

**TOWN OF BRIGHTON
BOARD OF MAYOR AND ALDERMEN MEETING
SPECIAL CALLED MEETING**

March 19, 2018

6:30 PM

CALL TO ORDER, PLEDGE OF ALLEGIANCE & INVOCATION

The meeting was called to order by Mayor Sarah Crocker at 6:37p.m. The Pledge of Allegiance to the flag was led by the Board of Mayor and Aldermen. Ms. Ann Blackmon gave the invocation.

ROLL CALL

Present

Sarah Crocker, Mayor
Stephanie Chapman-Washam, Alderwoman
Jason Dittrich, Alderman
Kenny Hall, Alderman
George Smith, Alderman

Absent

Others Attending: Tammy McKinney, Town Recorder Johnny Payne, Public Works Director
William Wooten, Town Attorney David Braden, Poplar Grove Utility
Ken King, Town Engineer John Chlarson, MTAS
Ronnie Neill, MTAS

Guests: Sara Jo Hernandez, The Leader; Jo and Wanda Thomason, 520 Wylie Drive; Larry Marshall, 459 Carrington Ave; Tom and Tonya Priggel, 230 Woodshire Lane; Julia Ayotte, 167 Woodshire Lane; Michael and Diann Sorensen, 161 Gladman St; Brad Richardson, 538 Bloomington Dr; Monte Temple, 80 Windward Place; Byron James, 570 Bloomington Dr; Emily Chan, 697 Wylie Drive; Kristen and Scot Wanser, 254 Woodshire Lane; Shane and Renee Greer, 68 Woodshire Lane; Stephanie Murray, 14 N Main St; Jackie Reece, 913 E Kenwood Ave; Ann Dye, 500 Wylie Drive; Rick Downing, 249 Carrington Ave and Harold Hudson, 249 Carrington Ave ; Shawn Coleman, 240 Carrington Ave

OPENING REMARKS

Mayor Crocker wanted to let the guests know that at tonight's meeting Mr. Chlarson will be proposing a plan to the Town for repairing the drainage issues. During tonight's meeting, he we only be addressing Woodlawn Plantation. However, the Town is aware of other issues, such as the Carrington and McLister subdivisions. She gave Mr. Chlarson the floor.

Mr. Chlarson has been with University of Tennessee's Municipal Technical Advisory Service for 20 years. He is a licensed civil engineer and he practiced for many years before going to MTAS. They have been requested to come look at the drainage issues several times throughout the years. The problem is the piping network in Woodlawn Plantation is constructed of corrugated metal pipe (CMP). CMP in this area is good for 25 to 30 years. The soil in West Tennessee is acidic which makes for a very harsh environment for CMP. He borrowed some information from a publication by the US Department of Agriculture Forestry Division on maintenance of CMP. They talked about the different conditions of

pipng being minor, medium and major. Woodlawn Plantation is somewhere in between medium and major. When you are between minor and maybe up to the medium, you can sometimes do what is called "slip lining". This doesn't require digging up the pipe but instead line it where it will quit leaking. But when you get into medium and the major where you lose that structural ability to hold soil up and it starts caving in, you have gone too far. You will have to dig it up and replace it. He believes that prior to starting this project, we need to find out the whole scope of the damage other than what has been seen by holes being created on the ground. How many undiscovered holes in the pipe are just waiting to collapse? The Town needs to contract a company with a camera rig and tv all the lines. They could get you a good recording of the entire pipe and let you know whether it can be partially replaced, totally replaced or still in good condition and don't need to be replaced at this time. We are almost positive there are going to be other pipe failures that we haven't seen yet. Based on the existing complaints that we had, we went out to Woodlawn and started following the holes and checking the pipes. They identified areas that are indeed need of repair or replacement along with some of the inlets that are involved. We took that information and developed a cost estimate. You have to go in and remove and replace the inlets; you have to go in and remove and replace the pipe; the removed pipe will need to be hauled off and disposed of; you will have the engineering costs; you will have inspection costs; you will have contingency costs for discovered utilities or property damage which will all need to be built in the cost estimate. They estimated cost just for the "discovered problems that the Town is aware of right now" will be \$440,000.00 to \$460,000.00. This does not include cameraing. They sent a letter stating that before locking in the scope of this project; getting the engineering done and seeking financing; the Town should have Woodlawn Plantation cameraed to get the true extent of the damage so you can make a more informed decision. Then the Town will need to get a professional engineer firm involved. After evaluating the results, the Town will need to make a decision on the repairs and get another cost estimate and move forward financing.

