

A G E N D A

FARRAGUT BOARD OF MAYOR AND ALDERMEN

January 26, 2012

WORKSHOP

6:15 PM

Review and Discussion of the Town Center District zoning regulations and design guidelines

BMA MEETING

7:00 PM

- I. Silent Prayer, Pledge of Allegiance, Roll Call**
- II. Approval of Agenda**
- III. Mayor's Report**
- IV. Citizens Forum**
- V. Approval of Minutes**
 - A. January 12, 2012
- VI. Business Items**
 - A. Approval of Contract for McFee Park Master Plan: Barge Waggoner Sumner Cannon
 - B. FY2012 Capital Investment Program Discussion: Campbell Station Road Lighting Improvements
- VII. Ordinances**
 - A. **Public Hearing & Second Reading**
 1. **Ordinance 11-27**, ordinance to amend the Farragut Zoning Ordinance, Chapter 4. General Provisions and Exceptions, Section XX. Parking and Loading, A., 3. Number of parking spaces required, to clarify parking requirements established by the Board of Zoning Appeals
- VIII. Town Administrator's Report**
- IX. Attorney's Report**

MINUTES

FARRAGUT BOARD OF MAYOR AND ALDERMEN

January 12, 2012

BMA MEETING

7:00 PM

- I. Silent Prayer, Pledge of Allegiance, Roll Call**
- II. Approval of Agenda**
- III. Mayor's Report**
- IV. Citizens Forum**
- V. Approval of Minutes**
 - A. December 8, 2011
- VI. Business Items**
 - A. Approval of Resolution R-2012-01, Declaring Certain Town Property to be Surplus Property
 - B. Approval of Resolution R-2012-02, Appointment of Town of Farragut Municipal Judge
 - C. Discussion and Approval of Employee Retirement Benefits
- VII. Ordinances**
 - A. Public Hearing & Second Reading**
 - 1. **Ordinance 11-26**, ordinance to amend the Farragut Municipal Code, Title 9, Chapter 4. Sign Ordinance, Section 9-406. (3)(l) Off-premises directional signs, to clarify trailblazer sign placement locations
 - B. First Reading**
 - 1. **Ordinance 11-27**, ordinance to amend the Farragut Zoning Ordinance, Chapter 4. General Provisions and Exceptions, Section XX. Parking and Loading, A., 3. Number of parking spaces required, to clarify parking requirements established by the Board of Zoning Appeals
 - 2. **Ordinance 12-01**, ordinance to amend the FY2012 General Fund and Capital Investment Fund Budgets
- VIII. Town Administrator's Report**
- IX. Attorney's Report**

The Farragut Board of Mayor and Aldermen met in regular session on Thursday, January 12, 2012 at 7:00 p.m.

Present were Mayor McGill, Aldermen Elliott, Honken, LaMarche and Markli.

Approval of Agenda

Motion was made to approve the agenda as presented. Moved by Alderman Elliott, seconded by Alderman Honken; voting yes, Mayor McGill, Aldermen Elliott, Honken, LaMarche and Markli; no nays; motion passed.

Mayor's Report

Mayor McGill announced that he, Alderman LaMarche and Alderman Honken had been appointed to committees with the National League of Cities.

Citizens Forum

Denny Wren, Cas Kramer, Jerry Taylor, RM Hill and Carole Conklin all spoke out against the Campbell station Road lighting project.

Approval of Minutes

Motion was made to approve the minutes of December 8, 2011 as presented. Moved by Alderman LaMarche, seconded by Alderman Markli; voting yes, Mayor McGill, Aldermen Elliott, Honken, LaMarche and Markli; no nays; motion passed.

Business Items

Approval of Resolution R-2012-01, Declaring Certain Town Property to be Surplus Property

Motion was made to approve Resolution R-2012-01 Declaring Certain Town Property to be Surplus Property. Moved by Alderman Honken, seconded by Alderman Markli; voting yes, Mayor McGill, Aldermen Elliott, Honken, LaMarche and Markli; no nays; motion passed.

Approval of Resolution R-2012-02, Appointment of Town of Farragut Municipal Judge

Motion was made to approve Resolution R-2012-02, to re-appoint Lucinda Troyer as the Town of Farragut Municipal Judge. Moved by Alderman LaMarche, seconded by Alderman Markli; voting yes, Mayor McGill, Aldermen Elliott, Honken, LaMarche and Markli; no nays; motion passed.

Discussion and Approval of Employee Retirement Benefits

Motion was made to delay the discussion of the Employee Retirement Benefits. Moved by Alderman Elliott, seconded by Alderman LaMarche; voting yes, Mayor McGill, Aldermen Elliott, Honken, LaMarche and Markli; no nays; motion passed.

Ordinances

Public Hearing & Second Reading

Ordinance 11-26, ordinance to amend the Farragut Municipal Code, Title 9, Chapter 4. Sign Ordinance, Section 9-406. (3)(l) Off-premises directional signs, to clarify trailblazer sign placement locations

Motion was made to approve Ordinance 11-26 on second and final reading. Moved by Alderman Markli, seconded by Alderman Elliott; voting yes, Mayor McGill, Aldermen Elliott, Honken, LaMarche and Markli; no nays; motion passed.

