

**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		
						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	380	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 Plaza 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 (Lammert 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

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						ROLL OUT	Dumpster	BLUE BAG	BRUSH	BULK WASTE			
Franklin Housing Authority	312	Government	Master	Nonresidential	City - rollout	YES	YES	YES	YES	YES	NO	YES	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
Franklin Estates Mobile Home Park	377	Commercial	Master	Nonresidential	City - rollout	YES	YES	YES	YES	YES	NO	YES	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
Craig Apts (Fair St 115)	8	Commercial	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; Contract for service with owner of commercial business
Dodson, H (203 Fairground St)	6	Commercial	Master	Nonresidential	City - rollout	YES	YES	YES	YES	YES	NO	YES	
Hutchins B (709 W Main St)	4	Commercial	Master	Nonresidential	City - rollout	YES	NO	YES	YES	YES	NO	YES	
Rochford (300 4th Ave S)	10	Commercial	Master	Nonresidential	City - rollout	YES	NO	YES	YES	YES	NO	YES	
Sanders, M (210 5th Ave S)	4	Commercial	Master	Nonresidential	City - rollout	YES	NO	YES	YES	YES	NO	YES	
Sanford, G (126 Fowlkes St)	4	Commercial	Master	Nonresidential	City - rollout	YES	NO	YES	YES	YES	NO	YES	
Westview Apts	15	Commercial	Individual	Nonresidential	City - dumpster	YES	YES	YES	YES	YES	NO	YES	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

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 CONSIDERED NONRESIDENTIAL FOR TRASH SERVICE; NONRESIDENTIAL SERVICE IS OPTIONAL

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 CONSIDERED NONRESIDENTIAL; TRASH SERVICE SHOULD BE NONRESIDENTIAL PER EXISTING TITLE 17

**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			
Del Rio Commons	24	Residential	Individual	Residential	City - dumpster	NO	YES	YES	YES	YES	YES	YES	
Hardison Hills	312	Residential	Individual	Residential	City - dumpster	NO	YES	YES	YES	YES	YES	YES	
Jackson Place	48	Residential	Individual	Residential	City - dumpster	YES	YES	YES	YES	YES	YES	YES	
Brentwood Pointe	260	Residential	Individual	Residential	Private	YES	YES	YES	YES	YES	YES	YES	
Morningside	307	Residential	Individual	Residential	Private	YES	YES	YES	YES	YES	YES	YES	
Residences @ Southwinds	85	Residential	Individual	Residential	Private	YES	YES	YES	YES	YES	YES	YES	
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 BE CONSIDERED NONRESIDENTIAL FOR TRASH SERVICE AND WE ARE NOT PRICING AS SUCH; NONRESIDENTIAL TRASH SERVICE IS OPTIONAL BUT IS \$28/CAN INSTEAD OF \$15/CAN													
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 BE CONSIDERED NONRESIDENTIAL FOR TRASH SERVICE; TRASH SERVICE IS PRICED AS RESIDENTIAL AND SHOULD BE NONRESIDENTIAL PER EXISTING TITLE 17													
Andover	109	Residential	Individual	Residential	City - rollout	YES	NO	YES	YES	YES	YES	NONE	
Brownstones	28	Residential	Individual	Residential	All services except rollout container	YES	NO	YES	YES	YES	YES	NONE	Also obtaining (and paying for) private service
Carrion Square	10	Residential	Individual	Residential	City - rollout	YES	NO	YES	YES	YES	YES	NONE	Per homeowner's request fewer cars than units; each residential unit pays for service
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	
Mickay'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	CURRENTLY RECEIVING ROLLOUT SERVICE AT \$15/CAN; WOULD CONTINUE TO RECEIVE SERVICE AT \$15/CAN AS INDIVIDUAL RESIDENTIAL CUSTOMER
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 (Fieldstone 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**

