



May 4, 2012

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Russ Truell, Assistant City Administrator
Steve Sims, Assistant City Recorder & Court Clerk

SUBJECT: Consideration of Revision to Title 18 to Define Residential and Nonresidential Customers – IMPACT TO CUSTOMERS

Purpose

The purpose of this memorandum is to provide the Board of Mayor and Aldermen (BOMA) with information for the impact to customers resulting from changes define Residential customers and Nonresidential customers.

Background

This information stratifies certain selected customers affected by the standardization of rules for classifying customers. The change is needed to standardize definitions for applying monthly service fees, ensure predictability in pricing application for future development, support the water/sewer cost of service study and support the upcoming stormwater study.

This is brought on by existing inconsistencies in applying our billing standards.

Financial Impact

It is expected to very close to a revenue neutral proposition but sewer revenues should decline and residential solid waste revenues should increase.

There will be some customers who will benefit from the changes and some who not benefit. From the data reviewed, the overall impact is a loss of revenue to the City of \$0.77/month. However, this does not have the full impact of the impact on stormwater billings as information about the impervious surface is not available at this time.

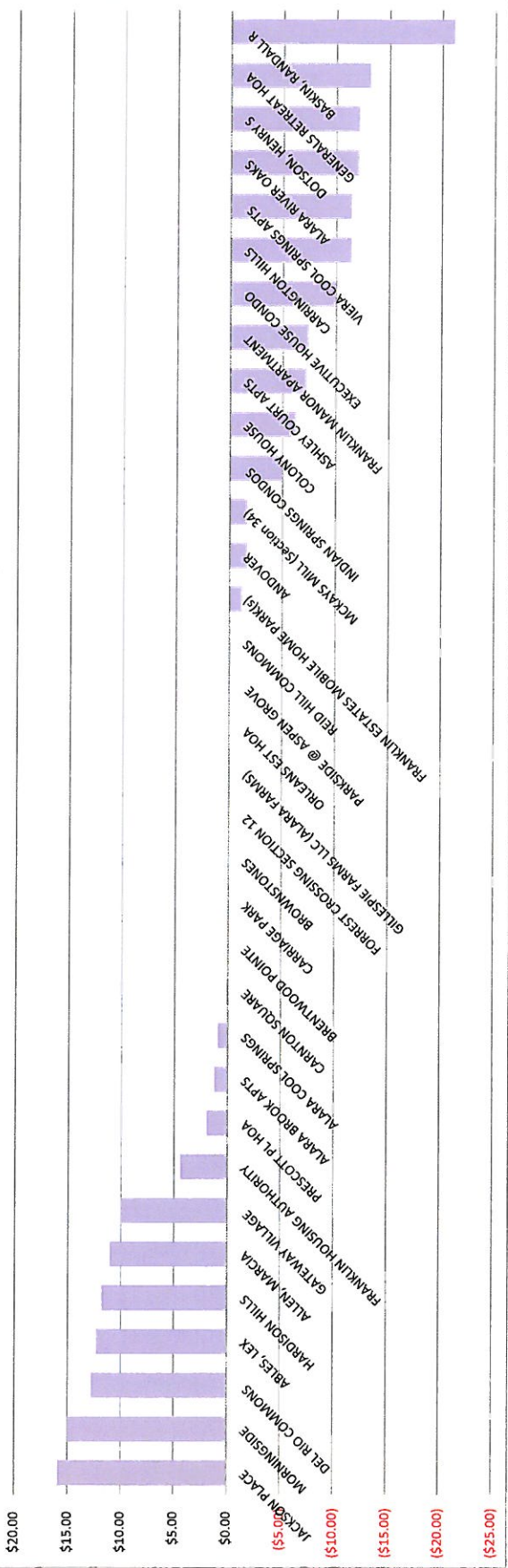
Customers primarily adversely impacted will be those privately owned attached residences that are not required to obtain and pay for city residential trash (e.g. Morningside, Del Rio Commons and Hardison Hills). Those positively impacted will those that are having multiple minimums applied (e.g. Generals Retreat, Alara River Oaks, and Viera Cool Springs).

