

FARRAGUT BOARD OF MAYOR AND ALDERMEN MINUTES

January 22, 2015

WORKSHOP

6:15 PM

Stormwater Ordinance Workshop

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 8, 2015
- VI. Ordinances**
 - A. Public Notice and Second Reading**
 - 1. **Ordinance 14-21**, An Ordinance to amend the text of the Farragut Zoning Ordinance, Ordinance 86-16, as amended, pursuant to authority granted by Section 13-4-201, Tennessee Code Annotated, by Amending Chapter 3. Specific District Regulations, Section XII. General Commercial District (C-1), by adding new requirements related to the mixed use town center district as outlined in the Farragut Comprehensive Land Use Plan.
 - 2. **Ordinance 14-22**, an Ordinance to adopt the area and text identified as Mixed Use Town Center, as shown on the Future Land Use Map in the Farragut Comprehensive Land Use Plan
 - 3. **Ordinance 14-23**, an Ordinance to amend the text of the Farragut Zoning Ordinance, Ordinance 86-16, as amended, pursuant to authority granted by Section 13-4-201, Tennessee Code Annotated, by amending Chapter 3. Specific District Regulations, Section XXVII. N. 6. Town Center District (TCD), Area Regulations, Land Area., to change minimum land area for development
 - 4. **Ordinance 14-24**, on first reading, to amend the text of the Farragut Zoning Ordinance, Chapter 3., Section XXIII. Telecommunication Tower Overlay Zone (T)., C. 1., to limit the overlay in the Mixed Use Town Center area outlined in the Comprehensive Land Use Plan

5. **Ordinance 14-25**, on first reading, to amend the text of the Farragut Zoning Ordinance, Chapter 3., Section XXVI., Planned Commercial Development District (PCD), as it relates to the Mixed Use Town Center area outlined in the Comprehensive Land Use Plan

VII. Business Items

- A. Approval of Request for Supplement from Fulghum MacIndoe & Associates for Additional Engineering Services – McFee/Wentworth Greenway Connector

VIII. Town Administrator's Report

IX. Town Attorney's Report

It is the policy of the Town of Farragut not to discriminate on the basis of race, color, national origin, age, sex, or disability 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 Farragut Board of Mayor and Aldermen met in a regular session on Thursday, January 22, 2015 at 7:00 p.m. Members present were Mayor McGill, Aldermen Honken, Markli and Pinchok; Alderman LaMarche was absent.

Approval of Agenda

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

Approval of Minutes

Motion was made to approve the minutes of January 8, 2015 as presented. Moved by Alderman Honken, seconded by Alderman Pinchok; voting yes, Mayor McGill, Aldermen Honken, Markli and Pinchok; no nays; Alderman LaMarche was absent; motion passed.

Ordinances

Public Notice and Second Reading

Ordinance 14-21, An Ordinance to amend the text of the Farragut Zoning Ordinance, Ordinance 86-16, as amended, pursuant to authority granted by Section 13-4-201, Tennessee Code Annotated, by Amending Chapter 3. Specific District Regulations, Section XII. General Commercial District (C-1), by adding new requirements related to the mixed use town center district as outlined in the Farragut Comprehensive Land Use Plan.

Clint Wolford, Parker Bartholomew, Ean Moffett, and Philip Royer all spoke to the board about adding a drive thru option to Ordinance 14-21. After much discussion a motion was made to approve Ordinance 14-21 on second and final reading as written and to direct staff to work on appropriate language for a drive thru option. Moved by Alderman Markli, seconded by Alderman Honken; voting yes, Mayor McGill, Aldermen Honken, Markli and Pinchok; no nays; Alderman LaMarche was absent; motion passed.

Ordinance 14-22, an Ordinance to adopt the area and text identified as Mixed Use Town Center, as shown on the Future Land Use Map in the Farragut Comprehensive Land Use Plan

Motion was made to approve Ordinance 14-22 on second and final reading. Moved by Alderman Honken, seconded by Alderman Markli; voting yes, Mayor McGill, Aldermen Honken, Markli and Pinchok; no nays; Alderman LaMarche was absent; motion passed.

Ordinance 14-23, an Ordinance to amend the text of the Farragut Zoning Ordinance, Ordinance 86-16, as amended, pursuant to authority granted by Section 13-4-201, Tennessee Code Annotated, by amending Chapter 3. Specific District Regulations, Section XXVII. N. 6. Town Center District (TCD), Area Regulations, Land Area., to change minimum land area for development.