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						ROLL OUT	DUMPSTER	BLUE BAG	BRUSH WASTE	BULK WASTE				YARD BAGS
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 Publix;	
Park Run (McKay's Mill)	7	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	
General's Retreat	29	Residential	Master	Nonresidential	City - rollout	YES	NO	YES	YES	YES	NO	YES		
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	
Lauralwood	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)	132	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 windiv 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 (Assessor) - 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 Rollout container service to any "FARM" property but would be optional and billed @ Nonresidential price							
					ROLL OUT	Dumpster	BLUE BAG	BRUSH	BULK WASTE	YARD BAGS		
Anderson Creekside Farm LP - 370 Franklin Road	Agricultural	Individual	Nonresidential	City - rollout	YES	YES	YES	YES	YES	YES	YES	
Anderson, M (1155 Hillisboro Rd)	Agricultural	Individual	Nonresidential	City - rollout	YES	YES	YES	YES	YES	YES	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	YES	
Bennett, J - 3172 Boyd Mill Avenue	Residential	Individual	Nonresidential	City - rollout	YES	YES	YES	YES	YES	YES	YES	
Belthurum, A - 151 Franklin Road	Agricultural	Individual	Nonresidential	City - rollout	YES	YES	YES	YES	YES	YES	YES	
Carothers, J (125 Old Carter's Creek Pike)	Farm	Individual	Nonresidential	City - rollout	YES	YES	YES	YES	YES	YES	YES	
Crowell, H - 410 Murreesboro Road	Agricultural	Individual	Nonresidential	City - rollout	YES	YES	YES	YES	YES	YES	YES	
Davis, E - 585 Jordan Road	Agricultural	Individual	Nonresidential	City - rollout	YES	YES	YES	YES	YES	YES	YES	
Fagan, G - 574 Franklin Road	Forest	Individual	Nonresidential	City - rollout	YES	YES	YES	YES	YES	YES	YES	
Franks, J (1205 Holly Hill Dr)	Agricultural	Individual	Nonresidential	City - rollout	YES	YES	YES	YES	YES	YES	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	YES	
Green, J - 806 Murreesboro Road	Agricultural	Individual	Nonresidential	City - rollout	YES	YES	YES	YES	YES	YES	YES	
Heller, R - 1344 Carrton Lane	Agricultural	Individual	Nonresidential	City - rollout	YES	YES	YES	YES	YES	YES	YES	
Luna, J (1154 Hillview Lane)	Agricultural	Individual	Nonresidential	City - rollout	YES	YES	YES	YES	YES	YES	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	YES	
Metz, J (1025 Carlisle Ln)	Agricultural	Individual	Nonresidential	City - rollout	YES	YES	YES	YES	YES	YES	YES	
More, L - 2884 Del Rio Pike	Agricultural	Individual	Nonresidential	City - rollout	YES	YES	YES	YES	YES	YES	YES	
More, L - 3048 Del Rio Pike	Agricultural	Individual	Nonresidential	City - rollout	YES	YES	YES	YES	YES	YES	YES	
More, L - 3050 Del Rio Pike	Agricultural	Individual	Nonresidential	City - rollout	YES	YES	YES	YES	YES	YES	YES	
PLA Properties - 4081 Columbia Pike	Agricultural	Individual	Nonresidential	City - rollout	YES	YES	YES	YES	YES	YES	YES	4 cans - Harrison House
Reese, O - 2870 Del Rio Pike	Agricultural	Individual	Nonresidential	City - rollout	YES	YES	YES	YES	YES	YES	YES	
Tomlinson, F (1015 Carlisle Ln)	Farm	Individual	Nonresidential	City - rollout	YES	YES	YES	YES	YES	YES	YES	
Turner, C - 253 Halberton Drive	Farm	Individual	Nonresidential	City - rollout	YES	YES	YES	YES	YES	YES	YES	
Eathery, R (1200 Hillisboro Road)	Agricultural	Individual	Nonresidential	INACTIVE	YES	YES	YES	YES	YES	YES	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
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OWNER Name and Address (farms)	Property Classification (Assessor) - Common property for Condos is Fraternal (tax-exempt); Apts are all Commercial	WATER PROVIDED BY <small>Wastewater treatment</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
					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	



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.

