



FARRAGUT BOARD OF MAYOR AND ALDERMEN
Farragut Community Center
239 Jamestowne Blvd

AGENDA
AUGUST 8, 2024

RECEPTION FOR VICE-MAYOR LOUISE POVLIN
4:00 PM

WAYFINDING SIGN WORKSHOP
5:00 PM

BMA MEETING
6:00 PM

- I. Roll Call**
- II. Approval of Agenda**
- III. Approval of Minutes**
 - A. July 25, 2024**
- IV. Mayor's Report**
- V. Ordinances & Resolutions**
 - A. Ordinances**
 - 1. Public Hearing & Second Reading**
 - a) Ordinance 24-10**, an ordinance to amend the Farragut Zoning Map for Parcel 15402, Tax Map 130, west of the Cotton Eyed Joe's, from C-2 to OD-RE/E, 3.1 Acres (Cox Universal Group, Applicant)
 - b) Ordinance 24-14**, an Ordinance of the Town of Farragut, Tennessee amending the Fiscal Year 2024-2025 General Fund budget, passed by Ordinance 24-07
- VI. Citizens Forum**
- VII. Town Administrator's Report**
- VIII. Town Attorney's Report**

239 JAMESTOWNE BLVD | FARRAGUT, TN 37934 | 865.966.7057 |
WWW.TOWNOFFARRAGUT.ORG

It is the policy of the Town of Farragut not to discriminate on the basis of race, color, natural origin, gender, gender identity, sexual orientation, age, religion, disability or veteran status pursuant to Title VI of the Civil Rights Act of 1964, Public Law 93-112 and 101-336 in its hiring, employment practices and programs. To request accommodations due to disabilities, please call 865-966-7057 in advance of the meeting

The Board of Mayor and Aldermen welcomes and invites Farragut residents to participate in public meetings.

Public Participation Guidelines for Farragut Board of Mayor and Aldermen meetings

At the end of each business meeting, there will be time reserved for public comment under the Citizen Forum agenda item. If you are interested in speaking, please fill out a blue comment card and turn it in to the Town Recorder or staff member. This time is set aside specifically for comments on items that are not on the Board of Mayor and Aldermen regular agenda for the meeting. Each speaker will be given three (3) minutes to speak on his/her topic.

The Board also seeks public comment on regular agenda items during the portion of the meeting devoted to discussion and consideration of the specific agenda item.

The Mayor may recognize individuals for public comment during both the regular agenda and Citizen Forum portions of the meeting based on the following guidelines.

1. The Mayor shall maintain and control the meeting to provide a professional and objective environment conducive to presentation and discussion of the agenda items;
2. Any Farragut resident interested in speaking should fill out a blue comment card stating which agenda item they would like to comment on and turn it in to the Town Recorder or a staff member;
3. Speakers shall come to the podium and identify themselves by name and street address;
4. Public comment shall be limited to three (3) minutes per individual. Time for public comment may be amended at the discretion of the Mayor; provided that when additional time is allowed, speakers with differing points of view are allowed the same amount of time if requested. Time is not transferable to other speakers;
5. Speakers should strive to avoid redundancy; different considerations than expressed by previous speakers on a subject are encouraged;
6. Comments that threaten violence or imminent physical harm toward any individual will not be tolerated.
7. Comments may support or oppose issues or measures;
8. Personal attacks on the character of individuals who hold different points of view that have no relationship to the merits of the matter or issue raised for discussion will not be tolerated.
9. An applicant, and/or their representative(s), for an item on the regular agenda shall be afforded the time necessary to present their request and respond to questions. The three (3) minute limitation shall not apply. However, the Mayor may ask an applicant to stay on point in order to facilitate the efficiency of the meeting.

Each speaker will be asked if they can agree to abide by the Comment Protocol. If so, please be prepared to speak when your name is called.

Tennessee Code Annotated 39-17-306. Disrupting meetings or processions.

- (a) A person commits an offense if, with the intent to prevent or disrupt a lawful meeting, procession, or gathering, the person substantially obstructs or interferes with the meeting, procession, or gathering by physical action or verbal utterance.
- (b) A violation of this section is a Class A misdemeanor.



Wayfinding Assessment Recap

Town of Farragut

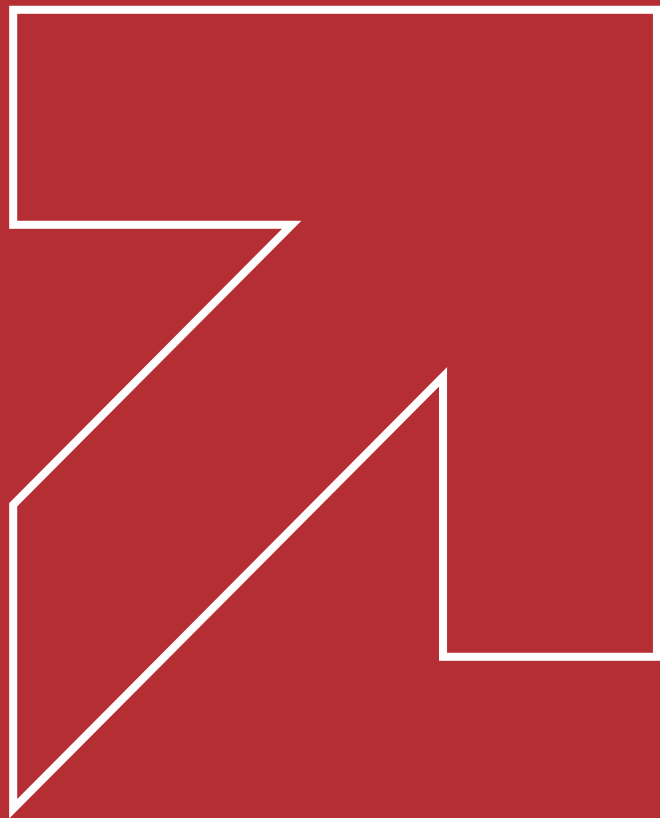
TFT1842 | JUNE 2024



The Process

Guide Studio has gone through the following steps to develop the framework for the Town of Farragut Wayfinding Program.

- Review of the Request for Proposal and background material
- Discussion with the client core team
- Discovery sessions with key internal and external stakeholders and steering committee
- Driving tour of the city
- Internal strategy sessions
- Review session with stakeholders & steering committee
- Wayfinding Assessment & mood board development
- Concept Design
- Sign system Design Development & Programming



Town of Farragut Wayfinding

Discovery Recap

ONE WORD TO DESCRIBE TOWN OF FARRAGUT



JOURNEY MAPPING

EXERCISES

1. **Destinations**

Mark The Town of Farragut’s major visitor destinations. Star the top 5.

2. **Vehicular Paths**

Mark what you would consider to be roads that offer the BEST experience driving into the Town of Farragut.

3. **Arrival**

Mark what you would consider to the PERCEIVED points of arrival into the Town of Farragut. Mark perceived entries into the Town Center.

4. **Pedestrian Traffic**

Mark areas you would consider to have high pedestrian concentration and traffic. Include bike paths.



TOP VISITOR DESTINATIONS

Based on data collected from the Steering Committee, the following destinations were the most commonly marked and determined to be the top destinations in and around The Town of Farragut.

TOP 5–6 not ranked in order

- Town Center
- Farragut High School
- Founders Park
- McFee Park
- Mayor Bob Leonard Park
- Entertainment District or Farragut Station
- Turkey Creek

OTHERS not ranked in order

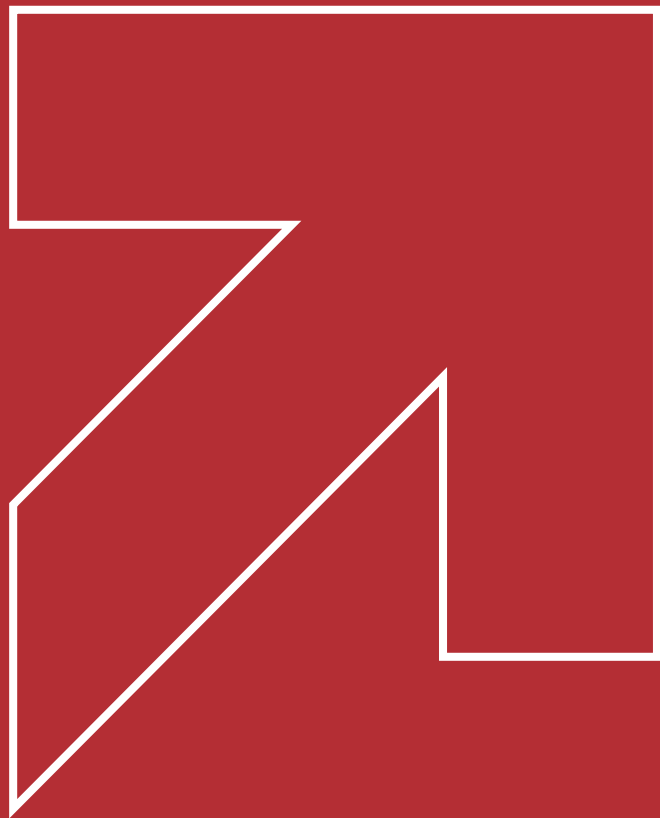
- Costco Shopping Center
- Hotel District which could be included in the Entertainment or Farragut Station district (direct to areas in town from this area)

Challenges

Signage is one of the **first physical interactions** a person has with a place and will make an impression—either positive or negative—to visitors, residents, & potential business owners.

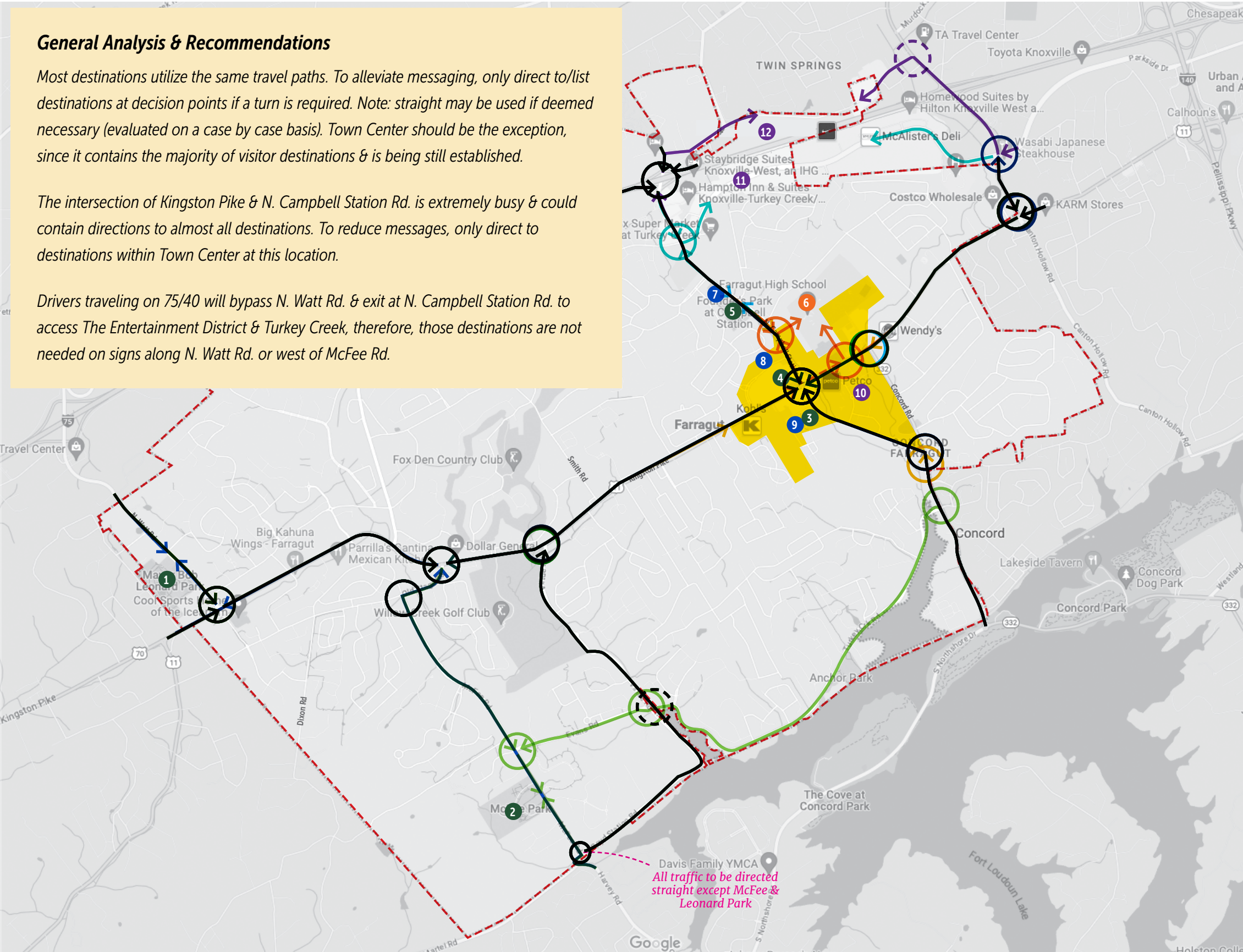
- Current signage is too small, obscured in some cases, too low, etc.
- Drawing people off the state roads and into town
- Lack of connection between city as a whole and Town Center
- Not very walkable
- Where to park (and people who don’t want to walk)
- Conveying information about community events
- Some assets are not in the town but are utilized by residents (ex. lake access)
- Identifying destinations within other destinations
- Educating the public about the Town Center





Town of Farragut Wayfinding Analysis & Evaluation

Town of Farragut / Travel Paths / Comprehensive Decision Points



MAP LEGEND

Parks

★ 1

Mayor Bob Leonard Park

★ 2

McFee Park

3

Admiral Farragut Plaza

4

McGill Plaza

★ 5

Founder's Park

Education

★ 6

High School (Visitors)

Venues/Facilities

7

Library

8

Community/Senior Center

9

Town Hall/Museum

Entertainment/Shopping Districts

10

Biddle Farms

★ 11

Turkey Creek

★ 12

Entertainment District/ Farragut Station

----- Town Border

★

Town Center

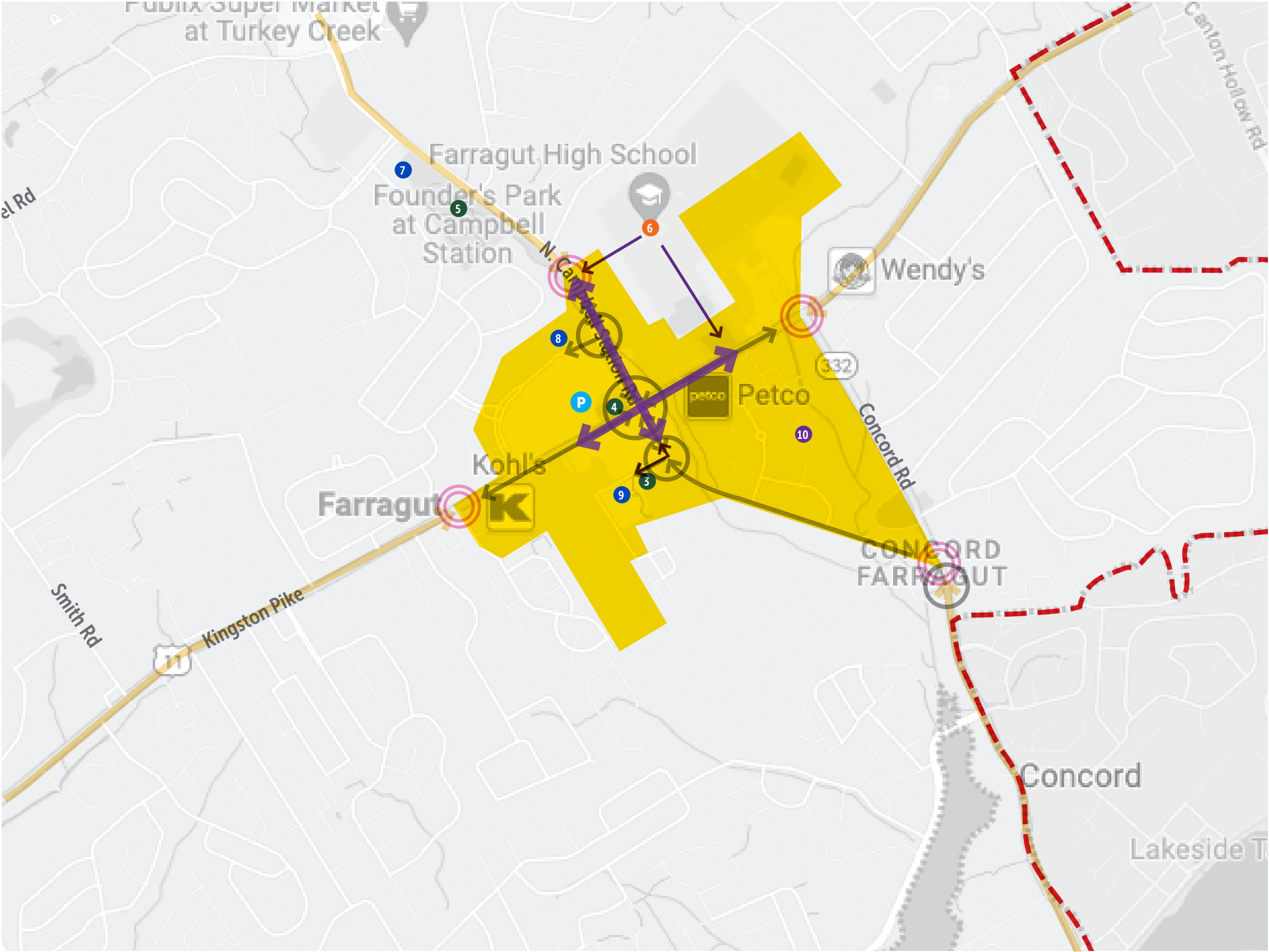
★

= Top Destination based on Discovery Session data

★

= Top Destination based on Discovery Session data

Town of Farragut / Town Center



MAP LEGEND

Parks

- 1 Mayor Bob Leonard Park
- 2 McFee Park
- 3 Admiral Farragut Plaza
- 4 McGill Plaza
- 5 Founder's Park

Education

- 6 High School (Visitors)

Venues/Facilities

- 7 Library
- 8 Community/Senior Center
- 9 Town Hall/Museum

Entertainment/Shopping Districts

- 10 Biddle Farms
- 11 Turkey Creek
- 12 Entertainment District/ Farragut Station

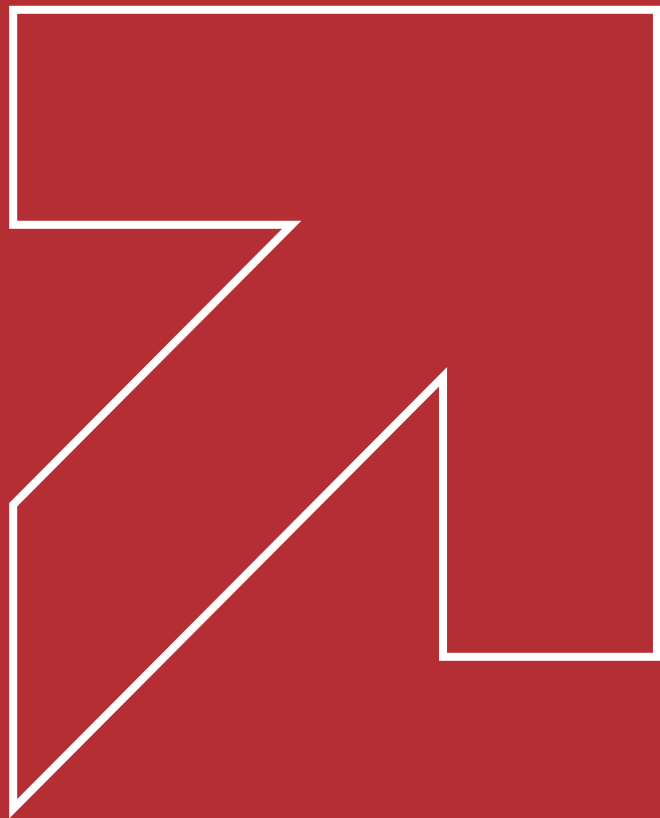
----- Town Border

■ Town Center

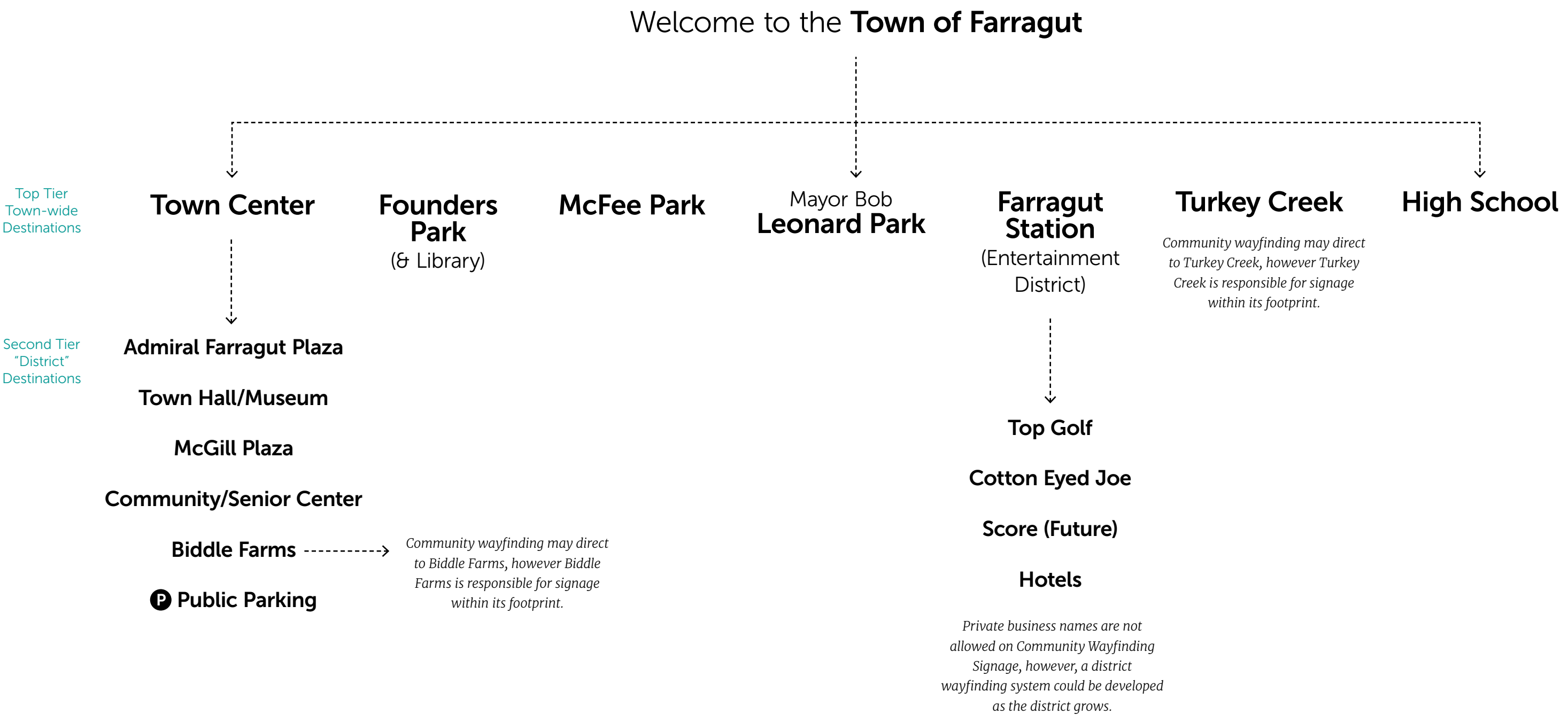
P "General" Parking

▬ Primary Ped Traffic

▬ Secondary Ped Traffic



Town of Farragut Wayfinding Strategy & Recommendations

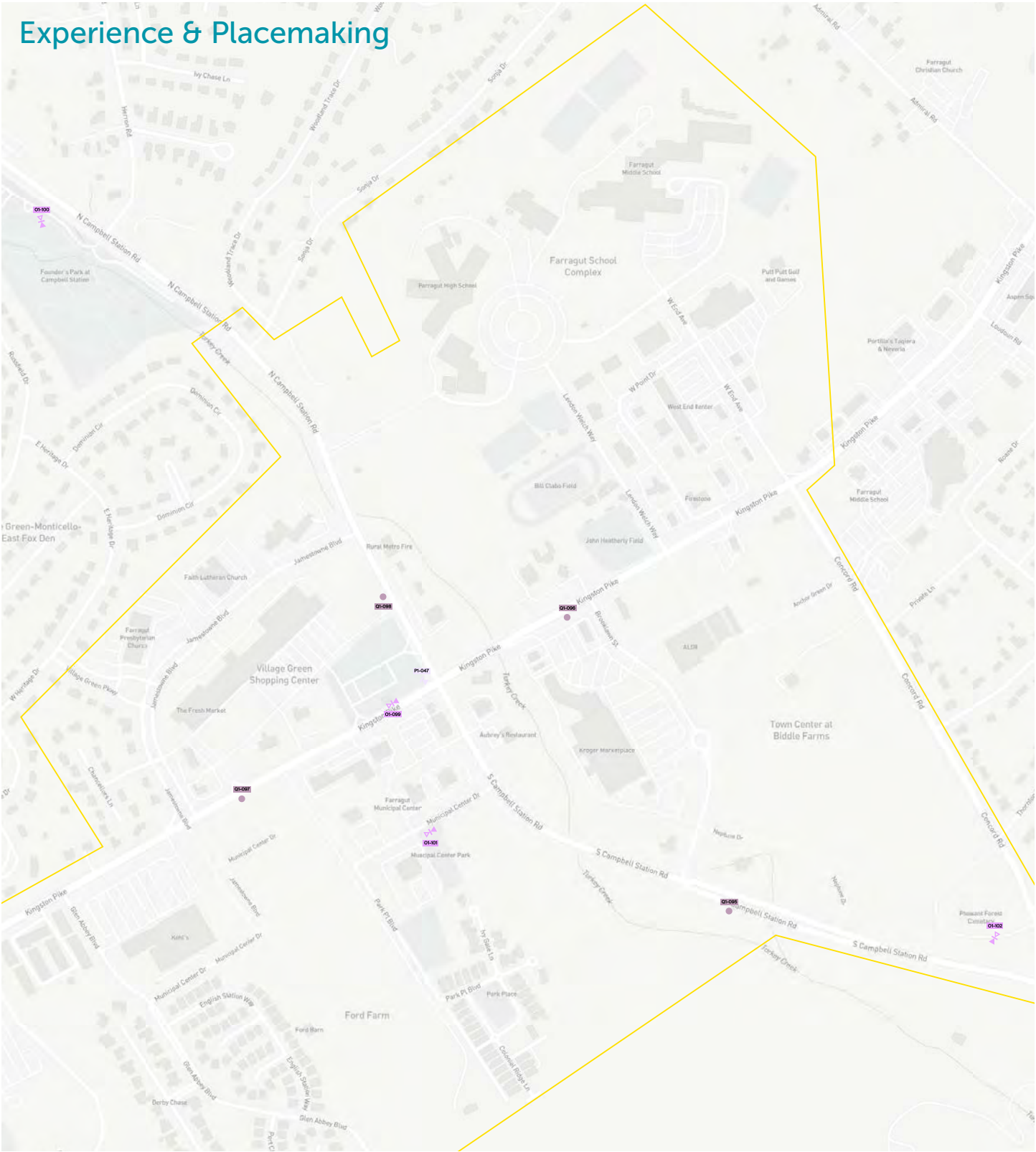
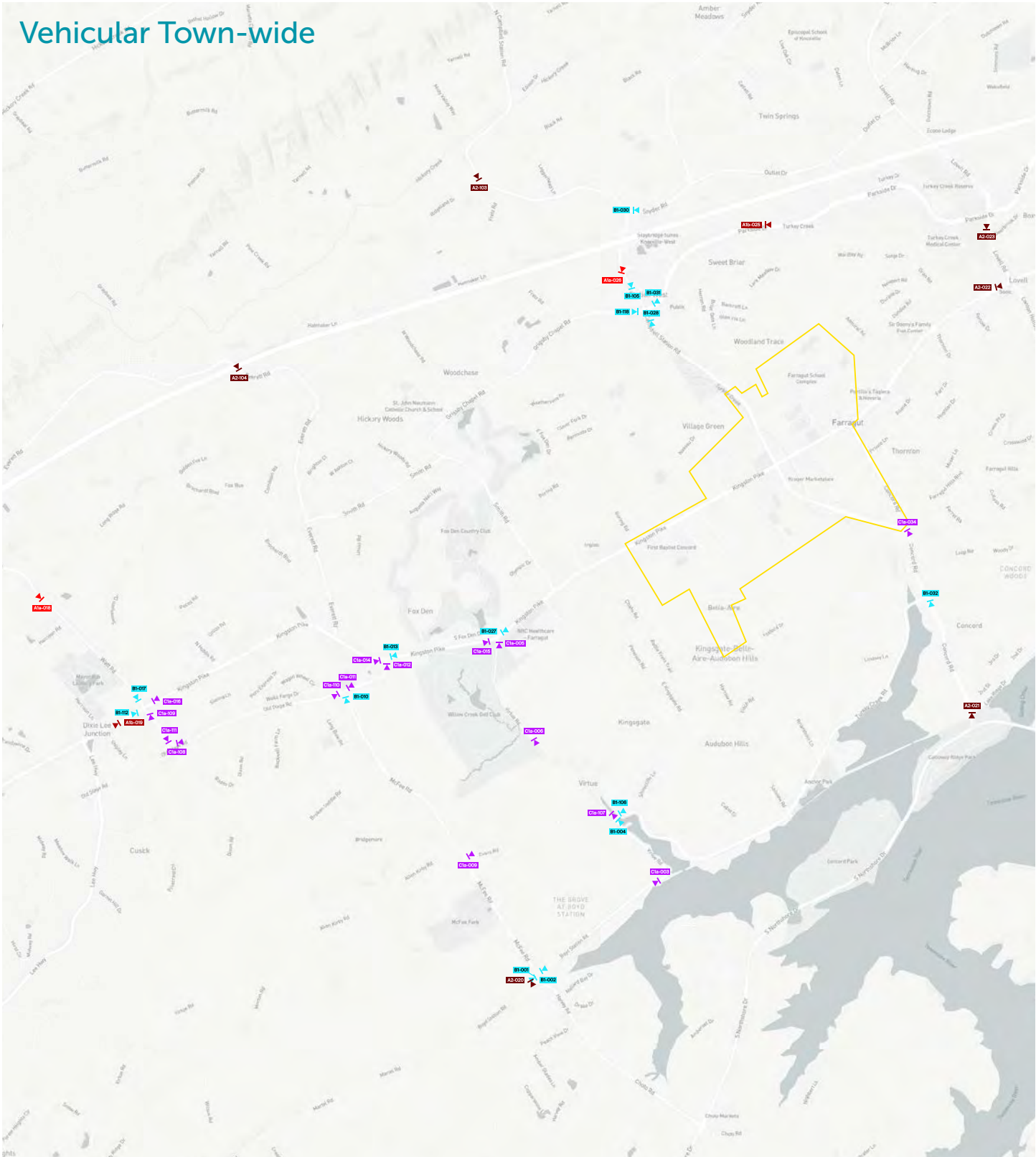


Summary of Recommendations

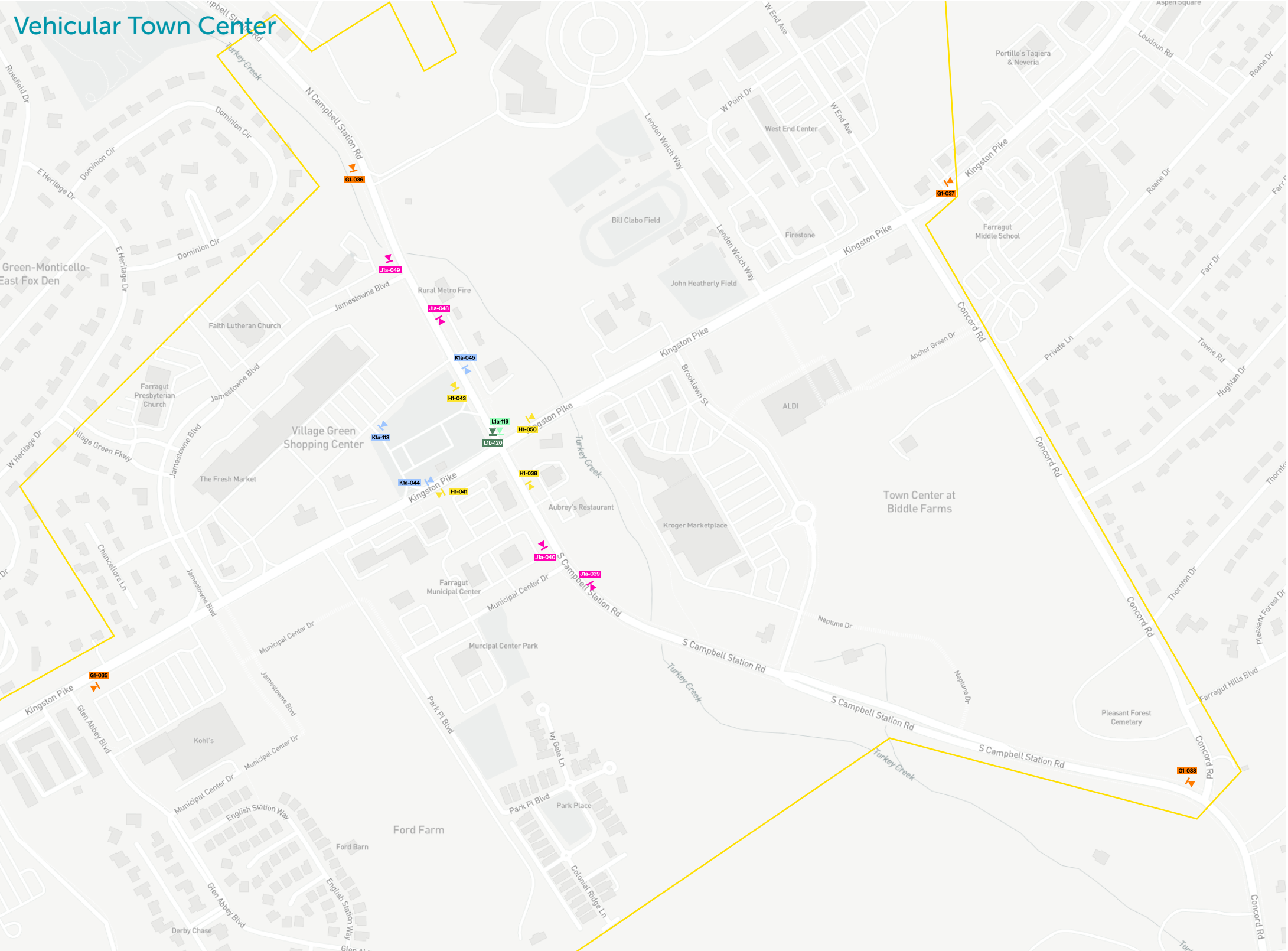
- 1 Identify entries into to Farragut with **stronger gateway signage** that is **sized appropriately** for the context, positioned for maximum readability, and fits the character of the town.
- 2 Add clear **wayfinding signage** to help visitors and residents **orient** themselves to the town and what it has to offer.
- 3 **Establish Town Center** as a top tier destination:
 - **Direct to Town Center** from the outskirts of town – *once in Town Center, messages should direct to its specific destinations.*
 - Implement **placemaking elements**, such as “district” gateways, banners, streetscape elements, public art, etc. to **educate** the public and define the district as a unique area in Farragut.
 - **Capitalize on crowds** already attending major destinations like Top Golf and Turkey Creek **by directing to Town Center.**
 - Identify **public parking** within Town Center to **encourage people to stay longer.**

Beyond Wayfinding: create a one-stop website (& organization) to function as a central hub of information for Town Center. Utilize consistent nomenclature, maps, graphics, etc.
- 4 Support a **stronger pedestrian and cycling experience.** Better **identify and define the Greenways** with more noticeable signage at entry/ connection points and destination/distance markers. Add **event kiosks** at places with high pedestrian activity (parks, shopping plazas, etc.)
- 5 **Showcase the Town’s history.** Support existing interpretive signage and maps, with signage to show all the stops on the history tour. Provide physical version of the map at key points to let people know where to go next/where they are on the history tour.
- 6 Establish **criteria guidelines** for shopping districts to appear on community wayfinding signage. (For example, the district must have X% of “lifestyle” amenities (housing, visitor attractions/non-private businesses, etc.)

