

ORDINANCE 20-O-22 amending Chapter 33 of the Murfreesboro City Code by creating Section 33-215, establishing a sanitary sewer special assessment district to be known as the Shelton Square Sanitary Sewer Special Assessment District.

WHEREAS, the City of Murfreesboro proposes to expend approximately Two Hundred Forty-Nine Thousand, Five Hundred Ninety and NO/100 Dollars (\$249,590.00) for participating in the upsize of a sewerage system serving the properties surrounding Shelton Square Sanitary Sewer Special Assessment District, inclusive of the funding costs; and,

WHEREAS, it is appropriate for the City to recoup the investment from those property owners that benefit from same; and,

WHEREAS, the City has estimated the capacity of the proposed sewer to be Six Hundred thirty-eight (single family units); and,

WHEREAS, the City has determined a fair rate of recoupment is Five Hundred and NO/100 Dollars (\$500.00) per single family unit or its equivalent as defined in City Code §33-50(A)(2), in addition to all other applicable sewer connection, sewer service, and sanitary sewer district fees; and,

WHEREAS, the Water and Sewer Board of the City of Murfreesboro has recommended the creation of the Shelton Square Sanitary Sewer Special Assessment District; and,

WHEREAS, Section 4B of the Charter of Murfreesboro requires a Public Hearing before the City Council prior to approval of any special assessment improvement district and the City Council conducted a Public Hearing on July 23, 2020.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MURFREESBORO, TENNESSEE, AS FOLLOWS:

SECTION 1. Murfreesboro City Code, Chapter 33 is hereby amended by adding Section 33-215 as follows:

"SECTION 33-215 SHELTON SQUARE SANITARY SEWER SPECIAL ASSESSMENT DISTRICT

- (A) The City hereby creates a sanitary sewer special assessment district called the "Shelton Square Sanitary Sewer Special Assessment District" in order to recoup funds expended for construction and installation costs of the Shelton Square sewage additions, providing sanitary sewer service to the properties shown on Map No. 33-215, copies of which are on file with the City Recorder and Director of the Murfreesboro Water Resources Department.

In addition to the properties shown on Map No. 33-215, any residence, business, or other improvements constructed in the future that has sanitary sewer discharge into the sewer constructed in the Shelton Square Sanitary Sewer Special Assessment District shall pay Five Hundred and NO/100 Dollars (\$500.00) per single family unit or its equivalent as defined in City Code §33-50(A)(2), until the actual costs, including funding costs, are paid in full. .

EXCLUSION: Any customer of Murfreesboro Water and Sewer Department shall be excluded from the Shelton Square Sanitary Sewer Special Assessment District if it is determined by the Director of the Murfreesboro Water Resources Department, or a designee, that the sewage from the property served does not discharge into the Shelton Square sewerage system.

- (B) Each applicant for sanitary sewer service in the Shelton Square Sanitary Sewer Special Assessment District shall tender and pay to the City, prior to connection for such service: the sewer connection and tapping fee described in Code §33-50(A)(1) as amended; the outside house service charge described in Code §33-50(C); the additional special sewer area charge of Five Hundred and NO/100 Dollars (\$500.00) per single family unit or its equivalent (as defined in Code §33-50(A)(2), in addition to all other applicable sewer connection or sewer service fees. For the purposes of calculating this assessment, all land within a lot's property lines is included. Notwithstanding the foregoing, the City may impose additional charges associated with construction of sewer laterals to connect property to the sewer trunk line.
- (C) Additional charges for other uses fixed and established from time to time by the City Council, upon recommendation of the Water Resources Board, shall also be paid and collected before connection for sewer service.
- (D) Persons owning and/or occupying property which is accessible to the Shelton Square Sanitary Sewer Special Assessment District as defined in Code §18-28 shall be exempt from monthly sewer service charges until such time physical connection is made to a sanitary sewer or the Shelton Square Sanitary Sewer Special Assessment District ends as provided in (A) above.

SECTION 2. That this Ordinance shall take effect fifteen (15) days after its passage upon second and final reading, the public welfare and the welfare of the City requiring it.

