



HISTORIC
FRANKLIN
TENNESSEE

ITEM #28
BOMA
08/28/2012

MEMORANDUM

July 11, 2012

TO: Board of Mayor and Aldermen

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

SUBJECT: Consideration of Revision to Title 18 to Define Residential, Multiresidential 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 Multiresidential 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 for water charged for consumption above the availability charge 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 services billed as line items on the utility bill 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).

In addition, there is no current provision for billing for multiple tenants from one meter. This is because Title 18 currently prohibits such practice in 18-113 which states "No customer shall supply water service to more than one dwelling or premise from a single service line." The changes proposed here are to accommodate billing changes and not a total rewrite of Title 18 to cover other areas needing modification. In addition, we have viewed that Title 18 applies only to our water and sewer district and not to other water or sewer districts. A change is proposed to allow the City to bill for "multiple minimums" for Multiresidential customers for both water and sewer intended for potable residential use.

This ambiguity and contradiction in the various titles of the Municipal Code has resulted in confusion by staff which resulted in inconsistent classification and pricing of water and sewer service of our



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customers. The proposed changes to Title 18 will not affect pricing business policies of other water providers. They will continue to set their own rates and rules to meet Franklin building standards.

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 total revenue neutral when considering all services and all customers.

Customers primarily impacted will be those served by a master meter outside our water district 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 for the Multiresidential customers. Customers who will be classified as Multiresidential and may be affected includes condominiums, townhomes, apartments, Franklin Housing Authority, mobile home parks, duplexes and triplexes serving multiple tenants from one water meter. Mixed use developments serving residential, multiresidential and commercial customers will be treated as Nonresidential and billed accordingly. Customers whose property is classified as a farm (including agricultural and forest properties) will have service charged at Nonresidential rates since there is a high probability that water is used for agricultural or livestock. Lastly, this will affect HOA associations where the not-for-profit corporation or agent has contracted with the city for service and will have service priced using Nonresidential rates. All Irrigation and Reclaimed service will be priced as Nonresidential even if watering residential lawns since it has a purpose not intended for human consumption.

Recommendation

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



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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



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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.




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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



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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 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				YARD BAGS
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														
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 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	

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

Development Name or Address (farms)	UNITS	Property Classification (Assessor) - Common property for Condos is Fratermal (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	
						SOLID WASTE can provide dumpster or rollout container service to any "Non-residential" property in need of these services								
						ROLL OUT	Dumpster	BLUE BAG	BRUSH	BULK WASTE				YARD BAGS
Franklin Housing Authority	312	Government	Master	Nonresidential	City - rollout	YES	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	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	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)	8	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 Fowlkes 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	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 mailers 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	<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	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 \$25/CAN INSTEAD OF \$15/CAN

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 mailers 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			
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	
Carrion 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 (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**

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 WASTE	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 (McKey's Mill)	7	Residential	Master	Nonresidential	City - rollout	YES	NO	YES	YES	YES	NO	YES	
Generals 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)	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 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 Fratermal (tax- exempt); Apts are all Commercial	WATER PROVIDED BY TRANSFER FROM OTHER have more than one "unit" served from one water meter & typically on common nearby	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 BAG	BLUE BAG	BRUSH WASTE	BULK WASTE BAGS				
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													
Adkerson Creekside Farm LP - 370 Franklin Road	Agricultural	Individual	Nonresidential	City - rollout	YES	YES	YES	YES	YES	YES	NO	YES	
Anderson, M (1155 Hillisboro Rd)	Agricultural	Individual	Nonresidential	City - rollout	YES	YES	YES	YES	YES	YES	NO	YES	Mack Anderton - 2 meters, 2 cars 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 Cartisle 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 cars - Harrison House
Reese, O - 2970 Del Rio Pike	Agricultural	Individual	Nonresidential	City - rollout	YES	YES	YES	YES	YES	YES	NO	YES	
Tomlinson, F (1015 Cartisle 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	

**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 (waster 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	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
SELECTED PROPERTIES - PRICING IMPACT