First Reading

Ordinance 11-27, ordinance to amend the Farragut Zoning Ordinance, Chapter 4. General Provisions and Exceptions, Section XX. Parking and Loading, A., 3. Number of parking spaces required, to clarify parking requirements established by the Board of Zoning Appeals

Motion was made to approve Ordinance 11-27 on first reading. Moved by Alderman Markli, seconded by Alderman LaMarche; voting yes, Mayor McGill, Aldermen Elliott, Honken, LaMarche and Markli; no nays; motion passed.

Ordinance 12-01, ordinance to amend the FY2012 General Fund and Capital Investment Fund Budgets

Based on earlier decision concerning employee benefits the ordinance is no longer needed.

Town Administrator's Report

Town Administrator, David Smoak announced that the Town was audited by TDEC and passed with flying colors. Mr. Smoak reported that Stormwater Coordinator, Jason Scott has done a wonderful job with this program.

Meeting adjourned at 8:40 PM.

Ralph McGill, Mayor

Allison Myers, Town Recorder

REPORT TO THE BOARD OF MAYOR AND ALDERMEN

PREPARED BY: Sue Stuhl, Parks and Leisure Services Director

SUBJECT: Approval of Contract for McFee Park Expansion Master Plan

INTRODUCTION: The purpose of this agenda item is to approve the contract for the McFee Park Expansion Master Plan

BACKGROUND: The Town acquired just over 26 acres of the former Seal and Dimmick properties that is contingent to the northwest property line of the current McFee Park campus (see attached map). This doubles the size of the park and provides an interesting mix of topography and opportunities.

DISCUSSION: In December, Town staff issued a Request for Qualifications (RFQ) for the master plan which includes the former Dimmick and Seal properties, a review of the amphitheater area and an alternative to that area without an amphitheater, recommendation for construction phasing, and the preliminary cost estimate per phase. We received four RFQ's – all from local architecture/design firms. A staff committee reviewed and scored the RFQ's (100 points possible) with the following results:

Barge Waggoner Sumner & Cannon:	94.13
Carol Johnson Associates:	92.25
Benefield Richters:	86.5
Michael Verson & Associates:	79.25

Staff scored the RFQ's according to professional competence in preparation of municipal plans, demonstration of innovative and technical expertise, references, personnel assigned to project and experience in public facilitation. Based on this scoring, Town staff is recommending that the contract be awarded to Barge Waggoner Sumner & Cannon. Barge has designed the master plans for the Town's Farragut Memorial Plaza, Campbell Station and McFee parks and a former proposed pocket park.

The proposed schedule for this project includes meetings with staff and the Parks and Athletics Council in February and mid-March; public meetings in late March and presentation of the proposed plan to MPC and BOMA in May and June. This is subject to change as we work with the schedules of the council and the availability of meeting space.

The contract with Barge Waggoner Sumner & Cannon is attached.

FINANCIAL SECTION:

Line Item: 310-43734-254 McFee Park Phase III & IV

<u>Total Budget</u>	<u>Current Expenditure</u>	<u>Expenditures to Date</u>	<u>Remaining Amount</u>
\$65,000	\$28,500	\$0.00	\$36,500

Approved By: P. Hall

RECOMMENDATION BY: Parks and Leisure Services Director Sue Stuhl for approval.

PROPOSED MOTION: Approval of Contract for McFee Park Expansion Master Plan to Barge Waggoner Sumner & Cannon at a cost of \$28,500.

BOARD ACTION:

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

<u>VOTE/TOTAL</u>	<u>ELLIOTT</u>	<u>LAMARCHE</u>	<u>MARKLI</u>	<u>HONKEN</u>	<u>MCGILL</u>
YES	_____	_____	_____	_____	_____
NO	_____	_____	_____	_____	_____
ABSTAIN	_____	_____	_____	_____	_____

