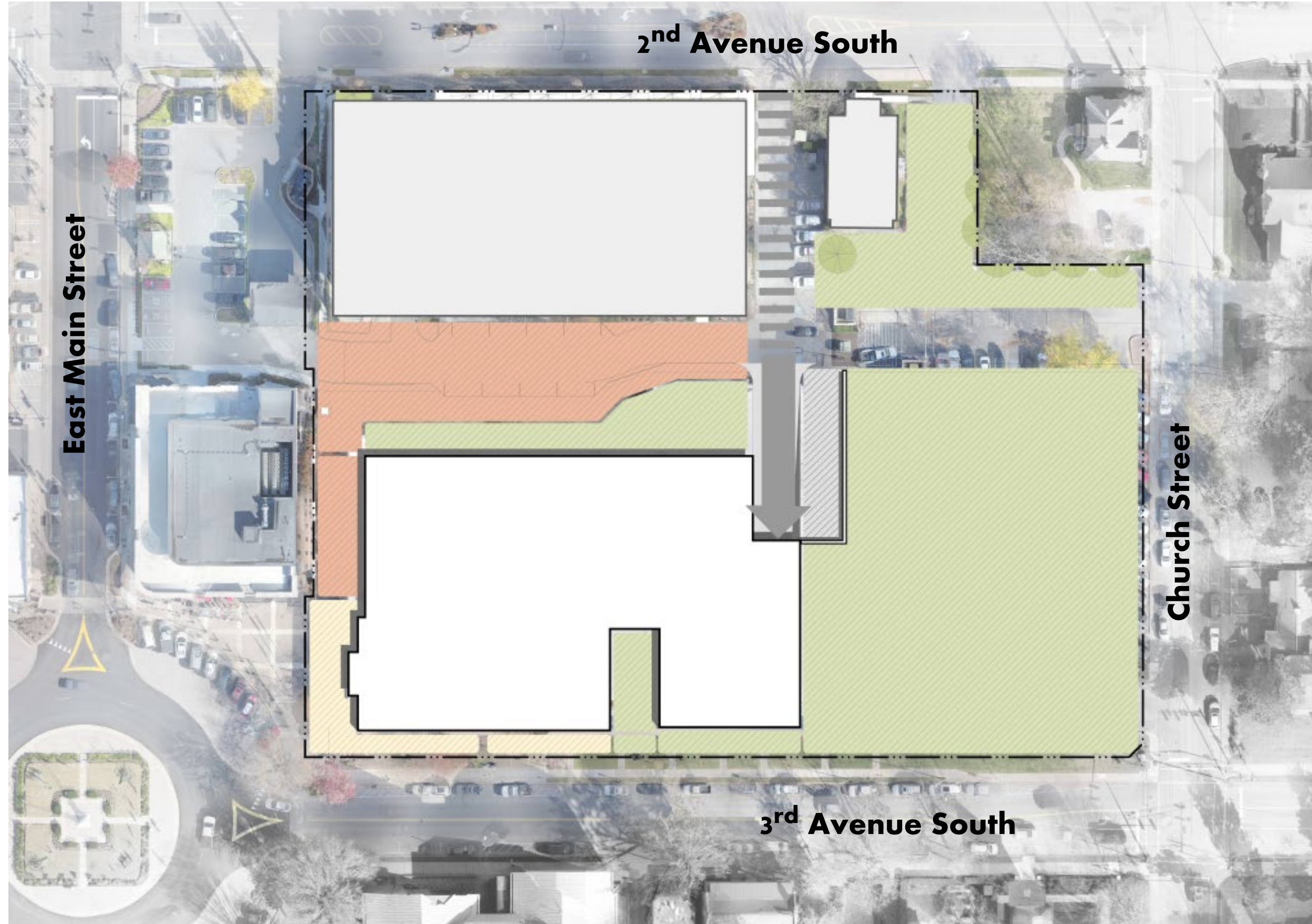
Provides a variety of meeting and collaboration spaces

Gives employees daylight and views

Includes amenities for employees

Balances security and a welcoming environment

Completes the Square!



Test Fit Layout on the Block

2nd Avenue South ↑

RAMP

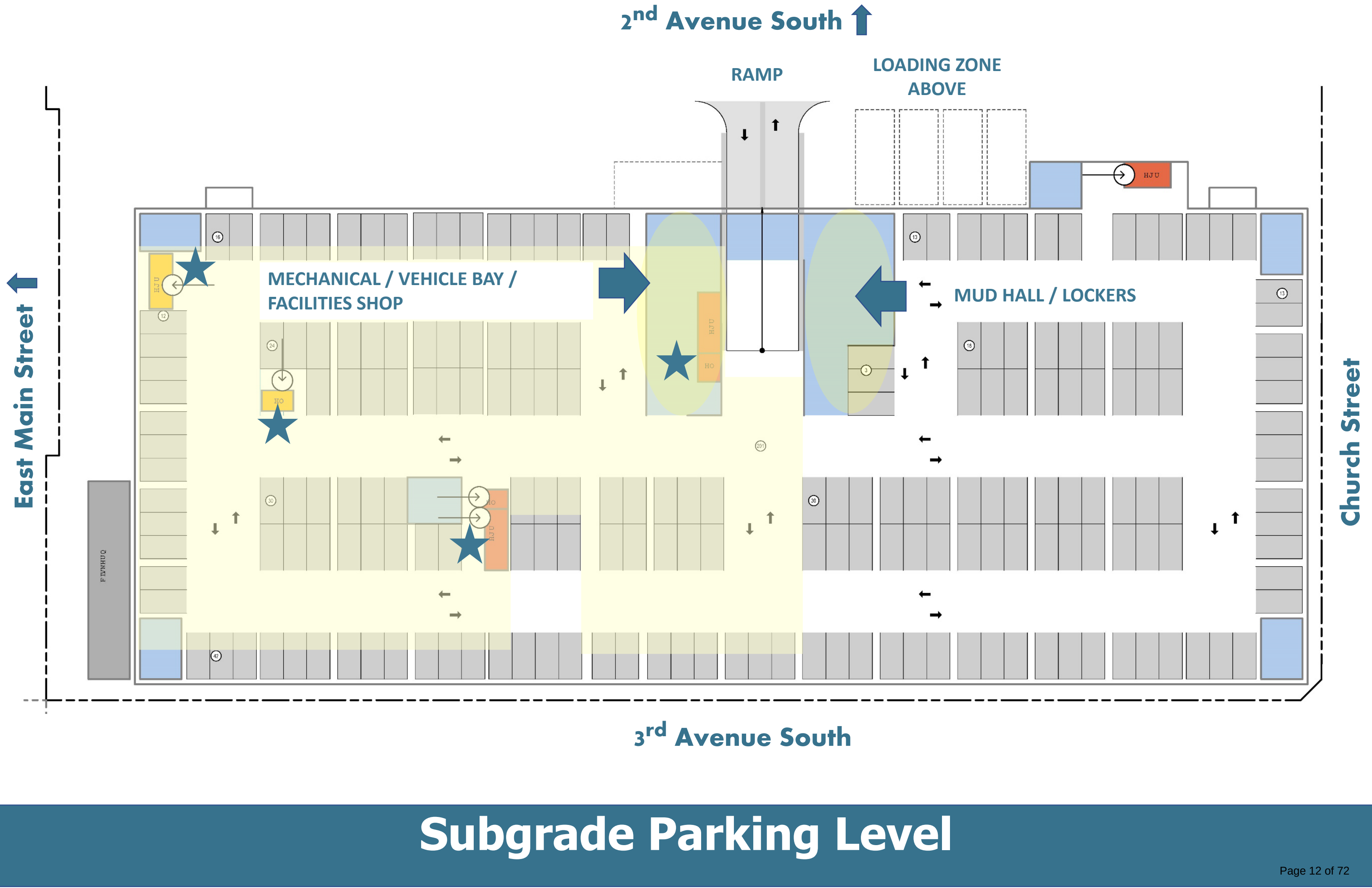
LOADING ZONE
ABOVE

MECHANICAL / VEHICLE BAY /
FACILITIES SHOP

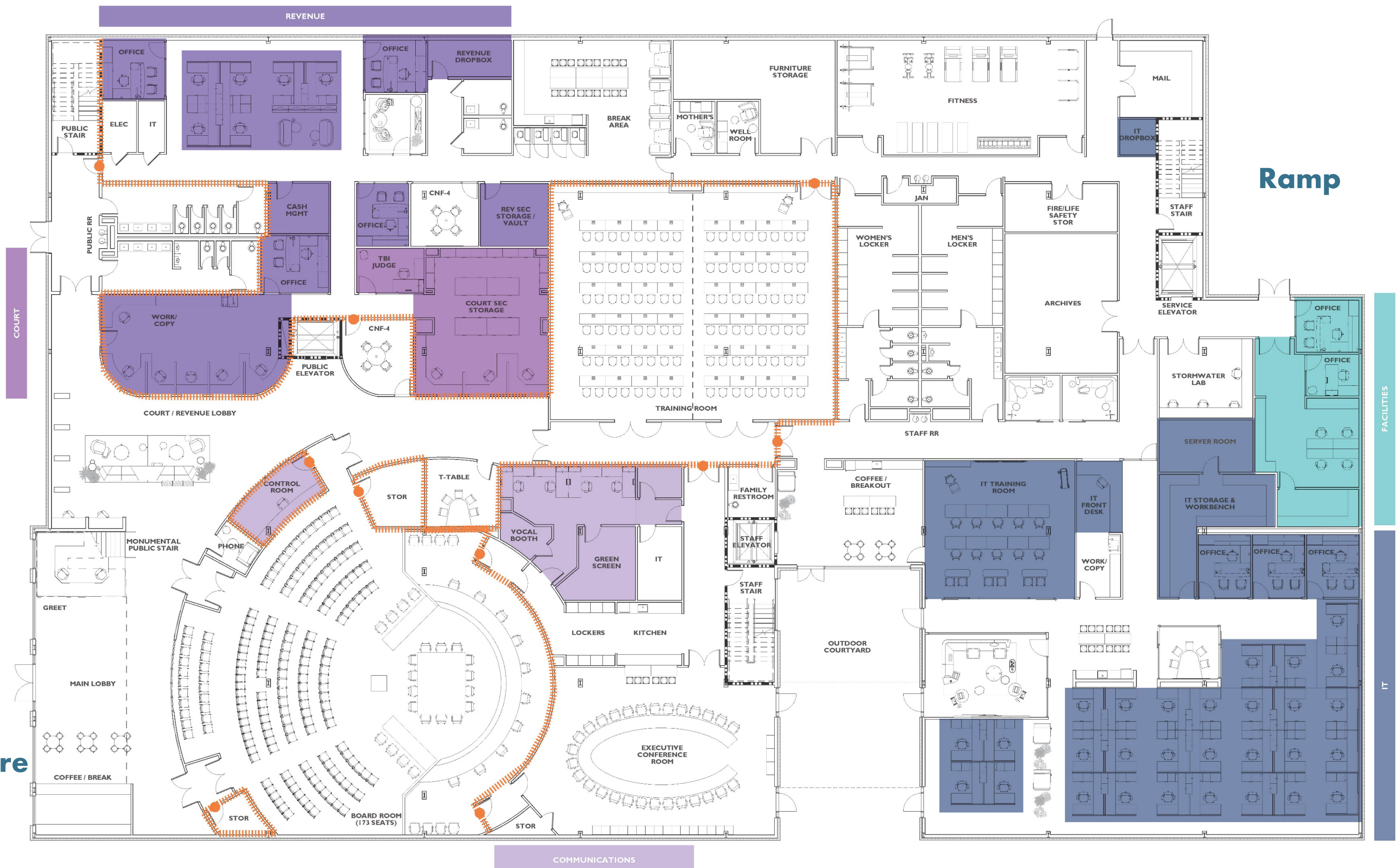
MUD HALL / LOCKERS

3rd Avenue South

Subgrade Parking Level



Square



1st Floor

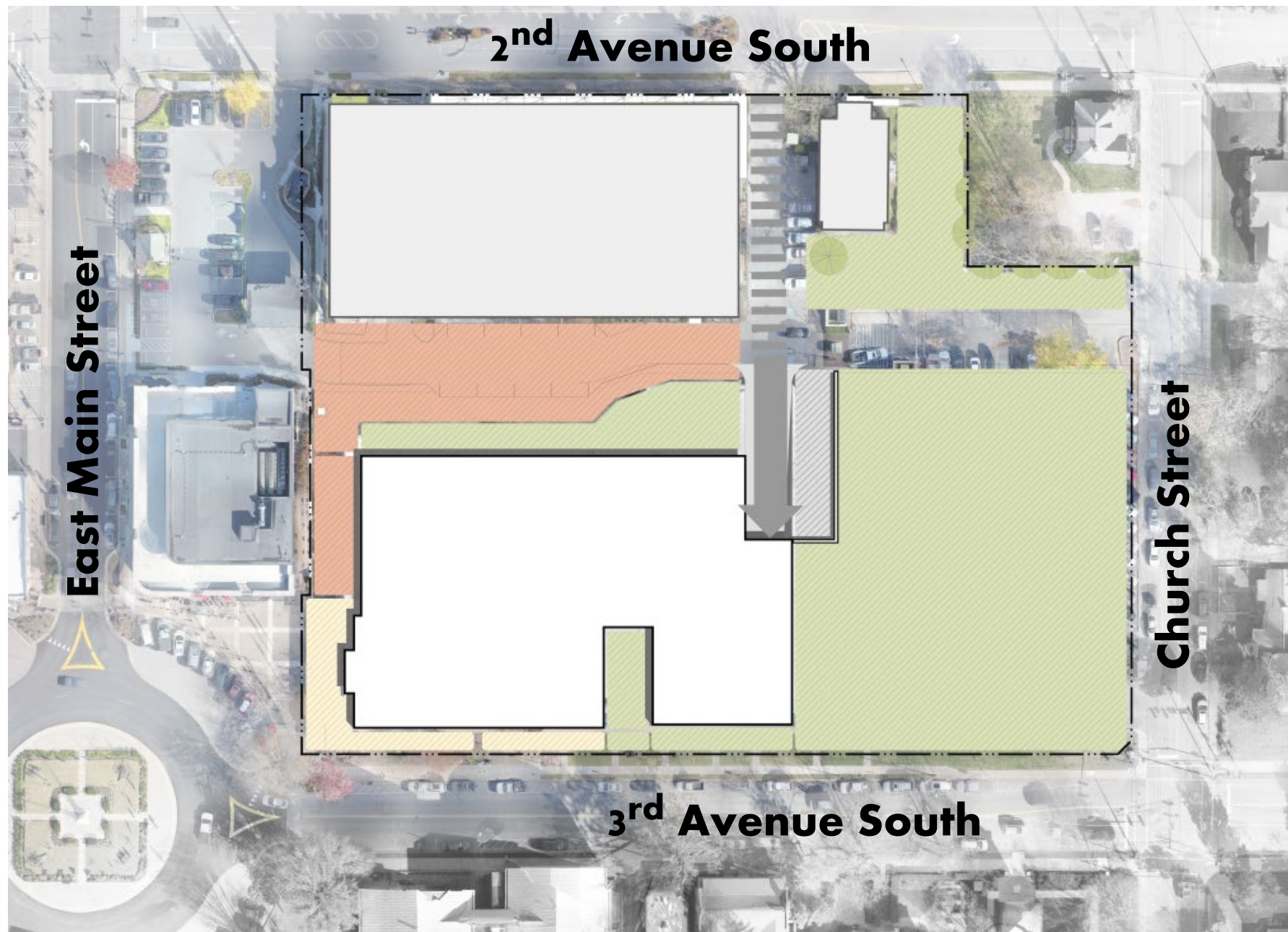
Square



Ramp

2nd Floor

Flexibility for the Future



- Part of BOMA's direction was to explore whether commercial leasable space could help the City construct the full master plan
- Reprogramming appears to meet our needs for the foreseeable future
- Heard a desire to activate 3rd Avenue Streetscape
- Commercial storefronts can create active streetscapes, but what about other ways?



