

October 8, 2009

Mr. & Mrs. Xxxxx

Re: City of Franklin, TN Ordinance 2009-70; “An Ordinance to Authorize the Establishment of a Special Assessment District for and the Construction of Sanitary Sewer Improvements in the Country Road Estates Area.”

Dear:

Enclosed for your review is a copy of Draft Ordinance 2009-70 that is proposed to establish a Special Assessment District for the proposed sanitary sewer improvements for Country Road Estates. The Franklin Board of Mayor and Aldermen (BOMA) has established a policy of requiring an assessment district that includes the benefited properties for extension of public systems (such as water, sanitary sewer, etc.) in already developed areas.

The establishment of the Assessment District requires the property owners who benefit directly from the extension of service to reimburse the City for the cost of the design, construction and easement acquisition related to the extension of the sewer system. The City of Franklin establishes Special Assessment Districts in accordance with Tennessee Law. For Ordinance 2009-70 the City is following the requirements of Tennessee Code Annotated (T.C.A.) §§ 7-33-101 – 314.

You as a property owner within the proposed Assessment District will have an opportunity to address your concerns, opinions, questions, etc. to BOMA concerning this Ordinance on the following dates in the City Hall Board Room at 109 3rd Avenue South.

- **Tuesday, October 13, 2009 at 5:00 PM at the BOMA Work Session;**
- **Thursday, October 15, 2009 at 6:00 PM at a Public Meeting concerning the American Recovery and Reinvestment Act of 2009 (ARRA) State Revolving Fund (SRF) Loan (proposed funding source for the project);**
- **Tuesday, November 10, 2009 at 7:00 PM at a Public Hearing with BOMA for final approval of this Ordinance.**

We encourage your attendance at these meetings.

I want to take this opportunity to also provide you with your individual property assessment based on the estimated construction cost of the proposed sanitary sewer improvements of \$112,000. Your assessment is calculated based on the portion of your property's assessed value as a percentage of the assessed value of all properties in the Assessment District. Using 100 percent of the estimated construction cost your assessment would be \$_____. If the ARRA Funding is approved for this project, then 40 percent of the SRF Loan is to be forgiven. Thus, the project cost used to calculate the assessments can be reduced to 60 percent. Your assessment based on 60 percent of the estimated construction cost would be \$_____.

The City of Franklin will allow the payment of the assessment over time with monthly payments if you so desire. The term for the payments is indicated in the Ordinance as 10 years, but this has not been finalized and the term could be over a longer period. The monthly payment for your individual assessment based on the 60 percent total estimated construction cost for a 10 year term would be \$_____. For a 20 year term the monthly payment would be \$_____, and for a 30 year term the monthly payment would be \$_____. It is important to understand that the assessment will be reevaluated and assessed each year (T.C.A.) to allow for any increase in any of the properties' values and/or the additional of any properties to the assessment district.

The proposed sanitary sewer improvements for Country Road Estates are based on the construction of a low pressure sanitary sewer system. This type of system requires that a grinder pump station with associated electrical and alarm systems be installed at each residence. The grinder pump will accept the sewage discharge from the house and pump it into the public lines along the street and ultimately to the City's treatment plant. The City will be constructing the public portion of the system with the assessments set to reimburse the cost. Each residence will be required to have installed the grinder pump station, service line to the street and electrical/alarm panel at their cost. The City has been told that this cost can run from \$5,000 to \$10,000 depending upon the distance from the street the residence is located. Also, each residence will be responsible to have their existing septic tank/system decommissioned in accordance with the Williamson County Health Department.

In addition to the costs as outlined above, there are some tap fees associated with the connection to the City's public sanitary sewer system. The current tap fees are;

- Access Fee - \$2,100
- System Dev. Fee (SDF) - \$1,444
- Installation Fee - \$263,
- Effluent Disposal Fee (EDF) \$450
- Application Fee - \$25
- **Total Tap Fee cost \$4,282.**

The BOMA may desire to waive some of these fees, but no action has been taken yet to do so and these fees are called out in Section 8 of Draft Ordinance 2009-70 to be paid at the time of connection to the public system.

There are also two Building and Neighborhood permit fees applicable to the installation of the grinder pump station and electrical/alarm panel. These fees are;

- Plumbing Inspection Fee - \$37

- Electrical Inspection Fee - \$27.

Recently the Franklin Board of Mayor and Aldermen approved Ordinance 2009-31 which deleted the requirement for residents to connect to the City's public sanitary sewer system if they are within 200 feet of said system. The property owners will, however, have to provide proof that their existing septic system is functioning properly and will be required to pay the monthly sanitary sewer service charge. The monthly sanitary sewer service charge is based on the actual water usage (meter reading) for the property. Attached is a copy of the City's current rate schedule for the sanitary sewer service charge. Should the property not use public water (water provided through use of a well, etc.) then one method of billing for the sanitary sewer service charge could be to charge the City's established minimum bill. This method of charging will have to be approved by the BOMA prior to enactment.

To assist residents in tracking information related to the assessment project, the City will develop a webpage dedicated to this project. We expect to have the webpage up in the next few days. You can find the page on the City web site at:

http://www.franklintn.gov/water_sewer/assessment.html (note: there is an underscore between water and sewer). Go to this page and click on your neighborhood to get to the information on the proposed assessment project in your area.

We hope the information provided is helpful to you as you consider the proposed assessment project for your home and neighborhood. We urge you to attend the scheduled public meetings to hear more about the project. Should you have questions or need additional information, please contact either Mark Hilty, Water management Department Director at (615) 794-4554 or David Parker, City Engineer at (615) 791-3217.

Sincerely,

David Parker, City Engineer/CIP Executive