Passed:

1st reading July 23, 2020
2nd reading July 30, 2020

ATTEST:

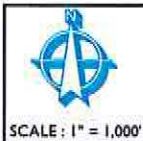
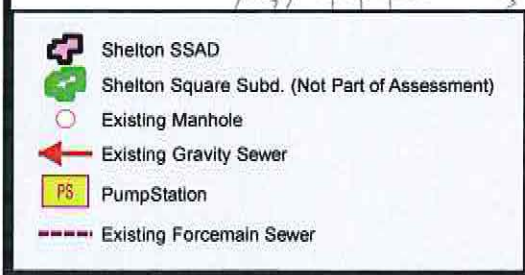
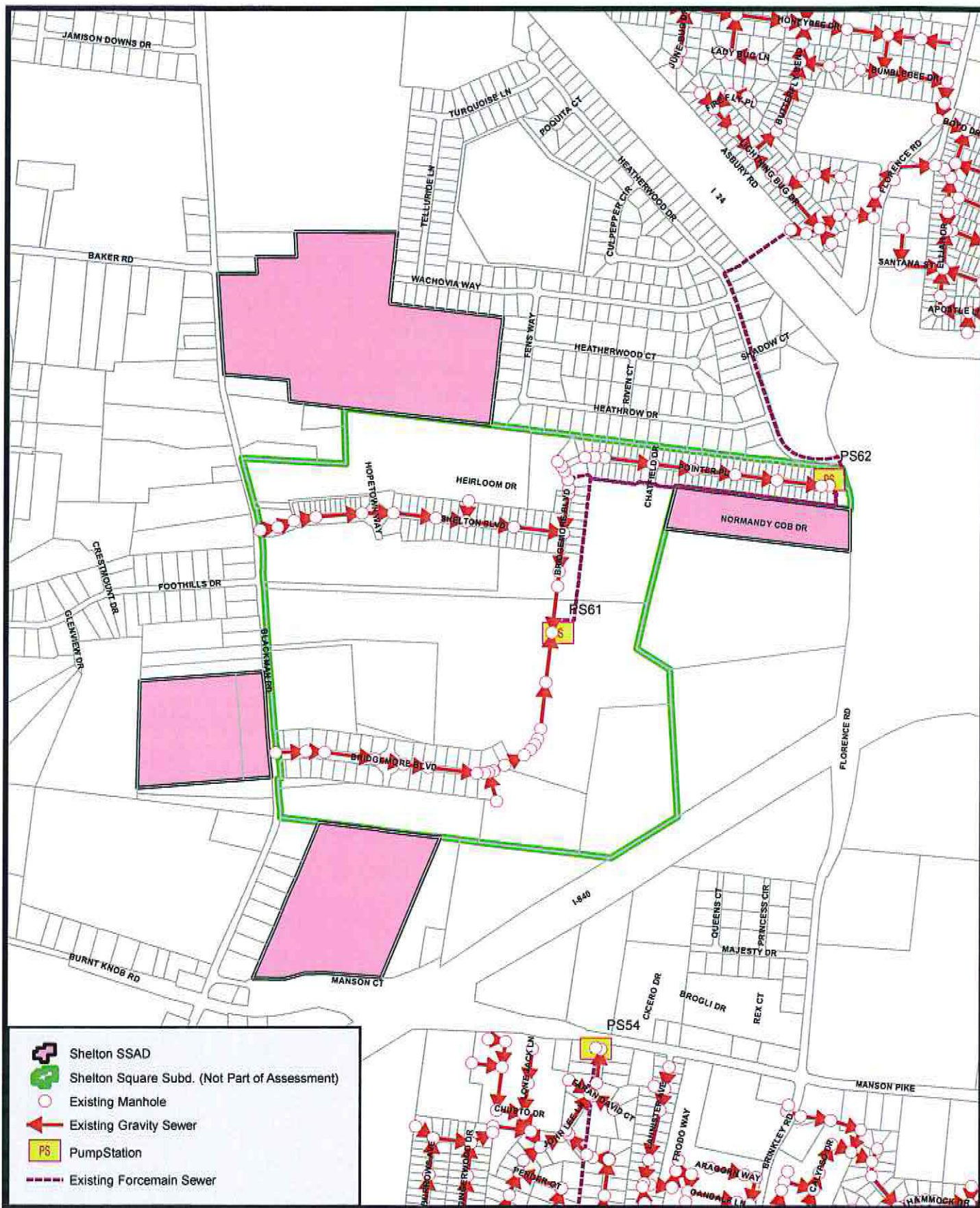
Melissa B. Wright
Melissa B. Wright
City Recorder

Shane McFarland
Shane McFarland, Mayor

APPROVED AS TO FORM:

DocuSigned by:
Adam F. Tucker
~~Adam F. Tucker~~
Adam Tucker





MURFREESBORO WATER AND SEWER DEPARTMENT **Proposed Shelton Sanitary Sewer Assessment District**