

**MINUTES
MONTEAGLE CITY COUNCIL
SPECIAL MEETING
OCTOBER 18, 2022
4:32 PM**

**PRESENT: MAYOR MARILYN RODMAN
 ALVIN POWELL
 DORRAINE PARMLEY
 NATE WILSON
 JESSICA FAVALORO**

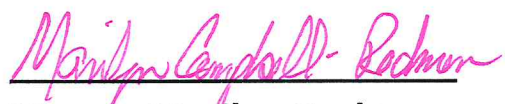
The special meeting of the Monteagle City Council was called to order at 4:32 pm by Mayor Rodman. There are two items on the agenda CD rates at Citizens Tri-County Bank and Ordinance 15-22 rate changes for the water and sewer charges.

There was discussion on putting \$ 677,000 into an 18th month CD with an interest rate of 2.25%. Alderman Parmley made a motion to put the money into the CD for the 18 months. Alderman Powell seconded the motion and it passed on roll call vote 5/0.

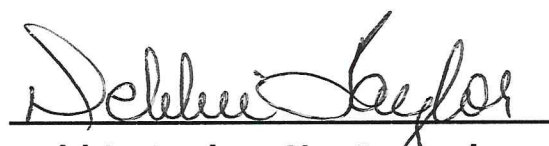
Mr. John Condra asked the council to table the rate changes at this time to research this more. There was discussion and Alderman Powell made a motion to table this ordinance until further research is done. Alderman Parmley seconded the motion and on roll call vote it passed 4/1. With Alderman Wilson voting no.

There being no other business the meeting adjourned at 4:42 pm.

Respectfully Submitted,



Mayor, Marilyn Rodman



Debbie Taylor, City Recorder

TOWN OF MONTEAGLE TENNESSEE
ORDINANCE NO. _____

AN ORDINANCE AMENDING CERTAIN PROVISIONS OF
THE WATER RATE CHANGES

BE IT ORDAINED by the Board of Mayor and Alderman of the Town of Monteagle, TN, that water rates schedule is hereby amended as follows:

NON-REFUNDABLE SERVICE CHARGE	\$ 200.00
RETURN CHECK FEE	\$ 30.00
RECONNECT FEE	\$ 100.00
¾ " TAP FEES INSIDE CITY LIMITS RESIDENTIAL	\$ 1700.00
1" TAP FEES INSIDE CITY LIMITS RESIDENTIAL	\$ 2000.00
¾ " TAP FEES OUTSIDE CITY LIMITS RESIDENTIAL	\$ 2100.00
1" TAP FEE OUTSIDE CITY LIMITS RESIDENTIAL	\$ 2400.00
BORE	\$ 1000.00
IRRIGATION TAP	\$ 1000.00
¾" COMMERCIAL TAP INSIDE CITY	\$ 2125.00
1" COMMERCIAL TAP INSIDE CITY	\$ 2500.00
¾" COMMERCIAL TAP OUTSIDE CITY	\$ 2625.00
1" COMMERCIAL TAP OUTSIDE CITY	\$ 3000.00
INSIDE CITY COMMERCIAL 2" TAP FEE	\$13000.00
OUTSIDE CITY COMMERCIAL 2" TAP FEE	\$16000.00

THERE WILL BE NO 2" METERS FOR RESIDENTIAL CUSTOMERS
811 MUST BE CALLED AND WE HAVE AT LEAST 20 DAYS TO INSTALL A TAP

- ALL PRICES ARE SUBJECT TO CHANGE WITHOUT NOTICE DUE TO CURRENCY FLUCTUATION, FUEL PRICES AND UNFORESEEN ECONOMIC CIRCUMSTANCES.

This Amendment shall take effect on Passage after the Second Reading.

TOWN OF MONTEAGLE, TN

Mayor, Marilyn Rodman

ATTESTED:

Debbie Taylor, City Recorder

Passed on First Reading: _____

Passed on Second Reading: _____

Re: CD Rate

From : John Barker <jbarker@ctcbonline.com>

Mon, Oct 17, 2022 09:13 AM

Subject : Re: CD Rate

To : Mayor Rodman <rodmanmayor@benlomand.net>

Good morning, no not at this time.

