

CITY OF FRANKLIN
COMMITTEE OF THE WHOLE MEETING
MONDAY, JANUARY 9, 2012, 6:30 P.M.
COMMON COUNCIL CHAMBERS, FRANKLIN CITY HALL
9229 W. LOOMIS ROAD, FRANKLIN, WISCONSIN
AGENDA

- I. Call to Order and Roll Call
- II. Business
 - A. Proposed policy relative to sewer extension and cost recovery for the Ryan Creek Interceptor Public Sanitary Sewer Project and currently unsewered public sanitary sewer service areas in the City.
 - B. Ordinance to repeal the Office of Director of Finance and Treasurer, to create the Office of Treasurer, and to amend the Municipal Code as it pertains to such positions.
 - C. Wisconsin Act 97 regarding closing hours for Class "A" Establishments-consideration of amending Franklin Municipal Code to prohibit Class "A" fermented malt beverage sales from 12 midnight to 6:00 a.m. (sales currently prohibited from 9:00 p.m. to 8:00 a.m., per Franklin Municipal Code).
- III. Adjournment

[Note: Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information, contact the City Clerk's office at (414) 425-7500.]



December 15, 2010

Common Council
City of Franklin
9229 West Loomis Road
Franklin, WI 53132

RE: Sewer Extension Cost Recovery Policy

Dear Common Council Members:

As authorized, Ruekert/Mielke has prepared an initial proposed sewer extension and cost recovery policy for review, consideration and direction from the Common Council. We have reviewed the City's existing policies as well as example policies from other municipalities, outlined the key issues, and prepared the initial outline of a proposed policy, as described below.

Components of a Sewer Extension Cost Recovery Policy

The key components that need to be addressed in a sewer extension cost recovery policy are as follows:

- Connection policy – under what circumstances and terms will properties with available sewer service be required to connect to the system.
- Initial financing – under what circumstances and to what extent will the City be willing to provide any upfront financing of new sewer extensions.
- Terms of cost recovery for developers – when a developer is required to provide upfront financing for a sewer extension that will ultimately serve a larger area than the initial development, under what terms and conditions will the City reimburse the developer for a portion of the initial costs.
- Use of special assessments and/or impact fees – For areas outside of an initial development that triggers a sewer extension, how will special assessments and/or impact fees be used to collect the appropriate portion of the costs from each property served.
- Deferral of special assessments – If special assessments are levied, under what terms and conditions will assessments be deferred.

Issues and Alternatives

The following sections outline the City's current policies, important considerations and suggested alternatives for each of the components of a sewer extension cost recovery policy.

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1. Connection policy

a. Current policies:

- i. Sewer (§190-22) – within one year of notice that sewer is available, unless building is > 400 feet from the main
- ii. Water – no connection requirement

b. Issues:

- i. It may be necessary and reasonable to require connection within a certain period of time if sewer is extended to an existing subdivision, particularly if there are failing septic systems.
- ii. Requiring connection of large parcels and working farms may force premature development

c. Wisconsin Statutes 281.45 – municipalities may require connection to sewer and water, but do not have to require connection.

d. Suggested policies:

- i. Alternative 1 – defer until subdivision or other development for vacant properties and as long as the building has a working onsite system for developed properties
- ii. Alternative 2 – same as above, except require connection within 1 year of sewer becoming available for all properties in a subdivision within which the majority of property owners petition for sewer service

2. Initial financing

a. Current policies:

- i. Water extensions (§207-23)
 1. City may finance if there is an immediate public need and funds are available, or the project otherwise benefits the City
 2. Landowner finances if there is no immediate public need or funds are not available
- ii. Sewer extensions – no written policy, but a similar policy in practice. Sewer extensions have typically been in response to failing septic systems in subdivisions. The City has financed the project and levied special assessments up to a maximum amount, with the remainder funded by the sewer connection fee.

b. Issues:

- i. Depending on the location, the sewer extension could be very costly
- ii. How much risk does the City want to take in order to support economic development?
- iii. Where would funds come from to carry the costs if the City finances any of these extensions?
- iv. It may be desirable to have a consistent policy for all projects.

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c. Suggested policies:

- i. Alternative 1 – City requires developer and/or abutting property owners to finance the entire cost of any extensions requested by developers; City finances the cost if the City decides to provide an extension on its own initiative or at the request of existing developed properties.
- ii. Alternative 2 – Developer finances the 8-inch or 12-inch equivalent on all projects and the City finances the oversize costs; City finances the 8-inch or 12-inch equivalent cost only if the City decides to provide an extension on its own initiative or at the request of existing developed properties.

3. Terms of cost recovery for developers

a. Current policies:

- i. Water extensions (§207-23)
 1. Reimbursed without interest
 2. Oversize cost is reimbursed in 5 annual installments
 3. Nonoversize portion is reimbursed as abutting property owners connect, for a period of no more than 15 years
 4. Later connections pay for the actual 8" or 12" equivalent cost for the main, with no maximum.
- ii. Sewer extensions – usually not developer driven. City finances the project and levies special assessments, up to a pre-determined maximum.

b. Issues:

- i. Should the amount and timing of reimbursement be fixed or only occur as abutting properties connect?
- ii. Should there be a maximum time limit for reimbursements?

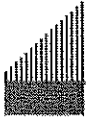
c. Suggested policies:

- i. Alternative 1 – Only reimburse the developer as abutting properties connect and/or there is impact fee/connection fee funding available
- ii. Alternative 2 – Reimburse the oversize cost on a fixed schedule, similar to the water main extension policy, and reimburse the nonoversize cost as abutting property owners connect, up to a period of 15 years.

4. Special assessment or impact fees

a. Current policies:

- i. Sewer – combination of assessments and connection fees. Ordinance does not detail specific policies.
- ii. Water (§207-23)
 1. 8-inch equivalent – special assessment or reimbursement from connecting property owners in accordance with PSC water main extension rules
 2. Oversize cost – water impact fee



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b. Issues:

i. Special assessments

1. Lien on the property
2. Can be collected immediately or deferred until sale, subdivision, connection, rezoning, etc.
3. Can allow for installment payments
4. Have to go through the report and hearing process for each new project
5. Would need to do an area-wide assessment based on acreage or RECs or a similar method if assessing the entire cost of trunk sewers. This could result in a "stacking effect" where properties on the upstream end of the system could end up paying for multiple assessments if oversize costs are assessed

ii. Impact / connection fees

1. Not a lien on the property
2. Cannot be collected until time of connection or building permit
3. Does not allow for installment payments
4. Could establish impact / connection fees for the entire area with a single report and public hearing
5. Could have a uniform charge throughout the entire area

c. Suggested policies:

- i. Alternative 1 – special assess for the 8-inch or 12-inch equivalent with an impact / connection fee for the oversize costs
- ii. Alternative 2 – use impact fees for the entire cost

5. Deferral policy for special assessments

a. Current policies for deferral of assessments (§207-15):

- i. Undeveloped/vacant properties > 2.5 acres and > 330 feet of frontage
- ii. Properties > 2.5 acres with one residential dwelling that is an excessive distance from the sewer or water mains
- iii. Deferral, for the shorter of 10 years or until connection, of up to 300 feet of frontage for water assessments if the property abuts a transmission line, is used for residential purposes and has an adequate water supply
- iv. Deferral until sale, connection or up to 10 years for sanitary sewer or water assessments for property zoned I-1 Institutional District.

b. Issues:

- i. Don't want to force sale and development of large parcels and farms.
- ii. Could potentially allow a single residential building on a large parcel to connect without requiring payment of the entire assessment or fee.