B	D	E	M	AR				AX		AY	AZ	BA	BB	BC
				WATER	SEWER	TRASH (Realtor Rollout is \$15; Comm is \$25)	ERU	HOA or OWNER	GRAND TOTAL - IMPACT TO TENANT IF MASTER METERED					
NAME of CUSTOMER	ADDRESS	UNIT \$	PROPERTY CLASS - ASSESSOR (Property Tax)	WATER	SEWER	TRASH (Realtor Rollout is \$15; Comm is \$25)	ERU	HOA or OWNER	AY	AZ	BA	BB	COMMENTS	
1														
2														
3														
4														
5														
6	ALARA BROOK APTS	390	COMMERCIAL	(\$159.20)	(\$25,370.04)	\$18,850.00	\$795.29	(\$4,156.32)	\$3,397.32			(\$0.77)	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 ADVERTISEMENTS if unit priced	
7	ALARA COOL SPRINGS	386	COMMERCIAL	NA	NA	NA	NA		NA			\$1.23	STORMWATER BILLING IS RESIDENTIAL APT BASED ON # OF UNITS; FMC DOES NOT AUTHORIZE SPECIAL RATE FOR APTS	
8	GILLESPIE FARMS LLC (ALARA FARMS)	474	COMMERCIAL	NA	(\$0.00)	\$0.00	TBD		\$351.26			\$0.91	STORMWATER BILLING IS RESIDENTIAL APT BASED ON # OF UNITS; FMC DOES NOT AUTHORIZE SPECIAL RATE FOR APTS	
9	ALARA RIVER OAKS	200	COMMERCIAL	(\$354.94)	(\$2,246.13)	\$0.00	TBD	(\$2,419.07)	\$431.34			(\$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	190	RESIDENTIAL CONDO	NA	\$0.00	\$0.00	TBD	(\$311.60)	(\$311.60)			(\$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	120	COMMERCIAL	\$417.28	(\$1,393.79)	\$0.00	TBD	(\$867.31)	\$109.20			(\$7.23)	ALL SERVICES ARE PRICED AT RESIDENTIAL RATE; SEE ALARA FOR ISSUES WITH APTS	
12	BRENTWOOD POINTE	252	RESIDENTIAL CONDO	NA	\$0.00	\$15.00	TBD	\$13.36	(\$1.64)			\$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	27	RESIDENTIAL CONDO	\$0.00	\$0.00	\$0.00	TBD	\$0.00	\$0.00			\$0.00	HAS TRUG METER; PRIVATE SERVICE FOR TRASH (WE ARE BILLING GIB); NO ST BILLING FOR COMMON GROUNDS	
14	CARNTON SQUARE	10	RESIDENTIAL CONDO	\$0.00	\$0.00	\$0.00	TBD	\$0.91	\$0.91			\$0.09	ST RATE IS NOT APPROVED BY CODE; NO ST BILLING FOR COMMON AREAS	
15	CARRIAGE PARK	77	RESIDENTIAL CONDO	\$0.00	\$0.00	\$0.00	TBD	\$0.91	\$0.91			\$0.01	ST RATE IS NOT APPROVED BY CODE; NO ST BILLING FOR COMMON AREAS	
