



HISTORIC
FRANKLIN
TENNESSEE

ITEM #10
WRKS 06/12/2012

MEMORANDUM

June 6, 2012

TO: Board of Mayor and Aldermen

FROM: Eric S. Stuckey, City Administrator *Eric*
Russ Truell, Assistant City Administrator
Becky Caldwell, Director Solid Waste
Steve Sims, Assistant City Recorder & Court Clerk

SUBJECT: Customer Classification - Solid Waste Service Level

Purpose

The purpose of this agenda item is to provide the Board of Mayor and Aldermen (BOMA) information requested about the ability of the City of Franklin to provide trash service at certain selected properties.

Background

The BOMA was previously provided information for classifying customers for the purpose of applying standard classification specifically for a proposed change to Title 18 – Water and Sewer. The proposed definition and classification for water and sewer customers would be used for both solid waste and stormwater customers by modifying Titles 17 and 23 respectively. Questions arose about the impact to customers and our ability to service solid waste (trash pick-up) needs for certain affected customers.

It was determined that Solid Waste could meet the service level requirements for the properties identified on the attached schedule. Furthermore, it was determined that most of the customers impacted financially are due to a misapplication of the existing provisions of Title 17 – Solid Waste. This was due primarily to inconsistencies between Titles 17, 18, and 23 relative to classifying customers as Residential or Nonresidential and thus how we price services. Specifically, some customers are having service provided at Residential rates and should have had those services using Nonresidential (Commercial) rates. The Solid Waste Code currently prescribes that farms and “multiple housing facilities” are to be classified as Nonresidential and should be priced accordingly. Those provisions would carry forward to the proposed classification definition for all services. Attached is memo describing the full scope of municipal solid waste services that would be available to our customers.

Looking forward, much of our development will be south in the Goosecreek area, west in the Westhaven area and east along Carothers. Much of the development for housing units will be classified as “multiple housing facilities”. Establishing a framework where we can provide a consistent standard for classifying customers for delivering and pricing our services will be necessary to guide staff thru the development approval process.

Financial Impact

There will be some financial impacts to some existing customers. Some will see their bills increase and some will see their bills go down. However, most of the financial impact will be from misapplication of



HISTORIC
FRANKLIN
TENNESSEE

MEMORANDUM

existing pricing rules not from a change in customer classification. It is expected to be essentially revenue neutral with revenues in the Water and Sewer fund going down while revenues for Solid Waste and Stormwater are expected to go up.

Options

In addition to the proposed classification of customers, the Board could consider providing a “transition period” for impacted customers. This period could be a defined period of time (e.g. six months or one year) or could be linked to the expiration of an existing service contract.


Recommendation

Staff recommends that the Board accept this information and move forward with the recommended changes to the Municipal Code for classifying customers for utility service pricing.



June 6, 2012

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator 
Russ Truell, Assistant City Administrator/CFO
Becky Caldwell, Solid Waste Director

SUBJECT: Solid Waste Service - Defined

Purpose

The purpose of this memo is to provide a detailed definition of solid waste service for City of Franklin residential and non-residential customers.

Background

The Board of Mayor and Aldermen (BOMA) recently requested details about solid waste services and what could be provided to specific developments.

The City of Franklin Solid Waste department provides services for residential and non-residential customers based on one (1) monthly service fee: \$15.00/month for residential, \$25.00/month for non-residential rollout containers and \$85/month for one (1) non-residential, weekly, dumpster service.

The City of Franklin Solid Waste department provides the following collection services to residential and multi-family, non-residential customers, using City-owned trucks and equipment with City employees providing the services:

- Household garbage from a rollout container or dumpster
- Biodegradable paper bags of small yard waste to include hedge trimmings, grass clippings, small sticks, etc.
- Curbside recyclables (Blue Bag program)
- Brush, trees and other landscape debris cut by the homeowner or employee of the non-residential property
- Bulky wastes to include furniture and other large items for disposal
- White goods to include refrigerators, dishwashers, freezers and other appliances installed by the homeowner or employee of a non-residential property



HISTORIC
FRANKLIN
TENNESSEE

MEMORANDUM

Non-residential customers, not considered part of multi-family dwellings, are eligible to receive all of the same services listed above, except collection of recyclables in blue bags.

Additionally, the City Solid Waste team provides our customers with repair services for rollout containers and replacement lids for dumpsters.

These services are provided to customers on a weekly basis, Monday through Friday, except during holiday weeks, when we do not provide services for brush, bulk wastes or white goods.

The City of Franklin Solid Waste Department takes full responsibility for proper disposal of all wastes collected. The household garbage is disposed of in a permitted landfill, biodegradable paper bags are delivered to the City compost site for processing, blue bags are taken to the County-owned material recovery center for processing, the brush and landscape debris is ground to wood chips and recycled or used by the County-owned landfill and the white goods are sold to B Miller Recycling for processing.

**CITY of FRANKLIN
SOLID WASTE SERVICE EVALUATION - APARTMENTS**

| Development Name or Address (farms) | UNITS | Property Classification (Assessor) - Common property for Condos is Frilarm (tax-exempt); Apts are all Commercial | WATER PROVIDED BY Master meters have more than one "unit" served from one water meter & typically on common property | PROPOSED PRICING | Current Service for Trash | City Trash Service(s) Available | | | | | | FINANCIAL IMPACT TO CUSTOMER - Trash Service Fees | Notes | |
|-------------------------------------|-------|--|---|------------------|---------------------------|---|----------|----------|-------|------------|-----------|---|-------|---------------------------------------|
| | | | | | | SOLID WASTE can provide dumpster or rollout container service to any "Non-residential" property in need of these services | | | | | | | | City RESIDENTIAL Service Fee Required |
| | | | | | | ROLL OUT | Dumpster | BLUE BAG | BRUSH | BULK WASTE | YARD BAGS | | | |
| Alara Brook Apts | 390 | Commercial | Master | Nonresidential | Private | NO | YES | YES | YES | YES | YES | NO | NONE | |
| Alara Cool Springs Apts | 386 | Commercial | Master | Nonresidential | Private | NO | YES | YES | YES | YES | YES | NO | NONE | |
| Alara Farms Apts | 474 | Commercial | Master | Nonresidential | Private | NO | YES | YES | YES | YES | YES | NO | NONE | |
| Alara River Oaks Apts | 200 | Commercial | Master | Nonresidential | Private | NO | YES | YES | YES | YES | YES | NO | NONE | |
| Ashley Court Apts | 120 | Commercial | Master | Nonresidential | Private | NO | YES | YES | YES | YES | YES | NO | NONE | |
| Carrington Hills Apts | 360 | Commercial | Master | Nonresidential | Private | NO | YES | YES | YES | YES | YES | NO | NONE | |
| Dwell at McEwen | 258 | Commercial | Master | Nonresidential | Private | NO | YES | YES | YES | YES | YES | NO | NONE | |
| Franklin Manor Apts | 32 | Commercial | Master | Nonresidential | City - dumpster | YES | YES | YES | YES | YES | YES | NO | NONE | |
| Harpeth Hills Apts | 111 | Commercial | Master | Nonresidential | Private | YES | YES | YES | YES | YES | YES | NO | NONE | |
| Heritage Place Apts | 105 | Commercial | Master | Nonresidential | City - dumpster | NO | YES | YES | YES | YES | YES | NO | NONE | |
| Hill H (410 Natchez Ave) | 10 | Commercial | Master | Nonresidential | City - dumpster | NO | YES | YES | YES | YES | YES | NO | NONE | |
| Hill, H (403 Lewisburg Ave) | 6 | Commercial | Master | Nonresidential | City - dumpster | YES | YES | YES | YES | YES | YES | NO | NONE | |
| Magnolia Place Apts | 64 | Commercial | Master | Nonresidential | City - dumpster | NO | YES | YES | YES | YES | YES | NO | NONE | |
| Main St Apts (Lammer Inv Prop) | 9 | Commercial | Master | Nonresidential | City - dumpster | NO | YES | YES | YES | YES | YES | NO | NONE | |
| Meadowview Apts | 190 | Commercial | Master | Nonresidential | City - dumpster | NO | YES | YES | YES | YES | YES | NO | NONE | |
| Royal Oaks Apts | 117 | Commercial | Master | Nonresidential | Private | NO | YES | YES | YES | YES | YES | NO | NONE | |
| Southwinds Apts | 282 | Commercial | Master | Nonresidential | Private | NO | YES | YES | YES | YES | YES | NO | NONE | |
| Sussex Downs Apts | 72 | Commercial | Master | Nonresidential | Private | NO | YES | YES | YES | YES | YES | NO | NONE | |
| Viera Cool Springs (Franklin Oaks) | 468 | Commercial | Master | Nonresidential | Private | NO | YES | YES | YES | YES | YES | NO | NONE | |
| VR Landings of Brentwood Apts | 724 | Commercial | Master | Nonresidential | Private | NO | YES | YES | YES | YES | YES | NO | NONE | |
| Wyndchase (Aspen Grove) | 560 | Commercial | Master | Nonresidential | Private | NO | YES | YES | YES | YES | YES | NO | NONE | |