Motion was made to approve Ordinance 14-23 on second and final reading. Moved by Alderman Honken, seconded by Alderman Markli; voting yes, Mayor McGill, Aldermen Honken, Markli and Pinchok; no nays; Alderman LaMarche was absent; motion passed.

Ordinance 14-24, to amend the text of the Farragut Zoning Ordinance, Chapter 3., Section XXIII. Telecommunication Tower Overlay Zone (T)., C. 1., to limit the overlay in the Mixed Use Town Center area outlined in the Comprehensive Land Use Plan

Motion was made to approve Ordinance 14-24 on second and final reading. Moved by Alderman Honken, seconded by Alderman Markli; voting yes, Mayor McGill, Aldermen Honken, Markli and Pinchok; no nays; Alderman LaMarche was absent; motion passed.

Ordinance 14-25, to amend the text of the Farragut Zoning Ordinance, Chapter 3., Section XXVI., Planned Commercial Development District (PCD), as it relates to the Mixed Use Town Center area outlined in the Comprehensive Land Use Plan

Motion was made to approve Ordinance 14-25 on second and final reading. Moved by Alderman Honken, seconded by Alderman Markli; voting yes, Mayor McGill, Aldermen Honken, Markli and Pinchok; no nays; Alderman LaMarche was absent; motion passed.

Business Items

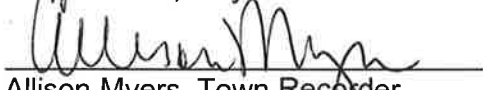
Approval of Request for Supplement from Fulghum MacIndoe & Associates for Additional Engineering Services – McFee/Wentworth Greenway Connector

Motion was made to approve the supplement request from Fulghum MacIndoe & Associates, Inc. for \$18,500. Moved by Alderman Honken, seconded by Alderman Pinchok; voting yes, Mayor McGill, Aldermen Honken, Markli and Pinchok; no nays; Alderman LaMarche was absent; motion passed.

Meeting adjourned at 7:45 PM



Ralph McGill, Mayor



Allison Myers, Town Recorder

REPORT TO THE BOARD OF MAYOR AND ALDERMEN

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Ordinance 14-21, on second reading, to amend the text of the Farragut Zoning Ordinance, Chapter 3., Section XII., General Commercial District (C-1), as it relates to the Mixed Use Town Center outlined in the Comprehensive Land Use Plan

BACKGROUND AND DISCUSSION:

On August 13, 2014 a joint planning commission and board of mayor and alderman workshop was held to initiate a discussion on how the Town could move forward with implementing Strategy 1 in the Comprehensive Land Use Plan (CLUP) – Bringing About a Downtown. At that workshop the staff presented different approaches that could be pursued.

Based on the feedback received, the most preferred approach was to work on amending the existing zoning districts associated with properties in the area identified as mixed use town center (MUTC) so that re-development (i.e. where interior and/or exterior improvements to an existing building exceeds 50% of the current value of such building) and new development would be consistent with the effort to bring about a downtown. The staff notified all of the property owners in the MUTC so that they were aware of what was being considered. The owners were encouraged to attend subsequent planning commission meetings when this would be discussed in more detail. At their meeting on August 21, 2014, the planning commission confirmed their desire for the staff to pursue text amendments that would help to incrementally bring about a downtown in the area identified at MUTC.

At the September 18, 2014 planning commission meeting, the staff presented an initial draft of recommended changes to the C-1 (General Commercial) Zoning District that would encourage a built environment consistent with the appearance and function of a downtown. The staff focused on the C-1 Zoning District because most of the MUTC properties fall within this zoning designation. Within the C-1 Zoning District, the staff created a new section. This section included:

