



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.

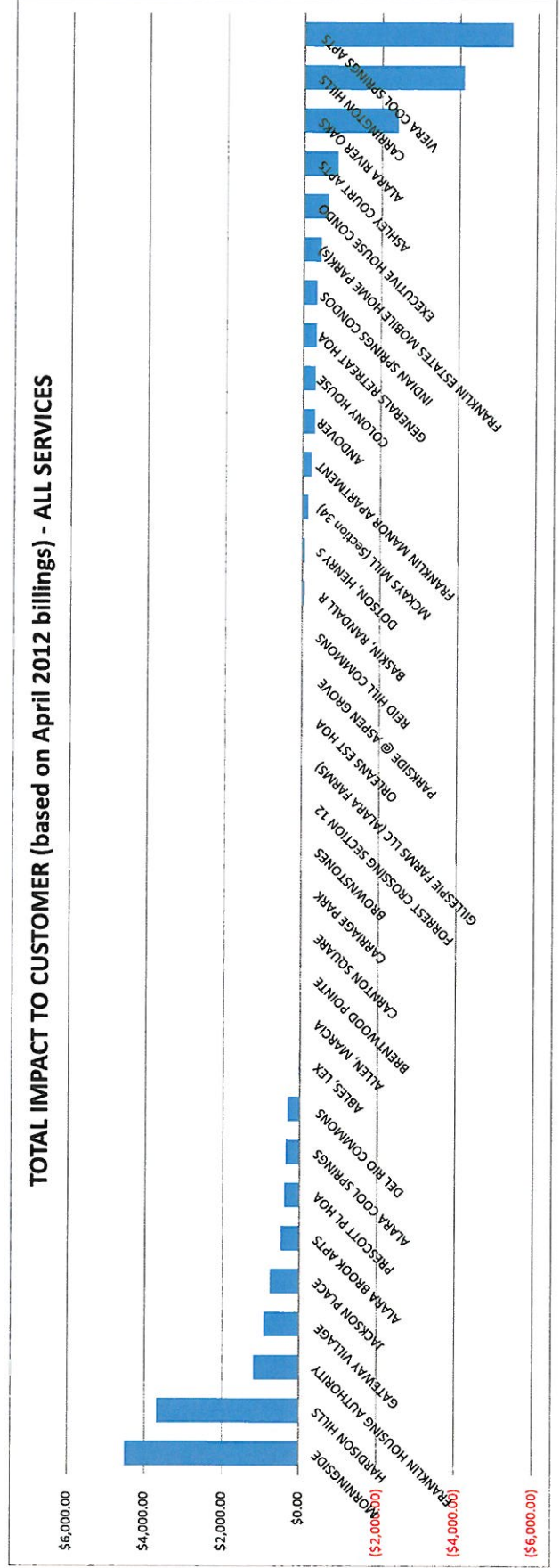
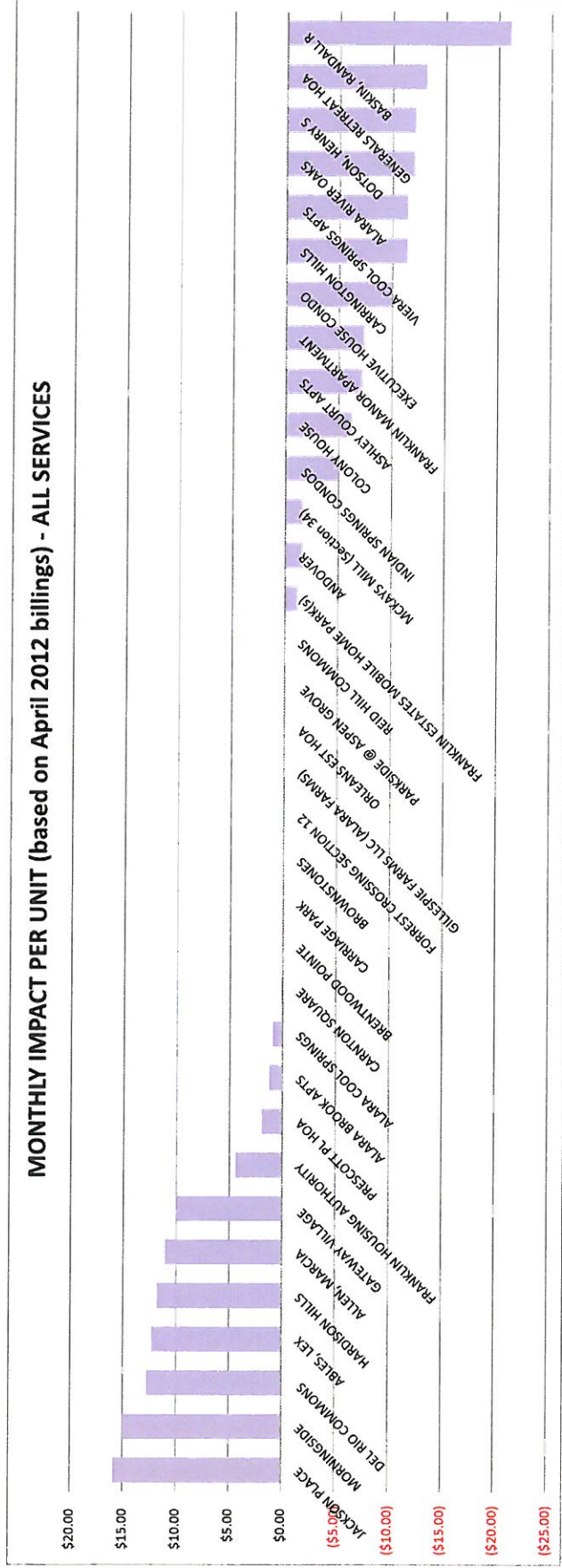
Customers primarily adversely impacted will be those privately owned attached residences that are not required to obtain and pay for city residential trash (e.g. Morningside, Del Rio Commons and Hardison Hills). Those positively impacted will those that are having multiple minimums applied (e.g. Generals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