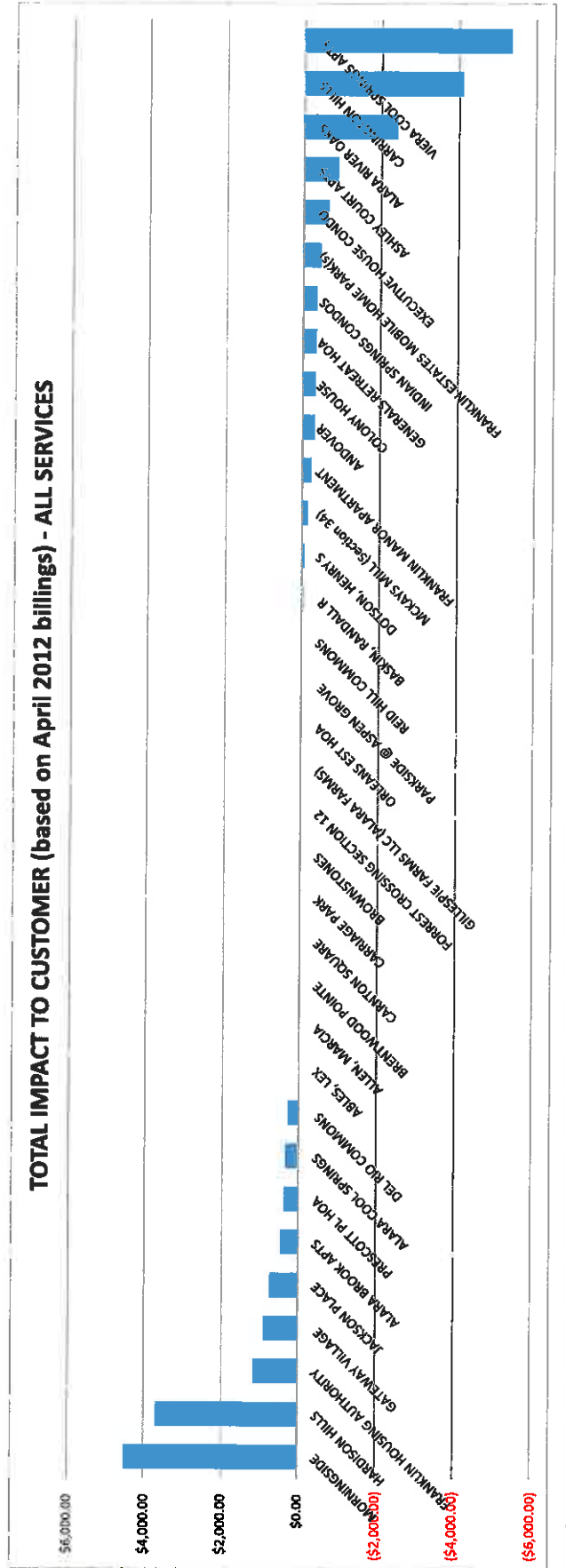
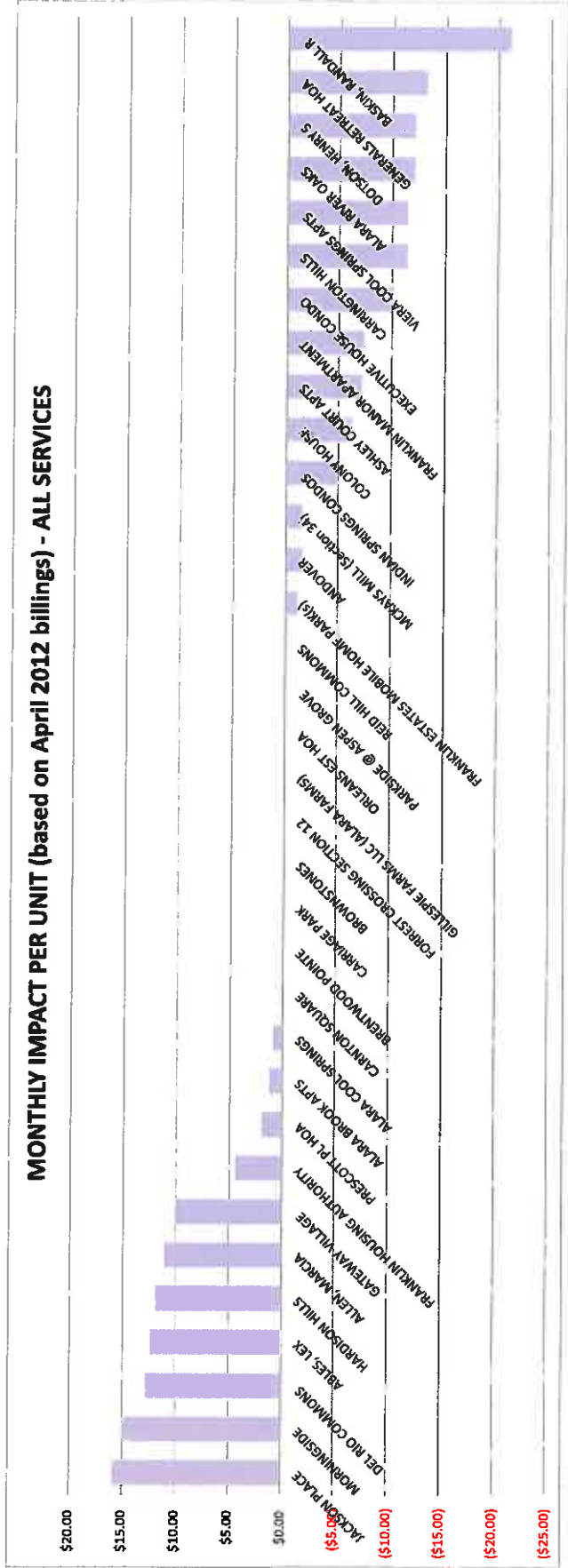
Customers primarily adversely impacted will be those privately owned attached residences that are not required to obtain and pay for city residential trash (e.g. Morningside, Del Rio Commons and Hardison Hills). Those positively impacted will those that are having multiple minimums applied (e.g. Generals 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	H	AR	AW	AX	AY	AZ	BA	BB	BC	COMMENTS
1							\$2.74					
2												
3												
4												
5												
6	ALARA BROOK APTS	GILLESPIE DR 100	390	COMMERCIAL			NA	NA	\$479.39	NA	\$0.00	SEWER IS CURRENTLY BILLED AS RESIDENTIAL; STORMWATER BILLING ON SEPARATE ACCOUNT (NONRESID - based on ERU); OTHER ALARA APTS ARE BILLED AS RESID WITH RATE NOT APPROVED BY CODE; ISSUES - (1) INCONSISTENCY AMONG SIMILAR PROPERTIES (see other ALARA properties) (2) NO ST BILLING FOR COMMON AREA and APARTMENTS IF UNIT PRICED
7	ALARA COOL SPRINGS	GILLESPIE DR 101	386	COMMERCIAL			NA	NA	\$0.00	\$1,068.60	\$0.00	STORMWATER BILLING IS RESIDENTIAL APT BASED ON # OF UNITS; FMC DOES NOT AUTHORIZE SPECIAL RATE FOR APTS
8	GILLESPIE FARMS LLC (ALARA FARMS)	GILLESPIE DR 201	474	COMMERCIAL			\$431.34	NA	\$431.34	\$0.91	\$0.91	STORMWATER BILLING IS RESIDENTIAL APT BASED ON # OF UNITS; FMC DOES NOT AUTHORIZE SPECIAL RATE FOR APTS
9	ALARA RIVER OAKS	RIVER OAKS	200	COMMERCIAL			\$182.00	TBD	(\$2,419.07)	(\$12.10)	(\$12.10)	WATER/SEWER REVENUES GO DOWN FROM ELIMINATING MULTIPLE MINIMUMS; STORMWATER BILLING IS RESIDENTIAL APT BASED ON # OF UNITS; FMC DOES NOT AUTHORIZE SPECIAL RATE FOR APTS