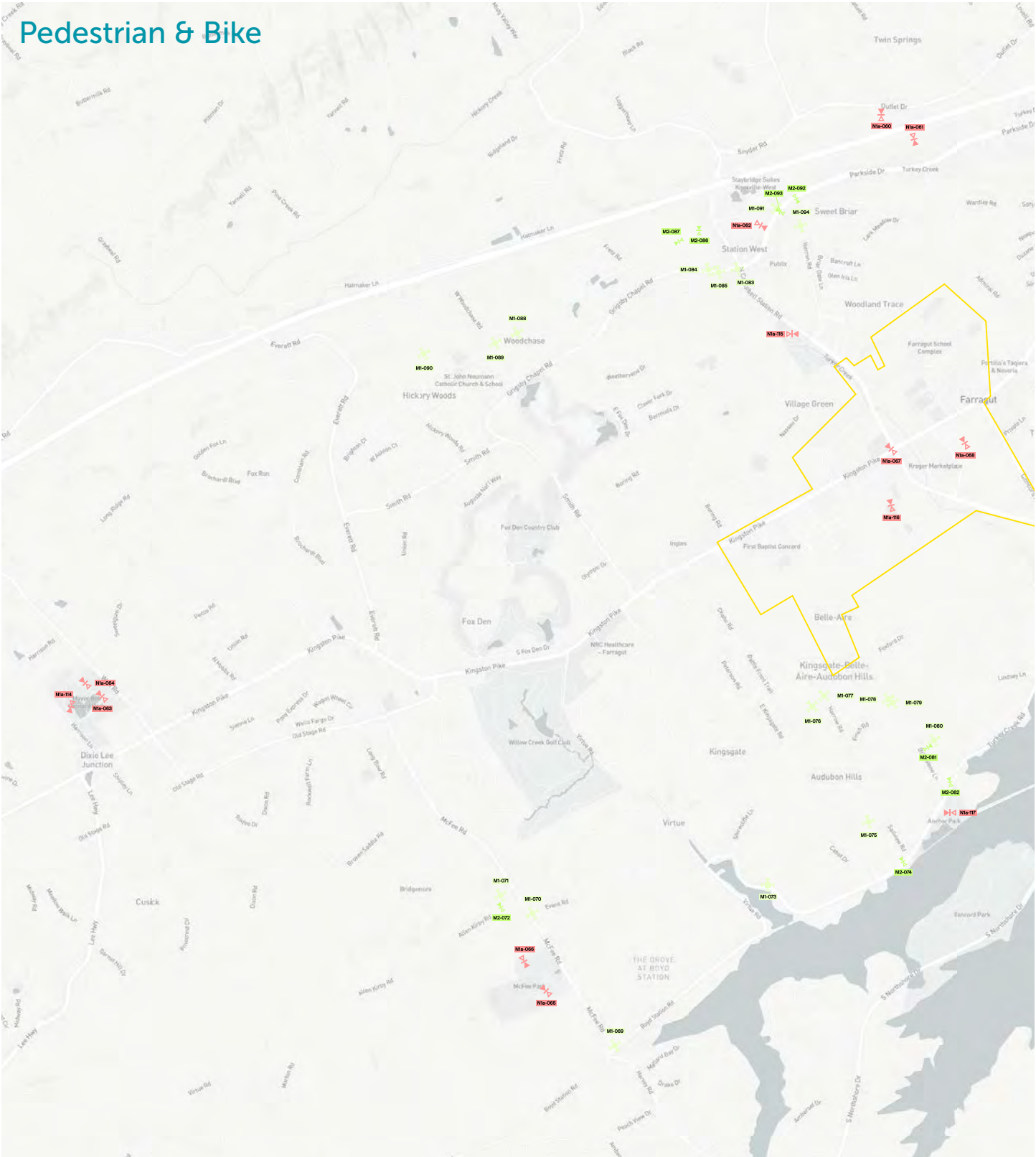
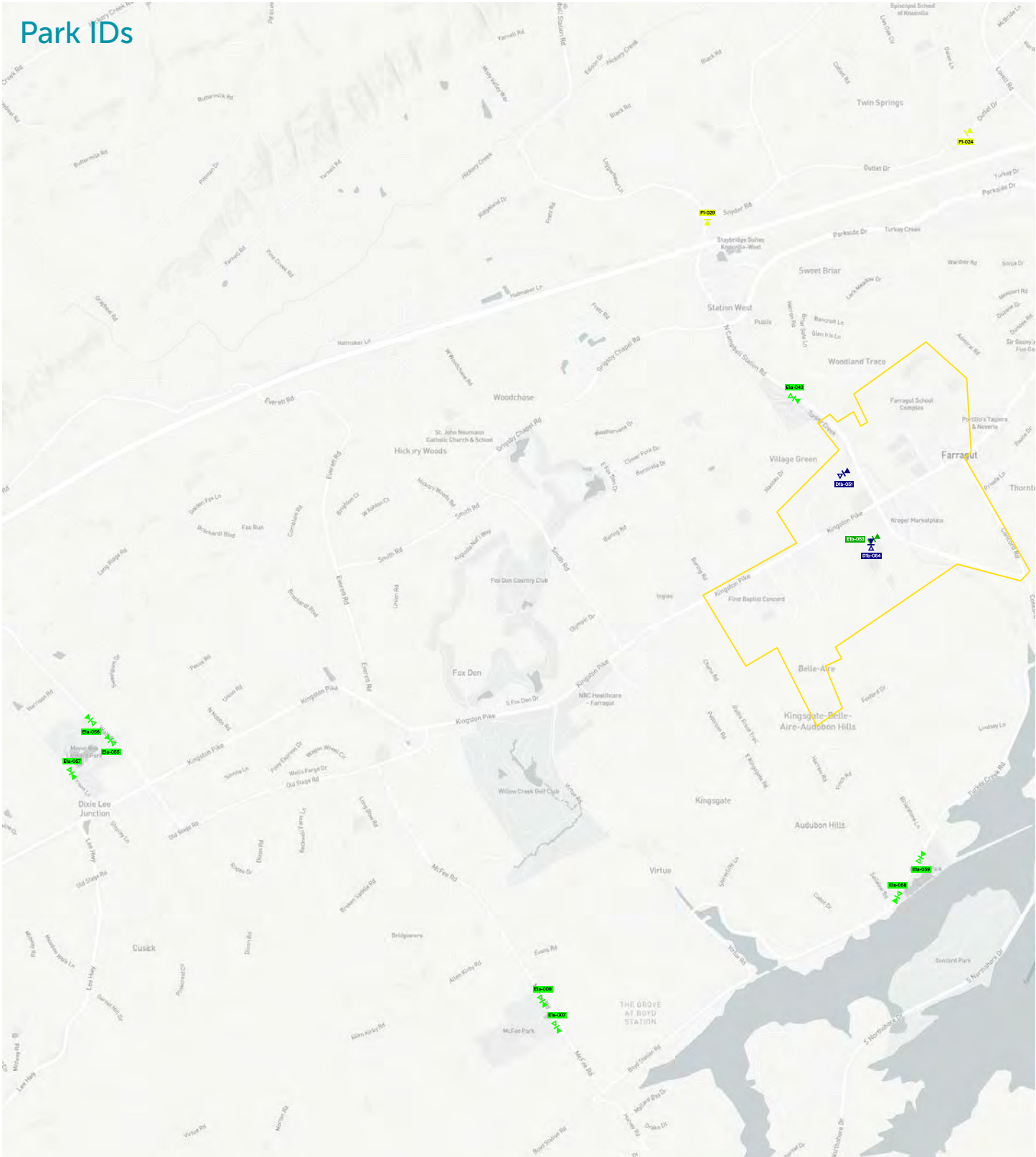
Sign Locations



Sign Locations



Sign Locations





Wayfinding Sign System

Town of Farragut

DESIGN INTENT | TFT1842 | AUGUST 2024

1.0 General		2.4 Signage Contractor/Fabricator	
1.1 Related Documents	Design Intent Drawings: These drawings/specifications are for the sole purpose of visual design intent only and not intended for construction purposes.		Refers to the group(s), firm(s), or corporation(s) designated in an Agreeer any such group(s) under contractual obligation to perform any fabricatio other work related to signs and graphics, as referred in this document.
A.	The Sign Contractor is responsible for engineering, design, construction technique, materials and installation.	2.5 Work	As employed herein, includes any materials, equipment, construction, la and warranties required to complete the fabrication prescribed in these s This shall include, but is not limited to, all of the sign types shown in the
B.	The Project Owner/Contract Owner shall review the shop drawings only for conformance with general design intent, and will in no way be responsible or liable for any results of construction from working drawings, materials selection, shop drawings, contract documents or other agreements other than agreement with the Owner authorizing these documents.	2.6 Addendum	Covering changes, corrections, and special interpretations of the drawings and specifications; shall become part of the documents.
C.	Sign Contractor shall verify and be responsible for all dimensions and conditions shown in the Design Intent documents. If dimensions are missing or are unclear — consult the Owner for direction. The Project Owner/Contract Owner must review shop details prior to fabrication.	2.7 Substitutions	When one or more than one product is specified and the signage contractor wishes to offer a substitute product which will completely accomplish the purpose of the contract documents, see section 6.0 for the conditions governing all substitutions.
1.2 Summary	This Section includes the exterior sign types found within the attached Bid Documentation, including Design Intent Drawings, Message Schedule, Location Plans, and Supplemental forms or documentation.	2.8 NIC	Refers to work not included in this contract.
1.3 Performance Specifications Introduction	The purpose of this document is to serve as a reference which identifies materials, construction specifications, and quality controls, as well as signage contractor’s responsibilities and obligations. Signage Contractor(s) shall furnish and install signs and/or graphics as detailed on drawings and/or described in these specifications.	2.9 Final Completion	The date when the Owner finds the entire work as described in the contract documents acceptable and fully performed, as written in the final certificate of payment.
	Refer to these performance specifications for details on expectations of Sign Contractor and fabrication process.		
2.0 Definition of Terms		3.0 General Conditions	
2.1 Documents	Refers to the drawings and specifications, including all addendum and modifications incorporated therein for their execution. When applicable, additional appendages provided by Owner or Designer shall become part of the documents.	3.1 Quality Assurance	The Signage Contractor shall be responsible for the quality of materials and workmanship required for execution of this contract including the materials and workmanship of any firms or individuals who act as sub-contractors.
			It is intended that the work described in these documents be of sound, quality construction. The Signage Contractor shall be solely responsible for the inclusion of adequate amounts to cover installation of all items indicated, described and/or implied.
2.2 Project Owner (also referred to as Owner):	Shall refer to: Farragut 239 Jamestowne Blvd Farragut, TN 37934 Phone: 865-218-3374 Contact: Ron Oestreich roestreich@townoffarragut.org	3.2 Commencement	The work described in these documents shall only begin when a Owner-authorized, written contract has been issued to the Signage Contractor with instructions to proceed, provided other requirements have been met.
2.3 Designer	Shall refer to: Guide Studio, Inc. Contacts: Gina Gerken, Jamie Wilhelm gina@guidestudio.com, jamie@guidestudio.com	3.3 Contract Administration	Reviewing the quality and progress of the work and submittals received from the Signage Contractor, the Owner has no responsibility to assist the Signage Contractor in the supervision or performance of work. No action by the Owner shall in any way relieve the Signage Contractor from the responsibility for the performance of the work in accordance to the contract documents, or give rise to any negligence or other action against the Owner or anyone acting for their behalf.
			Signage Contractor shall allow Owner or an authorized representative access to his plan, excluding such areas or processes judged by the Sign Contractor to be proprietary in nature for the purpose of inspecting production techniques, materials, or other items related to the manufacturing of which the Owner is committed, or which may be contemplated.

date	08.08.24	contact	project	TFT1842	phase	Design Intent	NOT FOR CONSTRUCTION	sheet
Guide guidestudio.com		pm Gina Gerken design Jamie Wilhelm	Town of Farragut		Performance Specifications		These drawings and notes are for the sole purpose of expressing visual design intent and are not intended for actual fabrication purposes. Sign Contractor accepts total responsibility for final material selection, fabrication and installation methods. Sign messages and spellings shown within the these drawings are not to be relied upon for fabrication. Sign Contractor must submit final messages and sign face layouts for review and approval by the user. Electronic files are not construction documents and cannot be relied upon as identical to construction documents because of changes or errors induced by translation, transmission, or alterations while under the control of others. Use of information contained in the electronic files is at the user's sole risk and without liability to Design Professional and its consultants. Refer to provided performance specifications for details on designer expectations of the Sign Contractor and fabrication process. Copyright © Guide Studio, Inc. All rights reserved.	i
		Sign System						

3.4 Bidding Process A. All Bidder’s are required to complete all City required bid documents. Incomplete documents may be cause for rejection of the bid. B. The Owner shall have the right to reject any or all bids, parts of such bid, and reserves the right to waive any informalities in the bid. C. In addition to bid price, the Owner reserves the right to consider all elements entering into the question of determining the responsibility of the Bidder. Any bid which is incomplete, conditional, obscure, contains additions not called for, or irregularities of any kind, may be cause for rejection of the bid. D. Bidders must present evidence to the Owner, when required by them to do so, to show they are fully competent and have the necessary source of supply, facilities and pecuniary resources to fulfill the conditions of the contract and specifications. E. RFI Process: All Requests for Information (RFI) must be submitted in writing via email to the distribution list established by the Bid Documents. Under no circumstances will RFIs submitted via direct phone call be answered. Responses to RFIs will be via email to all Bidders. 3.5 Artwork The Signage Contractor will produce all artwork for all graphics, symbols and lettering, and will submit for review prior to fabrication. Artwork for specific items and logos, as noted on the drawing documents, shall be provided electronically by the Designer or Owner. All other artwork, as well as final artwork for final fabrication (including reproducible film positives) is to be provided by the Signage Contractor. 3.6 Other Field dimensions shall be taken by the Signage Contractor prior to preparation of shop drawings and fabrication where possible. All supplementary parts necessary to complete each item shall be furnished by the Signage Contractor, even though such parts are not definitely shown or specified. All anchors and other fasteners for securing work shall be included. 4.0 Signage Contractor Responsibilities 4.1 Design Responsibility The graphic design requirements shown by the details on the sign type drawing documents are for design intent only and intended to establish basic dimensions of units or modules, profiles and sight lines of members, and appearance. Within these limitations, the Signage Contractor is responsible for fabrication of the entire system, and to make whatever modifications of and additions to the details as may be required. The visual design concept shall be maintained as shown, including members sizes, profiles and alignment of components as accurately as possible. The Signage Contractor shall supplement the general design shown with detailed shop drawings for the Owner’s approval. The shop drawings shall include major aspects of the system proposed, such as sections, shapes and connections of components and joints, how temperature movement is handled, venting, and anchorage to structure. 4.2 Statement of Application The Signage Contractor, by commencing the work of the project, assume warranty of the work, to assure that all assembled components and parts of this project comply with the contract documents. The sign contractor : A. That all components specified, or required, to satisfactorily com each other and with the conditions of installed and expected use B. The overall effective integration and correctness of individual p C. Compatibility with adjoining substrate, materials and other wor D. There shall be no premature material failure due to improper design of fabrication of the system. All materials are to fully perform to their normal life expectancy. 4.3 Statement of Execution The Signage Contractor shall be responsible for all work done under his contract, including: A. Faulty or improper work of sub–contractor(s) and others under him by contract or otherwise. B. Diligent execution of work and giving personal attention and supervision to the same until complete. C. All delays caused by neglect on the part of the Sign Contractor or those under him by contract or otherwise. D. Compliance with all laws, ordinances and regulations bearing on the conduct of the work as drawn and specified. E. Obtaining, at the Sign Contractor’s own cost, sign/construction permits, inspection certificates which may be required of the project by local authorities, or any other governing body. The Signage Contractor shall procure and pay for all permits, licenses and approvals necessary for the execution of the work. 4.4 Submittals By the approval and submission of shop drawings and samples, the Signage Contractor thereby represents that he has determined and verified all field measurements, including heights, field construction criteria, materials, catalogue numbers and similar data or will do so, and that he has checked and coordinated each shop drawing and sample with the requirements of the work and the contract documents. Refer to Section 5.0 for list of required submittals. 4.5 Special Instructions Signage contractor shall halt the graphics work when notified of a proposed change, or unsatisfactory results are anticipated. Signage contractor shall notify the Owner or authorized representative immediately and proceed only after receiving additional instructions from the Owner or authorized representative. 4.6 Protection and Handling of Products Signage contractor shall store all graphic items under cover and off ground; handle in such manner as to protect surfaces and to prevent damage during storage, transport, installation and throughout remaining construction; protect exposed finishes by covering with adhesive paper or other suitable covering where adhesive is not appropriate for finish material; and apply covering prior to shipment from the fabricator or finishing shop. The covering shall not adversely affect finish. Signage contractor shall remove protective coverings when there is no longer any potential for damage to the graphics work from other work yet to be performed. 4.7 Shipping and Transportation Signage Contractor will be responsible for proper shipping and transportation of all signage to the job site and will specify whether it will be common carrier or their own trucks. Signage Contractor will be liable for all damage incurred during shipping and loss of time in the installation schedule.					
date 08.08.24	contact pm Gina Gerken design Jamie Wilhelm	project TFT1842 Town of Farragut Sign System	phase Design Intent Performance Specifications	NOT FOR CONSTRUCTION These drawings and notes are for the sole purpose of expressing visual design intent and are not intended for actual fabrication purposes. Sign Contractor accepts total responsibility for final material selection, fabrication and installation methods. Sign messages and spellings shown within the these drawings are not to be relied upon for fabrication. Sign Contractor must submit final messages and sign face layouts for review and approval by the user. Electronic files are not construction documents and cannot be relied upon as identical to construction documents because of changes or errors induced by translation, transmission, or alterations while under the control of others. Use of information contained in the electronic files is at the user’s sole risk and without liability to Design Professional and its consultants. Refer to provided performance specifications for details on designer expectations of the Sign Contractor and fabrication process. Copyright © Guide Studio, Inc. All rights reserved.	sheet ii

4.8 Storage of Equipment Space for storage of material prior to installation will be designated by the Owner. The Signage Contractor must give advance notice of deliveries and space requirements so the proper provision may be made. If deliveries are to be made to the premise at times other than normal working hours, the Signage Contractor will be required to reimburse Owner for any overtime costs incurred by Owner. 4.9 Warranty A. Upon final completion, the Signage Contractor will warrant all work and materials to be fully complete and in accordance with the contract documents and the agreement between Owner and Signage Contractor, and requirements appertaining thereto; that all work and materials are free from any and all defects and imperfections, and fully meet the manufacturer’s published performance criteria for use and purposes for which each and every part is specified. B. The Signage Contractor also agrees that, should any defect develop or appear, which the Owner finds was not caused by improper use, the Signage Contractor shall promptly, upon demand, fully correct, substitute and make good any such defective material without cost to the Owner and will save the Owner harmless against any claim, demand, loss or damage by reason of any breach of this warranty. C. The period of this warranty shall commence on the date on which the Owner determines the Signage Contractor has met all Final Completion requirements. The period of said warranty shall last twelve (12) months unless otherwise specified. D. The special warranty specified in this Article shall not deprive the Owner of other rights the Owner may have under other provisions of the Contract Documents and shall be in addition to, and run concurrent with, other warranties made by the Contractor under requirements of the Contract Documents. E. Special Warranty: Manufacturer’s standard form in which manufacturer agrees to repair or replace components of signs that fail in materials or workmanship within specified warranty period. F. Failures include, but are not limited to, the following: 1. Deterioration of finishes beyond normal weathering. 2. Structural failures. 3. Noise or vibration caused by thermal movements. 4. Failure of system to meet performance requirements. 5. Failure of operating components to function normally. 4.10 Signage Contractor Responsibilities The period of this warranty shall commence on the date on which the Owner determines the Signage Contractor has met all Final Completion requirements. The period of said warranty shall last twelve (12) months unless otherwise specified. 5.0 Submittals All submittals and shop drawings are to be delivered to the Project Owner for distribution. 5.1 Project Schedule A detailed graphic schedule by phases of production and installation is to be submitted by the Sign Contractor within five (5) business days of signing of contract with the Owner. 5.2 Samples A. The Sign Contractor shall submit three (3) 4"x 4" samples of each color and finish of exposed materials, accessories and exposed fasteners on final material substrate to be used in the project. B. The Sign Contractor shall submit samples of each masonry material, including mortar color to be used in the project. Samples should be large enough to show variation in C. The Sign Contractor shall submit samples of the routed/cut aluminum Drawings. 5.3 Shop Drawings The Sign Contractor shall submit one (1) copy of electronic shop drawing fabrication and erection of signs and graphic work at large scale, which s items, and finishes. Shop drawings shall include accurately scaled masonry mortar joints, foundations, attachments, joints, and internal structures. Shop drawings shall be completed within 2 weeks the start of the Contract. A. Acceptance of shop drawings does not in any way change the documents. Documents may only be changed in writing. B. The Signage Contractor is responsible for reviewing shop drawings for conformance with the design intent documents and notifying, in writing, the Owner, of any variation from the documents. C. Changes to the shop drawings are to be made by the Signage Contractor as directed by the Owner. The Sign Contractor will receive 1 week for changes/updates as directed by the Owner. 5.4 Sign Face Layouts The Sign Contractor shall submit one (1) copy of all sign face layouts in 11" x 17" format. A. The Signage Contractor is responsible for reviewing sign face layouts for conformance with the design intent documents and notifying, in writing, the Owner, of any variation from the documents. B. Changes to the sign face layouts are to be made by the Signage Contractor as directed by the Owner. The Sign Contractor will receive 1 week for changes/updates as directed by the Owner. 5.5 Manufacturer’s Data Signage Contractor shall submit one (1) copy of the manufacturer’s printed specifications, anchorage details and installation, and maintenance instructions for all products to be used in the fabrication of signs and graphics work. 6.0 Substitutions 6.1 Any substitution requested will be considered under these cases: A. When specified product is not available. B. When certain product or process is specified, a warranty of performance is required, and, in the judgment of the Signage Contractor, the specified product or process will not produce the desired results. C. When such substitutions is in the best interest of the Owner. 6.2 Requests for substitutions of products, materials or processes other than those specified will be accompanied by the evidence that the proposed substitution.. A. Is equal in quality and serviceability to the specified item; B. Will not entail changes in details and construction related to work; C. Will be acceptable in consideration of the required design and artistic effect; D. Will provide cost advantage to the Owner. The Sign Contractor shall furnish with his request such drawings, specification samples, performance data and other information as may be required of him to assist the Owner in determining whether the proposed substitution is acceptable. The burden of proof shall be upon the Signage Contractor. 6.3 Regardless of the evidence submitted or any review or independent investigation by the Owner or authorized representative, a request for a substitution of products, materials, or processes is a warranty by the Signage					
date 08.08.24	contact pm Gina Gerken design Jamie Wilhelm	project TFT1842 Town of Farragut Sign System	phase Design Intent Performance Specifications	NOT FOR CONSTRUCTION These drawings and notes are for the sole purpose of expressing visual design intent and are not intended for actual fabrication purposes. Sign Contractor accepts total responsibility for final material selection, fabrication and installation methods. Sign messages and spellings shown within these drawings are not to be relied upon for fabrication. Sign Contractor must submit final messages and sign face layouts for review and approval by the user. Electronic files are not construction documents and cannot be relied upon as identical to construction documents because of changes or errors induced by translation, transmission, or alterations while under the control of others. Use of information contained in the electronic files is at the user’s sole risk and without liability to Design Professional and its consultants. Refer to provided performance specifications for details on designer expectations of the Sign Contractor and fabrication process. Copyright © Guide Studio, Inc. All rights reserved.	sheet iii

Contractor to the Owner that the requested substitution... A. Is equal or better in quality and serviceability to the specified item; B. Will not entail changes in details and construction related to work; C. Will be acceptable in consideration of the required design and artistic effect; D. Will provide cost advantage to the Owner. 6.4 Proposed substitutions will be made after the signing of the contract and not during the bid phase. Signage Contractor shall submit requests for substitutions to the Owner in writing with the first round of shop drawings, giving sufficient information and samples for evaluation with the differences in costs, if any. Substitutions must be approved in writing by the Owner before they may be used.					
7.0 Products of Fabrication Shop fabrication and tolerances shall conform to the standards of the industry. Signage Contractor shall perform high-quality, professional workmanship, attach materials with sufficient strength, number and spacing not to fail, and fabricate all work to be truly straight, plumb, level and square and to sizes, shapes and profiles indicated on the approved shop drawings.					
7.1 Materials and Workmanship A. The Signage Contractor shall use, whenever possible, standard sizes and readily available materials to reduce cost of fabrication. All materials shall be of the highest quality and shall meet all industry standards. To establish a standard quality, design and function desired, portions of the Design Intent Documents and specifications may be based on products or manufacturers herein. When specific products are mentioned, it should be noted that the manufacturers of similar products may be considered for approvals as “equal” by the Owner upon receipt of adequate supporting data. B. All materials utilized for the work of this contract shall meet all applicable codes, including Fire and Life Safety codes, of authorities having jurisdiction over the projects. The Sign Contractor shall immediately report any discrepancies to the Owner for resolution. The Contractor shall not substitute products without obtaining prior written approval from the Owner. C. All sign faces shall be smooth and even, free from imperfections and disfiguring caused by such things as welding, material being too thin, fasteners and welds not being ground smooth, oil canning, staining, discoloration or uneven coloration, puckering, or any other problems not specifically mentioned herein. D. Climate conditions of the project site must be considered and the sign units designed and engineered to prevent problems caused by weather, expansion, contraction, condensation, and any other possible problems resulting from exposure to the elements. E. Weep holes, heat vents, etc. shall be considered for incorporation by the Sign Contractor on each sign type as required and/or necessary. Weep holes, vents, access panels and other functional, but non-aesthetic, components must be placed so as to be inconspicuous as possible. All such items must be shown on the shop drawings for approval prior to fabrication. F. All finish work shall be smooth and free from abrasion, tool marks, visible welds, exposed fasteners or similar defects. All corners, reveals and joints shall be milled to matching adjoining pieces and shall be fabricated so that they are straight and/or configured to match the Design Intent Documents. G. Defective workmanship of any type shall not be tolerated and will result in rejection of the supplied product.					
7.2 Systems Performance Requirements A. General: Signage Contractor shall engineer, fabricate and install included in these Specifications and the following criteria: 1. Code Compliance: Work, including structural loading, s Federal, State and Local Codes and applicable regulatio including ADA compliance. 2. Design Criteria: The Drawings and Specifications indic critical details and dimensional requirements of signs. B. Windloading: All sign types and supporting devices, anchorage, etc. must be designed to withstand a wind speed of 100 mph (unless specified otherwise by the Wisconsin Building Code or local ordinances) on the total sign area applied in all directions and comply with all applicable codes. C. Thermal Movement Temperature Change (range): 120 degrees Fahrenheit ambient, 180 degrees Fahrenheit material surfaces. D. Control of Corrosion: Prevent galvanic action and other forms of corrosion by insulating metals and other materials from direct contact with incompatible materials.					
7.3 Typography & Graphics A. The Sign Contractor shall report any discrepancies or conflicting sign specifications, such as message too long for specified format, to the Owner for resolution. B. The applicable typefaces for this project shall be indicated in the design documents. All fonts specified must be purchased by the Sign Contractor for use in this program. C. Electronic art for graphics, logos and symbols shall be supplied by the Owner or Designer for the Sign Contractor’s use in producing electronically cut images, patterns, or friskets. This is the only acceptable source of art for the logos and symbols. Sign Contractor shall not use artwork included as part of these Documents for final photography or digitizing. D. All final output or implementation of typography and graphics are to be sharp (without serrated or irregular edges) and exactly true to the letter style and/or design form. E. Sign Contractor shall allow for hand kerning of messages, at no additional cost, in which letters and numbers, although adequately spaced, appear to the Owner to be less readable, or unsatisfactorily spaced.					
7.4 Color A. Color Specifications: Sign Contractor shall provide products matching those listed below in both color and quality. For colors requiring a match, products shall be used which best match the paint swatch specified. Samples shall be submitted in accordance with the requirements of Section 5.0 and of these Specifications for approval prior to fabrication. B. Color specifications for the work of the project are listed in the Design Documents. C. Consult the Design Documents to ascertain all sign components to receive color. D. Coatings are to accurately match the color specified. The number of coatings must be adequate to achieve the color specified. Three (3) samples of each color using the actual coating type must be submitted for approval prior to production, in accordance with Section 5.0 of these Specifications.					
7.5 Finish A. All coating applications are to be smooth and consistently uniform. The cured coating surface is to have a uniform finish that matches the specified color and finish.					
date 08.08.24	contact	project TFT1842	phase Design Intent	NOT FOR CONSTRUCTION These drawings and notes are for the sole purpose of expressing visual design intent and are not intended for actual fabrication purposes. Sign Contractor accepts total responsibility for final material selection, fabrication and installation methods. Sign messages and spellings shown within the these drawings are not to be relied upon for fabrication. Sign Contractor must submit final messages and sign face layouts for review and approval by the user. Electronic files are not construction documents and cannot be relied upon as identical to construction documents because of changes or errors induced by translation, transmission, or alterations while under the control of others. Use of information contained in the electronic files is at the user’s sole risk and without liability to Design Professional and its consultants. Refer to provided performance specifications for details on designer expectations of the Sign Contractor and fabrication process. Copyright © Guide Studio, Inc. All rights reserved.	sheet
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- B. Exact identification of all coatings and a description of the method of application shall be identified in the Shop Drawings.
- C. Color breaks that occur on the sign face are to be sharp, even, with no serration or color bleed. All splatters, drips, spills and over sprays shall be removed.
- D. Comply with NAAMM's "Metal Finishes Manual for Architectural and Metal Products" for recommendations for applying and designating finishes.
- E. Protect mechanical finishes on exposed surfaces from damage by applying a strippable, temporary protective covering before shipping.
- F. Appearance of Finished Work: Variations in appearance of abutting or adjacent pieces are acceptable if they are within one-half of the range of approved Samples. Noticeable variations in the same piece are not acceptable. Variations in appearance of other components are acceptable if they are within the range of approved Samples and are assembled or installed to minimize contrast.

7.6 Masonry

- A. Scope: The Contractor shall furnish all labor, materials, tools, equipment and scaffolding, transportation, cartage, etc., required for the complete installation of all masonry as shown on the drawings and specified herein.
- B. Built-in Items: The Contractor shall build into the masonry, where required, all bolts, anchors, inserts, and the like.
- C. Protection: Masonry work shall be protected from freezing and from the elements at all times. The tops of masonry walls shall be covered at nights and at other times as required when not being worked on, with a waterproof covering to prevent water from entering the wall.
- D. Workmanship: All masonry work to be built up with true and even surfaces to proper heights, dimensions and forms, and carefully plumbed and leveled in all cases. All work is to be carried up continuously insofar as practicable.
- E. Performance: All exterior masonry construction shall be so built that it will be completely weather-tight and for a period of one (1) year from the completion and final acceptance of the building, the Masonry Contractor shall so guarantee.
- F. Accessories: Anchorage and connection hardware, including Z clips, locking channels, concealed anchor plates, angle clips, structural silicone, epoxy and threaded metal inserts shall be furnished and installed under this contract. Such hardware shall be as engineered, and of sufficient size and strength to support the panels and resist the applied loads.
- G. Acceptable Manufacturer: The Belden Brick Company (or approved equal)
700 Tuscarawas Street W
Canton, OH 44702
Tel: 330-456-0031
www.beldenbrick.com
- H. Material: Face Brick
- I. Color: Burgundy Blend Matt

7.7 Aluminum & Steel

Separation of Metals: There shall be no bare aluminum in contact with any other metals, wood or concrete. Contact surfaces shall be separated by a coating of zinc chromate and aluminum paint, or a heavy body bituminous paint or by a gasket.

- A. Aluminum Castings: ASTM B 26/B 26M, of alloy and temper recommended by sign manufacturer for casting process used and for use and finish indicated.
- B. Aluminum Sheet and Plate: ASTM B 209 (ASTM B 209M), alloy ; producer and finisher for type of use and finish indicated, and w properties of Alloy 5005-H32.
- C. Aluminum Extrusions: ASTM B 221 (ASTM B 221M), alloy and te producer and finisher for type of use and finish indicated, and w properties of Alloy 6063-T5.
- D. Steel Members Fabricated from Plate or Bar Stock: ASTM A 529/A 529M or ASTM A 572/A 572M, 42,000-psi (290-MPa) minimum yield strength.
- E. For steel exposed to view on completion, provide materials having flat, smooth surfaces without blemishes. Do not use materials whose surfaces exhibit pitting, seam marks, roller marks, rolled trade names, or roughness.

7.8 Laser-cut Characters

Provide characters with square-cut smooth edges.

7.9 Acrylic Sheet

Acrylic Sheet: ASTM D 4802, Category A-1 (cell-cast sheet), Type UVA (UV absorbing).

7.10 Paints/Coatings/Finishes

- A. Surface Preparation: Signage Contractor shall remove mill scale and rust, if present from uncoated steel and prime for painted finish.
- B. Only highest quality 2-part catalyst-hardened acrylic polymer coatings are to be used. Color fastness is of utmost importance as well as quality and other assurances against abnormal deterioration such as peeling, cracking, crazing, etc.
- C. Coatings shall be prepared as designated by the manufacturers latest literature for surface preparation and application but in no case less than one (1) applicable primer coat and two (2) final full coats. All finished surfaces shall be uniform.
- D. All coatings (paint, ink, etc.) should have UV inhibitors, and should not fade or discolor when exposed to ultraviolet light.
- E. Colors shall match color designations as indicated on the drawings.
- F. Sign Contractor shall protect mechanical finishes on exposed surfaces from damage by applying strippable, temporary protective covering before shipping.
- G. All paint finishes are to be satin unless otherwise noted in the Design Drawings.

7.11 Digitally Printed Graphics

- A. Applied graphics should securely adhere to sign surfaces, and be applied smoothly: free of peeling, bubbling or other application defects. Graphics are expected to resist peeling and hold to applied surfaces considering the exterior conditions (resistant to temperature fluctuations and moisture).
- B. Opaque continuous tone photo-quality print – minimum 720 DPI per sq. inch. Graphics may be printed directly to substrate and be applied smoothly: free of peeling, bubbling or other application defects. Graphics are expected to hold to applied surfaces. Graphics should utilize inks resistant to UV-A, UV-B, Xenon and weather. Any graphics used outside should be exterior-rated: resistant to vandalism, fading and other weather-related defects.

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C. Where applicable, digital graphics shall be printed on reflective white and must be retro-reflective where indicated per MUTCD standards unless specified otherwise in the Design Intent Drawings. 7.12 Vinyl Film A. Contractor shall provide opaque or reflective high performance vinyl film as indicated on the Drawings, 2 mil maximum thickness, with pressure sensitive adhesive, suitable for outdoor application to vinyl, painted surfaces, and metal applications. B. All machine cut vinyl typography and graphics are to be on high-grade self-adhesive 2 mil maximum high performance, cast vinyl films with a minimum of (7) years durability or approved equal (or otherwise noted). The application of the vinyl characters is to be smooth, without bubbles, ridges or other imperfections. C. All vinyl typography (including letters, arrows, numbers, symbols, logos, etc.) shall be digitally reproduced, and machine cut. D. Surface coatings should be allowed to dry a minimum of 3 to 4 days before applying vinyl letters or graphics in order to avoid bubbles forming in the vinyl from out-gassing of the curing coating. E. Letters for sign panels are to have positionable pressure-activated gray pigmented adhesive to provide minimal color show through. F. Vinyl shall be retro-reflective where indicated per MUTCD standards unless specified otherwise in the Design Intent Drawings. 7.11 Fasteners Signage Contractor shall use concealed fasteners fabricated from metals that are not corrosive to the sign material and mounting surface. All dissimilar materials must be separated from contact with each other. Fasteners shall be compatible with adjacent materials and substrates. A. Anchors and Inserts: Signage Contractor shall use nonferrous metal or hot-dipped galvanized anchors and inserts for exterior installations and elsewhere as required for corrosion resistance. Signage Contractor shall use expansion bolts or other fastening devices for drilled-in-place anchors designed to withstand all required loads. Signage Contractor shall furnish inserts, as required, to be set into concrete or masonry work. B. Exposed Fasteners: Sign Contractor shall finish exposed fasteners to match adjacent surfaces and as directed by Owner to achieve an attractive, finished appearance. 7.12 Frame for Changeable Graphic A. Acceptable Manufacturer: Alpina Manufacturing (or approved equal) 6460 W. Cortland Street Chicago, IL 60707 Tel: 1-800-915-2828, Local Tel: 1-773-202-8887 email: sales@fastchangeframes.com www.fastchangeframes.com B. Material: Aluminum, color black C. Model: Frame 2, FF-RP Security Flip-Up™ 1.25" D. Security Option: Option 1 “Screw Down Option” E. Insert Thickness: .125" 8.0 Fabrication Signage Contractor shall provide sign copy to comply with the requirements indicated for size, styles, spacing, content,					
positions, materials, finishes, and colors of letters, numbers and symbols, and other graphic devices and construct to accurate details and dimensions as shown, and as reviewed on shop drawings. Exj not be allowed, unless specifically indicated. Signage Contractor shall conceal wiri within sign enclosures. 8.1 Shop Assembly Signage Contractor shall pre-assemble items in shop to greatest extent p assembly. Signage Contractor shall disassemble units only as necessary f Signage Contractor shall clearly mark units for reassembly and coordinat 8.2 Welding All welding procedures shall conform to applicable AWS specifications. Type of alloy filler metal and electrodes to be that which is recommended by producer of metal to be welded, and as required for color match, strength and compatibility in the fabricated items. 8.3 Flatness of Panels Panels shall show no visible distortion when viewed in installed position. 8.4 Cutting/Routing Signage Contractor shall cut and route in a manner to produce smooth, true, and clean edges and corners of finished graphics and letterforms. Graphics and letterforms having positive or negative corners, nicked, cut or ragged edges are not acceptable. Signage Contractor shall align and maintain parallel baselines and margins as indicated on the drawings. 9.0 Execution Quality and acceptability of the fabricators’ work will be monitored throughout the fabrication and installation phases of the project. Work will be reviewed by the Owner. 9.1 Shop Reviews Contractor shall notify Owner at least 48 hours in advance of operations requiring reviews. 9.2 Site Reviews Upon arrival of any shipment of sign units or materials, the Sign Contractor shall inspect the shipment to verify that no damage has occurred that will adversely affect the performance or appearance of the units or materials. The Owner shall not accept, as approved, any units or materials previously rejected. 9.3 Sign Locations The Sign Contractor shall field verify all proposed sign locations and conduct a walk-thru with the Owner in order to obtain a written approval of the proposed locations before installation of the sign units. All locations must be permitted through the appropriate permitting/approval process (by Sign Contractor). 9.4 Punch List Immediately after installation of the signs, the Sign Contractor shall arrange for the Owner to review the work in place and give written notice of any deviations, errors, missions or other unacceptable condition in a punch list to be prepared and distributed to the proper fabricators or consultants for correction. 9.5 Final Sign-Off At final completion of all work, including punch list items for each group of signs, the Sign Contractor shall arrange for a final review by the Owner for the purpose of obtaining a written approval of the fabrication and installation of the units.					
date 08.08.24	contact	project TFT1842	phase Design Intent	NOT FOR CONSTRUCTION These drawings and notes are for the sole purpose of expressing visual design intent and are not intended for actual fabrication purposes. Sign Contractor accepts total responsibility for final material selection, fabrication and installation methods. Sign messages and spellings shown within the these drawings are not to be relied upon for fabrication. Sign Contractor must submit final messages and sign face layouts for review and approval by the user. Electronic files are not construction documents and cannot be relied upon as identical to construction documents because of changes or errors induced by translation, transmission, or alterations while under the control of others. Use of information contained in the electronic files is at the user’s sole risk and without liability to Design Professional and its consultants. Refer to provided performance specifications for details on designer expectations of the Sign Contractor and fabrication process. Copyright © Guide Studio, Inc. All rights reserved.	sheet
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10.0 Installation The installation of fixed materials shall be under the general direction of the Owner in accordance with applicable specifications and layout drawings. 10.1 Preparation Signage Contractor shall coordinate setting drawings, diagrams, templates, instructions and directions for the installation of items having integral anchors which are to be embedded in concrete. Signage Contractor shall coordinate delivery of such items to applicable trades for installation. Sign Contractor is also responsible for procuring any required signage or building permits, including obstruction permits that may be necessary while installing within city streets and public right-of -ways. Sign Contractor is responsible for coordinating with utility companies regarding the location of underground utilities prior to installation. 10.2 Delivery to Premise Sign Contractor is responsible for securing staging and storage areas. Unless indicated to the contrary, items of loose material shall be delivered, uncrated, assembled, set in proper place and installed ready for use, free from breakage, blemishes or other defects. 10.3 Anchors and Inserts Signage Contractor shall furnish inserts and anchoring devices which must be set in concrete or built into masonry for installation of this work, provide setting drawings, templates, instructions and directions for installation of anchorage devices and provide units with exposed surfaces matching the texture and finish of metal item anchored. 10.4 Cutting/Fitting/Placement Signage Contractor shall perform all cutting, drilling and fitting required for installation, set work accurately in location, alignment and elevation, plumb, level and true, measured from established lines and levels, and provide temporary bracing or anchors as required. Signage Contractor shall form tight joints with exposed connection accurately fitted with uniform reveals and spaces for sealants and joint fillers. Where cutting, welding and grading are required for proper shop fitting and jointing of the work, Signage Contractor shall restore finishes to eliminate any evidence of corrective work. Signage Contractor shall not cut or abrade finishes which cannot be completely restored in field. Signage Contractor shall return items with such finishes to the shop for required alterations, followed by complete refinishing or providing new units at Signage Contractor option. 10.5 Erection All surfaces shall be covered with protective non-deleterious to finish for protection until final installation or erection. Signage Contractor shall complete all connections in proper alignment and tighten bolts securely. Leveling is to be done only by instruments; measuring equal distances from existing surfaces will not be acceptable as a basis of level and/or plumb. After erection, all surfaces marred during erection and exposed bolts, bolt heads, etc., shall be retouched with same paint as previous. 10.6 Protective Coverings Sign Contractor shall restore protective coverings which have been damaged during shipment or installation of the work, remove protection when requested for inspection of finishes and replace, retain protective coverings intact and remove simultaneously from similar finished items to preclude non-uniform oxidation and discoloration and remove protective coverings only when there is no possibility of damage from other work yet to be performed at the same location. 10.7 Cleaning of Premises/Signs The Signage Contractor shall use special care in the disposition of excess materials and rubbish. Rubbish shall not be allowed to accumulate but shall be consistently collected and removed at After installation, Signage Contractor shall clean soiled sign surfaces acco instructions, Signage Contractor shall protect signs from damage until a nicks, scratches, fasteners that require color.					
date 08.08.24	contact	project TFT1842	phase Design Intent	NOT FOR CONSTRUCTION These drawings and notes are for the sole purpose of expressing visual design intent and are not intended for actual fabrication purposes. Sign Contractor accepts total responsibility for final material selection, fabrication and installation methods. Sign messages and spellings shown within the these drawings are not to be relied upon for fabrication. Sign Contractor must submit final messages and sign face layouts for review and approval by the user. Electronic files are not construction documents and cannot be relied upon as identical to construction documents because of changes or errors induced by translation, transmission, or alterations while under the control of others. Use of information contained in the electronic files is at the user's sole risk and without liability to Design Professional and its consultants. Refer to provided performance specifications for details on designer expectations of the Sign Contractor and fabrication process. Copyright © Guide Studio, Inc. All rights reserved.	sheet
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COLORS

	PAIN ¹	VINYL	REFLECTIVE VINYL ²	PRINT ³
C1 ROYAL BLUE	Matthews Paint MP02160 Sailboat Blue	3M Vivid Blue 17	–	Pantone: 2945 C CMYK: 100, 64, 0, 16
C2 MEDIUM ROYAL BLUE	Matthews Paint MP13999 Oh So Blue	–	–	Pantone: 4154 C CMYK: 100, 67, 0, 33
C3 GRASS GREEN	Matthews Paint MP15184 Ophios Green	3M Apple Green 196	–	Pantone: 2277 C CMYK: 61, 0, 100, 18
C4 MEDIUM GRASS GREEN	Matthews Paint MP14084 Pineweed	–	–	Pantone: 2278 C CMYK: 58, 0, 100, 35
C5 DARK GRASS GREEN	Matthews Paint MP14460 Camo Green	–	–	Pantone: 4216 C CMYK: 55, 6, 98, 64
C6 SUNFLOWER	Matthews Paint MP05856 Yellow Candle	3M Sunflower 25	–	Pantone: 7409 C CMYK: 0, 27, 92, 0
C7 STONE	Matthews Paint MP07425 Metro Gray	3M Pearl Gray 11	–	Pantone: 7527 C CMYK: 12, 10, 14, 0
C8 MEDIUM STONE	Matthews Paint MP12813 Beige Frame	–	–	Pantone: 7535 CMYK: 25, 21, 31, 3
C9 PATINATED BRONZE	Matthews Paint MP20306 Patinated Bronze Metallic	3M Duranodic 69	–	Pantone: 440 C CMYK: 61, 69, 63, 75
C10 BLACK	Matthews Paint MP33758 Black Box	3M Matte Black 7725-22	–	Pantone: Process Black C CMYK: 0, 0, 0, 100
C11 WHITE	Matthews Paint MP05780 Pearl Stone	3M Matte White 7725-20	3M High Intensity Grade Prismatic Reflective Sheeting 3930DS, White	–
C12 SATIN ALUMINUM	–	3M Satin Aluminum 120	–	–

¹ Painted surfaces should have a satin finish unless specified otherwise in the sign type drawings.