Recommendation

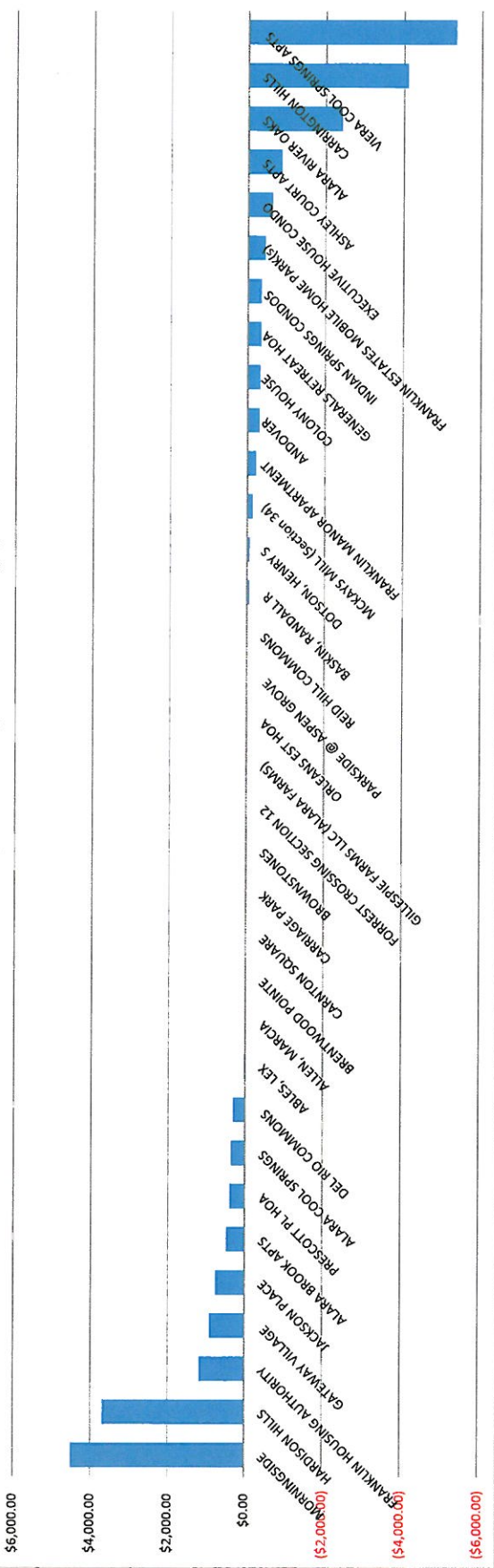
Consider the additional information and move to approve the revision to Title 18 as recommended and direct staff to revise Title 17 (Solid Waste) and Title 23 (Stormwater) to allow for consistency and standardization of customer classification across all services.

CITY of FRANKLIN
MONTHLY IMPACT FROM STANDARDIZING CUSTOMER CLASSIFICATION for SELECTED MULTIUNIT CUSTOMERS

MONTHLY IMPACT PER UNIT (based on April 2012 billings) - ALL SERVICES



TOTAL IMPACT TO CUSTOMER (based on April 2012 billings) - ALL SERVICES



MULTIUNIT CUSTOMERS ARE THOSE WITH MORE THAN ONE DWELLING UNIT SERVED FROM A SINGLE WATER METER (MASTER METERED)
 CURRENT PRACTICE IS TO ASSIGN MULTIPLE MINIMUMS FOR BILLING

CITY OF FRANKLIN
SELECTED PROPERTIES - PRICING IMPACT

B		D		E		H		AW			AX		AY		AZ		BA		BB		BC						
NAME of CUSTOMER		ADDRESS		U	I	379	PROPERTY CLASS - ASSESSOR (Property Tax)	ESTIMATED \$ IMPACT TO CUSTOMER (MONTHLY - using April 2012 billing)		TRASH (Resid Rollout is \$15; Comm is \$25)		STORM WATER		HOA or OWNER		GRAND TOTAL - IMPACT TO OWNER or TENANT IF MASTER METERED				COMMENTS							
1.	2.	3.	4.	5.	6.	7.	8.	9.	10.	11.	12.	13.	14.	15.	16.	17.	18.	19.	20.	21.	22.	23.	24.	25.	26.	27.	28.