Civic Gathering Spaces and Public Facilities

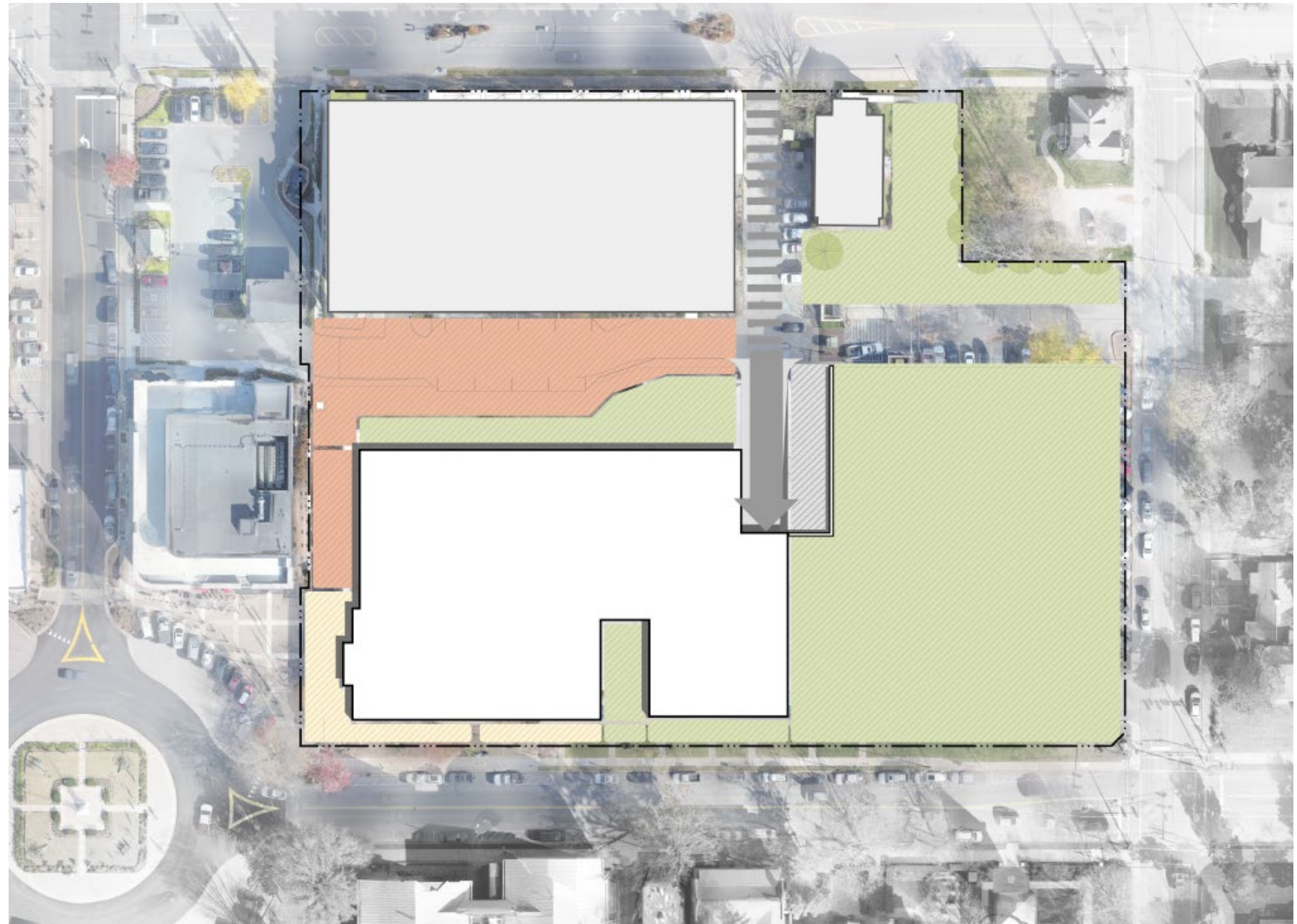


Water Feature and Open Space



Test Fit Results

- Reprogramming provides sufficient space to function well into the future
- Adaptable for evolving work trends
- Pad ready building area for flexibility for future growth
- Options for activating the remaining space



Financing and Legal Questions

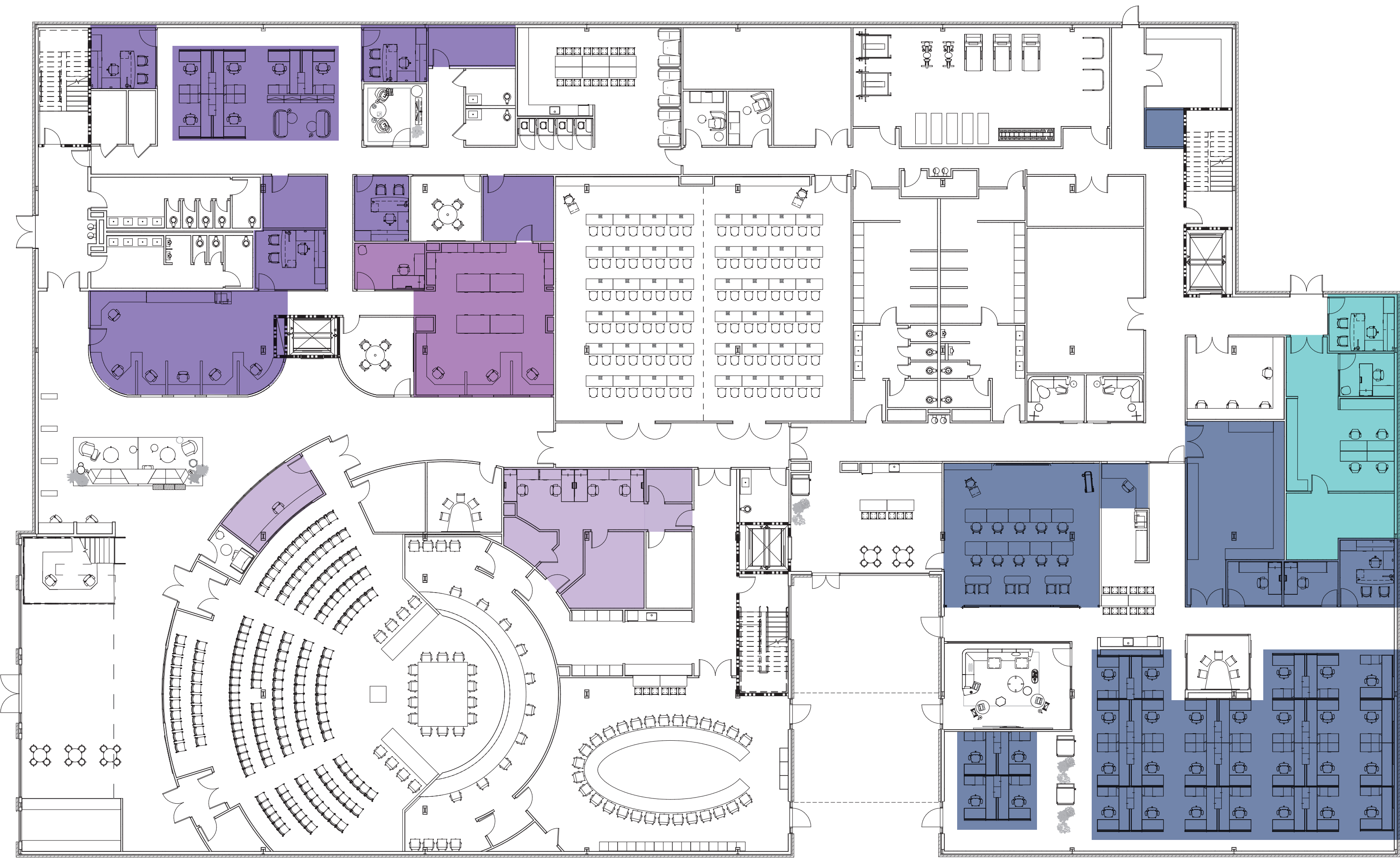
- **Follow-up Discussion on October 11 Work Session**

Financial

- Breakout of square footage cost in further detail (e.g. building construction, garage construction, demolition, soft costs, contingency, etc...)
- Additional/revised scenarios
 - Revise all Scenarios (1, 2 & 3) to issue bonds for 30 years instead of 20 years)
 - New Scenario which allows for limited (up to 5% of gross square footage) retail space with 100% tax-exempt financing
 - New Scenario for a smaller (24,450 sq.ft.), all retail space which would take up the same amount of total space as the original master plan
 - Estimate for sales tax generation for additional retail space

Legal/Administrative

- Review of IDB activity (bond issuances, financing)
- Determine Legal Limit of how long bonds can be issued for under T.C.A.



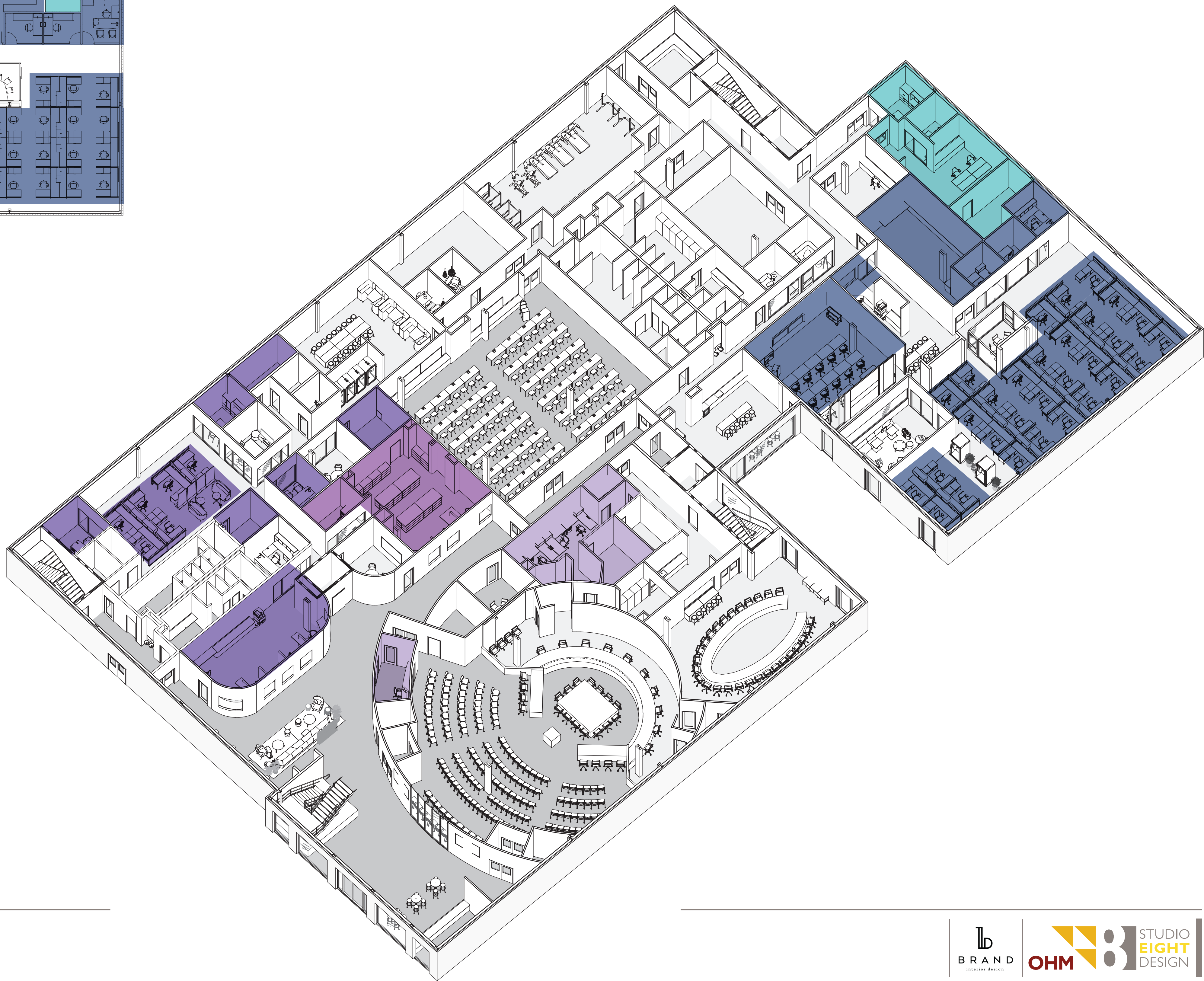
DEPARTMENT		SEAT COUNTS						
REVENUE	TEST FIT	FRONT DESK/ ADMIN	WS-SM	WS-STND	OF-STND 1	OF-STND 2	OF-STND 3	TD
		6	0	6	0	4	0	4
	FUTURE PROGRAM	6	0	6	0	4	0	3

COURT	TEST FIT	FRONT DESK/ ADMIN	WS-SM	WS-STND	OF-STND 1	OF-STND 2	OF-STND 3	TD
		3	0	0	1	0	0	0
	FUTURE PROGRAM	3	0	0	1	0	0	0

COMMUNICATIONS	TEST FIT	FRONT DESK/ ADMIN	WS-SM	WS-STND	OF-STND 1	OF-STND 2	OF-STND 3	TD
		0	0	4	0	0	0	0
	FUTURE PROGRAM	0	0	4	0	0	0	0

FACILITIES	TEST FIT	FRONT DESK/ ADMIN	WS - SM	WS-STND	OF-STND 1	OF-STND 2	OF-STND 3	TD
		0	0	0	1	1	0	4
	FUTURE PROGRAM	0	0	0	1	1	0	4

IT	TEST FIT	FRONT DESK/ ADMIN	WS - SM	WS-STND	OF-STND 1	OF-STND 2	OF-STND 3	TD
		1	0	30	2	1	0	12
	FUTURE PROGRAM	1	0	29	2	1	0	0