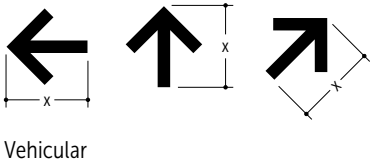
² Certain sign faces or letters require retro-reflective graphics & will need to be printed on reflective white sheet to achieve proper color match (see sign type drawings). ODOT/MUTCD requirements must be met.

³ Pantone & CMYK values are provided as starting points for color matching. Printed colors are to match the paint specified.

ARROWS

Designer to provide final artwork

X dimension should remain the same when rotating arrow



SYMBOLS

Designer to provide final artwork

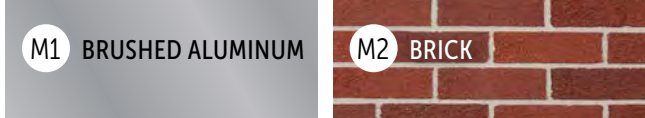


PATTERN

Designer to provide final artwork



MATERIALS



The Belden Brick Company or approved equal, Face Brick (Burgundy Blend Matt color)

TYPOGRAPHY

Fonts must be purchased or obtained by sign contractor.

T1 ClearviewHwy-2-W
available at terminaldesign.coma

Aa Bb Cc Dd Ee Ff Gg Hh Ii Jj Kk Ll Mm Nn
Oo Pp Qq Rr Ss Tt Uu Vv Ww Xx Yy Zz
1 2 3 4 5 6 7 8 9 0

T2 Aleo Regular
available at fonts.google.com or fontsquirrel.com

T3 Aleo Bold

Aa Bb Cc Dd Ee Ff Gg Hh Ii Jj Kk Ll Mm Nn
Oo Pp Qq Rr Ss Tt Uu Vv Ww Xx Yy Zz
1 2 3 4 5 6 7 8 9 0

T4 Raleway Semibold
available at fonts.google.com or fontsquirrel.com

T5 Raleway Bold

Aa Bb Cc Dd Ee Ff Gg Hh Ii Jj Kk Ll Mm Nn
Oo Pp Qq Rr Ss Tt Uu Vv Ww Xx Yy Zz
1 2 3 4 5 6 7 8 9 0

LOGOTYPES

Designer to provide final artwork

Farragut
GREENWAY
TOWN CENTER
Farragut Station
TOWN
CENTER

date 08.08.24

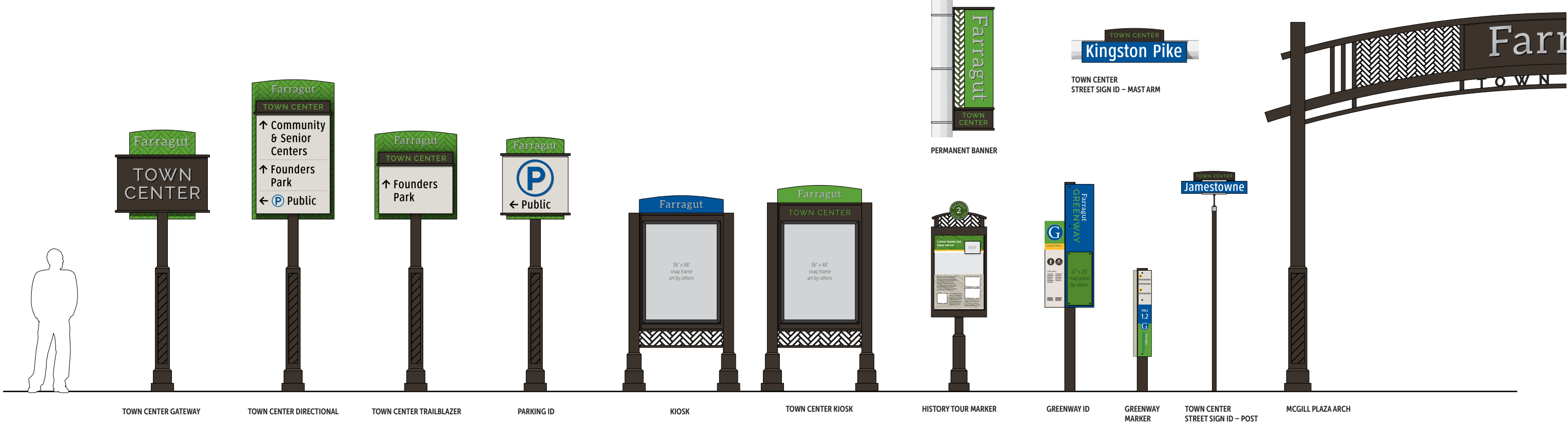
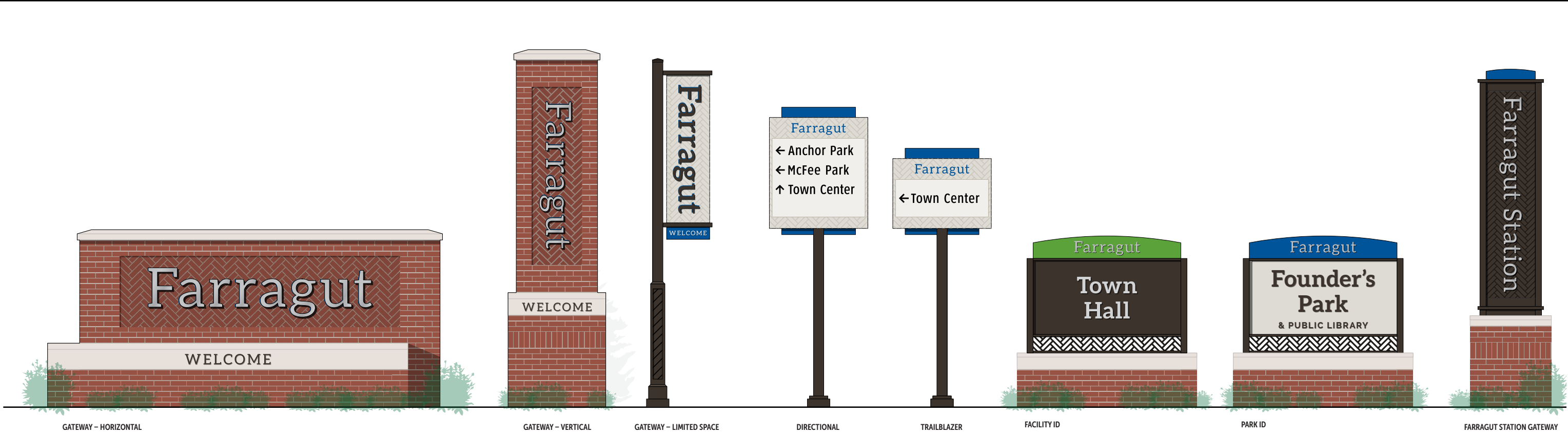
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project TFT1842

phase Design Intent

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SCALE: 1/2"=1' GATEWAY – HORIZONTAL GATEWAY – VERTICAL GATEWAY – LIMITED SPACE

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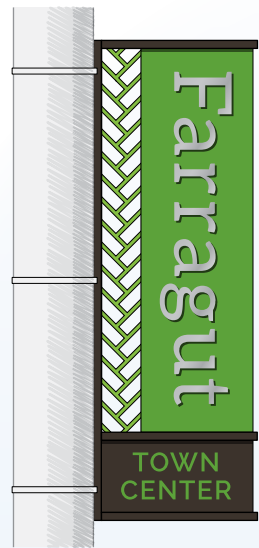


SCALE: 1/2"=1' DIRECTIONAL TRAILBLAZER FACILITY ID PARK ID FARRAGUT STATION GATEWAY

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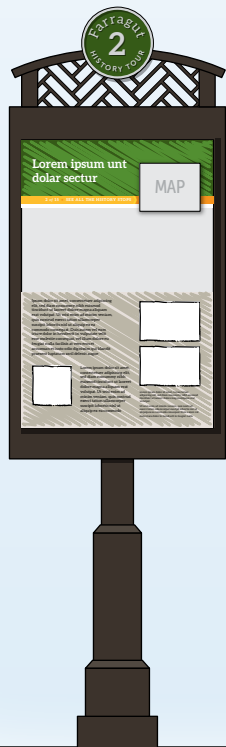
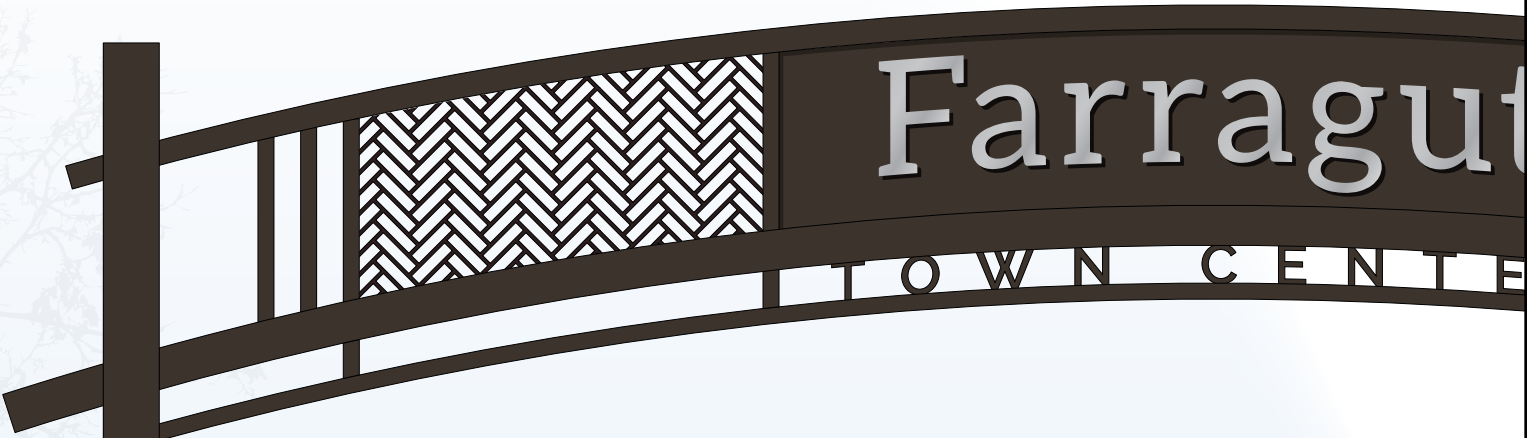
SCALE: 1/2"=1'						TOWN CENTER GATEWAY	TOWN CENTER DIRECTIONAL	TOWN CENTER TRAILBLAZER	PARKING ID	KIOSK	TOWN CENTER KIOSK	
date 08.08.24		contact		project TFT1842		phase Design Intent		NOT FOR CONSTRUCTION These drawings and notes are for the sole purpose of expressing visual design intent and are not intended for actual fabrication purposes. Sign Contractor accepts total responsibility for final material selection, fabrication and installation methods. Sign messages and spellings shown within the these drawings are not to be relied upon for fabrication. Sign Contractor must submit final messages and sign face layouts for review and approval by the user. Electronic files are not construction documents and cannot be relied upon as identical to construction documents because of changes or errors induced by translation, transmission, or alterations while under the control of others. Use of information contained in the electronic files is at the user's sole risk and without liability to Design Professional and its consultants. Refer to provided performance specifications for details on designer expectations of the Sign Contractor and fabrication process. Copyright © Guide Studio, Inc. All rights reserved.				sheet
		pm Gina Gerken		Town of Farragut		Sign Family						4
		design Jamie Wilhelm										
				Sign System		Sign Type						



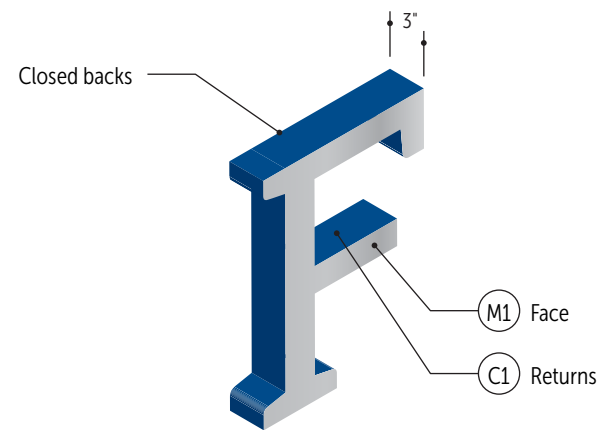
PERMANENT BANNER



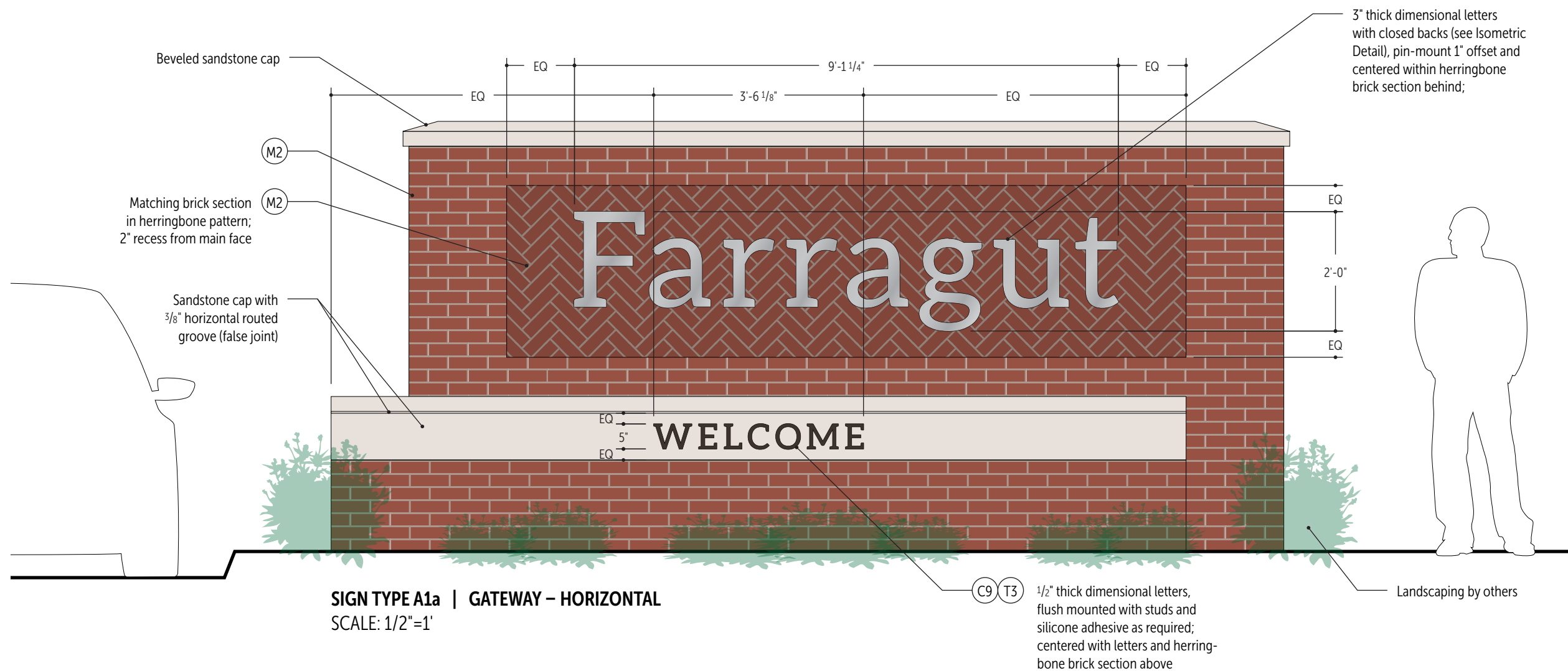
TOWN CENTER
STREET SIGN ID – MAST ARM



SCALE: 1/2"=1'		HISTORY TOUR MARKER	GREENWAY ID	GREENWAY MARKER	TOWN CENTER STREET SIGN ID – POST	MCGILL PLAZA ARCH
date 08.08.24	contact	project TFT1842	phase Design Intent	NOT FOR CONSTRUCTION These drawings and notes are for the sole purpose of expressing visual design intent and are not intended for actual fabrication purposes. Sign Contractor accepts total responsibility for final material selection, fabrication and installation methods. Sign messages and spellings shown within the these drawings are not to be relied upon for fabrication. Sign Contractor must submit final messages and sign face layouts for review and approval by the user. Electronic files are not construction documents and cannot be relied upon as identical to construction documents because of changes or errors induced by translation, transmission, or alterations while under the control of others. Use of information contained in the electronic files is at the user's sole risk and without liability to Design Professional and its consultants. Refer to provided performance specifications for details on designer expectations of the Sign Contractor and fabrication process. Copyright © Guide Studio, Inc. All rights reserved.		sheet
	pm Gina Gerken design Jamie Wilhelm	Town of Farragut Sign System	Sign Family Sign Type			5



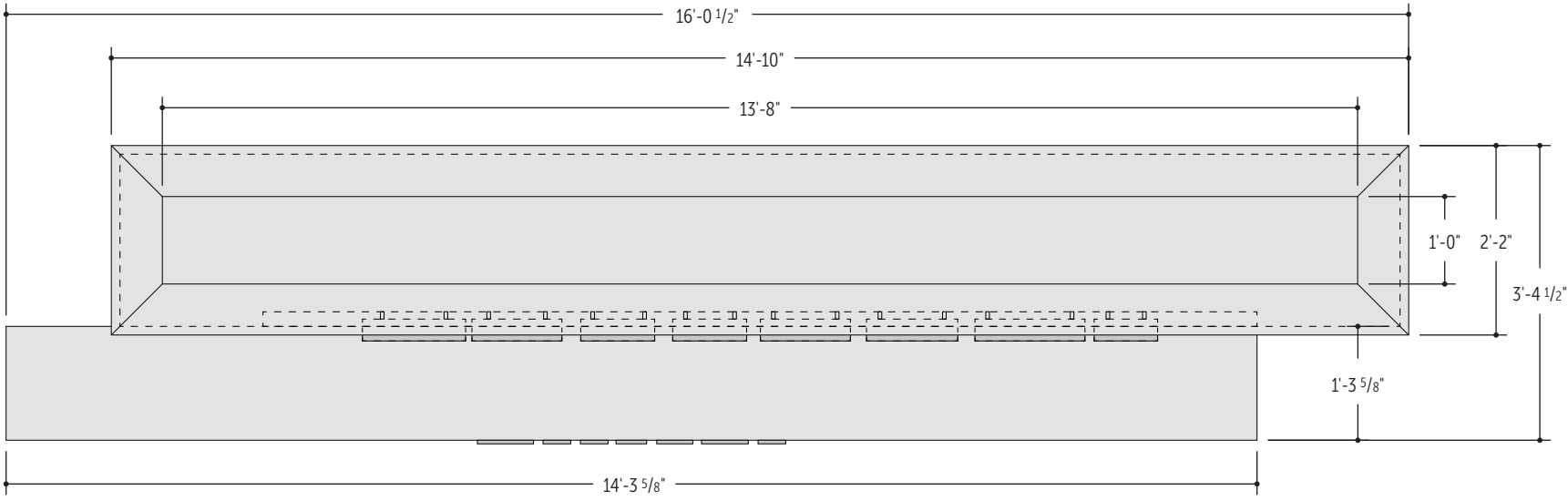
DIMENSIONAL LETTERS – ISOMETRIC DETAIL
NOT TO SCALE



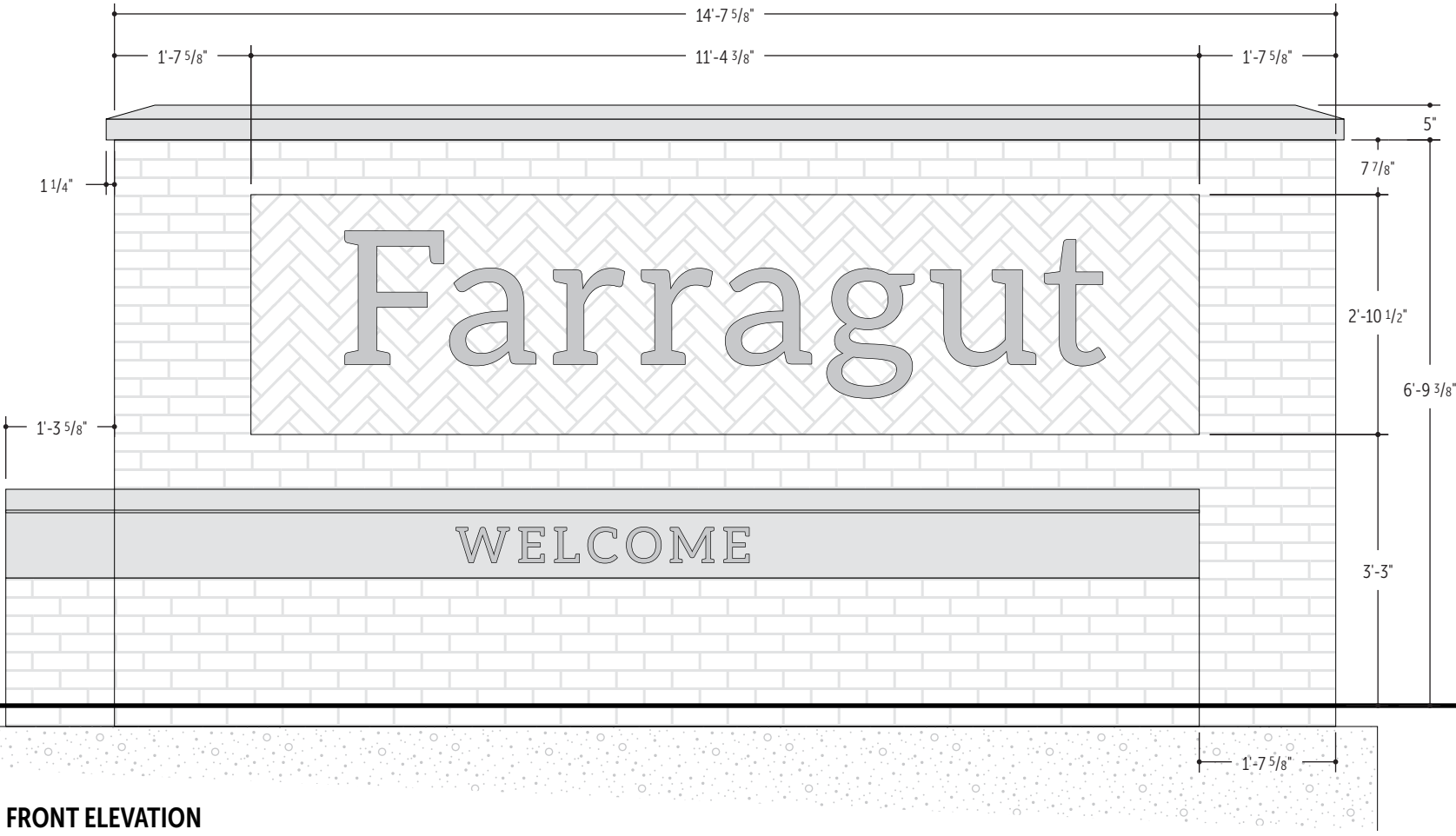
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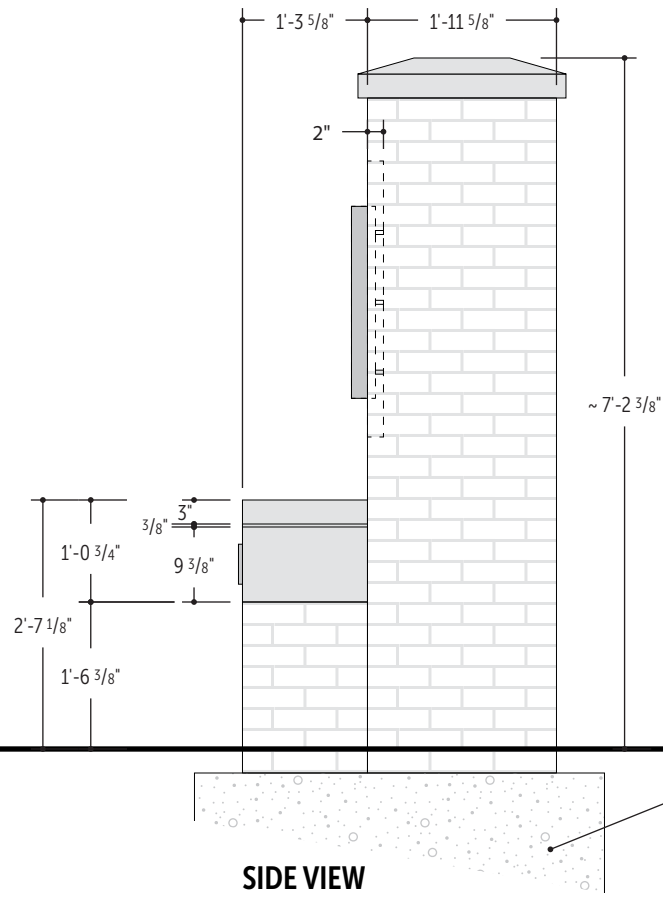
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	pm Gina Gerken design Jamie Wilhelm	Town of Farragut Sign System	Gateway – Monument Sign Type		6



TOP VIEW
SCALE: 1/2"=1'



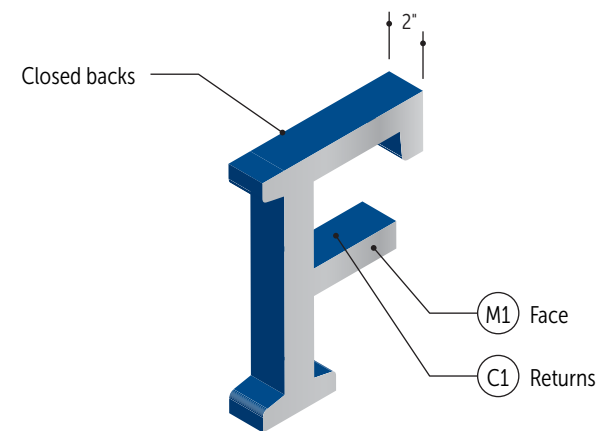
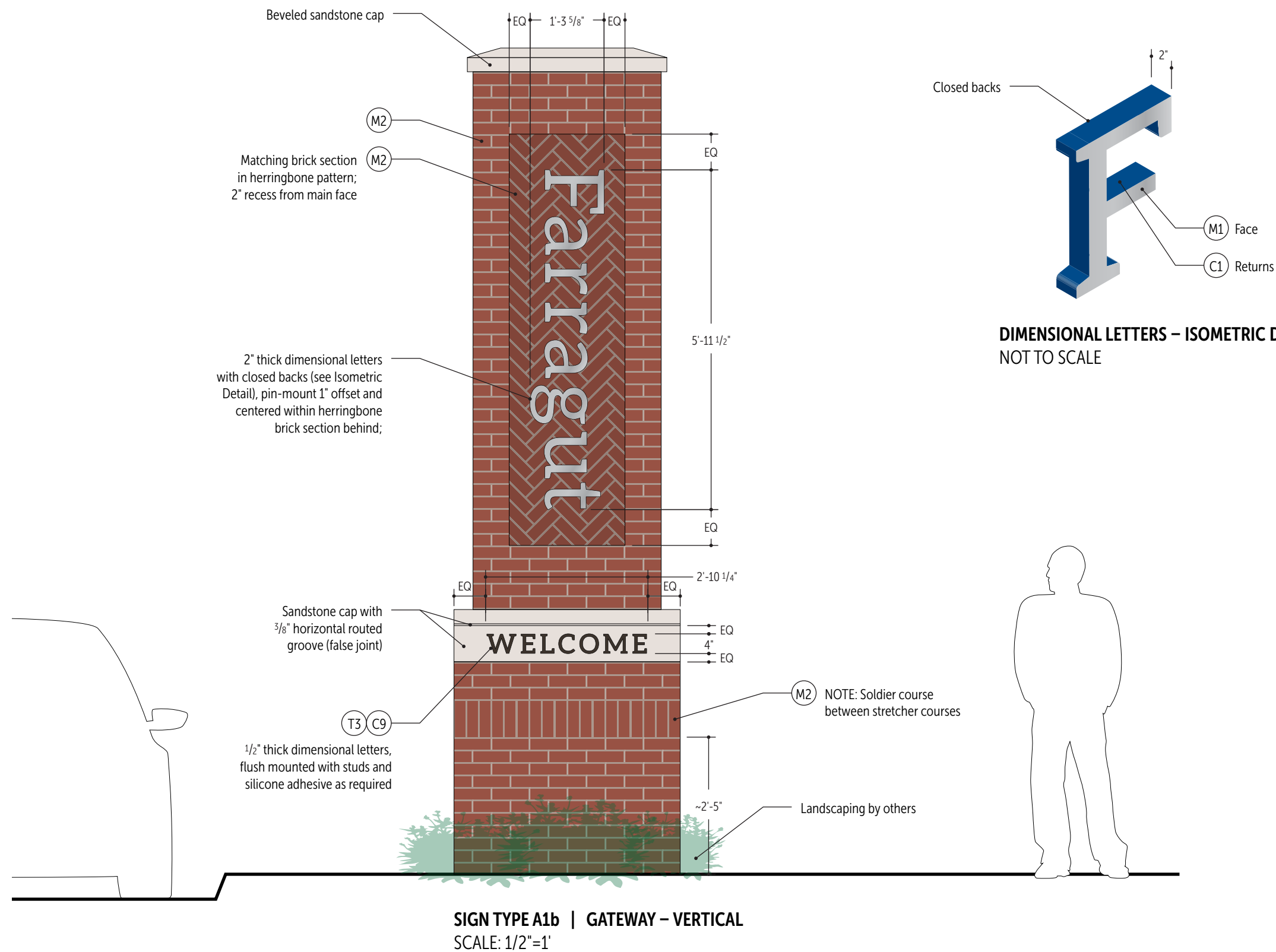
FRONT ELEVATION
SCALE: 1/2"=1'



SIDE VIEW
SCALE: 1/2"=1'

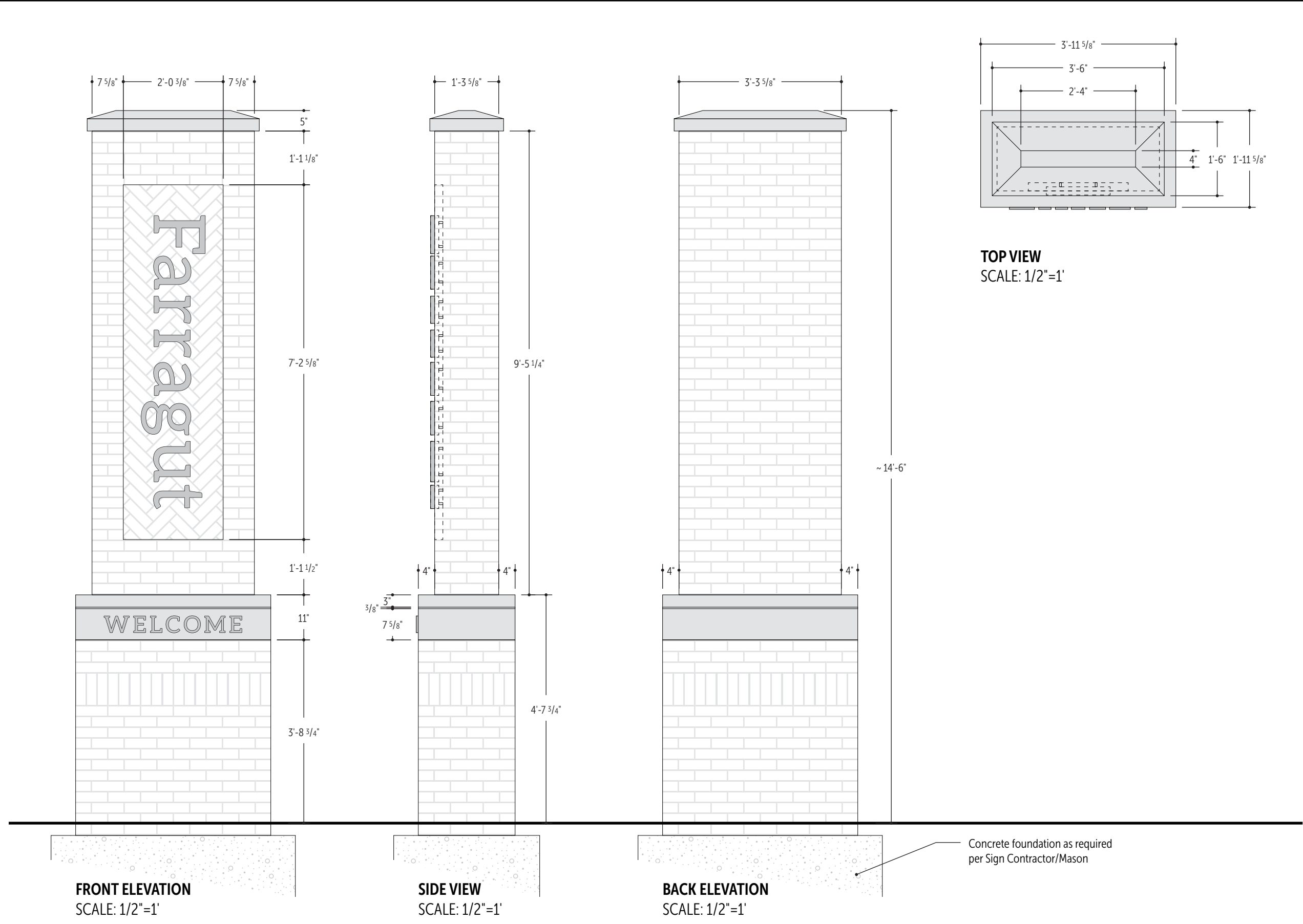
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Concrete foundation as required per Sign Contractor/Mason



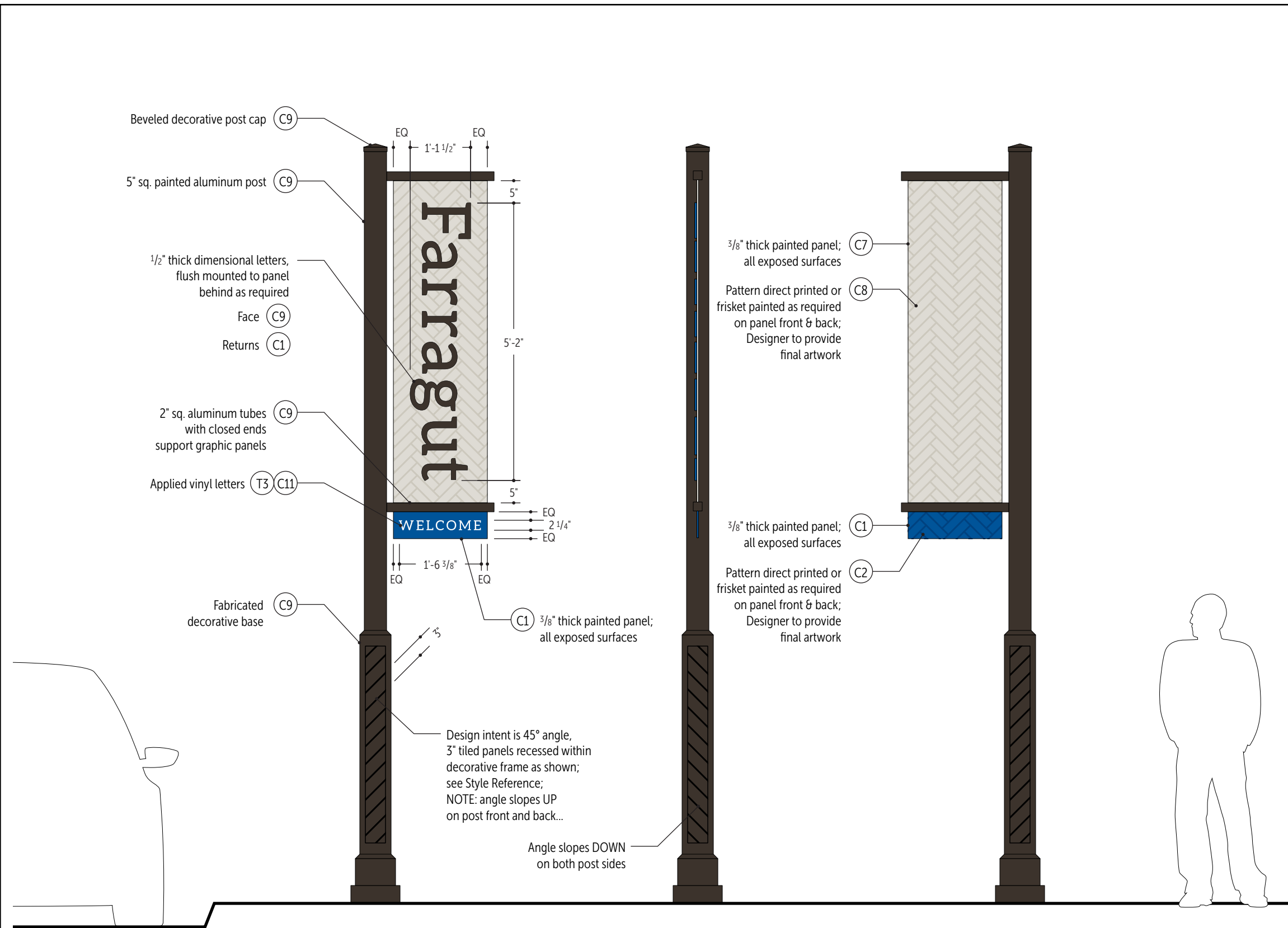
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	pmGina Gerken designJamie Wilhelm	Town of Farragut Sign System	Gateway – Vertical Sign Type		9



SIGN TYPE A2 | GATEWAY – LIMITED SPACE
SCALE: 1/2"=1'

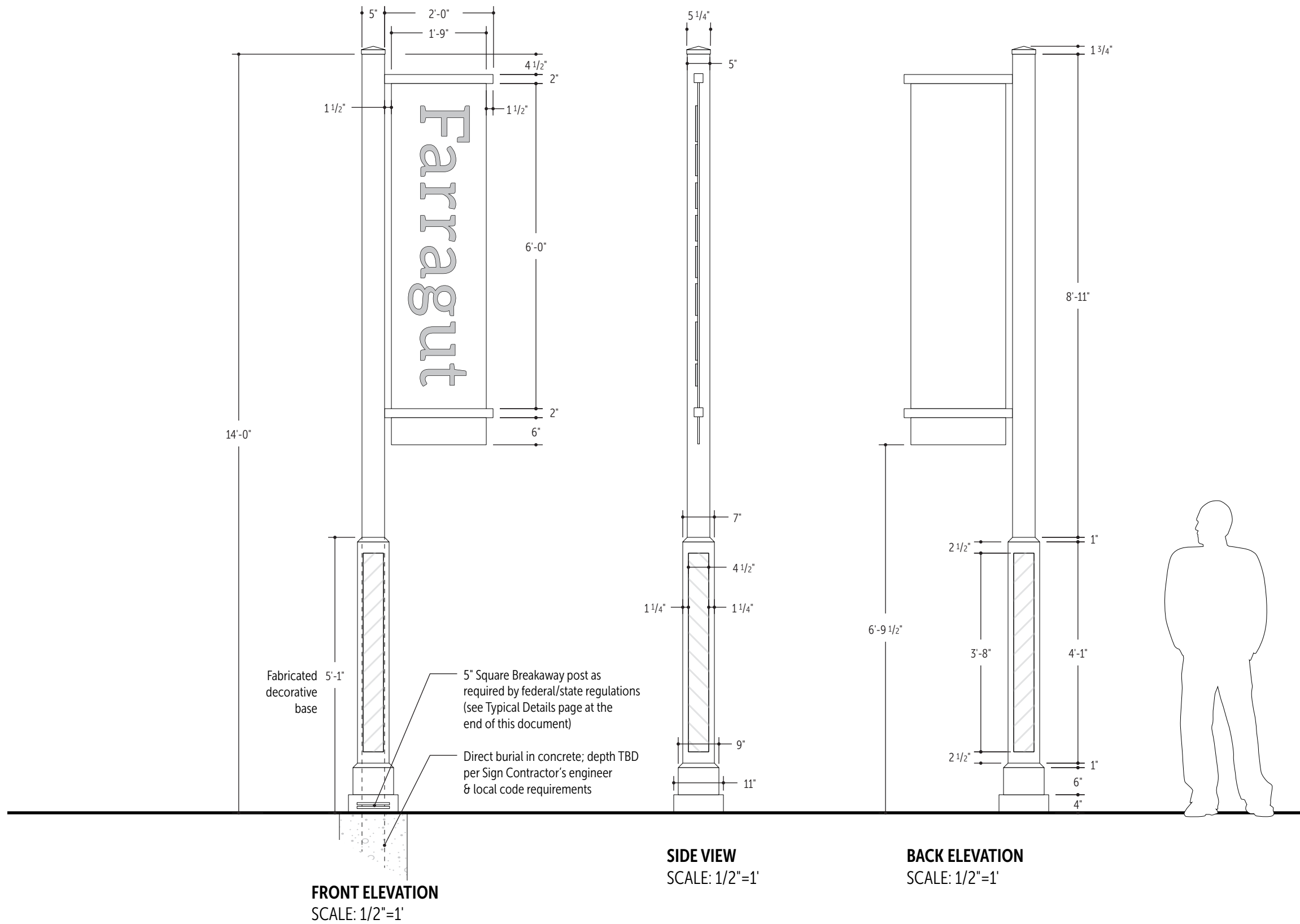
SIDE VIEW
SCALE: 1/2"=1'