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c. Suggested policies:

- i. Alternative 1 – deferral of entire assessment until subdivision, construction of improvements or connection, then require payment of the entire assessment
- ii. Alternative 2 – deferral of entire assessment until subdivision, construction of improvements or connection. If the triggering event involves the development of the property (i.e. subdivision), require payment of the entire assessment. If the triggering event is the connection of a single residence on a large parcel that could be further subdivided, only require payment of a minimum amount related to serving that single dwelling unit (i.e. a minimum amount of frontage or a single REC).

Initial Proposed Policy

After review of the City's existing policies and other example policies and consideration of the issues and alternatives described above, an initial proposed sewer extension cost recovery policy has been developed for consideration and direction by the City Council. The proposed policy accounts for the fact that there will be different types of sewer extensions. Sewer extensions in the Ryan Creek Interceptor service area will be primarily driven by new development. However, in other situations, there will be City-driven sewer extensions, for example those to serve existing subdivisions with failing septic systems. These different types of extensions require different treatment, and the City's policy must account for both situations. The following sections describe the proposed policy for developer-driven extensions and City-driven extensions.

1. Developer-driven extensions

- a. Connection – connection is not required until the property is subdivided or developed, unless the septic system fails.
- b. Initial financing – The entire cost of the extension is initially financed by the landowner(s) or developer(s), including oversize costs.
- c. Terms of developer cost-recovery – Properties that connect to the extension within a certain period of time are required to reimburse the developer/landowner for the equivalent cost of the minimum diameter main needed to serve their development, up to a maximum amount per front foot, as established from time to time by the City. Any costs in excess of the maximum potential reimbursement from connecting properties (the oversize cost) is reimbursed to the developer/landowner in 5 equal annual installments, if funds are available. All costs are reimbursed without interest.
- d. Use of special assessments / impact fees – No special assessments are imposed on the abutting properties, since these properties are required to reimburse the

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developer. A uniform impact fee is imposed over the entire Ryan Creek Interceptor service area to cover the oversize costs of all anticipated future trunk sewer extensions. The existing sewer connection fee remains in place for the area currently provided with sewer service.

e. Deferral of special assessments – not applicable to developer-driven mains.

2. City-driven extensions

a. Connection – Extensions are not undertaken by the City unless a majority of the property owners in the area served want the connection. Therefore, if the city extends sewer, abutting property owners are required to connect within one year, unless the building an excessive distance from the main.

b. Initial financing - City may finance if there is an immediate public need and funds are available, or the project otherwise benefits the City.

c. Terms of developer cost-recovery – Not applicable to City-driven and financed mains.

d. Use of special assessments / impact fees – If the City extends and finances a main to serve an area where the majority of the property owners want sewer service, special assessments will be levied for the minimum diameter main needed to serve the abutting properties, up to a maximum amount per front foot, as established from time to time by the City. A uniform impact fee will be imposed over the entire Ryan Creek Interceptor service area to cover the oversize costs of all anticipated future trunk sewer extensions. The existing sewer connection fee remains in place for the area currently provided with sewer service.

e. Deferral of special assessments – Special assessments are deferred until connection, subdivision or other development of the property.

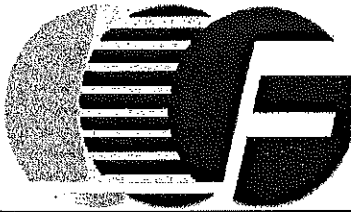
This is an initial proposed policy, intended as discussion points for the Council to consider and provide direction on the overall policy. After the overall policy is agreed to, the specific ordinance language and finer details can be drafted for the Council's consideration.

Respectfully submitted,



Christine A. Cramer, M.U.P.
Senior Economic Consultant

CAC:lfc



MEMORANDUM: FROM ENGINEERING

DATE: November 3, 2011

TO: Files

FROM: John M. Bennett, P.E., City Engineer

SUBJECT: REVIEW OF SEWER EXTENSION POLICY (RCI) – LETTER DATED
DECEMBER 15, 2010 FROM MUNICIPAL ECONOMICS & PLANNING

The following are my recommendations for a RCI sewer extension policy:

- A. Connection Policy – As most of the land in the RCI area is undeveloped parcels, it is recommended that a policy be developed specifically for this area.
 1. That if a sanitary sewer is extended by a property owner (developer) at his expense and that sewer extension abuts an existing dwelling, that dwelling shall not be required to connect to the sanitary sewer as long as it has a working onsite system.
 2. That if a sanitary sewer is determined to be necessary to serve the abutting property owners and either 50 percent or more of the property owners have requested said extension or if the Common Council has determined a demonstrated health problem due to the lack of sanitary sewer, the Common Council may determine that sanitary sewer be extended through the method of special assessment. In the situation of the extension of sanitary sewer by special assessment, the existing buildings shall be connected to the sanitary sewer within one year of notice that sewer is available unless the building is located 400 feet or more from the sanitary sewer.
- B. Extension policy should be created very similar to the water extension policy as follows:
 1. Application. Whenever a landowner or developer desires to extend sanitary sewer service to land within the City, such landowner or developer may request that the City construct a sanitary sewer facilities in the following manner:
 - a. Written application may be made to the City Engineer for a determination of the size and location of facilities which would be required to serve the area in question and such other areas as could reasonably be served by the sanitary sewer facilities.

- b. Within 30 days of the filing of the application, the Engineer shall advise the landowner or developer of any existing plans of the City for the construction of such facilities.
 2. Review of request for advance sanitary sewer extension. If the landowner desires the City undertake the extension of sewer facilities in advance of the City's extending such facilities, he or she may make a request to the City Engineer. The City Council may determine whether to allow the construction of these facilities by the property owner (developer). The following factors shall be considered in making this determination:
 - a. The need for this project is primarily for the development of vacant lands.
 - b. The availability of City staff to supervise and inspect the installation of the facilities.
 - c. The availability of City funding to reimburse the landowner or developer of the oversize costs as determined by the Financial Officer.
- C. Financing cost of construction. The cost of any sanitary sewer facilities shall be financed on the following basis unless otherwise agreed to by the City Council for reasons which are in its opinion unique to the particular project. The City Council shall determine whether or not the requested facility would serve an immediate public need of the City in general and whether funds are available for the requested extension.
 1. If the City Council determines there is an immediate public need and funds are available or the proposed project otherwise benefits the existing residents, the City may proceed with the project as a City public works project installed through the process of special assessments as set forth in §207-15. The City shall pay the oversize cost through the sanitary sewer connection fee or sanitary sewer impact fee account.
 2. If the City Council determines that there is no immediate public need for the existing residents or funds are not available, the requesting landowner shall extend the sanitary sewer at his cost including all review and inspection fees.
 - a. The oversize portion of the facilities (over an eight-inch diameter as calculated by the City Engineer) based on pipe size only shall be reimbursed to the requesting landowner in five annual equal payments, beginning February 15, after the facilities are placed into operation. Reimbursement shall not include interest. The actual oversize costs shall be calculated on the difference in the cost of an 8 inch diameter pipe vs. the actual pipe used – only material cost will be utilized in calculating the oversize cost.
 - b. The non-oversize portion of the facilities shall be reimbursed to the requesting landowner as the amount is recovered by the City from abutting property owners as they connect and receive service. The prorated frontage cost of the non-oversize portion shall be collected from the abutting property owners and returned to the landowner for a period of not more than 15 years from the date the facilities are placed into service. No reimbursement shall

