

RESOLUTION 20-118

A RESOLUTION AUTHORIZING FULL ROAD CLOSURE ON KEDRON ROAD FOR CONSTRUCTION OF A WESTBOUND LEFT TURN LANE AT THE ENTRANCE TO COLUMNS ON MAIN

WHEREAS, the City of Spring Hill has approved construction plans to provide for the widening of Kedron Road at the entrance to Columns on Main to install a westbound left turn lane; and

WHEREAS, ECI contacted City staff requesting a partial closure of Kedron Road utilizing flagmen in the immediate vicinity of the entrance to Columns on Main in order to construct the required westbound left turn lane and associated improvements along Kedron Road; and

WHEREAS, while ECI is prepared to implement a full or partial closure in order to complete the required public infrastructure improvements on Kedron Road, upon conferring with City departments including emergency services the preferred approach from City staff is consideration for a full closure with a provision for local-only and emergency access between the hours of 9:00 AM to 3:00 PM, Monday through Saturday, for five (5) weeks beginning on the date of commencement of construction; and

WHEREAS, Kedron Road shall be open to all through traffic from Monday through Saturday, inclusive, between the hours of 3:00 PM and 9:00 AM and all day on Sunday; and

WHEREAS, the request from ECI includes a preliminary full road closure plan attached hereto to be implemented during the five (5) week full street closure period that provides local-only access and emergency access during road closure periods; and

WHEREAS, the full road closure plan is the preferred plan for City departments including emergency services to eliminate potential traffic backups onto Main Street and to provide a safe work zone and the most expedient time period for completion of the required public improvements on Kedron Road; and

WHEREAS, an updated traffic control and erosion control plans shall be prepared and submitted for approval by the City Engineer prior to beginning construction; and

WHEREAS, ECI shall provide to the City of Spring Hill a performance bond or other acceptable form of financial surety in a sufficient amount for the construction of the westbound turn lane on Kedron Road.

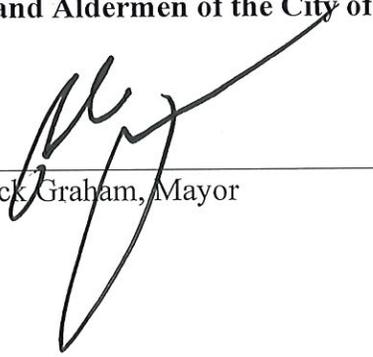
NOW, THEREFORE BE IT RESOLVED, that the City of Spring Hill Board of Mayor and Aldermen:

1. Authorizes the full road closure of Kedron Road as illustrated on the attached preliminary full road closure plan to allow for the construction of a westbound left turn lane into the Columns on Main to begin within twenty (28) days following approval of updated traffic control and erosion control plans by the City Engineer

and provision of required performance bond or other form of acceptable financial surety and to then proceed to complete said public infrastructure improvements within five (5) weeks from date of commencement.

2. ECI shall submit an updated traffic control plan that includes provisions for local-only and emergency access during closure and erosion control plan to the City Engineer for approval prior to commencement of work.
3. ECI shall provide to the City of Spring Hill a performance bond or other acceptable form of financial surety for the construction of the westbound turn lane and associated improvements on Kedron Road in a sufficient valuation as confirmed by the City Engineer. The performance bond shall be maintained by ECI until such time as the construction of the westbound turn land and associated improvements on Kedron Road have been satisfactorily completed as determined by the City Engineer.
4. Once the Performance Bond or other acceptable form of financial surety has been received and accepted by the City, the Building Inspector is authorized by the Board of Mayor and Aldermen to issue a Certificate of Occupancy for two (2) of the three (3) remaining residential condominium buildings, one (1) detached garage, one (1) pool, and/or one (1) trash compactor ("remaining buildings and/or facilities") following inspection and a determination made by the Building Inspector that said remaining building and/or facility conform with applicable City standards provided, however, that one (1) Certificate of Occupancy shall be withheld from issuance by the Building Inspector until such time as the construction of the westbound turn lane and associated improvements on Kedron Road have been satisfactorily completed as determined by the City Engineer after which time the Building Inspector may issue a Certificate of Occupancy for the one remaining residential condominium building.