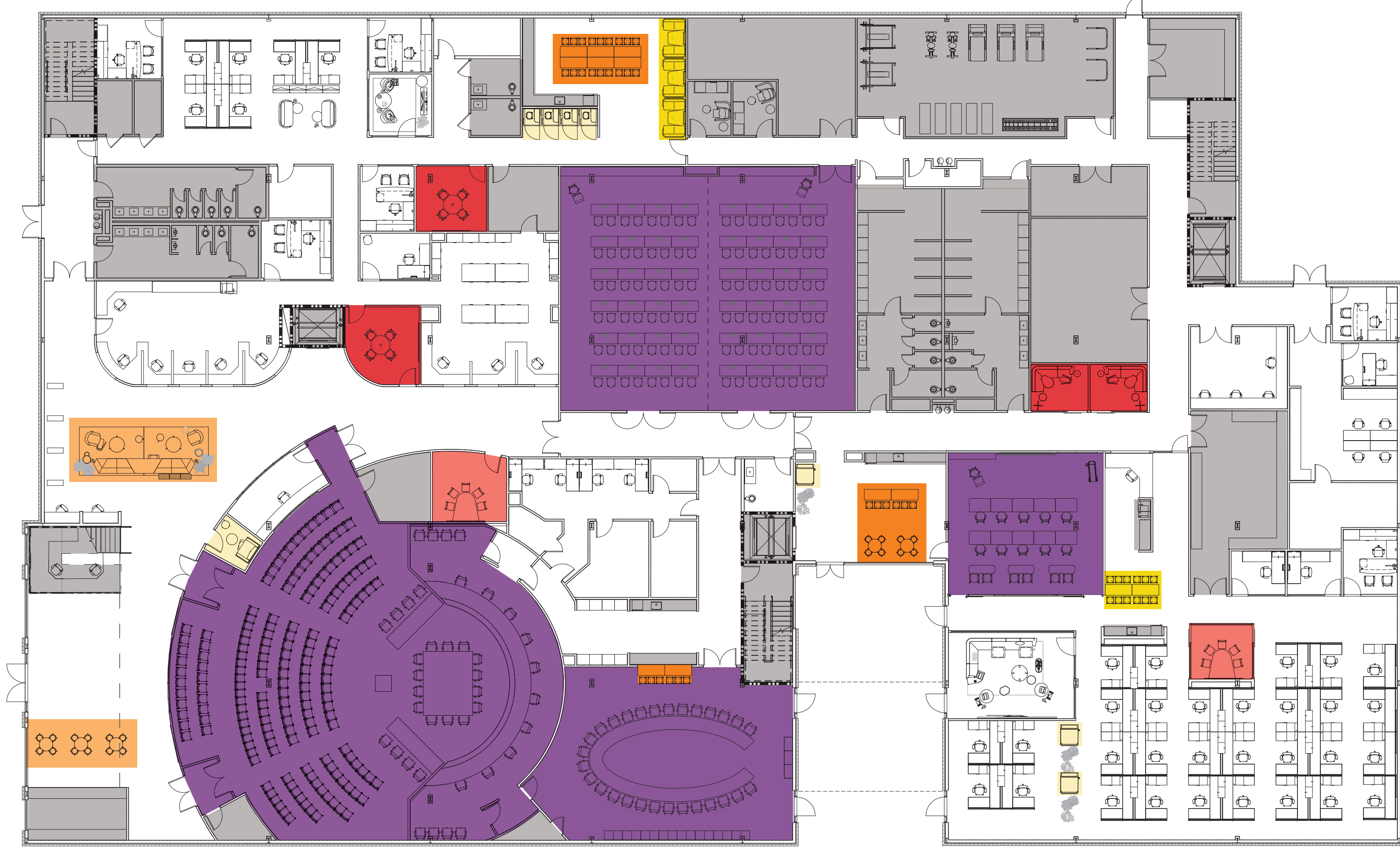


FRANKLIN CITY HALL

Reprogramming Test Fits FIRST FLOOR TEST FITS

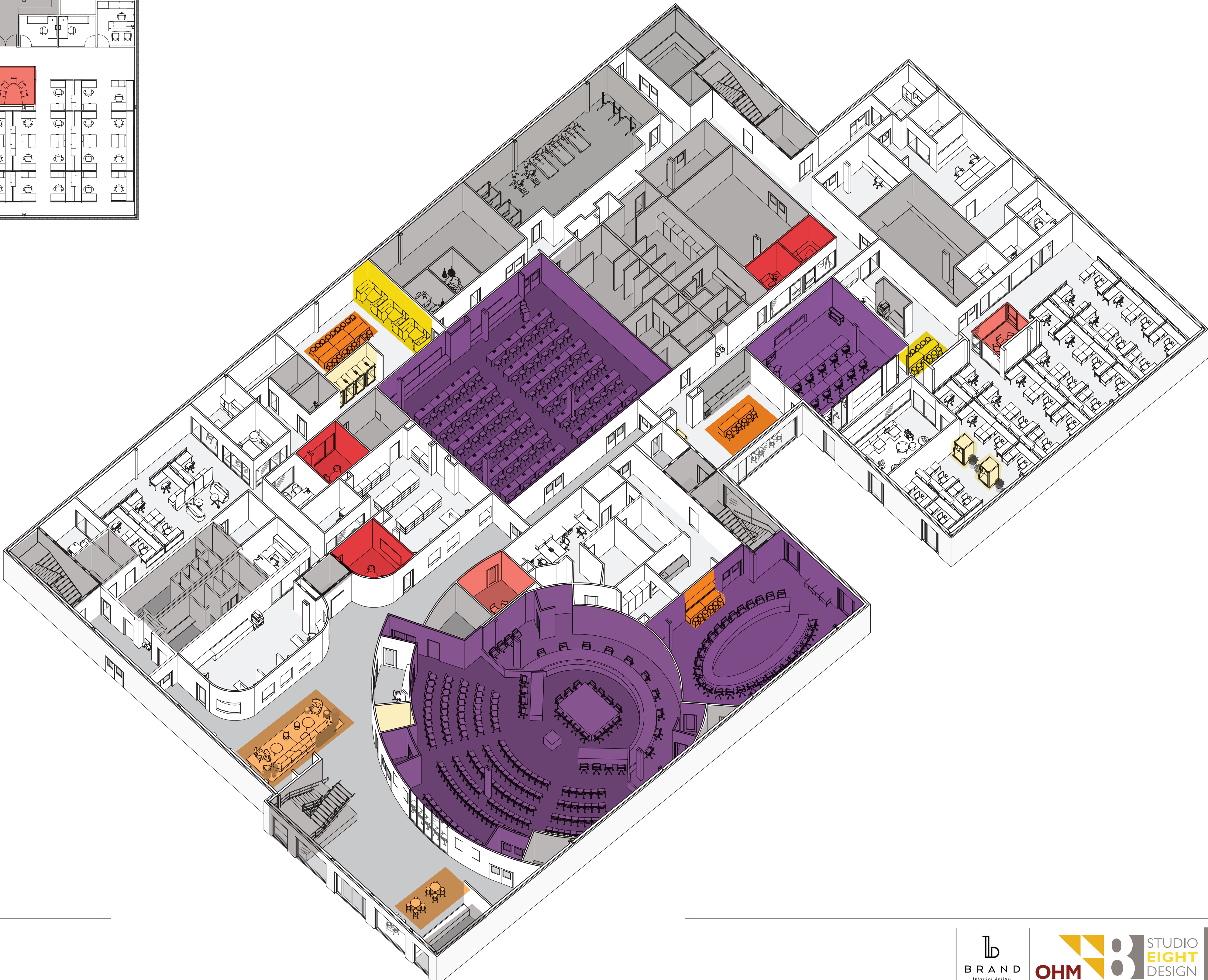
18 August 2022





SPACE TYPE

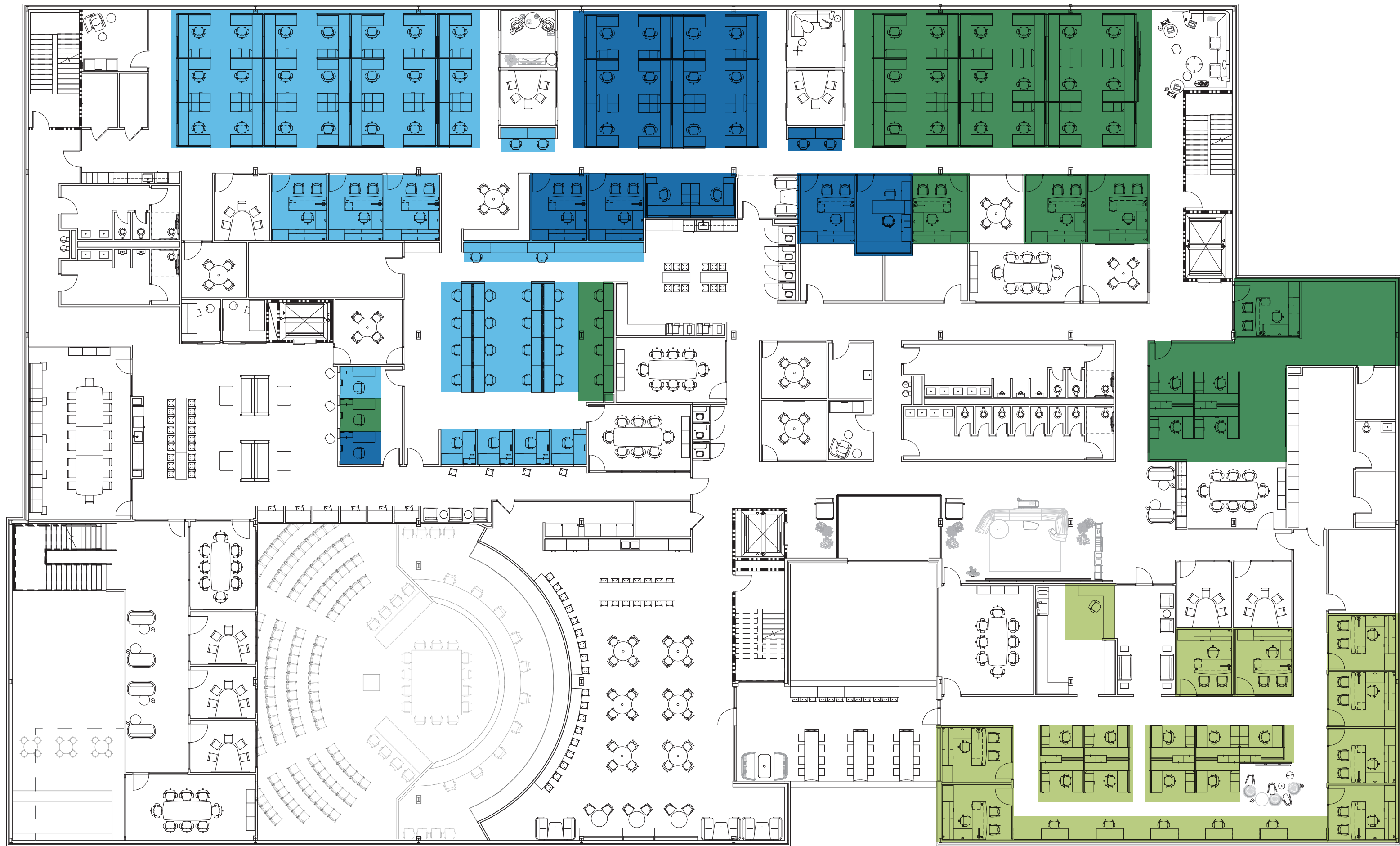
LARGE CONFERENCE	2,265 SF OF STORAGE MAIL ROOM PUBLIC ELEVATOR FITNESS / LOCKER ROOMS IT WORK BENCH PUBLIC STAIR (MONUMENTAL) STAFF STAIR / ELEVATOR SERVICE ELEVATOR COFFEE / BREAK WELL ROOM MOTHER'S ROOM COPY / WORK PUBLIC RESTROOM STAFF RESTROOM ARCHIVES
4 PERSON CONFERENCE	
8 PERSON CONFERENCE	
T-TABLE	
OPEN BREAKOUT AREAS	
PHONE/QUIET	
TOUCHDOWNS (UNASSIGNED)	
ADDITIONAL SEATING	



FRANKLIN CITY HALL

Reprogramming Test Fits
FIRST FLOOR TEST FITS

18 August 2022



DEPARTMENT		SEAT COUNTS					
BUILDING & NEIGHBORHOOD SERVICES	TEST FIT	FRONT DESK/ ADMIN	WS-SM	WS-STND	OF-STND 2	OF-STND 3	TD
		1	4	21	3	0	18
	FUTURE PROGRAM	1	4	19	3	0	18

ENGINEERING	TEST FIT	FRONT DESK/ ADMIN	WS-STND	OF-STND 2	OF-STND 3	TD
		1	22	4	0	4
	FUTURE PROGRAM	1	22	4	0	4

PLANNING & SUSTAINABILITY	TEST FIT	FRONT DESK/ ADMIN	WS-STND	OF-STND 2	OF-STND 3	TD
		1	14	4	0	2
	FUTURE PROGRAM	1	14	4	0	1

FIRE ADMINISTRATION	TEST FIT	FRONT DESK/ ADMIN	WS-STND	OF-STND 2	OF-STND 3	TD
		1	10	8	0	5
	FUTURE PROGRAM	1	10	8	0	5



FRANKLIN CITY HALL

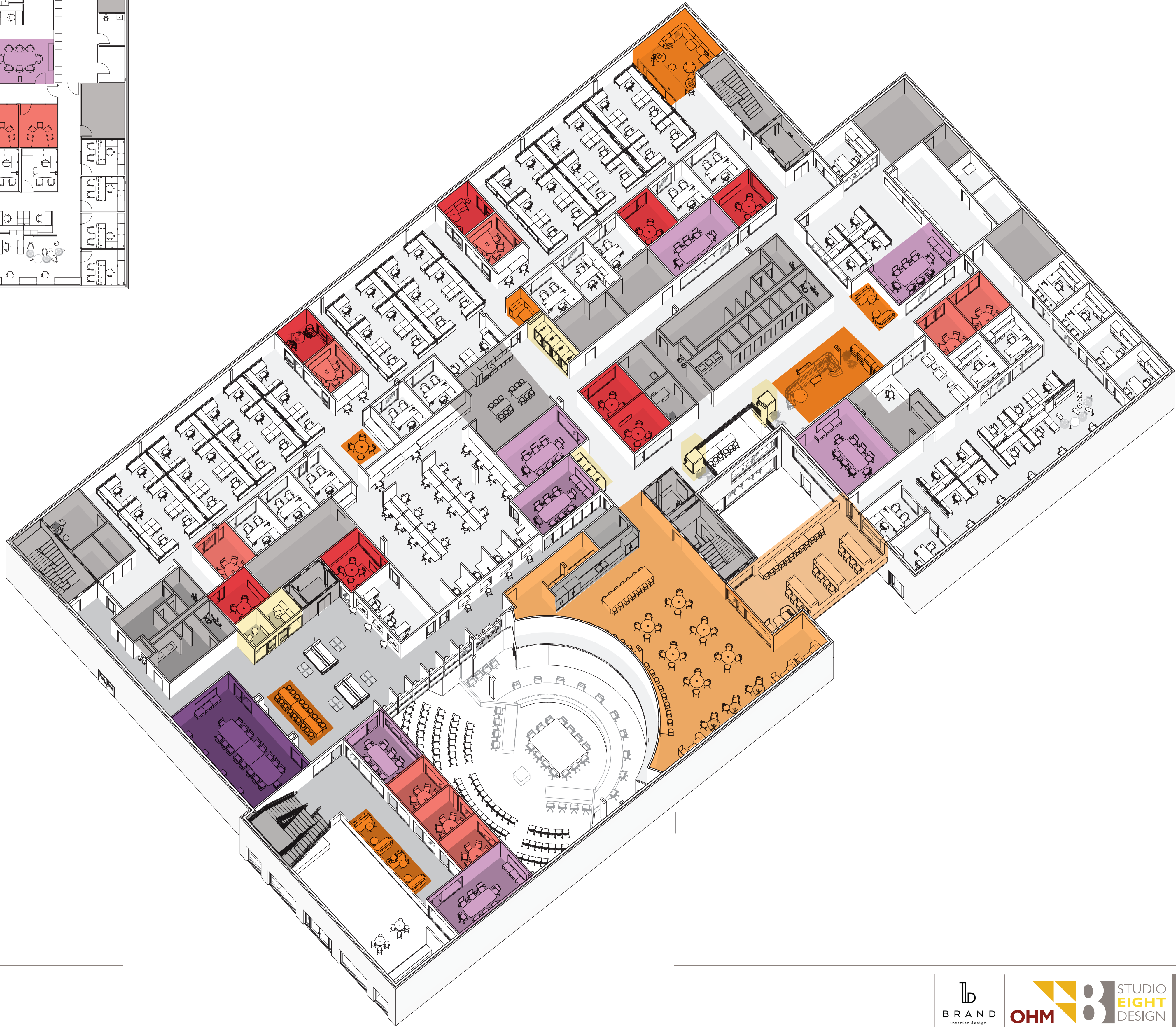
Reprogramming Test Fits SECOND FLOOR TEST FITS

18 August 2022



SPACE TYPE

LARGE CONFERENCE: CNF-18	1,032 SF OF STORAGE TOC SIGNAL CABINET PUBLIC ELEVATOR PUBLIC STAIR (MONUMENTAL) STAFF STAIR / ELEVATOR SERVICE ELEVATOR COFFEE / BREAK WELL ROOM MOTHER'S ROOM COPY / WORK PUBLIC RESTROOM STAFF RESTROOM
4 PERSON CONFERENCE	
8 PERSON CONFERENCE	
T-TABLE	
OPEN BREAKOUT AREAS	
PHONE/QUIET	
TOUCHDOWNS (UNASSIGNED)	
ADDITIONAL SEATING	