BACK ELEVATION
SCALE: 1/2"=1'



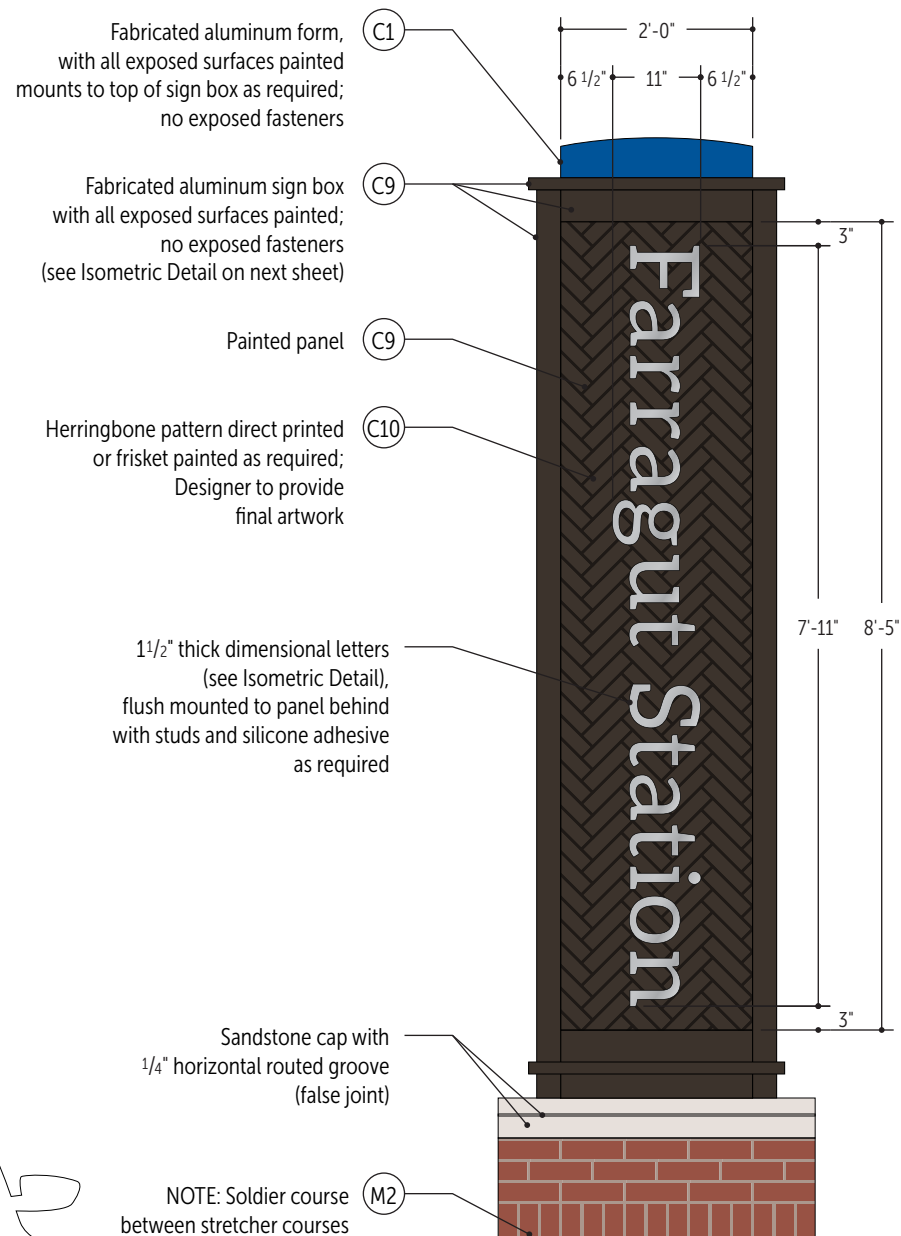
STYLE REFERENCE ONLY
NOT TO SCALE
Reference for recessed 45° angle tiled panel strips

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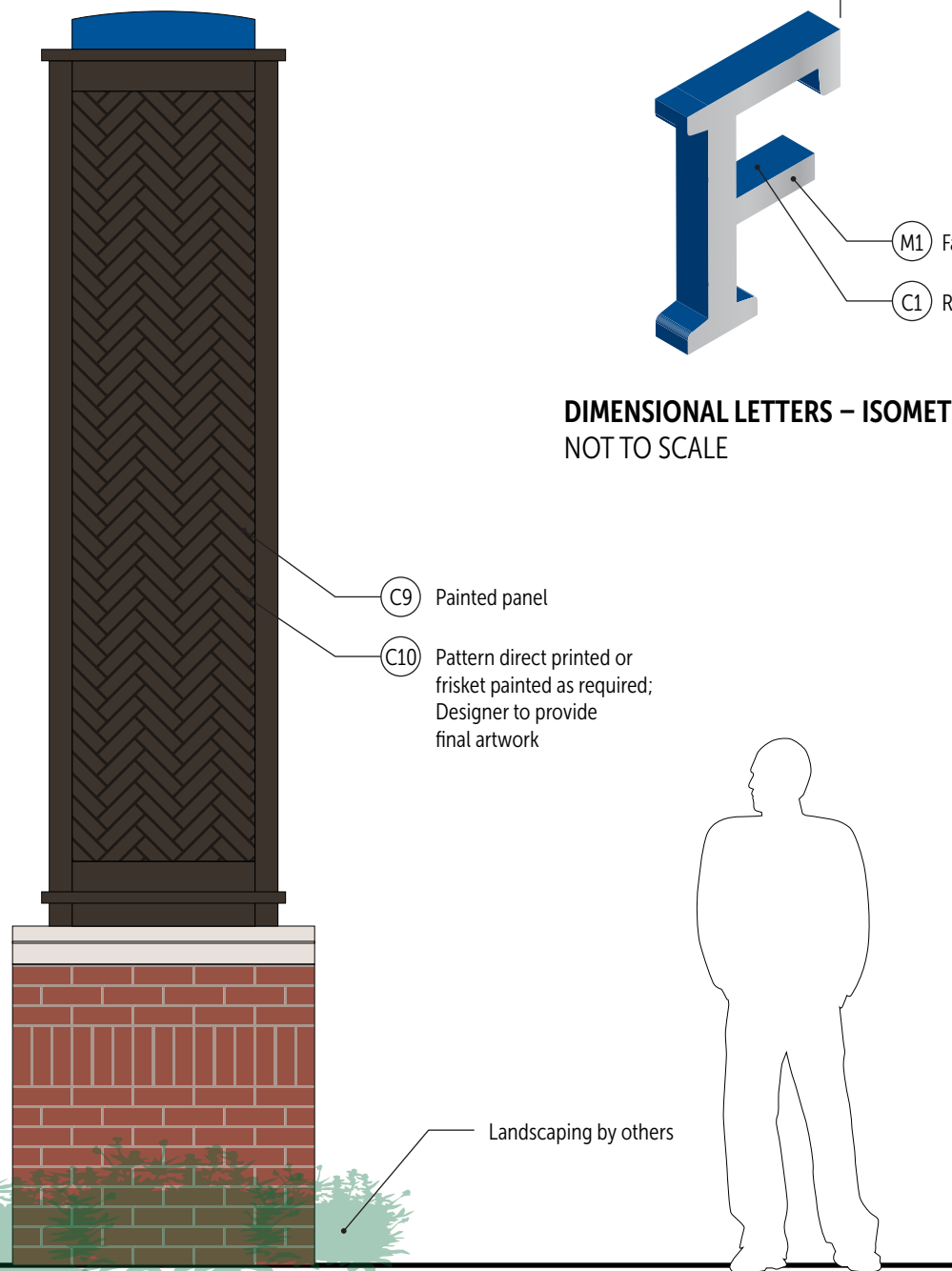


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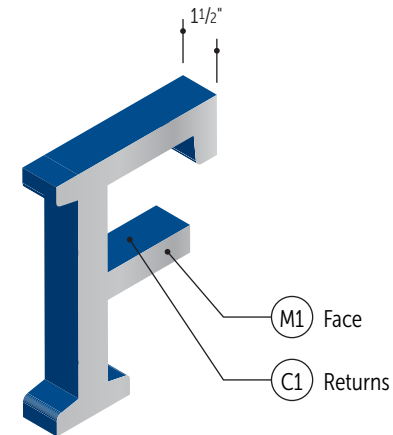
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	pmGina Gerken designJamie Wilhelm	Town of Farragut Sign System	Gateway – Limited Space Sign Type		11



SIGN TYPE F1 | GATEWAY – FARRAGUT STATION
SCALE: 1/2"=1'



BACK ELEVATION
SCALE: 1/2"=1'



DIMENSIONAL LETTERS – ISOMETRIC DETAIL
NOT TO SCALE

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contact

project TFT1842

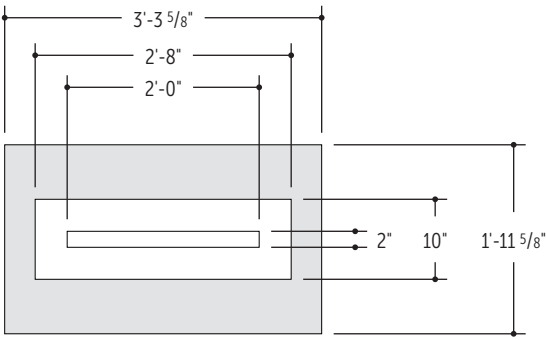
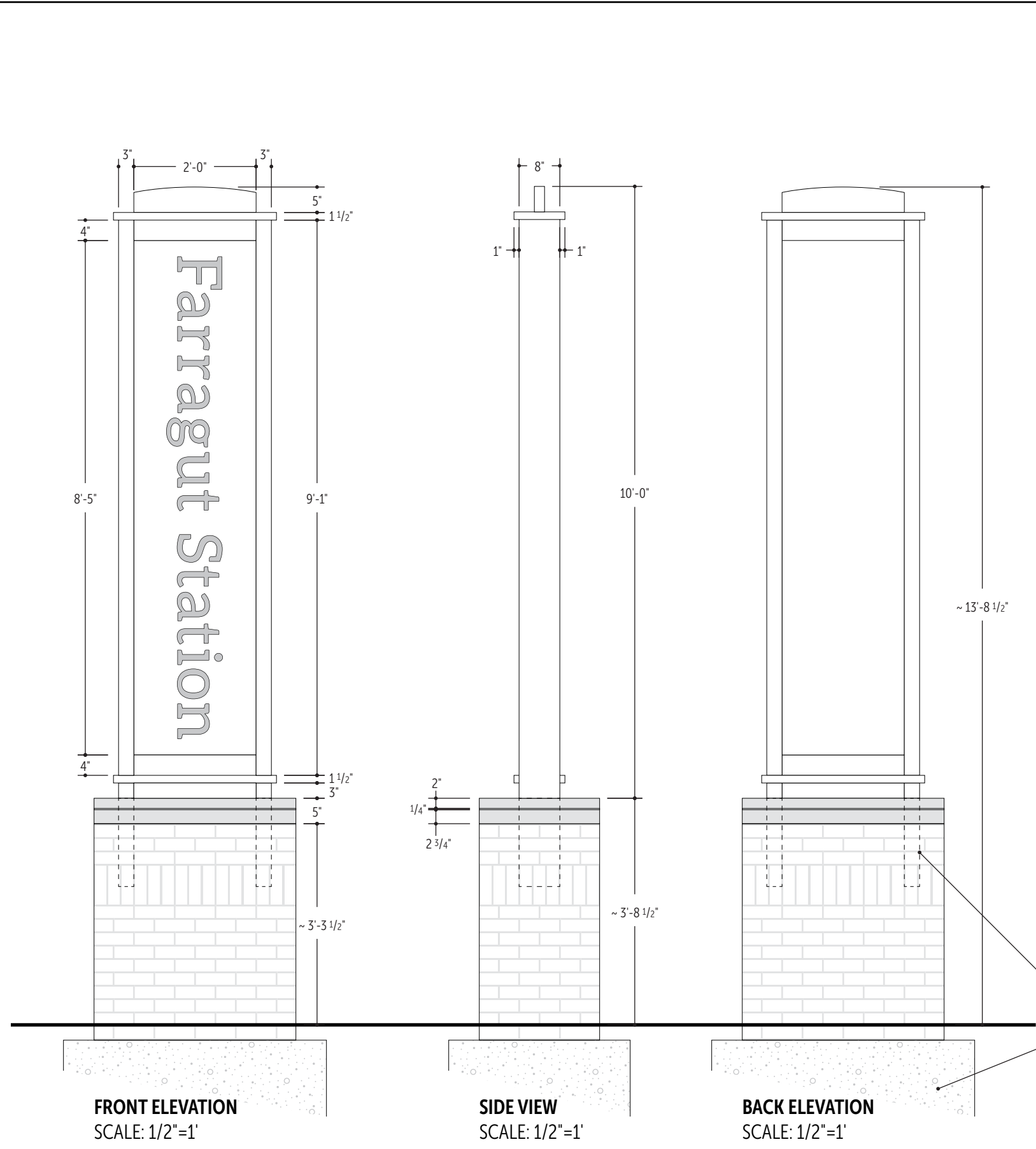
phase Design Intent

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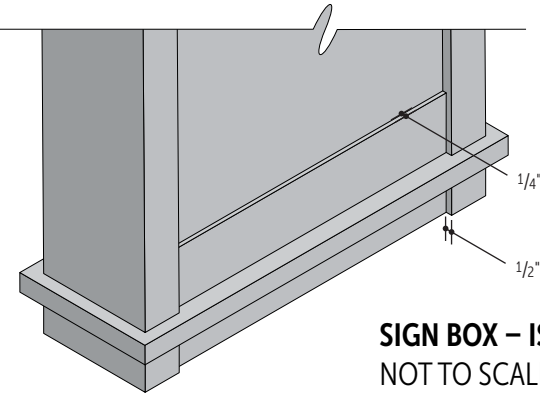
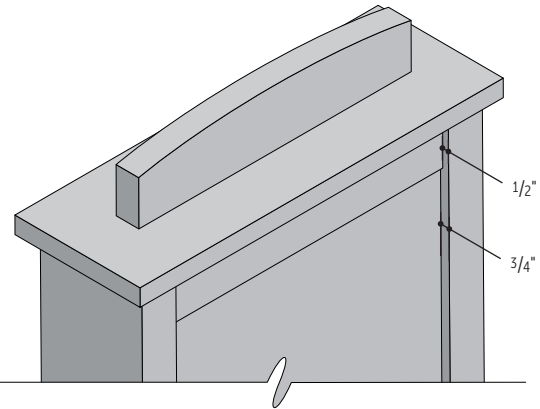
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sheet

12



TOP VIEW
SCALE: 1/2"=1'



SIGN BOX – ISOMETRIC DETAIL
NOT TO SCALE

Signbox securely mounts to masonry base as required; no exposed fasteners

Concrete foundation as required per Sign Contractor/Mason

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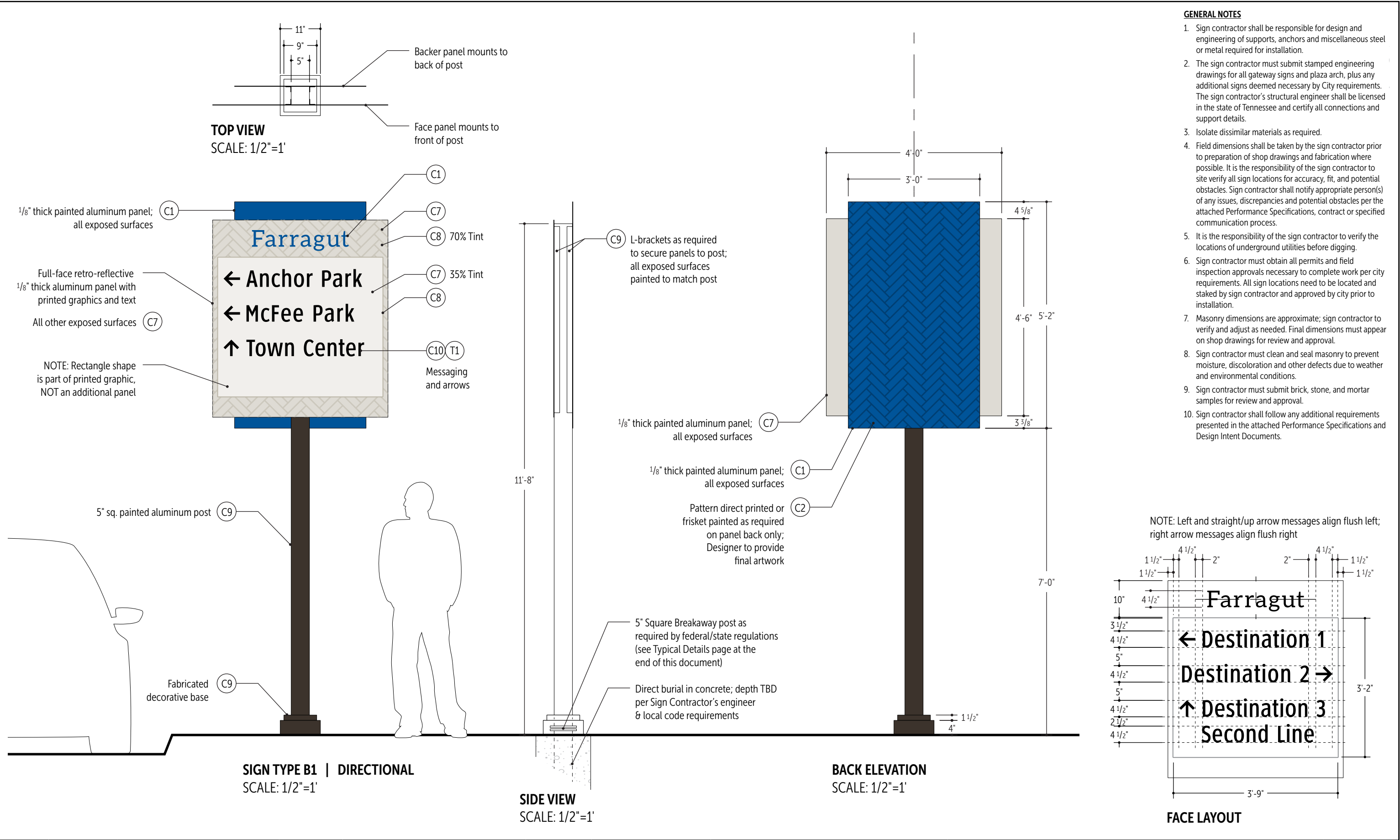
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project TFT1842

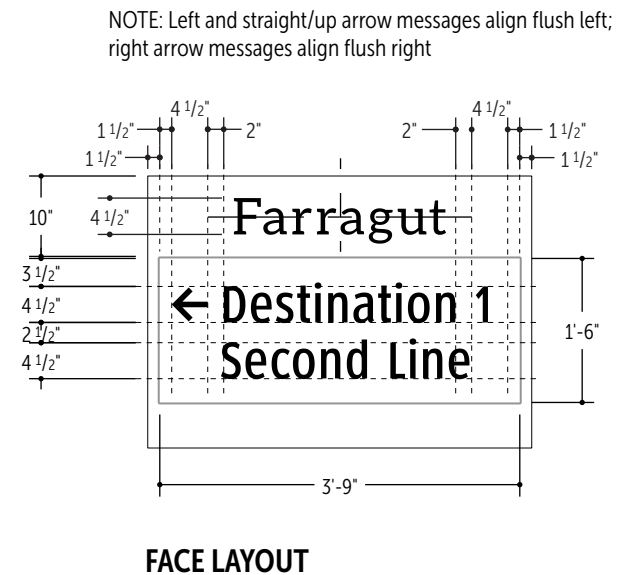
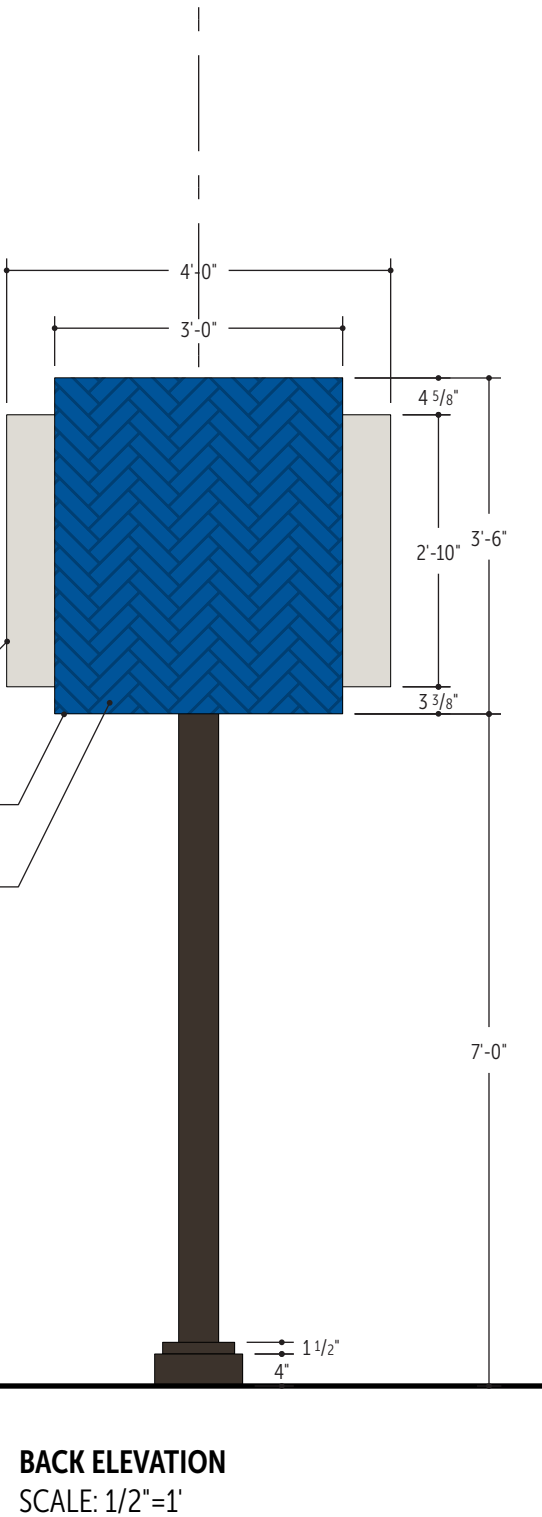
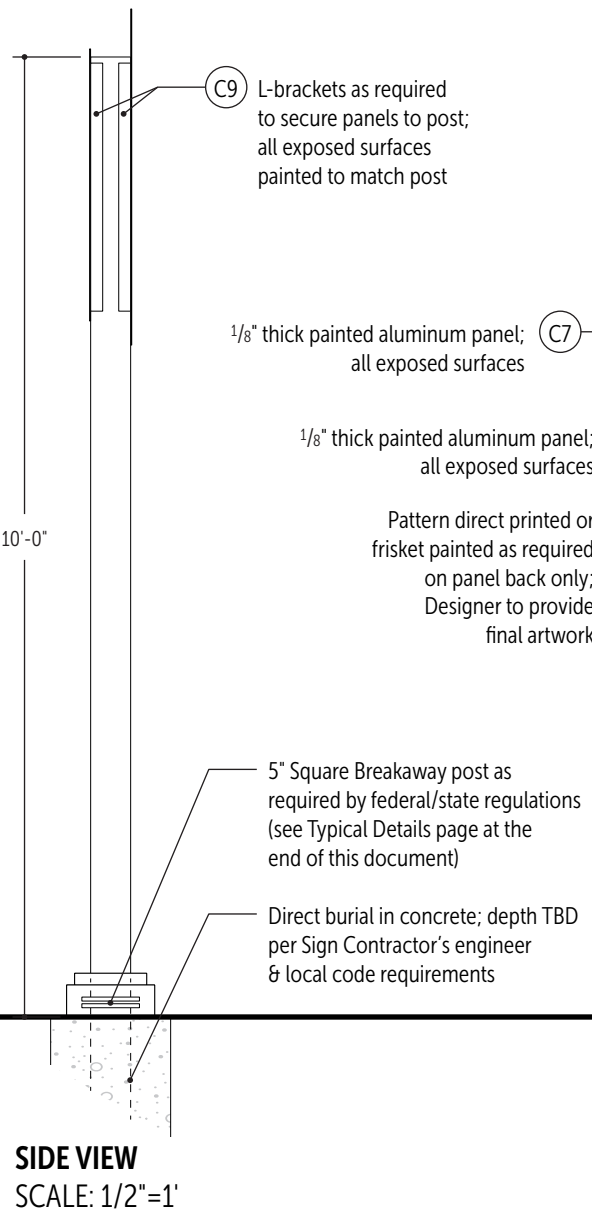
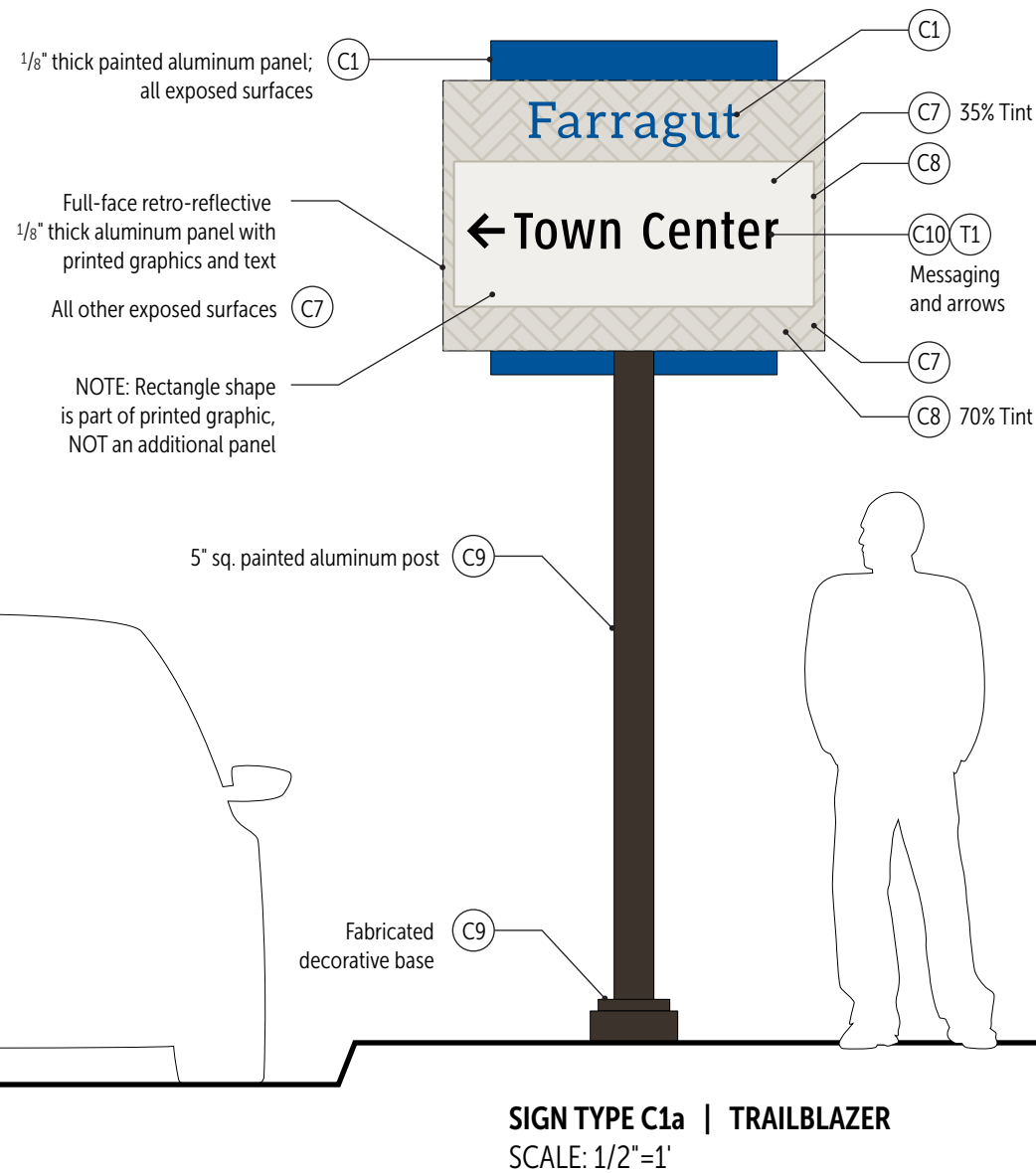
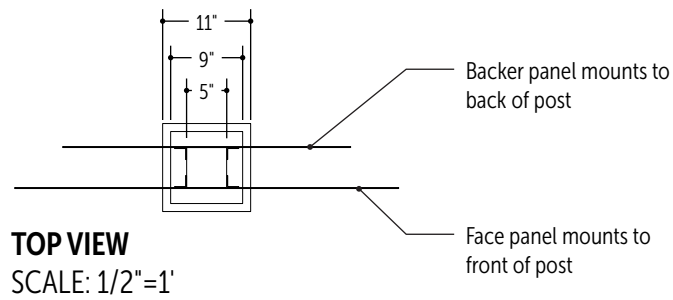
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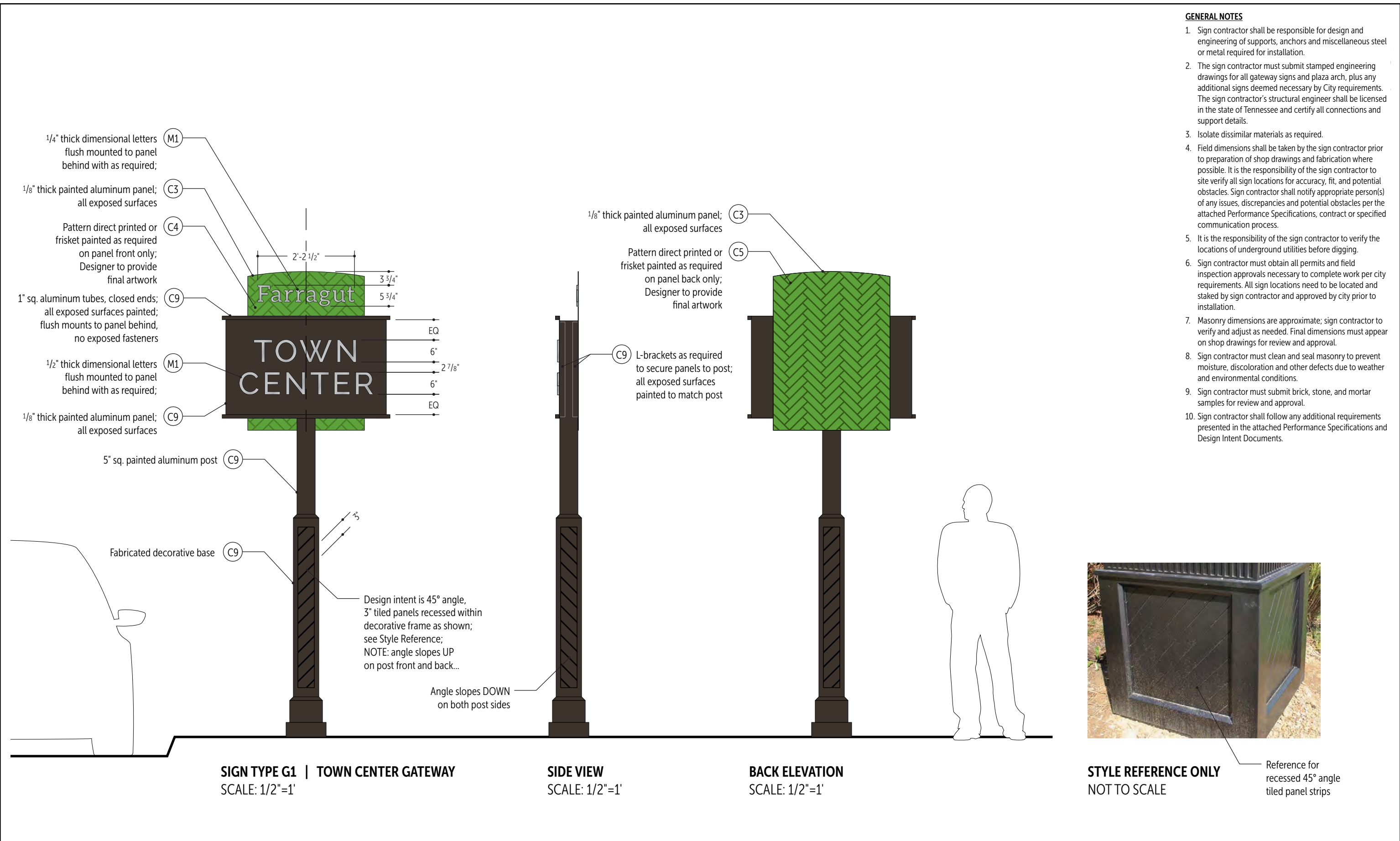
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 guidestudio.com	pmGina Gerken designJamie Wilhelm	Town of Farragut Sign System	Directional Sign Type		14



GENERAL NOTES

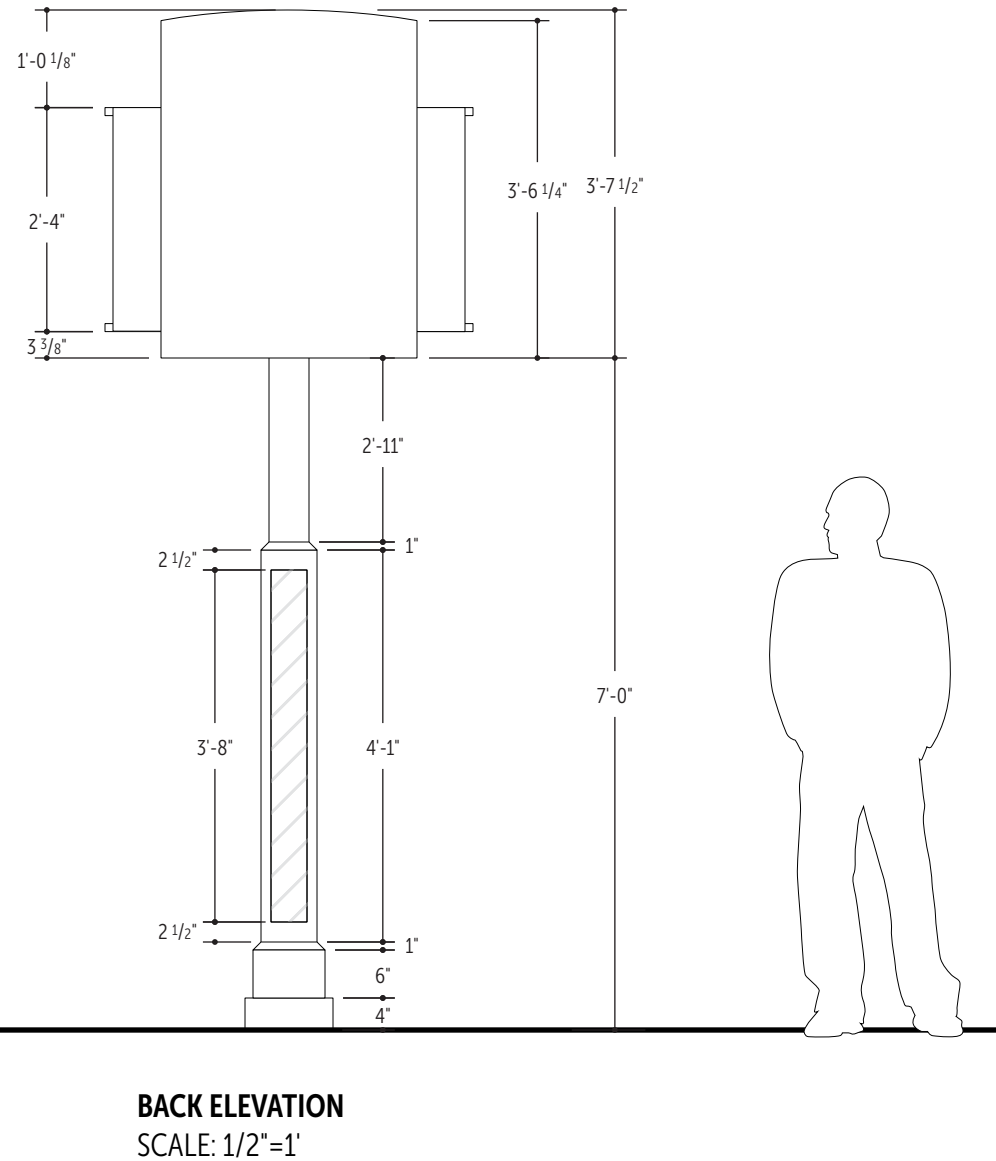
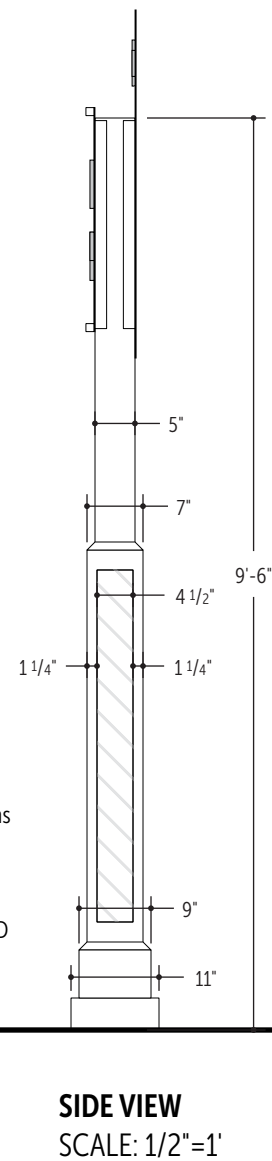
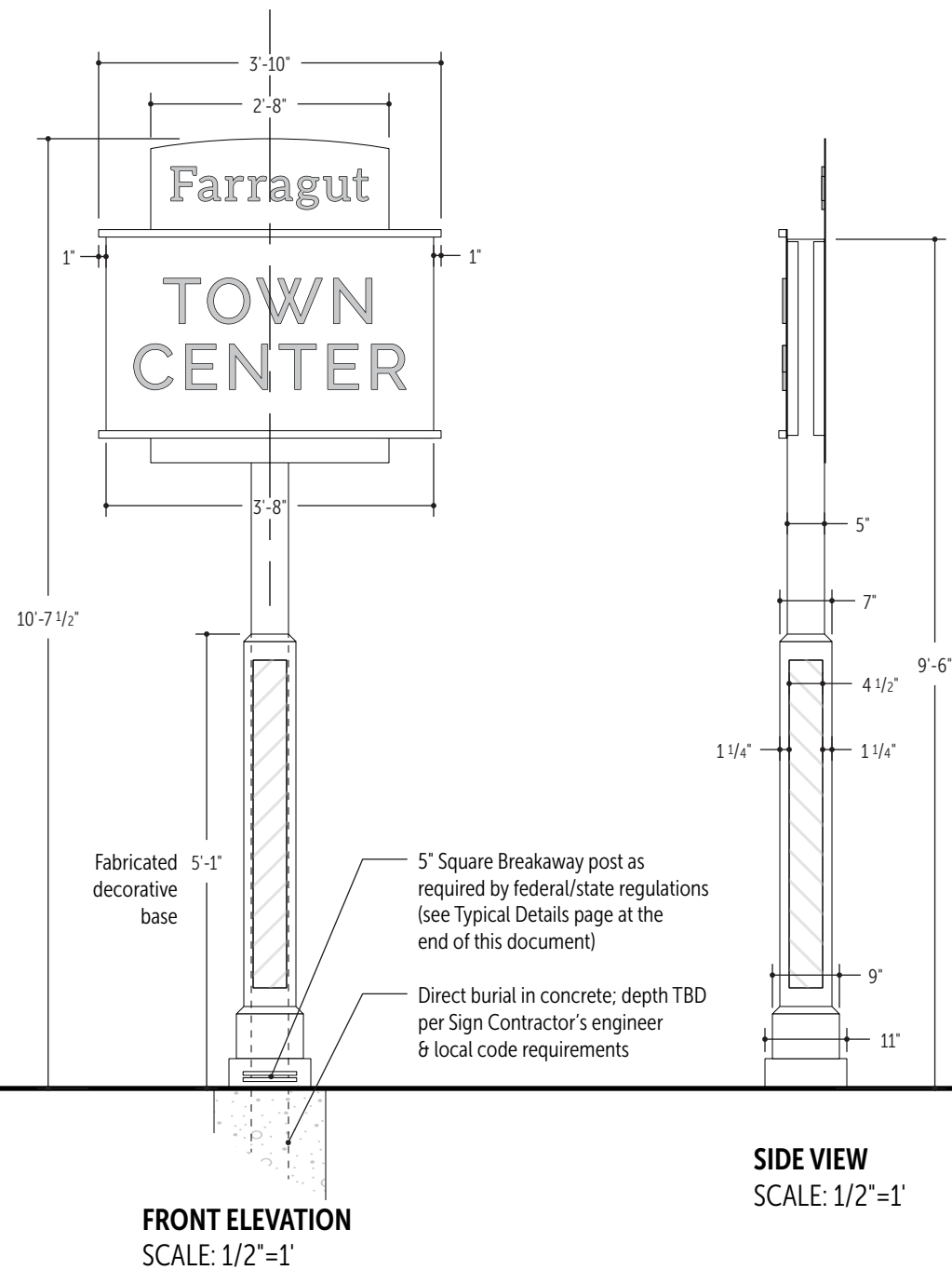
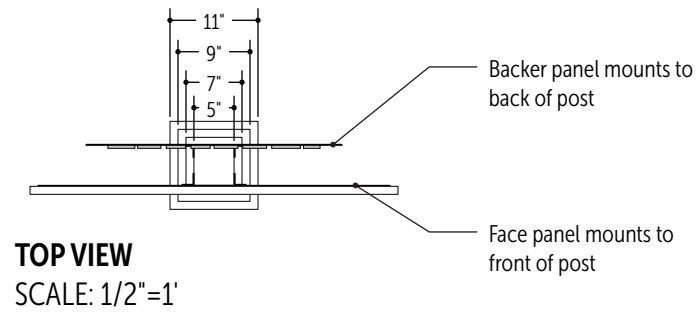
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	pm Gina Gerken design Jamie Wilhelm	Town of Farragut Sign System	Trailblazer Sign Type		15



