

CIF041421PW20

Louisville Metro Council City Agency Request
Neighborhood Development Fund (NDF)
■ Capital Infrastructure Fund (CIF)
Municipal Aid Program (MAP)
Paving Fund (PAV)


Primary Sponsor: Councilman Stuart Benson

Amount: \$20,000 **Date:** 3/25/2021

Description of program/project including public purpose, additional funding sources, location of project/program and any external grantee(s):
 Tucker Station Roadway Safety Improvements Project adding a turning lane between S Pope Lick and Sycamore Station Road

City Agency: Louisville Metro PublicWorks
Contact Person: Jeff Brown
Agency Phone: 502.574.0065

I have reviewed this request for an expenditure of city tax dollars, and have determined the funds will be used for a public purpose and have the attached documentation from the receiving department concerning the project/expenditure.

20	<input type="checkbox"/>		\$20000.00	3/25/2021
District #		Council Member Signature	Amount	Date

Approved by: _____
 Appropriations Committee Chairman Date

Clerk's Office & OMB Use Only:

Request Amount: _____ Amended Amount: _____
 Reference #: CIF041421PW20 To OMB: _____
 Budget Revision #: _____
 Account #: _____
 To Project Manager: _____ Completion Date: _____
 Actual Cost: _____ Funds Returned: _____

Department/Project: **Public Works/**
Tucker Station Road Safety Improvement Project

Additional Signatures

I have reviewed this request for an expenditure of city tax dollars, and have determined the funds will be used for a public purpose.

Council Member Signature and Amount

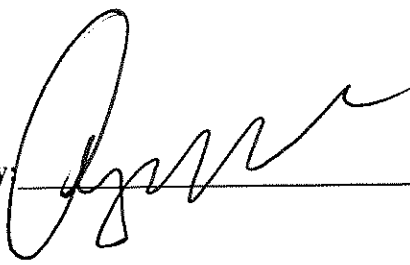
District 1	_____	\$ _____
District 2	_____	\$ _____
District 3	_____	\$ _____
District 4	_____	\$ _____
District 5	_____	\$ _____
District 6	_____	\$ _____
District 7	_____	\$ _____
District 8	_____	\$ _____
District 9	_____	\$ _____
District 10	_____	\$ _____
District 11	_____	\$ _____
District 12	_____	\$ _____
District 13	_____	\$ _____
District 14	_____	\$ _____
District 15	_____	\$ _____
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District 19	_____	\$ _____
District 20	_____	\$ _____
District 21	_____	\$ _____
District 22	_____	\$ _____
District 23	_____	\$ _____
District 24	_____	\$ _____
District 25	_____	\$ _____
District 26	_____	\$ _____

NDF, CIF, MAP OR PAV INTERAGENCY CHECKLIST

Interagency Name: **Public Works** Tucker Station Road Safety Improvement Project

Program/Project Name:

	Yes/No/NA
Request Form: Is the Request Signed by all Council Member(s) Appropriating Funding?	Yes <input type="checkbox"/>
Request Form: If matching funds are to be used, are they disclosed with account numbers in the request form description?	No <input type="checkbox"/>
Request Form: If matching funds are to be used, does the amount of the request exclude the matching fund amount?	NA <input type="checkbox"/>
Request Form: If other funds are to be used for this project, are they disclosed with account numbers in the request form description?	NA <input type="checkbox"/>
Funding Source: If CIF is being requested, does Metro Louisville own/will own the real estate, building or equipment? If not, the funding source is probably NDF.	Yes <input type="checkbox"/>
Funding Source: If CIF is being requested, does the project have a useful life of more than one year? If not, the funding source is probably NDF.	Yes <input type="checkbox"/>
Ordinance Required: Is the NDF request to a Metro Agency greater than \$5,000? If so, an ordinance is required.	Yes No <input type="checkbox"/>
Ordinance Required: Is the request a transfer from NDF to cost center? If so, is the amount given for the fiscal year \$25,000 or less?	NA <input type="checkbox"/>
Supporting Documentation: Does the attachment include a valid estimate and description of cost?	Yes <input type="checkbox"/>

Submitted by: 

Date: 3/25/2024

Webster, Angela

From: Brown, Jeffrey E
Sent: Wednesday, March 24, 2021 2:09 PM
To: Webster, Angela
Subject: Tucker Station Rd safety improvements between Sycamore Station & S Pope Lick

Public Works will accept \$20,000 for roadway safety improvements along Tucker Station Rd between S Pope Lick and Sycamore Station Rd.