- c. be made after the fifteen-year period. Reimbursement shall not include interest.
- D. Items included in cost of construction. The cost of any facilities shall include the cost of all engineering, inspection, legal, fiscal and other work related to the project.
- E. Bond or cash deposit. No facility project shall be allowed unless the requesting landowner deposits with the City Clerk a bond or cash equal to 110% of the bid of the successful bidder plus such amount as shall be required in the opinion of the City Engineer to cover the cost specified in Subsection D above.
- F. Other authority retained. Nothing in this section shall deprive the City of the powers conferred by §§ 66.53 through 66.698, Wis. Stats.

JMB/db

**RYAN CREEK INTERCEPTOR
SANITARY SEWER SERVICE AREA
SEWER IMPACT FEE**

CITY OF FRANKLIN
MILWAUKEE COUNTY, WISCONSIN

JANUARY/2012

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INTRODUCTION

One of the important functions of local government is to provide for the planning, design, construction and maintenance of public facilities, such as sanitary sewerage systems, water supply systems, fire stations, and libraries, needed to serve new land development. Along with this function comes the responsibility to finance these public facilities in a manner that is fiscally sound, equitable and affordable to residents and taxpayers, and within the statutory authority granted to local municipalities. The question of how to finance public improvements is of particular importance in areas that are developing rapidly. Sound planning practice requires that sufficient public facilities be in place before new development is allowed to occur. Thus, these facilities are typically designed with excess capacity to accommodate anticipated development, and the associated increases in demand, for the next ten to twenty years.

Since the future residents and property owners who will use the excess capacity are not part of the community during the construction of such public facilities, existing residents and property owners may bear more than a proportionate share of the cost of facilities needed for new development. In order to distribute costs more fairly and make new development "pay its own way", municipalities have long imposed a variety of fees on new development.

BACKGROUND

The City of Franklin is working with the Metropolitan Milwaukee Sewerage District (MMSD) to plan, design and construct the Ryan Creek Interceptor (RCI). The RCI will generally run from east to west through the southwest quadrant of Franklin and will convey wastewater from the southwest area of the City, as well as portions of New Berlin and Muskego, to MMSD for treatment. The RCI will be funded by the MMSD. However, a number of large diameter "trunk sewers" (sewers 12 inches or greater in diameter) will also be needed to convey wastewater from the sewer basins within the southwest quadrant of Franklin to the RCI. The planning, design, construction and funding of these trunk sewers will be the responsibility of the City of Franklin and the landowners whose property is benefited by receiving sewer service.

There are several options available to local governments for the financing and funding of sanitary sewer improvements. The three most commonly used funding sources for new sanitary sewer mains include developer contributions, special assessments and impact fees. On ____, the City adopted a funding policy for sanitary sewer extensions, a copy of which is attached to this report as Appendix A. To summarize this policy, for properties that connect directly to a trunk sewer, the cost of the minimum diameter sewer that is required to serve these abutting properties will be paid for by those properties, either through developer contributions or special assessment. The "oversized" cost of all trunk sewers (i.e. the cost of installing a larger diameter main to convey wastewater from the larger basin) will be funded through impact fees collected from properties in the southwest area of the City as they connect to the sanitary sewer system.

In 2011, the City engaged Ruekert/Mielke to prepare an impact fee study for the cost of the oversized portion of trunk sewers that will be needed to serve large areas of new development within the southwest part of the City. This report satisfies the requirements of Wisconsin State Statute §66.0617, properly allocates the capital costs for the facilities between existing

development and new development, and may be used by the City as the basis for amending its existing impact fee ordinance.

PLANNING AREA

The planning area for this impact fee study includes the area within the southwest quadrant of the City of Franklin that will be served with sanitary sewer by the Ryan Creek Interceptor (Ryan Creek Interceptor Sanitary Sewer Service Area) the Service Area boundaries are shown on Map 1.

AUTHORITY TO IMPOSE IMPACT FEES UNDER WISCONSIN STATUTES

In 1993, Wisconsin Act 305 created Section §66.55 (now §66.0617) of the Wisconsin Statutes, which provides the authority for cities, villages, and towns to impose impact fees on new development for recovering public facility capital costs. The statute specifies the type of facilities for which impact fees may be imposed and prescribes certain procedural requirements for impact fee ordinances enacted by a municipality. In 2006, the statute was amended by Wisconsin Acts 203 and 477. In 2008, the statute was again amended by Wisconsin Act 44.

Procedural Requirements

Prior to enacting or amending an ordinance that imposes impact fees, a municipality must comply with the following procedural requirements:

1. Prepare a needs assessment for the public facilities for which it is anticipated that impact fees may be imposed. The public facilities needs assessment shall include the following:
 - a. An inventory of existing public facilities, including an identification of existing deficiencies in the quantity or quality of those public facilities, for which it is anticipated that an impact fee may be imposed.
 - b. An identification of new public facilities, or improvements and expansions of existing public facilities that will be required because of new land development. This identification shall be based upon an explicitly identified level of service and standards.
 - c. A detailed estimate of the capital costs of providing the new public facilities or improvements and expansions previously mentioned, including an estimate of the cumulative effect of all proposed and existing impact fees on the availability of affordable housing within the municipality.
2. The municipality must hold a public hearing prior to enacting or amending an impact fee ordinance. The public facilities needs assessment must be available for public review at least twenty days before the hearing date.

Managing Impact Fees

Impact fees must be placed in segregated accounts (one account for each type of fee). The impact fees and any interest earned on the fund balance must be expended only for the facilities

for which the fees were imposed. Impact fees may be used to pay directly for project costs, or may be used to pay for the debt service on bonds issued to finance a project.

In order to ensure that impact fees are not used to pay for more than the proportionate share of a facility needed to serve new development, it is important that the public facilities needs assessment be referred to when determining the amount of impact fee revenues to apply to project funding. If a project is changed from what was described in the needs assessment, it may be necessary to review and update the needs assessment.