Town of

Farragut



McFee Park Master Plan

Former Seal Property

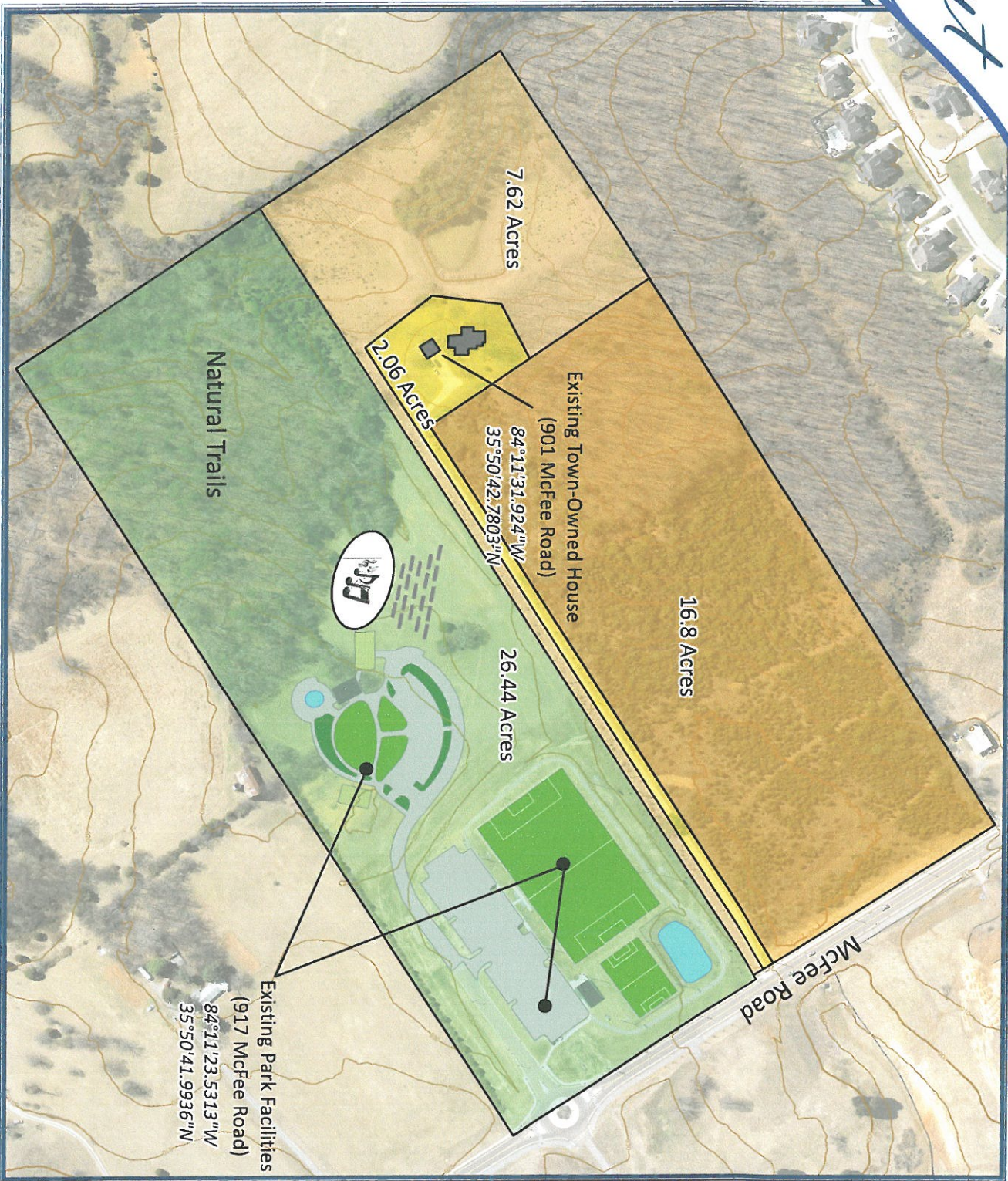
Former Dimmick Property

Former Dimmick Property

McFee Park



Proposed
Amphitheater



BARGE WAGGONER SUMNER & CANNON, INC.

PROFESSIONAL SERVICES AGREEMENT

This agreement is made by and between Town of Farragut (**Client**) and Barge Waggoner Sumner & Cannon, Inc. (**BWSC**) for professional services for the assignment described as follows:

Project: McFee Park Expansion Master Plan

Location: Farragut, Tennessee

Description of Project:

Provide master planning services for a 26 acre expansion to the existing McFee Park in accordance with the Town of Farragut's Request for Qualifications and with BWSC's proposed Master Planning Approach.

I. PROFESSIONAL SERVICES: BWSC agrees to perform the following Basic Services under this contract:

See Attachment "A" to this agreement for a description of the Basic Services.

II. COMPENSATION: Client shall compensate BWSC for the Basic Services as follows:

A lump sum fee of \$28,500.00 including reimbursable expenses.

In addition, **Client** shall pay **BWSC** for additional services that may be requested by the **Client** beyond the Basic Services in accordance with the hourly rate schedule attached as Attachment "B" to this Agreement.

III. SCHEDULE:

BWSC shall begin work after approval of this agreement by the Board of Mayor and Aldermen and complete the work by submitting the final deliverables on or before June 1, 2012. The schedule for the various meetings and presentations as outlined in the Basic Services shall be agreed upon by the Client and BWSC before beginning work.

IV. PAYMENTS: Invoices for services rendered will be issued monthly, and payment is due upon receipt of each invoice. Unless special arrangements are made, a finance charge of 1½% per month shall be added to unpaid balances more than thirty (30) days old. In the event legal action is necessary to enforce the payment terms of this agreement, **BWSC** shall be entitled to a judgment for its attorneys' fees, court costs, and other collection expenses.

V. TIME: Unless agreed otherwise in writing, **BWSC** will commence its services a reasonable time after receipt of an executed copy of this Agreement. **BWSC** will perform its services in a timely manner commensurate with the exercise of due professional care. Time for performance shall be extended as necessary for delays or suspensions due to circumstances beyond **BWSC's** control. If such delay or suspension extends more than six months (cumulatively), **BWSC's** compensation shall be equitably adjusted.

