

ORDINANCE

**AN ORDINANCE OF THE COUNCIL
OF THE CITY OF COOKEVILLE,
TENNESSEE AMENDING TITLE 18,
CHAPTER 2 OF THE COOKEVILLE
MUNICIPAL CODE**

**ORDINANCE NO: O22-10-24
REQUESTED BY: Barry Turner
PREPARED BY: Barry Turner
APPROVED AS TO FORM AND
CORRECTNESS:**


(City Attorney)

**PASSED 1ST READING: 10-20-22
PASSED 2ND READING: 11-3-22
MINUTE BOOK _____ PAGE _____**

THE COUNCIL OF THE CITY OF COOKEVILLE, TENNESSEE HEREBY ORDAINS:

SECTION 1. That Title 18, Chapter 2, Section 203 (1) Definitions, of the Cookeville Municipal Code hereby be amended by adding paragraph (ttt). Paragraph (ttt) shall read as follows:

(ttt) SFU or Single Family Unit. A Single Family Unit is a single family house or its equivalent based on the volume of wastewater estimated to be used. A SFU is currently calculated to use 180 gpd.

SECTION 2. That Title 18, Chapter 2, Section 207 (3) of the Cookeville Municipal Code hereby be amended by adding paragraph (m). Paragraph (m) shall read as follows:

(m) Sewer Capacity Fee to offset the cost of sewer upgrades related to growth within the sewer system.

SECTION 3. That Title 18, Chapter 2, Section 208 (4) Sewer connection charge, of the Cookeville Municipal Code be deleted and replaced with a new Section 208 (4) which reads as follows:

(4) Sewer connection charge. Any person desiring to connect to the municipal sewer system shall submit a valid plumbing permit issued by the City of Cookeville Codes Department and pay a connection charge as listed below provided sewer service is available:

Pricing in the Sewer Connection Fee Chart shall take effect on March 1, 2023.

Sewer Connection Fee Chart

	<i>Inside the City Limits</i>	<i>Outside City Limits ⁽¹⁾</i>
Single Residence where City Installed Sewer or Cost Share Projects	\$2,200	\$4,000
Single Family Lot where developer installed sewer prior to March 1, 2023	\$500 until January 1, 2024, then \$1,000 after that	N/A
Single Family Lot, including townhouse lots, where developer installed sewer on or after March 1, 2023	\$1,000	\$2,000
Multi-residence, apartments,	\$1,000 / unit plus the capacity fee in Section 4, (5), (b)	\$3,000/ unit
Hotels, Motels, Nursing Homes	\$2,200 + \$600 per unit	\$4,000 + 1,000 per unit
Office Buildings, service station, garage, retail store, supermarket	\$2,200+ \$600 per restroom	\$4,000+ 1,000 per restroom
Industrial Building	\$2,200 + \$600 per restroom + \$1,800 / SFU for process water	\$4,000 + \$1,000.00 per restroom + \$1,800 per SFU for process water
Restaurants	\$3,200 for up to 20 seats + \$60/seat above 20	\$6,000 for up to 20 seats + \$60.00 per seat above 20
Schools, Daycare, public bldg.	\$2,200 + \$250.00 per restroom	\$4,000 + \$250.00 per restroom
Self-service laundry	\$2,200 + \$250.00 per washing machine	\$4,000 + \$250.00 per washing machine
Car Wash	\$2,200 + \$500/ wash bay + \$8000 per automatic wash bay	\$4,000 + \$500/ wash bay + \$12,000 per automatic wash bay

⁽¹⁾No properties outside the City Limits can be served without City Council Approval .

Any sewer connections not listed above shall be computed on an individual basis as deemed necessary by the City of Cookeville. Sewer service shall be considered to be available if a sewer line is within one hundred (100) feet of the customer's property and the living quarters of a residence or the work areas of a commercial or industrial building can be connected. If sewer is available, upon payment of the above charges the Department shall provide a sewer connection at the customer's property line - the point of connection to be determined by the Department. If sewer service is not considered available, the cost to extend sewer to the property shall be paid by the customer.

No sewer main or lateral shall serve property outside the City limits of Cookeville unless approved by the City Council. Any cost of extending the sewer main shall be paid by the customer, except for capital improvement or cost-sharing projects approved by the city council.

Upon recommendation of the Director, and conditioned upon the availability of departmental funds, the city council may approve a cost-sharing agreement with the customer to extend a sanitary sewer main. The agreement shall apply only to that section of the sanitary sewer main constructed between the existing sanitary sewer main and a point on the customer's property approved by the Director. The sanitary sewer main extension must comply with the Department's master sewer plan, or the Control Authority must approve the proposed location of the extension. The Director shall contract for the payment by the city of its share of the project costs upon such terms and conditions as the Director deems appropriate.

In subdivisions or developments, where the sewer main has been extended through a cost-sharing agreement, approved by the city council, the connection charge shall be the full price as noted in § 18-208(4) of the city code.

Capacity for any new development shall be requested in accordance with the City's Capacity Assurance Program (CAP). Based on an evaluation of the CAP Sewer Service Availability Request, the Control Authority may approve or deny a customer's request for sewer service.

If any customer desiring to connect to the sanitary sewer system, by means of new construction, shall fail to connect within one (1) year of paying the sewer connection charge, and the connection charge has increased, the customer shall pay the increased cost.

SECTION 4. That Title 18, Chapter 2, Section 208 (5) Holding tank waste discharges, of the Cookeville Municipal Code be renumbered to Title 18, Chapter 2, Section 208 (6) and that Title 18, Chapter 2, Section 208 (6) Other charges, of the Cookeville Municipal Code be renumbered to Title 18, Chapter 2, Section 208 (7) and a new Section 208 (5) be added that shall read as follows:

(5) Sewer Capacity Fees:

(a) Capacity Fees for Subdivisions. Effective March 1, 2023 - The developer for any new subdivision shall pay a sewer capacity fee for any additional lot created that is intended to be connected to sanitary sewer as part of the development. The sewer capacity fee is \$1,000 per lot. If the subdivision does not require a preliminary plat the developer must pay the capacity fee prior to the final plat being signed by the Department. For all other plats, the developer must pay the capacity fee prior to the preconstruction conference.

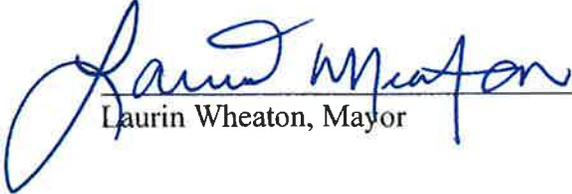
If the developer has not reached final plat approval and is required to resubmit the plat, and the capacity fee has increased, he shall pay the City an additional fee for the increase.

In implementing this section, if a development has already had its preconstruction conference prior to the effective date of this ordinance a capacity fee would not be paid except for cases where the development's plat expires after the effective date of this section, and new plat must be submitted.

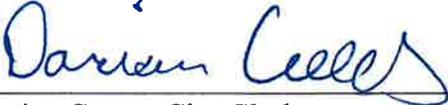
(b) Capacity Fees for Apartments. Any builder building apartments shall pay a capacity fee at the time the sewer tap fee is paid. For normal apartments, the capacity fee is \$1,000 per unit. For co-living apartments, the capacity fee shall be \$1,500 per unit.

(c) Non-Transferable. Any capacity fee paid is for the parcel(s) designated and can not be transferred to any other property.

SECTION 5. That this ordinance shall take effect fourteen (14) days from and after its final passage.


Laurin Wheaton, Mayor

ATTEST:


Darian Coons, City Clerk