- 1) A general description and purpose (this addressed why we have this section and what we are trying to accomplish);
- 2) A list of uses that would be allowed in the MUTC. These uses were patterned largely after those permitted in the Town Center District (TCD) and the Business District Four Story (BD-4). One point made by the staff was that this would not affect existing uses that may not be listed as being allowed in the MUTC but that are currently in operation within the MUTC. The permitted uses outlined in this section would only apply to re-development and new development. To be consistent with the character descriptions in the CLUP for the MUTC, the list of uses that were included in this section would not be auto intensive and would be associated with a more pedestrian friendly plan of development. Some uses, such as residential on non-ground floor levels, that are not permitted in C-1 would be permitted for properties zoned C-1 in the MUTC;
- 3) Building façade requirements that would ensure that new buildings or re-developed buildings would have a timeless appearance with a significant masonry element. This would help distinguish the MUTC area and provide it with a built environment that would be consistent with a traditional downtown;
- 4) Low impact development requirements that would provide property owners with more flexibility to use innovative and visually appealing techniques to handle stormwater runoff;

- 5) Adjustments to setback requirements that would provide more flexibility in the placement of buildings and that would encourage buildings to be situated closer to the street;
- 6) Modifications to height regulations that would provide for taller buildings that would incorporate the opportunity for residential on the non-ground floors; and
- 7) Parking space allocations for mixed use buildings that would be based on the parking needs as governed by the uses permitted on the different floors of the building. Also included were provisions for encouraging shared parking.

The planning commission reviewed the initial draft and, along with some comments received by the public, the staff made some adjustments and presented a second draft to the planning commission for their meeting on October 16, 2014. This draft was discussed and some additional modifications were requested. At the November 20, 2014 planning commission meeting, the staff presented a third revision to the proposed changes to the C-1 Zoning District as applied to properties within the MUTC. This revision is reflected in Ordinance 14-21 and was approved unanimously by the planning commission via Resolution PC-14-14. This third revision included the following additional modifications:

- 1) Some minor adjustments to uses permitted (such as permitting small hotels and allowing outdoor theatres);
- 2) An increase in the lot coverage from 70% to 80% (this would provide for some additional flexibility in design and site arrangement and an incentive to a property owner);
- 3) Clarifying that buildings must at least have the appearance of a two story building as viewed from all building elevations;
- 4) Separating parking space requirements for single use buildings, such as a small hotel, vs. mixed use buildings;
- 5) Provisions for outdoor site lighting that would encourage consistency and more decorative light fixtures in the MUTC area; and
- 6) Provisions for prohibiting box or cabinet style signs on new buildings (this sign style would not be compatible with the architecture that is being encouraged in the MUTC).

Along with Ordinance 14-21, included in your packets is a version of the amendments which includes commentary and illustrates where changes have been made during the course of developing this ordinance. **Please note that in Section F. 10., Parking Spaces Required., the last sentence has been corrected to add the words “and fourth floors” and is stated as follows:**

One (1) parking space per seven hundred and fifty (750) square feet of gross floor area for the third and fourth floors.

RECOMMENDATION BY:

Ordinance 14-21 is consistent with both the CLUP and the Strategic Plan. In terms of the CLUP, Ordinance 14-21 would directly promote Strategy 1 – Bringing About a Downtown, Strategy 3 – Encouraging Greater Housing Choice, Strategy 7 – Enhancing our Identity, and Strategy 8 – Plan for Remaining Vacant Properties. In terms of the Strategic Plan, Ordinance 14-21 would promote Goal 2 – Strengthen the Local Economy, and Goal 4, Objectives 5 and 6, which encourage consistency with Town plans and more beautiful corridors and development.

At their meeting on November 20, 2014, the planning commission recommended 7-0 to approve Resolution PC-14-14 which recommends approval of Ordinance 14-21. The staff also recommends approval of Ordinance 14-21.

PROPOSED MOTION:

To approve Ordinance 14-21, on second reading, to amend the text of the Farragut Zoning Ordinance, Chapter 3., Section XII., General Commercial District (C-1), as it relates to the Mixed Use Town Center outlined in the Comprehensive Land Use Plan.

BOARD ACTION:

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

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

REPORT TO THE BOARD OF MAYOR AND ALDERMEN

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Ordinance 14-22, on second reading, for the Board of Mayor and Aldermen to adopt, by ordinance, the area and text identified as Mixed Use Town Center, as shown on the future land use map in the Comprehensive Land Use Plan

BACKGROUND:

This item is related to the proposed ordinance text modifications (Ordinance 14-21) to the C-1 Zoning District for properties shown as being within the Mixed Use Town Center (MUTC) on the future land use map in the Comprehensive Land Use Plan (CLUP). Since the area identified as MUTC is being called out for zoning related provisions in the zoning ordinance, this area and the applicable text associated with this area must be adopted by ordinance. This will tie the zoning ordinance wording to a map and text that has been adopted by ordinance.