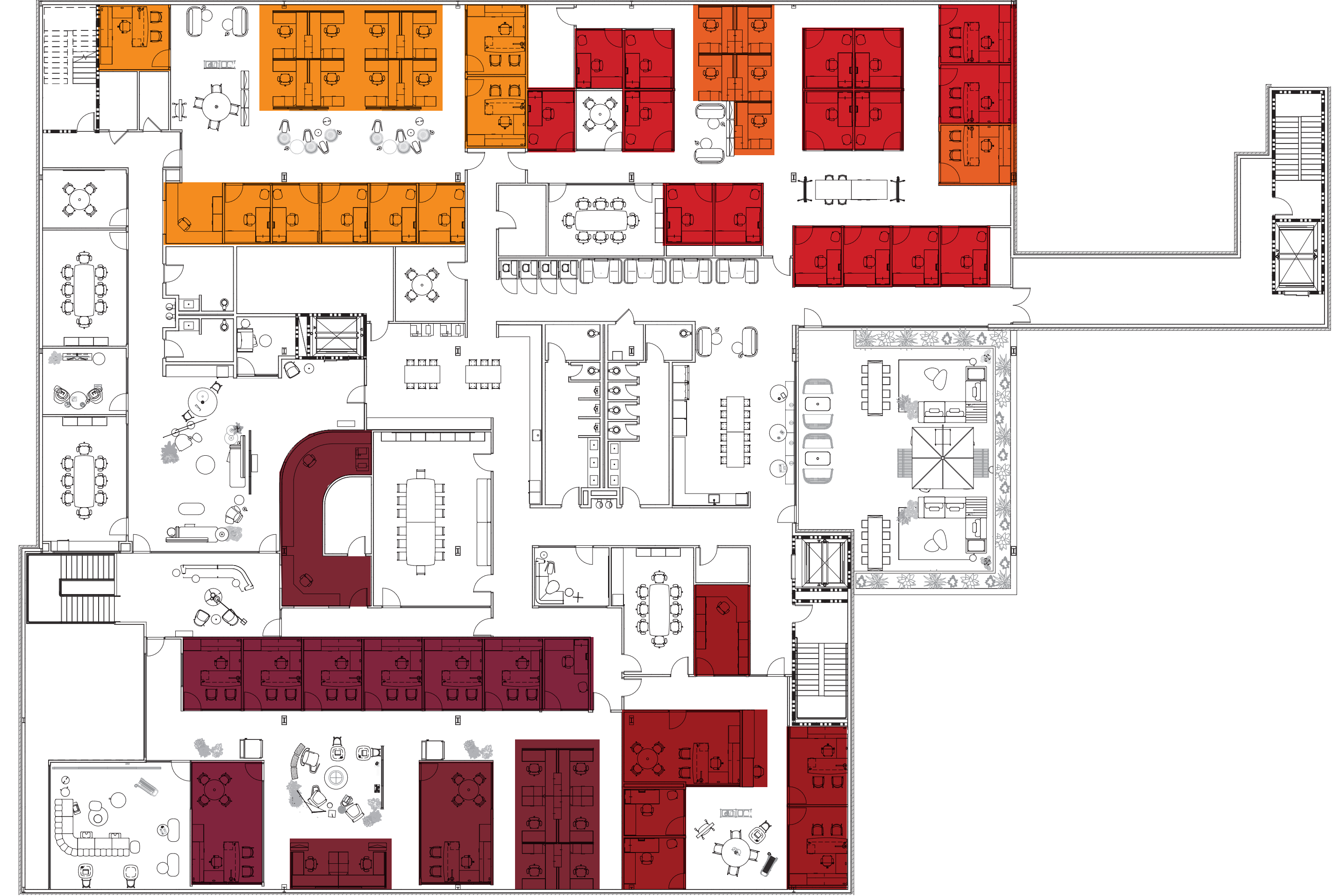


FRANKLIN CITY HALL

Reprogramming Test Fits
SECOND FLOOR TEST FITS

18 August 2022





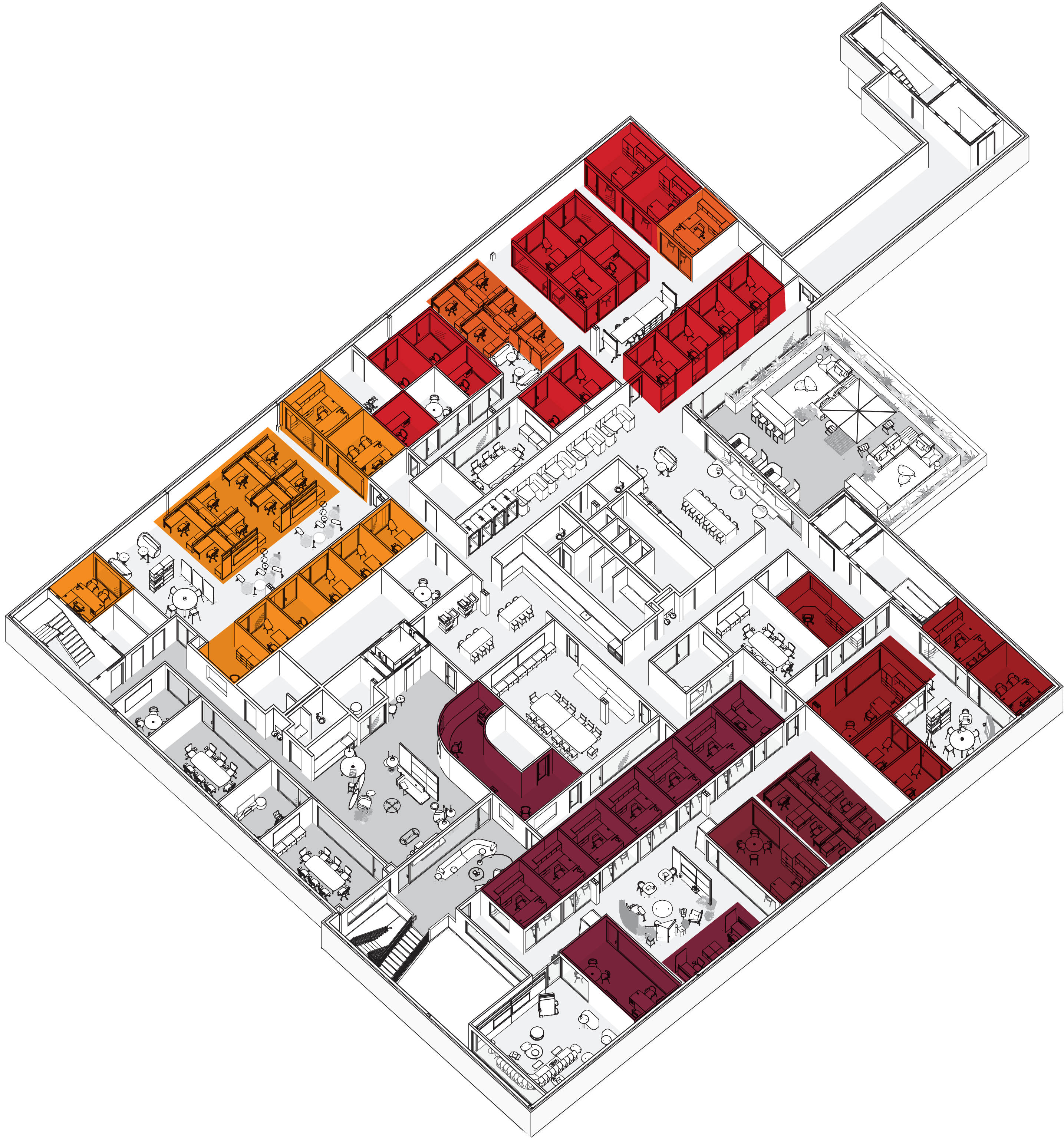
DEPARTMENT		SEAT COUNTS					
MAYOR & CITY ADMINISTRATION	TEST FIT	FRONT DESK/ ADMIN	WS-STND	OF-STND 1	OF-STND 2	OF-STND 3	TD
	FUTURE PROGRAM	2	9	1	6	2	0

LAW	TEST FIT	FRONT DESK/ ADMIN	WS-STND	OF-STND 1	OF-STND 2	OF-STND 3	TD
	FUTURE PROGRAM	1	0	2	2	1	1

FINANCE	TEST FIT	FRONT DESK/ ADMIN	WS-STND	OF-STND 1	OF-STND 2	OF-STND 3	TD
	FUTURE PROGRAM	0	0	14	2	0	0

PURCHASING	TEST FIT	FRONT DESK/ ADMIN	WS-STND	OF-STND 1	OF-STND 2	OF-STND 3	TD
	FUTURE PROGRAM	0	5	0	1	0	0

HUMAN RESOURCES	TEST FIT	FRONT DESK/ ADMIN	WS-STND	OF-STND 1	OF-STND 2	OF-STND 3	TD
	FUTURE PROGRAM	1	8	5	3	0	14



FRANKLIN CITY HALL

Reprogramming Test Fits THIRD FLOOR TEST FITS

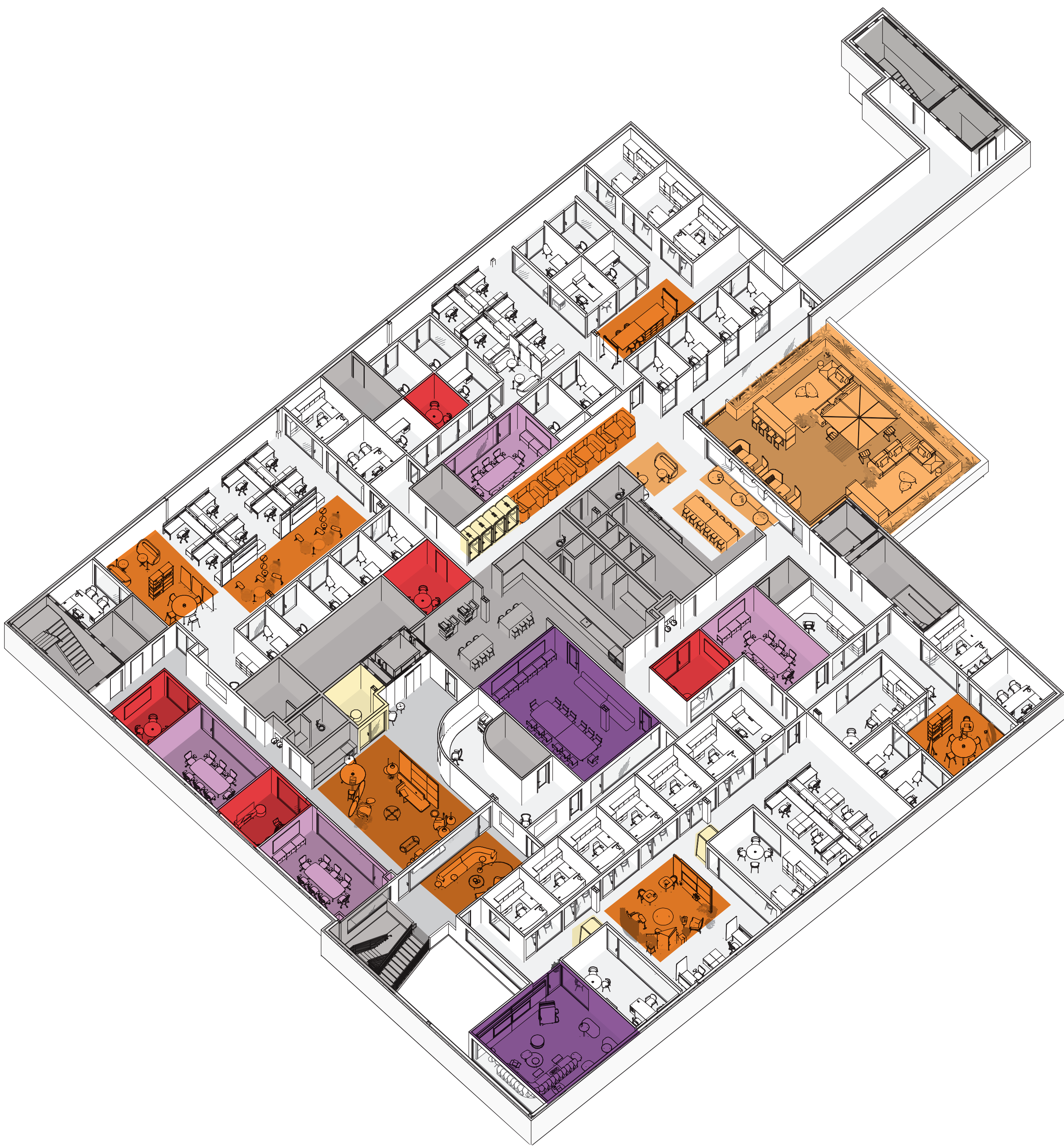
18 August 2022





SPACE TYPE

LARGE CONFERENCE	710 SF OF STORAGE PUBLIC ELEVATOR PUBLIC STAIR (MONUMENTAL) STAFF STAIR / ELEVATOR SERVICE ELEVATOR
4 PERSON CONFERENCE	COFFEE / BREAK COPY / WORK PUBLIC RESTROOM STAFF RESTROOM
8 PERSON CONFERENCE	
T-TABLE	
OPEN BREAKOUT AREAS	
PHONE/QUIET	
TOUCHDOWNS (UNASSIGNED)	
ADDITIONAL SEATING	



FRANKLIN CITY HALL

Reprogramming Test Fits
THIRD FLOOR TEST FITS

18 August 2022





File #: 21-03463

DATE: August 9, 2022

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Michelle Hatcher, Director of Water Management
Brian Goodwin, Asst. Director of Water Management

SUBJECT:

Presentation On The Proposed Water And Sewer Impact Fees.
WS 2/22/22, 3/22/22

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning the water and sewer impact fees associated with new connections.

BACKGROUND/STAFF COMMENTS:

Impact fees are a fee paid by any entity making a connection to the public water and sewer system, which is made for the purpose of enabling the City to repair and replace its facilities as necessary or to provide for additions, replacements, improvements, and expansions to the systems, such improvements being required periodically because of growth.

These fees, for both water and sewer, are currently calculated based upon water meter size for the entity. The Water Management Department is proposing recalculating impact fees based on building occupancy, in addition to increasing the amount of the impact fee to account for needed future infrastructure.

This presentation will discuss the proposed Ordinance modifications and implementation of the Single Family Use Equivalent Handbook for a description of the calculations.

FINANCIAL IMPACT:

Updated impact fees will more accurately assign system development and capacity costs to new development and will be determined upon Board approval.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen acknowledge the presentation for the Water and Sewer Impact Fee.



IMPACT FEES PRESENTATION

SEPTEMBER 27, 2022

MICHELLE HATCHER, PE,
DIRECTOR

BRIAN GOODWIN, PE,
ASSISTANT DIRECTOR

WATER MANAGEMENT
DEPARTMENT

AGENDA

- Background – why are we doing this?
- Single Family Unit Equivalent methodology
- Definitions & types of impact fees
- Proposed water & sewer impact fee increases
- Example calculations
- Recommendations & Timeline Moving Forward

REFRESHER - WHY ARE WE DOING THIS?

- Meter size is not an equitable capture of the impacts to the system.
 - Proposing demand based rather than meter based.
- Why should we increase impact fees?
 - Increased asset costs (increasing pipe, pumps, facilities, etc.) for additional capacity
 - Future development drives additional required conveyance and treatment capacity.
- Overall reduction in rate-payer contribution to fund growth related infrastructure.