CHANGE IN CUSTOMER CLASSIFICATION FOR SOLID WASTE SERVICE but NO CHANGE in cost to customer. TITLE 17 CURRENTLY PROVIDES THAT "MULTIPLE HOUSING FACILITIES" and FARMS ARE TO BE CONSIDERED NONRESIDENTIAL. SERVICE IS PRICED AS RESIDENTIAL AND SHOULD BE NONRESIDENTIAL PER EXISTING TITLE 17

**CITY OF FRANKLIN
SOLID WASTE SERVICE EVALUATION - APARTMENTS**

| Development Name or Address (farms) | UNITS | Property Classification (Assessor) - Common property for Condos is Fraternal (tax-exempt); Apts are all Commercial | WATER PROVIDED BY Master meters have more than one "unit" served from one water meter & typically on common property | PROPOSED PRICING | Current Service for Trash | City Trash Service(s) Available | | | | | FINANCIAL IMPACT TO CUSTOMER - Trash Service Fees | Notes | | |
|-------------------------------------|-------|--|---|------------------|---------------------------|---------------------------------|----------|----------|-------------|------------|---|-------|-----------|--|
| | | | | | | ROLL OUT | Dumpster | BLUE BAG | BRUSH WASTE | BULK WASTE | | | YARD BAGS | City RESIDENTIAL Service Fee Required |
| Franklin Housing Authority | 312 | Government | Master | Nonresidential | City - rollout | YES | YES | YES | YES | YES | YES | NO | YES | <p>NO CHANGE IN CUSTOMER CLASSIFICATION FOR SOLID WASTE SERVICE - INCREASE IN COST BECAUSE WE ARE BILLING INCORRECTLY. TITLE 17 CURRENTLY PROVIDES THAT "MULTIPLE HOUSING FACILITIES" and FARMS ARE TO BE BE CONSIDERED NONRESIDENTIAL FOR TRASH SERVICE; NONRESIDENTIAL SERVICE IS OPTIONAL</p> <p>Tax exempt; has 20% discount for Water and Sewer service by contract with City; rollouts priced at \$15/can and should be \$25/can for ALL rollouts; fees reduce if they move to dumpster; if they stay w/Rollout fees increase</p> <p>Mobile homes are PERSONAL PROPERTY; Contract for service and bill with owner of park (Commercial business); Multiple housing facilities should be priced at \$25/can not \$15/can</p> <p>Rollouts priced as Residential @ \$15/can - should be Nonresid @ \$25/can; fees reduce if they move to dumpster; if they stay w/Rollout fees increase; Contract for service with owner of commercial business</p> <p>We are billing rollouts priced as Residential @ \$15/can but providing dumpster; Contract for trash service with property owner but utility service currently with individual tenant</p> |
| Franklin Estates Mobile Home Park | 377 | Commercial | Master | Nonresidential | City - rollout | YES | YES | YES | YES | YES | YES | NO | YES | |
| Craig Apts (Fair St 115) | 8 | Commercial | Master | Nonresidential | City - rollout | YES | NO | YES | YES | YES | YES | NO | YES | |
| Dodson, H (203 Fairground St) | 6 | Commercial | Master | Nonresidential | City - rollout | YES | YES | YES | YES | YES | YES | NO | YES | |
| Hutchins B (709 W Main St) | 4 | Commercial | Master | Nonresidential | City - rollout | YES | NO | YES | YES | YES | YES | NO | YES | |
| Rochford (300 4th Ave S) | 10 | Commercial | Master | Nonresidential | City - rollout | YES | NO | YES | YES | YES | YES | NO | YES | |
| Sanders, M (210 5th Ave S) | 4 | Commercial | Master | Nonresidential | City - rollout | YES | NO | YES | YES | YES | YES | NO | YES | |
| Sanford, G (126 Fowkes St) | 4 | Commercial | Master | Nonresidential | City - rollout | YES | NO | YES | YES | YES | YES | NO | YES | |
| Westview Apts | 15 | Commercial | Individual | Nonresidential | City - dumpster | YES | YES | YES | YES | YES | YES | NO | YES | |

NO CHANGE IN CUSTOMER CLASSIFICATION FOR SOLID WASTE SERVICE but DECREASE in utility service cost to customer may occur if billed multiple minimums. TITLE 17 CURRENTLY PROVIDES THAT "MULTIPLE HOUSING FACILITIES" and FARMS ARE TO BE BE CONSIDERED NONRESIDENTIAL; TRASH SERVICE SHOULD BE NONRESIDENTIAL PER EXISTING TITLE 17