CITY of FRANKLIN
SELECTED PROPERTIES - PRICING IMPACT

LINE	B	D	E	M	AW			AX	AY	AZ	BA	BB	BC
					AR	SEWER	WATER						
NAME of CUSTOMER		ADDRESS	UNIT	PROPERTY CLASS - ASSESSOR (Property Tax)	ESTIMATED \$ IMPACT TO CUSTOMER (MONTHLY - using April 2012 billing)			TRASH (Resid Rollout is \$15; Comm is \$25)	\$2.74	ERU	HOA or OWNER	GRAND TOTAL - IMPACT TO OWNER or TENANT IF MASTER METERED	COMMENTS
					WATER	SEWER			STORM WATER				
1			5379										
2													
3													
4													
5													
29		BROOKWOOD AVE	42										
30		SHAWNEE DR 1101	44										
31		CHEROKEE PL	43										
32	FRANKLIN HOUSING AUTHORITY	MATCHEZ ST 354-B-E	8		GOVT - US								
33		MATCHEZ ST 147	30										
34		PARK ST	22										
35		SPRING ST 100	63										
36		JOHNSON CIR	16										
37	FRANKLIN MANOR APARTMENT	ELEVENTH AVE N 217	32		COMMERCIAL								
38		N ROYAL OAKS BLVD 300	16										
39		N ROYAL OAKS BLVD 300	32										
40		N ROYAL OAKS BLVD 300 BLDG 9, BLDG 10	24										
41		N ROYAL OAKS BLVD 300 BLDG 8, BLDG 12	24										
42		N ROYAL OAKS BLVD 300 BLDG 11, BLDG 13	20										
43		N ROYAL OAKS BLVD 300 BLDG 14, BLDG 15	24										
44		N ROYAL OAKS BLVD 300 BLDG 16, BLDG 17	24										
45		N ROYAL OAKS BLVD 300 BLDG 18, BLDG 19	24										
46		N ROYAL OAKS BLVD 300 BLDG 20, BLDG 21	32										
47	VIERA COOL SPRINGS APTS	N ROYAL OAKS BLVD 300 BLDG 2, BLDG 4	32		COMMERCIAL								
48		N ROYAL OAKS BLVD 300 BLDG 22, 1, 3	48										
49		N ROYAL OAKS BLVD 300 CLUBHOUSE, BLDG 39	8										
50		N ROYAL OAKS BLVD 300 BLDG 36, 36, 35	32										
51		N ROYAL OAKS BLVD 300 BLDG 34, 37	16										

HAS UNIQUE CONTRACT WITH 20% RATE DISCOUNT - **ST RATE IS NOT APPROVED BY CODE**; NO ST BILLING FOR COMMON AREAS; NEED TO REVIEW CONTRACT FOR BUILDINGS BEING ADDED FOR DISCOUNTED RATE

ST RATE IS NOT APPROVED BY CODE; NO ST BILLING FOR COMMON AREAS;