Jeffrey Brown, PE
Assistant Director
Metro Public Works & Assets
444 S 5th St, 4th Fl
Louisville, KY 40202
Office 502-574-0065
Cell 502-773-3222
Jeffrey.Brown@LouisvilleKY.gov



DEPARTMENT OF PUBLIC WORKS AND ASSETS
LOUISVILLE, KENTUCKY

GREG FISCHER
MAYOR

VANESSA D. BURNS
Director

March 25, 2021

Mr. Brian Evans
Cityscape Residential
4201 Springhurst Blvd., Suite 204
Louisville, KY 40241

RE: System Development Charge Credit for Haven on Tucker at 1411 Tucker Station Rd

Dear Mr. Evans,

This letter is in response to your request dated 10/28/2020 for determination of credit under the System Development Charge (SDC) Ordinance No. 66, Series 2006, Chapter 164.17 - Exemptions and Credits, for roadway improvements proposed to Tucker Station Rd associated with the Haven on Tucker multifamily residential project, Case #17ZONE1005.

The widening of Tucker Station Rd is considered a non-site related roadway improvement that was required as a condition of plan approval and since Tucker Station Rd is identified as a "future bond" project, improvements made to the roadway as required by Binding Element #12 are eligible for a credit of the System Development Charge fee not to exceed the total cost of the improvements.

You can contact me at (502) 574-0065, if you need any additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeffrey Brown".

Jeffrey Brown, P.E.
Assistant Director
System Development Charge Administrator

Webster, Angela

From: Brown, Jeffrey E
Sent: Thursday, March 25, 2021 9:33 AM
To: Brian Evans; Webster, Angela
Subject: RE: Haven on Tucker - Tucker Station Road Widening
Attachments: SDC Refund Approval Haven on Tucker 20210325.pdf

Brian,
Sorry for not getting this to you sooner. Attached is your approval for the SDC credit for your records.

Jeffrey Brown, PE

From: Brian Evans <bevans@cityscaperesidential.com>
Sent: Sunday, March 21, 2021 11:44 AM
To: Webster, Angela <Angela.Webster@louisvilleky.gov>; Brown, Jeffrey E <Jeffrey.Brown@louisvilleky.gov>
Subject: RE: Haven on Tucker - Tucker Station Road Widening

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Angela,

Only \$92,500 of the scheduled work is from the SDC. Per the binding element (attached for reference), the developers exposure in aggregate is \$100,000 offset by a refund of the \$92,500 of SDC fees. This the Developer is responsible for \$7,500 after the application of the \$92,500 of SDC fees. Per my email of 3/1/21 (attached for reference), the total estimated cost of the project is \$117,341.

Jeff has previously stated that only \$92,500 of the SDC can be applied to this project. That would leave the balance of \$17,341 needing to be supplied by Councilman Benson.

I think perhaps we need another phone call amongst the three of us to discuss this tomorrow as we are ready to mobilize.

Until this is resolved, I am going to have the subcontractor hold on mobilizing.

Best,

Brian Evans
Vice President

CITYSCAPE RESIDENTIAL
Mobile: 502.528.1798
www.cityscaperesidential.com

From: Webster, Angela <Angela.Webster@louisvilleky.gov>
Sent: Sunday, March 21, 2021 11:29 AM
To: Brian Evans <bevans@cityscaperesidential.com>; Brown, Jeffrey E <Jeffrey.Brown@louisvilleky.gov>
Subject: Re: Haven on Tucker - Tucker Station Road Widening

It won't come from us it will come from the system development charge which is in public works budget. I will loop Jeff back in on this conversation for details.