**CITY OF FRANKLIN
SOLID WASTE SERVICE EVALUATION - CONDOS**

| Development Name or Address (farms) | U N I T S | Property Classification (Assessor) - Common property for Condos is Fraternal (tax-exempt); Apts are all Commercial | WATER PROVIDED BY Master meters have more than one "unit" served from one water meter & typically on common property | PROPOSED PRICING | Current Service for Trash | City Trash Service(s) Available | | | | | FINANCIAL IMPACT TO CUSTOMER - Trash Service Fees | Notes | |
|---|-----------------------|--|---|------------------|---------------------------------------|---|----------|-------|------------|-----------|---|--|--|
| | | | | | | SOLID WASTE can provide dumpster or rollout container service to any "Non-residential" property in need of these services | | | | | | | City RESIDENTIAL Service Fee Required |
| | | | | | | Dumpster | BLUE BAG | BRUSH | BULK WASTE | YARD BAGS | | | |
| Del Rio Commons | 24 | Residential | Individual | Residential | City - dumpster | NO | YES | YES | YES | YES | YES | <p>These are considered "multiple housing facilities" under current provisions of Title 17 and trash service is OPTIONAL not MANDATORY; proposed change would classify these as RESIDENTIAL and subject to mandatory trash service fee; HOWEVER - other City services are treated as RESIDENTIAL and would need to CHANGE to NONRESIDENTIAL to align with Solid Waste customer classification</p> | |
| Hardison Hills | 312 | Residential | Individual | Residential | City - dumpster | NO | YES | YES | YES | YES | YES | | |
| Jackson Place | 48 | Residential | Individual | Residential | City - dumpster | YES | YES | YES | YES | YES | YES | | |
| Brentwood Pointe | 260 | Residential | Individual | Residential | Private | YES | YES | YES | YES | YES | YES | | |
| Morningside | 307 | Residential | Individual | Residential | Private | YES | YES | YES | YES | YES | YES | | |
| Residences @ Southwinds | 85 | Residential | Individual | Residential | Private | YES | YES | YES | YES | YES | YES | | |
| <p>CHANGE IN CUSTOMER CLASSIFICATION FOR SOLID WASTE SERVICE - INCREASE IN COST TO CUSTOMER. TITLE 17 CURRENTLY PROVIDES THAT "MULTIPLE HOUSING FACILITIES" and FARMS ARE TO BE CONSIDERED NONRESIDENTIAL FOR TRASH SERVICE AND WE ARE NOT PRICING AS SUCH; NONRESIDENTIAL TRASH SERVICE IS PRICED AS RESIDENTIAL AND SHOULD BE NONRESIDENTIAL PER EXISTING TITLE 17</p> | | | | | | | | | | | | | |
| <p>CHANGE IN CUSTOMER CLASSIFICATION FOR SOLID WASTE SERVICE, but NO CHANGE in cost to customer. TITLE 17 CURRENTLY PROVIDES THAT "MULTIPLE HOUSING FACILITIES" and FARMS ARE TO BE CONSIDERED NONRESIDENTIAL FOR TRASH SERVICE; TRASH SERVICE IS PRICED AS RESIDENTIAL AND SHOULD BE NONRESIDENTIAL PER EXISTING TITLE 17</p> | | | | | | | | | | | | | |
| Andover | 109 | Residential | Individual | Residential | City - rollout | YES | NO | YES | YES | YES | YES | NONE | <p>Also obtaining (and paying for) private service</p> <p>Per homeowner's request fewer cans than units; each residential unit pays for service</p> <p>CURRENTLY RECEIVING ROLLOUT SERVICE AT \$15/CAN; WOULD CONTINUE TO RECEIVE SERVICE AT \$15/CAN AS INDIVIDUAL RESIDENTIAL CUSTOMER</p> |
| Brownstones | 28 | Residential | Individual | Residential | All services except rollout container | YES | NO | YES | YES | YES | YES | NONE | |
| Carnton Square | 10 | Residential | Individual | Residential | City - rollout | YES | NO | YES | YES | YES | YES | NONE | |
| Carriage Park | 109 | Residential | Individual | Residential | City - rollout | YES | NO | YES | YES | YES | YES | NONE | |
| Forrest Crossing Section 12 | 63 | Residential | Individual | Residential | City - rollout | YES | NO | YES | YES | YES | YES | NONE | |
| McKay's Mill (Montgomery Way) | 91 | Residential | Individual | Residential | City - rollout | YES | NO | YES | YES | YES | YES | NONE | |
| Park Place | 9 | Residential | Individual | Residential | City - rollout | YES | NO | YES | YES | YES | YES | NONE | |
| Preserve @ Forrest Crossing | 53 | Residential | Individual | Residential | City - rollout | YES | NO | YES | YES | YES | YES | NONE | |
| Regency Square | 17 | Residential | Individual | Residential | City - rollout | YES | NO | YES | YES | YES | YES | NONE | |
| Reid Hill Commons | 109 | Residential | Individual | Residential | City - rollout | YES | YES | YES | YES | YES | YES | NONE | |
| Williamsburg (Forrest Crossing) | 30 | Residential | Individual | Residential | City - rollout | YES | NO | YES | YES | YES | YES | NONE | |
| Windsor Park (Fleebstone Farms) | 78 | Residential | Individual | Residential | City - rollout | YES | NO | YES | YES | YES | YES | NONE | |
| Winstead Court Phase II | 10 | Residential | Individual | Residential | City - rollout | YES | YES | YES | YES | YES | YES | NONE | |
| 11th off Main | 14 | Residential | Individual | Residential | City - rollout | YES | NO | YES | YES | YES | YES | NONE | |

**CITY OF FRANKLIN
SOLID WASTE SERVICE EVALUATION - CONDOS**

| Development Name or Address (farms) | UNITS | Property Classification (Assessor) - Common property for Condos is Fraternal (tax-exempt); Apts are all Commercial | WATER PROVIDED BY Master meters have more than one "unit" served from one water meter & typically on common property | PROPOSED PRICING | Current Service for Trash | City Trash Service(s) Available | | | | | City RESIDENTIAL Service Fee Required | FINANCIAL IMPACT TO CUSTOMER - Trash Service Fees | Notes |
|---|-------|--|---|------------------|---------------------------|---------------------------------|----------|----------|-------|------------|---------------------------------------|---|---|
| | | | | | | ROLL OUT | Dumpster | BLUE BAG | BRUSH | BULK WASTE | | | |
| Jamison Station | 44 | Residential | Individual | Residential | City - rollout | YES | YES | YES | YES | YES | YES | NONE | MOST residents have indiv meters but some on master meter w/business; Businesses served by private hauler. Current provisions of Title 17 would indicate this as "multiple housing facilities" and subject to \$25/can fee for rollout service. |
| Jamison Station | Unk | BOTH - Residential and Commercial | Master | Nonresidential | Private | YES | YES | YES | YES | YES | NO | YES | Businesses & some residents served by private hauler; collect rollout containers in alley; Rollouts priced at \$15/can and should be \$25/can for ALL rollouts; fees reduce if they move to dumpster; if they stay w/Rollout fees increase |
| Westhaven | 7 | BOTH - Residential and Commercial | Master | Nonresidential | City - dumpster | YES | YES | YES | YES | YES | NO | YES | Residential units above businesses NOT charged residential fee and would not be for master metered; provide dumpster service for businesses and residential units in business area closest to Public; |
| Park Run (McKay's Mill) | 7 | Residential | Master | Nonresidential | City - rollout | YES | NO | YES | YES | YES | NO | YES | |
| General's Retreat | 29 | Residential | Master | Nonresidential | City - rollout | YES | NO | YES | YES | YES | NO | YES | Rollouts priced as Residential @ \$15/can - should be Nonresid @ \$25/can; fees reduce if they move to dumpster; if they stay w/Rollout fees increase |
| Grant Park | 28 | Residential | Master | Nonresidential | City - rollout | YES | NO | YES | YES | YES | NO | YES | |
| Prescott Place | 206 | Residential | Master | Nonresidential | City - rollout | YES | NO | YES | YES | YES | NO | YES | |
| NO CHANGE IN CUSTOMER CLASSIFICATION FOR SOLID WASTE SERVICE but DECREASE in utility service cost to customer may occur if billed multiple minimums. TITLE 17 CURRENTLY PROVIDES THAT "MULTIPLE HOUSING FACILITIES" and FARMS ARE TO BE BE CONSIDERED NONRESIDENTIAL; TRASH SERVICE SHOULD BE NONRESIDENTIAL PER EXISTING TITLE 17 | | | | | | | | | | | | | |
| Colony House | 52 | Residential | Master | Nonresidential | Private | NO | YES | YES | YES | YES | NO | NONE | |
| Executive House | 63 | Residential | Master | Nonresidential | Private | NO | YES | YES | YES | YES | NO | NONE | |
| Indian Springs | 72 | Residential | Master | Nonresidential | City - dumpster | YES | YES | YES | YES | YES | NO | NONE | MASTER WATER METER - BILLS SENT TO HOA/PROPERTY MGMT FIRM; CURRENTLY TRASH IS NONRESIDENTIAL BUT OTHER SERVICES ARE RESIDENTIAL; WOULD PROBABLY SEE REDUCTION IN CITY UTILITY SERVICE BILL DUE TO APPLICATION OF MULTIPLE MINIMUMS |
| Laurelwood | 125 | Residential | Master | Nonresidential | City - dumpster | NO | YES | YES | YES | YES | NO | NONE | |
| Orleans Estates | 154 | Residential | Master | Nonresidential | City - dumpster | NO | YES | YES | YES | YES | NO | NONE | |
| Parkside (Aspen Grove) | 192 | Residential | Master | Nonresidential | Private | NO | YES | YES | YES | YES | NO | NONE | |
| Warren Park | 23 | Residential | Master | Nonresidential | City - dumpster | NO | YES | YES | YES | YES | NO | NONE | |
| Winstead Court (NOT section w/indiv meters) | 13 | Residential | Master | Nonresidential | City - dumpster | YES | YES | YES | YES | YES | NO | NONE | MASTER WATER METER - BILLS SENT TO HOA/PROPERTY MGMT FIRM; CURRENTLY TRASH IS NONRESIDENTIAL BUT OTHER SERVICES ARE RESIDENTIAL; OTHER SECTION HAS INDIV METERS/ROLLOUT TRASH SERVICE |