Impact fees that are collected but are not used within a reasonable period of time after collection must be refunded to the current owner of the property upon which the impact fee was imposed. Until recently, impact fee law did not specify what constitutes a reasonable time period, only that a reasonable time period should be based on the planning and financing periods for each type of facility. However, as stated earlier, 2007 Wisconsin Act 44 amended the impact fee statute to imposed specific time limits. The current rules are as follows:

1. Impact fees collected prior to December 31, 2002 must be spent by December 31, 2012.
2. Impact fees collected from January 1, 2003 through April 10, 2006 must be spent by the first day of the 120th month beginning after the date on which they were collected. So, for example, impact fees collected on January 2, 2003 must be spent by January 1, 2013.
3. Impact fees collected after April 10, 2006 but within 7 years of the effective date of the ordinance imposing the fees must be spent within 10 years of the effective date of the ordinance (not within 10 years after they are collected).
4. Impact fees collected after April 10, 2006 and more than 7 years after the effective date of the ordinance imposing the fees must be spent within a reasonable period of time.

A municipality may adopt a resolution extending the time period by 3 years due to extenuating circumstances or hardship.

Summary

Wisconsin impact fee law contains specific requirements for the process of adopting or amending an impact fee ordinance, for determining the amount of an impact fee, and for accounting for and spending impact fee revenues. Thus, it is important that a municipality that adopts impact fees:

- Prepares a public facilities needs assessment and conducts a public hearing;
- Ensures that the public facilities needs assessment contains all the items listed above, and that the computed fee does not include the cost of any facilities needed to serve existing development or remedy any existing deficiencies;
- Follows the plan laid out in the public facilities needs assessment in terms of the share of project costs that are intended to be paid for with impact fees;

- Revises the needs assessment if projects change significantly and keeps detailed records of impact fees paid, to be prepared in the event that impact fees need to be refunded to property owners.

EXISTING LAND USE AND DEVELOPMENT

The Ryan Creek Interceptor Sanitary Sewer Service Area is not currently served with public sanitary sewerage facilities. Therefore, for purposes of this impact fee study, the entire area is currently undeveloped with municipal sanitary sewerage facilities.

FUTURE LAND USE AND DEVELOPMENT

The City of Franklin's 2025 Comprehensive Plan identifies planned land uses for future buildout of the Ryan Creek Interceptor Sanitary Sewer Service Area. Generalized categories of planned land uses for the area are shown on Map 2. Table 1 of this report shows the total acres of planned land uses and net developable acres by category, assuming complete buildout of this area. The Ryan Creek Interceptor and the planned trunk sewers will be designed to convey wastewater from this service area based on the planned land uses shown in Table 1.

INVENTORY OF EXISTING FACILITIES

The City of Franklin operates a system of sanitary sewerage facilities to collect wastewater and convey it to the Metropolitan Milwaukee Sewerage District (MMSD) for treatment. The majority of the northwest, northeast and southeast quadrants of the City are served by sanitary sewerage facilities. The Ryan Creek Interceptor Sanitary Sewer Service Area is currently not served by any public sanitary sewerage facilities. Developed properties in this area are served by holding tanks or septic systems.

RECOMMENDED FACILITIES AND ESTIMATED COSTS

A preliminary plan for the location and size of sanitary sewerage facilities needed to serve the Ryan Creek Interceptor Sanitary Sewer Service Area was prepared by Ruekert/Mielke, as shown on Map 3. Detailed cost estimates were prepared based on the recommended diameter, depth and backfill materials for each segment of each trunk sewer. These detailed cost estimates are attached to this Report as Appendix B. The total estimated cost for trunk sewers is approximately \$23.3 million.

PROPORTIONATE SHARE OF COST RELATED TO NEW DEVELOPMENT

Wisconsin Statutes state that impact fees may only be charged to new development for the proportionate share of the capital costs of facilities needed to serve new development. The statutes further require that the facilities identified as needed to serve new development be determined on the basis of explicitly identified service level standards. It is also required that impact fees be reduced by any contributions from new development for the facilities.

As stated in a previous section, none of the Ryan Creek Interceptor Sanitary Sewer Service Area is currently served with public sanitary sewerage facilities. Therefore, all development within this area is new development with respect to the City's sanitary sewerage system. However, as

Table 1 - Forecast Development and Wastewater Flows

Land Use	Gross Acreage	Developable Acreage	Total Flow (cfs)	Total Flow (MGD)	Total Annual Flow (MG)	cfs / Net Acre
Open Space	1,859.99	-	-	-	-	-
Business Park	358.44	215.06	5.38	3.48	1,269.17	0.0250
Commercial	588.43	395.77	9.89	6.39	2,333.11	0.0250
Communication and Utilities	12.77	7.66	0.04	0.03	9.44	0.0052
Industrial	5.36	14.16	0.35	0.23	82.57	0.0247
Institutional	198.28	118.97	2.97	1.92	700.64	0.0250
Landfill	257.42	154.45	0.77	0.50	181.65	0.0050
Light Manufacturing	281.09	168.65	4.22	2.73	995.52	0.0250
Mixed Use	5.11	7.63	0.19	0.12	44.82	0.0249
Recreational	423.03	510.82	2.55	1.65	601.56	0.0050
Residential	1,231.55	913.07	10.96	7.08	2,585.53	0.0120
Residential Multi-Family	12.38	7.43	0.27	0.17	63.69	0.0363
Existing Transportation	227.59	-	-	-	-	-
Future Transportation	299.57	-	-	-	-	-
Water Surface	39.68	-	-	-	-	-
Total	5,800.69	2,513.68	37.59	24.30	8,867.69	0.0150

Source: City of Franklin Comprehensive Plan, Ruekert/Mielke sanitary sewer flow modeling.

- 1) Net developable acreage calculated by deducting 40% of total acres to account for Franklin open space requirements
- 2) Based on flow factors discussed and approved at 12/10/09 RCI staff meeting.

described in the City's Sanitary Sewer Extension Cost Recovery Policy (Appendix A), a portion of the costs of each segment will be charged to abutting properties, either through developer contributions or special assessments. The impact fees must therefore be reduced by the amount of anticipated contributions from abutting property owners. The City's policy is to charge a maximum amount per foot of abutting frontage, with the maximum amount determined by the land use of the abutting property and the minimum diameter main that would be required to serve different land uses. Certain types of property are not assessable, including wetlands, flood lands conservation lands, undevelopable property and transportation rights-of-way. The computation of these anticipated contributions, by segment, is shown in Table 2. In total, it is anticipated that approximately \$5.2 million will be recovered from abutting property owners, leaving \$18.1 million of oversize costs to be recovered through impact fees.

IMPACT FEE VERSUS CONNECTION FEE

The Ryan Creek Interceptor Sanitary Sewer Service Area Sewer Impact Fee established as part of this Report applies to new land development as defined in Wisconsin State Statute §66.0617. An identical fee (in the same amount), known as a Sanitary Sewer Connection Fee, would be applied to any existing residential dwelling units and any existing nonresidential development that connect to the City's Sanitary Sewerage System. As opposed to the Sanitary Sewer Impact Fee which is collected upon the issuance of a building permit by the City, the Sanitary Sewer Connection Fee would be collected upon the issuance of a plumbing permit by the City for the connection of the particular facilities to the City's Sanitary Sewerage System.

