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MONTICELLO MEETING MINUTES
April 30, 2009

City of Franklin Attendees

John Schroer - Mayor
Dana McLendon - Alderman
Eric Stuckey – City Administrator
David Parker – City Engineer
Paul Holzen – Staff Engineer II

Monticello Homeowner Attendees

Jim Mayes – HOA President
Bob Sistrunk - Resident
Bob Simmons - Resident

A meeting was held on April 30, 2009 to answer questions and concerns regarding the 8” sanitary sewer mainline extension. Topics discussed at the meeting are as follows:

Highgate vs. Monticello

- City staff and residents discussed the Highgate project and the final cost associated with each individual homeowner. David Parker explained the differences between Highgate’s low pressure main and Monticello’s proposed gravity main.

Project Schedule

- Project Schedule was discussed as follows:
 - City staff will present recommendations to the CIP Committee. (Estimated to be on the May 14th agenda)
 - BOMA will form a special assessment district. (Estimated to be on the May 26th or June 9th agenda)
 - Residents in attendance will have 10 days to object to the special assessment district.
 - City staff will obtain/purchase easements from property owners after the special assessment district is created. BOMA will decide to include or exclude the cost associated with obtaining easements.
 - City staff is hoping to receive bids in late summer and start construction soon after.
 - Construction is estimated to take from 9 months to 1 year.
 - Residents will be allowed to make a sanitary connection once BOMA passes the final resolution. At that time a letter will be sent out to all homeowners.

Special Assessment Cost

- Residents asked about the cost associated with the special assessment district. Alderman Dana McLendon explained that BOMA will make the decision as to what should be include and what should be exclude in the special assessment district. Staff will present BOMA with all cost information allowing BOMA to make an informed decision.
- Alderman Dana McLendon stated that Monticello will most likely be treated the same as the Highgate Subdivision when determining what cost should and should not be included.



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- David Parker plans to present 3 different options to the BOMA regarding the special assessment district. Options include:
 - Option 1: Engineering Cost, Construction Cost, Easement Cost
 - Option 2: Engineering Cost, Construction Cost, Easement Cost, Pavement Cost
 - Option 3: Engineering Cost, Construction Cost, Easement Cost, 1/3 Pavement Cost
- Alderman Dana McLendon requested staff to present Options 1-3 spread out over 10, 15 and 20 years. David Parker stated staff might have a problem with any assessment over 10 years. Staff will need to investigate this issue.
- Alderman Dana McLendon stated that we should not include the pavement because we did not include the pavement in the Highgate Subdivision. The annexation of Monticello was to obtain sanitary sewer not pave the roads. His vote will be to exclude the pavement cost in the special assessment.
- Residents asked what options they will have if the special assessment district is still too expensive when the options are presented to the BOMA. Mayor John Schroer, Alderman Dana McLendon and Eric Stuckey made it clear that if the majority of the residents voted against the project there is the possibility to stop the project and not continue with the construction phase. The ultimate goal is to determine an affordable cost for the residents that will pay for the project over an acceptable period of time. Everyone agreed.
- It was made clear that the City was not trying to profit from this project and there is no major financial benefit by providing service to the Monticello Subdivision.
- It was stated that the City would rather see a deannexation of Monticello Subdivision rather than upset the residents.
- Residents asked questions about the estimates prepared in 2007, 2008 and 2009. They did not understand why the estimates increased from 2007-2009. David Parker explained the latest estimate is based on a current design and geotechnical report that had not been completed in 2007 and 2008. The sewer depth was a factor in the increased cost. It was stated that the engineering estimate is typically high when compared to the contractor bids.
- Residents requested the final cost be around \$50-\$100 per month. They do not want to pay \$200-\$300 per month. Alderman Dana McLendon stated that BOMA will work with residents to determine an affordable number.

Connection Cost

- Residents asked for a breakdown of fees not included in the special assessment. Alderman Dana McLendon explained Monticello would be held to the same standards as the Highgate Subdivision. David Parker explained Highgate's cost as follows:
 - a. \$1,444.00 System Development Fee
 - b. \$450 Effluent Disposal Fee
 - c. \$25.00 Application Fee
 - d. Any required County fees
 - e. Any required plumbing fees



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- Residents are concerned about the initial cost associated with hiring a plumber and all fees required to make a connection to the proposed sewer system. Estimated plumber cost is about \$5,000-\$8,000. Current Municipal code Section 18-204 requires all property owners within 200ft of the property line or easement to connect to the public sanitary sewer main within 180 days. Mayor John Schroer stated that the City has no sewer police and currently the city is not taking any action against residents that chose not to connect within the 180 days. David Parker informed the residents if they choose not to connect to the sewer system they will still be charged the minimum required sewer fees and special assessment fees. It was further discussed that if there was a public health issue or problem with the existing septic system the City would require the residents to connect. Alderman Dana McLendon suggested the code should be changed to allow more lenience for residents to connect at their will.
- Residents asked if the assessment could be considered a tax deductible. David Parker stated the assessment is not tax deductible. It will be a payment due at the same time as the municipal property tax is due. BOMA may allow monthly payments on the assessment district.