VI. SUSPENSION OF SERVICES: If **Client** fails to pay any invoice when due or otherwise is in material breach of this Agreement, **BWSC** may at its sole discretion suspend performance of services upon five (5) days' written notice to **Client**. **BWSC** shall have no liability to **Client**, and **Client** agrees to make no claim for any delay or damage as a result of such suspension. Upon cure of the cause of the suspension, **BWSC**

shall resume services within a reasonable time, and there shall be an equitable adjustment of the project schedule and fees to reflect the effects of such suspension.

- VII. **STANDARD OF CARE:** Notwithstanding any other provision of this Agreement or any other document describing the services, **BWSC** shall perform its services in accordance with the standard of professional care ordinarily exercised under similar circumstances by reputable members of its profession in the same locality at the time the services are provided. Beyond the foregoing and as otherwise provided herein, no warranty, expressed or implied, is made or intended by **BWSC**. The parties further agree that **BWSC** is not a fiduciary of **Client**.
- VIII. **TERMINATION:** The obligation to provide further services under this Agreement may be terminated without cause by either party upon ten (10) days' written notice to the other party. On termination by either **Client** or **BWSC**, **Client** shall pay **BWSC** all amounts due for any services performed to the date of termination (plus all reimbursable expenses incurred), subject to any setoffs to which the **Client** is entitled as a result of **BWSC's** failure to perform as required by this contract.
- IX. **REUSE OF DOCUMENTS:** All documents, including drawings, specifications, and reports, prepared by **BWSC** pursuant to this Agreement are instruments of professional service. They are not intended or represented to be suitable for reuse by **Client** or others for additions or modifications of the Project or on any other project. Any reuse without written consent verification or adaption by **BWSC** for the specific purposes intended shall be at **Client's** sole risk and without liability or legal exposure to **BWSC**. Any such verification and adaption will entitle **BWSC** to further compensation at rates to be agreed upon by **Client** and **BWSC**.
- X. **ACCESS TO THE SITE/JOBSITE SAFETY:** Unless otherwise stated, **BWSC** will have access to the site for activities necessary for the performance of its services. **Client** agrees that **BWSC** shall have no responsibility for the means, methods, sequences, procedures, techniques, and scheduling of construction, as these decisions are solely the responsibility of the contractors. **BWSC** further shall have no authority or duty to supervise the construction workforce and shall not be responsible for jobsite safety or for any losses or injuries that occur at the Project site.
- XI. **INSURANCE:** **BWSC** shall endeavor to secure and maintain insurance in such amounts as it deems necessary to protect **BWSC** from claims of professional negligence arising from the performance of services under this Agreement.
- XII. **RISK ALLOCATION:** In recognition of the relative risks, rewards, and benefits of the Project to both **Client** and **BWSC**, to the fullest extent permitted by law, the parties agree to allocate the risks such that **BWSC's** total liability to **Client** for any and all injuries, claims, losses, expenses, damages, and/or claim expenses arising out of **BWSC's** services under this Agreement from any cause or causes shall not exceed the amount of **BWSC's** fee or **One Hundred Thousand Dollars (\$100,000)**, whichever is greater. This limitation shall apply regardless of the cause of action or legal theory pled or asserted.
- XIII. **DISPUTE RESOLUTION:** It is agreed that all claims, disputes, or other matters in question arising out of or related to this Agreement shall be submitted to nonbinding mediation before any legal proceeding is commenced. The parties shall equally bear the fees and expenses charged by the mediator.
- XIV. **OPINIONS OF CONSTRUCTION COST:** Any opinion of probable construction cost prepared by **BWSC** represents the judgement of one or more **BWSC** design professionals and is supplied for general guidance of **Client**. Since **BWSC** has no control over the construction marketplace and does not use the same pricing methods used by contractors, **BWSC** does not guarantee the accuracy of such opinions.

XV. GOVERNING LAW: Unless otherwise specified within this Agreement, this Agreement shall be governed by the laws of the State of Tennessee.

	Town of Farragut		Barge Waggoner Sumner & Cannon,
Inc.			
By:	_____	By:	_____
Printed Name:	_____	Printed Name:	_____
Title:	_____	Title:	_____
Date:	_____	Address:	_____

ATTACHMENT “A”

MASTER PLANNING APPROACH

PHASE I – INVENTORY, ANALYSIS AND PROGRAMMING

Task 1: Inventory and Analysis

Because we are very familiar with the site, we can begin work upon receipt of the GIS electronic files for the site. In this task we will gather and assemble information regarding the site and surrounding features, including any public and private development plans already in place, in process, or being contemplated. This information will be derived from existing resources. We will review the Town of Farragut Parks and Leisure Services Master Plan and the recently adopted Strategic Plan 2011-2016 for alignment of the park planning with these documents.

We will conduct a kick-off meeting with Town professional staff (Professional Staff Meeting #1) to discuss in detail the scope of the work, schedule for meetings, deliverable dates, lines of communication, desired program elements, potential site development issues, and identification of the measures of success for the study. The identification of measures of success will result in a definition by the Town staff of the key outcomes of the study that the Town would make the effort successful.