DISCUSSION:

When the CLUP was updated in late 2012 it was adopted by resolution by the planning commission but was not adopted by ordinance by the Board of Mayor and Aldermen. This approach was primarily selected because it would provide more flexibility and, when applicable, a less burdensome amendment process with regards to land use related decisions. The request at this time and that is reflected in Ordinance 14-22 is for the Board of Mayor and Aldermen to adopt only the MUTC portion of the CLUP. The adoption of this specific area by ordinance will help to advance the implementation of Strategy 1 of the CLUP – Bringing About a Downtown. Adopting the MUTC area and text, as outlined in Ordinance 14-22, will mean that any future land use decisions or approvals involving properties within the MUTC will be required to be consistent with the CLUP as it relates to the MUTC.

Since the adoption of this portion of the CLUP is advancing the most desired strategy that was identified during the public process of updating the CLUP, the legal authority for such action is well established in the Tennessee Code Annotated. This has been discussed with the town attorney and there is a solid legal basis, as provided for in the Tennessee Code Annotated (TCA), for adopting selected components of the CLUP. Again, this area and text are being adopted by ordinance in order to advance an important component of the CLUP.

RECOMMENDATION BY:

Similar to Ordinance 14-21, Ordinance 14-22 is consistent with both the CLUP and the Strategic Plan. In terms of the CLUP, Ordinance 14-22 would directly promote Strategy 1 – Bringing About a Downtown, Strategy 3 – Encouraging Greater Housing Choice, Strategy 7 – Enhancing our Identity, and Strategy 8 – Plan for Remaining Vacant Properties. In terms of the Strategic Plan, Ordinance 14-22 would promote Goal 2 – Strengthen the Local Economy, and Goal 4, Objectives 5 and 6, which encourage consistency with Town plans and more beautiful corridors and development.

At their meeting on November 20, 2014, the planning commission recommended 7-0 to approve Resolution PC-14-15 which recommends approval of Ordinance 14-22. The staff also recommends approval of Ordinance 14-22.

PROPOSED MOTION:

To approve Ordinance 14-22, on second reading, for the Board of Mayor and Aldermen to adopt, by ordinance, the area and text identified as Mixed Use Town Center, as shown on the future land use map in the Comprehensive Land Use Plan.

BOARD ACTION:

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

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

REPORT TO THE BOARD OF MAYOR AND ALDERMEN

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Ordinance 14-23, on second reading, to amend the text of the Farragut Zoning Ordinance, Chapter 3., Section XXVII. Town Center District (TCD), N. 6., Area Regulations, Land Area, to change the minimum land area for development

BACKGROUND:

During the discussions with the planning commission related to the Mixed Use Town Center (MUTC), one suggestion that was initiated by the staff was to revisit the minimum land area requirement for a property to be considered for a rezoning to the Town Center District (TCD).

DISCUSSION:

When the TCD Zoning District was created in 2007 it was tailored to fit a concept plan that was being considered at that time for a large scale downtown style development on a large vacant tract adjacent to the Town Hall property. Consequently, as currently provided for in the zoning ordinance, the minimum lot size for a property to be considered for a TCD rezoning is fifteen (15) acres.

Unfortunately the large scale development of a downtown did not proceed and, since that time, the Transportation and Land Use Policy Plan that was approved in 2001 was updated as the Comprehensive Land Use Plan (CLUP). The CLUP was adopted by the planning commission in December of 2012 and included an area identified as MUTC that was a preferred location for a downtown.

Within the MUTC, there are a number of parcels that are smaller than 15 acres but that, as part of an incremental development of a downtown, would be good candidates for a rezoning to TCD. Consequently, the staff is proposing to encourage more flexibility with the TCD Zoning District by removing the 15 acre minimum lot size. The proposed minimum lot size would be one (1) acre like other commercial and office zoning districts.