SINGLE FAMILY UNIT METHODOLOGY

- Methodology based on Single Family Unit Equivalent (SFUE) = 350 gallons/day
 - Provides equitable assessment of fees based on projected demands by the developer as verified through City Staff.
 - Fees tied to projected demands that drive capital investments and planning.
 - Encourages meter sizing based on demands; eliminates meter sizing decisions based on fees.
 - Encourages the use of fire suppression systems.
 - One single family residential house = One SFUE
 - Multi-family units, commercial buildings, other uses = Multiple SFUEs

IMPACT FEE - DEFINITION

- A contribution of capital toward existing or planned future plant facilities necessary to meet the service needs of new customers to which such fees apply.
- Two methods used to determine the amount of these charges are the buy-in method and the incremental-cost pricing method.
- Charges are intended to provide funds to be used to finance all or part of capital improvements necessary to serve new customers.

IMPACT FEES - TYPES

- Equity (Buy-In) Method – assesses new customers a fee to approximate the equity position of current customers. (AWWA M-1, 7th Edition, p199)
 - This approach was used on the water distribution and sewer collection system.
- Incremental Cost Method – assigns new development the incremental cost of system expansion needed to serve the new development. (AWWA M-1, 7th Edition, p202)
 - This approach was used on the Water Treatment Plant expansion and the Water Reclamation Facility expansion (Claude Yates Dr).
- Used actual Franklin customer accounts to determine number of SFUEs, current expansion costs, and assumed future expansion costs.

WATER HYBRID CALCULATION (EQUITY BUY-IN + INCREMENTAL COST)

- Equity Buy-In Method = \$1,842
- Incremental Method = \$1,782
- **PROPOSED TOTAL = \$3,624 per SFUE**
- Current Impact Fee = \$2,089
- **Change = + \$1,535**

SEWER – INCREMENTAL COST (SE CLEAN WATER FACILITY)

■ Cost include (8 MGD facility) – Total Investment:

- Current Southeast Wastewater Capacity Evaluation PSA (engineering – Hazen, \$4.3M)
- Pilot plant construction cost (construction – Haren, \$1.65M)
- Anticipated design cost for SE Clean Water Facility (engineering – TBD, \$10M)
- Anticipated construction inspection cost for SE Clean Water Facility (inspection – TBD, \$12M)
- Anticipated construction cost for SE Clean Water Facility (construction – TBD, \$150M)
- Anticipated interest cost for SE Clean Water Facility (bond – 3.5% for 30 years)

INCREMENTAL COST METHOD	
South Plant Capacity - 8 MGD	
Projected Treatment Investment	\$286,795,281
Projected Additional Capacity (8 MGD)	2,920,000,000
Annual Usage/Customer (Gals)	127,750
Percentage of Capacity	0.004375%
Average Cost / SFUE	\$10,755

SEWER – HYBRID RESULTS (TOTAL INVESTMENT)

- Equity (Buy-In) Method – Collection = \$2,391
 - Incremental Method – Claude Yates Facility = \$3,573
 - Incremental Method - Southeast Clean Water Facility = \$10,755
 - **IMPACT FEE (TOTAL INVESTMENT) = \$16,719 per SFUE**
 - Current Impact Fee = \$3,544
 - **Change = + \$13,172**
 - *Impact fees related to current treatment project and future treatment project total \$14,328 (~86% of total fee)
- Number reduced from 2020 presentation due to refined costs used for model

RESOURCES - I

- Single Family Unit Equivalent Handbook for Water & Sewer Impact Fee Determination
 - Defines occupancy classes for reader per the International Building Code
 - Provides reference tables for commercial occupancy and residential occupancy
 - Provides examples for calculations: residential, business + mercantile, daycare (with kitchen), and apartment homes.
 - Outlines table for inclusion into plans describing calculations

RESOURCES - 2

Table A

Occupancy Group	Description	Occupancy Load Factor (sq-ft/occupant)	Demand Factor (gal/occupant)
A	Assembly	20	3.25 ¹
B	Business	100	25 ²
E	Educational	50	4 ¹
F	Factory	500	25 ²
H	High Hazard	200	7 ¹
I	Institutional	100	7 ¹
M	Mercantile	30	7 ¹
S	Storage Group	300	25 ¹
U	Utility	300	12.5 ¹

1- TDEC Appendix 2-A, Design Basis for Wastewater Flow & Loading, page 2-50

2 - Metro Water Services Commercial Permit Handbook, Appendix 3

Table B

Occupancy Group	Description	Demand Per Unit (gal/unit) ¹
R	Single Family House	350
R2	Residential 2	100
R2B1	Residential 2 (1 Bedroom Apartment)	250
R2B2	Residential 2 (2 Bedroom Apartment)	300
R2B3	Residential 2 (3+ Bedroom Apartment)	350

1- These are not associated with zoning calculations and only used for calculating impact fees for water and sewer.

SFUE METHODOLOGY EXAMPLE CALCULATION I

- Two-story building, bottom floor commercial and top floor office.

Occupancy	Square Footage	Occupancy Load Factor (sq-ft/person)	Demand Factor (gallon/person)
Mercantile	20,377	30	7
Business	20,377	100	25

$$TD = \left[\frac{\text{Bldg. Sq. Ft.}}{\text{OLF}} \right] \times DF$$

$$\text{Business: } TD = \left[\frac{20,377}{100} \right] \times 25 = 5,094.25$$

$$\text{Mercantile: } TD = \left[\frac{20,377}{30} \right] \times 7 = 4,754.63$$

SFUE METHODOLOGY EXAMPLE CALC I (CONTD.)

- Once we determine the total demand for each occupancy, sum together for total demand for structure:

$$\text{Total Demand} = \text{Business TD} + \text{Mercentile TD}$$

$$\text{Total Demand} = 5,094.25 + 4,754.63$$

$$\text{Total Demand} = 9,848.88$$

- Then determine the SFUE multiple::

$$\text{SFUE} = \frac{9,848.88}{350} = 28.14 \text{ SFUEs}$$

SFUE METHODOLOGY EXAMPLE CALC I (CONTD.)

- Then, determine the total fees.
 - WATER: $28.14 \text{ SFUEs} \times \$3,624 = \$101,979$ impact fee
 - SEWER: $28.14 \text{ SFUEs} \times \$16,719 = \$470,473$ sewer impact fee
- Total impact fee = \$572,452

SFUE METHODOLOGY EXAMPLE CALCULATION 2

- A 50-unit apartment complex is developing within the City consisting of 25 one-bedroom homes and 25 two-bedroom homes

Occupancy	Number of Units	Demand Factor (gallon/person)
R1B1	25	250
R2B2	25	300

$$\text{Residential (R2B1): TD} = \frac{250 \text{ gallons}}{\text{unit} - \text{day}} \times 25 \text{ units} = \frac{6,250 \text{ gallons}}{\text{day}}$$

$$\text{Residential (R2B2): TD} = \frac{300 \text{ gallons}}{\text{unit} - \text{day}} \times 25 \text{ units} = \frac{7,500 \text{ gallons}}{\text{day}}$$

SFUE METHODOLOGY EXAMPLE CALC 2 (CONTD.)

- Once we determine the total demand for each occupancy, sum together for total demand for structure:

$$\text{Total Demand} = R2B1 + R2B2$$

$$\text{Total Demand} = 6,250 + 7,500 = \underline{13,750} \text{ gallons/day}$$

- Then determine the SFUE multiple::

$$\text{SFUE} = \frac{13,750}{350} = 39.29 \text{ SFUEs}$$

SFUE METHODOLOGY EXAMPLE CALC 2 (CONTD.)

- Then, determine the total fees.
 - WATER: $39.29 \text{ SFUEs} \times \$3,624 = \$142,387$ impact fee
 - SEWER: $39.29 \text{ SFUEs} \times \$16,719 = \$656,890$ sewer impact fee
- Total impact fee = **\$799,277**

RECOMMENDATIONS

- WMD recommends increasing water impact fees to include projects already completed totaling \$3,624.
- WMD recommends ultimately increasing sewer impact fees to recapture project costs totaling currently in progress totaling \$16,719.

WHY THIS CHANGE IS NEEDED

- Provide equitable assessment of fees based on projected demands by the developer as verified through City Staff.
- Tie fees to projected demands that drive capital investments and planning.
- Size meters based on demands and eliminate meter sizing decisions based on fees.
- Encourage the use of fire suppression systems.

NEXT STEPS

- October 11 Worksession to present Ordinance for review (red-lined)
- October 25, 2022 BOMA – first reading
- November 22, 2022 BOMA - second reading and public hearing
- December 13, 2022 - third & final reading
- Implementation in CY 2023 based on guidance from the BOMA on timing and/or phasing of proposed fees.
- Questions?



File #: 21-03549

DATE: September 6, 2022
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Paul Holzen, Director of Engineering
William Banks, Staff Engineer

SUBJECT:

Status Update For The U.S. Army Corps Of Engineers Harpeth River Flood Risk Management Project (Home-Raising Program)

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning a status update for the U.S. Army Corps of Engineers Harpeth River Flood Risk Management Project (Home-Raising Program).

BACKGROUND/STAFF COMMENTS:

The May 2010 flood event created devastation throughout the Harpeth River Watershed and caused 4 fatalities and over \$480 million in direct economic impacts in the Harpeth River Watershed alone. For this reason, the Department of the Army represented by the United States Army Corp of Engineers (USACE) conducted a preliminary reconnaissance of the Harpeth River Watershed and found over 850 structures in the regulated floodplain within the basin located in the City of Brentwood, City of Franklin, Williamson County, and Davidson County. In addition, they found aquatic ecosystem issues throughout the basin primarily involving stream bank erosion and loss of riparian buffers.

On June 13, 2013, the USACE, City of Franklin, Metropolitan Nashville and Davidson County, City of Brentwood, and Williamson County signed an initial Feasibility Study Agreement to analyze alternative flood risk management options. The feasibility study evaluated numerous flood risk management options and provided an analysis of cost & benefits associated with various projects. The USACE determined that two (2) projects were considered economically justified. These two (2) projects included: (1) Franklin Road channel modifications and (2) nonstructural home raisings. With support from the BOMA, one or both measures could have become the Feasibility Study's recommended plan.

On September 12, 2016, the City of Franklin entered in to a second agreement with the Department of the Army (USACE) to fully develop the two flood risk management projects, the Franklin Road channel modifications and the nonstructural home raisings.

On July 10, 2018, BOMA approved Resolution 2018-53, “A Resolution Authorizing Staff to Proceed with the Home Raising Project Developed by the USACE as part of the Harpeth River Feasibility Study”.

On April 23, 2019, BOMA approved Resolution 2019-53, agreeing to participate in the project as the Non-Federal Sponsor, with the source of funding for the project being: The USACE agrees to pay for 65% of the actual construction and temporary relocation costs; The 35% of remaining Non-Federal Sponsor project costs are split 50/50 between the city and homeowner (65% USACE / 17.5% city / 17.5% homeowner).

On August 13, 2019, BOMA adopted the FY 2019-2028 CIP (Capital Investment Program) via Resolution 2019-68, fully funding the home raising project (USACE’s Harpeth River Flood Risk Management Project) for \$4,000,000. Most of this allocated funding will be reimbursed back to the city per the Project Partnership Agreement (PPA).

On September 3, 2019, the USACE finalized and submitted their Harpeth River Franklin, Tennessee, Flood Risk Management Detailed Project Report to the Department of the Army's Division Commander, which explained the history and scope of the project, being listed as flood risk management features consisting of voluntary floodproofing of eligible homes, using methods involving alterations, modification, and raising the homes in place, out of the floodplain, and approved on September 6, 2019, allowing federal funding to be allocated towards the project.

On October 27, 2020, BOMA approved Resolution 2020-181, a Resolution approving the Project Partnership Agreement (PPA), COF Contract No. 2020-0071, between the Department of the Army and City of Franklin, Tennessee, for the Harpeth River Flood Risk Management Project (U.S. Army Corps of Engineers Home Raising Program). The PPA is a standard format contract developed by the USACE that outlines the cost share/contributions of both the USACE and the City of Franklin for home raising construction and project administration. Following the PPA, the City, USACE and Eligible homeowners can enter into a Flood Proofing Participation Agreement (FPPA). The FPPA gives the specific program details and requirements of all parties. A separate FPPA will need to be executed with each participating homeowner after they obtain an approved contractor proposal. Included within the FPPA is the requirement for the homeowner to reimburse/contribute 17.5% of the project costs to the City of Franklin. But, the specific details of how the contribution is handled are not included. In order to create the mechanism for the City of Franklin to receive the homeowner’s 17.5% contribution, staff developed a third agreement between the City of Franklin and homeowners called the Harpeth River Home Raising Funding Agreement. In general, it states that the homeowner must submit their full 17.5% portion to the City of Franklin before construction can commence. This is to make sure the City of Franklin has the required total 35% Non-Federal Sponsor project cost share available to send to the USACE.

On April 13, 2021, BOMA approved Resolution 2021-78, a resolution authorizing the City Administrator to execute Department Of The Army Flood Proofing Participation Agreements (FPPAs) and City Of Franklin Homeowner Funding Agreements for the Harpeth River Flood Risk Management Project (U.S. Army Corps Of Engineers Home Raising Program).

A quick refresher/summary of how the home raising project works:

- This program is sponsored by the City of Franklin and administered through the USACE, as part of a Project Partnership Agreement for design and construction of the project.
- This is a VOLUNTARY PROGRAM for the 35 eligible homes.
- Eligible homes are raised three (3.0) feet above the base flood elevation (100-Yr. Storm Event), following the City’s Zoning Ordinance requirements (home liftings range from 2.73’ to almost 11.0’).
- The USACE individually justified the 35 homes based on the flood damages they are experiencing

(amount & frequency) and the cost to protect (cost of raising). They surveyed each structure's first floor elevation.

- The preliminary cost estimate provided by the USACE is approximately \$5,000,000 for all 35 properties (from back in 2019). The USACE agrees to pay for 65% of the actual construction and temporary relocation costs. The City and homeowner would be responsible for the remaining 35% of required construction funding (17.5% City / 17.5% Homeowner).
- The home construction estimates include the cost of raising the home (by a certified home raiser), the construction of new foundation (cinder block or brick), the reconnection of utilities & duct work, and restoration of landscaping/grass, etc. There is also the cost of temporary housing for up to 3 months. The duration of the temp housing depends on the construction timeframe.
- The homeowner obtains three construction estimates from suggested contractor lists provided by the USACE. The homeowner directly hires the construction contractor, but the USACE and City will review and approve the proposals before work can begin. The goal is to fully assist the homeowner in achieving quality, sustainable flood protection.
- Depending upon how many eligible homeowners participate, and how many homes that can feasibly be raised each year, the program could last two to three years. With the program being spread over a few years, it gives the homeowners time to acquire the necessary funding.

Through all of 2021, the USACE and City staff worked with homeowners to develop individual home lifting guides, plans, and specifications, to help contractors with their cost estimates/proposals. The first round of cost proposals was submitted early in 2022. Home-raising construction costs were originally estimated to average around \$125,000.00 per house. Now we are seeing cost averages ranging from \$350,000 to \$500,000 and higher in one case. This estimated total varies because of differing house sizes and layouts, decks and porches, finished garages, building/foundation types, and the amount raised to meet the 3.0' above base flood elevation. The participating homeowner would also have additional administrative costs, required by the USACE, and a contractor construction contingency added to cover any required construction overruns. Homeowners could be looking to contribute around \$60,000.00 to 90,000 (17.5% of total costs) towards the project. Even with the increased construction costs, the USACE agreed to continue with the program.

Attached to this item for your review is the recent participation survey letter sent to the 35 eligible homeowners (with included maps). Because of higher cost estimates being submitted, the USACE and city staff wanted to approach the homeowners to gather a better idea of the actual number of participating homeowners. As of August 2022, 18 of the 35 eligible homes have either already applied or want to participate in the program. Construction of the first round of home raisings could start in the Winter of 2022/Spring of 2023.