We will complete a site analysis which would evaluate the site's natural and cultural features (topography, geology, hydrology, and existing infrastructure) to identify physical opportunities and constraints to development. This inventory and analysis will focus on the natural systems of the site and will include a general identification of the ecological character and resources of the site. We will, on a preliminary basis, identify any critical environmental resources (wetlands, etc.) that are present on the site, based on existing National Wetland Inventory and other mapping. The analysis will also entail a review of the surrounding area to determine the potential impacts the park may have and vice versa. This will include an evaluation of the historical, architectural, and spatial character of surrounding landscape to identify elements, themes, or concepts that could be used in developing linkages and design ideas for the park.

This evaluation was completed during our work on the original master plan for McFee Park where the Civil War history of the site was discovered. We will prepare mapping which illustrates this analysis including key issues, opportunities, and constraints.

Key Task Outcomes:

- Development of site electronic base mapping
- Schedule definition
- Development of measures of success
- Identification of opportunities for and constraints to development

Task 2: Programming

We will present the results of the site inventory and analysis and facilitate a “Common Ground” workshop (Parks & Athletics Council Meeting #1). The meeting will be facilitated to present the results of the inventory and analysis and explain how these will influence the design. We will present initial findings regarding the potential number and appropriate mix of potential uses and to gain input on potential program elements. The meeting will be facilitated to understand the priorities and consensus regarding desired design principles, themes, and park features including sustainable design elements. The desired result of the meeting would be development of a consensus on a vision for the development of the park.

Key Task Outcomes:

- Definition of desired program elements (uses and functions to be included in the park)
- Identification of key design principles, themes, and park features

PHASE II - CONCEPT PLAN DEVELOPMENT

Task 3: Master Plan Development Options

Following the Common Ground workshop, we will conduct a meeting with Town staff (Professional Staff Meeting #2) to discuss the input received from the Parks and Athletic Council and to finalize the program. Utilizing the program information, the results of the site inventory and analysis, and input received during the Common Ground workshop, we will prepare up to three alternative conceptual master plans. The concept plans will illustrate the location, size, type, character, and scale of the proposed improvements in a diagram format. The concept plans will include integration of current park facilities and planned facilities and shall include orientation of an amphitheater and one alternate, and provide an alternate use of the current proposed site of the amphitheater. Also included will be a possible disc golf course and natural trails, along with other program elements identified by Town staff and the Parks and Athletics Council during Task 2, Programming. We will review these concepts with the Parks and Athletic Council (Parks & Athletics Council Meeting #2) to receive input from them and the Town staff. A top-level comparative cost will be discussed with the Council for each option.

Key Task Outcomes:

- Refinement of concept plans

Task 4: Master Plan Options Workshop

We will revise the options presented to the Council based on their input and will present the concept plans at a public meeting (Community Input/Public Hearing #1) to obtain input on the alternatives. The meeting will be facilitated with the goal to gain a sense of consensus by the public for the preferred alternative. Potential phasing options will also be discussed. The preferred alternative could be a single plan or combination of elements from the plans into a preferred option.

Key Task Outcomes:

- Identification of a preferred concept plan option
- Development of potential phasing options

PHASE III - FINAL PLAN

Task 5: Draft Master Plan Synthesis

In this task, we will refine the preferred alternative diagram based on input received from the public into a more finished preliminary plan that will more accurately depict the location, scale, and character of the proposed improvements within the park. We will prepare initial preliminary opinions of probable costs for the implementation of the plan and phasing recommendations. The draft final plan will include specific recommendations for sustainable design concepts to be included in the site and building design. We know sustainable features will be an important element of the design due to the Town's commitment to them as demonstrated in McFee Park Phase II construction. BWSC will also identify the scope and potential schedule for the permitting process for construction of the park. This information will be presented to Town staff (Professional Staff Meeting #3) for review and comment. We will then conduct a meeting with the Parks & Athletics Council (Parks & Athletics Council Meeting #3) to review and receive input on the preliminary plan, costs, and phasing.

Key Task Outcomes:

- Refinement of master plan
- Sustainable design recommendations
- Phasing recommendations
- Project budget definition and refinement
- Consensus on plan to be presented to the public

Task 6: Draft Master Plan Workshop

We will then refine the plan based on comments received by Town staff and the Parks & Athletics Council, prepare a final plan with supporting documentation, and refine the opinions of probable cost and phasing recommendations. BWSC will present the plan at a public meeting (Community Input/Public Hearing #1) for critique and refinement of the plan.

Key Task Outcomes:

- Public input on the draft master plan

Task 7: Preliminary Final Master Plan Refinement

We will complete a final rendered plan and a brief written final report documenting the master planning process, which will contain reduced copies of the rendered plan, supporting documentation, and the opinions of probable cost. Copies of the final draft plan and report will be provided to the Town staff and the Parks and Athletic Council for their review and comment.

The final draft will be presented to the Municipal Planning Commission for their review and approval.