Passed and Adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee on the 17th day of August.



Rick Graham, Mayor

ATTEST:



April Goad, City Recorder

LEGAL FORM APPROVED:



Patrick Carter, City Attorney



REQUEST: **Resolution 20-118 – Full Road Closure at Kedron Road and Columns on Main**

Resolution 20-118A – Lane Closure Continuous Southbound/Detour Northbound at Kedron Road and Columns on Main

Resolution 20-118B – Lane Closure Two-Way Traffic Alternating Southbound and Northbound ay Kedron Road and Columns on Main

SUBMITTED BY: **Thomas S. Wolf, P.E., City Engineer**

DATE: **August 17, 2020**

ATTACHMENTS: **Resolutions 20-118, 20-118A and 20-118B Preliminary Full Road Closure Plan, Preliminary Directional Road Closure Plan and Preliminary Traffic Control Plan**

PURPOSE:

To allow the closure of Kedron Road, an arterial road, from 9:00 AM to 3:00 PM Monday through Saturday, in order to construct a required westbound left turn lane into Columns on Main. The developer working with City staff has identified three different alternatives for consideration by the Board involving various forms of closure that include: 1) full closure for a five (5) week period (Resolution 20-118); 2) partial closure involving a lane closure with continuous southbound traffic and detouring northbound traffic for a twelve (12) week period (Resolution 20-118A); and 3) or partial closure involving a lane closure with 2-way traffic alternating southbound and northbound for a twelve (12) week period (Resolution 20-118B).

BACKGROUND:

When a closure of a collector or arterial street is necessary to complete construction work or other purposes, as a matter of practice the Board of Mayor and Aldermen will review and authorize such closures.

ECI, the developer of Columns on Main, initially submitted a road closure request for consideration by the Board of Mayor and Aldermen in November 2019 that requested a full closure of Kedron Road in order to complete the required street improvement project. The Board deferred the request in November and again in December 2019 noting the need for the applicant to address the amount of time requested and to include financial penalties should the

work not be completed in a timely manner. The request was reviewed by the Board in January 2020 at which time the Board tabled the matter. Subsequently, ECI recently submitted a request for a partial closure where flaggers would be utilized in order to maintain controlled traffic flow along the partial road closure. Following receipt of the request ECI met with City departments including emergency services at which time the consensus of City staff was to consider a full closure in order to prevent traffic from backing up onto Main Street while also providing a safe work zone for completing the work and a more expedient time period within which to complete the work.

Certificates of Occupancy

During the recent Board of Mayor and Aldermen work session concerns were expressed by the Board regarding the issuance of certificates of occupancy for various structures within the project when required public infrastructure had not yet been completed by the developer. The development plans for the project were approved under the provisions of the prior Zoning Ordinance. According to Article XII, Section 2.3 of the Zoning Ordinance:

"No land or building or part thereof hereafter erected or altered in its use or structure shall be used until the Building Inspector shall have issued a certificate of occupancy stating that such land, building, or part thereof, and the proposed use thereof are found to be in conformity with the provisions of this Ordinance.

Within three (3) days after notification that a building or premises or part thereof is ready for occupancy or use, it shall be the duty of the Building Inspector to make a final inspection thereof and to issue a certificate of occupancy if the land, building, or part thereof and the proposed use thereof are found to conform with the provisions of this ordinance; or if such certificate is refused, to state refusal in writing with the cause."