Alderman Dittrich said one of the main reasons for calling everyone in here was not only to get a comprehensive list of all the issues that are known but to also give everyone an idea of the magnitude of cost we are looking at. Mr. Chlarson continued by saying that the Town has tried for years to deal with bits and pieces of this. It's not been an effective way to do it. To get the best value for your money, you would get a much better price if you bid it out as a large project. The amount of money that you are looking at; you would want to know for sure the best way and the least expensive way to get this fixed.

Larry Marshall, 459 Carrington

Mr. Marshall said the piping in his subdivision appears to be plastic. The storm drains are sinking into the asphalt. In behind the storm drains, it is creating holes. Mayor Crocker verified that his property is included in this cost estimate. Mr. Chlarson said it sounded like the pipe has leaks in the inlet itself or there's leaks where the pipe goes into the inlet. It could be from poor design or lack of inspection or poor installation or all the above. Alderman Dittrich added in this case the pipe hasn't failed, it's the inlets that have failed.

Shawn Coleman, 240 Carrington Ave

Mr. Coleman says his entire yard is impacted by this...whether it's sinkholes in the front and/or back yard or it's flooded, etc. Mr. Chlarson told him that all they were asked to investigate in Carrington were the two inlets where they had complaints. He knows nothing about the rest of Carrington and he is not in the position to answer. Alderman Dittrich said they would be interested in not only doing a camera in Woodlawn but Carrington and McLister also. Mr. Coleman wants to verify that those who's entire yard is effected by those inlets be included in the cost estimate and not just the areas around the inlets. Mayor Crocker asked "so what you are asking is if we fix the pipe, are we going to be fixing your yard too?" He doesn't know the exact answer to that question due to the fact that he doesn't know what is causing his issue. But yes if there are side effects of the inlet damage, then yes he would expect his yard to be fixed

too. Alderman Hall said that's the reason for the camera. It will shoot a video of the whole pipe system and not just the inlets. Alderman Dittrich said that will be something that they will take a look at during the design and we will lean on our engineer to help make that determination. Mr. Coleman asked what would be the exact layout when you come and look at a property. He hopes that the homeowners will have the opportunity to speak with you about the issues they are having when you evaluate their property. He thinks that it shouldn't be something that is done during the day when people aren't at home instead something that can be scheduled. Mr. Chlarson said that they are pretty much done evaluating. Going forward, they are here to assist the Town with things like financing.

Mr. Coleman is concerned about the long amount of time that it will take to get this project completed. He wanted to know if there was anything that could be done (a temporary permanent fix) to get the sinkholes filled so he could enjoy his yard in the meantime. Mr. Wooten, Town Attorney, stated that the Town does not have authority to go on private property to make corrections. We can assist and correct issues if it caused by the Town. When you get into a specific situation, it becomes a legal issue as to if we even have the authority to come on your property. Mr. Coleman said he is talking about a hole that has already been filled by the Town before. Mr. Chlarson said if the Town has done it in error in the past doesn't mean they should do it in error in the future. Mr. Chlarson recommended to the Town that when these holes appear, they should get out there with that mesh construction fabric and fence posts and fence those holes off until they get them repaired. Mr. King spoke with someone earlier today about the tv camera procedure and he stated that if a pipe needs to be cleaned out, the more pricey the job will be. If you fill your holes, it will wash back into that eroded pipe. Mr. Coleman asked if the contractor would be able to repair the issues during the winter months. Alderman Dittrich answered yes as far as excavating and installing the pipe but the asphalt patching not so much. Mr. Chlarson said it can be done but it's going to be a mess. You are a lot better off doing it during the summer months.

Shane Greer, 68 Woodshire

He wanted to know if it would be after the entire piping system was scoped before the Town started making any type of repairs. Mr. Chlarson stated that to tv the network wouldn't take very long to complete. Then you can set the scope of the entire project. The design of the project is not going to be that complicated. The construction and inspection phase of it will be a little more involved.