ALLOCATION OF COSTS

In order to impose an impact fee, the total amount to be collected must be allocated to different types of development in reasonable proportion to the amount of demand created, and the appropriate amount of the fee for each type of development must be computed. The City imposes a sewer connection fee on new connections to the sanitary sewer system in the existing served portion of the City. This connection fee is based on the size of the water meter for each property, with higher fees for larger diameter meters to reflect the fact that properties with larger meters use more water and therefore generate more wastewater. This is a reasonable approach that charges each property in rough proportion to the potential wastewater discharge from that property.

In order to determine the appropriate schedule of charges for each meter size, a 4 step process was used as follows, and is shown in Tables 3 through 5:

1. Historical data from the City's existing sewer service area was analyzed to determine the number of equivalent residential meters per developed acre for each type of land use. An equivalent residential meter is defined as a 5/8" or 3/4" meter. The number of residential equivalent meters per larger diameter meter is determined based on the capacity of the meter compared to a 5/8" meter.
2. Second, these factors were applied to the projected acres of each type of land use within the Southwest Area to determine the forecast number of new equivalent residential meters for this area.

Table 2 - Allocation of Costs

Sewer Segment	Land Use (1)	Frontage (feet)	Segment Cost (2)	Maximum Assessable Cost / Foot	Maximum Assessable Cost	Impact Fee Portion
Trunk 11						
	Commercial	220	\$ 47,830	\$101	\$ 22,220	\$ 25,410
	Non-Assessable	1,120	242,478	\$0	-	242,478
	Subtotal	1,340	\$ 290,108		\$ 22,220	\$ 267,888
Trunk 12						
	Business Park	3,640	758,582	\$101	367,640	388,942
	Commercial	515	111,819	\$101	52,015	59,804
	Residential	3,890	758,814	\$78	285,975	472,839
	Non-Assessable	14,465	2,544,722	\$0	-	2,544,722
	Subtotal	22,310	\$ 4,171,538		\$ 705,630	\$ 3,465,908
Trunk 12K						
	Commercial	8,758	1,058,898	\$101	882,356	376,282
	Residential	1,844	326,974	\$78	142,910	178,064
	Non-Assessable	2,280	388,342	\$0	-	388,342
	Subtotal	10,880	\$ 1,747,954		\$ 825,266	\$ 922,888
Trunk 12R						
	Light Manufacturing	1,800	184,343	\$101	181,800	22,743
	Residential	8,556	1,347,219	\$78	740,590	606,628
	Non-Assessable	18,764	2,480,486	\$0	-	2,480,486
	Subtotal	29,920	\$ 4,012,028		\$ 902,190	\$ 3,109,838
Trunk 14						
	Non-Assessable	8,730	788,580	\$0	-	788,580
Trunk 24						
	Residential	250	31,870	\$78	19,375	12,495
	Non-Assessable	5,090	648,875	\$0	-	648,875
	Subtotal	5,340	\$ 680,745		\$ 19,375	\$ 681,370
Trunk 25						
	Residential	750	121,851	\$78	58,125	63,826
	Non-Assessable	210	34,146	\$0	-	34,146
	Subtotal	960	\$ 156,008		\$ 58,125	\$ 97,873
Trunk 28						
	Institutional	2,050	552,809	\$101	207,050	345,759
	Residential	3,180	783,493	\$78	244,900	538,593
	Non-Assessable	1,520	404,834	\$0	-	404,834
	Subtotal	6,730	\$ 1,741,136		\$ 451,950	\$ 1,289,186
Trunk 32						
	Non-Assessable	140	28,145	\$0	-	28,145
Trunk 34						
	Commercial	4,440	725,203	\$101	448,440	276,763
	Non-Assessable	880	140,467	\$0	-	140,467
	Subtotal	5,300	\$ 865,670		\$ 448,440	\$ 417,230
Trunk 35						
	Business Park	5,037	1,319,189	\$101	508,737	810,452
	Landfill	100	20,960	\$101	10,100	10,860
	Light Manufacturing	4,593	962,703	\$101	463,893	498,810
	Residential	6,180	1,331,898	\$78	477,400	854,498
	Non-Assessable	17,030	3,576,742	\$0	-	3,576,742
	Subtotal	32,920	\$ 7,211,490		\$ 1,460,130	\$ 5,751,360
Trunk 39						
	Non-Assessable	7,400	1,001,065	\$0	-	1,001,065
Trunk 40						
	Business Park	1,110	153,989	\$101	112,110	41,879
	Commercial	1,380	181,445	\$101	139,380	52,065
	Non-Assessable	1,010	140,118	\$0	-	140,118
	Subtotal	3,500	\$ 485,550		\$ 251,490	\$ 234,060
Trunk 41						
	Commercial	170	45,277	\$101	17,170	28,107
	Residential	170	45,277	\$78	13,175	32,102
	Non-Assessable	80	15,980	\$0	-	15,980
	Subtotal	400	\$ 106,535		\$ 30,345	\$ 76,190
Total		135,870	\$ 23,286,640		\$ 6,175,161	\$ 18,111,479

Source: City of Franklin Comprehensive Plan, Rusker/Mielke.

- 1) For purposes of this Report and analysis, lands designated Recreational in the City's 2025 comprehensive Master Plan are assumed Non-assessable since the extent of their development and their subsequent affect on the Impact Fee calculations are considered de minimis.
- 2) Includes 30% for contingency, engineering, and administration

Table 3 - Analysis of Equivalent Meters by Land Use, 2005

Land Use	Annual Water Sales (1,000 gal)	Number of Equivalent Meters		Developed Acres	Billable Flow per Acre		Equivalent Meters per Acre		Billable Flow per Equivalent Meter
		5/8"	3/4"		1"	1.5"	2"	3"	
Residential	535,144	5,976	6,055	4,685.06	114.22	1.29	88.39		
Commercial	237,192	1,130	3,034	666.79	355.72	4.55	78.19		
Industrial	75,264	14	66	856.26	87.90	0.08	1,149.07		
Public Authority	71,280	22	87	335.51	212.45	0.26	819.31		
Total	918,880	7,142	9,241	6,543.62	140.42	1.41	99.44		

Meters	5/8"		3/4"		1"		1.5"		2"		3"		4"		6"		Total
	Residential	Commercial	Industrial	Public Authority	Residential	Commercial	Industrial	Public Authority	Residential	Commercial	Industrial	Public Authority	Residential	Commercial	Industrial	Public Authority	
Residential	281	5,646	47	2	2	154	4	6	80	12	2	5	14	4	3	3	5,976
Commercial	-	666	211	154	154	4	4	6	80	12	2	5	14	4	3	3	1,130
Industrial	-	3	5	4	4	4	4	6	80	12	2	5	14	4	3	3	14
Public Authority	-	7	4	6	6	6	6	6	80	12	2	5	14	4	3	3	22
Total	281	6,322	267	166	166	166	166	166	85	85	14	14	14	4	3	3	7,142

Equivalency Factor:	5/8"		3/4"		1"		1.5"		2"		3"		4"		6"		Total
	Residential	Commercial	Industrial	Public Authority	Residential	Commercial	Industrial	Public Authority	Residential	Commercial	Industrial	Public Authority	Residential	Commercial	Industrial	Public Authority	
Residential	1.00	5,646	118	10	10	770	20	30	8.00	640	180	30	25.00	100	150	150	6,055
Commercial	-	666	528	13	13	20	30	40	8.00	640	180	30	25.00	100	150	150	3,034
Industrial	-	3	10	4	4	6	6	6	8.00	640	180	30	25.00	100	150	150	66
Public Authority	-	7	10	4	4	6	6	6	8.00	640	180	30	25.00	100	150	150	87
Total	281	6,322	668	830	830	830	830	830	680	680	210	210	100	100	150	150	9,241