FINANCIAL IMPACT:

Per PPA Article VI, Payment of Funds, construction costs were projected to be \$4,955,750 if all 35 eligible homeowners participate, with the USACE share of such costs projected to be \$3,221,237.50 (65%) and the Non-Federal Sponsor's (City of Franklin/Homeowner) share of such costs projected to be \$1,734,512.50 (35%, with the the City's portion being around \$875,000.00). These amounts were estimates only and were subject to be updated once current contractor estimates are in place.

Based off the recent participation survey results (18 homeowners participating), and averaging several of the recent contractor cost proposals, the new estimated projected construction costs are \$8,550,000.00. This makes the City's updated cost share/portion \$1,496,250.00 (an almost 71% increase). It is anticipated that additional City funding would be needed if any of the remaining eligible homeowners decide to participate in this project at a later date.

Funding for the City's portion of the project (including the increased cost share estimates) is allocated

from the General Fund/Capital Bonding, as approved per Resolution 2019-68 (the adopted FY 2019-2028 Capital Investment Plan).

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen acknowledge the status update for the U.S. Army Corps of Engineers Harpeth River Flood Risk Management Project (Home-Raising Program).



July 26, 2022

HISTORIC
FRANKLIN
TENNESSEE

**RE: U.S. Army Corps of Engineers Harpeth River Flood Risk Management Project
Survey and Status Update on the Home Raising/Lifting Program**

Dear Resident:

It's been a while since we updated you on the U.S. Army Corps of Engineers (Corps) Home Raising/Lifting Program, which helps protect 35 eligible homes along the Harpeth River from flood damages. The purpose of this letter is to provide a project status update and reconfirm your participation.

To date we have received 16 applications and several rounds of contractor's estimates. The estimates have been coming in three to four times higher compared to our original project estimates in 2019. In order for us to update the expected program costs and secure the additional required funding, we need to know how many homeowners are still intending to participate, given the cost increases.

Also, multiple eligible homes have been transferred to new homeowners in the last year. We want to be sure everyone knows how the specifics of this program work and gather your current interest in participating in the program. If you received this letter, your home is eligible to participate in this program (see attached maps showing the eligible homes).

To the new homeowners we have not spoken to recently, here is a quick breakdown of how the project works:

- This program is sponsored by the City of Franklin and administered through the Corps, as part of a Project Partnership Agreement for design and construction of the project.
- This is a VOLUNTARY PROGRAM for the eligible 35 homes.
- Eligible homes are raised three (3.0) feet above the base flood elevation (100-Yr. Storm Event), following the City's Zoning Ordinance requirements.
- The Corps individually justified the 35 homes based on the flood damages they are experiencing (amount & frequency) and the cost to protect (cost of raising). They surveyed each structure's first floor elevation.
- The preliminary cost estimate provided by the Corps is approximately \$5,000,000 for all 35 properties. The Corps agrees to pay for 65% of the actual construction and temporary relocation costs. The City and homeowner would be responsible for the remaining 35% of required construction funding (17.5% City / 17.5% Homeowner).
- The home construction estimates include the cost of raising the home (by a certified home raiser), the construction of new foundation (cinder block or brick), the reconnection of utilities & duct work, and restoration of landscaping/grass, etc. There is also the cost of temporary housing for up to 3 months. The duration of the temp housing depends on the construction timeframe.
- The homeowner obtains three construction estimates from suggested contractor lists provided by the Corps. The homeowner directly hires the construction contractor, but the Corps and City will review and approve the proposals before work can begin. The goal is to fully assist the homeowner in achieving quality, sustainable flood protection.
- Home raising construction costs were originally estimated to average around \$125,000.00 per house. Now we are seeing cost averages ranging from 350,000 to 500,000 and higher in some cases. This

estimated total varies because of differing house sizes and layouts, decks and porches, finished garages, building/foundation types, and the amount raised to meet the 3.0' above base flood elevation (home liftings range from 2.73' to almost 11.0'). The participating homeowner would also have additional administrative costs, required by the Corps, and a contractor construction contingency added to cover any approved construction overruns. Homeowners could be looking to contribute around \$60,000.00 to 90,000 (17.5% of total costs) towards the project. Below table is an example of what to expect at different cost levels.

Cost of Elevation	Home Size (square feet)	Cost per Square Foot	17.5% Owner's Share
\$350,000	2,000	\$175	\$61,250
\$400,000	2,350	\$170	\$70,000
\$500,000	2,500	\$200	\$87,500

- Depending upon how many eligible homeowners participate, and how many homes that can feasibly be raised each year, the program could last two to three years. With the program being spread over a few years, it gives the homeowners time to acquire the necessary funding. Construction of the first round of home raisings could start in the fall of 2022.

Now, as of July 2022, we are finalizing the City's funding allocation and need your help in doing so, in order to begin the first round of construction in 2022. Because of the current economic climate, we want to be as accurate as possible on our total project estimates. This means getting an updated count of the 35 eligible homeowners who want to participate in the program. **We ask that you review the Interest/Participation Survey as shown below and let us know if/when you intend to participate (formal survey attached to this letter). This is not a binding decision, and you can pull out of the program any time before construction starts. To keep it simple, we have three scenarios for you to choose from:**

- I have already submitted an application and still intend to participate.** I will be able to secure funding for the homeowner's required 17.5% of project costs by as soon as needed for construction within the first round of home raisings occurring throughout 2022-23.
- I have already submitted an application, and/or intend to participate in the second/third round of home raisings, beginning in and running through 2023/2024. I will submit an application by September 30, 2022, to lock my spot in the program, if I have not already done so.** This will allow us additional time to secure the homeowner's required 17.5% of project costs, work through any ongoing rental agreements with our tenants, or deal with any other matters that would make 2023 or 2024 a better timeframe for us. **(Please mark this scenario if you need additional information or have questions before making a formal decision by September 30, 2022).**
- I am not interested in participating in the program.** I understand that the updated cost estimate will not include my property and future participation will be contingent upon the remaining program funding and evaluated on a case-by-case basis. Non-participating eligible homeowners will no longer be able to secure Corps/City funding to help with the home raisings once the Corps closes out the program.

If the property changes ownership while the project is ongoing and previous owners have not applied by September 30, 2022, any new home purchasers would need to formally request admittance into the program after September 30th, requiring Corps and City of Franklin approval, since it would be a project cost increase.



We request that you have your participation survey response to us by Friday, August 12, 2022 (not the formal program application due date of September 30, 2022), by one of the following ways:

1. Send me a quick email at William.Banks@FranklinTN.Gov. I will take note of your response; or
2. Call me at 615-550-6677; or
3. Fill out the attached Interest/Participation Survey and return it to the City of Franklin Engineering Department within City Hall (109 3rd Ave S., Suite 133, Franklin TN, 37064).

I'm sure many of you have questions before you commit to such an endeavor. Additional project information, including last year's presentation and FAQ, can be found on our City Projects webpage located here <https://www.franklintn.gov/our-city/city-projects> (US Army Corps of Engineers Home Raising Program listed beneath Stormwater projects). The FAQ was compiled from many homeowner questions over the years and should help answer your specific concerns. If you have questions that were not answered in the FAQ, please email or call me to discuss. I will be glad to help walk you through the project details, so you can make an informed decision. Furthermore, the Corps project manager, Ramune Matuliauskaite (Ramune.Matuliauskaite@usace.army.mil, 615-736-7853 (office) or 615-418-9030 (work cell), can also answer any questions you may have.

We will hold a virtual meeting on Wednesday, August 24, 2022, from 12:00 pm – 1:00 pm via WebEx (information below). If you cannot join the meeting on that day, feel free to contact Ramune Matuliauskaite or me for scheduling a separate individual meeting or call.

<https://usace1.webex.com/meet/ramune.matuliauskaite>

Audio: use WebEx "call me" feature

or

US Toll-Free: 844-800-2712

Meeting Number: 199-289-6259

Attendee ID: press "#"

Once we have the participation survey responses by Friday, August 12, 2022, and we finalize our funding strategies with our Board of Mayor and Aldermen, the Corps and City will reach back out to you to continue moving towards the construction phase for the current applicants. We will continue accepting formal applications until September 30, 2022, for the second and third round of construction. Please feel free to contact me at any time to check up on where we are in the process. Thank you so much for your time.

Sincerely,

William Banks, P.E.

Staff Engineer

City of Franklin • Engineering Dept.

109 Third Avenue South • Suite 133 • Franklin, TN 37064

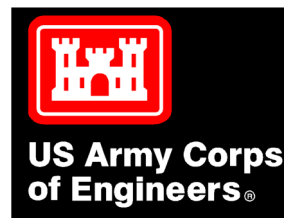
615-550-6677 (Direct) • 615-791-3218 (Main Office)

william.banks@franklintn.gov

<https://www.franklintn.gov/home>



*U.S. Army Corps of Engineers
Home Raising/Lifting Program
Homeowner Interest/Participation Survey
Due by Friday, August 12, 2022, 5:00 p.m.*



Harpeth River Flood Risk Management Project – Home Raising/Lifting Program

Homeowner Interest/Participation Survey (August 2022)

As an eligible homeowner for this Corps program, please fill this form out, thereby letting the City know the initial participation interest from the homeowners.

1. Eligible Property Address _____

2. Property Owner Name(s) _____
And Contact Info (phone, email) _____

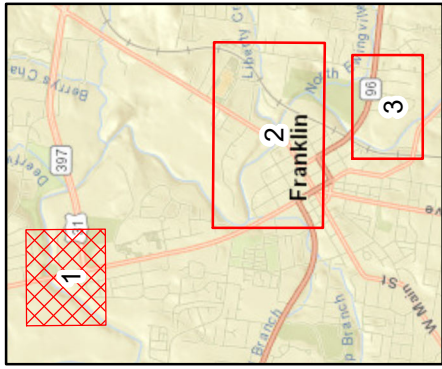
3. Property Owner _____
Mailing Address _____
(If different from property address)

4. Please CIRCLE your initial interest in this program:

- I have already applied and intend to participate within the first round of home raises in 2022/2023.
- I have already applied, and/or intend to participate in the second/third round of home raisings, beginning in and running through 2023/2024. I will submit an application by September 30, 2022, to lock my spot in the program, if I have not already done so.
- I am NOT interested in participating in the program.

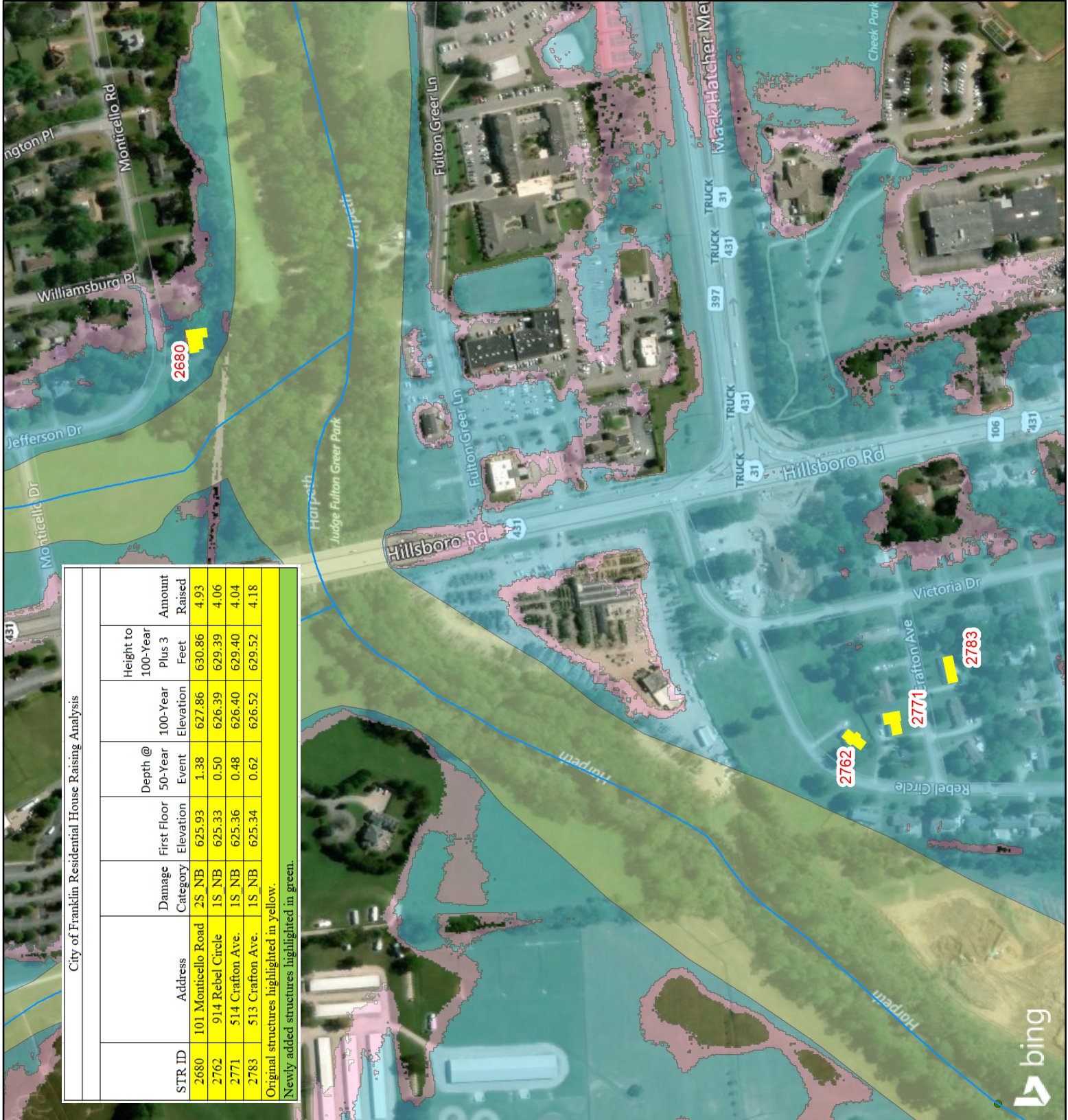
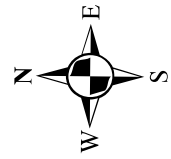


Nonstructural Raises for the City of Franklin



Legend

- Streams
- Nonstructural Raises
- River Miles
- Preliminary FEMA Boundaries
- Floodway
- 100-Year Floodplain
- 500-Year Floodplain

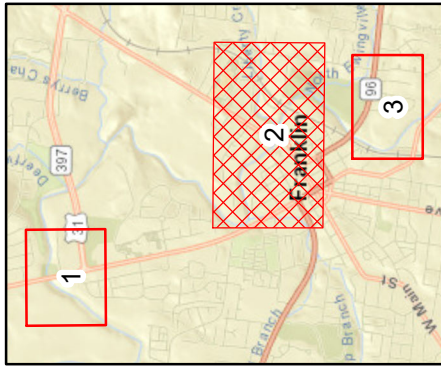


City of Franklin Residential House Raising Analysis						
STR ID	Address	Damage Category	First Floor Elevation	Depth @ 50-Year Event	100-Year Elevation	Height to 100-Year Plus 3 Feet
2680	101 Monticello Road	2S_NB	625.93	1.38	627.86	630.86
2762	914 Rebel Circle	1S_NB	625.33	0.50	626.39	629.39
2771	514 Crafton Ave.	1S_NB	625.36	0.48	626.40	629.40
2783	513 Crafton Ave.	1S_NB	625.34	0.62	626.52	629.52

Original structures highlighted in yellow.
Newly added structures highlighted in green.