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From: Brian Evans <bevans@cityscaperesidential.com>
Sent: Sunday, March 21, 2021 9:44:56 AM
To: Webster, Angela <Angela.Webster@louisvilleky.gov>
Subject: RE: Haven on Tucker - Tucker Station Road Widening

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Angela,

Now that we are mobilizing this week to get started and should be completed soon, can you walk me thru the process of how the reimbursement from the Councilman's office will work and what the timing of the payment will be.

Best,

Brian Evans
Vice President

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From: Webster, Angela <Angela.Webster@louisvilleky.gov>
Sent: Saturday, March 20, 2021 6:21 AM
To: Brian Evans <bevans@cityscaperesidential.com>
Cc: Brown, Jeffrey E <Jeffrey.Brown@louisvilleky.gov>; Stuber, Elizabeth W. <Elizabeth.Stuber@louisvilleky.gov>
Subject: RE: Haven on Tucker - Tucker Station Road Widening

Thank you.

From: Brian Evans <bevans@cityscaperesidential.com>
Sent: Friday, March 19, 2021 7:56 PM
To: Webster, Angela <Angela.Webster@louisvilleky.gov>
Cc: Brown, Jeffrey E <Jeffrey.Brown@louisvilleky.gov>; Stuber, Elizabeth W. <Elizabeth.Stuber@louisvilleky.gov>
Subject: RE: Haven on Tucker - Tucker Station Road Widening

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Angela,

I wanted to let you know that we have all of the approvals in place now with Metro and MSD and will begin the widening work next week. Pending weather, this should take about 10 days to complete. The fire hydrant relocation may take a little longer due to LWC, but should not hold up the pavement improvements.

Please let me know if you have any questions.

Best,

Brian Evans
Vice President

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From: Webster, Angela <Angela.Webster@louisvilleky.gov>
Sent: Thursday, March 11, 2021 7:22 PM
To: Brian Evans <bevans@cityscaperesidential.com>
Cc: Brown, Jeffrey E <Jeffrey.Brown@louisvilleky.gov>; Stuber, Elizabeth W. <Elizabeth.Stuber@louisvilleky.gov>
Subject: Re: Haven on Tucker - Tucker Station Road Widening

Thank you.

Sent from my iPhone, please excuse any typos.

On Mar 11, 2021, at 5:41 PM, Brian Evans <bevans@cityscaperesidential.com> wrote:

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Angela,

Yes, they are on board and have removed the contract language that was causing issues. I thought they would have let you know.

We had a preconstruction meeting yesterday with the subcontractor. As soon as we can get the MSD permit we will begin the work.

Thanks.

Brian Evans
Vice President
<image001.png>
Mobile: 502.528.1798
www.cityscaperesidential.com

From: Webster, Angela <Angela.Webster@louisvilleky.gov>
Sent: Wednesday, March 10, 2021 2:55 PM
To: Brian Evans <bevans@cityscaperesidential.com>
Cc: Brown, Jeffrey E <Jeffrey.Brown@louisvilleky.gov>; Stuber, Elizabeth W. <Elizabeth.Stuber@louisvilleky.gov>
Subject: Re: Haven on Tucker - Tucker Station Road Widening

Thanks for keeping me on the loop. Am I to take from this email that the water company is now on board. I didn't hear anything from Vince after I sent him the information.

Sent from my iPhone, please excuse any typos.

On Mar 10, 2021, at 11:08 AM, Brian Evans <bevans@cityscaperesidential.com> wrote:

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Thanks Jeff.