From: "Mayor Rodman" <rodmanmayor@benlomand.net>

Date: Monday, October 17, 2022 at 10:07:39 AM

To: "John Barker" <jbarker@ctcbonline.com>

Subject: Re: FW: CD Rate

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Morning John,

My council workshop is tomorrow evening. Checking in to see that there are no changes in the 18 months for the \$677K for the town.

Thanks,

Marilyn

----- Original Message -----

From: John Barker <jbarker@ctcbonline.com>

To: rodmanmayor@benlomand.net

Cc: rmabee@ctcbonline.com

Sent: Wed, 28 Sep 2022 11:55:19 -0400 (EDT)

Subject: FW: CD Rate

Good morning,

We would pay 2.25% on 18 months for at least \$250,000.

We appreciate the opportunity

Rates & Charges

For

Big Creek Utility District

Office Phone: 931 / 692-2505 FAX: 931 / 692-2508

Home owners - Meter fee

(3/4")	\$50.00
(1")	\$80.00
(1 1/2")	\$180.00
(2")	\$255.00
(3")	\$355.00
(4")	\$505.00

Renters - Meter Fee \$80.00

Reactivation Fee \$50.00

Delinquent Fee (subject to disconnection) \$30.00

(Additional Charge for Overtime)

Tap Fees:

3/4" inch tap fee \$1200.00, plus \$250.00 System Capacity Fee

1 inch tap fee \$1650.00, plus \$250.00 System Capacity Fee

\$1,450.00
\$1,850.00

(Any additional cost incurred over the tap fee, shall be paid by the customer for whom the tap is being installed)

2 inch tap fee ~~no itemized~~ cost of labor and material + 20%, plus \$250.00 Capacity Fee

List will be provided.
"All trailers, houses and businesses must have their own tap and meter fee."

NOTE: Duplexes require two (2) water taps.

Trailer Parks - Call Office

Fire Hydrant Rentals: \$100.00

Water Rates:

Residential

First 500 gallons (minimum)	\$15.87
501 - 7,999 gallons	\$6.50 per 1,000 gallons
8,000 - 14,999 gallons	\$7.02 per 1,000 gallons
Over 15,000 gallons	\$7.80 per 1,000 gallons

Commercial

First 1,500 gallons (minimum)	\$25.22
Over 1,500 gallons	\$6.50 per 1,000 gallons

Wholesale

\$4.90 per 1,000 gallons

(\$15.00 Service Charge for each returned check)

Commercial Classification

Any establishment in existence to make a profit whether publicly or privately, and any customer with a meter over 3/4" in size shall be subject to commercial rates as defined in the commercial rate schedule.

NEW RATES EFFECTIVE SEPTEMBER 1, 2022

RE: TAP FEES ORDINANCE

From : Travis Wilson <twilson@lja.com>

Fri, Oct 14, 2022 12:32 PM

Subject : RE: TAP FEES ORDINANCE

To : monteagleinfo@benlomand.net, 'Mayor Rodman'
<rodmanmayor@benlomand.net>

I will start by saying that I don't have the information on what costs the Town has for each of these items to compare with the fee (materials, labor, OH, etc). I am assuming that information has been checked and verified that the costs associated have been covered for each situation.

The only outlier that I see from the list is the charges for a commercial 2-inch tap (\$13,000, \$16,000). If those costs are based upon data from currently installed 2-inch taps, and that's what it has historically taken to make the installation, then no problem. Most of the utilities that I see have a price between \$2000-\$6000. I do see a need to have a different rate for inside or outside the City because there will likely be more travel time (labor) associated with an installation. That doesn't make your suggested fee right or wrong, each utility may have different costs. I know that commercial taps can vary on the install unlike residential so there is some need to protect the Town from losing money on the installation costs. So if your installation data over the last several years indicate the price you have set as the price of installation, then I wouldn't see any reason in revising. If your data suggest a lower rate, for example, ~\$6000 on average, but you have had some that cost much more than that, you have two options.