There are multiple structures and improvements contained within the project including residential condominium buildings, detached garages, community building, community pool, and trash compactor that required the issuance of building permits. To date, a total of twelve certificates of occupancy have been issued by the City that include residential condominium buildings (8), detached garages (3), and community building (1). There are six remaining buildings and improvements that will require the issuance of a certificate of occupancy including residential condominium buildings (3), detached garage (1), pool (1), and trash compactor (1). The Building Inspector will not issue certificates of occupancy on the remaining buildings and improvements until such time that public infrastructure improvements along Kedron Road have been satisfactorily completed as determined by the City Engineer to be in conformity with approved development plans and provisions of the Zoning Ordinance unless otherwise instructed by the Board of Mayor and Aldermen or other boards and commissions having jurisdiction in this matter.

ECI has requested in consideration of the provision of a Performance Bond or other form of acceptable financial surety to ensure completion of the westbound turn lane on Kedron Road that as the remaining buildings and improvements requiring certificates of occupancy be allowed to be issued by the Building Inspector upon completion of the buildings and improvements while the public infrastructure work along Kedron Road may not yet be completed. Any such exception will need to be authorized by the Board of Mayor and Aldermen or other board or commission having jurisdiction.

Columns on Main is an approved multi-family residential development with access onto Kedron Road. The westbound left-hand turn lane was identified as a recommended street improvement in a Traffic Impact Analysis presented by ECI. The required turn lane is reflected on site plan documentation presented by ECI and subsequently approved by the Planning Commission as a requirement for the project. The site plan was approved under the previous Zoning Ordinance.

The turn lane was identified as a necessary improvement to Kedron Road in order to provide turning movements into the multifamily site while maintaining a north through lane of traffic.

ECI Construction has provided information for three (3) different road closure alternatives for consideration by the City in order to complete the construction of the required westbound left-hand turn lane into Columns on Main.

Performance Bond

Public infrastructure improvements being performed within public rights-of-way by a developer require the posting of a performance bond or other acceptable form of financial surety to ensure completion of the public infrastructure improvements. Following completion of the public infrastructure work, the performance bond is then converted to a maintenance bond for a minimum period of one year. The City Engineer erred in not requiring a performance bond from ECI prior to the beginning of construction for the entire multifamily project as financial surety for the construction of the required westbound turn lane on Kedron Road. However, in consideration of the pending request from ECI for closure of Kedron Road in order to complete required public infrastructure improvements, a performance bond or other form of acceptable financial surety should be required by the City as a condition of approval to provide sufficient financial surety to ensure the completion of the required westbound left turn lane and associated improvements. Each resolution prepared by City staff reflects the requirement for ECI to provide the City with a performance bond or other form of acceptable financial surety to ensure completion of the required street improvement project.

Full and Partial Closure Alternatives

Each of the alternatives are summarized as follows:

- 1) Resolution 20-118
Full closure in both directions of Kedron Road in the vicinity of the entrance to Columns on Main for a five (5) week period. Local-only traffic and emergency access will be available at all times during road closure.
- 2) Resolution 20-118A
Partial closure involving a single lane closure in the vicinity of the entrance to Columns on Main involving providing continuous southbound traffic and detouring northbound traffic for a twelve (12) week period.
- 3) Resolution 20-118B
Partial closure involving a single lane closure in the vicinity of the entrance to Columns on Main providing 2-way traffic alternating southbound and northbound with the use of flaggers at either end of closure to manage traffic during the closure each day for a twelve (12) week period.

City staff reviewed each alternative using the following considerations in evaluating the merits of each:

- The construction period (ranged from 5 weeks to 12 weeks for each alternative)
- Traffic safety (single lane closure vs. full closure)
- Work Zone safety (single lane closure vs. full closure)