**CITY OF FRANKLIN
SOLID WASTE SERVICE EVALUATION - FARMS**

| OWNER Name and Address (farms) | Property Classification (Assessor) - Common property for Condos is Fraternal (tax- exempt); Apts are all Commercial | WATER PROVIDED BY <small>residential</small> have more than one "unit" served from one water meter & typically on common property | PROPOSED PRICING | Current Service for Trash | City Trash Service(s) Available | | | | | City RESIDENTIAL Service Fee Required | FINANCIAL IMPACT TO CUSTOMER - Trash Service Fees | Notes | |
|---|---|---|---------------------|---------------------------------|--|----------|-------------|----------------|-----------------------|--|---|-------|---|
| | | | | | SOLID WASTE can provide Rollout container service to any "FARM" property but would be optional and billed @ Nonresidential price | | | | | | | | |
| | | | | | ROLL OUT | Dumpster | BLUE BAG | BRUSH WASTE | BULK WASTE BAGS | | | | |
| Adkerson Creekside Farm LP - 370 Franklin Road | Agricultural | Individual | Nonresidential | City - rollout | YES | YES | YES | YES | YES | YES | NO | YES | |
| Anderton, M (1155 Hillisboro Rd) | Agricultural | Individual | Nonresidential | City - rollout | YES | YES | YES | YES | YES | YES | NO | YES | Mack Anderton - 2 meters, 2 cans at same address |
| Bennett, J - 3170 Boyd Mill Avenue | Agricultural | Individual | Nonresidential | City - rollout | YES | YES | YES | YES | YES | YES | NO | YES | |
| Bennett, J - 3172 Boyd Mill Avenue | Residential | Individual | Nonresidential | City - rollout | YES | YES | YES | YES | YES | YES | NO | YES | |
| Bethurum, A - 151 Franklin Road | Agricultural | Individual | Nonresidential | City - rollout | YES | YES | YES | YES | YES | YES | NO | YES | |
| Carothers, J (125 Old Carter's Creek Pike) | Farm | Individual | Nonresidential | City - rollout | YES | YES | YES | YES | YES | YES | NO | YES | |
| Crowell, H - 410 Murfreesboro Road | Agricultural | Individual | Nonresidential | City - rollout | YES | YES | YES | YES | YES | YES | NO | YES | |
| Davis, E - 565 Jordan Road | Agricultural | Individual | Nonresidential | City - rollout | YES | YES | YES | YES | YES | YES | NO | YES | |
| Fagan, G - 574 Franklin Road | Forest | Individual | Nonresidential | City - rollout | YES | YES | YES | YES | YES | YES | NO | YES | |
| Franks, J (1205 Holly Hill Dr) | Agricultural | Individual | Nonresidential | City - rollout | YES | YES | YES | YES | YES | YES | NO | YES | This is in Redwing Farms but in city limits |
| FUMC (111 Daniel McMahon Lane) | Agricultural | Individual | Nonresidential | City - rollout | YES | YES | YES | YES | YES | YES | NO | YES | |
| Green, J - 806 Murfreesboro Road | Agricultural | Individual | Nonresidential | City - rollout | YES | YES | YES | YES | YES | YES | NO | YES | |
| Heller, R - 1344 Carnton Lane | Agricultural | Individual | Nonresidential | City - rollout | YES | YES | YES | YES | YES | YES | NO | YES | |
| Luna, J (1154 Hillview Lane) | Agricultural | Individual | Nonresidential | City - rollout | YES | YES | YES | YES | YES | YES | NO | YES | Property owned by Luna - utility acct in name of Adkins, James |
| Maddux, W - 7007 Moores Lane | Agricultural | Individual | Nonresidential | City - rollout | YES | YES | YES | YES | YES | YES | NO | YES | |
| Metz, J (1025 Carlisle Ln) | Agricultural | Individual | Nonresidential | City - rollout | YES | YES | YES | YES | YES | YES | NO | YES | |
| More, L - 2984 Del Rio Pike | Agricultural | Individual | Nonresidential | City - rollout | YES | YES | YES | YES | YES | YES | NO | YES | |
| More, L - 3048 Del Rio Pike | Agricultural | Individual | Nonresidential | City - rollout | YES | YES | YES | YES | YES | YES | NO | YES | |
| More, L - 3050 Del Rio Pike | Agricultural | Individual | Nonresidential | City - rollout | YES | YES | YES | YES | YES | YES | NO | YES | |
| PLA Properties - 4081 Columbia Pike | Agricultural | Individual | Nonresidential | City - rollout | YES | YES | YES | YES | YES | YES | NO | YES | 4 cans - Harrison House |
| Reese, O - 2970 Del Rio Pike | Agricultural | Individual | Nonresidential | City - rollout | YES | YES | YES | YES | YES | YES | NO | YES | |
| Tomlinson, F (1015 Carlisle Ln) | Farm | Individual | Nonresidential | City - rollout | YES | YES | YES | YES | YES | YES | NO | YES | |
| Turner, C - 253 Halberton Drive | Farm | Individual | Nonresidential | City - rollout | YES | YES | YES | YES | YES | YES | NO | YES | |
| Eathery, R (1200 Hillisboro Road) | Agricultural | Individual | Nonresidential | INACTIVE | YES | YES | YES | YES | YES | YES | NO | YES | |

NO CHANGE IN CUSTOMER CLASSIFICATION FOR SOLID WASTE SERVICE - INCREASE IN COST BECAUSE WE ARE BILLING INCORRECTLY. TITLE 17 CURRENTLY PROVIDES THAT "MULTIPLE HOUSING FACILITIES" and FARMS ARE TO BE BE CONSIDERED NONRESIDENTIAL FOR TRASH SERVICE; NONRESIDENTIAL SERVICE IS OPTIONAL

**CITY OF FRANKLIN
SOLID WASTE SERVICE EVALUATION - FARMS**

| OWNER Name and Address (farms) | Property Classification (Assessor) - Common property for Condos is Fraternal (tax- exempt); Apts are all Commercial | WATER PROVIDED BY <small>residents meters have more than one "unit" served from one water meter & typically on common property</small> | PROPOSED PRICING | Current Service for Trash | City Trash Service(s) Available | | | | | | City RESIDENTIAL Service Fee Required | FINANCIAL IMPACT TO CUSTOMER - Trash Service Fees | Notes |
|---|---|--|---------------------|---------------------------------|---------------------------------|----------|-------------|-------|---------------|--------------|--|---|--|
| | | | | | ROLL OUT | Dumpster | BLUE BAG | BRUSH | BULK WASTE | YARD BAGS | | | |
| Holt, B (1152 Hillview Lane) | Agricultural | Individual | Nonresidential | INACTIVE | YES | YES | YES | YES | YES | YES | NO | YES | NOT BILLED - INACTIVE; previously billed residential service fee but should be NONRESIDENTIAL; CAN A RESIDENTIAL CUSTOMER HAVE INACTIVE SERVICE SINCE WE HAVE MINIMUM AND MANDATORY FEES? |
| Mitchell, C - 354 Franklin Road | Agricultural | Individual | Nonresidential | No Service | YES | YES | YES | YES | YES | YES | NO | YES | |
| Rosenthal, L - 3111 Horton Lane | Agricultural | Individual | Nonresidential | INACTIVE | YES | YES | YES | YES | YES | YES | NO | YES | |
| Tomlin, G - 3206 Boyd Mill Avenue | Agricultural | Individual | Nonresidential | Private | YES | YES | YES | YES | YES | YES | NO | YES | |
| CHANGE IN CUSTOMER CLASSIFICATION FOR SOLID WASTE SERVICE but NO CHANGE in cost to customer. TITLE 17 CURRENTLY PROVIDES THAT "MULTIPLE HOUSING FACILITIES" and FARMS ARE TO BE CONSIDERED NONRESIDENTIAL FOR TRASH SERVICE; TRASH SERVICE IS PRICED AS RESIDENTIAL AND SHOULD BE NONRESIDENTIAL PER EXISTING TITLE 17 | | | | | | | | | | | | | |
| Baskin, R - 4270 Long Lane | Agricultural | Individual | Nonresidential | No Service | YES | YES | YES | YES | YES | YES | NO | NO | WE ARE NOT BILLING FOR TRASH SERVICE |
| Baskin, S - 4280 Long Lane | Agricultural | Individual | Nonresidential | No Service | YES | YES | YES | YES | YES | YES | NO | NO | |

ORDINANCE 2012-19

TO BE ENTITLED: "AN ORDINANCE TO AMEND TITLE 18, TO STANDARDIZE AND DEFINE CUSTOMER CLASSIFICATION."