Source: Wisconsin Public Service Commission Annual Reports, City of Franklin Comprehensive Plan

Table 4 - Forecasted Equivalent Meters for Southwest Service Area

Land Use	Acres	Equivalent Meters / Acre	Forecast Number of Equiv Meters
Business Park	358.44	4.55	1,631.00
Commercial	588.43	4.55	2,677.00
Communication and Utilities	12.77	0.26	3.00
Industrial	5.36	0.08	-
Institutional	198.28	0.26	51.00
Landfill	257.42	0.08	20.00
Light Manufacturing	281.09	0.08	22.00
Mixed Use	5.11	4.55	23.00
Recreational	423.03	0.26	110.00
Residential	1,231.55	1.29	1,592.00
Residential Multi-Family	12.38	4.55	56.00
Total	3,373.86		6,185.00
Percentage of Existing Area Served as of 2005	51.6%		66.9%

Table 5 - Calculation of Impact Fee

Total costs to be recovered through impact fees	\$18,111,479
Equivalent Meters	6,185
Fee per Equivalent Meter	\$2,928

Meter Size	Equivalent Meter Factor	Fee per Meter
5/8"	1.00	\$2,928
3/4"	1.00	\$2,928
1"	2.50	\$7,320
1.25"	3.75	\$10,980
1.5"	5.00	\$14,640
2"	8.00	\$23,424
2.5"	12.50	\$36,600
3"	15.00	\$43,920
4"	25.00	\$73,200
6"	50.00	\$146,400
8"	80.00	\$234,240
10"	120.00	\$351,360
12"	160.00	\$468,480

3. The total cost to be recovered through impact fee was then divided by the total number of residential equivalent meters to determine the cost per residential equivalent meter.
4. Finally, the fee per residential equivalent meter (5/8" and 3/4") was multiplied by equivalency factors to determine the fees for the larger diameter meters.

RECOMMENDATION

The purpose of this study was to establish an impact fee for the trunk sewer improvements that may be constructed to serve the unsewered Ryan Creek Interceptor Sanitary Sewer Service Area. This Report was also intended to fulfill the "public facilities needs assessment" procedural requirement under Wisconsin Statutes §66.0617.

In order to determine the appropriate amount of the impact fee for the sewer infrastructure, an analysis was conducted of existing facilities in the existing sewer service area of the City. Forecasts were then made regarding future conditions and service level standards. The costs of recommended improvements were allocated to the proportionate share that would be paid through special assessments based on front footage and the proportionate share of the infrastructure that would benefit the entire service area.

Based on the analyses described above, it is recommended that the City amend its impact fee ordinance to establish an impact fee for the Southwest Sewer Service Area as shown in Table 5. The City also collects impact fees for park, fire, law enforcement, library and transportation facilities and water supply infrastructure. The City is not amending the other impact fees at this time. The City also imposes a sewer connection fee within the existing sewer service area. It is recommended that the City retain this fee for the existing service area. The proposed sewer impact fee should only be applied to the Ryan Creek Interceptor Sanitary Sewer Service Area, as shown on Map 1.

IMPACT ON HOUSING AFFORDABILITY

One of the procedural requirements of Wisconsin Statute §66.0617 is to calculate the effect the impact fee will have on housing affordability. While the initial imposition of impact fees may be placed on the developer or homebuilder, the cost is ultimately passed on to the homeowner. Impact fees can have a direct effect on the cost of new development, home prices, and home affordability. However, these effects can vary considerably depending upon local housing market dynamics.

Table 6 calculates the combined effect the proposed and existing impact fees will have on housing prices and on required income levels to purchase housing in the City of Franklin. Assuming that the home is financed, the Table shows the increase in annual housing costs and the additional income required for financing a home. The costs are calculated for both a \$150,000 home and a \$350,000 home. According to conventional mortgage lending standards, the additional income required to finance a new home with the proposed impact fees would be approximately \$2,154. This equates to an increase of approximately 4.6 percent for a \$150,000 home, or 2.0 percent for a \$350,000 home.

Table 6 - Effect of Impact Fees on Housing Prices

	\$150,000 Home		\$350,000 Home	
	Without Impact Fees	With Impact Fees ⁽⁴⁾	Without Impact Fees	With Impact Fees ⁽⁴⁾
Home Price	\$150,000	\$160,016	\$350,000	\$360,016
Down Payment	\$15,000	\$16,002	\$35,000	\$36,002
Amount Financed	\$135,000	\$144,014	\$315,000	\$324,014
Principal and Interest Payments ⁽¹⁾	\$9,034	\$9,637	\$21,079	\$21,682
Taxes ⁽²⁾	\$3,714	\$3,714	\$8,667	\$8,667
Insurance	\$300	\$300	\$500	\$500
Annual Housing Cost	\$13,048	\$13,651	\$30,245	\$30,849
Income Required ⁽³⁾	\$46,600	\$48,754	\$108,019	\$110,174
Additional income required		\$2,154		\$2,154
Additional income as percent of total		4.6%		2.0%

Notes:

(1) Assumes 5.25 percent annual interest rate, 30 year fixed rate mortgage.

(2) Source: City of Franklin Finance Department.

(3) Based upon standard conventional mortgage underwriting guidelines.

(4) Includes impact fees for park, fire protection, law enforcement, library, transportation and water supply facilities.

UPDATING THE EXISTING IMPACT FEE ORDINANCE

To implement the recommendations of this Report and amend the existing impact fee ordinance, the following tasks will need to be completed:

- Present the findings of this report to the Common Council.
- Amend the existing impact fee Ordinance to include the recommended Southwest Area Sewer Impact Fee.
- A Class 1 notice must be published in the City newspaper prior to the public hearing as required under Wisconsin Statutes §66.0617(3). The needs assessment must be available 20 days prior to the public hearing to allow the public sufficient time to review as required under Wisconsin Statutes §66.0617(4)(b).
- Conduct a public hearing prior to amending the impact fee ordinance.
- After the public hearing, the Common Council may adopt the proposed ordinance as recommended or adopt the ordinance with amendments.

PERIODIC REVIEW

It is recommended that the City increase the amount of the impact fee each year to make the fees more equitable, in that the amount paid by future development is increased each year to keep it approximately equal to the amount paid by new development in previous years, in terms of today's dollars. To be consistent with current policy regarding the annual increase in maximum special assessments, it is recommended that the City increase the impact fees each year by the percentage increase in the Consumer Price Index (Revised Consumer Price Index for Urban Wage Earners and Clerical Workers for All Items-U.S. City Average) published by the Department of Labor over the previous 12 months.