Key Task Outcomes:

- Preparation of final draft master plan and report

- 15 draft copies of the final plan and report submitted to Town staff and the Parks and Athletic Council
- 20 final draft copies of the final report submitted for the Municipal Planning Commission and Board of Mayor and Aldermen
- Approval of the plan by the Municipal Planning Commission
- Make any necessary revisions as a result of Municipal Planning Commission comments

Task 8: Final Master Plan Refinement

- Present the draft final plan to the Board and Mayor of Aldermen.

Key Task Outcomes:

- Approval of the plan by the Board and Mayor of Aldermen
- Make any necessary revisions as a result of Board and Mayor of Aldermen comments
- Preparation of final master plan and report

Task 9: Final Master Plan

Make any necessary revisions to the draft plan and report as a result of Board and Mayor of Aldermen comments and submit the final deliverables to include:

- One mounted copy of the color rendered conceptual master plan of the additional three tracts including integration of current park facilities and planned facilities; the plan shall include orientation of an amphitheater and one alternate and provide an alternate use of the current proposed site of the amphitheater
- 15 copies of the final written report documenting the planning process including a reduced copy of the color rendered master plan, recommended phasing of construction, preliminary opinions of probable cost by phase (including both alternates for the amphitheater area)
- Shapefile format of the master plan (not color rendered) in the Tennessee State Plane 1983 coordinate system
- Electronic copies of the color rendered master plan and final report in .pdf format.

Key Task Outcomes:

- Completion of the study

ATTACHMENT B

SCHEDULE OF STANDARD CHARGES

HOURLY-RATE BASIS

Hourly Rates:

Principal Engineer, Planner, or Architect.....	\$170 to	\$280
Professional Engineer, Planner, Architect, Landscape Architect, or Land Surveyor	100 to	170
Graduate Engineer, Planner, or Architect	70 to	130
Designer or Technician.....	60 to	120
Drafter, Secretary, etc.	50 to	100
Construction Representative	50 to	100
Surveyor	30 to	80

Outside services contracted for a specific project, such as professional and technical consultants, laboratory testing, reproduction, photography, etc., will be invoiced at the amount of the subcontractor's statement plus 15 percent.

Other expenses which are properly chargeable to the work will be invoiced as follows:

- a. Travel by company or private vehicle at the IRS approved standard mileage rate.
- b. In-house printing, reproduction, and photography charges at commercial rates.
- c. Travel and living expenses for all personnel when required to be away from headquarters in connection with the work at cost.

Invoices will be issued on a monthly basis.

NOTE: The average three-member survey crew rate ranges from \$140 to \$200 per hour, depending upon the mix of personnel used.

Effective January 2008

REPORT TO THE BOARD OF MAYOR AND ALDERMEN

PREPARED BY: David Smoak, Town Administrator

SUBJECT: FY2012 Capital Investment Program Discussion: Campbell Station Road Lighting Project

INTRODUCTION: The Board of Mayor and Aldermen allocated \$550,000 in funding for Campbell Station Road Lighting Improvements in the FY2012 Capital Investment Program.

DISCUSSION: The current project would replace the existing street lighting along Campbell Station Road from Parkside Drive to Jamestown Boulevard, as well as the existing wood utility poles on the west side of Campbell Station Road. The existing poles would be replaced with decorative poles and fixtures, the intent of which was to enhance one of the main entrances into the Town of Farragut. Staff has determined that to extend the project from Jamestown Boulevard south to Kingston Pike would add an additional \$100,000 to the estimated project cost.

The current project was discussed during the Board of Mayor and Aldermen's annual strategic planning session in February 2011 and approved as part of the Board's Vision for 2025 and as a High Priority for the Board's Policy Agenda for 2011.

At the January 12, 2012 Board of Mayor and Aldermen meeting, Mayor McGill asked that this project be placed on the Board's agenda for review and discussion.

