



Legislation Text

File #: 23-0323, **Version:** 1

Discussion and action on Indian Woods Village/Tansi Sewer

SUMMARY: City staff received a request from Indian Woods Village POA President, Randy Welsh, to assist with installation of sewer for its entity. Their septic system is 42 years old and has reached its life span. The condo association consists of 28 units.

The City previously agreed to supply low pressure sewer to Golf Court Town Homes. This project would utilize the same low-pressure sewer line serving the town homes and Brown Elementary School.

City Staff proposes the following plan for the Indian Woods Village:

- City Council must approve the connection and acceptance of the grey water. This connection would be a private line to be constructed from the condos to Dunbar Road. The private line construction/connection would be subject to written permission from the county government or any other private or governmental unit controlling such right-of-way or private easements have been obtained from all property owners in the affected area;
- South Cumberland would be required to relinquish the units as sewer customers, to allow the city to provide sewer service;
- The HOA/POA will be responsible for any TDEC permits;
- The HOA/POA must retain ownership of the current grey water system and its maintenance;
- The HOA/POA will be responsible for the design, purchase, construction, maintenance of the new tank and pump system and its connection to the exiting sewer. The City's Engineering Department must approve the design and size of the grey water pump;
- The HOA/POA will be responsible for any other costs related to connecting to the existing city sewer system, that may not be included in this list;
- All units within the proposed developments will be required to pay a onetime capacity fee prior to any connections to the city's system (\$1,000);
- The HOA/POA will be required to pay a onetime commercial tap fee prior to connection of the pump to the City's system (\$2,000, per connection to the main line. Not knowing the layout or location of the developments, one connection may be possible);
- Each Unit will be required to pay a onetime account setup fee (\$50.00, for the units mentioned that were all connected behind a master meter-staff believes this would just be a single account setup fee);
- Each unit will be charged monthly for their sewer usage, based on water use, at the outside city sewer rate (currently \$11.31/1000 gallons of water used, a report from South Cumberland would need to be provided to the City);
- Estimated total onetime fee, that must be paid to the city (these numbers are estimates and may change and do not reflect any units grouped together by a master meter) by Indian Woods Village: \$33,050.00.

The plan as detailed above would only provide sewer infrastructure for the existing residential structures located in the Indian Woods Village development. Staff recommends approval subject to fees being paid within one year of City Council approval.

BUDGET ACCOUNT:

NECESSARY COUNCIL ACTION: Approve request