The impact fee computed in this Report was based on numerous assumptions and forecasts related to future development and population growth, and preferred service levels for municipal services. The recommendations of this Report are intended to serve as a guideline for the types of required facilities planned. The exact specifications and actual costs of the public facilities as constructed may vary somewhat from the plans and estimates contained in this Report. For all of these reasons, it is recommended that the impact fees be reviewed at a minimum of every 3-5 years to adjust for changes in the pace of development or project costs, or when major projects are added to or removed from the needs assessment.

ESTIMATED TRUNK SEWER CONSTRUCTION COST

Project Name: Sewer Extension Cost Recovery Policy

Client Name: City of Franklin

Project #: 5892076.100

Last Revised: 11/18/2011

Line	Description	Unit	Quantity	Unit Price	Total	Assumptions
Trunk Sewer II						
						2011 Dollars (June 2011 CC1 = 9.053)
1	Traffic Control	LS	1	\$ 1,000.00	\$ 1,000.00	
2	Erosion Control	LS	1	\$ 2,000.00	\$ 2,000.00	
3	Clearing and grubbing	LS	1	\$ -	\$ -	
4	Less than 15 Feet Deep Average Depth (PVC SDR 35)					Pipe Price Includes: Labor, Materials, Equipment.
5	12-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 90.00	\$ -	Excavation, Disposal, Dewatering, Shoring, Bedding.
6	12-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 140.00	\$ -	Pipe, Cover, Backfill, Compaction, Testing and
7	15-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 100.00	\$ -	Televising
8	15-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 150.00	\$ -	
9	18-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 155.00	\$ -	Granular Backfill under Existing and Future Streets
10	21-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 120.00	\$ -	
11	24-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 170.00	\$ -	Granular Material and Disposal within 3 Radial Miles
12	30-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 205.00	\$ -	
13	Over 15 but Less Than 25 Feet Deep Average Depth (PVC C900)					Laterals Not Included
14	12-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 120.00	\$ -	
15	12-Inch Sanitary Sewer w/ Granular Backfill	LF	670	\$ 205.00	\$ 137,350.00	
16	16-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 130.00	\$ -	
17	16-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 215.00	\$ -	
18	18-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 225.00	\$ -	
19	21-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 160.00	\$ -	
20	24-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 260.00	\$ -	
21	30-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 270.00	\$ -	
22	Over 25 but Less Than 35 Feet Deep Average Depth (RCP CL 5)					
23	15-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 190.00	\$ -	
24	15-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 375.00	\$ -	
25	18-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 385.00	\$ -	
26	Over 35 but Less Than 40 Feet Deep Average Depth (RCP CL 5)					
27	18-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 600.00	\$ -	
28	Incremental Cost to Tunnel Sewer in Place over Open Cut	LF		\$ 250.00	\$ -	
29	Appurtenances and Restoration					
30	Connection to Interceptor Sewer	Ea.	1	\$ 5,000.00	\$ 5,000.00	
31	48-Inch Sanitary Manholes	VF	60	\$ 250.00	\$ 15,000.00	
32	60-Inch Sanitary Manholes	VF		\$ 450.00	\$ -	
33	72-Inch Sanitary Manholes	VF		\$ 550.00	\$ -	
34	Asphalt Pavement Replacement	SY	170	\$ 28.00	\$ 4,760.00	5.5" Asphalt (\$60/Ton) over 8" CABC (\$15/Ton)
35	Concrete Pavement Replacement	SY	1,000	\$ 45.00	\$ 45,000.00	9" Concrete (\$150/CY) over 10" CABC (\$15/Ton)
36	Granular Shoulder	SY	350	\$ 5.00	\$ 1,750.00	6" Thick (\$15/Ton)
37	Driveway Replacement	SY		\$ 18.00	\$ -	3" Asphalt (\$80/Ton) over 6" CABC (\$15/Ton)
38	Trench Restoration - Public ROW	SY	2,200	\$ 4.00	\$ 8,800.00	80' Wide Easement - 4" Topsoil, Seed, Fert, Mulch
39	Trench Restoration - Field	SY		\$ 2.00	\$ -	80' Wide Easement - Reuse Topsoil, Cover Crop, Mulch
Subtotal Construction Cost =					\$223,160.00	
Contingency, Engineering and Administrative (30%) =					\$ 66,948.00	
Estimated Total Project Cost =					\$ 290,108.00	
Sewer Footage =		670.00				
Average Cost per LF =		\$433.00				

ESTIMATED TRUNK SEWER CONSTRUCTION COST

Project Name: Sewer Extension Cost Recovery Policy

Client Name: City of Franklin

Project #: 3892076.100

Last Revised: 11/18/2011

Line	Description	Unit	Quantity	Unit Price	Total	Assumptions
Trunk Sewer 12						
2011 Dollars (June 2011 CCI = 9.053)						
1	Traffic Control	LS	1	\$ 9,000.00	\$ 9,000.00	
2	Erosion Control	LS	1	\$ 28,000.00	\$ 28,000.00	
3	Clearing and grubbing	LS	1	\$ -	\$ -	
4	Less than 15 Feet Deep Average Depth (PVC SDR 35)					Pipe Price Includes: Labor, Materials, Equipment,
5	12-Inch Sanitary Sewer w/ Spoil Backfill	LF	1,400	\$ 90.00	\$ 126,000.00	Excavation, Disposal, Dewatering, Shoring, Bedding,
6	12-Inch Sanitary Sewer w/ Granular Backfill	LF	1,600	\$ 140.00	\$ 224,000.00	Pipe, Cover, Backfill, Compaction, Testing and
7	15-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 100.00	\$ -	Televising
8	15-Inch Sanitary Sewer w/ Granular Backfill	LF	350	\$ 150.00	\$ 52,500.00	
9	18-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 155.00	\$ -	Granular Backfill under Existing and Future Streets
10	21-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 120.00	\$ -	
11	24-Inch Sanitary Sewer w/ Granular Backfill	LF	1,450	\$ 170.00	\$ 246,500.00	Granular Material and Disposal within 3 Radial Miles
12	30-Inch Sanitary Sewer w/ Granular Backfill	LF	1,945	\$ 205.00	\$ 398,725.00	
13	Over 15 but Less Than 25 Feet Deep Average Depth (PVC C900)					Laterals Not Included
14	12-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 120.00	\$ -	
15	12-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 205.00	\$ -	
16	16-Inch Sanitary Sewer w/ Spoil Backfill	LF	1,000	\$ 130.00	\$ 130,000.00	
17	16-Inch Sanitary Sewer w/ Granular Backfill	LF	2,050	\$ 215.00	\$ 440,750.00	
18	18-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 225.00	\$ -	
19	21-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 160.00	\$ -	
20	24-Inch Sanitary Sewer w/ Granular Backfill	LF	460	\$ 260.00	\$ 119,600.00	
21	30-Inch Sanitary Sewer w/ Granular Backfill	LF	900	\$ 270.00	\$ 243,000.00	
22	Over 25 but Less Than 35 Feet Deep Average Depth (RCP CL 5)					
23	15-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 190.00	\$ -	
24	15-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 375.00	\$ -	
25	18-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 385.00	\$ -	
26	Over 35 but Less Than 40 Feet Deep Average Depth (RCP CL 5)					
27	18-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 600.00	\$ -	
28	Incremental Cost to Tunnel Sewer in Place over Open Cut	LF		\$ 250.00	\$ -	
29	Appurtenances and Restoration					
30	Connection to Interceptor Sewer	Ea.	1	\$ 5,000.00	\$ 5,000.00	
31	48-Inch Sanitary Manholes	VF	440	\$ 250.00	\$ 110,000.00	
32	60-Inch Sanitary Manholes	VF	150	\$ 450.00	\$ 67,500.00	
33	72-Inch Sanitary Manholes	VF	20	\$ 550.00	\$ 11,000.00	
34	Asphalt Pavement Replacement	SY	16,450	\$ 28.00	\$ 460,600.00	5.5" Asphalt (\$60/Ton) over 8" CABC (\$15/Ton)
35	Concrete Pavement Replacement	SY	6,300	\$ 45.00	\$ 283,500.00	9" Concrete (\$150/CY) over 10" CABC (\$15/Ton)
36	Granular Shoulder	SY	7,500	\$ 5.00	\$ 37,500.00	6" Thick (\$15/Ton)
37	Driveway Replacement	SY	550	\$ 18.00	\$ 9,900.00	3" Asphalt (\$80/Ton) over 6" CABC (\$15/Ton)
38	Trench Restoration - Public ROW	SY	39,900	\$ 4.00	\$ 159,600.00	80' Wide Easement - 4" Topsoil, Seed, Fert, Mulch
39	Trench Restoration - Field	SY	23,100	\$ 2.00	\$ 46,200.00	80' Wide Easement - Reuse Topsoil, Cover Crop, Mulch
Subtotal Construction Cost =					\$3,208,875.00	
Contingency, Engineering and Administrative (30%) =					\$ 962,662.50	
Estimated Total Project Cost =					\$ 4,171,537.50	
Sewer Footage =					11,155.00	
Average Cost per LF =					\$373.96	