WHEREAS, the Board of Mayor and Aldermen of the City of Franklin, Tennessee, desires to bill and collect money for providing utility services; and

WHEREAS, the City's utility services include, but are not limited to, water, reclaimed water, irrigation water, wastewater (sewer), trash and stormwater services; and

WHEREAS, customers are classified as Residential and Nonresidential (or Commercial) for purposes of applying pricing provisions of the Code; and

WHEREAS, the Municipal Code defines and classifies Residential and Nonresidential (Commercial) customers differently based on the utility service provided; and

WHEREAS, the City desires that to present bills with consistency in customer classification for applying pricing for those services; and

WHEREAS, certain changes are needed in the Municipal Code to align the definition of Residential and Nonresidential customers; and

WHEREAS, the Board of Mayor and Aldermen believe it is in the best interest of the City to make these changes.

NOW, THEREFORE:

SECTION I: BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, Tennessee, that Section 18-114 of the Franklin Municipal Code be modified by deleting the language shown in ~~strikethrough~~ and adding the language shown in **bold as follows.**

"Sec. 18-114. – Billing for Water Service.

All water bills may be rendered weekly, semi-monthly, or monthly, at the option of the city.

The bills will consist of charges for the user service fee, consisting of the availability charge and the consumption service charge, as well as other services obtained by the customer from the city in accord with the agreement between the customer and the city and the provisions of the Municipal Code.

The water service bill is based on gallons of water delivered. An availability charge applies if water is available, even if the customer has not connected to the sewer or there is no consumption for the period.

Water bills must be paid on or before the due date shown thereon to obtain the net or discount rate, otherwise the gross rate shall apply which includes a penalty of 10% of the net amount billed for water. Failure to receive a bill will not release a customer from payment obligation, nor extend the due date.

In the event a bill is not paid on or before ~~ten~~ fifteen days after the discount date, the customer's service ~~shall~~ may be discontinued without further notice. The city shall not be liable for any damages resulting from discontinued service under the provisions of this section, even though payment of the bill is made at any time on the day that service is actually discontinued.

Should the final date of payment of bill at the net rate fall on a weekend or a holiday, the business day next following the final date will be the last day to obtain the net rate. A net remittance received by mail after the time limit for payment at the net rate will be accepted by the city if the envelope is date-stamped on or before the final date for payment of the net amount.

If a water meter fails to register properly, or if a meter is removed to be tested or repaired, or if water is received other than through a meter, the city reserves the right to render an estimated bill based on the best information available. Any unauthorized removal or tampering with the meter will result in a fine as specified in title 22, comprehensive fees and penalties, per occurrence.

The wastewater (sewer) service charge shall not apply to separately metered water delivery points that are owned, maintained and read by the water provider where there is no potential for the wastewater stream of entering the wastewater stream (e.g. separately metered irrigation and cooling tower applications).

Bills will be issued to the party or parties who obtain service under the provisions of Section 18-103 of this Code ("Obtaining Service"). Residential customers will have consolidated bills presented for other services including, but not limited to, wastewater, solid waste, and stormwater in accordance with the provisions of this Code.

Service pricing will be as either Residential or Nonresidential (Commercial) as shown in Title 22 as follows:

A. **RESIDENTIAL** is for a residential property owner whose property meets all of the following criteria and will have water service provided and billed under Residential rate provisions:

1. The property is used as a single-family residential living unit by an owner or tenant and is intended to be used as a residential dwelling; and
2. The property is classified by the Williamson County Assessor as a Residential or Homebelt property; and
3. Is served by a single water meter serving a single residential living unit or duplex or triplex; and
4. The occupant (owner or tenant) has a unique utility service contract with the City or water district. An addendum to the water supply contract authorizes the City to provide and be paid for city provided services if served water from MVUD, Milcrofton, HB&TS or Brentwood (specific addendums are in their contracts for City services).

B. **NONRESIDENTIAL** is a customer who does not meet the requirements as a Residential customer. Water pricing will be under Nonresidential (commercial) rate provisions.”

SECTION II: BE IT FURTHER ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, Tennessee, that Section 18-210 of the Franklin Municipal Code be modified by deleting the language shown in ~~strikethrough~~ and adding the language shown in **bold as follows.**

“Sec. 18-210. – **Billing for Sanitary Sewer Service.**

~~A sewer service charge as specified in title 22, comprehensive fees and penalties, shall be authorized and collected from any person discharging into the sanitary sewer system of the city. No municipal employee shall accept payment of water service charges from any customer without receiving at the same time payment for all sewer service charges owned by such customer. Water service may be discontinued for nonpayment of the sewer service charge.~~

All sewer bills may be rendered weekly, semi-monthly, or monthly, at the option of the city.

The bills will consist of charges for the user service fee, consisting of the availability charge and the consumption service charge, as well as other services

obtained by the customer from the city in accord with the agreement between the customer and the city.

The sewer service bill is based on gallons of water delivered by the water provider. An availability charge applies if sewer is available, even if the customer has not connected to the sewer or there is no consumption for the period.

In the event a bill is not paid on or before fifteen (15) days after the discount or due date, the customer's water service may be discontinued without further notice. The city shall not be liable for any damages resulting from discontinued service under the provisions of this section, even though payment of the bill is made at any time on the day that service is actually discontinued.

Should the final date of payment of bill at the net rate fall on a weekend or a holiday, the business day next following the final date will be the last day to obtain the net rate.

If a water meter fails to register properly, or if a meter is removed to be tested or repaired, or if water is received other than through a meter, the city reserves the right to render an estimated bill based on the best information available. Any unauthorized removal or tampering with the meter will result in a fine as specified in title 22, comprehensive fees and penalties, per occurrence.

Any unauthorized removal or tampering with the water meter shall result in a remedial fine as specified in Title 22, Comprehensive fees and penalties.

The wastewater (sewer) service charge shall not apply to separately metered water and reclaimed water delivery points that are owned, maintained and read by the water provider where there is no potential for the wastewater stream of entering the wastewater stream (e.g. separately metered irrigation and cooling tower applications).

Bills will be issued to the party or parties who obtain service under the provisions of Section 18-103 of this Code ("Obtaining Service"). Residential customers will have consolidated bills presented for other services including, but not limited to, wastewater, solid waste, and stormwater in accordance with the provisions of this Code.

Service pricing will be as either Residential or Nonresidential (commercial) as shown in Title 22 as follows:

A. RESIDENTIAL is for a residential property owner whose property meets all of the following criteria and will have water service provided and billed under Residential rate provisions:

- 1. The property is used as a single-family residential living unit by an owner or tenant and is intended to be used as a residential dwelling; and**
- 2. The property is classified by the Williamson County Assessor as a Residential or Homebelt property; and**
- 3. Is served by a single water meter serving a single residential living unit or duplex or triplex; and**
- 4. The occupant (owner or tenant) has a unique utility service contract with the City or water district. An addendum to the water supply contract authorizes the City to provide and be paid for city provided services if served water from MVUD, Milcrofton, HB&TS or Brentwood (specific addendums are in their contracts for City services).**

B. NONRESIDENTIAL is a customer who does not meet the requirements as a Residential customer. Water pricing will be under Nonresidential (Commercial) rate provisions.”

SECTION III: BE IT FURTHER ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, Tennessee, that Section 18-415 of the Franklin Municipal Code be modified by deleting the language shown in ~~strikethrough~~ and adding the language shown in bold as follows.

“Sec. 18-415. -- Billing for Reclaimed Service.

