



Legislation Text

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DATE: August 25, 2016

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Paul Holzen, City Engineer
Jonathan Marston, Assistant Director of Engineering
Ben Worley, ROW Agent/Project Manager

SUBJECT:

Consideration of Resolution 2016-51, Authorizing Right-of-Way and Easement Acquisition for the Franklin Road Project, From 1,700 Feet South of Moores Lane to Concord Road (8-25-16 CIC 4-0)

Purpose

The purpose of this memo is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning Resolution 2016-50, Authorizing Right-of-Way and Easement Acquisition for the Franklin Road Project, from 1,700 feet south of Moores Lane to Concord Road.

Background

On March 24, 2008, the BOMA approved Resolution 2008-09, which committed the City of Franklin to participate in the Tennessee Department of Transportation (TDOT) and City of Brentwood (COB) Franklin Road Improvements Project (TDOT P.E. No. 94004-127-04) by acquiring the right-of-way and easements within the City of Franklin that are necessary for the project. On April 9, 2014, the BOMA approved Amendment No. 3 to TDOT Agreement No. 050013 (COF Contract No. 2011-0190) which further obligated the City to acquire all rights-of-way and easements located in the City Limits that are necessary for the Franklin Road project. More specifically, the City's commitment allows the extension of the project to Cumberland Park Drive, which allows for the full build-out of the intersection at Moores Lane.

Below is a list of the properties and appraised values:

<i>Tract</i>	<i>Property Owner</i>	<i>Appraised Value</i>
2	Gateway Village Residential, LLC	\$2,400.00
2B	Camden Commons I, LLC	\$110,500.00
2C	CVHC9, LLC	\$75,200.00
2D	FOR 6, LLC	\$13,150.00
4A	Gateway Community Church	\$82,300.00

If any of the property owners do not agree to settle for the appraised amount or are not able to settle for any reason, then the appraised value will be sent to State of Tennessee Attorney General for condemnation proceedings on behalf of the State of Tennessee. The City will be responsible for any and all costs associated with the condemnation proceedings including attorney fees, court costs and any additional settlement amounts.

Financial Impact

The total appraised value of the properties in question is \$283,550. The final cost will include the actual cost of property, closing costs, attorney fees, attorney settlements, and any increased costs due to condemnation. At this time, a final total, beyond the actual property cost of \$283,550, is unknown. The Engineering Department will work closely with the Finance Department and City Administration to determine the most appropriate and available source of funding.

Recommendation

Staff recommends approval of Resolution 2016-50.