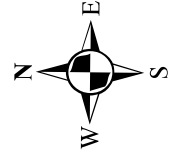


Nonstructural Raises for the City of Franklin



Legend

- Streams
- Nonstructural Raises
- River Miles
- Preliminary FEMA Boundaries
- Floodway
- 100-Year Floodplain
- 500-Year Floodplain



City of Franklin Residential House Raising Analysis							
STR ID	Address	Damage Category	First Floor Elevation	Depth @ 50-Year Event	100-Year Elevation	Height to 100-Year Plus 3 Feet	Amount Raised
3056	150 Lancaster Drive	1S NB	632.65	1.18	635.17	638.17	5.52
3064	154 Lancaster Drive	2S NB	630.09	3.74	635.17	638.17	8.08
3110	147 Lancaster Drive	1S NB	632.01	1.82	635.17	638.17	6.16
3111	151 Lancaster Drive	1S NB	631.94	1.89	635.17	638.17	6.23
3135	174 Lancaster Drive	1S NB	633.45	0.85	635.63	638.63	5.18
3148	182 Lancaster Drive	1S NB	633.68	0.91	635.91	638.91	5.23
3154	178 Lancaster Drive	1S NB	634.27	0.12	635.72	638.72	4.45
3185	169 Lancaster Drive	1S NB	635.44	0.21	635.17	638.17	2.73
3216	173 Lancaster Drive	1S NB	634.61	0.97	636.87	639.87	5.26
3221	177 Lancaster Drive	1S NB	634.89	0.53	636.72	639.72	4.83
3427	109 Daniels Dr.	1S NB	635.69	2.54	639.79	642.79	7.10
3428	111 Daniels Drive	1S NB	635.59	2.64	639.79	642.79	7.20
3429	107 Daniels Drive	1S NB	635.35	2.88	639.79	642.79	7.44
3449	221 North Margin St.	1S NB	632.43	3.22	636.94	639.94	7.51
3768	717 Fair Street	1S NB	633.68	1.28	636.28	639.28	5.60
3799	406 Eddy Lane	1S NB	634.72	5.57	642.50	645.50	10.78

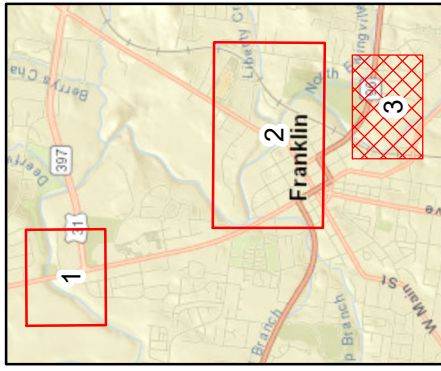
Original structures highlighted in yellow.

Newly added structures highlighted in green.



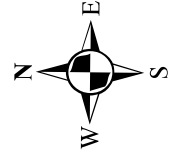


Nonstructural Raises for the City of Franklin



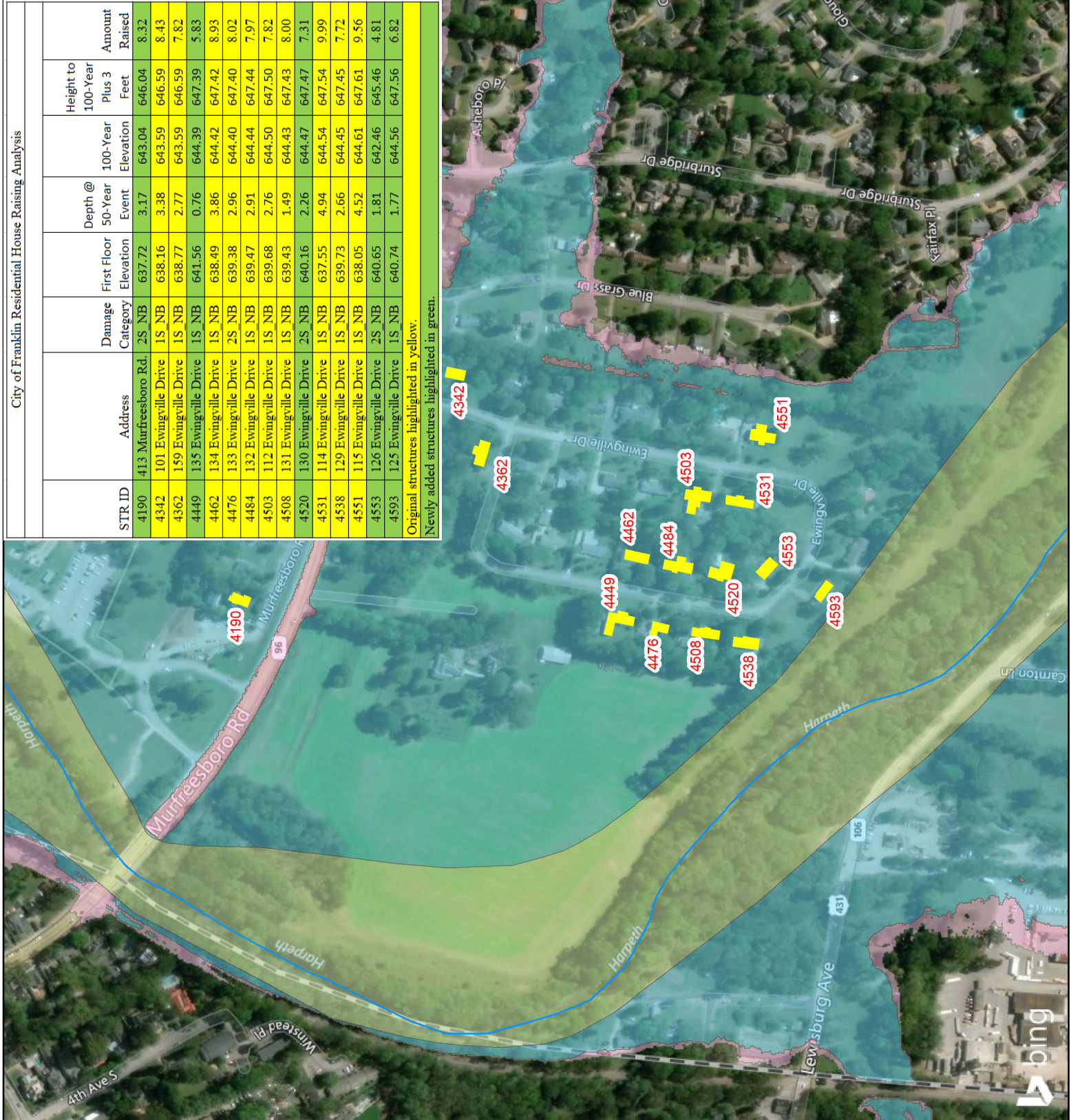
Legend

- Streams
- Nonstructural Raises
- River Miles
- Preliminary FEMA Boundaries
- Floodway
- 100-Year Floodplain
- 500-Year Floodplain



City of Franklin Residential House Raising Analysis							
STR ID	Address	Damage Category	First Floor Elevation	Depth @ 50-Year Event	100-Year Elevation	Height to 100-Year Plus 3 Feet	Amount Raised
4190	413 Murfreesboro Rd.	2S NB	637.72	3.17	643.04	646.04	8.32
4342	101 Ewingville Drive	1S NB	638.16	3.38	643.59	646.59	8.43
4362	159 Ewingville Drive	1S NB	638.77	2.77	643.59	646.59	7.82
4449	135 Ewingville Drive	1S NB	641.56	0.76	644.39	647.39	5.83
4462	134 Ewingville Drive	1S NB	638.49	3.86	644.42	647.42	8.93
4476	133 Ewingville Drive	2S NB	639.38	2.96	644.40	647.40	8.02
4484	132 Ewingville Drive	1S NB	639.47	2.91	644.44	647.44	7.97
4503	112 Ewingville Drive	1S NB	639.68	2.76	644.50	647.50	7.82
4508	131 Ewingville Drive	1S NB	639.43	1.49	644.43	647.43	8.00
4520	130 Ewingville Drive	2S NB	640.16	2.26	644.47	647.47	7.31
4531	114 Ewingville Drive	1S NB	637.55	4.94	644.54	647.54	9.99
4538	129 Ewingville Drive	1S NB	639.73	2.66	644.45	647.45	7.72
4551	115 Ewingville Drive	1S NB	638.05	4.52	644.61	647.61	9.56
4553	126 Ewingville Drive	2S NB	640.65	1.81	642.46	645.46	4.81
4593	125 Ewingville Drive	1S NB	640.74	1.77	644.56	647.56	6.82

Original structures highlighted in yellow.
Newly added structures highlighted in green.





File #: 21-03521

DATE: September 21, 2022
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Michelle Hatcher, Director of Water Management
Scott Andrews, Utilities Engineer II

SUBJECT:

*Consideration To Deny Sewer Availability For 4268 Columbia Pike (Map 118, Parcel 01100).
WS 9/13/22, 9/27/22
BOMA 9/13/22, 8-0 to Defer to 9/27/22

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning a recommendation for denial of a request for sewer availability for the above referenced property.

BACKGROUND/STAFF COMMENTS:

The original request by the applicant, dated 7/1/2022, was for the City to deny sanitary sewer availability for 4268 Columbia Pike located outside of the City limits but within the City's Urban Growth Boundary (UGB). The property is bordered on the north by Snowbird Hollow Road and on the west and the east by Columbia Pike and Goose Creek Bypass, respectively. The applicant is planning lots with a minimum of 5 acres in size. The number of lots is dependent on the soil quality for septic, but would not exceed 60 lots. On January 12, 2021, the Board declined to initiate the annexation process for this property largely due to the proximity to the City limits and infrastructure. Therefore, there was an initial recommendation by staff to deny sanitary sewer availability.

As the BOMA is aware, the City of Franklin, Williamson County, Brentwood, Fairview, Nolensville, Spring Hill, and Thompson's Station are working to update the Williamson County Growth Plan. Williamson County's existing Growth Plan was developed pursuant to the requirements of Public Chapter 1101 and was adopted in April of 2001, establishing UGBs around each of the six municipalities, as well as four Planned Growth Areas within the County. These growth boundaries have not been altered since their adoption in 2001.

As the City continues to work with our partners in the County, it is important to consider how growth in the UGB affects existing and future planning efforts such as land use, transportation, and sewer basin planning efforts. While staff anticipates future changes in the planning of the UGB as a result of the Growth Plan Update, there is still work that needs to be done. In acknowledging the importance of appropriate planning within the UGB, staff asked the BOMA to defer this item to the

9/27/2022 BOMA meeting to discuss potential planning and coordination efforts with the applicant.

During a 9/20/2022 meeting with the applicant, staff requested that the applicant consider two key elements as conditions of denial for sanitary sewer availability. The first is to enter into an annexation agreement with the City contingent on the property being contiguous to the City's corporate boundary. The second is to submit development documents not only to the County as they work through their development process, but also to the City so staff have the opportunity to provide comments associated with a property that, in the future, may impact how the City builds the UGB.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen deny this availability for 4268 Columbia Pike (Map 118, Parcel 01100) contingent on an agreement for annexation of the property when it becomes contiguous to the City limits and to share development documents concurrently when these development documents are submitted to the County to afford City staff the opportunity to provide comments.



Request for Water and/or Sewer Availability & Associated Costs

Please fill in the following information & return this form with the site plan per directions below. Incomplete forms will result in the request being returned until all of the information is included. Refer to the attached memo for fees and additional information.

Type of Availability Requested:		CHECK ALL THAT APPLY: ☐ Water ☒ Sewer	
Project Name & Subdivision, Section, Lot #	4268 Columbia Pike		
Map & Parcel(s) #	118 01100		
Property Address:	4268 Columbia Pike, Franklin, TN 37064		
City Project # (If Applicable)	N/A		
# of Dwelling Units (If Residential)	N/A		
Applicant's Name & Company	Daryl M Carter		
Applicant's Address	3333 S Orange Ave, Ste 200, Orlando, FL 32804		
Applicant's Email & Phone #			
Anticipated Water Meter Size(s) (see chart on pg. 3).	N/A		
Water District:	N/A		
Sewage Flow Calculations: Use the City of Franklin projected flow examples sheet –pg.4 N/A			
<i>use additional sheets as necessary</i>			
Anticipated sewage flows: Information Required for Sewer Service			
If County is requiring this request please indicate if you are requesting an approval or denial:	☒ DENY my Request ☐ APPROVE my request <i>*approval or denial is approved by BOMA, indication here is not a guarantee for approval or denial*</i>		

MUST SUBMIT A LOCATION MAP (FOR EX: GOOGLE MAP)