Mr. Greer also asked "on the average how long does it usually take for the bidding process to choose a contractor for a job?" Alderman Dittrich replied that it takes maybe a month for the bidding process.

Mr. Greer asked "how much longer are we going to have to wait to find everything else out?" Mr. Chlarson asked Mr. King if the construction could be phased so that the areas where the problems that have existed the longest could be completed first. Mr. King said it could.

Unidentified Man

Does this involve the roadways where the water won't go very far and just start settling in your yard? Mr. Chlarson said if in the existing roadway design where the water isn't making it to the inlets, then this project is not going to change that. Alderman Hall asked "is there not an inlet there at all?" The unidentified man said there is an inlet but one side is higher than the other so it just puddles up in his front yard. The grade of the road is not allowing the water to flow properly into the inlet. Mr. Chlarson said the road was either installed improperly or the drainage was originally designed improperly or a new asphalt overlay needs to be put on it.

Tonya Priggel, 230 Woodshire Lane

Mrs. Priggel wanted to know how the CMP passed inspection. David Braden replied. He and Mr. King have looked at the plats that were submitted to the Town at that time. The review on the plats was for street and utilities. It didn't mention the drainage. The engineer overseeing the project was not working for the Town. He was working for the subdivision developer. Mr. King added that the statute of limitations is long over.

Mr. Chlarson stated that the resident inspection on a construction project involves doing the backfill over the top of pipes, under the road or next to a drainage structure...it helps to make sure the pipe doesn't settle; the ground on top of it doesn't settle; or the road doesn't end up settling. Unfortunately, this is where a lot of cities try to save money. They don't wait to pay to have someone out there doing inspections for the entire project. The resident inspection ends up costing as much as the engineer. On the other hand, if you don't have someone out there making sure they are getting good compaction; using the right materials; installing it properly; it doesn't matter how good of set of plans you have if it doesn't get built right.

Unidentified Man

He asked if updates would be available on the Town's website. Alderman Dittrich thought that was a great idea. Alderman Hall said the projects will also be discussed at every Board Meeting so it will be in the minutes as well.

Jackie Reece, 913 E Kenwood

Mr. Reece asked if the Town would be getting to other areas of Brighton. She doesn't live in either subdivision but she has drainage issues as well. She has attended a prior meeting about her issue before. From what she has been told, the sidewalk drains in front of her house aren't large enough to carry the load of the leaves and water. She had pictures to show the Board of Mayor and Aldermen. Alderman Dittrich remembers her attending a meeting. He drove by her house sometime after that. The road is flat and doesn't have any street gutters. Mayor Crocker said the road was paved a few years ago. Alderman Dittrich asked Mr. King if he could go by and survey her issue. Mr. King said the side ditch (according to her pictures) was on private property. Ms. Reece said she would take care of the side ditch. The sidewalk drains should be in the right of way.

Rick Downing, 249 Carrington

Mr. Downing has spoken to Mr. Johnny Payne, Brighton Public Works Director. He lives across the street from Mr. Coleman. They live at the lowest part of the subdivision. His yard from early October to March is a soup bowl. It stays saturated. Mr. Payne said the retention pond is across from his home. Not only is he getting the rain water, he is also getting the runoff from Lucy Kelly.

Recap

Mayor Crocker said the advertisement for camera bids will be in the paper next Thursday. The Town will take bids through April 13th. There will be a Special Called Meeting held on April 16th to accept a bid. Mr. Neill suggested that the Town instructs their city engineer to handle this bid process.

Mrs. Priggel asked how long the tv camera process should take? Mr. Chlarson said it depends on how many crews they have on site and how many lines they will need to clean out. Mr. King estimated 2 to 3 months.

Mr. Wooten reminded everyone that they haven't even spoken about the funding for this project yet.

Mayor Crocker has already spoken to State Representative Debra Moody and USDA about funding but we need to know final numbers first.

ADJOURNMENT

Alderwoman Chapman-Washam made a motion to adjourn the meeting. The motion was seconded by Alderman Hall. All approved. Motion carried. The meeting adjourned at 7:45p.m.

Sarah Crocker, Mayor

Tammy McKinney, Recorder