

**RESOLUTION NO. 2018-34**

**A RESOLUTION AUTHORIZING THE CITY OF FRANKLIN TO ASSIGN CAPACITY FEES TO FIVE PARCELS THAT WILL BENEFIT FROM AN UNPLANNED CAPITAL IMPROVEMENT TO THE CITY'S PUBLIC WASTEWATER SYSTEM FOR THE PURPOSE OF RECAPTURING THE CITY OF FRANKLIN'S MONETARY CONTRIBUTION TOWARD UPSIZING OF SANITARY SEWER INFRASTRUCTURE IN THE AREA OF BOYD'S MILL.**

**WHEREAS**, the City of Franklin Board of Mayor and Aldermen approved the Wards Mill PUD Development Plan and the Sanitary Sewer Reimbursement Agreement COF Contract No. 2018-0029 in April of 2018; and

**WHEREAS**, historically the City of Franklin required developers to install infrastructure needed to serve their proposed developments, and the sanitary sewer improvements required to serve the Wards Mill Residential PUD were estimated to be \$350,000.00 and exceeded the financial capacity of this 18-residential unit development; and

**WHEREAS**, the developer of the Wards Mill PUD has agreed to upsize an existing section of sanitary sewer infrastructure as illustrated on Exhibit A, with the City of Franklin contributing up to \$250,000.00; and

**WHEREAS**, the following five parcels listed below and illustrated on Exhibit A are in the immediate vicinity of the Wards Mill PUD and were identified as having the potential to redevelop and increase density in the future and directly benefit from the additional capacity achieved through the infrastructure upsizing:

Map 064, Parcel 02800  
Map 064, Parcel 02801  
Map 077, Parcel 01300  
Map 077, Parcel 00201  
Map 077, Parcel 00202; and

**WHEREAS**, the Capacity Fee, which is in addition to the City of Franklin sanitary sewer access and system development fees, will only be collected at such time new development or redevelopment occurs on these parcels, which increases density and capacity of the public sanitary sewer system that existed at the time of the approval of this Resolution.

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, THAT:**

All recitals set forth above are incorporated herein.

Authority is granted to the City Administrator to establish Capacity Fees for each of the five parcels listed below in the amount of \$452.00 per additional dwelling unit and \$84.00 per 100 square feet of additional non-residential space, to provide the opportunity to contribute their proportionate share of the cost to upsize the sanitary sewer infrastructure

Map 064, Parcel 02800  
Map 064, Parcel 02801

Map 077, Parcel 01300  
Map 077, Parcel 00201  
Map 077, Parcel 00202

**IT IS SO RESOLVED AND DONE** on this \_\_\_\_ day of \_\_\_\_\_, 2018

**ATTEST:**

**By:** \_\_\_\_\_

**ERIC S. STUCKEY**  
City Administrator

**CITY OF FRANKLIN, TENNESSEE:**

**By:** \_\_\_\_\_

**DR. KEN MOORE**  
Mayor

**Approved as to Form**

**By:** \_\_\_\_\_

**Shauna R. Billingsley, City Attorney**



# Resolution 2018-34 Wards Mill Capacity Fee - Exhibit A

# NEW HWY 96





Wards Mill subdivision

62 +/- acres with potential for commercial and residential uses

Approximately 640 feet of  
sanitary sewer main to be upsized

27 +/- acres with potential  
for residential use

26 +/- acres with potential  
for residential use

-  Pump Station  
 Manhole  
 Force main  
 Gravity main



1 in = 500 ft