Capital Investment Fund-310

	FY 2012	FY 2013	FY2014	FY2015	FY2016	
Beginning Balance	5,791,186	5,661,306	2,988,166	1,892,370	1,275,370	
Expenditures						
Engineering Projects	FY 2012	FY 2013	FY2014	FY2015	FY2016	Total
43960-254 Old Stage/Watt Rd. Extension	44,400	3,522,400	0	0	0	3,566,800
43400-900 Campbell Station Road-Parkside tr	50,000	0	0	0	0	50,000
43400-901 CSR Lighting Improvements	550,000	0	0	0	0	550,000
43937-920 Farm @ Willow Creek	0	0	0	0	0	0
43600-900 Kingston Pike at Everett Road	0	0	0	0	0	0
43710 Everett Road (Smith to Everett Hill	0	1,500,000	0	0	0	1,500,000
43700 Everett Road (Smith to Union)	0	1,500,000	0	0	0	1,500,000
43710-800 Everett Road ROW (whole length)	200,000	0	0	0	0	200,000
43981-254 Outlets Drive Extension/Snyder Rc	0	0	0	0	0	0
43982 Evans Road	0	0	150,000	350,000	1,400,000	1,900,000
43983 Union Road	0	0	0	250,000	350,000	600,000
Outdoor Classroom	0	208,800	0	0	0	208,800
43100-275 Retro Reflectivity Signage	25,000	25,000	25,000	25,000	0	100,000
43970-900 GCR Island Lighting/Landscaping	25,000	0	0	0	0	25,000
43984 Kingston Pike/CSR Intersection Im	0	0	300,000	400,000	900,000	1,600,000
CSR North of I-40 Road Widening	0	0	50,000	0	400,000	450,000
Engineering Total	894,400	6,756,200	525,000	1,025,000	3,050,000	12,250,600
Parks	FY 2012	FY 2013	FY2014	FY2015	FY2016	Total
43931-900 McFee Park-Phase II	0	0	0	0	0	0
43934-254 McFee Park-Phase III & IV	65,000	150,000	1,000,000	200,000	2,000,000	3,415,000
43931-900 McFee Park-Phase I	0					0
43931-290 McFee Park Irrigation	55,000					55,000
43932-901 Park Sign Replacement	0	0	0	0	0	0
43922-901 Campbell Station Park Signs (Histo	50,000	0	0	0	0	50,000
Anchor Park Improvements	0	0	42,000	0	0	42,000
43939-900 MBLP Park Improvements	50,000	30,000	80,000	0	0	160,000
43941-900 KP Greenway, Willow Creek	0	410,800	643,978	0	0	1,054,778
43910-280 Greenway Connectors	0	100,000	100,000	100,000	100,000	400,000
43910-280 Wentworth Greenway Connectors	100,000	0	0	0	0	100,000
Public Art: Bronze Statues at CSR F	0	0	0	112,000	0	112,000
Virtue Rd Historical Site	0	0	0	0	42,000	42,000
43990-346 Land Acquisition	500,000	500,000	500,000	500,000	500,000	2,500,000
Parks Total	820,000	1,190,800	2,365,978	912,000	2,642,000	7,930,778

Capital Investment Fund-310

		FY 2012	FY 2013	FY2014	FY2015	FY2016	Total
	CIP Expenditure Total	1,714,400	7,947,000	2,890,978	1,937,000	5,692,000	20,181,378
	Funding Sources	FY 2012	FY 2013	FY2014	FY2015	FY2016	Total
36190	STP Grant	0	0	0	0	0	0
	STP Old Stage/Watt Road	35,520	2,817,920	0	0	0	2,853,440
	STP KP Greenway, Willow Creek	0	328,640	515,182	0	0	843,822
	STP Campbell Station Road-Parkside	40,000	0	0	0	0	40,000
	STP CSR North of I-40 Road Widen	0	0	40,000	0	320,000	360,000
	STP Kingston Pike/CSR Intersection	0	0	240,000	320,000	720,000	1,280,000
	Outdoor Classroom	0	127,300	0	0	0	127,300
33220	Interest Earnings	9,000	0	0	0	0	9,000
33230	TDOT Kingston Pike @ Everett Road	0	0	0	0	0	0
	Everett Rd (Smith to Everett Hills)	0	1,000,000	0	0	0	1,000,000
	Farm @ Willow Creek Drainage Commission	0	0	0	0	0	0
	Farm @ Willow Creek Drainage Local	0	0	0	0	0	0
37940	Knox County	0	0	0	0	0	0
24500	Transfer from General Fund	1,500,000	1,000,000	1,000,000	1,000,000	1,000,000	5,500,000
	CIP Reserves	0	0	0	0	0	0
	Funding Total	1,584,520	5,273,860	1,795,182	1,320,000	2,040,000	12,013,562
	Total CIP Funding Sources	1,584,520	5,273,860	1,795,182	1,320,000	2,040,000	19,127,562
	Total CIP Expenditures	1,714,400	7,947,000	2,890,978	1,937,000	5,692,000	26,596,842
	Revenue over (under) expenditures	-129,880	-2,673,140	-1,095,796	-617,000	-3,652,000	-7,469,280
	Ending Balance	5,661,306	2,988,166	1,892,370	1,275,370	-2,376,630	

Town of Farragut Vision 2025

Farragut 2025 a Distinctive Residential Community

It's our: History ^(A)

Beauty: Natural and Built ^(B)

High Quality Residential Choices ^(C)

Multiple Activity Centers ^(D)

Convenient Living ^(E)

**Outstanding Recreational
Opportunities ^(F)**

Community Spirit ^(G)

that makes us distinctive.