10	ANDOVER	ANDOVER	190	RESIDENTIAL CONDO			(\$311.60)	TBD	(\$311.60)	(\$1.64)	(\$1.64)	HAS ATTACHED and DETACHED DWELLING UNITS; STORMWATER RATE - BILLED AS LARGE BUT PROBABLY SHOULD BE SMALL (at least for attached units)
11	ASHLEY COURT APTS	MAGNOLIA AVE 113	120	COMMERCIAL			\$109.20	TBD	(\$867.31)	(\$7.23)	(\$7.23)	ALL SERVICES ARE PRICED AT RESIDENTIAL RATE; SEE ALARA FOR ISSUES WITH APTS
12	BRENTWOOD POINTE	BRENTWOOD POINTE	252	RESIDENTIAL CONDO			(\$1.64)	TBD	\$13.36	\$0.05	\$0.05	TRASH IS NOT PROVIDED or BILLED; THERE IS NO ST BILLING FOR COMMON AREAS; STORMWATER RATE NEEDS TO BE REVIEWED FOR EACH UNIT
13	BROWNSTONES	BROWNSTONES	27	RESIDENTIAL CONDO			\$0.00	TBD	\$0.00	\$0.00	\$0.00	HAS IRRIG METER; PRIVATE SERVICE FOR TRASH (WE ARE BILLING (6B); NO ST BILLING FOR COMMON GROUNDS
14	CARNTON SQUARE	CARNTON SQUARE	10	RESIDENTIAL CONDO			\$0.91	TBD	\$0.91	\$0.09	\$0.09	ST RATE IS NOT APPROVED BY CODE; NO ST BILLING FOR COMMON AREAS
15	CARRIAGE PARK	CARRIAGE PARK	77	RESIDENTIAL CONDO			\$0.91	TBD	\$0.91	\$0.01	\$0.01	ST RATE IS NOT APPROVED BY CODE; NO ST BILLING FOR COMMON AREAS
16	CARRINGTON HILLS	CAROTHERS PKWY 3750	360	COMMERCIAL			\$327.60	TBD	(\$4,102.99)	(\$11.40)	(\$11.40)	ST RATE IS NOT APPROVED BY CODE; NO ST BILLING FOR COMMON AREAS
17	COLONY HOUSE	W MAIN ST 1100	52	RESIDENTIAL CONDO			\$47.32	TBD	(\$326.07)	(\$6.27)	(\$6.27)	ST RATE IS NOT APPROVED BY CODE; NO ST BILLING FOR COMMON AREAS