All reclaimed water bills may be rendered weekly, semi-monthly, or monthly, at the option of the city.

The bills will consist of charges for the user service fee, consisting of the availability charge and the consumption service charge, as well as other services obtained by the customer from the city in accord with the agreement between the customer and the city.

The reclaimed water service bill is based on gallons of reclaimed water delivered. A minimum availability charge applies upon availability and connection to the reclaimed water lines even if there is no consumption for the period.

Reclaimed water bills must be paid on or before the due date shown thereon to obtain the net or discount rate, otherwise the gross rate shall apply which

includes a penalty of 10% of the net amount billed for water. Failure to receive a bill will not release a customer from payment obligation, nor extend the due date.

In the event a bill is not paid on or before ~~ten~~ **fifteen (15)** days after the due date, the customer's service ~~shall~~**may** be discontinued without further notice. The city shall not be liable for any damages resulting from discontinued service under the provisions of this section, even though payment of the bill is made at any time on the day that service is actually discontinued.

Should the final date of payment of bill at the net rate fall on weekend or a holiday, the business day next following the final date will be the last day to obtain the net rate. A net remittance received by mail after the time limit for payment at the net rate will be accepted by the city if the envelope is date-stamped on or before the final date for payment of the net amount.

If a **reclaimed water** meter fails to register properly, or if a meter is removed to be tested or repaired, or if water is received other than through a meter, the city reserves the right to render an estimated bill based on the best information available.

Any authorized removal or tampering with the meter shall result in a remedial fine as specified in title 22, comprehensive fees and penalties.

The wastewater service charge shall not apply to separately metered reclaimed water delivery points that are owned, maintained and read by the City where there is no potential for the wastewater stream of entering the wastewater stream (e.g. separately metered irrigation and cooling tower applications).

Bills will be issued to the party or parties who obtain service under the provisions of Section 18-103 of this Code ("Obtaining Service"). Residential customers will have consolidated bills presented for other services including, but not limited to, wastewater, solid waste, and stormwater in accordance with the provisions of this Code.

Service pricing will be as either Residential or Nonresidential (commercial) as shown in Title 22 as follows:

A. RESIDENTIAL is for a residential property owner whose property meets all of the following criteria and will have water service provided and billed under Residential rate provisions:

- 1. The property is used as a single-family residential living unit by an owner or tenant and is intended to be used as a residential dwelling; and**

2. The property is classified by the Williamson County Assessor as a Residential or Homebelt property; and
3. Is served by a single water meter serving a single residential living unit or duplex or triplex; and
4. The occupant (owner or tenant) has a unique utility service contract with the City or water district. An addendum to the water supply contract authorizes the City to provide and be paid for city provided services if served water from MVUD, Milcrofton, HB&TS or Brentwood (specific addendums are in their contracts for City services).

B. **NONRESIDENTIAL** is a customer who does not meet the requirements as a Residential customer. Water pricing will be under Nonresidential (commercial) rate provisions.”

SECTION IV. BE IT FINALLY ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, Tennessee, that this Ordinance shall take effect from and after its passage on second and final reading or July 1, 2012 whichever is later, the public health, safety and welfare requiring it.

ATTEST:

CITY OF FRANKLIN, TENNESSEE

BY: _____

BY: _____

ERIC S. STUCKEY

DR. KEN MOORE

City Administrator

Mayor

PASSED FIRST READING

PASSED SECOND READING

Approved as to form:



Kristen L. Corn, Staff Attorney



HISTORIC
FRANKLIN
TENNESSEE

ITEM #13
WRKS 04/24/2012

MEMORANDUM

March 9, 2011

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator *Ein*
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

Purpose

The purpose of this memorandum is to provide the Board of Mayor and Aldermen (BOMA) with information to consider changes to Title 18 (Water & Sewer) to define Residential customers and Nonresidential customers for the purpose of applying water, sewer, irrigation and reclaimed water rates consistently.

Background

The Board of Mayor and Aldermen approves rates for water, sewer, and irrigation customers as either Residential or Commercial and Inside (the City) or Outside (the City). Reclaimed Water has only one rate currently. The rate charged for consumption is the same for inside customers whether residential or commercial. The Availability Charge for a Residential customer is lower than that of a Commercial (Nonresidential) customer. The same pricing structure holds true for customers outside the city but they pay a higher rate overall (i.e. residential customers outside the city pay a higher rate than residential customers inside the city).

However, the Municipal Code does not classify customers clearly to allow the City to apply rates for utility services consistently (water, sewer, irrigation water, reclaimed water, solid waste and stormwater). In some cases the customer descriptions/classifications contradict each other so that a customer may have some service priced as residential and another priced as nonresidential (commercial).

This ambiguity and contradiction in the various titles of the Municipal Code has resulted in confusion by staff which resulted in inconsistent classification of our customers.

Financial Impact

There will be some indeterminate financial impact to the City and to customers due to varying consumption levels among the various customers. However, it is expected that once the revisions needed to clarify and standardize practices for billing for utility services is completed, this will be revenue neutral when considering all services and all customers.



HISTORIC
FRANKLIN
TENNESSEE

MEMORANDUM

Customers primarily impacted will be those served by a master meter where there are multiple end users. Our contract or service agreement is with the Homeowner Association (HOA) or agent. Our service has been priced as Residential - this affects condominiums, apartments, certain mobile home parks, duplexes (only those with a single meter). Additionally, customers whose property is classified by a farm (which produce income to be classified as a farm) will have service charged at Nonresidential rates. Lastly, this will affect HOA associations where the not-for-profit corporation or agent has contracted with the city for service.

Recommendation

Approval of the revision to Title 18 is recommended, allowing the consistent application of pricing rules for all customers and consumer groups.



HISTORIC
FRANKLIN
TENNESSEE

MEMORANDUM

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).

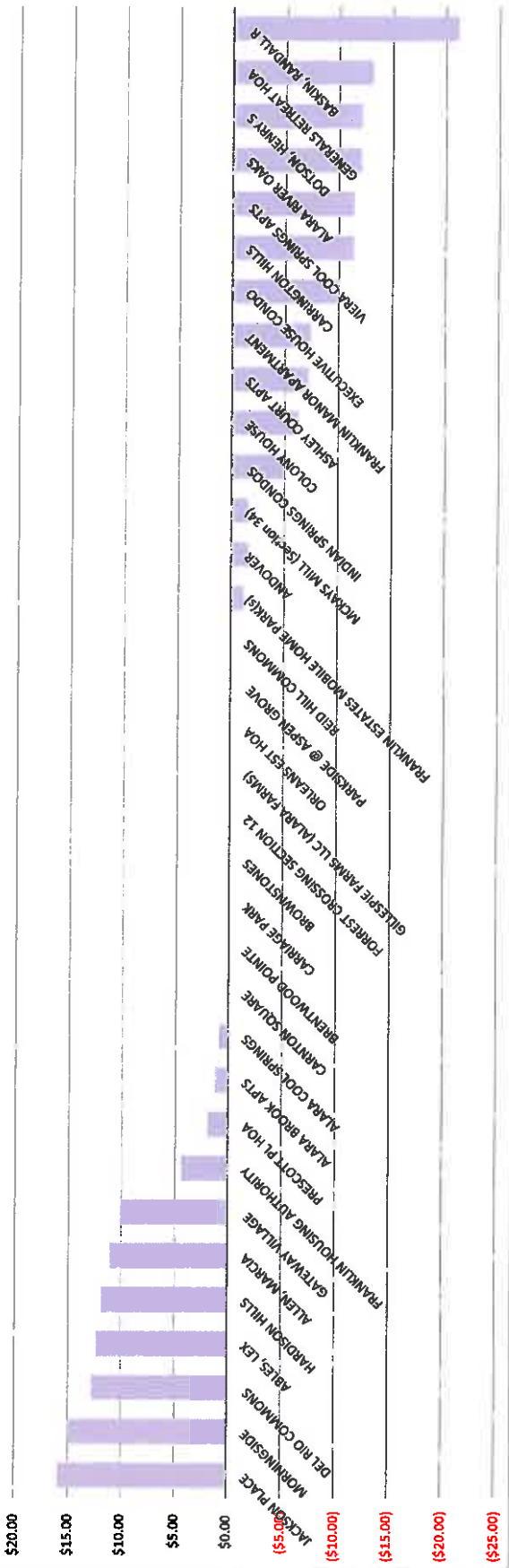
Recommendation

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.