Brian Evans
Vice President
<image001.png>
Mobile: 502.528.1798
www.cityscaperesidential.com

From: Brown, Jeffrey E <Jeffrey.Brown@louisvilleky.gov>
Sent: Wednesday, March 10, 2021 10:40 AM
To: Brian Evans <bevans@cityscaperesidential.com>; Webster, Angela <Angela.Webster@louisvilleky.gov>
Cc: Stuber, Elizabeth W. <Elizabeth.Stuber@louisvilleky.gov>
Subject: RE: Haven on Tucker - Tucker Station Road Widening

It may take a week or two to process the reimbursement for the eligible SDC project

Jeffrey Brown, PE

From: Brian Evans <bevans@cityscaperesidential.com>
Sent: Wednesday, March 10, 2021 10:39 AM
To: Webster, Angela <Angela.Webster@louisvilleky.gov>; Brown, Jeffrey E <Jeffrey.Brown@louisvilleky.gov>
Cc: Stuber, Elizabeth W. <Elizabeth.Stuber@louisvilleky.gov>
Subject: RE: Haven on Tucker - Tucker Station Road Widening

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I have received the updated LWC agreement and will be dropping it off today.

The Notice of Construction for MSD is being submitted today, and we hope to mobilize and be under construction next week.

Flynn Brother Contracting will be performing the work and has estimated it will take approximately 3 weeks to complete all work (pending how quickly LWC can design the hydrant relocation).

Once the work is complete, and I submit invoices to each of you, do have a feel for how long the reimbursement will take? Just trying to plan cash flow.

Thanks.

Brian Evans
Vice President
<[image001.png](#)>
Mobile: 502.528.1798
www.cityscaperesidential.com

From: Webster, Angela <Angela.Webster@louisvilleky.gov>
Sent: Wednesday, March 3, 2021 12:34 PM
To: Brown, Jeffrey E <Jeffrey.Brown@louisvilleky.gov>
Cc: Brian Evans <bevans@cityscaperesidential.com>; Stuber, Elizabeth W. <Elizabeth.Stuber@louisvilleky.gov>
Subject: Re: Haven on Tucker - Tucker Station Road Widening

I am working with Vince guenthner at lwc.

Sent from my iPhone, please excuse any typos.

On Mar 3, 2021, at 11:01 AM, Brown, Jeffrey E <Jeffrey.Brown@louisvilleky.gov> wrote:

I can let Beth know that it is OK to waive the bond since this is an SDC project.

There may not be much I can do with the LWC and the easement requirement.

Jeffrey Brown, PE

From: Webster, Angela <Angela.Webster@louisvilleky.gov>
Sent: Tuesday, March 2, 2021 4:30 PM
To: Brian Evans <bevans@cityscaperesidential.com>
Cc: Brown, Jeffrey E <Jeffrey.Brown@louisvilleky.gov>
Subject: Re: Haven on Tucker - Tucker Station Road Widening

Jeff,

What are your thoughts on this on how we can facility moving forward as quickly as possible.

I will also reach out to the water company as well.

Angela

Sent from my iPhone, please excuse any typos.

On Mar 1, 2021, at 3:32 PM, Brian Evans <bevans@cityscaperesidential.com> wrote:

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Angela and Jeff,

I can't believe it is March 1st already. I wanted to give you an update on the status of the Tucker Station Turn Lane. I have pricing back on the improvements and MSD, Public Works and the Louisville Water Company have now reviewed and given preliminary approvals on the plans.

The total cost for the improvements came back at \$117,341. Please see the attached breakdown including the Sources of Funds.

There are 2 outstanding issues at the moment.

1. Public Works is requiring that a bond be posted. Can we forgo that requirement since the majority of the project is being paid for thru a reimbursement from Public Works?
2. There is an existing public fire hydrant at the far northern end of the property that has to be moved approximately 7' to the east. In order to do this, LWC is requiring an Agreement be signed. I don't have a problem signing an Agreement to do this, but there is language in the Agreement that would give LWC the right to request a 30' LWC easement on the Haven property. The existing and proposed location of the fire hydrant are within the Tucker Station Road right of way. When I asked LWC to take this provision out of the Agreement, the response came back "standard contract and can't be removed". I have not pushed this any farther yet, but the Owners of the property are not going to want to give LWC an open ended right to a 30' easement. I don't know if either of you have any thoughts on this.