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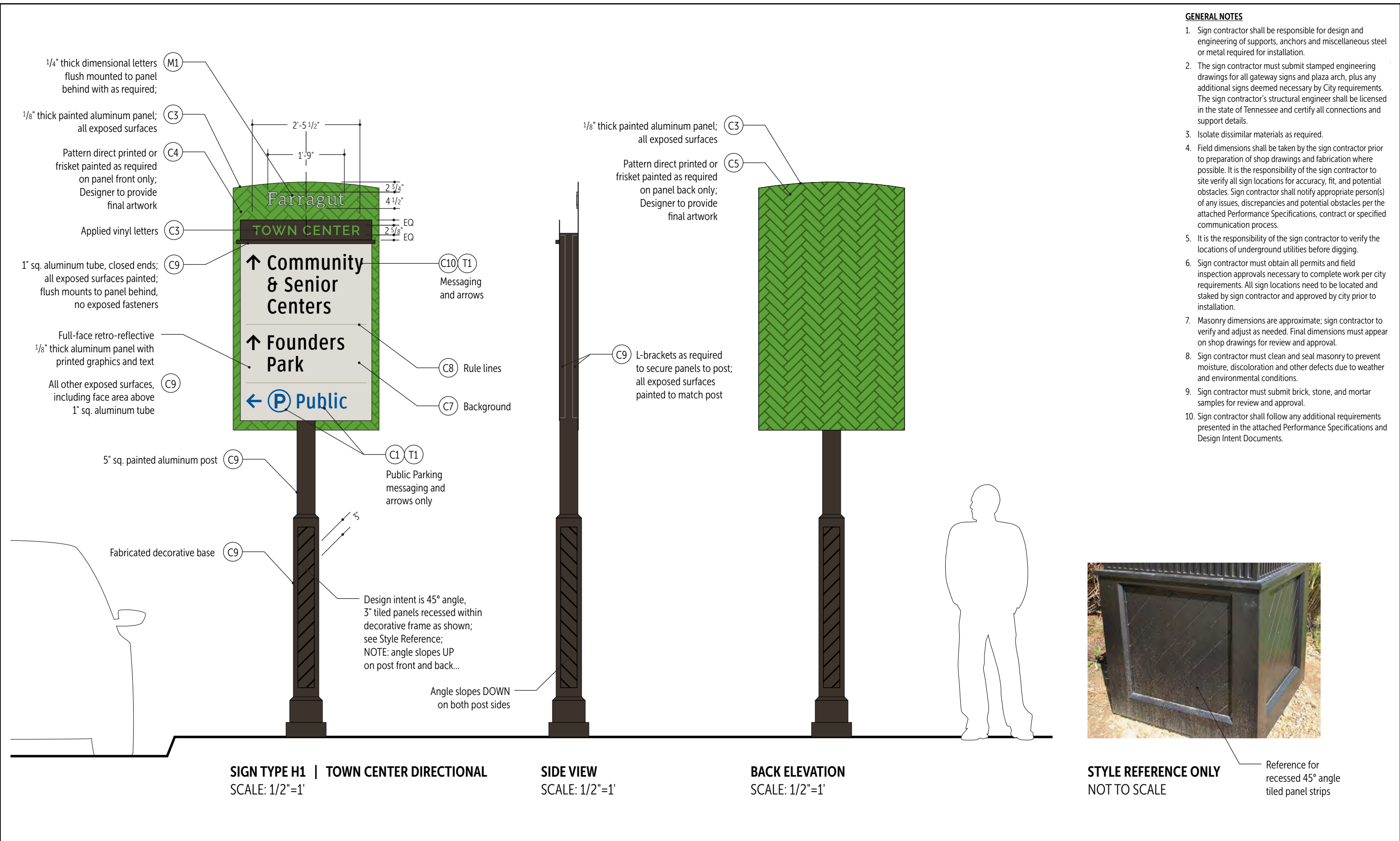
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Guide guidestudio.com	pm Gina Gerken design Jamie Wilhelm	Town of Farragut Sign System	Town Center Gateway Sign Type		16



GENERAL NOTES

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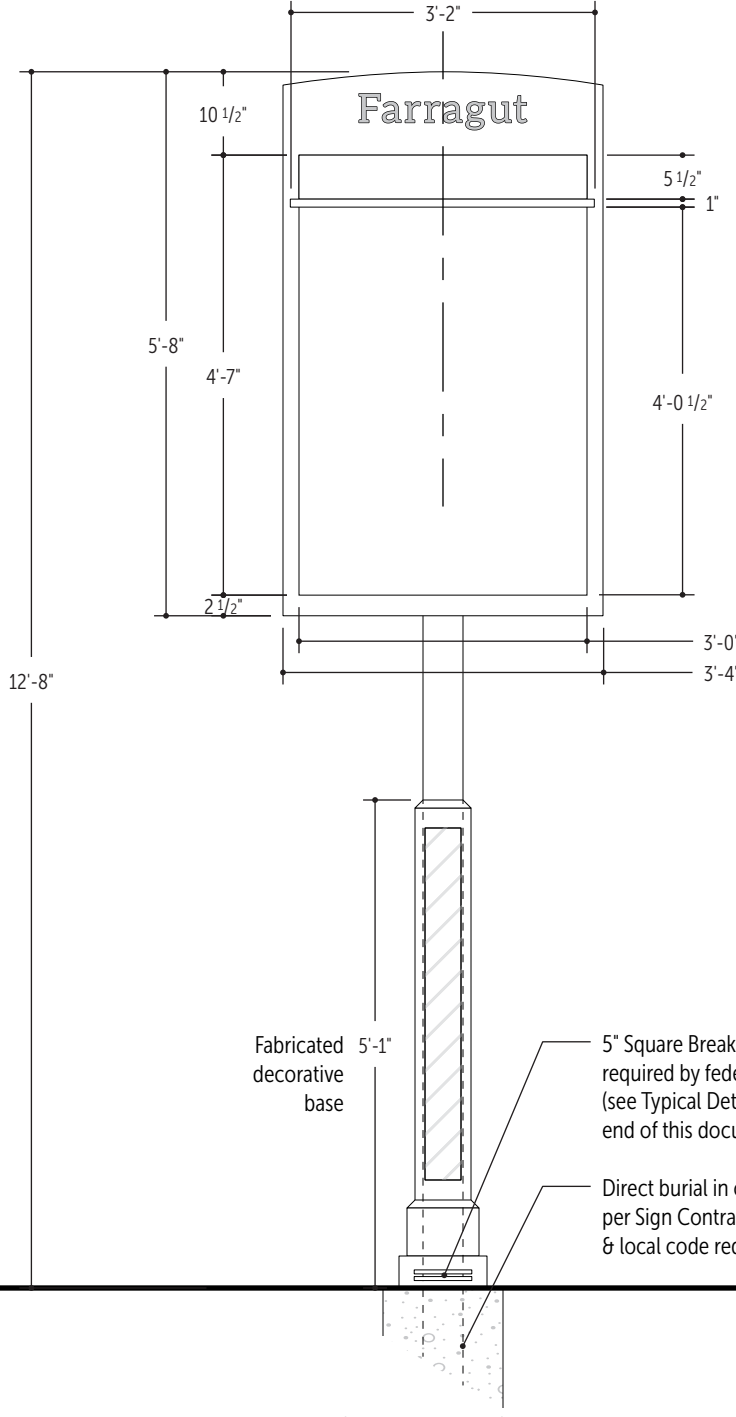
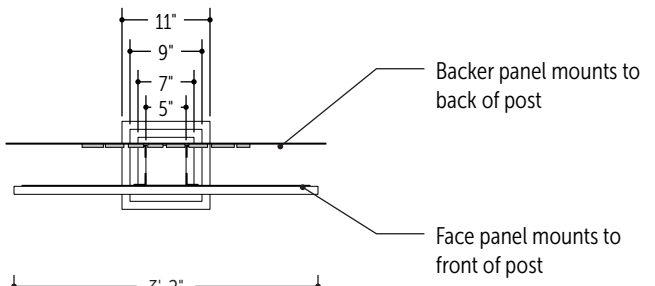
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Guide guidestudio.com	pm Gina Gerken design Jamie Wilhelm	Town of Farragut Sign System	Town Center Gateway Sign Type		17



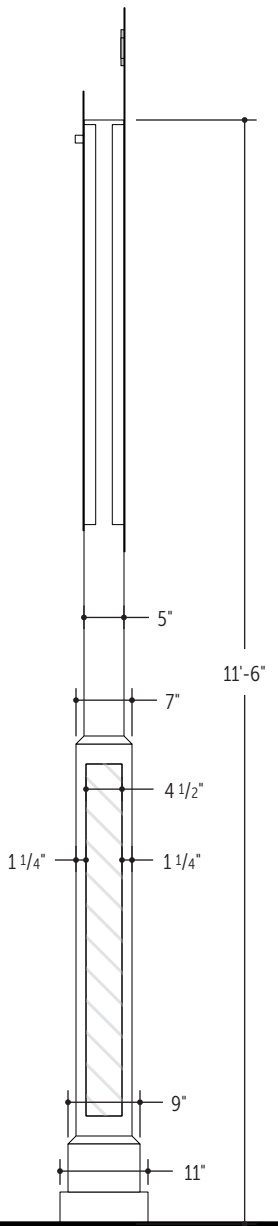
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 guidestudio.com	pmGina Gerken designJamie Wilhelm	Town of Farragut Sign System	Town Center Directional Sign Type		18

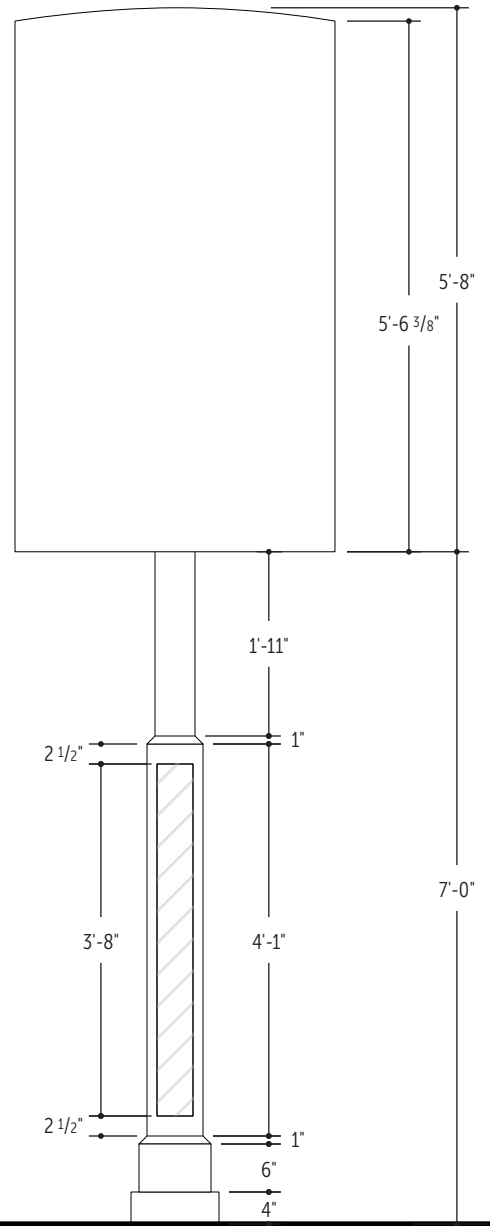
TOP VIEW
SCALE: 1/2"=1'



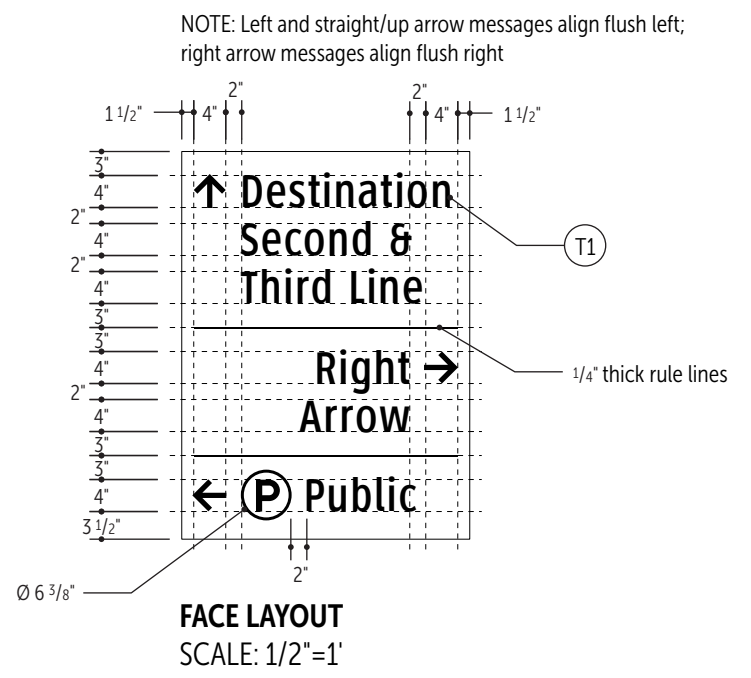
FRONT ELEVATION
SCALE: 1/2"=1'



SIDE VIEW
SCALE: 1/2"=1'



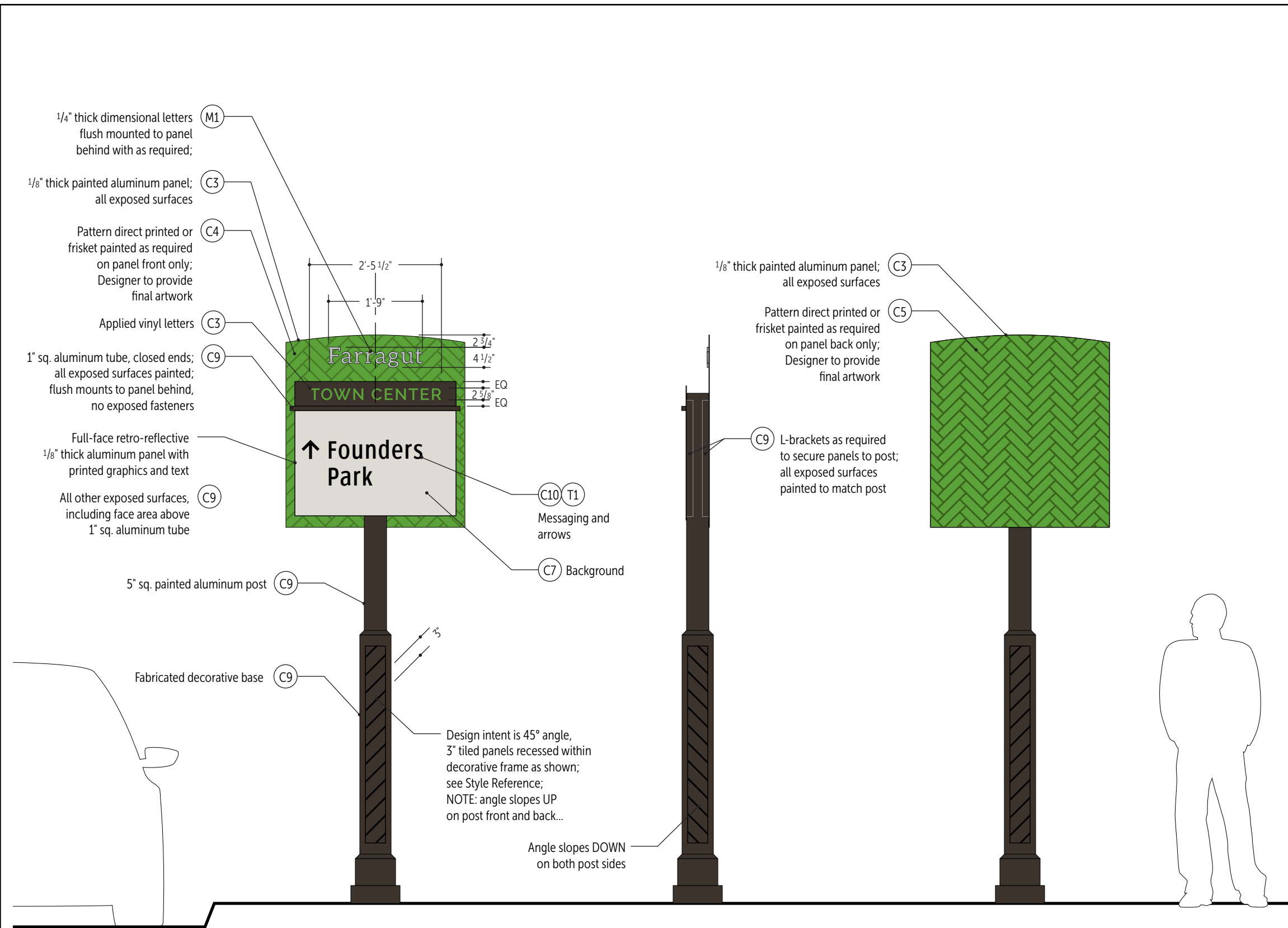
BACK ELEVATION
SCALE: 1/2"=1'



FACE LAYOUT
SCALE: 1/2"=1'

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SIGN TYPE J1a | TOWN CENTER TRAILBLAZER
SCALE: 1/2"=1'

SIDE VIEW
SCALE: 1/2"=1'

BACK ELEVATION
SCALE: 1/2"=1'



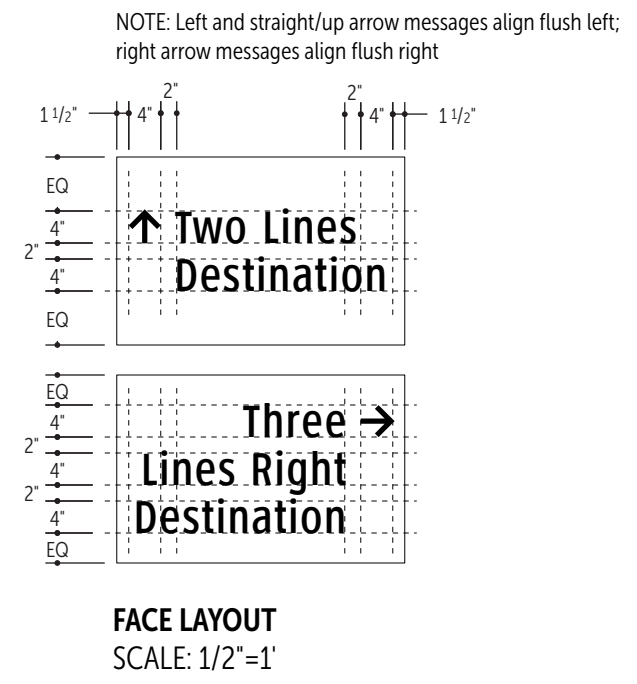
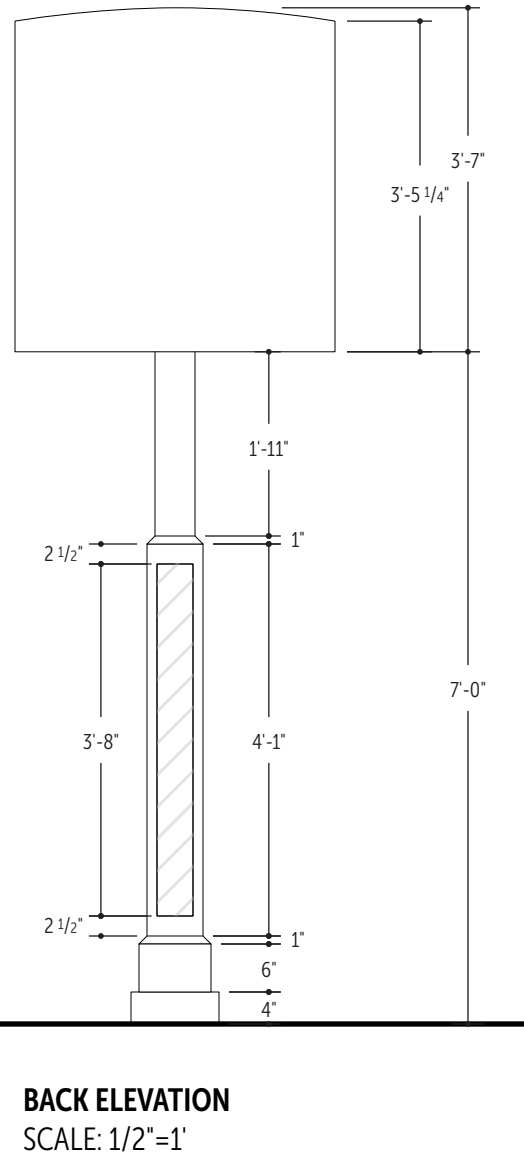
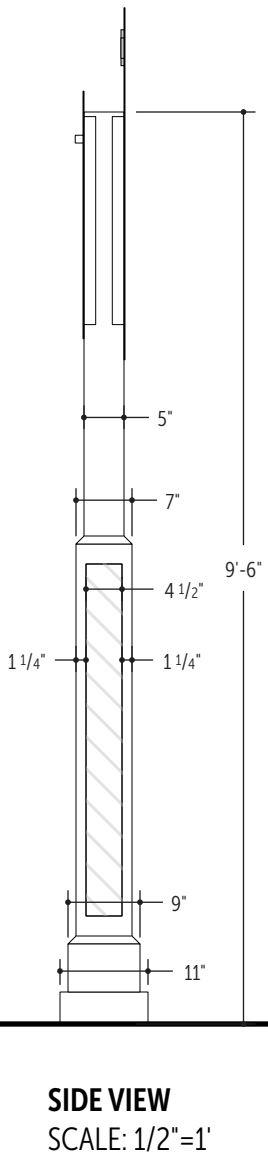
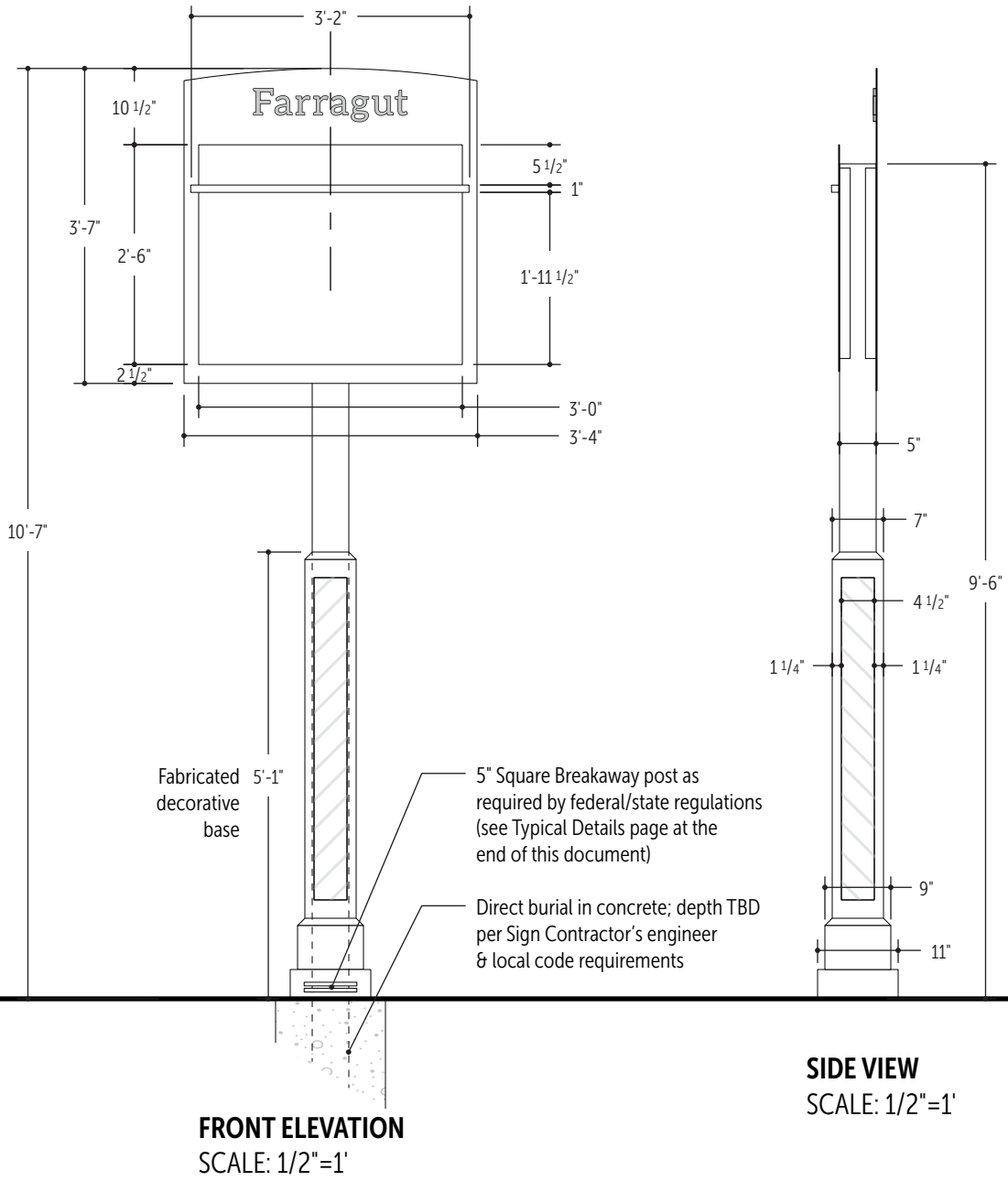
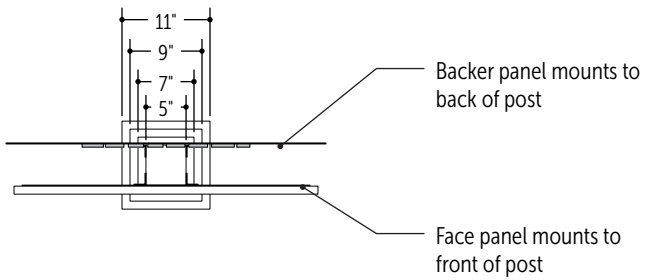
STYLE REFERENCE ONLY
NOT TO SCALE

Reference for recessed 45° angle tiled panel strips

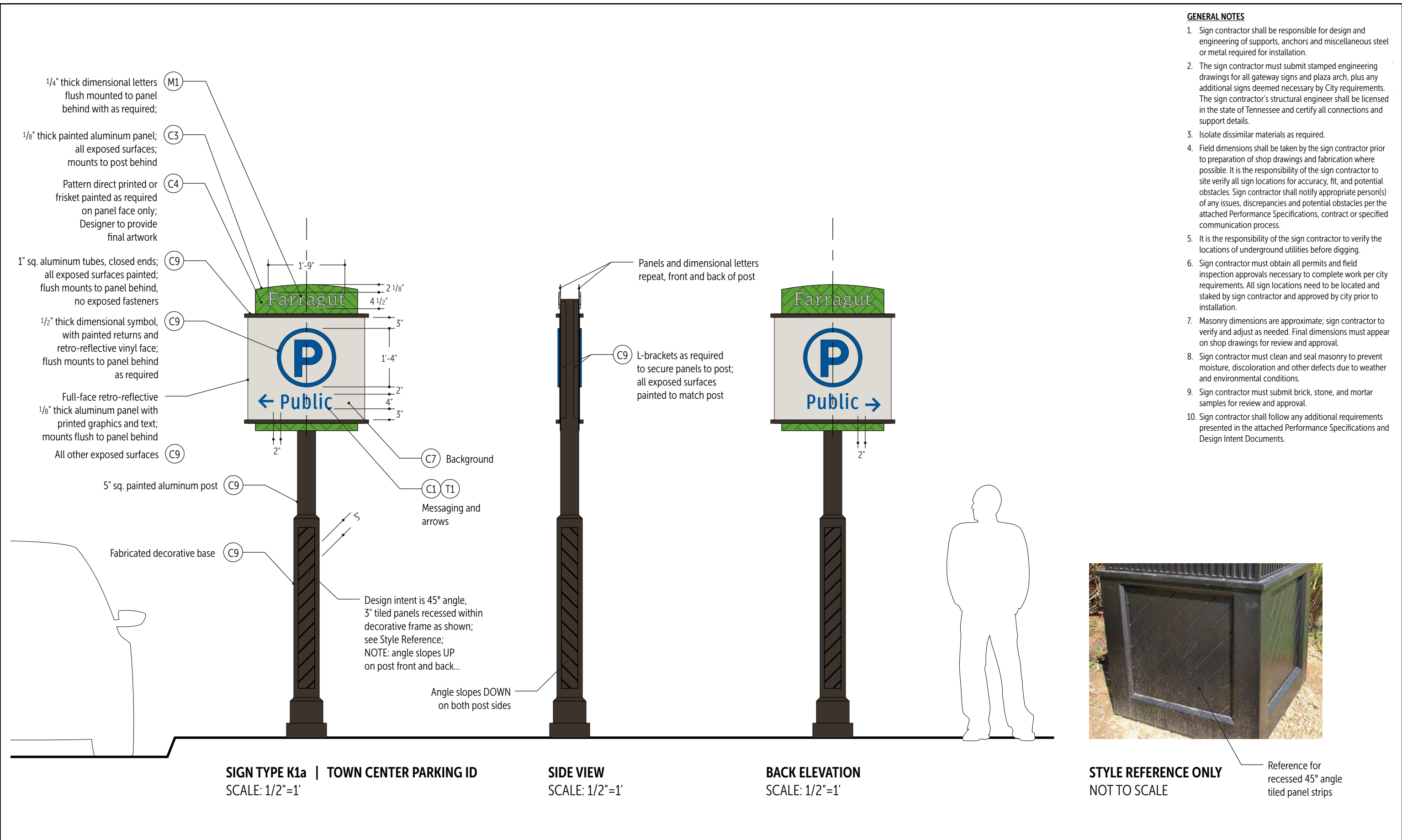
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	pm Gina Gerken design Jamie Wilhelm	Town of Farragut Sign System	Town Center Trailblazer Sign Type		20

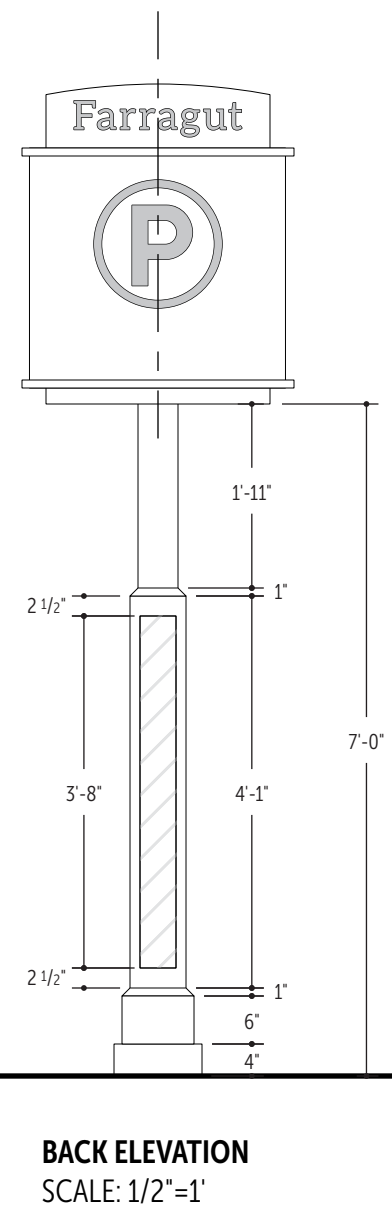
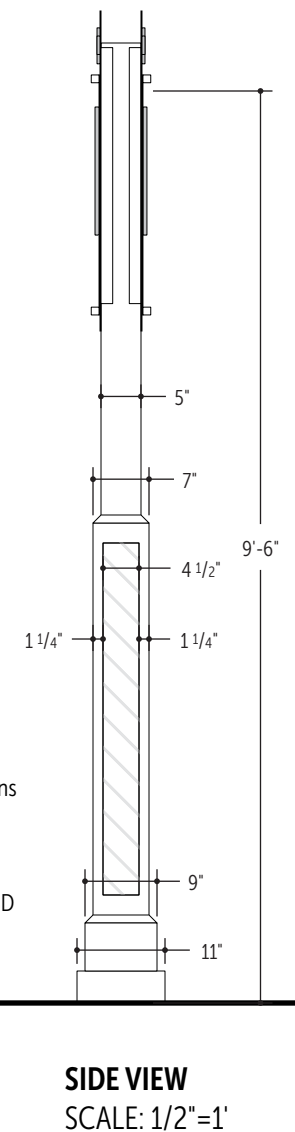
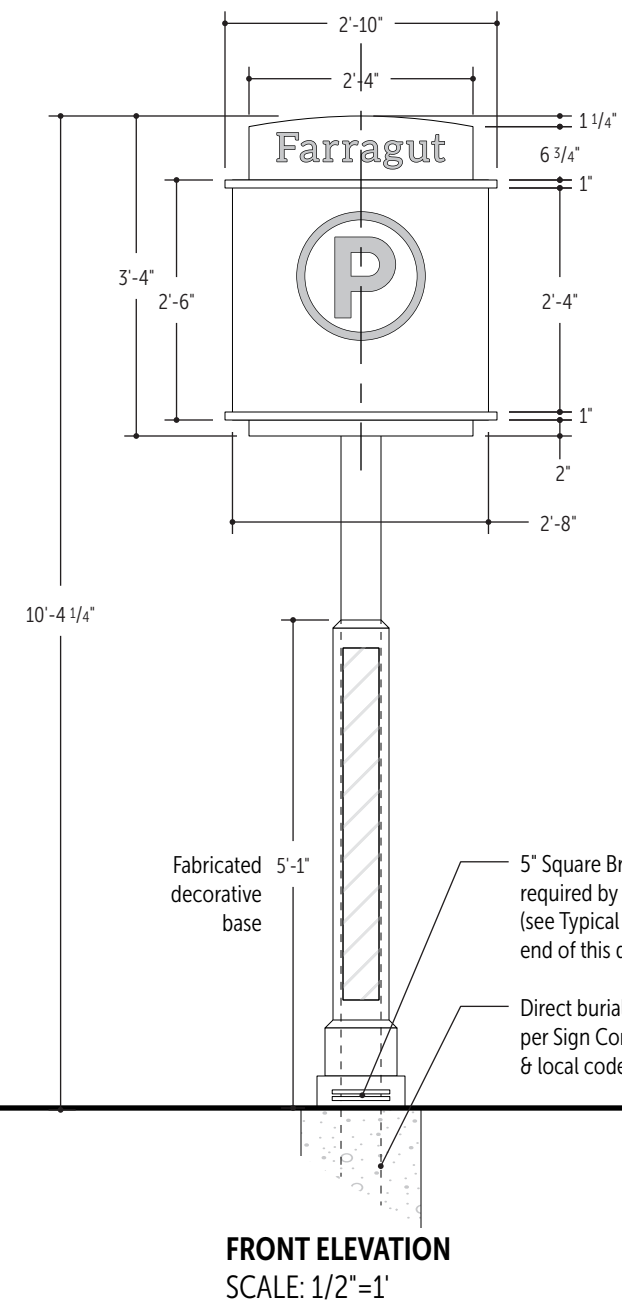
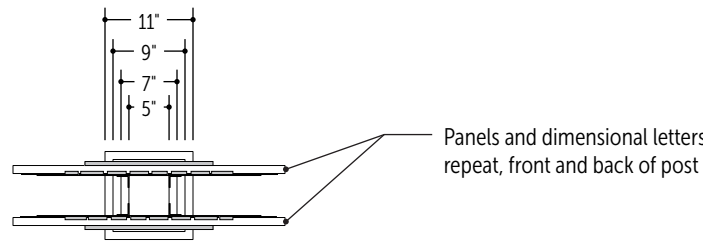
TOP VIEW
SCALE: 1/2"=1'