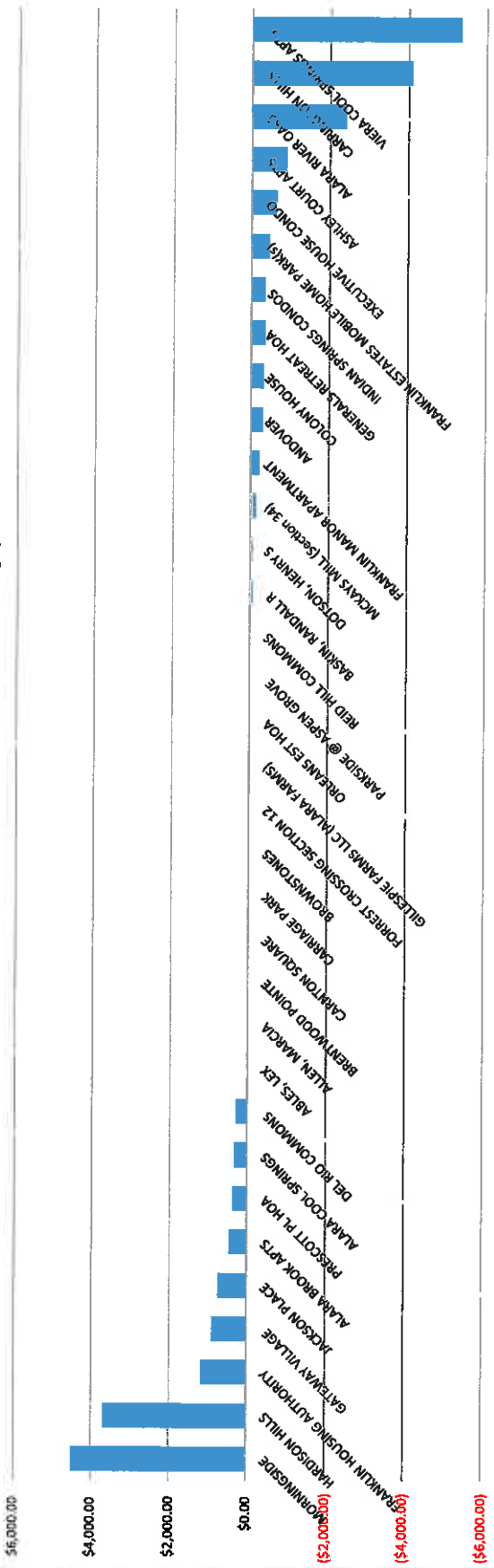
CITY of FRANKLIN

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 | M | AR | AW | AX | AV | AZ | BA | BB | BC | |
|------------------|--|------|--|--|---------------|---|-------------|----------|--------------|---|--|----------|
| NAME of CUSTOMER | ADDRESS | UNIT | PROPERTY CLASS - ASSESSOR (Property Tax) | ESTIMATED \$ IMPACT TO CUSTOMER (MONTHLY - using April 2012 billing) | | | | | | | | COMMENTS |
| | | | | WATER | SEWER | TRASH (Resid Rollout is \$1.5; Comm is \$2.1) | STORM WATER | ERU | HOA or OWNER | GRAND TOTAL - IMPACT TO OWNER or TENANT IF MASTER METERED | | |
| | | | | (\$159.20) | (\$25,370.04) | \$18,850.00 | \$3,397.32 | \$795.29 | (\$4,156.32) | (\$0.77) | | |
| | BROOKWOOD AVE | 42 | | \$33.94 | (\$363.26) | \$420.00 | \$38.22 | TBD | \$128.90 | \$3.07 | | |
| | SHAWNEE DR 1101 | 44 | | (\$4.98) | (\$377.98) | \$440.00 | \$40.04 | TBD | \$97.08 | \$2.21 | | |
| | CHEROKEE PL | 43 | | \$25.61 | (\$371.72) | \$430.00 | \$39.13 | TBD | \$123.03 | \$2.86 | | |
| | NATCHEZ ST 354-R-E | 8 | GOVT - US | (\$29.42) | (\$41.60) | \$80.00 | \$7.28 | TBD | \$16.26 | \$2.03 | | |
| | NATCHEZ ST 147 | 30 | | \$139.81 | (\$262.35) | \$300.00 | \$27.30 | TBD | \$204.77 | \$6.83 | | |
| | PARK ST | 22 | | (\$5.78) | (\$173.80) | \$220.00 | \$20.02 | TBD | \$60.44 | \$2.75 | | |
| | SPRING ST 100 | 63 | | (\$41.59) | (\$430.05) | \$825.00 | \$57.33 | TBD | \$410.70 | \$6.52 | | |
| | JOHNSON CIR | 16 | | \$93.16 | (\$127.87) | \$160.00 | \$14.56 | TBD | \$139.85 | \$8.74 | | |
| | ELEVENTH AVE N 217 | 32 | COMMERCIAL | \$75.02 | (\$340.89) | \$0.00 | \$29.12 | TBD | (\$236.75) | (\$7.40) | 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 | |
| | N ROYAL OAKS BLVD 300 | 16 | | (\$76.88) | (\$141.17) | \$0.00 | \$14.56 | TBD | (\$203.49) | (\$12.72) | | |
| | N ROYAL OAKS BLVD 300 | 32 | | (\$133.30) | (\$320.73) | \$0.00 | \$29.12 | TBD | (\$424.91) | (\$13.28) | | |
| | N ROYAL OAKS BLVD 300 BLDG 9, BLDG 10 | 24 | | (\$74.12) | (\$233.75) | \$0.00 | \$21.84 | TBD | (\$286.03) | (\$11.92) | | |
| | N ROYAL OAKS BLVD 300 BLDG 8, BLDG 12 | 24 | | (\$96.44) | (\$231.59) | \$0.00 | \$21.84 | TBD | (\$306.19) | (\$12.76) | | |
| | N ROYAL OAKS BLVD 300 BLDG 11, BLDG 13 | 20 | | (\$47.32) | (\$189.99) | \$0.00 | \$18.20 | TBD | (\$219.11) | (\$10.96) | | |
| | N ROYAL OAKS BLVD 300 BLDG 14, BLDG 15 | 24 | | (\$74.12) | (\$233.75) | \$0.00 | \$21.84 | TBD | (\$286.03) | (\$11.92) | | |
| | N ROYAL OAKS BLVD 300 BLDG 16, BLDG 17 | 24 | | (\$18.32) | (\$239.15) | \$0.00 | \$21.84 | TBD | (\$235.63) | (\$9.82) | | |
| | N ROYAL OAKS BLVD 300 BLDG 18, BLDG 19 | 24 | | (\$79.70) | (\$233.21) | \$0.00 | \$21.84 | TBD | (\$291.07) | (\$12.13) | | |
| | N ROYAL OAKS BLVD 300 BLDG 20, BLDG 21 | 32 | | (\$88.66) | (\$325.05) | \$0.00 | \$29.12 | TBD | (\$384.59) | (\$12.02) | | |
| | N ROYAL OAKS BLVD 300 BLDG 2, BLDG 4 | 32 | COMMERCIAL | (\$81.22) | (\$325.77) | \$0.00 | \$29.12 | TBD | (\$377.87) | (\$11.81) | ST RATE IS NOT APPROVED BY CODE ; NO ST BILLING FOR COMMON AREAS | |
| | N ROYAL OAKS BLVD 300 BLDG 22, 1, 3 | 48 | | (\$146.38) | (\$504.88) | \$0.00 | \$43.68 | TBD | (\$607.58) | (\$12.66) | | |
| | N ROYAL OAKS BLVD 300 CLUBHOUSE, BLDG 39 | 8 | | (\$11.56) | (\$54.39) | \$0.00 | \$7.28 | TBD | (\$58.67) | (\$7.33) | | |
| | N ROYAL OAKS BLVD 300 BLDGS 38, 36, 35 | 32 | | (\$64.48) | (\$327.39) | \$0.00 | \$29.12 | TBD | (\$362.75) | (\$11.34) | | |
| | N ROYAL OAKS BLVD 300 BLDG 34, 37 | 16 | | (\$5.64) | (\$147.67) | \$0.00 | \$14.56 | TBD | (\$138.75) | (\$8.67) | | |