16	CARRINGTON HILLS	360	COMMERCIAL	(\$327.68)	(\$4,102.91)	\$0.00	TBD	(\$4,102.99)	\$327.60			(\$11.40)	ST RATE IS NOT APPROVED BY CODE; NO ST BILLING FOR COMMON AREAS	
17	COLONY HOUSE	52	RESIDENTIAL CONDO	\$212.58	(\$585.97)	\$0.00	TBD	(\$326.07)	\$47.32			(\$6.27)	ST RATE IS NOT APPROVED BY CODE; NO ST BILLING FOR COMMON AREAS	
18	DEL RIO COMMONS	24	RESIDENTIAL CONDO	\$0.00	\$0.00	\$0.00	TBD	\$21.84	\$21.84			\$0.91	NOTES SAY TRASH IS FOR COMPLEX; WE SHOW ONE (1) DUMPSTER FOR COMPLEX	
19	DEL RIO COMMONS	24	RESIDENTIAL CONDO	\$0.00	\$0.00	\$285.00	NA	\$285.00	\$0.00			\$11.88		
20	DOTSON, HENRY S	6	COMMERCIAL	(\$50.91)	(\$27.40)	\$0.00	TBD	(\$72.85)	\$5.46			(\$12.14)	ST RATE IS NOT APPROVED BY CODE; NO ST BILLING FOR COMMON AREAS	
21	EXECUTIVE HOUSE CONDO	64	RESIDENTIAL CONDO	\$11.66	(\$705.58)	\$0.00	TBD	(\$635.69)	\$58.24			(\$9.93)	ST RATE IS NOT APPROVED BY CODE; NO ST BILLING FOR COMMON AREAS	
22	FORREST CROSSING SECTION 12	63	RESIDENTIAL CONDO	\$0.00	\$0.00	\$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 PROPERTY; LAND IS COMMERCIAL	\$48.44	(\$948.20)	\$760.00	TBD	(\$39.77)	\$0.00			(\$0.52)		
24	FRANKLIN ESTATES MOBILE HOME PARK(S)	30	TRAILERS ARE PERSONAL PROPERTY; LAND IS COMMERCIAL	(\$78.98)	(\$302.81)	\$300.00	TBD	(\$81.79)	\$0.00			(\$2.73)	HAVE MULTIPLE WATER DELIVERY POINTS FOR MULTIPLE PARCELS; EACH APT BILLS FOR WA, SW, GB and ST AT RESIDENTIAL RATES; STORMWATER COULD CHANGE BASED ON ERO OF PARKS	
25	FRANKLIN ESTATES MOBILE HOME PARK(S)	9	TRAILERS ARE PERSONAL PROPERTY; LAND IS COMMERCIAL	(\$52.89)	(\$61.98)	\$90.00	TBD	(\$24.87)	\$0.00			(\$2.76)		
26	FRANKLIN ESTATES MOBILE HOME PARK(S)	5	TRAILERS ARE PERSONAL PROPERTY; LAND IS COMMERCIAL	(\$27.92)	(\$18.04)	\$50.00	TBD	\$4.04	\$0.00			\$0.81		
27	FRANKLIN ESTATES MOBILE HOME PARK(S)	5	TRAILERS ARE PERSONAL PROPERTY; LAND IS COMMERCIAL	(\$27.92)	(\$18.04)	\$50.00	TBD	\$4.04	\$0.00			\$0.81		
28	FRANKLIN ESTATES MOBILE HOME PARK(S)	257	TRAILERS ARE PERSONAL PROPERTY; LAND IS COMMERCIAL	\$68.54	(\$2,947.65)	\$2,570.00	TBD	(\$309.11)	\$0.00			(\$1.20)		