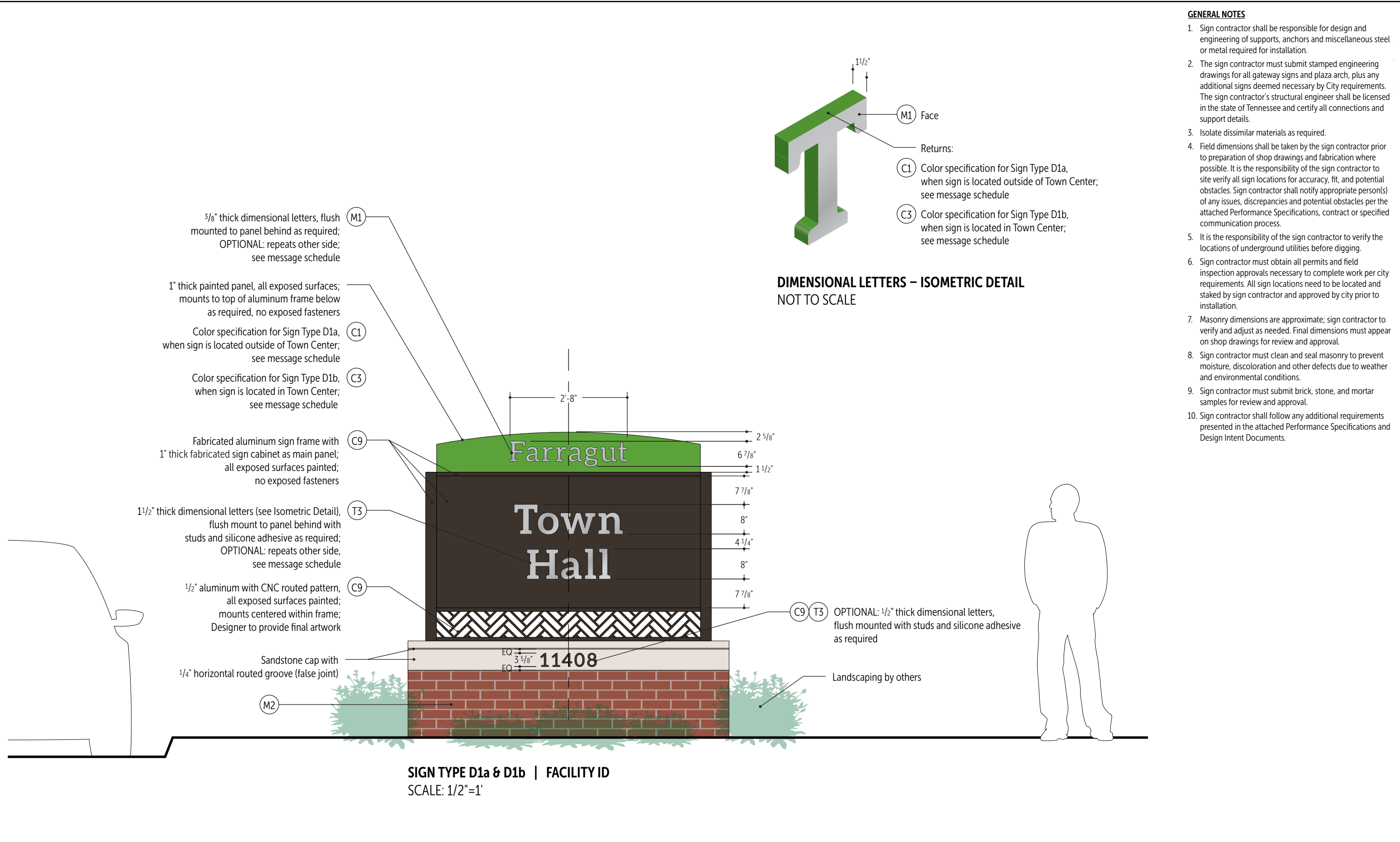
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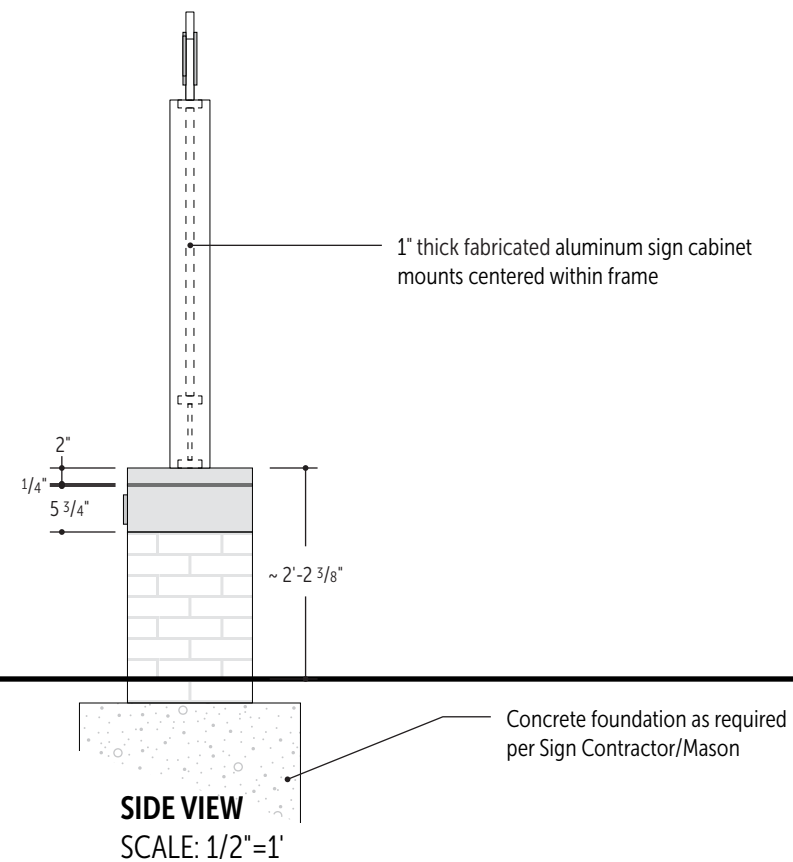
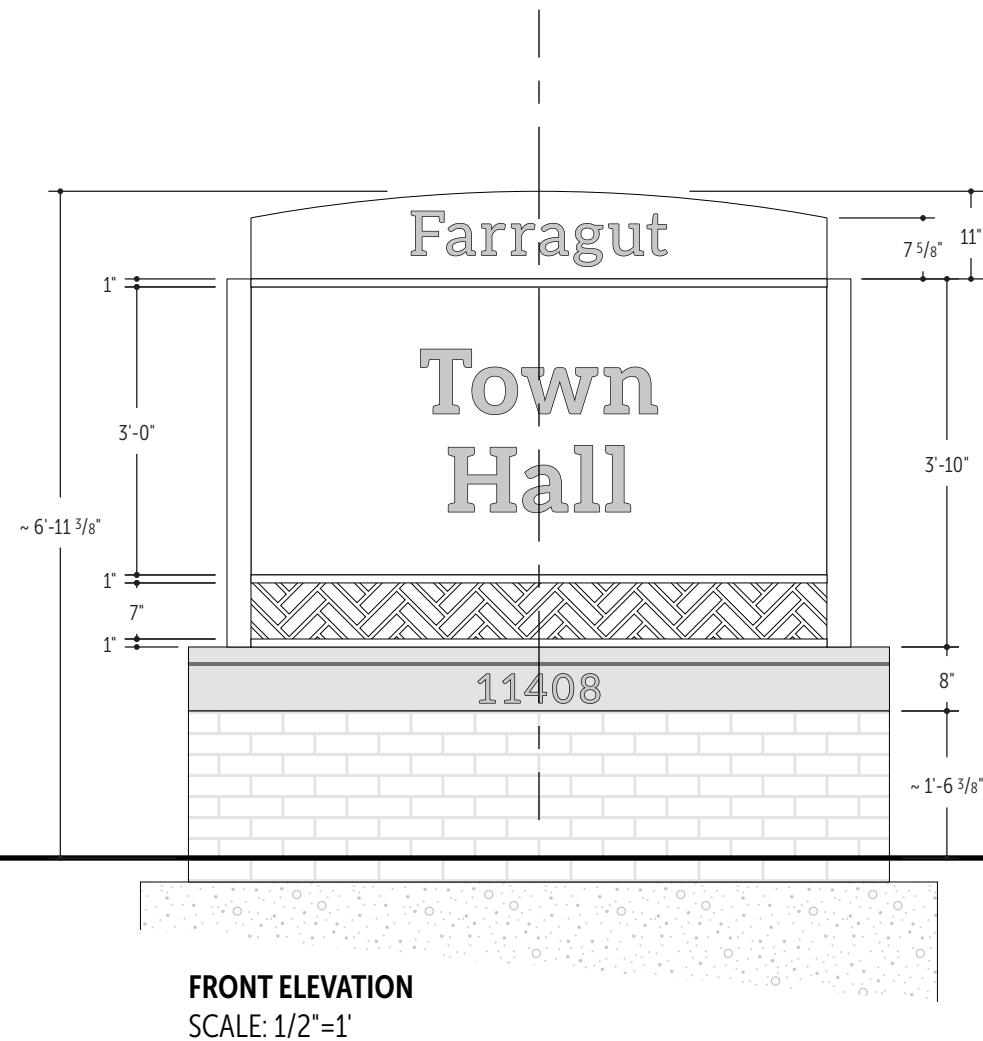
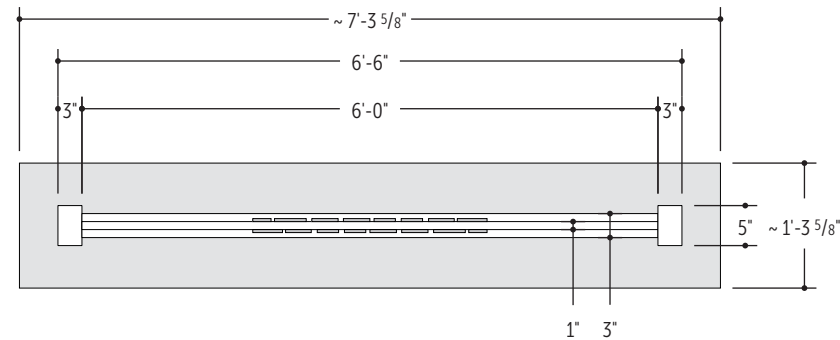
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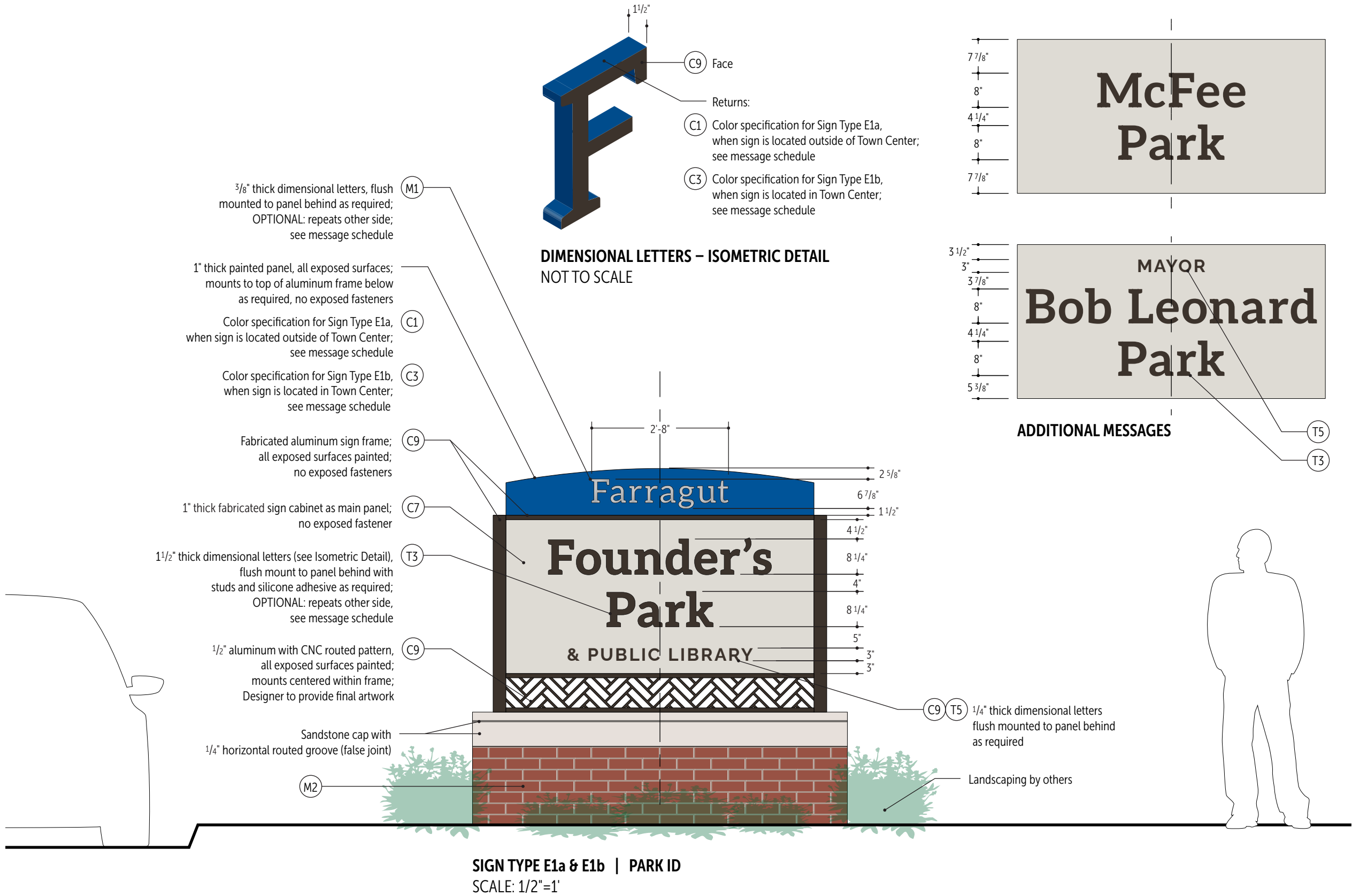


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Guideguidestudio.com	pmGina Gerken designJamie Wilhelm	Town of Farragut Sign System	Facility Identification Sign Type		24

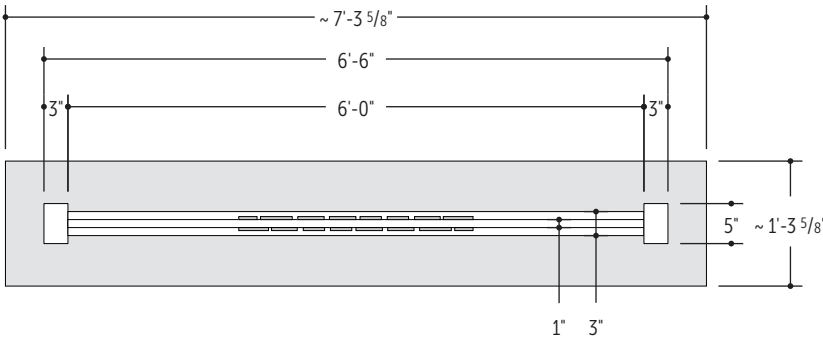


- ### GENERAL NOTES

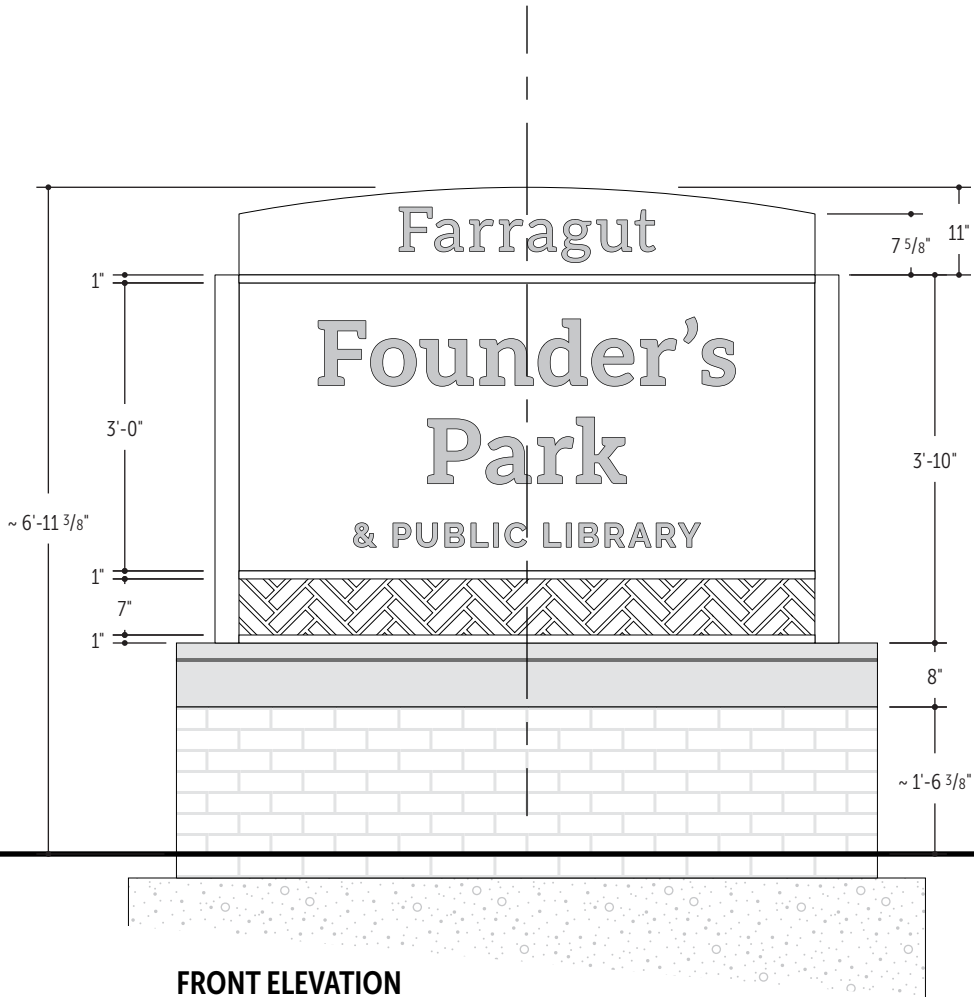
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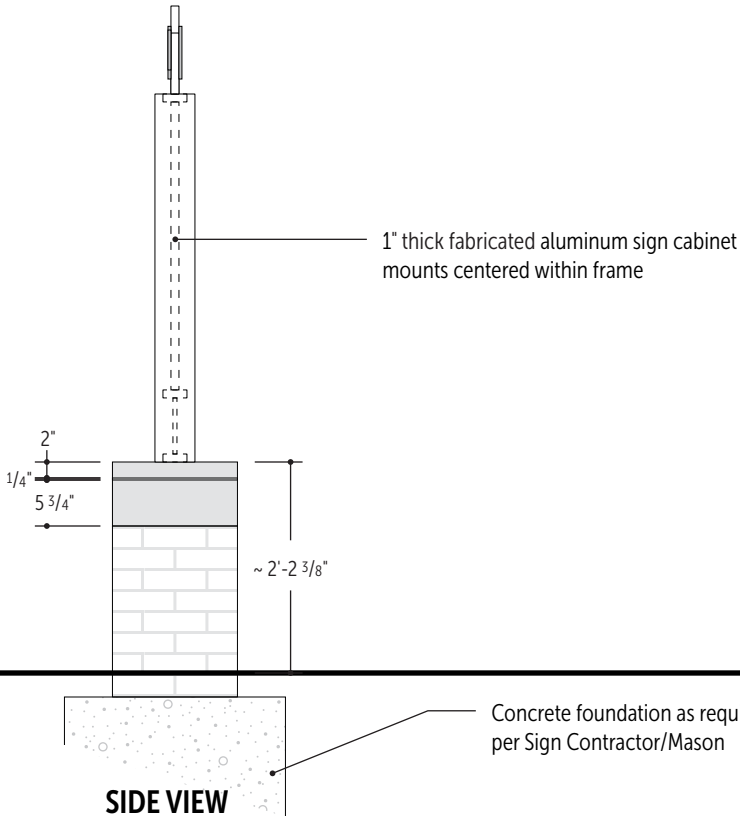
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TOP VIEW
SCALE: 1/2"=1'



FRONT ELEVATION
SCALE: 1/2"=1'



SIDE VIEW
SCALE: 1/2"=1'

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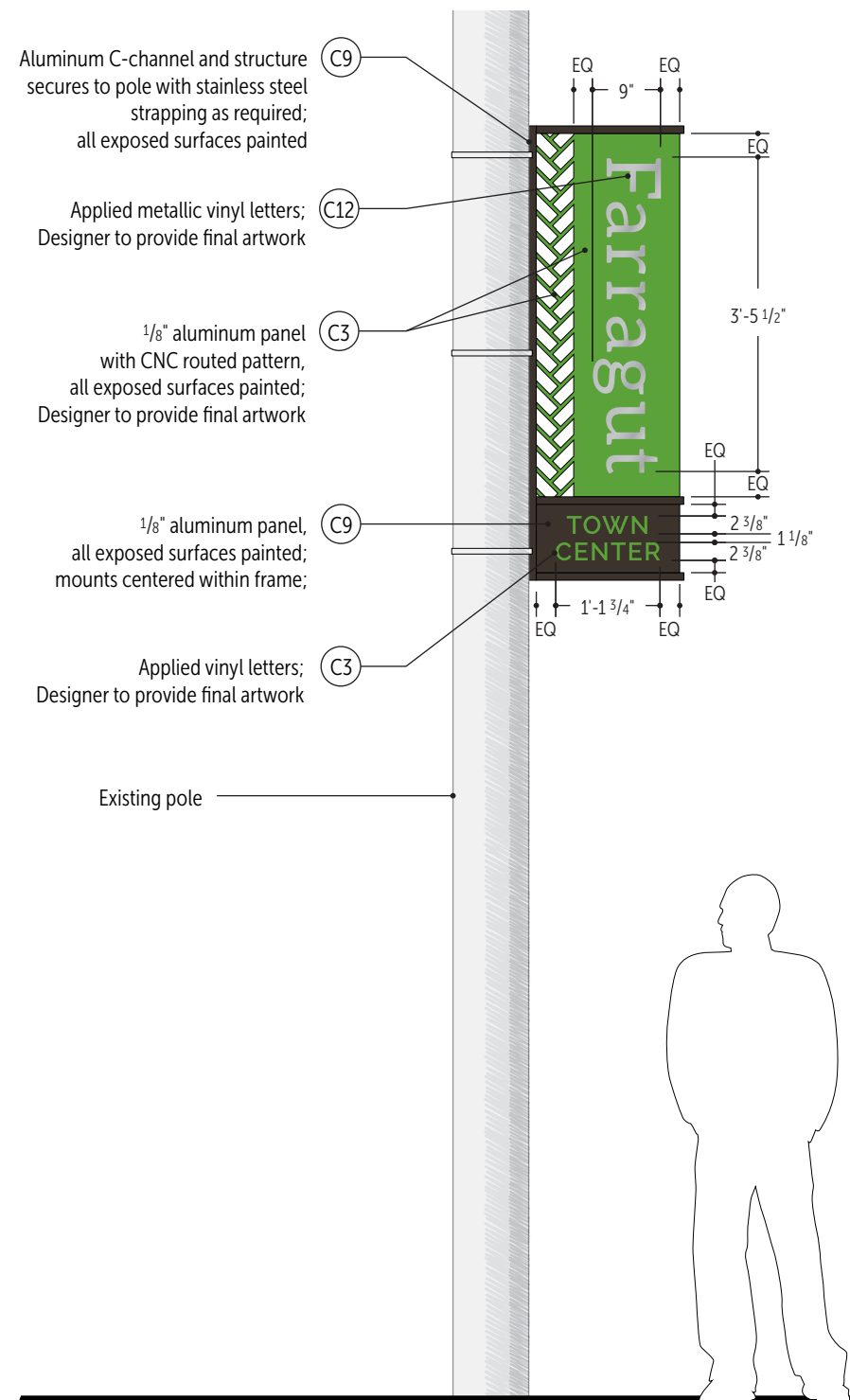
contact

project TFT1842

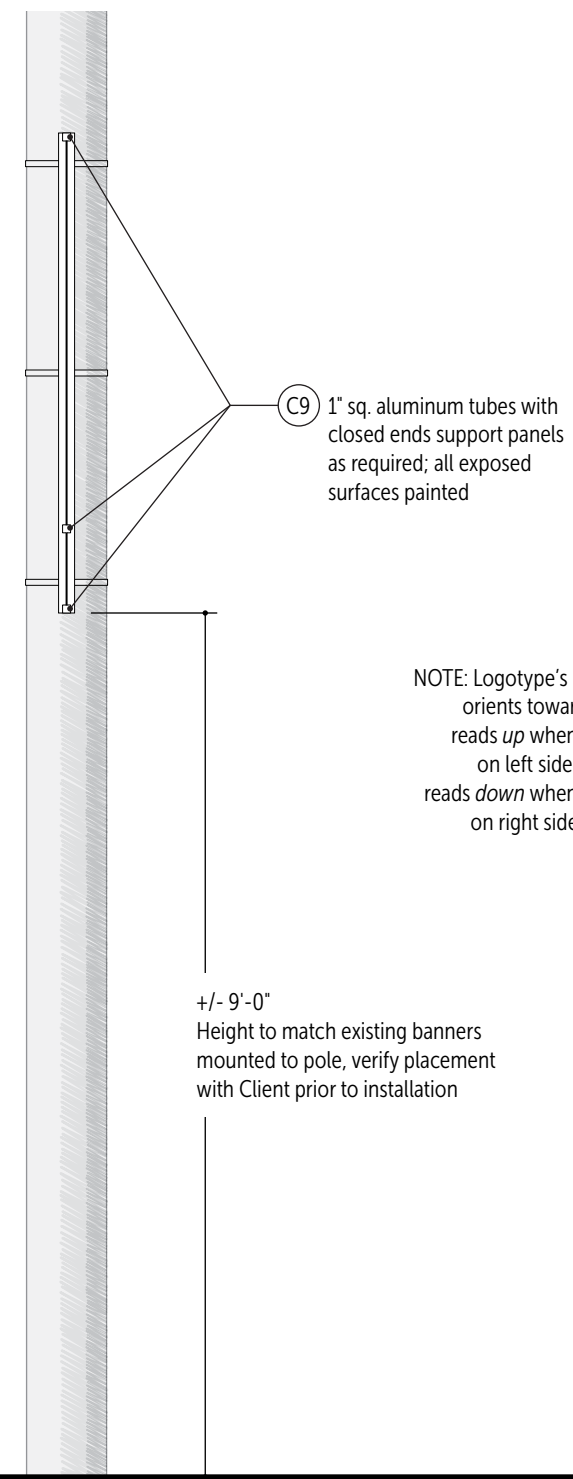
phase Design Intent

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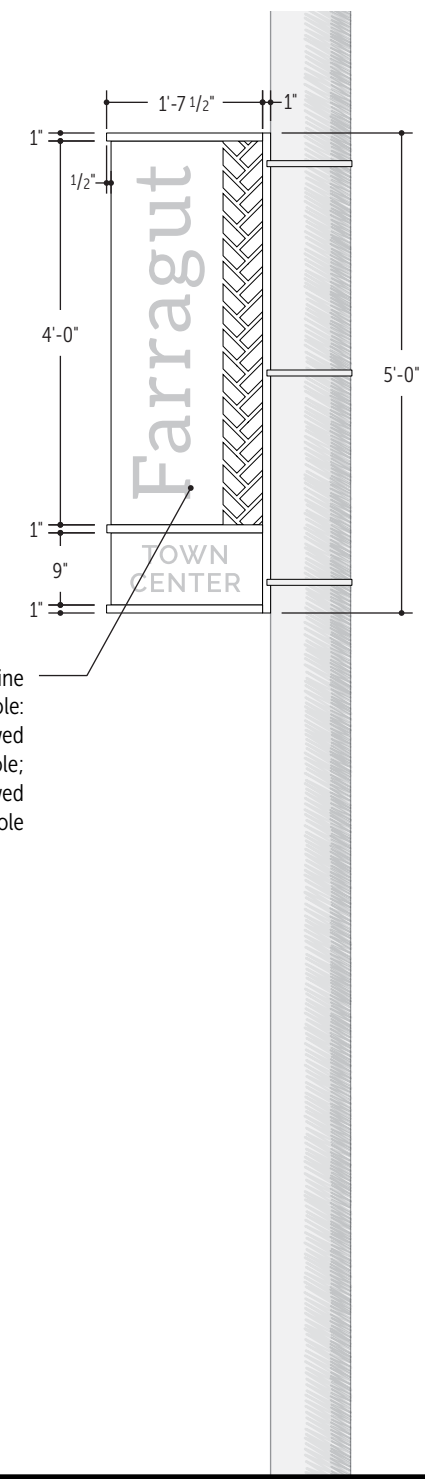
sheet



SIGN TYPE Q1 | TOWN CENTER PERMANENT BANNER
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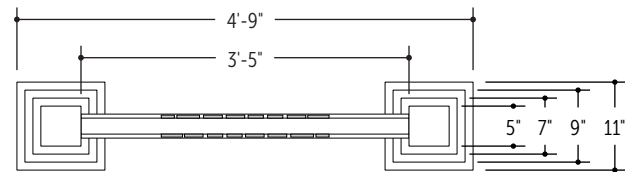


SIDE VIEW
SCALE: 1/2"=1'

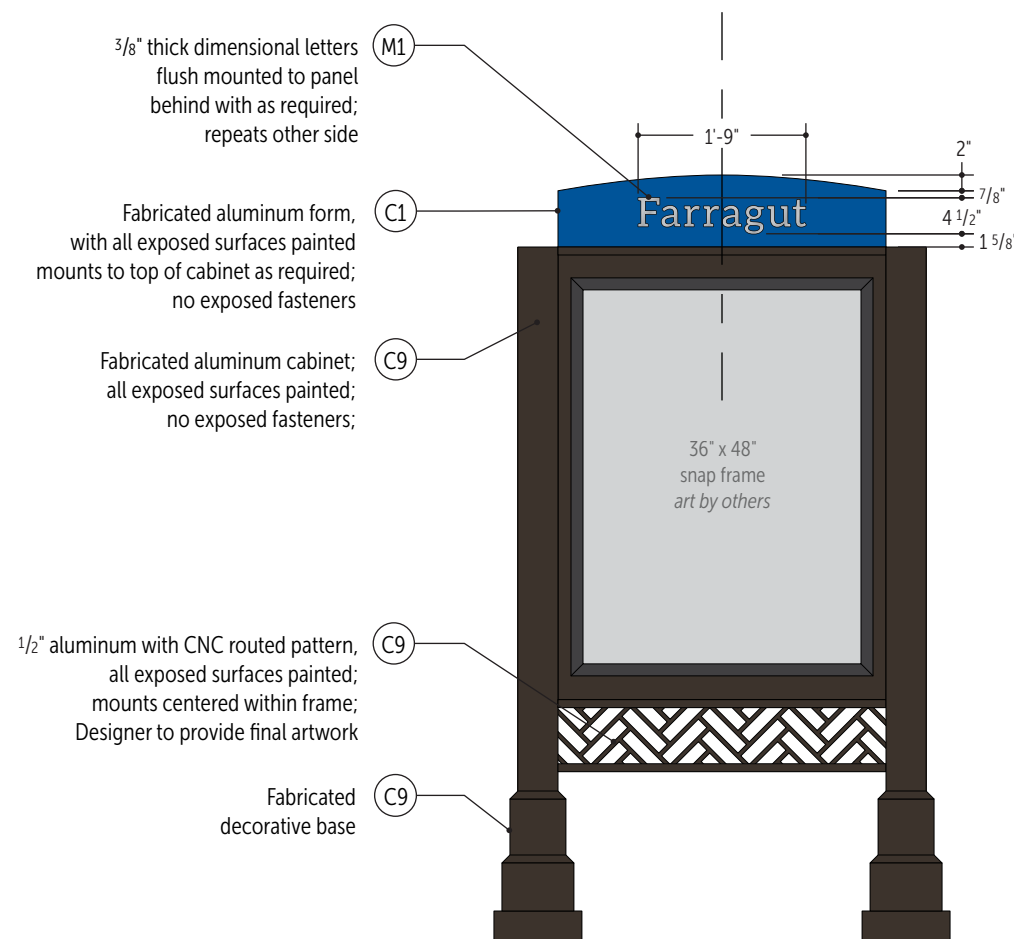


BACK ELEVATION
SCALE: 1/2"=1'

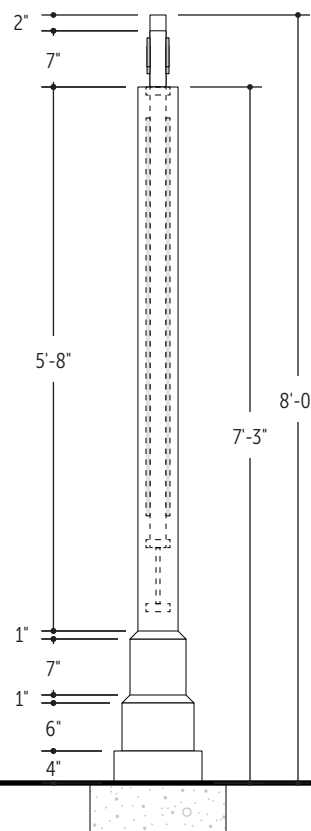
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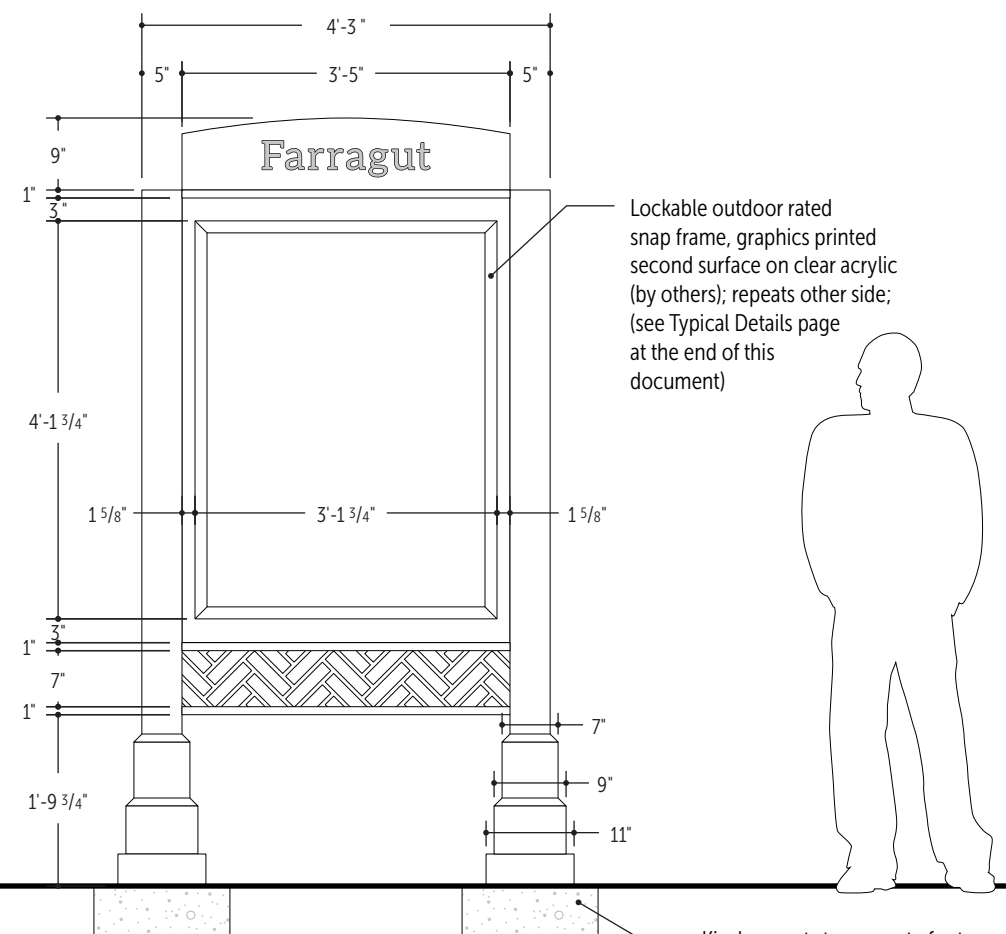
TOP VIEW
SCALE: 1/2"=1'



SIGN TYPE N1a | KIOSK
SCALE: 1/2"=1'



SIDE VIEW
SCALE: 1/2"=1'



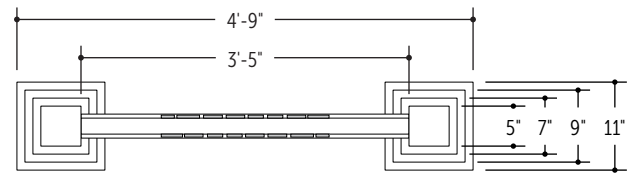
FRONT/BACK ELEVATION
SCALE: 1/2"=1'

Kiosk mounts to concrete footers or existing concrete surface as required; no exposed fasteners

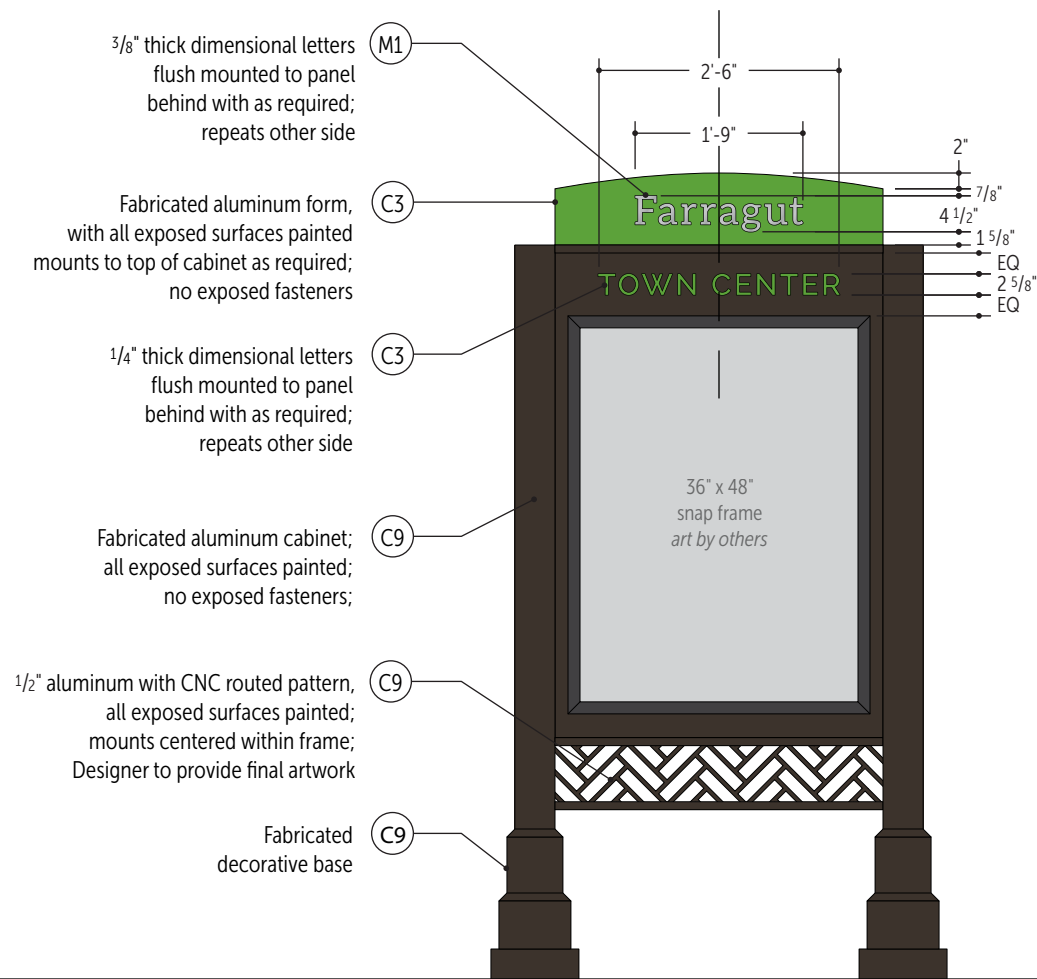
GENERAL NOTES

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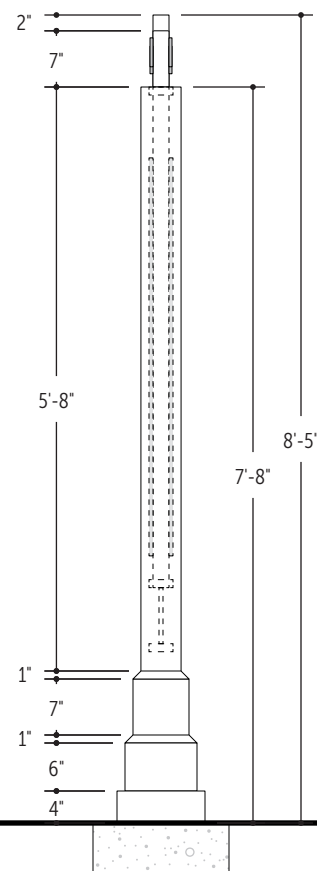
date 08.08.24	contact	project TFT1842	phase Design Intent	NOT FOR CONSTRUCTION These drawings and notes are for the sole purpose of expressing visual design intent and are not intended for actual fabrication purposes. Sign Contractor accepts total responsibility for final material selection, fabrication and installation methods. Sign messages and spellings shown within the these drawings are not to be relied upon for fabrication. Sign Contractor must submit final messages and sign face layouts for review and approval by the user. Electronic files are not construction documents and cannot be relied upon as identical to construction documents because of changes or errors induced by translation, transmission, or alterations while under the control of others. Use of information contained in the electronic files is at the user's sole risk and without liability to Design Professional and its consultants. Refer to provided performance specifications for details on designer expectations of the Sign Contractor and fabrication process. Copyright © Guide Studio, Inc. All rights reserved.	sheet
Guide guidestudio.com	pm Gina Gerken design Jamie Wilhelm	Town of Farragut Sign System	Kiosk Sign Type		29



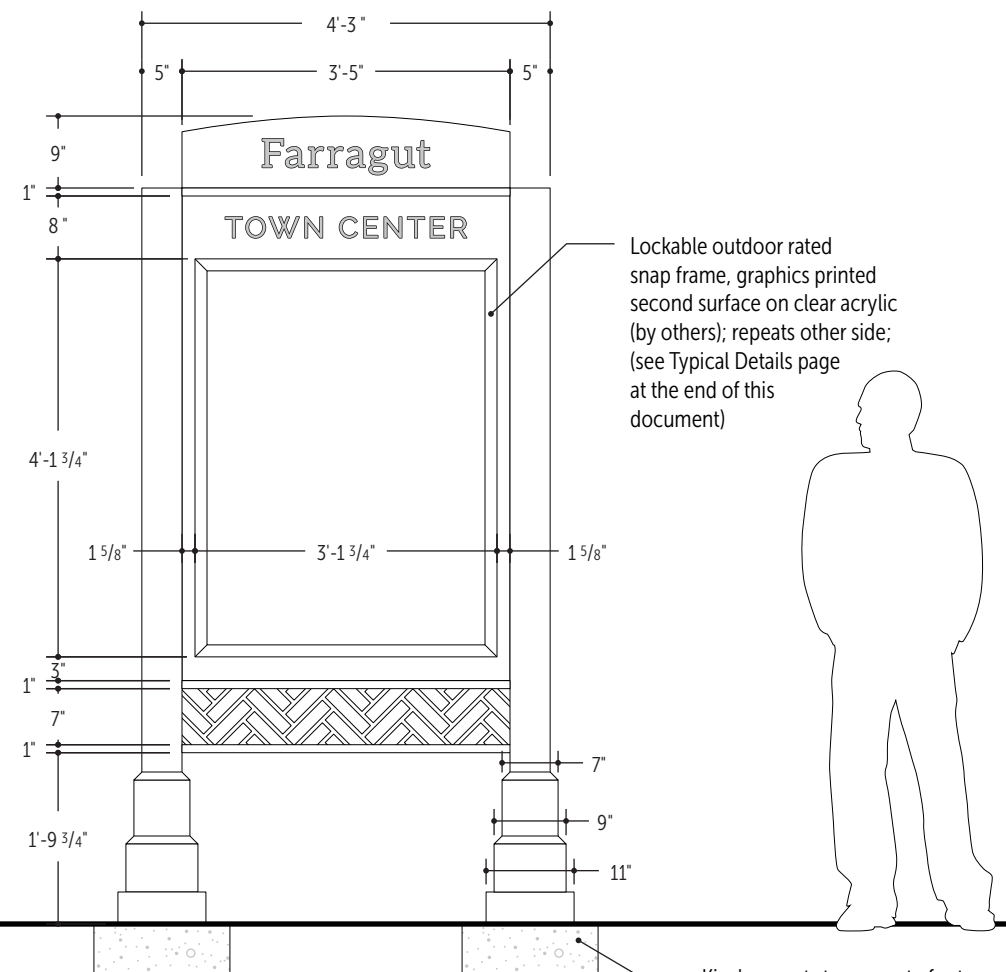
TOP VIEW
SCALE: 1/2"=1'