1. Leave your fees for the 2-inch commercial as you have provided in rate sheet and use your data to back up the need for the higher install rates to ensure the Utility is not losing money.
2. Provide a "base" fee that would accommodate ~90%-95% of the installations of 2-inch commercial meters and then have language that requires the customer to pay costs above that base rate. This would require tracking costs on each install (which you probably do anyway) and could bill the customer the amount over that base rate to cover costs of installation. Some utilities have the following language on 2-inch (commercial) tap or greater to protect from these situations ("The Customer shall pay for the cost over the base connection fee for a 2-inch or greater commercial meter which would include the cost of labor, materials, and overhead).

If you would like to discuss let me know.

Travis E. Wilson, PE
Vice President

LJA Engineering | We seek solutions.
1500 Medical Center Pkwy, Suite 2-C
Murfreesboro, TN 37129
C: 931.273.8999
LJA.com

INSTALLATION AND CONNECTION CHARGES

5/8" METER TAP*	\$	4,151.00
1" METER TAP*	\$	9,633.00
2" METER TAP*	\$	29,544.00 ✓
3" METER TAP*	\$	55,795.00
4" METER TAP*	\$	91,325.00
6" METER TAP*	\$	181,850.00
IRRIGATION (OUTSIDE) METER (if off of house line)*	\$	4,001.00
FIRE PROTECTION AND SPRINKLER LINES	\$	500.00
SPRINKLER HEAD CHARGE (per head)	\$	0.15
5/8" SEWER TAP**	\$	1,658.00
1" SEWER TAP**	\$	3,395.00
2" SEWER TAP**	\$	9,764.00
3" SEWER TAP**	\$	17,870.00
4" SEWER TAP**	\$	29,450.00
6" SEWER TAP**	\$	58,400.00

LEED WATER CONSERVATION CERTIFICATION CREDITS

5/8" METER TAP	\$	785
1" METER TAP	\$	1,963
2" METER TAP	\$	6,280
3" METER TAP	\$	11,775
4" METER TAP	\$	19,625
6" METER TAP	\$	39,250

* Includes Water Resources and Water System Development Charges

** Includes Sewer System Development Charge

**Tracy City Public Utility
Rates Effective July 1, 2021**

WATER RATES

<u>RESIDENTIAL</u>	<u>INSIDE</u>	<u>OUTSIDE</u>
MINIMUM 1500 GAL.	\$27.94	\$31.07
ALL OVER PER 1000	\$10.39	\$10.51

<u>COMMERICAL</u>	<u>INSIDE</u>	<u>OUTSIDE</u>
MINIMUM 1500 GAL.	\$28.70	\$37.63
ALL OVER PER 1000	\$11.43	\$11.42

<u>INDUSTRIAL</u>	<u>INSIDE</u>
MINIMUM 1500 GAL.	\$40.26
ALL OVER PER 1000	\$12.63

<u>BULK WATER RATE</u> PER 1000 GAL.	\$6.84
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WATER TAP FEES

3/4" INSIDE	\$1,100.00
3/4" OUTSIDE	\$1,200.00
1" INSIDE	\$1,500.00
1" OUTSIDE	\$1,600.00
ALL 2" & UP	Material + Labor + 25%
Road Bore	\$500.00
State Road Bore	Cost + \$150.00

<u>SERVICE CHARGES</u>	\$100.00	Home Owners
	\$200.00	Rental Property

<u>RECONNECT</u>	<u>INSIDE</u>	<u>OUTSIDE</u>
	\$70.00	\$100.00

SEWER RATES

RESIDENTIAL	216%
COMMERICAL	227%
INDUSTRIAL	238%

SEWER TAP FEES

<u>GRAVITY 8"</u>	
RESIDENTIAL	\$1,000.00
COMMERICAL	\$1,250.00
INDUSTRIAL	\$1,500.00

<u>Grinder Pump</u>	
(Single)	\$4,000.00
(Dual)	\$8,000.00