CITY OF FRANKLIN SELECTED PROPERTIES - PRICING IMPACT

B		D		E	H	AR			AW	AX	AY	AZ	BA	BB	BC	
NAME OF CUSTOMER		ADDRESS		U N I T S	PROPERTY CLASS - ASSESSOR (Property Tax)	ESTIMATED \$ IMPACT TO CUSTOMER (MONTHLY - using April 2012 billing)			SEWER	TRASH (Resid \$25.00 Rollout is \$15; Comm is \$25)	STORM WATER	ERU	HOA or OWNER	GRAND TOTAL - IMPACT TO TENANT IF MASTER METERED	COMMENTS	
				2079		WATER	SEWER	TRASH	NA	NA	STORM WATER					
5											\$3,397.32	\$795.29		(\$4,156.32)	(\$0.77)	
52		W ROYAL OAKS BLVD 300 BLDG 32, 33		16		\$11.29	(\$149.31)	\$0.00	NA	NA	\$14.56	TBD		(\$123.46)	(\$7.72)	
53		W ROYAL OAKS BLVD 300 BLDG 30, 31		24		(\$38.78)	(\$237.17)	\$0.00	NA	NA	\$21.84	TBD		(\$254.11)	(\$10.59)	
54		W ROYAL OAKS BLVD 300 BLDG 29, 26		24		(\$22.04)	(\$238.79)	\$0.00	NA	NA	\$21.84	TBD		(\$238.99)	(\$9.96)	
55		W ROYAL OAKS BLVD 300 BLDG 25, 27, 28		24		(\$57.38)	(\$235.37)	\$0.00	NA	NA	\$21.84	TBD		(\$270.91)	(\$11.29)	
56		W ROYAL OAKS BLVD 300 BLDG 24, 23		24		(\$49.94)	(\$236.09)	\$0.00	NA	NA	\$21.84	TBD		(\$264.19)	(\$11.01)	
57	GATEWAY VILLAGE	FRANKLIN RD			COMMERCIAL and RESIDENTIAL CONDO		\$0.00	NA	NA	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
58	GATEWAY VILLAGE	FRANKLIN RD		91	RESIDENTIAL CONDO		(\$0.00)	NA	NA	NA	NA	TBD		(\$0.00)	(\$0.00)	
59	GATEWAY VILLAGE	FRANKLIN RD			RESIDENTIAL CONDO		\$0.00	\$910.00	NA	NA	NA	TBD		\$910.00	\$10.00	STORMWATER BILLING FOR SITE NEEDS TO BE ADDRESSED; SEWER IN ACCTS 090-22729-01 and 090-22730-01; BILLING AT LARGER RATE (ORCHECK)
60	GENERALS RETREAT HOA	COLUMBIA AVE 1435		27	RESIDENTIAL CONDO	(\$89.57)	(\$536.87)	\$270.00	NA	NA	NA	TBD		(\$356.44)	(\$13.20)	BILLING FOR UNITS IN SEWER & STORMWATER; ARE NOT BILLING FOR COMMERCIAL AND COMMON AREAS (PRIVATE STREETS?)
61	HARDISON HILLS	VARIOUS HILLS		312	RESIDENTIAL CONDO	\$0.00	\$0.00	\$3,405.00	NA	NA	\$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	MURFREESBORO RD 1011		72	RESIDENTIAL CONDO	\$415.24	(\$837.35)	\$0.00	NA	NA	\$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	NA	NA	\$43.68	TBD		\$763.68	\$15.91	NEED TO CORRECT ADDRESS IN DQ
64	MCKAYS MILL (Section 34)			85	RESIDENTIAL CONDO		\$0.00	\$0.00	NA	NA	(\$139.40)	TBD		(\$139.40)	(\$1.64)	STORMWATER FOR COMMON AREAS? BILLING ST AT LARGE RATE AND PROBABLY SHOULD BE SMALL
65	MORNINGSIDE	VARIOUS		300	RESIDENTIAL CONDO		\$0.00	\$4,500.00	NA	NA	\$0.00	NA		\$4,500.00	\$15.00	TRASH SERVICE IS NOT PROVIDED; WOULD BE SUBJECT TO TRASH CHARGE OF \$15/MONTH BUT COULD USE COF ROLLOUT OR DUMPSTER SERVICE
66	MORNINGSIDE OF FRANKLIN	MALLORY STATION RD		NA	FRATERNAL	NA	NA	NA	NA	NA	NA	\$0.00		\$0.00	\$0.00	STORMWATER BILLING FOR COMMON AREAS
67	MORNINGSIDE OF FRANKLIN (053 099041)	SUNRISE CIR 105		NA	FRATERNAL	NA	NA	NA	NA	NA	NA	\$0.00		\$0.00	\$0.00	STORMWATER BILLING FOR COMMON AREAS
68	MORNINGSIDE PHASE 1	SUNRISE CIR 101		NA	FRATERNAL	NA	NA	NA	NA	NA	NA	\$0.00		\$0.00	\$0.00	STORMWATER BILLING FOR CLUBHOUSE?
69	MORNINGSIDE (HAURY & SMITH) (053 099023)	SUNRISE CIR 101		NA	FRATERNAL	NA	NA	NA	NA	NA	NA	\$0.00		\$0.00	\$0.00	STORMWATER BILLING FOR COMMON AREAS
70	ORLEANS EST HOA	HILLSBORO RD 1100		154	RESIDENTIAL CONDO	\$44.40	(\$1,751.71)	\$0.00	NA	NA	\$140.14	TBD		(\$1,567.17)	(\$10.18)	STORMWATER BILLING FOR COMMON AREAS?