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)		SEWER		TRASH (Resid Rollout is \$15; Comm is \$25)		STORM WATER		ERU		HOA or OWNER		GRAND TOTAL - IMPACT TO OWNER or TENANT IF MASTER METERED		COMMENTS	
1																							
2																							
3																							
4																							
5																							
29			BROOKWOOD AVE	42																			
30			SHAWNEE DR 1101	44																			
31			CHEROKEE PL	43																			
32			NATCHEZ ST 354-B-E	8																			
33			NATCHEZ ST 147	30																			
34			PARK ST	22																			
35			SPRING ST 100	63																			
36			JOHNSON CIR	16																			
37			ELEVENTH AVE N 217	32																			
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			N ROYAL OAKS BLVD 300 BLDG 2, BLDG 4	32																			
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 BLDGS 38, 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

1	2	3	4	5	B	D	E	M	AR	AW	AX	AY	AZ	BA	BB	BC
ESTIMATED \$ IMPACT TO CUSTOMER (MONTHLY - using April 2012 billing)																
UNITS																
PROPERTY CLASS - ASSESSOR (Property Tax)																
WATER																
SEWER																
TRASH (Resid Rollout is \$15; Comm is \$25)																
STORM WATER																
HOA or OWNER																
GRAND TOTAL - IMPACT TO OWNER or TENANT IF MASTER METERED																
COMMENTS																
52		N ROYAL OAKS BLVD 300 BLDG 32, 33	16													
53		N ROYAL OAKS BLVD 300 BLDG 30, 31	24													
54		N ROYAL OAKS BLVD 300 BLDG 29, 26	24													
55		N ROYAL OAKS BLVD 300 BLDG 25, 27, 28	24													
56		N ROYAL OAKS BLVD 300 BLDG 24, 23	24													
57		GATEWAY VILLAGE FRANKLIN RD														
58		GATEWAY VILLAGE FRANKLIN RD	91													
59		GATEWAY VILLAGE FRANKLIN RD														
60		GENERALS RETREAT HOA	27													
61		HARDISON HILLS VARIOUS HILLS	312													
62		INDIAN SPRINGS CONDOS	72													
63		JACKSON PLACE	48													
64		MCKAYS MILL (Section 34)	85													
65		MORNINGSIDE	300													
66		MORNINGSIDE OF FRANKLIN	NA													
67		MORNINGSIDE OF FRANKLIN (053 099041)	NA													
68		MORNINGSIDE PHASE I	NA													
69		MORNINGSIDE (HAURY & SMITH) (053 099031)	NA													
70		ORLEANS EST HOA HILLSBORO RD 1100	154													

CITY OF FRANKLIN
SELECTED PROPERTIES - PRICING IMPACT

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	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	524	525	526	527	528	529	530	531	532	533	534	535	536	537	538	539	540	541	542	543	544	545	546	547	548	549	550	551	552	553	554	555	556	557	558	559	560	561	562	563	564	565	566	567	568	569	570	571	572	573	574	575	576	577	578	579	580	581	582	583	584	585	586	587	588	589	590	591	592	593	594	595	596	597	598	599	600	601	602	603	604	605	606	607	608	609	610	611	612	613	614	615	616	617	618	619	620	621	622	623	624	625	626	627	628	629	630	631	632	633	634	635	636	637	638	639	640	641	642	643	644	645	646	647	648	649	650	651	652	653	654	655	656	657	658	659	660	661	662	663	664	665	666	667	668	669	670	671	672	673	674	675	676	677	678	679	680	681	682	683	684	685	686	687	688	689	690	691	692	693	694	695	696	697	698	699	700	701	702	703	704	705	706	707	708	709	710	711	712	713	714	715	716	717	718	719	720	721	722	723	724	725	726	727	728	729	730	731	732	733	734	735	736	737	738	739	740	741	742	743	744	745	746	747	748	749	750	751	752	753	754	755	756	757	758	759	760	761	762	763	764	765	766	767	768	769	770	771	772	773	774	775	776	777	778	779	780	781	782	783	784	785	786	787	788	789	790	791	792	793	794	795	796	797	798	799	800	801	802	803	804	805	806	807	808	809	810	811	812	813	814	815	816	817	818	819	820	821	822	823	824	825	826	827	828	829	830	831	832	833	834	835	836	837	838	839	840	841	842	843	844	845	846	847	848	849	850	851	852	853	854	855	856	857	858	859	860	861	862	863	864	865	866	867	868	869	870	871	872	873	874	875	876	877	878	879	880	881	882	883	884	885	886	887	888	889	890	891	892	893	894	895	896	897	898	899	900	901	902	903	904	905	906	907	908	909	910	911	912	913	914	915	916	917	918	919	920	921	922	923	924	925	926	927	928	929	930	931	932	933	934	935	936	937	938	939	940	941	942	943	944	945	946	947	948	949	950	951	952	953	954	955	956	957	958	959	960	961	962	963	964	965	966	967	968	969	970	971	972	973	974	975	976	977	978	979	980	981	982	983	984	985	986	987	988	989	990	991	992	993	994	995	996	997	998	999	1000	1001	1002	1003	1004	1005	1006	1007	1008	1009	1010	1011	1012	1013	1014	1015	1016	1017	1018	1019	1020	1021	1022	1023	1024	1025	1026	102
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	-----