



HISTORIC  
FRANKLIN  
TENNESSEE

ITEM #16  
BOMA 05/14/13

## MEMORANDUM

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April 15, 2013

**TO:** Board of Mayor and Aldermen

**FROM:** Eric Stuckey, City Administrator *Eric*  
David Parker, City Engineer/CIP Executive  
Mark Hilty, Water Management Director

**SUBJECT:** **Consideration of Request from Pearl Street Partners for Limiting Sanitary Sewer Fees to being based on a ¾" Water Meter Instead of a 1" Water Meter Due to Requirements of Fire Sprinklers at Lockwood Glen (aka Nichols Bend).**

### Purpose

The purpose of this memo is to provide information to the City of Franklin Board of Mayor and Alderman (BOMA) pertaining to a request from Pearl Street Partners regarding sanitary sewer fees.

### Background

The developers of Lockwood Glen are required during the initial construction to install residential fire sprinkler systems within their development. Based on the water demand requirements to adequately serve the fire sprinkler systems, the residential properties will require a one (1) inch water meter, served by the Milcrofton Utility District. The increased meter size directly affects the sanitary sewer development fees including system development, access, installation, effluent disposal, and application fees, with an increase of \$11,981 per meter (\$16,263 for the one inch meter compared to \$4,282 for the ¾ inch meter).

Based on the submittals to date, the water demands are consistent with what is generally served by a ¾" water meter (350 gpd). Therefore, it is anticipated that the City's collection system will not experience loads beyond that of a typical residential property with a ¾" meter.

Pearl Street Partners is requesting that the City consider assessing sanitary sewer fees based on a ¾" water meter for installations that require a one inch meter for residential fire sprinkler systems. Current practice does not provide to staff the ability to grant this request and is being presented to the BOMA for consideration.

### Financial Impact

The sanitary sewer development fees are based on anticipated sanitary sewer loading to the City's system. As stated above, it is not anticipated that the sanitary sewer system load will increase due to the increased meter sizes for fire sprinkler systems. Therefore, staff does not believe that there is a financial impact to the City and that the request provides for service using an equitable fee structure.

### Recommendation

The request from Pearl Street Partners is consistent with the fee structure that is currently being developed by staff for consideration by the BOMA. Further, the request provides for what staff believes



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is an equitable application of the fees and recommends approval of this request from Pearl Street Partners.



PEARL STREET  
PARTNERS

April 1, 2013

Paul Holzen  
Director of Engineering  
City of Franklin  
109 Third Avenue South  
Franklin, TN 37065

Re: Lockwood Glen – Water Meter Size for Homes with Residential Fire Sprinklers

Dear Paul:

Pursuant to our telephone conversation from earlier today, please consider this letter as a formal request to limit the charge for city sewer access fees and other related fees to those associated with a typical three quarter inch (3/4") residential water meter when installing one inch (1") residential water meters for homes with residential fire sprinklers at Lockwood Glen (aka Nichols Bend).

The reason for this request is that Milcrofton does not supply a full three quarter inch (3/4") meter and we have been informed by the City's Fire Marshall that a full three quarter inch (3/4") or larger meter would be required to provide adequate flow for both the home and the sprinkler system. In order to accommodate this requirement we must increase our services to one inch (1") meters even though the water demands from the home could be easily accommodated with Milcrofton's standard three quarter inch (3/4") meter size.

In conversation with you I believe you have indicated that the situation with Milcrofton is unique and that such an exception is warranted. If fees for a one inch (1") meter were imposed the additional costs imposed would be excessive and unnecessary. It is my understanding that you and others at the city share this opinion.

We are at the stage of designating the size of services for lots at Lockwood Glen with Milcrofton and would greatly appreciate the city's agreement to grant our request. If agreed to, would you be so kind as to send me a letter stating such?

If you'd care to discuss this matter, I am available to meet anytime this week.

Thank you.

Sincerely,

Khris Pascarella

cc: Dan Crunk  
Keith Glenn

**CITY OF FRANKLIN**  
**WATER and WASTEWATER**  
**SCHEDULE OF FEES**

Effective March 1, 2008

Meter Size	WATER				SEWER					
	Access Fee	SDF System Development Fee	Installation of meter & box		Irrigation Meter (Plus Install)	Access Fee	SDF System Development Fee	Installation Fee		
			Tap Already Made	Tap Not Made				Tap Already Made	Tap Not Made	
	201	232	233	233	226	240	261	260	260	242
3/4"	\$1,186.00	\$903.00	\$315.00	\$756.00	\$3,150.00	\$2,100.00	\$1,444.00	\$263.00	\$1,240.00	\$450.00
1"	\$4,746.00	\$3,612.00	\$374.00	\$897.00	\$4,725.00	\$8,400.00	\$5,775.00	\$263.00	\$1,240.00	\$1,800.00
1 1/2"	\$11,390.00	\$8,619.00	\$656.00	\$1,444.00	\$6,300.00	\$20,160.00	\$13,860.00	\$263.00	\$1,240.00	\$4,320.00
2"	\$15,187.00	\$11,558.00	\$1,362.00	\$2,223.00	\$7,875.00	\$26,880.00	\$18,480.00	\$263.00	\$1,240.00	\$5,760.00
3"	\$33,222.00	\$25,284.00	\$1,581.00	\$3,654.00	\$9,450.00	\$58,800.00	\$40,425.00	\$263.00	\$1,240.00	\$12,600.00
4"	\$47,460.00	\$36,120.00	\$2,668.00	\$5,492.00	\$11,025.00	\$84,000.00	\$57,750.00	\$263.00	\$1,240.00	\$18,000.00
6"	\$113,904.00	\$86,688.00	\$4,723.00	\$7,387.00	\$12,600.00	\$201,600.00	\$138,600.00	\$263.00	\$1,240.00	\$43,200.00
8"	\$142,380.00	\$108,360.00	\$10,293.00	\$14,110.00	\$14,175.00	\$252,000.00	\$173,250.00	\$263.00	\$1,240.00	\$54,000.00

Hi-flow/low flow will be the next meter size up for pricing purposes.  
 Ex: 2 inch domestic meter and 8 inch fire line, the price will be for a 3" meter plus the \$500.00 per inch for the fire line.

**All fees must be paid at the Utility Billing Dept prior to construction of water and/or sewer facilities or issuance of a building permit, depending on the type and phase of the development. Shown below are the type developments and the associated fees**

**Application Fee** - there is a \$25.00 fee when tap fees are paid for new construction.

**Residential Development** - Access fees, inspection fees and plan review fees shall be paid prior to the issuance of a construction permit for the installation of water and/or sewer facilities to serve residential developments. System development fees and installation fees shall be paid prior to issuance of a building permit.

**Commercial Development** - Inspection fees and plan review fees shall be paid prior to the issuance of a construction permit for the installation of water and/or sewer facilities to serve commercial developments. System development fees, access fees, installation fees and any other applicable fees shall be paid prior to issuance of a building permit.

**Fire line fee** - \$500 per inch of diameter for connection of private fire hydrants and sprinkler system lines to the City's lines.

**EDF** - Applicable when sewer tap made.