ST RATE IS NOT APPROVED BY CODE; NO ST BILLING FOR COMMON AREAS

CITY of FRANKLIN
SELECTED PROPERTIES - PRICING IMPACT

B		D	E	M	AR	AW	AX	AY	AZ	BA	BB	BC
NAME of CUSTOMER		ADDRESS	UNITS	PROPERTY CLASS - ASSESSOR (Property Tax)	ESTIMATED \$ IMPACT TO CUSTOMER (MONTHLY - using April 2012 billing)					GRAND TOTAL - IMPACT TO OWNER or TENANT IF MASTER METERED	COMMENTS	
			5379		WATER	SEWER	TRASH (Resid Rollout is \$15; Comm is \$25)	\$2.74	STORM WATER	HOA or OWNER		
1												
2												
3												
4												
5												
52		N ROYAL OAKS BLVD 300 BLDG 32, 33	16		\$11.29	(\$149.31)	\$0.00	\$3,997.32	TBD	(\$4,156.32)	(\$0.77)	
53		N ROYAL OAKS BLVD 300 BLDG 30, 31	24		(\$38.78)	(\$237.17)	\$0.00	\$21.84	TBD	(\$254.11)	(\$10.59)	
54		N ROYAL OAKS BLVD 300 BLDG 29, 26	24		(\$22.04)	(\$238.79)	\$0.00	\$21.84	TBD	(\$238.99)	(\$9.96)	
55		N ROYAL OAKS BLVD 300 BLDG 25, 27, 28	24		(\$57.38)	(\$235.37)	\$0.00	\$21.84	TBD	(\$270.91)	(\$11.29)	
56		N ROYAL OAKS BLVD 300 BLDG 24, 23	24		(\$49.94)	(\$236.09)	\$0.00	\$21.84	TBD	(\$264.19)	(\$11.01)	
57	GATEWAY VILLAGE	FRANKLIN RD		COMMERCIAL and RESIDENTIAL CONDO	MVUD	\$0.00	NA	NA	TBD	\$0.00	\$0.00	
58	GATEWAY VILLAGE	FRANKLIN RD	91	RESIDENTIAL CONDO	MVUD	(\$0.00)	NA	NA	TBD	(\$0.00)	(\$0.00)	
59	GATEWAY VILLAGE	FRANKLIN RD			NA	\$0.00	\$910.00	NA	TBD	\$910.00	\$10.00	STORMWATER BILLING FOR SITE NEEDS TO BE ADDRESSED; SEWER IN ACCTS 096-22729-01 and 090-22730-01; BILLING AT RESID. LARGE RATE (CHECK);
60	GENERALS RETREAT HOA	COLUMBIA AVE 1435	27	RESIDENTIAL CONDO	(\$89.57)	(\$536.87)	\$270.00	NA	TBD	(\$356.44)	(\$13.20)	BILLING FOR UNITS IN SEWER & STORMWATER; ARE NOT BILLING FOR COMMERCIAL AND COMMON AREAS (PRIVATE STREETS?)
61	HARDISON HILLS	VARIOUS HILLS	312	RESIDENTIAL CONDO	\$0.00	\$0.00	\$3,405.00	\$283.92	TBD	\$3,688.92	\$11.82	STORMWATER BILLING IS RESIDENTIAL APT BASED ON # OF UNITS; FMC DOES NOT AUTHORIZE SPECIAL RATE FOR APPTS
62	INDIAN SPRINGS CONDOS	MURFREESBORO RD 1011	72	RESIDENTIAL CONDO	\$415.24	(\$837.35)	\$0.00	\$65.52	TBD	(\$356.59)	(\$4.95)	CHANGE CUSTOMER NAME (these are erroneously called APARTMENTS in DC)
63	JACKSON PLACE		48	RESIDENTIAL CONDO	\$0.00	\$0.00	\$720.00	\$43.68	TBD	\$763.68	\$15.91	NEED TO CORRECT ADDRESS IN DQ
64	MCKAYS MILL (Section 34)		85	RESIDENTIAL CONDO	MVUD	\$0.00	\$0.00	(\$139.40)	TBD	(\$139.40)	(\$1.64)	STORMWATER FOR COMMON AREAS? BILLING ST AT LARGE RATE AND PROBABLY SHOULD BE SMALL
65	MORNINGSIDE	VARIOUS	300	RESIDENTIAL CONDO	MVUD	\$0.00	\$4,500.00	\$0.00	NA	\$4,500.00	\$15.00	TRASH SERVICE IS NOT PROVIDED; WOULD BE SUBJECT TO TRASH CHARGE OF \$15/MONTH BUT COULD USE COF ROLLOUT OR DUMPSTER SERVICE
66	MORNINGSIDE OF FRANKLIN	MALLORY STATION RD	NA	FRATERNAL	NA	NA	NA	NA	\$0.00	\$0.00	\$0.00	STORMWATER BILLING FOR COMMON AREAS
67	MORNINGSIDE OF FRANKLIN (053 09904)	SUNRISE CIR 105	NA	FRATERNAL	NA	NA	NA	NA	\$0.00	\$0.00	\$0.00	STORMWATER BILLING FOR COMMON AREAS
68	MORNINGSIDE PHASE I	SUNRISE CIR 101	NA	FRATERNAL	NA	NA	NA	NA	\$0.00	\$0.00	\$0.00	STORMWATER BILLING FOR CLUBHOUSE?
69	MORNINGSIDE (HAURY & SMITH) (053 09903)	SUNRISE CIR 101	NA	FRATERNAL	NA	NA	NA	NA	\$0.00	\$0.00	\$0.00	STORMWATER BILLING FOR COMMON AREAS
70	ORLEANS EST HOA	HILLSBORO RD 1100	154	RESIDENTIAL CONDO	\$44.40	(\$1,751.71)	\$0.00	\$140.14	TBD	(\$1,567.17)	(\$10.18)	STORMWATER BILLING FOR COMMON AREAS?