SIGN TYPE N1b | KIOSK – TOWN CENTER
SCALE: 1/2"=1'



SIDE VIEW
SCALE: 1/2"=1'



FRONT/BACK ELEVATION
SCALE: 1/2"=1'

Kiosk mounts to concrete footers or existing concrete surface as required; no exposed fasteners

GENERAL NOTES

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date 08.08.24

contact

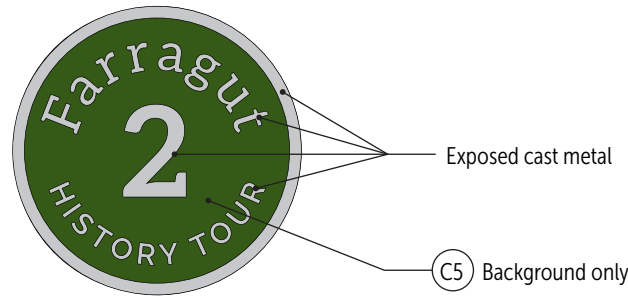
project TFT1842

phase Design Intent

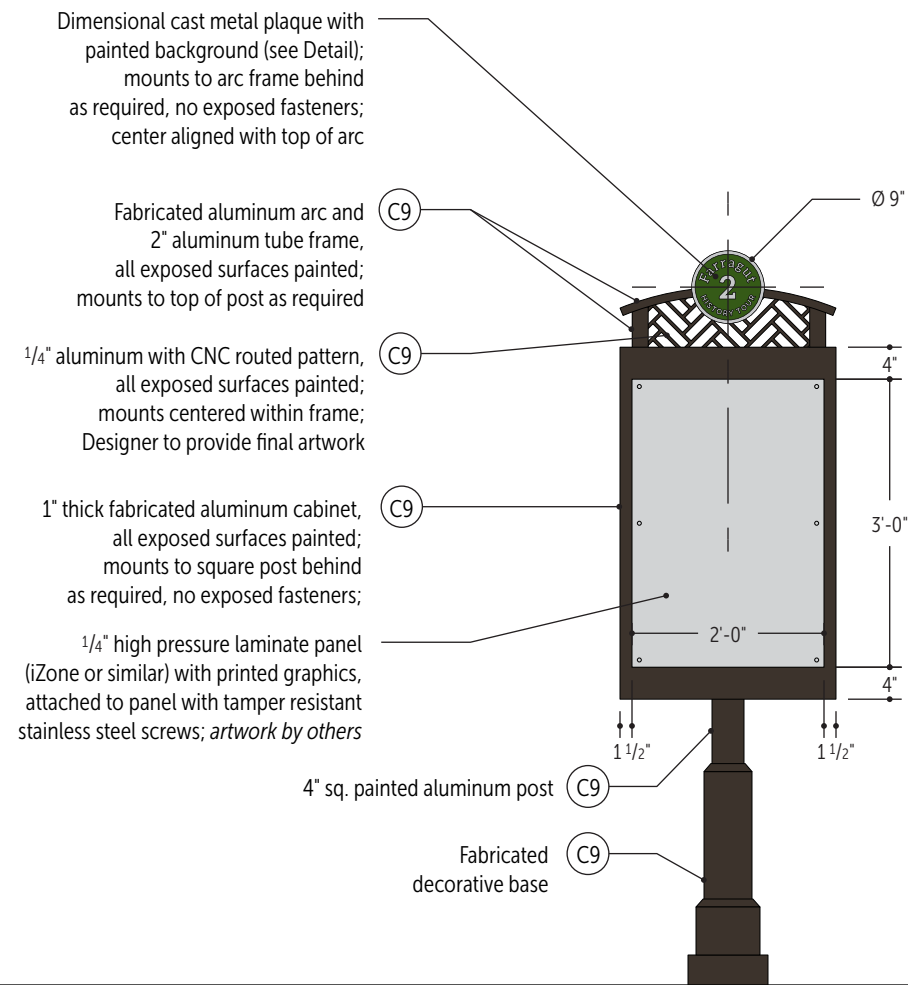
NOT FOR CONSTRUCTION

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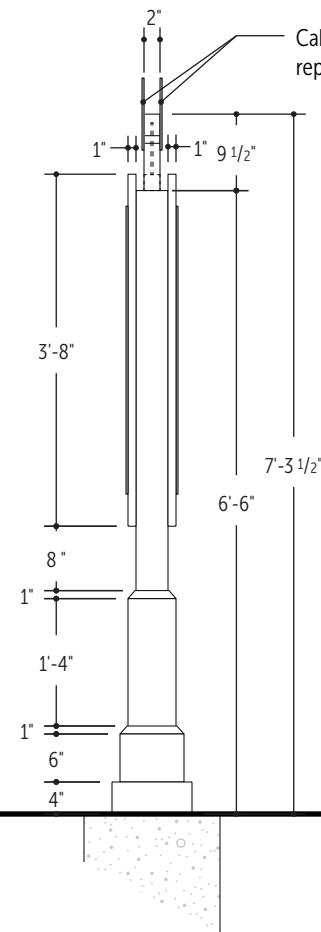
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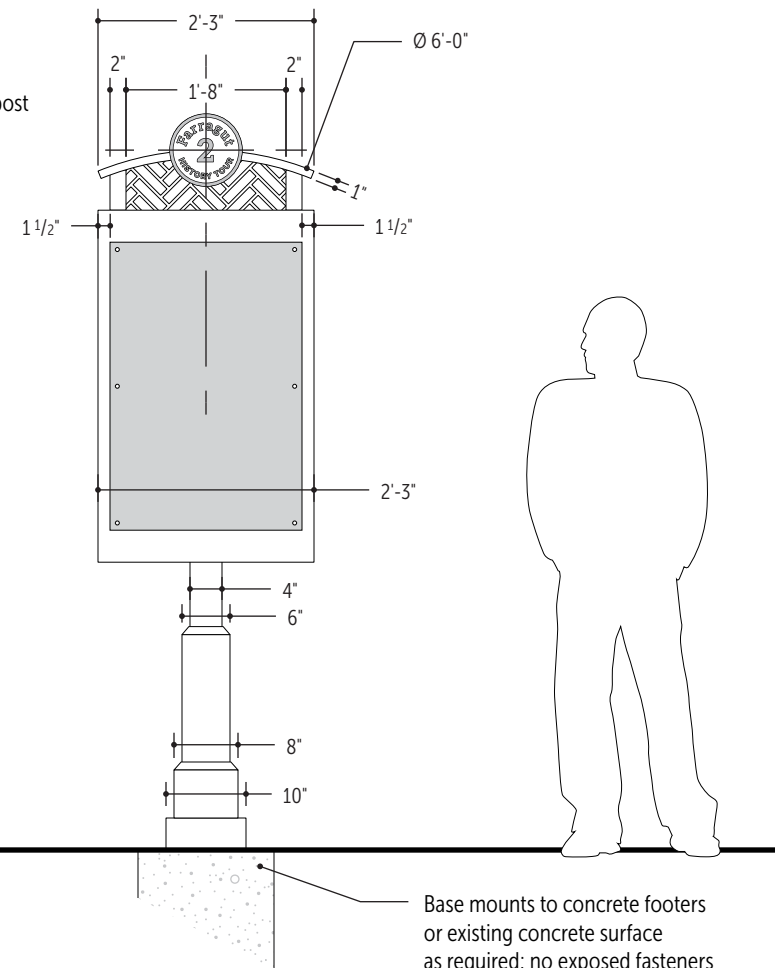
PLAQUE DETAIL
SCALE: 2"=1'



SIGN TYPE 01 | HISTORY TOUR MARKER
SCALE: 1/2"=1'



SIDE VIEW
SCALE: 1/2"=1'



FRONT/BACK ELEVATION
SCALE: 1/2"=1'

Base mounts to concrete footers or existing concrete surface as required; no exposed fasteners

GENERAL NOTES

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date 08.08.24

contact

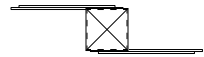
project TFT1842

phase Design Intent

NOT FOR CONSTRUCTION

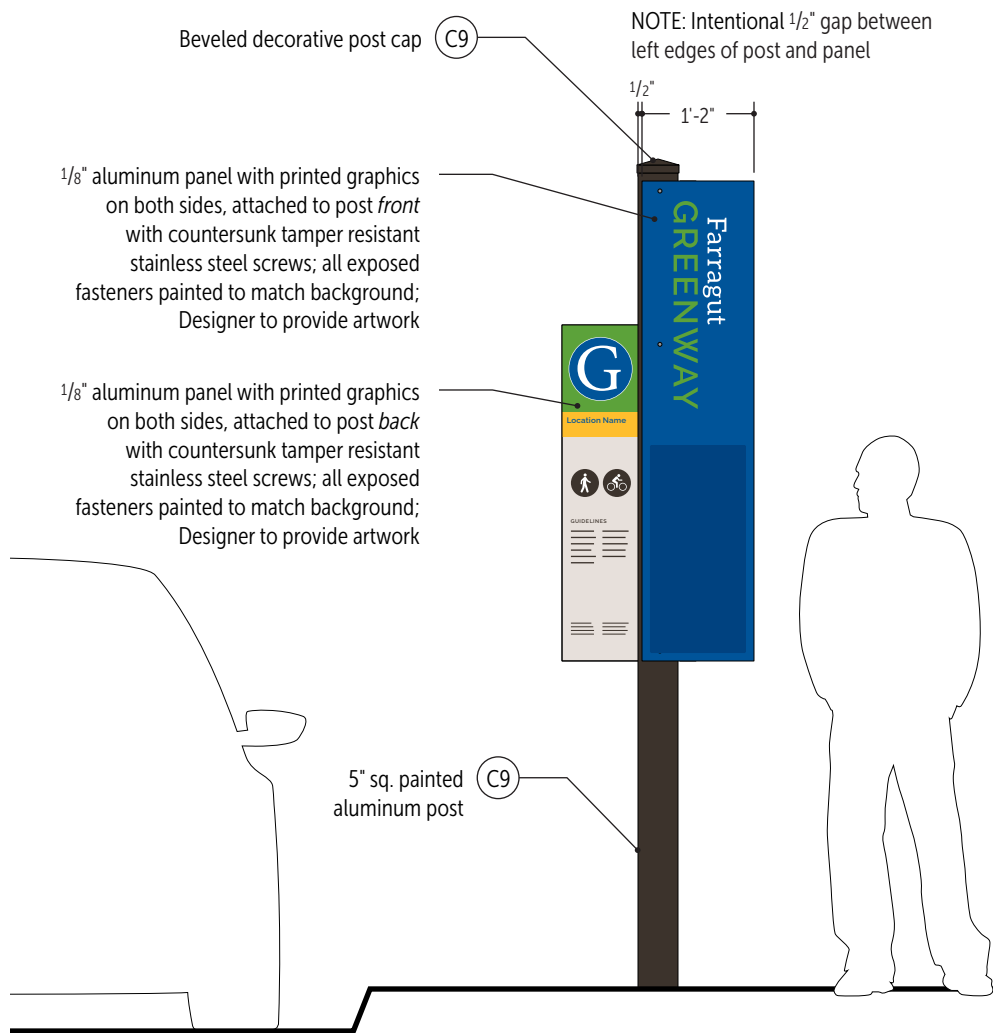
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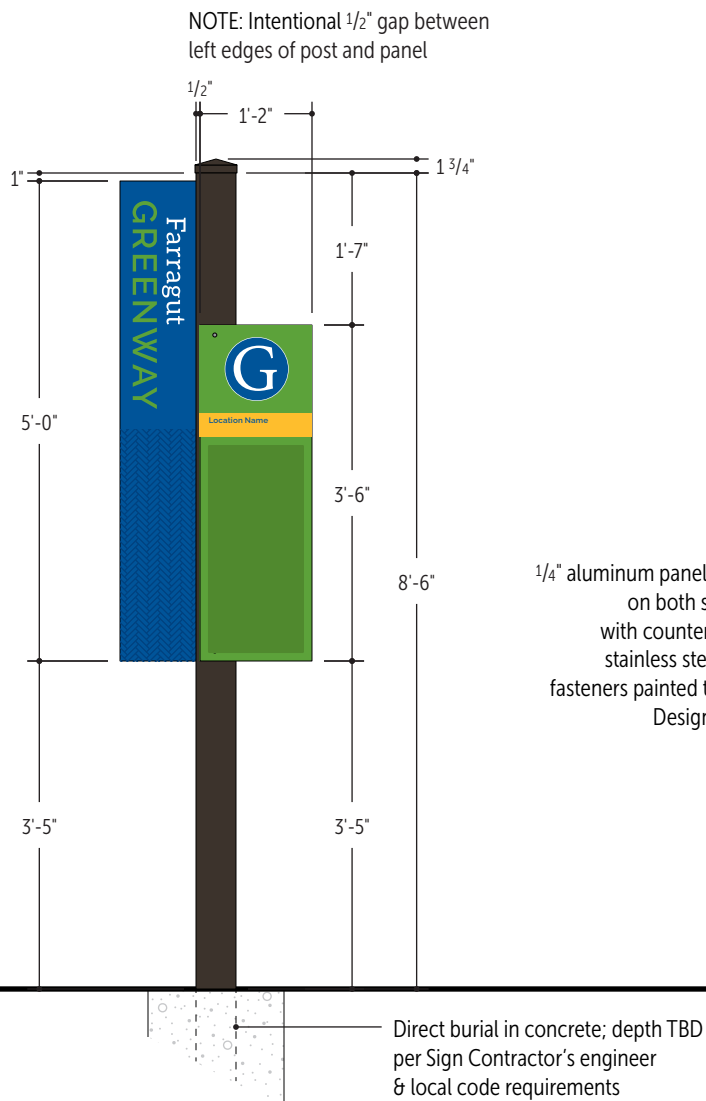


TOP VIEW

SCALE: 1/2"=1'



SIGN TYPE M1 | GREENWAY ID
SCALE: 1/2"=1'

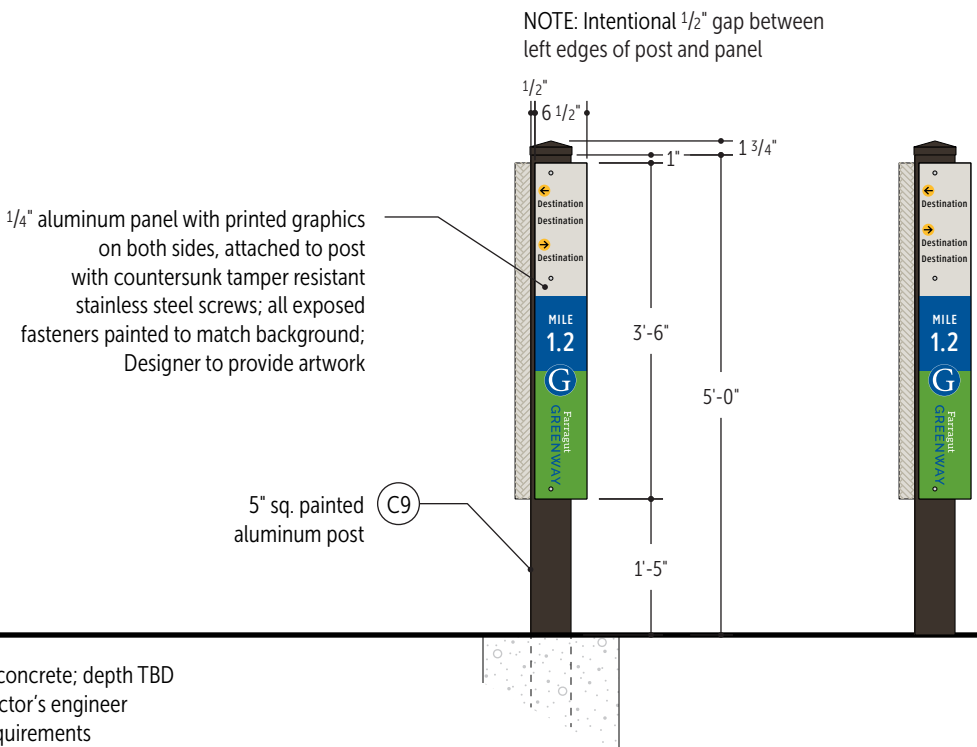


BACK ELEVATION
SCALE: 1/2"=1'



TOP VIEW

SCALE: 1/2"=1'



SIGN TYPE M2 | GREENWAY MARKER
SCALE: 1/2"=1'

GENERAL NOTES

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BACK ELEVATION

Panel repeats with direction/message modified as required;
Designer to provide artwork

date 08.08.24

contact

project TFT1842

phase Design Intent

NOT FOR CONSTRUCTION

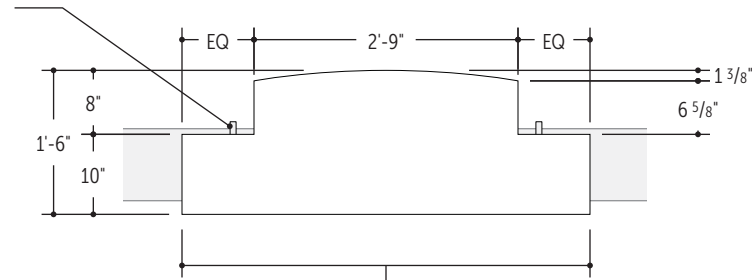
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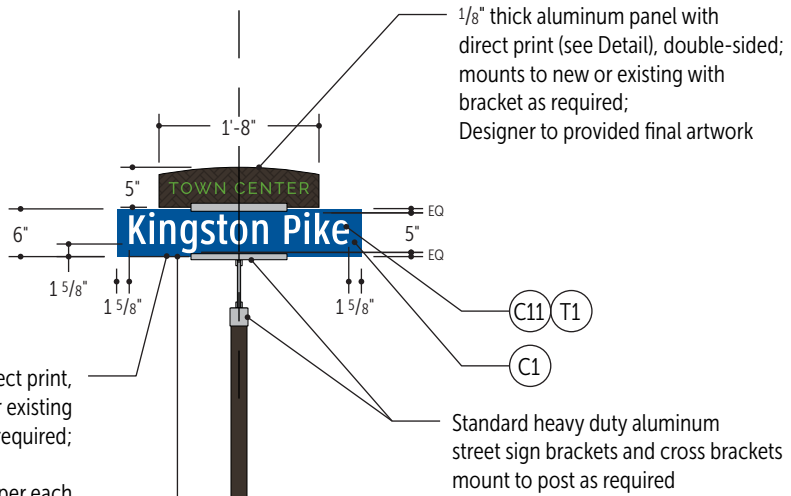
TOWN CENTER PANEL – TYP. COLOR DETAIL
SCALE: NOT TO SCALE

1/4" thick aluminum panel with direct print, front only (see Detail for "Town Center" section); Designer to provided final artwork; design intent is for all other exposed surfaces to match color and finish of mast arm



NOTE: This dimension varies per each sign location: top area width (2'-9") remains consistent, while width of blue area varies dependent on message length.

SIGN TYPE L1b | TOWN CENTER STREET SIGN – MAST ARM
SCALE: 1/2"=1'



1/8" thick aluminum panel with direct print, double-sided; mounts to new or existing with brackets as required;

NOTE: Street sign panel width varies per each sign location, dependent on message length

1/8" thick aluminum panel with direct print (see Detail), double-sided; mounts to new or existing with bracket as required; Designer to provided final artwork

Standard heavy duty aluminum street sign brackets and cross brackets mount to post as required

Panel secures to mast arm with stainless steel straps or vendor approved alternate, per wind load & local code requirements if applicable

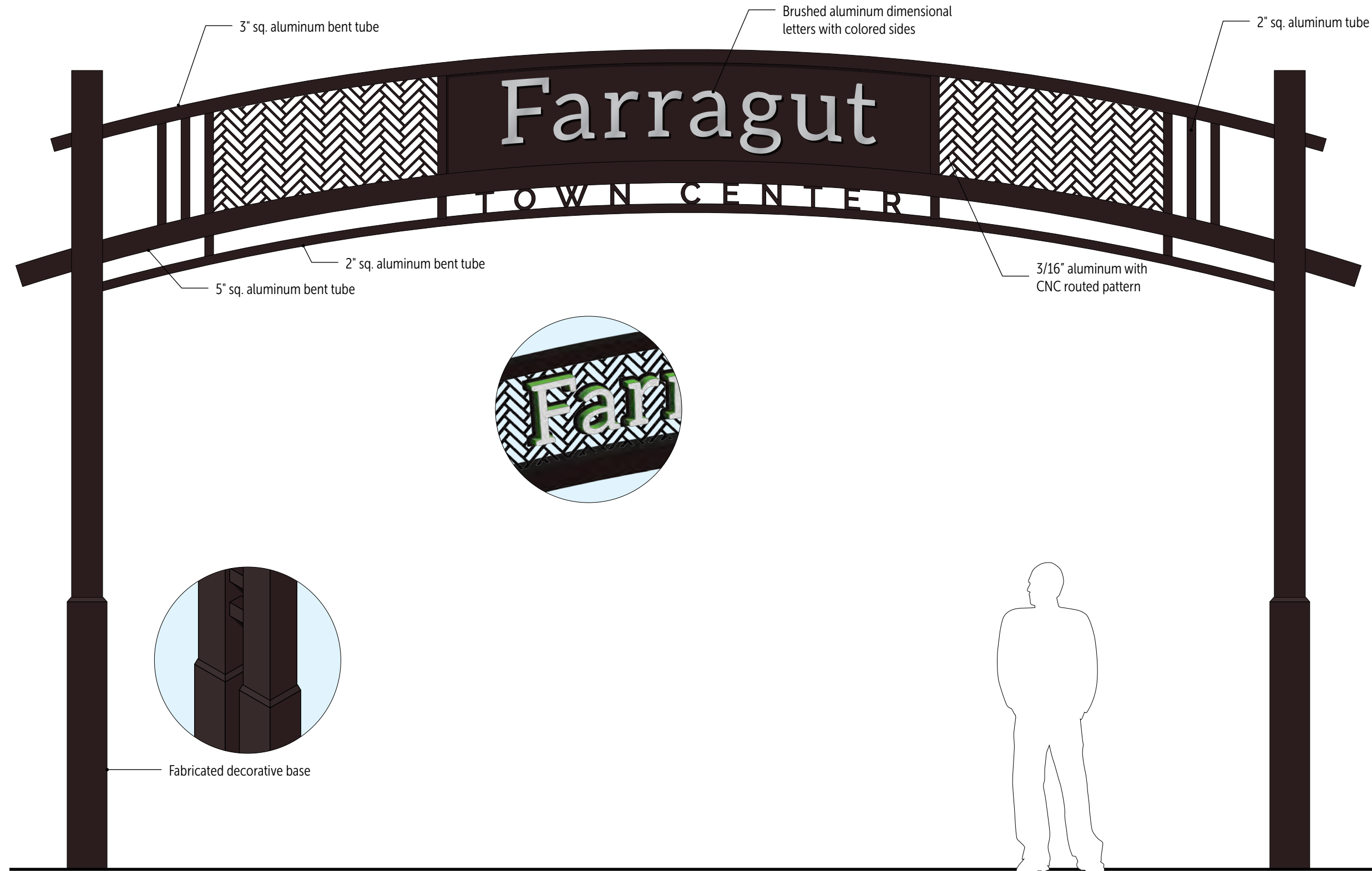
C9 2" sq. aluminum post

Direct burial in concrete; depth TBD per Sign Contractor's engineer & local code requirements

SIGN TYPE L1a | TOWN CENTER STREET SIGN
SCALE: 1/2"=1'

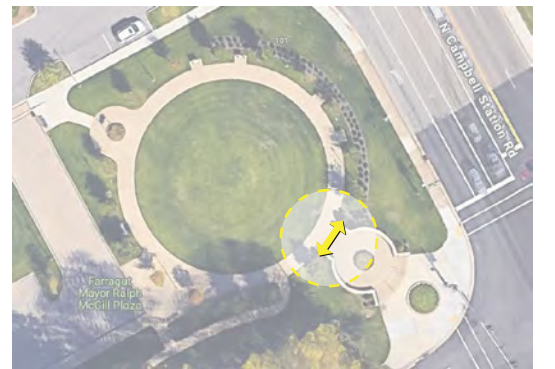
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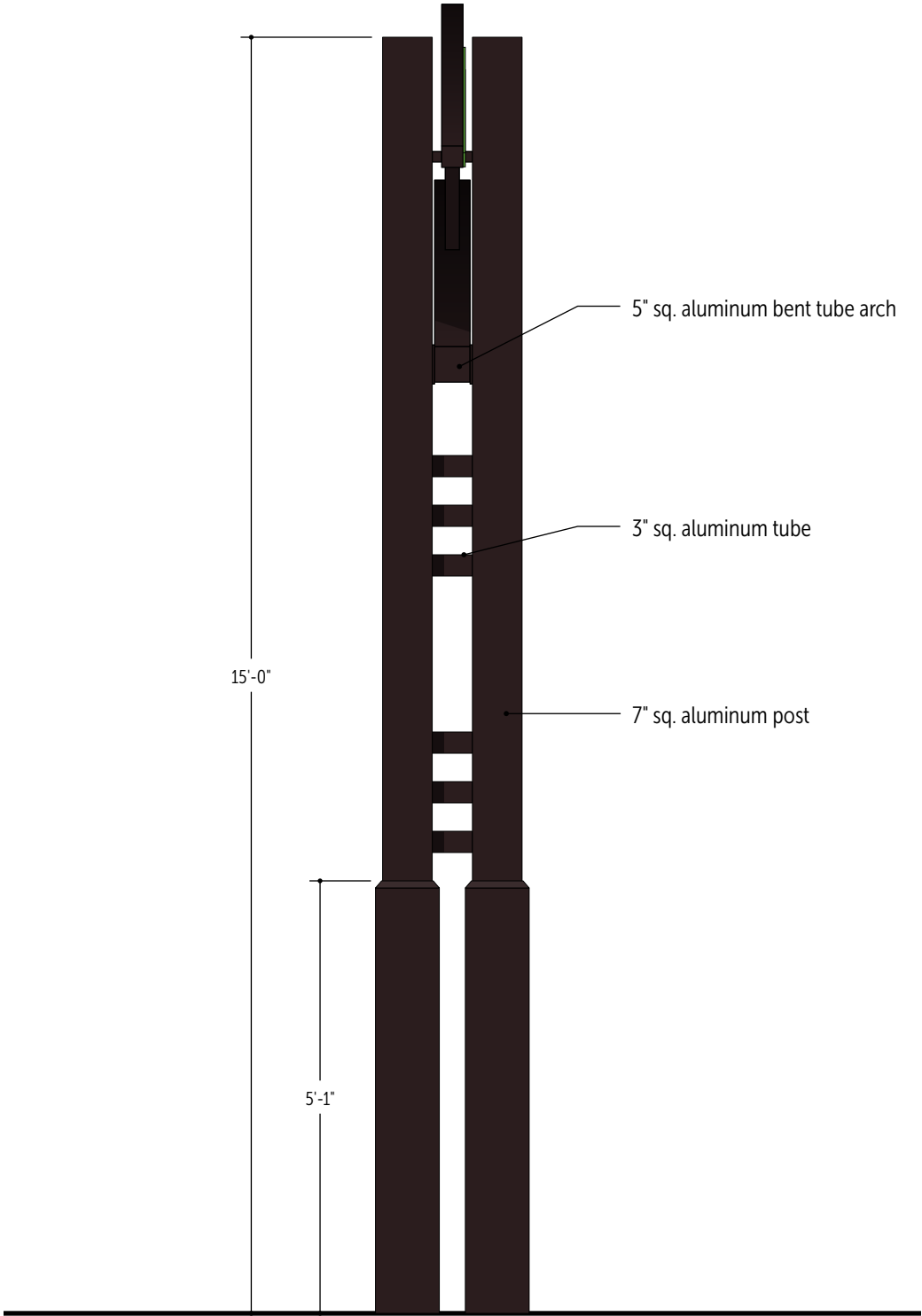
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Approx 22' span across walking path, Sign Contractor to field verify prior to fabrication

SCALE: 1/2"=1' ARCH

date 08.08.24	contact	project TFT1842	phase Design Intent	NOT FOR CONSTRUCTION These drawings and notes are for the sole purpose of expressing visual design intent and are not intended for actual fabrication purposes. Sign Contractor accepts total responsibility for final material selection, fabrication and installation methods. Sign messages and spellings shown within these drawings are not to be relied upon for fabrication. Sign Contractor must submit final messages and sign face layouts for review and approval by the user. Electronic files are not construction documents and cannot be relied upon as identical to construction documents because of changes or errors induced by translation, transmission, or alterations while under the control of others. Use of information contained in the electronic files is at the user's sole risk and without liability to Design Professional and its consultants. Refer to provided performance specifications for details on designer expectations of the Sign Contractor and fabrication process. Copyright © Guide Studio, Inc. All rights reserved.	sheet
Guide guidestudio.com	pm Gina Gerken design Jamie Wilhelm	Town of Farragut Sign System	McGill Plaza Arch Sign Type		34

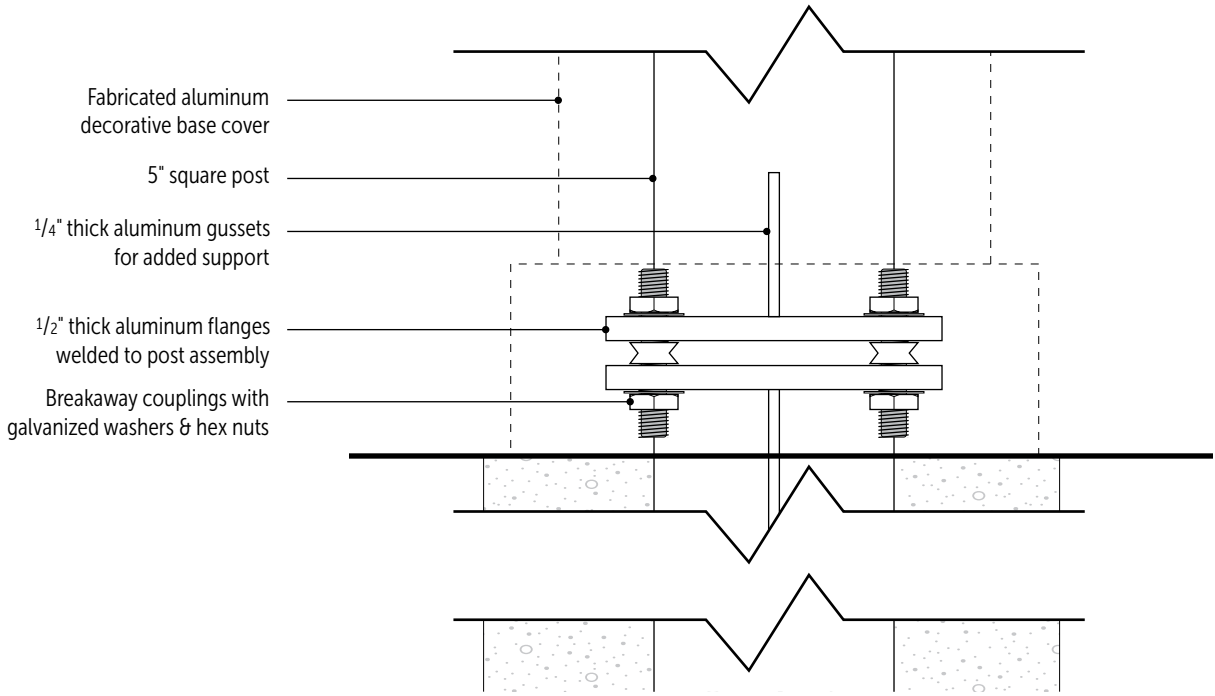


SCALE: 1/2"=1' SIDE

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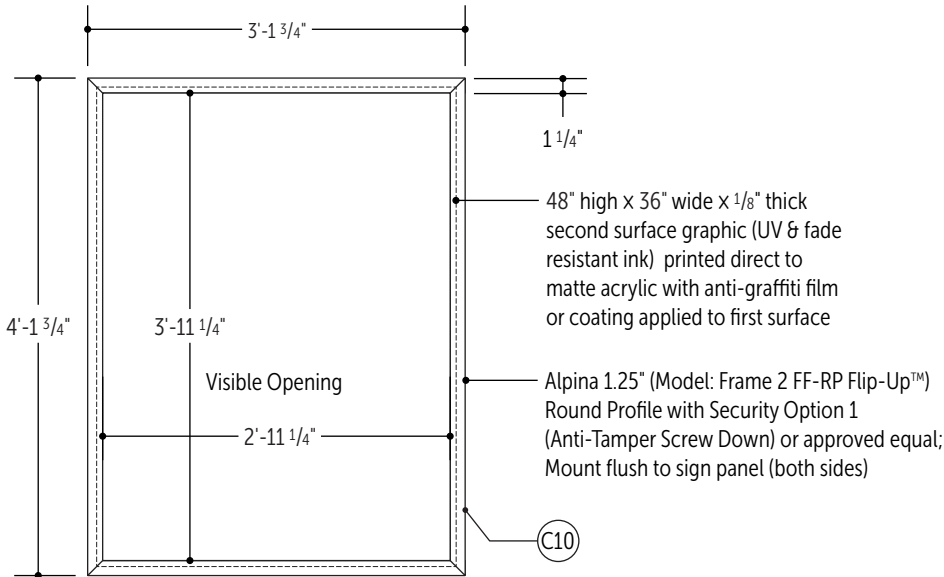
date08.08.24 guidestudio.com	contact pmGina Gerken designJamie Wilhelm	projectTFT1842 Town of Farragut Sign System	phaseDesign Intent McGill Plaza Arch Sign Type	NOT FOR CONSTRUCTION These drawings and notes are for the sole purpose of expressing visual design intent and are not intended for actual fabrication purposes. Sign Contractor accepts total responsibility for final material selection, fabrication and installation methods. Sign messages and spellings shown within these drawings are not to be relied upon for fabrication. Sign Contractor must submit final messages and sign face layouts for review and approval by the user. Electronic files are not construction documents and cannot be relied upon as identical to construction documents because of changes or errors induced by translation, transmission, or alterations while under the control of others. Use of information contained in the electronic files is at the user's sole risk and without liability to Design Professional and its consultants. Refer to provided performance specifications for details on designer expectations of the Sign Contractor and fabrication process. Copyright © Guide Studio, Inc. All rights reserved.	sheet 35
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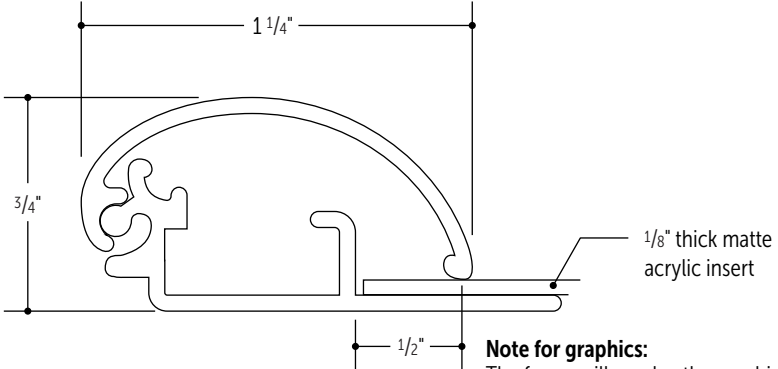


BREAKAWAY POST DETAIL (TYP)
SCALE: NOT TO SCALE

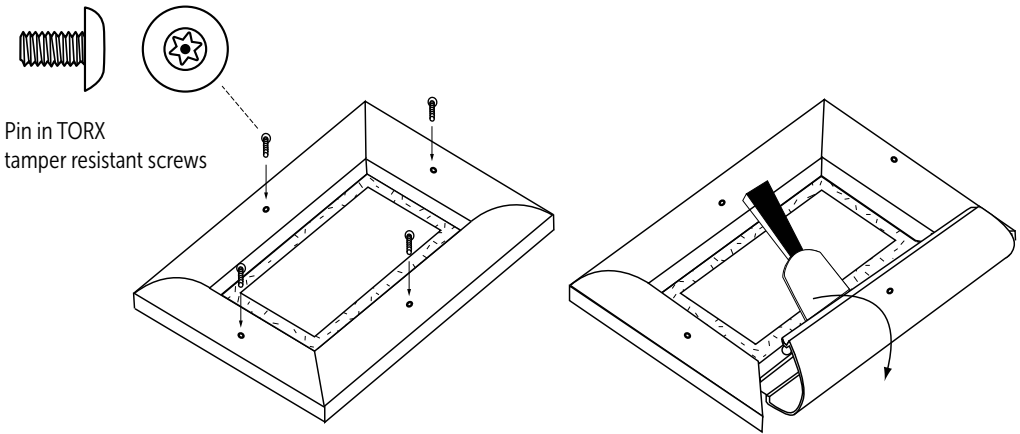
NOTE: Breakaway detail shown to represent intended size & look (Sign contractor is responsible for structural engineering–stamped drawing by licensed engineer is required)



SNAP FRAME DETAILS
NOT TO SCALE



SNAP FRAME DETAILS
NOT TO SCALE



1. Remove security screws
2. Insert chisel-style tool under frame edge & pry up gently.
3. Use fingers to lift frame edge up all the way.