18	DEL RIO COMMONS	DEL RIO COMMONS	24	RESIDENTIAL CONDO			\$21.84	TBD	\$21.84	\$0.91	\$0.91	NOTES SAY TRASH IS FOR COMPLEX? WE SHOW ONE (1) DUMPSTER FOR COMPLEX?
19	DEL RIO COMMONS	DEL RIO PK 700	24	RESIDENTIAL CONDO			\$0.00	NA	\$285.00	\$11.88	\$11.88	
20	DOTSON, HENRY S	FAIRGROUND ST 203	6	COMMERCIAL			\$5.46	TBD	(\$72.85)	(\$12.14)	(\$12.14)	ST RATE IS NOT APPROVED BY CODE; NO ST BILLING FOR COMMON AREAS
21	EXECUTIVE HOUSE CONDO	HILLSBORO RD 613	64	RESIDENTIAL CONDO			\$58.24	TBD	(\$635.69)	(\$9.93)	(\$9.93)	ST RATE IS NOT APPROVED BY CODE; NO ST BILLING FOR COMMON AREAS
22	FORREST CROSSING SECTION 12	FORREST CROSSING SECTION 12	63	RESIDENTIAL CONDO			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	NO IMPACT UNLESS PRIVATE STREETS ON SEPARATE PARCELS - THEN BILL STORMWATER FOR PRIVATE STREETS IN COMMON AREAS
23		EDGEWOOD BLVD 650	76	TRAILERS ARE PERSONAL			\$0.00	TBD	(\$39.77)	(\$0.52)	(\$0.52)	
24	FRANKLIN ESTATES MOBILE HOME PARK(S)	W MAIN ST 1501	30	PROPERTY; LAND IS COMMERCIAL			\$0.00	TBD	(\$81.79)	(\$2.73)	(\$2.73)	HAVE MULTIPLE WATER DELIVERY POINTS FOR MULTIPLE PARCELS; EACH ACCT BILLS FOR WA, SW, GB and ST AT RESIDENTIAL RATES; STORMWATER COULD CHANGE BASED ON ERU OF PARKS
25		W MAIN ST 1501	9				\$0.00	TBD	(\$24.87)	(\$2.76)	(\$2.76)	
26		W MAIN ST 1501	5				\$0.00	TBD	\$4.04	\$0.81	\$0.81	
27		W MEADE BLVD 700	257				\$0.00	TBD	(\$309.11)	(\$1.20)	(\$1.20)	
28							\$0.00	TBD	(\$2,947.65)	\$2,570.00	\$2,570.00	