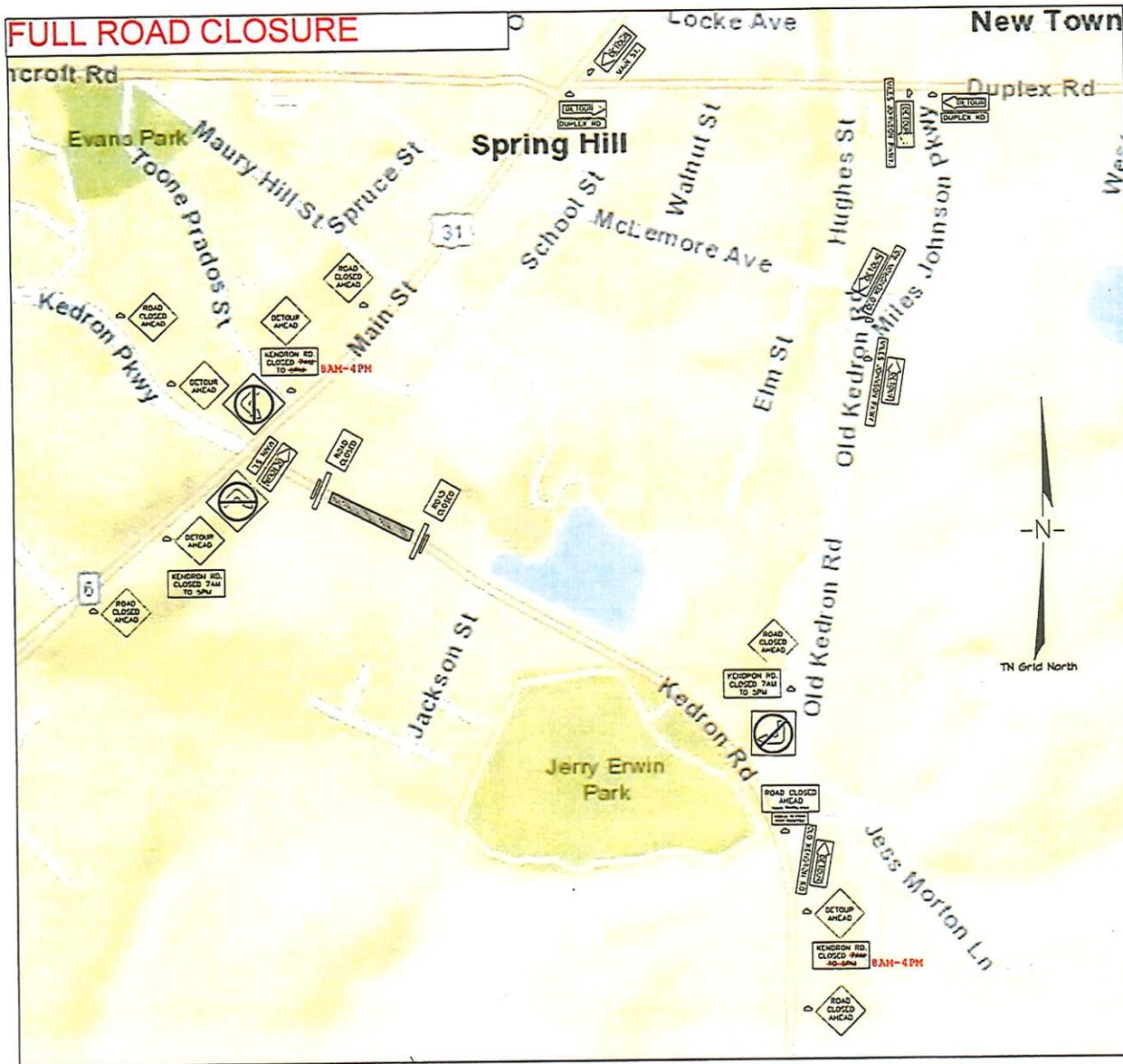
- Emergency access (single lane closure vs. full closure including access to affected residences and businesses)
- Traffic circulation and detour plan
- Impact and disruption to affected residences and small businesses on Kedron Road

Based upon these various considerations, City departments including emergency services and first responders prefer the full closure alternative that provides the shortest duration of closure time period to expedite completion of the required work as well as providing a safe work zone and traffic circulation and detour plan along with local only and emergency access for affected residences and small businesses located within the area closed to through traffic. The full closure also eliminates or reduces the likelihood of traffic backing up onto Main Street during closure periods further enhancing vehicle safety for those affected by the closure.