Email Application to: availability@franklintn.gov

For additional information or questions please call: 615-794-4554

Date Submitted: 07/01/2022

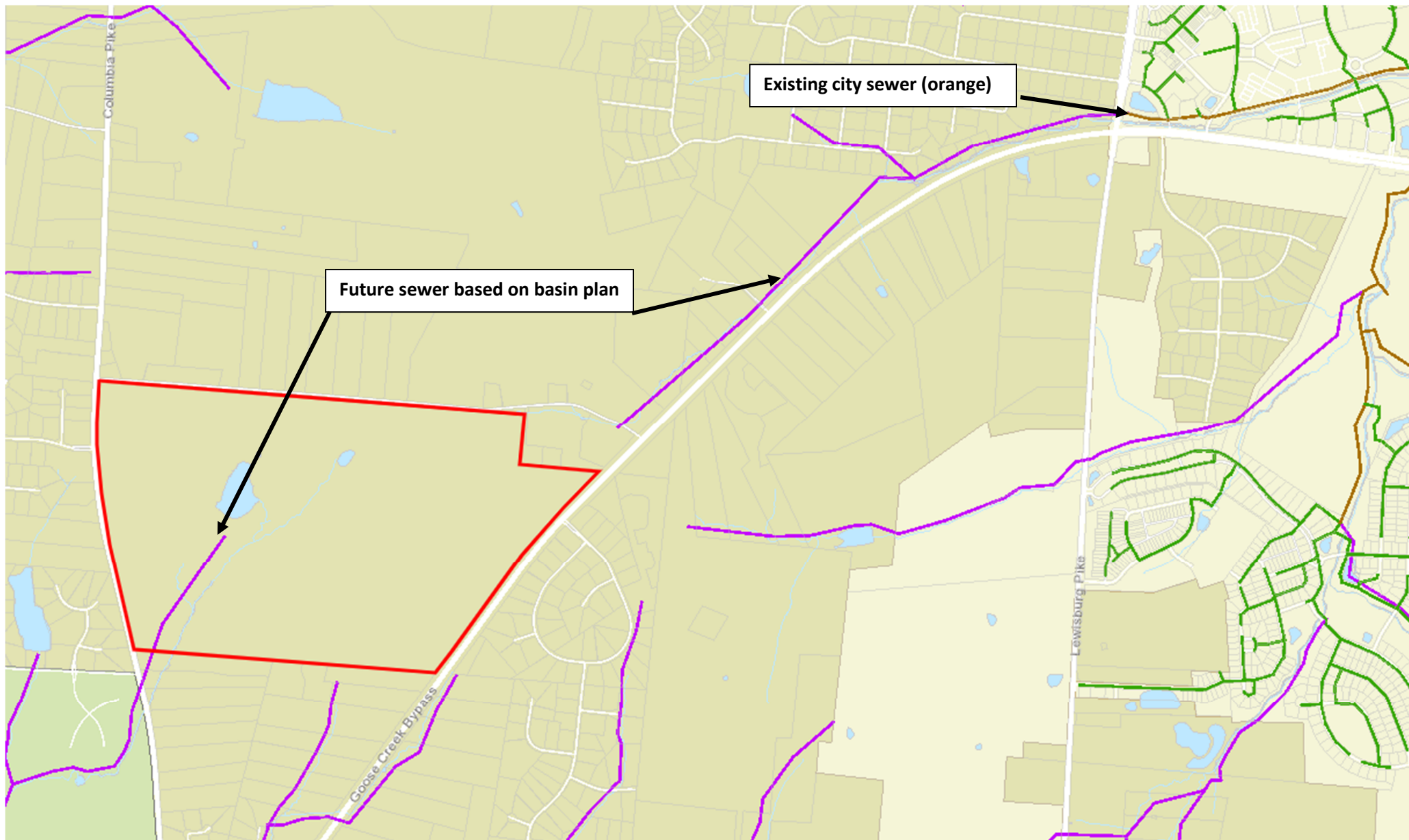


4268 COLUMBIA PIKE

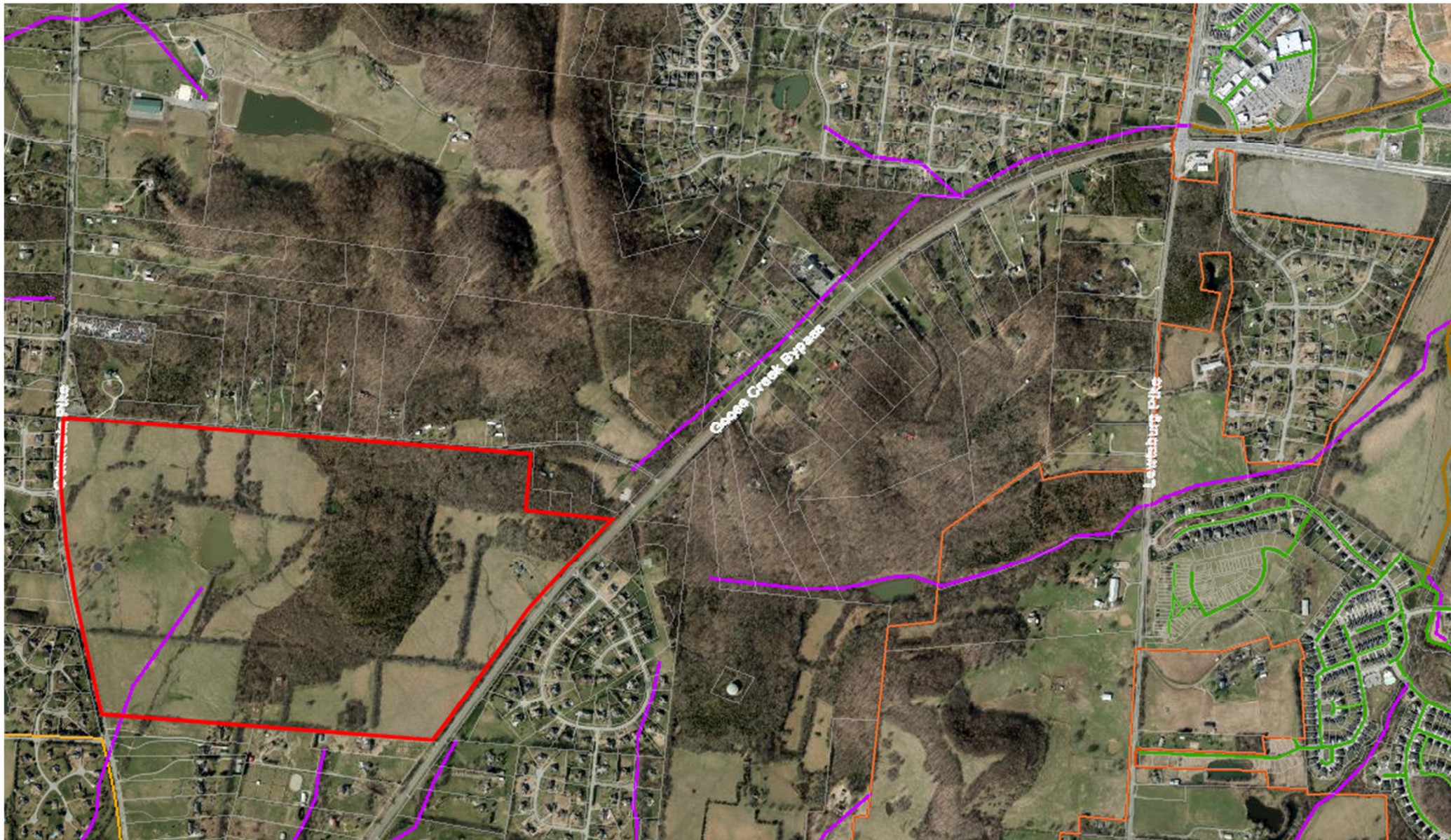
Vicinity Map
July 01, 2022



LOCATOR MAP



LOCATOR MAP (Aerial view)



Neighborhood View





File #: 21-03517

DATE: September 9, 2022

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Eric Stuckey, City Administrator
Mark Hilty, Asst. City Administrator Public Works
Vernon Gerth, Asst. City Administrator Community Development

SUBJECT:

Review Of A Plan For Extending Temporary And Permanent Sanitary Sewer Infrastructure Along a Section Of Long Lane That Will Allow The Refuge Center To Proceed With Development And The Montessori School To Proceed With Annexation.

WS 9/13/22

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning the temporary and permanent extension of sanitary sewer infrastructure to the proposed Refuge Center and Montessori School properties located along Long Lane in southeast Franklin.

BACKGROUND/STAFF COMMENTS:

When the Refuge Center annexed their property in early 2019, the Board of Mayor and Aldermen subsequently approved a Development Plan. The Plan of Services that accompanied their annexation and the approved Development Plan provided guidance on extending sanitary sewer to this property and staff discussed likely cost implications. Typically, developers are responsible for the design and construction of this type of infrastructure. Recently, the Montessori School purchased an adjacent property (located in the county) and has submitted a request to annex their property too. Both properties require sanitary sewer service to support their respective uses.

In completing the Site Plan, the Refuge Center concluded that extending the permanent sanitary sewer interceptor exceeded their budget and requested staff to consider alternatives for sanitary sewer service.

In considering the positive impact these two not-for-public entities offer our citizens and community, staff identified an alternative for the Montessori School and Refuge Center to connect to the City's public sanitary sewer system. This solution provides for a temporary low-pressure system and a contribution toward the construction of the permanent sewer interceptor. In discussions with representatives from both the Montessori School and Refuge Center, the Montessori School has decided not to proceed with annexation at this time. However, representatives of the Refuge Center

support this approach and request the city proceed with the revised Plan of Services and Development Agreement so the Refuge Center can proceed with developing their property.

Staff, in coordination with the Refuge Center team, have worked through estimated costs for construction of infrastructure reflected in the basin plan as well as a temporary alternative solution that includes a low-pressure system that ties into Ladd Park. The estimated, present-day costs for these projects, which will only be fully known through a design and bidding process, are as follows:

1. Basin Plan - \$2M to \$2.5M. The Refuge Center would pay a proportionate share of this cost, yet to be fully defined.
2. A temporary alternative low-pressure system to Ladd Park that would serve only the Refuge Center - \$350K to \$450K plus a proportionate share to build out the basin plan solution.

As the alternative option is also a significant cost and a large percentage of the cost to construct the basin plan project, staff also evaluated a low-pressure system to serve the entire basin. The estimated cost of performing this work is still being evaluated. It is important to note that low-pressure systems are typically recommended for residential customers. If this option is used to serve the entire basin (approximately 60-75 developable acres), certain uses may not be supported.

Staff requests that the Board of Mayor and Aldermen provide direction so that a revised Plan of Services and Development Agreement can be drafted for the Board's consideration at a future meeting. The terms and details would be solidified in the development agreement based on the guidance from the BOMA, but in general require the Refuge Center to contribute their proportionate share toward the eventual construction of the permanent sanitary sewer solution.

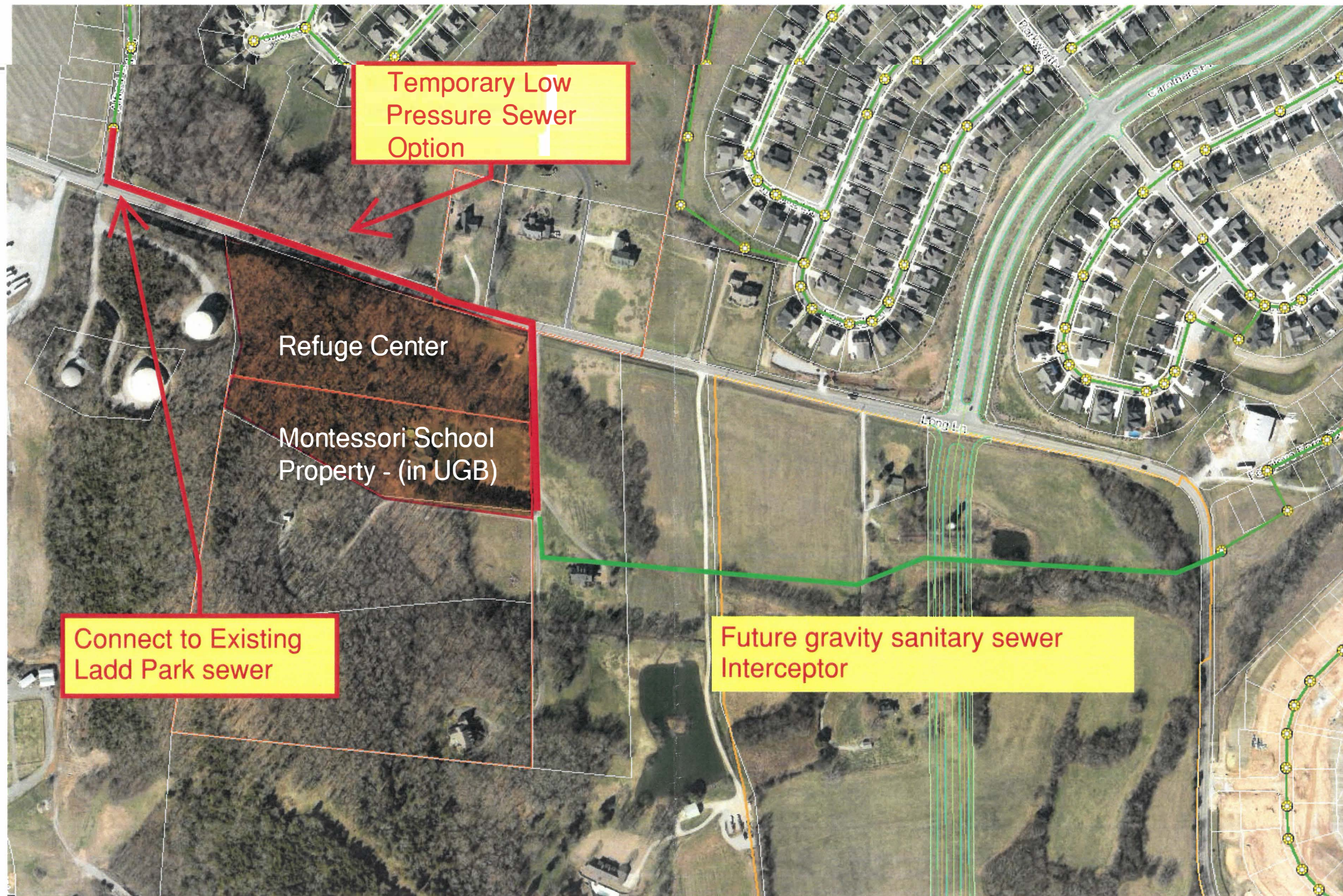
FINANCIAL IMPACT:

While our Water Management team has performed preliminary cost estimates for both the temporary and permanent sanitary sewer systems, the proportionate share to be required of the Refuge Center for the permanent sewer interceptor is a "best guess" at this time, since future development and density on the vacant property that will benefit from this sanitary sewer interceptor is unknown.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen acknowledge these alternatives for extending temporary and permanent sanitary sewer service to the Refuge Center and provide direction to staff related to revising the Refuge Center's Plan of Services and drafting a Development Agreement for consideration by the Board of Mayor and Aldermen.

Long Lane Temporary Sewer Option and Permanent Interceptor Exhibit





File #: 21-03572

DATE: September 7, 2022
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Steve Grubb, Director of Streets
Jerry Hatcher, Assistant Director of Streets

SUBJECT:

Consideration Of Procurement Award To H&H Construction Co., Inc., Of Erin, Tennessee In The Total Lump-Sum Amount Of \$131,901.12 For Replacement Of Metal Dome On Rock Salt Storage Bin For The Maintenance Division Of The Streets Department (Purchasing Office Procurement Solicitation No. 2023-002; Contract No. 2022-0239).

PURPOSE:

The purpose of this procurement is to replace the metal dome on the rock salt storage bin at 1117 Incinerator Road in Franklin. This procurement is necessary due to the poor condition of the existing dome.

BACKGROUND/STAFF COMMENTS:

The City published on August 4, 2022 a Notice to Bidders in the *Williamson Herald* for replacement of metal dome on rock salt storage bin. In addition, bid documents were sent on or about the same date directly to five (5) potential bidders known or thought to be interested in this solicitation. Bids from two (2) contractors were publicly opened at the bid opening held on September 1, 2022. A tabulation of the bids received for this solicitation is attached.

FINANCIAL IMPACT:

The responsible bidder that submitted the lowest priced responsive bid, H&H Construction Co., Inc., of Erin, Tennessee, is in the total lump-sum amount of \$131,901.12 for the specified improvements. This bid was identified because it is the lowest bid that meets or exceeds the City's intention as expressed and implied by the City's specifications as well as the instructions, terms and conditions pertaining to this procurement solicitation. The Streets Department Maintenance Division budget for fiscal year 2023 for the General Fund will need to be amended to accommodate this purchase. The H&H Construction Co. bid amount is about what City staff expected.

RECOMMENDATION:

Staff recommends that the City accept, contingent upon Law Department and City Administrator approval of City Contract No. 2022-0239, the apparent lowest best bid, from H&H Construction Co., Inc., of Erin, Tennessee, in the total lump-sum amount of \$131,901.12 for the specified improvements, and award this procurement to this bidder. The City's Purchasing Manager believes the prepared solicitation documents as distributed allowed for competition among multiple service providers, and that the staff recommendation appears to be made in a fair and impartial manner based upon the proposals received. Pursuant to authority previously granted by the Board of Mayor and Aldermen, Contract No. 2022-0239 has been prepared for execution by the City Administrator pending approval by the Board of Mayor and Aldermen of the staff recommendation to accept the bid from and award the procurement to H&H Construction Co., Inc.

Tabulation of Bids*

Purchasing Office Solicitation No.:		2023-002 (replacement of metal dome on rock salt storage bin)							
Notice to Bidders published in the <i>Williamson Herald</i> on:		8/4/22							
Number of vendors that were notified of / that responded to this solicitation for bids:		5 / 2							
Date and time bids due and publicly opened:		9/1/22 2:00 PM							
Present at opening of bids:		Steven Hudson and Robin Ross of H & H Construction, Inc.; Jerry Hatcher of the City of Franklin Streets Department; and Rachael DuVall, Suzanne Ward and Brian Wilcox of the City of Franklin Purchasing Office							
Target meeting of BOMA at which recommendation is scheduled to be considered:		10/25/22							
Bids received from:	Bid No.:	Does the bid include all required documents?	Does the bid MOES ¹ ? / If not, how many exceptions do not MOES ¹ ?	Total quoted bid price for supply, delivery and installation of bid goods and services:	Payment terms:	Duration of the manufacturer's standard warranty:	Duration of the installer's standard guarantee of workmanship:	Estimated time of completion of project after notice to proceed:	Last date bid and pricing is valid and may be accepted by the City:
Commercial Coatings and Associates 800 E Oregon St. Evansville, IN 47711 Jayson Munoz (636) 795-8388 jaysonmunoz@yahoo.com	1 of 1	No (bid lacks p. 2 of the Bid Submittal Form, description of bid services to be rendered, properly completed Standard Procurement Terms and Conditions, properly completed Affidavit of License Certificate, references, and properly labeled envelope)	Bidder takes no exceptions	\$169,745.00	net 30 days	1 year	1 year	13 calendar days	not indicated
H & H Construction Company, Inc. 30 Substation Loop Erin, TN 37061 Steven B. Hudson, President 931-216-4545 hudsoncustomhomes@yahoo.com	1 of 1	Yes	Bidder takes no exceptions	\$131,901.12	net 30 days	40 years	1 year	120 calendar days	5/15/2023

¹MOES indicates "meet(s) or exceed(s) specifications"

*Shaded bid is apparent lowest best bid