SNAP FRAME MECHANICS/SECURITY
NOT TO SCALE

date 08.08.24

contact

project TFT1842

phase Design Intent

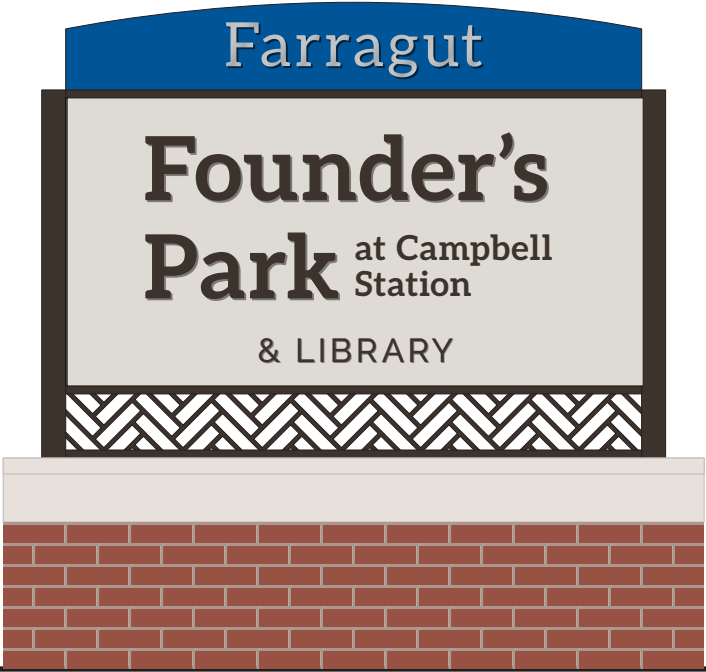
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sheet

PREFERRED OPTION



CAMPBELL'S STATION
INCORPORATED, TYPICAL SIGN WIDTH



CAMPBELL'S STATION
INCORPORATED, INCREASED SIGN WIDTH



SCALE: 1/2"=1'

PARK ID

McGill Arch Options





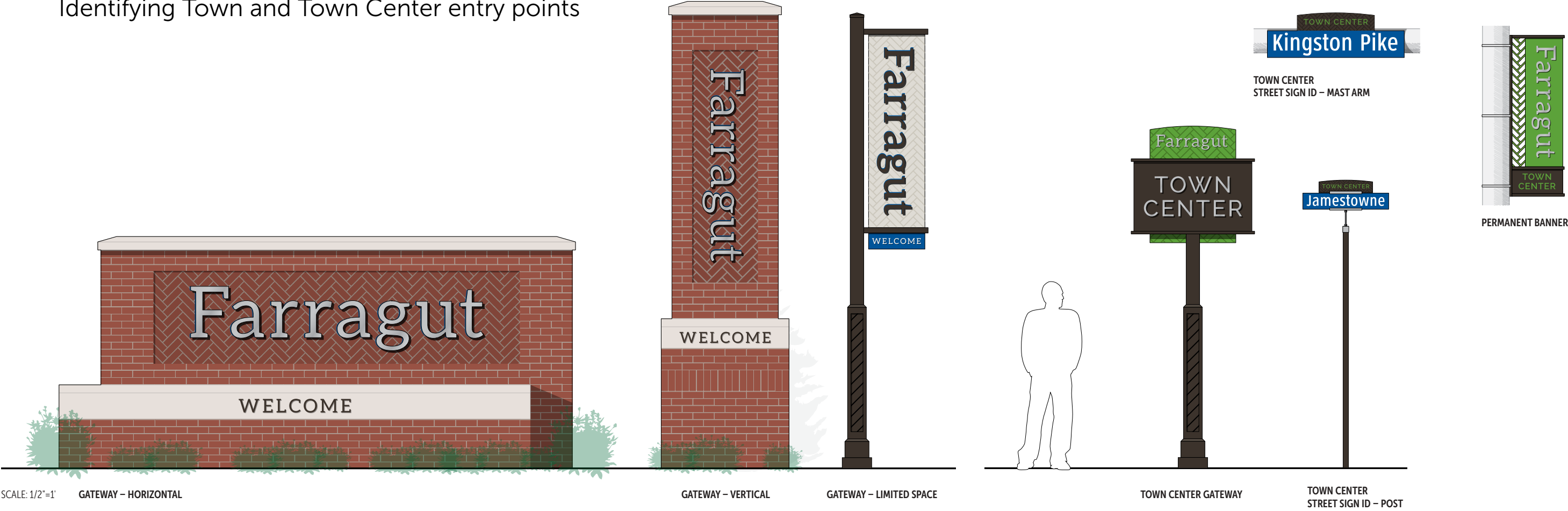
Wayfinding Sign System

Town of Farragut Phasing Plan

DESIGN INTENT | TFT1842 | AUGUST 2024

Phase 1 Sign Types

Identifying Town and Town Center entry points



Town-wide Program

Gateway Horizontal	2
Gateway Vertical	2
Gateway Limited Space	6

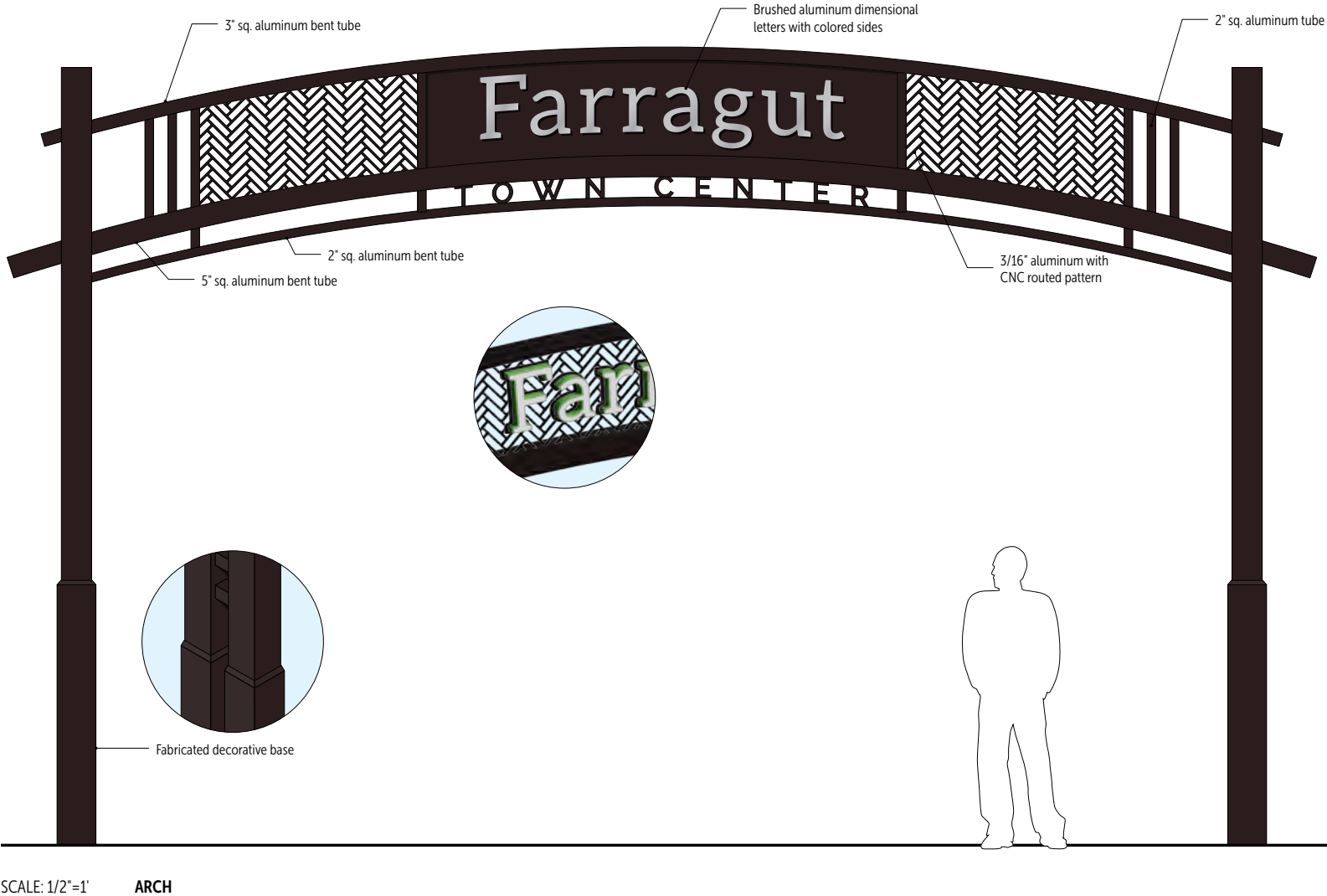
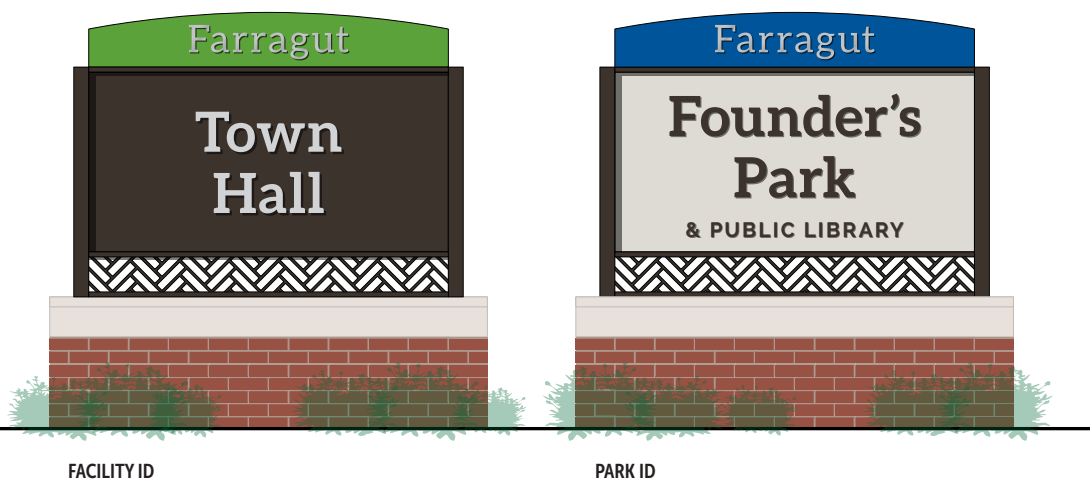
Town Center Identification & Placemaking

Town Center Gateway	4
Town Center Street ID Mast Arm	7
Town Center Street ID Post	16
Town Center Permanent Banners	30 (partial)

Phase 1 Budget ESTIMATE
\$355,679.25

Phase 2 Sign Types

Identifying Town-Owned facilities



Facility & Park Identification

Building ID New	2
Park ID Monument	10

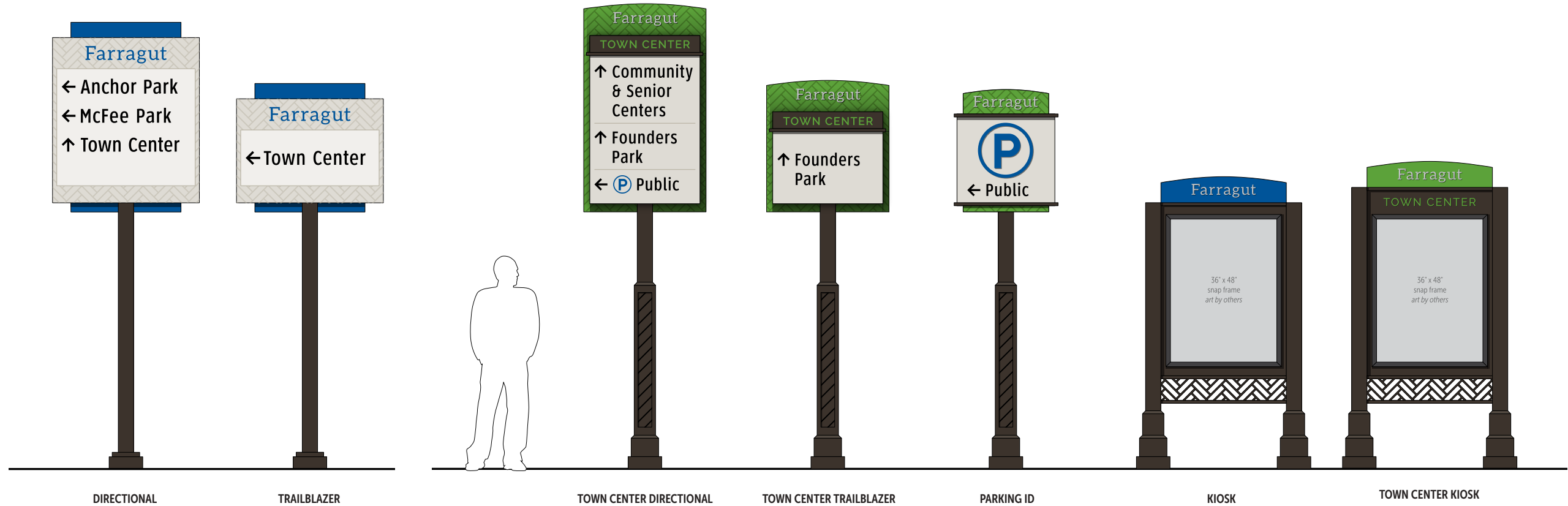
Specialty Signage

McGill Plaza Arch	1
-------------------	---

Phase 2 Budget ESTIMATE
\$197,475.00

Phase 3 Sign Types

Wayfinding and placemaking



Town-wide Program

Vehicular Directional	15
Trailblazer	15

Town Center Wayfinding

Town Center Vehicular Directional	4
Town Center Trailblazer	4
Parking ID	3

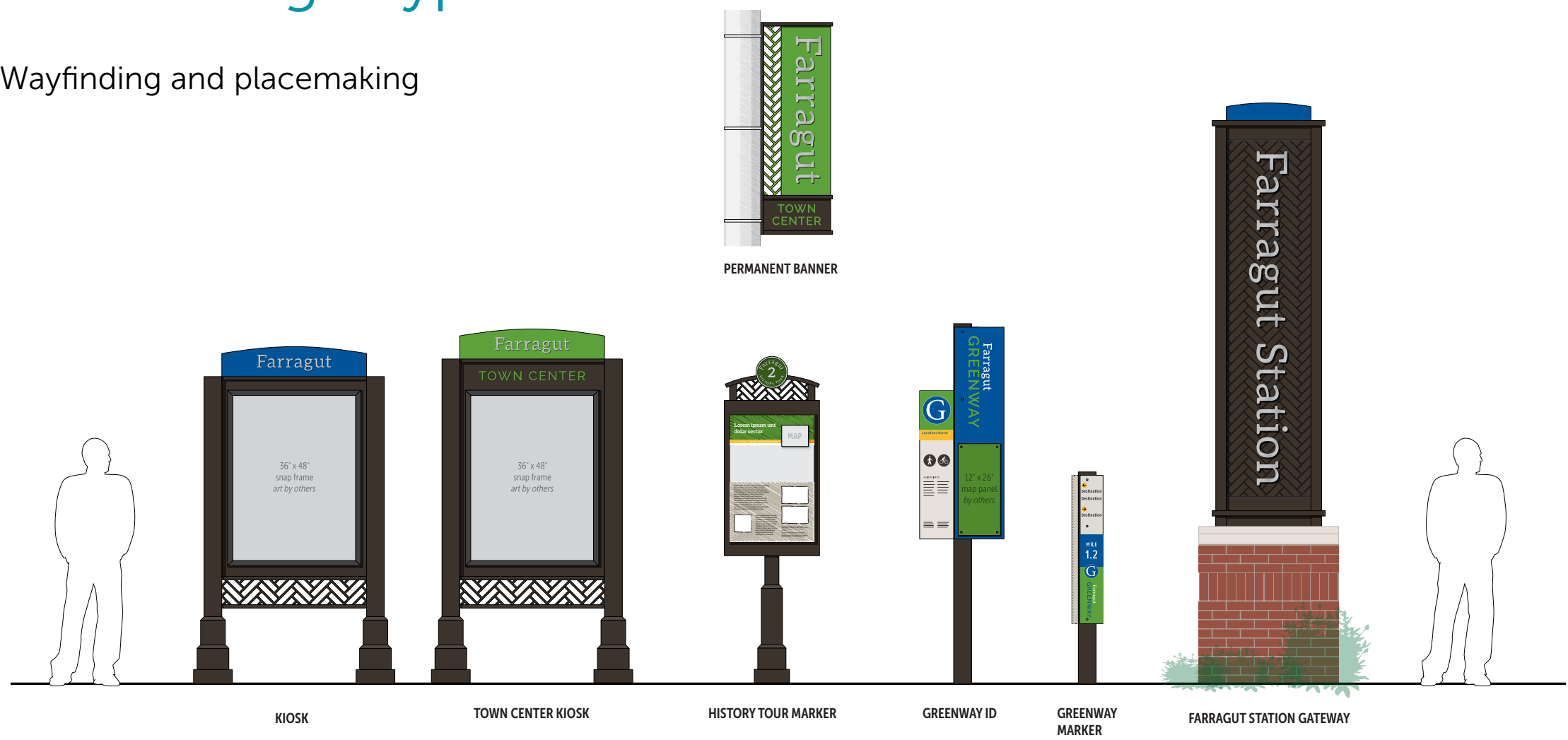
Pedestrian/Bike Wayfinding

Information Kiosk	7 (partial)
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Phase 3 Budget ESTIMATE
\$419,152.50

Phase 4 Sign Types

Wayfinding and placemaking



Town Center Identification & Placemaking

Town Center	
Permanent Banners	30 (remainder)

Pedestrian/Bike Wayfinding

Information Kiosk	6 (remainder)
Greenway ID	18
Greenway Mile Marker/ Directional	8

Specialty Signage

Farragut Station Gateway	2
History Tour Markers	4

Phase 4 Budget ESTIMATE
\$293,435.00

July 25, 2024

BMA MEETING MINUTES

Roll Call

Mayor Williams called the meeting to order at 6:00 PM. Roll Call for attendance: Alderman Burnette, yes; Alderman Meyer, yes; Vice-Mayor Povlin, yes; Alderman White, yes; Mayor Williams, yes; In addition to staff and member of the press.

Approval of Agenda

Motion was made to approve the agenda as presented. Moved by Vice-Mayor Povlin, seconded by Alderman Meyer; voting yes, Mayor Williams, Vice-Mayor Povlin, Aldermen Burnette, Meyer, and White; no nays; motion passed.

Approval of Minutes

Motion was made to approve the minutes of July 11, 2024, as amended. Moved by Alderman Burnette, seconded by Alderman Meyer; voting yes, Mayor Williams, Vice-Mayor Povlin, Aldermen Burnette, Meyer, and White; no nays; motion passed.

Mayor's Report

- Visual Resources Review Board update
- Tree Board Update
- Farragut Planning Commission Update
- Board of Zoning Appeals Update
- Farragut Education Relations Committee Update
- Farragut Tourism/Visitor Advisory Committee Update
- Stormwater Advisory Committee Update

Ordinances & Resolutions

Ordinances

Public Hearing & Second Reading

Ordinance 24-11, an ordinance on first reading to amend the Farragut Municipal Code, Chapter 22 – Article 5. Driveways and Other Access Ways, Section 22-147., Traffic Impact Study Requirements, to Provide for Additional Considerations for Pedestrians and Bicyclists

Motion was made to approve Ordinance 24-11 on second and final reading. Moved by Alderman Meyer, seconded by Vice-Mayor Povlin. Greg Wiberley spoke concerning this ordinance. Roll call vote; Alderman Burnette, yes; Alderman Meyer, yes; Vice-Mayor Povlin, yes; Alderman White, yes; Mayor Williams, yes; motion passed.

First Reading

Ordinance 24-10, an ordinance on first reading to amend the Farragut Zoning Map for Parcel 15402, Tax Map 130, west of the Cotton Eyed Joe's, from C-2 to OD-RE/E, 3.1 Acres (Cox Universal Group, Applicant)

Motion was made to approve Ordinance 24-10 on first reading. Moved by Vice-Mayor Povlin, seconded by Alderman Meyer; roll call vote; Alderman Burnette, yes; Alderman Meyer, yes; Vice-Mayor Povlin, yes; Alderman White, yes; Mayor Williams, yes; motion passed.

Ordinance 24-14, an Ordinance of the Town of Farragut, Tennessee amending the Fiscal Year 2024-2025 General Fund budget, passed by Ordinance 24-07

Motion was made to approve Ordinance 24-14 on first reading. Moved by Alderman Meyer, seconded by Vice-Mayor Povlin; roll call vote; Alderman Burnette, yes; Alderman Meyer, yes; Vice-Mayor Povlin, yes; Alderman White, yes; Mayor Williams, yes; motion passed.

Resolutions

Resolution R-2024-09, Declaring Certain Town Property to be Surplus Property

Motion was made to approve Resolution R-2024-09. Moved by Alderman Meyer, seconded by Vice-Mayor Povlin; roll call vote; Alderman Burnette, yes; Alderman Meyer, yes; Vice-Mayor Povlin, yes; Alderman White, yes; Mayor Williams, yes; motion passed.

Business Items

Approval of Bids for Contract 2024-18, Anchor Park Pedestrian Crossing Improvements

Motion was made to approve Contract 2024-18 with Progression Electric, LLC in the amount of \$262,093.95. Moved by Vice-Mayor Povlin, seconded by Alderman Meyer; voting yes, Mayor Williams, Vice-Mayor Povlin, Aldermen Burnette, Meyer, and White; no nays; motion passed.

Approval of Purchase for One 2024 John Deere 6110M Tractor and Alamo Mowing System

Motion was to purchase one 6110M John Deere tractor and an Alamo Mowing System from Ag-Pro in the amount of \$149,045.20. Moved by Vice-Mayor Povlin, seconded by Alderman Meyer; voting yes, Mayor Williams, Vice-Mayor Povlin, Aldermen Burnette, Meyer, and White; no nays; motion passed.

Approval of Purchase for One 2023 Ford F550 Bucket Truck

Motion was made to approve the purchase of a 2023 Ford F550 bucket truck from National Auto Fleet Group through Sourcewell Contract #09152-NAG for \$173,100. Moved by Vice-Mayor Povlin, seconded by Alderman Meyer; voting yes, Mayor Williams, Vice-Mayor Povlin, Aldermen Burnette, Meyer, and White; no nays; motion passed.

Citizens Forum

The following spoke during citizens forum:

- Pamela Zena, 12646 Brass Lantern Lane
- David Zena, 12646 Brass Lantern Lane
- John Ford, 12516 Willow Cove Way

Town Administrator's Report

David Smoak, Town Administrator, announced that the Party in the Park is July 26 from 6-8 PM.

The meeting adjourned at 7:08 PM.

Ron Williams, Mayor

Allison Myers, Town Recorder

REPORT TO THE BOARD OF MAYOR AND ALDERMEN

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Ordinance 24-10, an ordinance on second reading to amend the Farragut Zoning Map for Parcel 15402, Tax Map 130, west of the Cotton Eyed Joe’s, from C-2 to OD-RE/E, 3.1 Acres (Cox Universal Group, Applicant)

INTRODUCTION AND BACKGROUND: This item involves a request to rezone the property where the former West Park Inn had been located prior to it being demolished. The property is currently zoned Regional Commercial (C-2) and the applicant would like to rezone the property to the Outlet Drive Regional Entertainment and Employment District (OD-RE/E).

DISCUSSION: The applicant would like to construct a four-story hotel on the property and the OD-RE/E provides for a lower masonry percentage that would help make the project economically viable. For a building exceeding two stories and 25,000 square feet, the net façade area of the building must be at least 25% masonry. In contrast, the C-2 District requires that the net façade area of the building must be at least 75% masonry.

When the OD-RE/E District was created, the lower masonry percentage on larger buildings considered the overall Outlet Drive corridor and the fact that a vast majority of the buildings along the corridor, much of which is not within the Town, did not include a high percentage of masonry materials. This part of the Town is also abutting the Interstate and is physically separated from much of the Town.

RECOMMENDATION: As noted during discussion with the Planning Commission, the applicant’s desire to construct a hotel on the property being requested for a rezoning is consistent with the OD-RE/E District and a hotel would help support the Town’s tourism program and advance the Town’s Strategic Plan under the Critical Success Factors of “Enhancing the Town’s Financial Position” and “Advancing a High-Quality and Well-Maintained Community.”

At their meeting on June 20, 2024, the Planning Commission unanimously recommended approval of Ordinance 24-10. At the Board of Mayor and Aldermen meeting on July 25, 2024, Ordinance 24-10 was unanimously approved on first reading. There have been no changes to Ordinance 24-10 since the first reading and Community Development Director, Mark Shipley, recommends approval of Ordinance 24-10 on second reading.

BOARD ACTION:

MOTION BY: _____ SECONDED BY: _____

<u>VOTE/TOTAL</u>	<u>WILLIAMS</u>	<u>MEYER</u>	<u>WHITE</u>	<u>POVLIN</u>	<u>BURNETTE</u>
YES	_____	_____	_____	_____	_____
NO	_____	_____	_____	_____	_____
ABSTAIN	_____	_____	_____	_____	_____

ORDINANCE: 24-10
PREPARED BY: Shipley
REQUESTED BY: Cox Universal Group
CERTIFIED BY FMPC: June 20, 2024
PUBLIC HEARING: _____
PUBLISHED IN: _____
DATE: _____
1ST READING: _____
2ND READING: _____
PUBLISHED IN: _____
DATE: _____

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE TOWN OF FARRAGUT, TENNESSEE, ORDINANCE 86-16, AS AMENDED, PURSUANT TO SECTION 13-4-201, TENNESSEE CODE ANNOTATED.

BE IT ORDAINED by the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, that the Farragut Zoning Ordinance, Ordinance 86-16, as amended, is hereby amended as follows:

SECTION 1.

The Farragut Zoning Ordinance, Ordinance 86-16, as amended, is hereby amended by rezoning the property referenced as Parcel 154.02, Tax Map 130, west of Cotton Eyed Joes, from C-2 to OD-RE/E (See Exhibit A).

SECTION 2.

This ordinance shall take effect from and after its final passage and publication, the public welfare requiring it.

Ron Williams, Mayor

Allison Myers, Town Recorder

Certified to the Farragut Board of Mayor and Aldermen this ____ day of _____, 2024, with approval recommended by the Farragut Municipal Planning Commission (FMPC).

Scott Russ, Chairman

Shannon Preston, Secretary



Exhibit A Ordinance 24-10

Rezone of 0 Outlet Drive
Parcel 154.02, Tax Map 130

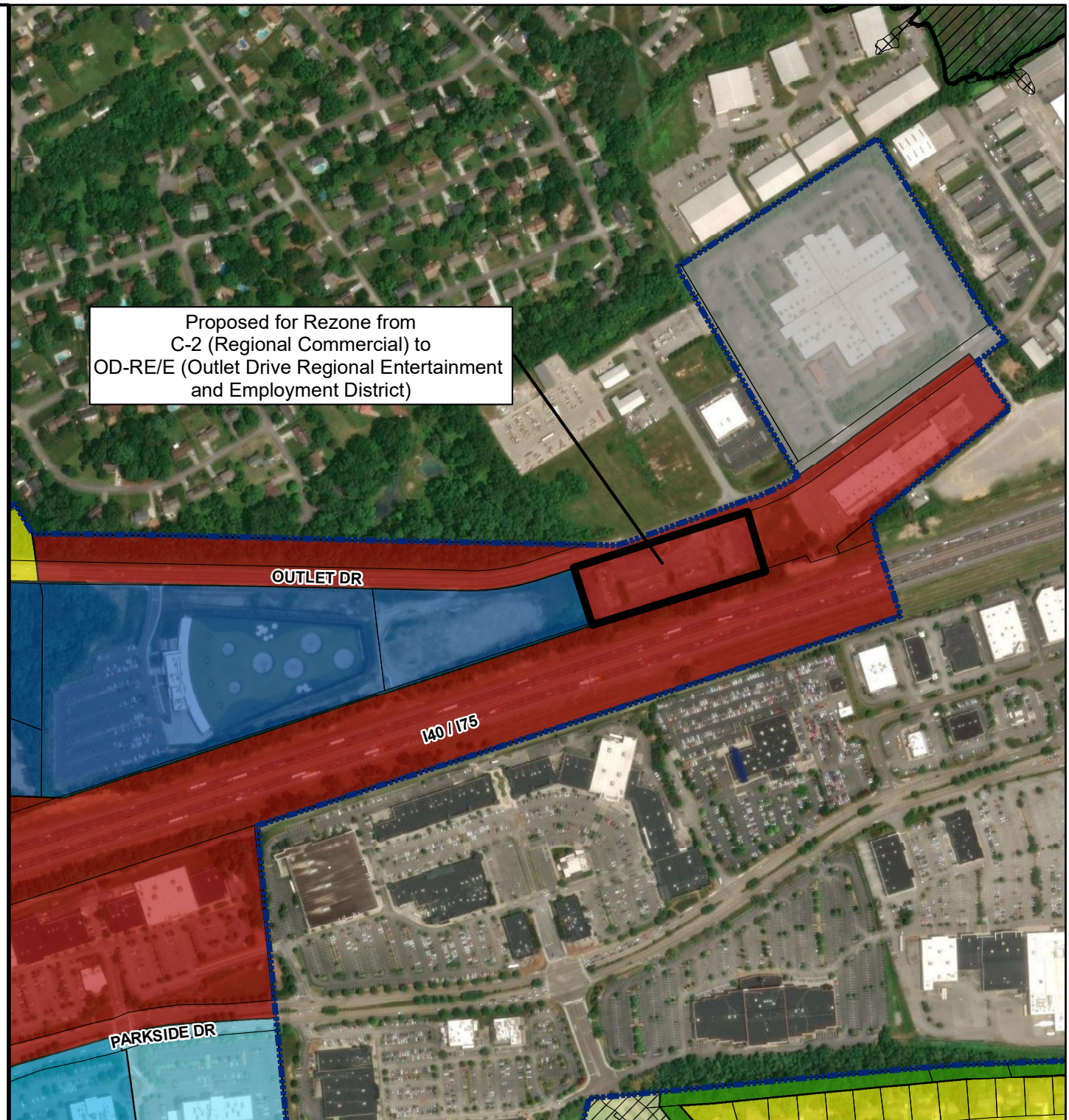
Proposed for Rezone from
C-2 (Regional Commercial) to
OD-RE/E (Outlet Drive Regional Entertainment
and Employment District)

Legend

-  100 year Flood Zone
-  500 year Flood Zone
-  Parcels
-  Subject Area
-  B-1, Buffer
-  R-2, General Single-Family Residential
-  R-1/OSR, Open Space Residential Overlay
-  O-1-3, Office, Three Stories
-  O-1-5, Office, Five Stories
-  Outlet Drive Regional Entertainment and Employment District
-  C-2, Regional Commercial
-  C-2-R/W, Regional Commercial, Retail/Warehousing



1 in = 500 ft



REPORT TO THE BOARD OF MAYOR AND ALDERMEN

PREPARED BY: David Smoak, Town Administrator



SUBJECT: Ordinance 24-14, an Ordinance on second reading, of the Town of Farragut, Tennessee amending the Fiscal Year 2024-2025 General Fund and Capital Investment Program Fund budgets, passed by Ordinance 24-07

INTRODUCTION:

The purpose of this agenda item is to approve Ordinance 24-14 on second reading, to amend the Fiscal Year 2025 General Fund and Capital Investment Program Fund budgets.

DISCUSSION:

General Fund

The Town of Farragut Public Works department is undergoing a reorganization of duties and responsibilities. The primary change is the Parks Maintenance division will be reporting and moving their operations to the Parks and Recreation Department to better align their duties with the mission of the Parks Department. The Public Works Department would then be responsible for right of way maintenance, building maintenance and fleet maintenance. There are no additional expenditures proposed, however the **General Fund Budget** will be amended by reallocating funds from the Public Works department to the Parks and Recreation department to properly allocate the costs associated with the parks maintenance function for the remainder of FY2025.

FINANCIAL SECTION: General Fund Budget

	FY2025 Approved Budget	FY2025 Amended Budget
Public Works Department	\$3,045,110	\$1,893,919
Parks & Recreation Department	\$1,170,505	\$2,321,696

Capital Investment Fund

The Anchor Park Pedestrian Crossing improvement project was budgeted at \$230,000 in the FY2024 CIP budget. A design contract was approved in FY2024 for \$27,600, leaving a remaining amount of \$202,400 for construction. Bids were received for construction for a total amount of \$262,093.95. This budget amendment would move \$202,400 from the remaining amount appropriated in the FY24 budget in fund balance to the FY25 budget and add an additional \$65,000 from CIP fund balance to cover the remaining cost to complete the project.

The FY2025 CIP fund expenditures will be amended by adding \$267,400 for construction and the FY2025 total CIP fund expenditures will be adjusted from \$17,630,216 to \$17,897,616. The FY2025 CIP fund balance will also be adjusted from \$7,216,226 to \$6,948,826.

FINANCIAL SECTION: Capital Investment Program Fund Budget

	FY2025 Approved Budget	FY2025 Amended Budget
Anchor Park Pedestrian Crossing	\$0	\$267,400
CIP Fund Balance	\$7,216,226	\$6,948,826

RECOMMENDATION BY: Town Administrator David Smoak for approval.

PROPOSED MOTION: To approve Ordinance 24-14 onsecond reading,amending the Fiscal Year 2024-2025 General Fund and Capital Investment Program Fund budgets, passed by Ordinance 24-07.

BOARD ACTION:

MOTION BY: _____ **SECONDED BY:** _____

<u>VOTE/TOTAL</u>	<u>BURNETTE</u>	<u>MEYER</u>	<u>POVLIN</u>	<u>WHITE</u>	<u>WILLIAMS</u>
YES	_____	_____	_____	_____	_____
NO	_____	_____	_____	_____	_____
ABSTAIN	_____	_____	_____	_____	_____

ORDINANCE	24-14
PREPARED BY	Myers
1 ST READING	July 25, 2024
2 ND READING	August 8, 2024
PUBLISHED IN	Farragut Press
DATE	

**AN ORDINANCE OF THE TOWN OF FARRAGUT, TENNESSEE AMENDING THE
FISCAL YEAR 2024-2025 GENERAL FUND AND CAPITAL INVESTMENT FUND
BUDGETS, PASSED BY ORDINANCE 24-07**

WHEREAS, the Town of Farragut adopted the fiscal year 2024-25 budget by passage of Ordinance Number 24-07 on June 13, 2024; and

WHEREAS, pursuant to the Tennessee State Constitution, Section 24 of Article II, no public money shall be expended except pursuant to appropriations made by law; and

WHEREAS, a reallocation of department expenses is being made in the General Fund budget and expenses will be greater than budgeted in the Capital Investment Fund budget; and

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF FARRAGUT, TENNESSEE THAT CHANGES BE MADE TO THE FISCAL YEAR 2024-2025 BUDGET AS FOLLOWS:

SECTION 1. Ordinance 24-07 is hereby amended by:

The **General Fund Budget** will be amended by reallocating \$1,151,191 in expenditures from the Public Works Department to the Parks and Recreation Department as part of a reorganization of the Parks Maintenance Division. The budget for each department will be reallocated as follows:

	<u>FY2025 Approved Budget</u>	<u>FY2025 Amended Budget</u>
Public Works Department	\$3,045,110	\$1,893,919
Parks & Recreation Department	\$1,170,505	\$2,321,696

The **Capital Investment Program Budget** will be amended by adding \$267,400 in expenditures for the construction of the Anchor Park Pedestrian Crossing Improvements. This will increase the total CIP fund expenditures in FY25 from \$17,630,216 to \$17,897,616. The funding for these additional expenditures will be appropriated from CIP fund reserves bringing the total approved CIP reserve fund balance from \$7,216,226 to \$6,948,826.

	<u>FY2025 Approved Budget</u>	<u>FY2025 Amended Budget</u>
Anchor Park Pedestrian Crossing	\$0	\$267,400
CIP Fund Balance	\$7,216,226	\$6,948,826

SECTION 2. The Board of Mayor and Aldermen authorizes the Town Recorder to make said changes in the accounting system.

SECTION 3. This ordinance shall take effect after its final passage and publication, the public welfare requiring it.

Ron Williams, Mayor

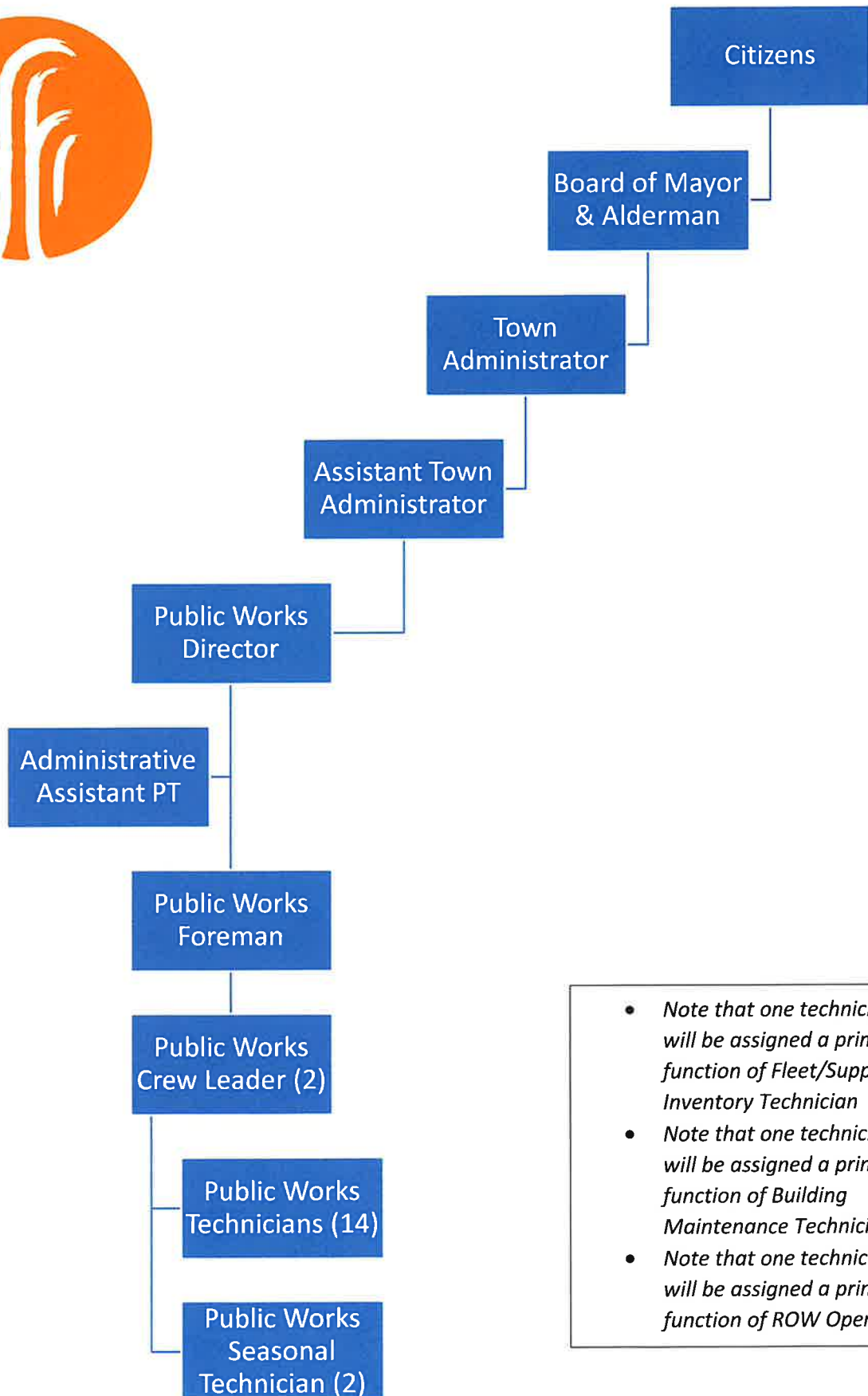
Allison Myers, Town Recorder

Ordinance 24-14, Budget Amendment

Parks Maintenance Division Reorganization

July 2024

Account	Account Title	Current Budget	Park Budget	PW Budget
1100	Salaries	\$ 100,000.00	\$ 7,500.00	\$ 100,000.00
1110	Regular Employee Wages	\$ 1,275,183	\$ 558,891	\$ 708,791
1220	Seasonal Employee Wages	\$ 51,000	\$ 25,500	\$ 25,500
1230	Overtime Wages	\$ 40,000	\$ 15,500	\$ 24,500
1410	FICA/Medicare	\$ 107,386	\$ 35,021	\$ 72,365
1420	Health Insurance	\$ 621,450	\$ 235,722	\$ 385,728
1430	Retirement	\$ 133,938	\$ 47,854	\$ 86,084
1450	Life Insurance	\$ 8,346	\$ 2,948	\$ 5,398
1460	Workers Comp Insurance	\$ 46,787	\$ 18,380	\$ 28,407
1480	Long Term Disability Insurance	\$ 7,454	\$ 2,646	\$ 4,808
1500	Benefit Disbursement	\$ 22,500	\$ 8,840	\$ 13,660
1510	COLA	\$ 47,643	\$ 18,073	\$ 29,570
1520	Merit Adjustment	\$ 47,643	\$ 18,073	\$ 29,570
1380	Clothing and Uniforms	\$ 23,380	\$ 9,499	\$ 13,882
2350	Dues/Subscriptions	\$ 2,900	\$ -	\$ 2,900
2400	Utilities	\$ 26,000	\$ -	\$ 26,000
2410	Traffic Signals	\$ 9,000	\$ -	\$ 9,000
2470	Street Lights	\$ 90,000	\$ -	\$ 90,000
2610	Vehicle Maintenance	\$ 50,000	\$ 15,000	\$ 35,000
2660	Building Maintenance	\$ 6,000	\$ 3,000	\$ 3,000
2800	Travel/Training	\$ 18,500	\$ 4,615	\$ 13,885
2940	Equipment Rental	\$ 6,000	\$ 1,000	\$ 5,000
2950	Dumpster Service	\$ 12,000	\$ -	\$ 12,000
3000	Operating Expenses	\$ 6,000	\$ 2,200	\$ 3,800
3050	Event Decorations	\$ 25,000	\$ 25,000	\$ -
3120	Small Tools	\$ 10,000	\$ 3,929	\$ 6,071
3210	General Town Maintenance	\$ 10,000	\$ -	\$ 10,000
3290	Landscape Maintance	\$ 85,000	\$ 67,000	\$ 18,000
3310	Gasoline	\$ 80,000	\$ 25,000	\$ 55,000
3420	Signs	\$ 10,000	\$ -	\$ 10,000
4160	Concrete, Brick Products	\$ 2,000	\$ -	\$ 2,000
4510	Crushed Stone/Sand	\$ 2,000	\$ -	\$ 2,000
4520	Snow Removal	\$ 20,000	\$ -	\$ 20,000
4700	Sidewalk Construction	\$ 10,000	\$ -	\$ 10,000
4820	Drainage Projects	\$ 10,000	\$ -	\$ 10,000
9490	Major Equipment	\$ 22,000	\$ -	\$ 22,000
		\$ 3,045,110	\$ 1,151,191	\$ 1,893,919



- *Note that one technician will be assigned a primary function of Fleet/Supply Inventory Technician*
- *Note that one technician will be assigned a primary function of Building Maintenance Technician*
- *Note that one technician will be assigned a primary function of ROW Operator*