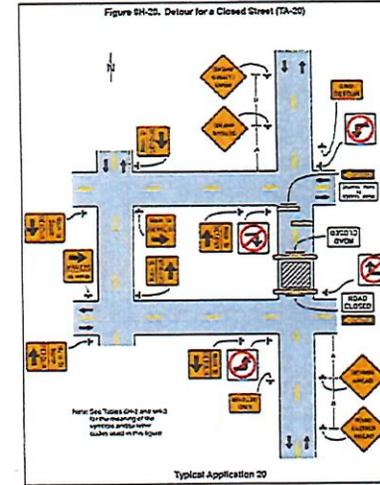
STAFF RECOMMENDATION:

City staff recommends the alternative for full closure of Kedron Road for a five (5) week period as provided in Resolution 20-118. Full closure is the preferred option for City departments including emergency services in order to provide the safest work zone during construction and the most expedient means for completing the work in a timely manner. The full closure option also eliminates or reduces the possibility for traffic backups onto Main Street from Kedron Road during the closure period. Local-only and emergency traffic access will be provided during the closure period. As contained in the resolution, ECI is required to provide an updated erosion control plan as well as a traffic control plan that includes measures for emergency response and local-only traffic control to affected residences and businesses. In addition, ECI is also required to provide the City with a performance bond or other form of acceptable financial surety to ensure the completion of the required westbound turn lane and associated improvements on Kedron Road that will remain in place until such time as the project is satisfactorily completed as determined by the City Engineer.

EXHIBIT RESOLUTION 20-118

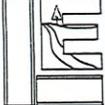


1 SITE LAYOUT
C1 120



- NOTES:
1. ALL TRAFFIC CONTROL DEVICES AND ACTIVITIES SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD).
 2. SIGN SPACING IS CONSIDERED TO BE URBAN LOW SPEED, THEREFORE SPACING IS 100 FEET BETWEEN SIGNS AND 100 FEET FROM WORK AREA.
 3. TRAFFIC CONTROL DEVICES SHALL NOT BE DISPLAYED OR ERRECTED UNLESS RELATED CONDITIONS ARE PRESENT NECESSITATING WARNING WHEN DEVICE USAGE IS SPORADIC. THE DEVICES SHALL BE REMOVED OR FULLY COVERED WHEN CONDITIONS NECESSITATING THEIR USE ARE NOT PRESENT.
 4. ACCESS SHALL BE MAINTAINED TO ALL PROPERTIES AT ALL TIMES DURING CONSTRUCTION. DURING TIMES WHEN ACCESS IS SEVERELY RESTRICTED DUE TO CONSTRUCTION, CONTRACTOR PERSONAL SHALL BE AVAILABLE TO ASSIST DRIVERS TO TRAVERSE THE WORK AREA AND ACCESS PROPERTIES. PROVISIONS SHALL BE MADE TO EXPEDITE THE MOVEMENT OF EMERGENCY VEHICLES THROUGH THE WORK AREA.
 5. IT IS THE RESPONSIBILITY OF THE PERSONNEL TO IMPLEMENT THIS TRAFFIC CONTROL PLAN AS INDICATED AND TO MAKE APPROPRIATE ADJUSTMENTS AS FIELD DETERMINED. THE SAFETY AND CONVENIENCE OF THE GENERAL PUBLIC AND THE RESIDENTS ALONG THE PROPOSED CONSTRUCTION AREA SHALL BE PARAMOUNT IN THESE AND ALL OTHER RELATED ACTIVITIES.





LAUREN ENGINEERING SERVICES, PLLC
 Lauren Shihabov, P.E.
 PO Box 153
 Cookeville, TN 38503
 (931)319-4738 ph.
 lauren@laureneng.com



TRAFFIC CONTROL PLAN
KENDRON ROAD CLOSURE
5426 MAIN STREET PROJECT
 SPRING HILL, TN

Date: January 3, 2020
 Revisions:

L.E.S. Project Number:
 20-01

C1

20-01