CITY OF FRANKLIN
SELECTED PROPERTIES - PRICING IMPACT

	B	D	E	M	AR	AW	AX	AY	AZ	BA	BB	BC
	NAME of CUSTOMER	ADDRESS	UNITS	PROPERTY CLASS - ASSESSOR (Property Tax)	ESTIMATED \$ IMPACT TO CUSTOMER (MONTHLY - using April 2012 billing)			AV	ERU	HOA or OWNER	GRAND TOTAL - IMPACT TO OWNER or TENANT IF MASTER METERED	COMMENTS
1			8379		WATER	SEWER	TRASH (Resid Rollout is \$15; Comm is \$25)	\$2.74				
2								STORM WATER				
3												
4												
5												
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	\$795.29	(\$4,156.32)	(\$0.77)	
72	PRESCOTT PL HOA	PRESCOTT PL	206	RESIDENTIAL CONDO	\$546.02	(\$2,402.85)	\$2,060.00	NA	\$194.21	\$397.38	\$1.93	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	AGRICULTURA L	\$11.79	\$0.00	\$0.00	\$13.14	TBD	\$24.93	\$0.00	THIS PROPERTY HAS MULTIPLE DWELLINGS AND IS SERVED BY TWO METERS; SEWER AVAILABILITY? UNKNOWN AS TO WHICH DWELLINGS ARE SERVED BY WHICH METER; SERVICES ARE PRICED AT RESIDENTIAL RATE; ISSUE - (1) FARM (AGRICULTURAL) PROPERTIES (2) BACKFLOW TESTING FOR FARMS
77			1		(\$75.23)		\$0.00			(\$75.23)	\$0.00	BILLING AS RESID OUTSIDE CITY; THIS METER IS LOCATED AT THE CORNER OF 315 OLD PEYTONSVILLE ROAD (ACROSS I-65 FROM FARM); UNSURE OF DWELLING SERVED. PRICED AS RESID BUT IS SERVING FARM

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 ~~striketrough~~ 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 ~~strike through~~ 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

ORDINANCE 2012 – 19

TITLE 18 – WATER and SEWER

SUMMARY OF CHANGES

Changes are primarily needed to attain consistency in application of billing rates for potable water, irrigation water, reclaimed water, sewer and metered sewer service charges provided in Title 18.

- Define “Residential” customers as detached single family living units.
- Establish and define a customer class of “Multiresidential” primarily for those where more than one tenant shares a single water meter, including duplexes/triplexes, apartments, condos, townhomes, mobile home parks and Franklin Housing Authority.
- Rename “Commercial” customers to “Nonresidential” and clarified to include healthcare facilities, hospitals, assisted living facilities, government (non-housing), churches, fraternal entities (homeowner associations) and farms.
- Establish and define the use of “multiple minimums” for billing which allows the City to better recoup its fixed capital investments.
- Provide for nonpotable water (Irrigation and Reclaimed) to be billed at Nonresidential rates even if used at homes since the water is not used for human consumption.
- Clearly states that the sewer charge does not apply to irrigation and reclaimed water if the meter is installed and maintained and read by the water district.
- Requires that customers pay the Availability charge if water is available (e.g. if the customer obtains their water from a well).
- Extends the payment due date from ten (10) to fifteen (15) days before the penalty is applied to reflect our current billing practice.
- Specifies that Residential customers will receive bills and be responsible for other City services provided to include trash and stormwater.
- Provides for estimating bills for sewer as well as water.
- Provides that we will bill sewer based on water readings of the water provider.

The above changes primarily affect customers in other water districts who live in multiresidential living units (apartments and condos). We have issued bills under the “multiple minimum” concept in the COF water district but this practice has not been expanded to other water districts. Customers affected include:

Alara Brook	Alara Cool Springs	Alara Farms
Wyndchase	Grant Park	Parkside @ Aspen Grove
Dwell	Landings of Brentwood	HOA common areas (pool)
Farms (incl. agricultural & forest lands)	Residences with separate irrigation meters	Customers on well water