RECOMMENDATION BY:

Similar to Ordinances 14-21 and 14-22, Ordinance 14-23 is consistent with both the CLUP and the Strategic Plan. In terms of the CLUP, Ordinance 14-23 would directly promote Strategy 1 – Bringing About a Downtown, Strategy 3 – Encouraging Greater Housing Choice, Strategy 7 – Enhancing our Identity, and Strategy 8 – Plan for Remaining Vacant Properties. In terms of the Strategic Plan, Ordinance 14-23 would promote Goal 2 – Strengthen the Local Economy, and Goal 4, Objectives 5 and 6, which encourage consistency with Town plans and more beautiful corridors and development.

At their meeting on November 20, 2014, the planning commission recommended 6-0-1 (one commissioner abstained) to approve Resolution PC-14-16 which recommends approval of Ordinance 14-23. The staff also recommends approval of Ordinance 14-23.

PROPOSED MOTION:

To approve Ordinance 14-23, on second reading, to amend the text of the Farragut Zoning Ordinance, Chapter 3., Section XXVII. Town Center District (TCD), N. 6., Area Regulations, Land Area, to change the minimum land area for development.

BOARD ACTION:

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

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

REPORT TO THE BOARD OF MAYOR AND ALDERMEN

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Ordinance 14-24, on second reading, to amend the text of the Farragut Zoning Ordinance, Chapter 3., Section XXIII. Telecommunication Tower Overlay Zone (T)., C. 1., to limit the overlay in the Mixed Use Town Center area outlined in the Comprehensive Land Use Plan

BACKGROUND:

During the planning commission meetings related to the Mixed Use Town Center (MUTC), there was significant discussion concerning uses that would be appropriate for a MUTC. One use that was deemed inappropriate was a telecommunications tower. Consequently, as part of Ordinance 14-21 which involved amendments to the C-1 Zoning District, substations and telecommunication towers were specifically prohibited for properties zoned C-1 and that are within the MUTC. Ordinance 14-24 expands this objective and does not permit a rezoning to the Telecommunication Tower Overlay (T) Zoning District for any properties, not just those zoned C-1, within the MUTC.

DISCUSSION:

The area identified as MUTC in the Comprehensive Land Use Plan (CLUP) is fairly limited in size. Consequently, the impact of a new and potentially very visible use that would be incompatible with the development of a downtown could be significant. Currently, telecommunication towers are not permitted on properties zoned residential. Ordinance 14-24 expands this restriction to cover the relatively small MUTC area in order to promote Strategy 1 – Bringing About a Downtown - of the CLUP.

Included in your packet is the resolution and ordinance related to this amendment and a version of the amended language which illustrates where the proposed change has been made.

RECOMMENDATION BY:

Similar to Ordinances 14-21, 14-22, and 14-23, Ordinance 14-24 is consistent with both the CLUP and the Strategic Plan. In terms of the CLUP, Ordinance 14-24 would directly promote Strategy 1 – Bringing About a Downtown, Strategy 7 – Enhancing our Identity, and Strategy 8 – Plan for Remaining Vacant Properties. In terms of the Strategic Plan, Ordinance 14-24 would promote Goal 2 – Strengthen the Local Economy, and Goal 4, Objectives 5 and 6, which encourage consistency with Town plans and more beautiful corridors and development.

At their meeting on December 18, 2014, the planning commission recommended 8-0 to approve Resolution PC-14-17 which recommends approval of Ordinance 14-24. The staff also recommends approval of Ordinance 14-24.

PROPOSED MOTION:

To approve Ordinance 14-24, on second reading, to amend the text of the Farragut Zoning Ordinance, Chapter 3., Section XXIII. Telecommunication Tower Overlay Zone (T)., C. 1., to limit the overlay in the Mixed Use Town Center area outlined in the Comprehensive Land Use Plan.

REPORT TO THE BOARD OF MAYOR AND ALDERMEN

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Ordinance 14-25, on second reading, to amend the text of the Farragut Zoning Ordinance, Chapter 3., Section XXVI., Planned Commercial Development District (PCD), as it relates to the Mixed Use Town Center area outlined in the Comprehensive Land Use Plan

BACKGROUND:

When ordinance amendments related to the Mixed Use Town Center (MUTC) area were being formulated with the planning commission, it was mentioned by staff that the properties where the MUTC designation was established were currently zoned predominantly General Commercial (C-1). Consequently, Ordinance 14-21 was initially developed to address these C-1 properties and ensure that they would be developed and re-developed in a manner consistent with the MUTC as described in the Comprehensive Land Use Plan (CLUP).