Vision 2025

Guiding Principles

PRINCIPLE A

HISTORY

► Means

1. Recognition of Farragut's history as a community asset
2. Historic House Museum with living area, programs and activities
3. Variety of educational programs and lectures celebrating Farragut's history for residents and guests
4. Visitors coming to Farragut to explore Admiral Farragut and Civil War history
5. Historic street lights throughout the community
6. Recognition of history through markers at Campbell Station Park and other sites
7. Preservation of historic buildings and sites, including millworks, cemetery and homes
8. Preservation and use of historic Old Concord Village with buildings and homes

Town of Farragut Goals 2016

**Maintain Financially Sound Town Providing
Excellent Services**

Strengthen the Local Economy

Develop the Town's Historic Assets

**Facilitate Future Growth, Development
and Redevelopment**

Expand Leisure Amenities (Venues and Programs)

GOAL 3

DEVELOP THE TOWN'S HISTORIC ASSETS

► Objectives

- Objective 1** Expand areas for Museum displays
- Objective 2** Relocate and preserve Russell House
- Objective 3** Annex and develop “Concord Village” as a historic area
- Objective 4** Develop Campbell Station Park as a historic area
- Objective 5** Develop architectural standards and lighting throughout the Town with a theme
- Objective 6** Develop a reputation as a historic destination
- Objective 7** Preserve historic Pleasant Forest Cemetery

► Short-Term Challenges and Opportunities

1. Funding for historic asset development
2. Deciding on annexation
3. Establishing a “Theme”
4. Determining Town role and resources for supporting development of historic assets

► **Actions 2011**

PRIORITY

Policy Agenda

1. Historic Decorative Street Lights
2. Annexation of Concord: Decision
3. Campbell Station Park: Historic Markers

High Priority

Management Agenda

1. Russell House: Direction of Acquisition
2. Town Branding Program (Historic)
3. Millwork: Evaluation

Top Priority

High Priority

Management in Progress

1. Museum Artifacts: Accession

Town of Farragut Policy Agenda 2011

TOP PRIORITY

Urban Growth Boundary/Annexation: Discussions

Hotel/Motel Tax: Direction

Employee Classification and Compensation Policy

Retirement Plan: Direction

Campbell Station Park Historic Markers

HIGH PRIORITY

McFee Park Master Plan

Business Registration Program

Alternative Revenue Sources

Historic Decorative Street Lights

Land Use/Major Road Plan

MODERATE PRIORITY

Community Center: Direction

Stormwater Management: Plan and Funding Mechanism

REPORT TO THE BOARD OF MAYOR AND ALDERMEN

PREPARED BY: Ruth Viergutz Hawk, Community Development Director

SUBJECT: Ordinance 11-27, ordinance on 2nd reading to amend the Farragut Zoning Ordinance, Chapter 4. General Provisions and Exceptions, Section XX. Parking and Loading, A., 3. Number of parking spaces required, to clarify parking requirements established by the Board of Zoning Appeals

INTRODUCTION: This is a staff initiated amendment to the Zoning Ordinance text. Per Section XX. Parking and Loading, A. Off-Street Parking Requirements. 3. Number of parking spaces required.,

“The minimum number of off-street parking spaces provided in all districts at such time any building or structure is erected or enlarged or increased in capacity, shall be determined in accordance with the specific uses as set forth below. For uses not specifically mentioned herein, off-street parking requirements shall be determined by the Board of Zoning Appeals.”

DISCUSSION: Generally when an applicant comes to staff with a proposed use/site plan and the parking is not defined in the Zoning Ordinance, we recommend that they pursue a Zoning Ordinance text amendment. The amendment process takes 2-3 months and sometimes an applicant prefers to go to the Board of Zoning Appeals (BZA) to make a determination.

Over the years the BZA has made several parking determinations. The determinations were based on whether the use was similar to a use with parking requirements already established in the regulations or other best available information, such as the Institute of Traffic Engineers (ITE) Parking Generation Manual and Planning Advisory Service (PAS) Reports.

The following are parking determinations that have been made by the BZA:

Parking spaces for a day care center: 1/employee plus 1/25 children

Parking spaces for a pavilion developed as part of the residential recreational facilities:

Staff recommendation: 1/400 square feet of gross floor area of the pavilion or a minimum of three (3) parking spaces, whichever is greater

BZA action: 3/200 square feet of gross floor area of the pavilion

Parking spaces for arbors developed as part of the residential recreational facilities: Zero

Parking spaces for fountains developed as part of the residential recreational facilities: Zero

Staff is recommending that the Zoning Ordinance be amended to incorporate these parking requirements. Staff recommends the 1/400 square feet of gross floor area of the pavilion or a minimum of three (3) parking spaces, whichever is greater. The greater parking requirement required by the BZA is greater than restaurant parking and staff does not believe it would be warranted.

Attached please find a copy of Ordinance 11-27.

PROFESSIONAL RECOMMENDATION: Community Development Director, Ruth Hawk, recommends approval of Ordinance 11-27.

PLANNING COMMISSION RECOMMENDATION: On December 15, 2011, in a unanimous vote, the Farragut Municipal Planning Commission recommended approval of Ordinance 11-27.

PROPOSED MOTION: To approve Ordinance 11-27 as attached.

BOARD ACTION:

MOTION BY: _____ **SECONDED**

BY: _____

<u>VOTE/TOTAL</u>	<u>ELLIOTT</u>	<u>LAMARCHE</u>	<u>MARKLI</u>	<u>HONKEN</u>	<u>MCGILL</u>
YES	_____	_____	_____	_____	_____
NO	_____	_____	_____	_____	_____
ABSTAIN	_____	_____	_____	_____	_____