CITY OF FRANKLIN
SELECTED PROPERTIES - PRICING IMPACT

B	D	E	H	AR				AX	AY	AZ	BA	BB	BC
				WATER	SEWER	TRASH (Resid Rollout is \$15; Comm is \$25)	STORM WATER						
NAME of CUSTOMER	ADDRESS	UNITS	PROPERTY CLASS - ASSESSOR (Property Tax)	ESTIMATED \$ IMPACT TO CUSTOMER (MONTHLY - using April 2012 billing)	WATER	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	
				\$2.74									
5													
52	N ROYAL OAKS BLVD 300 BLDG 32, 33	16		(\$159.20)	(\$25,370.04)	\$18,850.00	\$3,397.32	\$795.29		(\$4,156.32)	(\$0.77)		
53	N ROYAL OAKS BLVD 300 BLDG 30, 31	24		\$11.29	(\$149.31)	\$0.00	\$14.56	TBD		(\$123.46)	(\$7.72)		
54	N ROYAL OAKS BLVD 300 BLDG 29, 26	24		(\$38.78)	(\$237.17)	\$0.00	\$21.84	TBD		(\$254.11)	(\$10.59)		
55	N ROYAL OAKS BLVD 300 BLDG 25, 27, 28	24		(\$22.04)	(\$238.79)	\$0.00	\$21.84	TBD		(\$238.99)	(\$9.96)		
56	N ROYAL OAKS BLVD 300 BLDG 24, 23	24		(\$57.38)	(\$235.37)	\$0.00	\$21.84	TBD		(\$270.91)	(\$11.29)		
57	GATEWAY VILLAGE		COMMERCIAL and RESIDENTIAL CONDO	(\$49.94)	(\$236.09)	\$0.00	\$21.84	TBD		(\$264.19)	(\$11.01)		
58	GATEWAY VILLAGE	91		NA	\$0.00	NA	NA	TBD		\$0.00	\$0.00	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	
59	GATEWAY VILLAGE			NA	(\$0.00)	NA	NA	TBD		(\$0.00)	(\$0.00)	STORMWATER BILLING FOR SITE NEEDS TO BE ADDRESSED; SEWER IN ACCTS 090-22729-01 and 090-22730-01; BILLING AT BEST LARGE RATE (CHECK!)	
60	GENERALS RETREAT HOA	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 STREET)	
61	HARDISON 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 APTS	
62	INDIAN SPRINGS CONDOS	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	NA	\$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	300	RESIDENTIAL CONDO	NA	\$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 COP ROLLOUT OR DUMPSTER SERVICE	
66	MORNINGSIDE OF FRANKLIN	NA	FRATERNAL	NA	NA	NA	NA	\$0.00		\$0.00	\$0.00	STORMWATER BILLING FOR COMMON AREAS	
67	MORNINGSIDE OF FRANKLIN (053 099041)	NA	FRATERNAL	NA	NA	NA	NA	\$0.00		\$0.00	\$0.00	STORMWATER BILLING FOR COMMON AREAS	
68	MORNINGSIDE PHASE 1	NA	FRATERNAL	NA	NA	NA	NA	\$0.00		\$0.00	\$0.00	STORMWATER BILLING FOR CLUBHOUSE?	
69	MORNINGSIDE (HAURY & SMITH) (053 099031)	NA	FRATERNAL	NA	NA	NA	NA	\$0.00		\$0.00	\$0.00	STORMWATER BILLING FOR COMMON AREAS	
70	ORLEANS EST HOA	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

A	B	C	D	E	F	G	H	I				J	K	L						
								AR	AW	AX	AY				AZ	BA	BB	BC		
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	
	NAME of CUSTOMER	ADDRESS	UNIT	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									
71	PARKSIDE @ ASPEN GROVE (078J A 005.00)	ASPEN GROVE DR 3201	130	RESIDENTIAL CONDO	(\$159.20)	(\$25,370.04)	\$18,850.00	\$3,397.32	\$0.00	(\$4,156.32)	(\$0.77)									STORMWATER BILLING FOR COMMON AREAS?
72	PRESCOTT PL HOA	PRESCOTT PL	206	RESIDENTIAL CONDO	\$546.02	(\$2,402.85)	\$2,060.00	NA	\$194.21	\$397.38	\$1.93									ERU FOR ALL THREE PARCELS INCLUDING COMMON AREAS DETERMINED BY ENGR. APRIL 2012
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	MATCHEZ 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	AGRICULTURAL	\$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	\$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