CITY OF FRANKLIN
SELECTED PROPERTIES - PRICING IMPACT

| 1 2 3 4 5 | B NAME of CUSTOMER | D ADDRESS | E 1979 U N I T S | M PROPERTY CLASS - ASSESSOR (Property Tax) | AR ESTIMATED \$ IMPACT TO CUSTOMER (MONTHLY - using April 2012 billing) | | | AV \$2.24 | AZ ERU STORM WATER | BA HOA or OWNER | BB OWNER or TENANT IF MASTER METERED | BC COMMENTS |
|-----------------------|--|--|------------------------------------|---|--|---------------|--|--------------|--------------------------|--------------------|--|----------------|
| | | | | | AW WATER | AX SEWER | AY TRASH (Resid Rollout is \$15; Comm is \$25) | | | | | |
| 52 | | N ROYAL OAKS BLVD 300 BLDG 32, 33 | 16 | | \$159.20 | (\$25,370.04) | \$18,850.00 | \$3,397.32 | (\$4,156.32) | (\$0.77) | | |
| 53 | | N ROYAL OAKS BLVD 300 BLDG 30, 31 | 24 | | \$11.29 | (\$149.31) | \$0.00 | \$14.56 | (\$123.46) | (\$7.72) | | |
| 54 | | N ROYAL OAKS BLVD 300 BLDG 29, 26 | 24 | | (\$38.78) | (\$237.17) | \$0.00 | \$21.84 | (\$254.11) | (\$10.59) | | |
| 55 | | N ROYAL OAKS BLVD 300 BLDG 25, 27, 28 | 24 | | (\$22.04) | (\$238.79) | \$0.00 | \$21.84 | (\$238.99) | (\$9.96) | | |
| 56 | | N ROYAL OAKS BLVD 300 BLDG 24, 23 | 24 | | (\$57.38) | (\$235.37) | \$0.00 | \$21.84 | (\$270.91) | (\$11.29) | | |
| 57 | GATEWAY VILLAGE | FRANKLIN RD | | COMMERCIAL and RESIDENTIAL CONDO | (\$49.94) | (\$236.09) | \$0.00 | \$21.84 | (\$264.19) | (\$11.01) | STORMWATER BILLING WILL CHANGE AS WE ARE ONLY BILLING FOR RESIDENTIAL PROPERTIES - THIS IS MIXED USE AND WE ARE NOT ACCOMODATING THE COMMERCIAL PROPERTIES; TRASH/STORMWATER IN ACCT 091-20333-01; TRASH/STORMWATER IN ACCT 091-20333-01 | |
| 58 | GATEWAY VILLAGE | FRANKLIN RD | 91 | | NA | (\$0.00) | NA | NA | \$0.00 | \$0.00 | STORMWATER BILLING FOR SITE NEEDS TO BE ADDRESSED; SEWER IN ACCTS 090-22729-01 and 090-22730-01; BILLING AT RESID LARGE RATE CHECKER; | |
| 59 | GATEWAY VILLAGE | FRANKLIN RD | | RESIDENTIAL CONDO | NA | \$0.00 | \$910.00 | NA | \$910.00 | \$10.00 | BILLING FOR UNITS IN SEWER & STORMWATER; ARE NOT BILLING FOR COMMERCIAL AND COMMON AREAS (PRIVATE STREETS) | |
| 60 | GENERALS RETREAT HOA | COLUMBIA AVE 1435 | 27 | RESIDENTIAL CONDO | (\$89.57) | (\$536.87) | \$270.00 | NA | (\$356.44) | (\$13.20) | STORMWATER BILLING IS RESIDENTIAL APT BASED ON # OF UNITS; FMC DOES NOT AUTHORIZE SPECIAL RATE FOR APTS | |
| 61 | HARDISON HILLS | VARIOUS HILLS | 312 | RESIDENTIAL CONDO | \$0.00 | \$0.00 | \$3,405.00 | \$283.92 | \$3,688.92 | \$11.82 | | |
| 62 | INDIAN SPRINGS CONDOS | MURFREESBORO RD 1011 | 72 | RESIDENTIAL CONDO | \$415.24 | (\$837.35) | \$0.00 | \$65.52 | (\$356.59) | (\$4.95) | CHANGE CUSTOMER NAME (these are erroneously called APARTMENTS in DO) | |
| 63 | JACKSON PLACE | | 48 | RESIDENTIAL CONDO | \$0.00 | \$0.00 | \$720.00 | \$43.68 | \$763.68 | \$15.91 | NEED TO CORRECT ADDRESS IN DQ | |
| 64 | MCKAYS MILL (Section 34) | | 85 | RESIDENTIAL CONDO | NA | \$0.00 | \$0.00 | (\$139.40) | (\$139.40) | (\$1.64) | STORMWATER FOR COMMON AREAS? BILLING ST AT LARGE RATE AND PROBABLY SHOULD BE SMALL | |
| 65 | MORNINGSIDE | VARIOUS | 300 | RESIDENTIAL CONDO | NA | \$0.00 | \$4,500.00 | \$0.00 | \$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 | STORMWATER BILLING FOR COMMON AREAS | |
| 67 | MORNINGSIDE OF FRANKLIN (053 099041) | SUNRISE CIR 105 | NA | FRATERNAL | NA | NA | NA | NA | \$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 | STORMWATER BILLING FOR CLUBHOUSE? | |
| 69 | MORNINGSIDE (HAUKY & SMITH) (053 099031) | SUNRISE CIR 101 | NA | FRATERNAL | NA | NA | NA | NA | \$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 | (\$1,567.17) | (\$10.18) | STORMWATER BILLING FOR COMMON AREA57 | |

CITY of FRANKLIN
SELECTED PROPERTIES - PRICING IMPACT

| A | B | C | D | E | F | G | H | I | | | | J | K | | | | | | |
|----|--|---|--|-----|-------------------|---|---|----|----|----|----|---|---|----|----|----|----|--|--|
| | | | | | | | | AR | AW | AX | AY | | | AZ | BA | BB | BC | | |
| 1 | | | | | | | | | | | | | | | | | | | |
| 2 | | | | | | | | | | | | | | | | | | | |
| 3 | | | | | | | | | | | | | | | | | | | |
| 4 | | | | | | | | | | | | | | | | | | | |
| 5 | | | | | | | | | | | | | | | | | | | |
| 71 | PARKSIDE @ ASPEN GROVE (078J A 005.00) | | ASPEN GROVE DR 3201 | 130 | RESIDENTIAL CONDO | | | | | | | | | | | | | | |
| 72 | PRESMOUNT PL HOA | | PRESMOUNT PL | 206 | RESIDENTIAL CONDO | | | | | | | | | | | | | | |
| 73 | REID HILL COMMONS | | VARIOUS | 107 | RESIDENTIAL CONDO | | | | | | | | | | | | | | |
| 74 | ABLES, LEX | | EVERBRIGHT ST 306 | 2 | COMMERCIAL | | | | | | | | | | | | | | |
| 75 | ALLEN, MARCIA | | NATCHEZ ST 224 | 2 | RESIDENTIAL | | | | | | | | | | | | | | |
| 76 | BASKIN, RANDALL R | | LONG LN 4262 ONE METER LOCATED AT 315 OLD PEYTONSVILLE RD | 2 | AGRICULTURE L | | | | | | | | | | | | | | |
| 77 | | | | 1 | | | | | | | | | | | | | | | |