I'm happy to jump on a call to discuss if that is easier, just let me know. Once the above 2 issues are resolved we will be ready to release the contract and get started.

Brian Evans
Vice President
<image001.png>
Mobile: 502.528.1798
www.cityscaperesidential.com

From: Webster, Angela
<Angela.Webster@louisvilleky.gov>
Sent: Monday, December 14, 2020 7:45 AM
To: Brian Evans <bevans@cityscaperesidential.com>
Cc: Brown, Jeffrey E <Jeffrey.Brown@louisvilleky.gov>
Subject: Re: Haven on Tucker - Tucker Station Road Widening

Thank you and happy holidays!

Sent from my iPhone, please excuse any typos.

On Dec 13, 2020, at 7:17 PM, Brian
Evans
<bevans@cityscaperesidential.com>
wrote:

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Metro. Do not click links or
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Hello Angela,

I wanted to give you an update on the
Tucker Station widening. Mindel Scott
submitted the plans to MSD, Public
Works and the Water Company on
Thursday for review. We have also sent
these plans out for bidding.

I suspect it will be after the first of the
year before we have comments and
pricing back.

In the meantime, please let me know if
you have any questions.

Best,

Brian Evans, PE
Vice President

Cityscape Residential
Mobile: (502) 528-1798

From: Justin Ray
<jray@mindelscott.com>
Sent: Thursday, December 10, 2020
9:13 AM
To: Dutrow, Mark B
<Mark.Dutrow@louisvilleky.gov>; David
Mulloy
<david.mulloy@louisvillemsd.org>
Cc: Brian Evans
<bevans@cityscaperesidential.com>

**Subject: Haven on Tucker - Tucker
Station Road Widening**

Mark & David,

I am getting ready to submit a hard copy of the attached plans to each of you, but since this project has been in hiatus for a bit, I did want to touch base with you guys to give you a heads up on this and hopefully avoid any confusion.

As a quick refresher on this, the developer of the Haven on Tucker Apartments had an ordinance that was passed attached to the development plan that we had to design the widening of the road along our frontage, but if it cost more than a set amount, the developer would just get the plans done and turn it over to the City for them to potentially use in the future. We did the plans and you guys reviewed them and we got to the verbal design approvals, but they did not do a bond or get the NOC submitted since the project was running higher than the number agreed to in the ordinance.

Since then, the developer across the street has installed the widening along their frontage. This brings down the amount of work for the developer of Haven, so they have been in contact with the office of the councilman who wanted to the widening and have agreed to get the project completed.

I have gone back and revised our plans to note what was completed by the other project across the street and these plans reflect that. We are proposing the widening along the Haven side of the roadway and will still mill and resurface the existing road. I am showing us milling back into the widening that has already been done but not going back to the edge of the road since we will be tying to a surface that was just done in the last 6 months or less.

In fact, the only thing we are proposing along the frontage of the project across the street is the installation of the rip rap apron at the south end of the widening

to transition the flow from the gutter to the roadside swale. Everything else appears to be installed over there with the other project.

You guys will get the official submittals of these plans soon, but as I mentioned, I thought I would go ahead and get you this to let you know what is going on out there. Once you get the plans, please let me know if you have any questions or concerns. If not, we will go ahead and get the bond quantities together and get a contractor on board so we can get our encroachment and site disturbance permits issued.

Justin Ray, PE

Design Engineer

JRay@MindelScott.com

5151 Jefferson Boulevard

Louisville, KY 40219

502-485-1508

<image003.jpg>

www.MindelScott.com

<Tucker Station Road Improvement
Plans (12-9-20).pdf>

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<Tucker Station Turn Lane Estimate 03.01.21.pdf>

From: [Benson, Stuart](#)
To: [Harward, Sonya](#)
Subject: Cif for tucker station safety improvement
Date: Friday, March 26, 2021 7:19:39 AM

Per our conversation, the difference in the request for \$20,000 which is over the actual \$17341 is approximately a 10 percent contingency for incidentals. If the overage is not used, public works will return the funds once the work is complete and the invoice paid.

Angela Webster

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