DISCUSSION:

Though smaller in area, a portion of the MUTC is also currently zoned Planned Commercial Development District (PCD). Consequently, for consistency purposes, Ordinance 14-25 applies the use and design provisions established in Ordinance 14-21 for properties zoned C-1 to those properties zoned PCD. This language will help to advance the implementation of Strategy 1 of the CLUP – Bringing About a Downtown. Additionally, as part of Ordinance 14-25, some language in Sections B.5 and D.2.a., of the PCD provisions are being updated to reflect the latest adopted plans.

Included in the packet is the resolution and ordinance related to this amendment and a version of the amended language which illustrates where the proposed changes have been made.

RECOMMENDATION BY:

Similar to Ordinances 14-21, 14-22, 14-23, and 14-24, Ordinance 14-25 is consistent with both the CLUP and the Strategic Plan. In terms of the CLUP, Ordinance 14-25 would directly promote Strategy 1 – Bringing About a Downtown, Strategy 3 – Encouraging Greater Housing Choice, Strategy 7 – Enhancing our Identity, and Strategy 8 – Plan for Remaining Vacant Properties. In terms of the Strategic Plan, Ordinance 14-25 would promote Goal 2 – Strengthen the Local Economy, and Goal 4, Objectives 5 and 6, which encourage consistency with Town plans and more beautiful corridors and development.

At their meeting on December 18, 2014, the planning commission recommended 8-0 to approve Resolution PC-14-18 which recommends approval of Ordinance 14-25. The staff also recommends approval of Ordinance 14-25.

PROPOSED MOTION:

To approve Ordinance 14-25, on second reading, to amend the text of the Farragut Zoning Ordinance, Chapter 3., Section XXVI., Planned Commercial Development District (PCD), as it relates to the Mixed Use Town Center area outlined in the Comprehensive Land Use Plan.

BOARD ACTION:

AGENDA NUMBER VII. A.MEETING DATE January 22, 2015**REPORT TO THE BOARD OF MAYOR AND ALDERMEN****PREPARED BY:** Darryl W. Smith, PE**SUBJECT:** Approval of Request for Supplement from Fulghum MacIndoe & Associates for Additional Engineering Services – McFee/Wentworth Greenway Connector

INTRODUCTION: The purpose of this item is the approval of a supplement request from Fulghum MacIndoe & Associates for additional engineering services related to the recently completed McFee/Wentworth Connector project.

STRATEGIC PLAN: This project is applicable to Goal 5 of the Strategic Plan, "Expand Leisure Amenities (Venues and Programs), Objective 2: Extend the Greenway System, and Objective 4: Increase pedestrian connectivity within Farragut."

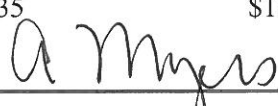
BACKGROUND: The Board approved a contract with Fulghum MacIndoe & Associates in February, 2011 for design of the bridge and greenway connecting the Wentworth Subdivision greenway to our own sidewalk and greenway on McFee Road. The project was designed according to the original scope of services contained within that contract, but further consideration as the project neared the construction phase dictated a more detailed design of several elements (please see attached description of additional services). While the additional design work comes with an obvious cost, most of the additional effort was required to show a more complete design to potential bidders, resulting in lower bids and fewer possibilities of change orders.

The attached request from Fulghum MacIndoe & Associates includes a total cost of \$18,500, which will increase our contract amount from \$51,900 to \$70,400.

The original project cost for the McFee/Wentworth connector was \$262,435. Due to the additional engineering services the total project cost will be \$280,935. The additional cost will be funded through the Greenway Connectors line item in the CIP budget.

FINANCIAL SECTION:**Project:** 310-43910-280, Pedestrian/Greenway Connectors

<u>Project Budget</u>	<u>Requested Amount</u>	<u>Expenditures to Date</u>	<u>Remaining Amount</u>
\$280,935	\$18,500	\$260,020.44	\$2,414.56

Approved By: **RECOMMENDATION BY:** Darryl Smith, Town Engineer, for approval.**PROPOSED MOTION:** Approval of Supplement Request from Fulghum MacIndoe & Associates, Inc. for \$18,500.**BOARD ACTION:****MOTION BY:** _____ **SECONDED BY:** _____VOTE/TOTALMCGILLLAMARCHEHONKENMARKLIPINCHOK

YES

NO

ABSTAIN

