



Legislation Details (With Text)

File #: 16-0889 **Version:** 1 **Name:** Harpeth Square Reimbursement Costs for SS & Water

Type: Contract/Agreement **Status:** Passed

File created: 10/7/2016 **In control:** Board of Mayor & Aldermen

On agenda: 11/8/2016 **Final action:** 11/8/2016

Title: Consideration of Resolution 2016-80, A Resolution Granting Additional Funding/Support to the Harpeth Square Project and Authorizing the City Administrator to Modify the Agreement for Reimbursement of Cost for Sanitary Sewer and Water Distribution Improvements Between the City of Franklin and Harpeth Associates LLC. (COF Contract No. 2014-0345) as Necessary to Effectuate Such Changes. (10/25/16 WS).

Sponsors: Paul Holzen

Indexes:

Code sections:

Attachments: 1. 16-0089 Submitted COF 2014-0345 Amendment 1 - Revised Exhibits.pdf, 2. COF 2014-0345 Harpeth Square Recovery Agreement -Amendment 1_JM, 3. COF 2014-0344 and COF 2014-0345, 4. 2016-80 RES Harpeth Square Dev_Contract 2014-0345 Amnd 1.Law Approved (2)

Date	Ver.	Action By	Action	Result
11/8/2016	1	Board of Mayor & Aldermen	approved	Pass
10/25/2016	1	Work Session	referred	

DATE: October 7, 2016

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Vernon Gerth, Assistant City Administrator
Paul Holzen, Director of Engineering

SUBJECT:
Consideration of Resolution 2016-80, A Resolution Granting Additional Funding/Support to the Harpeth Square Project and Authorizing the City Administrator to Modify the Agreement for Reimbursement of Cost for Sanitary Sewer and Water Distribution Improvements Between the City of Franklin and Harpeth Associates LLC. (COF Contract No. 2014-0345) as Necessary to Effectuate Such Changes. (10/25/16 WS).

Purpose

The purpose of this memorandum is to provide information to the Board of Mayor and Aldermen (BOMA) for the consideration of Amendment No. 1 to the Agreement for Reimbursement of Costs for Sanitary Sewer and Water Distribution Improvements (COF Contract No. 2014-0345) with Harpeth Associates LLC for the Harpeth Square PUD Subdivision.

Background

The original agreement was approved by the BOMA on March 16, 2015. The agreement required water

distribution improvements and sanitary sewer improvements. The sanitary sewer improvements required the re-routing of a sanitary sewer main around a building located at the intersection of Bridge Street and 2nd Ave. at an estimated cost of \$100,000. These improvements are now being re-evaluated due to the re-development of the Center for Historic Preservation (f/k/a the Old, Old Jail). The water distribution improvements required the upsizing of the existing water main located on 2nd Ave. at an estimated cost of \$203,750.00.

The Harpeth Square Development is in the process of finalizing the design and is requesting additional City participation. Below is a summary of the requested funding:

- Request 1: Due to the re-development of the Center for Historic Preservation (f/k/a the Old, Old Jail) the Developer and City staff have agreed to remove the required offsite sanitary sewer improvements from the Agreement. The City is working with Civil & Environmental Consultants, Inc. (CEC) to finalize the plans and will bid this project out as a City managed capital improvement project.
- Request 2: The Developer has updated the estimated cost associated with the water distribution improvements along 2nd Ave. The revised estimated cost is \$315,908.00. The Development is estimated to generate a total of \$69,771.00 in Water Access Fees. The Developer has requested an additional City contribution in the amount of \$112,158.00 for the water distribution improvements. The City of Franklin Water and Sanitary Sewer specifications read as follows: "The minimum size water main shall be 8" unless otherwise approved or required by the WMD [Water Management Department]. The minimum size water line in commercial areas shall be 10" unless otherwise approved or required by the WMD". City staff is seeking direction from the Board on how to proceed with this request. While participation is not required, the Board can make a contribution to help offset the developer's capital cost.

Financial Impact

\$ 69,771	Reimbursement of Water Access Fees
<u>\$112,158</u>	<u>Additional contribution to water distribution improvements along 2nd Ave.</u>
\$181,929	Total Financial Impact

Recommendation

Staff recommends approval of Resolution 2016-80 to include Request 1. Staff is seeking input from the Board to determine how to proceed with Request 2.