CITY of FRANKLIN
SELECTED PROPERTIES - PRICING IMPACT

	B	D	E	M	AR	AW	AX	AY	AZ	BA	BB	BC
	NAME of CUSTOMER	ADDRESS	UNIT	PROPERTY CLASS - ASSESSOR (Property Tax)	WATER	SEWER	TRASH (Resid Rollout is \$15; Comm is \$25)	STORM WATER	ERU	HOA or OWNER	OWNER or TENANT IF MASTER METERED	COMMENTS
1	ESTIMATED \$ IMPACT TO CUSTOMER (MONTHLY - using April 2012 billing)											
2	5379											
3												
4												
5												
71	PARKSIDE @ ASPEN GROVE (078J A 005.00)	ASPEN GROVE DR 3201	130	RESIDENTIAL - CONDO	(\$159.20)	\$0.00	\$18,850.00	\$3,397.32	\$795.29	(\$4,156.32)	(\$0.77)	
72	PRESCOTT PL HOA	PRESCOTT PL	206	RESIDENTIAL - CONDO	\$546.02	(\$2,402.85)	\$2,060.00	NA	\$194.21	\$397.38	\$1.93	STORMWATER BILLING FOR COMMON AREAS?
73	REID HILL COMMONS	VARIOUS	107	RESIDENTIAL - CONDO	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	STORMWATER BILLING FOR COMMON AREAS?
74	ABLES, LEX	EVERBRIGHT ST 306	2	COMMERCIAL	(\$3.91)	\$8.54	\$20.00	\$0.00	\$0.00	\$24.63	\$12.31	SERVICES ARE PRICED AT RESIDENTIAL RATE; ISSUE - SHOULD PROPERTIES USED AS DWELLING BUT ARE CLASSIFIED AS COMM BY ASSESSOR BE RESID?
75	ALLEN, MARCIA	NATCHEZ ST 224	2	RESIDENTIAL	(\$3.91)	\$6.02	\$20.00	\$0.00	\$0.00	\$22.11	\$11.06	THERE ARE TWO TRAILERS ON THIS PARCEL SERVED BY ONE WATER METER WITH ONE CONTRACT FOR SERVICE
76	BASKIN, RANDALL R	LONG LN 4262 ONE METER LOCATED AT 315 OLD PEYTONSVILLE RD	2	AGRICULTURA L	\$11.79	\$0.00	\$0.00	\$13.14	TBD	\$24.93	\$0.00	THIS PROPERTY HAS MULTIPLE DWELLINGS AND IS SERVED BY TWO METERS; SEWER AVAILABILITY? UNKNOWN AS TO WHICH DWELLINGS ARE SERVED BY WHICH METER; SERVICES ARE PRICED AT RESIDENTIAL RATE; ISSUE - (1) FARM (AGRICULTURAL) PROPERTIES (2) BACKFLOW TESTING FOR FARMS
77			1		(\$75.23)	\$0.00	\$0.00			(\$75.23)	\$0.00	BILLING AS RESID. OUTSIDE CITY. THIS METER IS LOCATED AT THE CORNER OF 315 OLD PEYTONSVILLE ROAD (ACROSS I-65 FROM FARM); UNSURE OF DWELLING SERVED. PRICED AS RESID. BUT IS SERVING FARM