ESTIMATED TRUNK SEWER CONSTRUCTION COST

Project Name: Sewer Extension Cost Recovery Policy
Client Name: City of Franklin
Project #: 5892076.100

Last Revised: 11/18/2011

Item	Description	Unit	Quantity	Unit Price	Total	Assumptions
Trunk Sewer 12K						
						2011 Dollars (June 2011 CCI = 9.653)
1	Traffic Control	LS	1	\$ 2,000.00	\$ 2,000.00	
2	Erosion Control	LS	1	\$ 14,000.00	\$ 14,000.00	
3	Clearing and grubbing	LS	1	\$ 4,000.00	\$ 4,000.00	
4	Less than 15 Feet Deep Average Depth					Pipe Price Includes: Labor, Materials, Equipment, Excavation, Disposal, Dewatering, Shoring, Bedding, Pipe, Cover, Backfill, Compaction, Testing and Televising
5	12-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 90.00	\$ -	
6	12-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 140.00	\$ -	
7	15-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 100.00	\$ -	
8	15-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 150.00	\$ -	
9	18-Inch Sanitary Sewer w/ Granular Backfill	LF	2,065	\$ 155.00	\$ 320,075.00	Granular Backfill under Existing and Future Streets
10	21-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 120.00	\$ -	
11	24-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 170.00	\$ -	Granular Material and Disposal within 3 Radial Miles
12	30-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 205.00	\$ -	
13	Over 15 but Less Than 25 Feet Deep Average Depth					Laterals Not Included
14	12-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 120.00	\$ -	
15	12-Inch Sanitary Sewer w/ Granular Backfill	LF	2,795	\$ 205.00	\$ 572,975.00	
16	16-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 130.00	\$ -	
17	16-Inch Sanitary Sewer w/ Granular Backfill	LF	580	\$ 215.00	\$ 124,700.00	
18	18-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 225.00	\$ -	
19	21-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 160.00	\$ -	
20	24-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 260.00	\$ -	
21	30-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 270.00	\$ -	
22	Over 25 but Less Than 35 Feet Deep Average Depth					
23	15-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 190.00	\$ -	
24	15-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 375.00	\$ -	
25	18-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 385.00	\$ -	
26	Over 35 but Less Than 40 Feet Deep Average Depth					
27	18-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 600.00	\$ -	
28	Incremental Cost to Tunnel Sewer in Place over Open Cut	LF		\$ 250.00	\$ -	
29	Appurtenances and Restoration					
30	Connection to Interceptor Sewer	Ea.		\$ 5,000.00	\$ -	
31	48-Inch Sanitary Manholes	VF	415	\$ 250.00	\$ 103,750.00	
32	60-Inch Sanitary Manholes	VF		\$ 450.00	\$ -	
33	72-Inch Sanitary Manholes	VF		\$ 550.00	\$ -	
34	Asphalt Pavement Replacement	SY	450	\$ 28.00	\$ 12,600.00	5.5" Asphalt (\$60/Ton) over 8" CABC (\$15/Ton)
35	Concrete Pavement Replacement	SY	2,700	\$ 45.00	\$ 121,500.00	9" Concrete (\$150/CY) over 10" CABC (\$15/Ton)
36	Granular Shoulder	SY	2,000	\$ 5.00	\$ 10,000.00	6" Thick (\$15/Ton)
37	Driveway Replacement	SY	110	\$ 18.00	\$ 1,980.00	3" Asphalt (\$80/Ton) over 6" CABC (\$15/Ton)
38	Trench Restoration - Public ROW	SY	900	\$ 4.00	\$ 3,600.00	80' Wide Easement - 4" Topsoil, Seed, Fert, Mulch
39	Trench Restoration - Field	SY	26,700	\$ 2.00	\$ 53,400.00	80' Wide Easement - Reuse Topsoil, Cover Crop, Mulch
Subtotal Construction Cost =					\$1,344,380.00	
Contingency, Engineering and Administrative (30%) =					\$ 403,314.00	
Estimated Total Project Cost =					\$ 1,747,694.00	
Sewer Footage =		5,440.00				
Average Cost per LF =		\$321.32				

ESTIMATED TRUNK SEWER CONSTRUCTION COST

Project Name: Sewer Extension Cost Recovery Policy

Client Name: City of Franklin

Project #: 3492076.100

Last Revised: 11-18-2011

Line	Description	Unit	Quantity	Unit Price	Total	Assumptions
Trunk Sewer 12R						
						2011 Dollars (June 2011 CCI = 9.053)
1	Traffic Control	LS	1	\$ 1,000.00	\$ 1,000.00	
2	Erosion Control	LS	1	\$ 37,000.00	\$ 37,000.00	
3	Clearing and grubbing	LS	1	\$ 25,000.00	\$ 25,000.00	
4	Less than 15 Feet Deep Average Depth					Pipe Price Includes: Labor, Materials, Equipment, Excavation, Disposal, Dewatering, Shoring, Bedding.
5	12-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 90.00	\$ -	Pipe, Cover, Backfill, Compaction, Testing and Televising
6	12-Inch Sanitary Sewer w/ Granular Backfill	LF	4,000	\$ 140.00	\$ 560,000.00	
7	15-Inch Sanitary Sewer w/ Spoil Backfill	LF	1,910	\$ 100.00	\$ 191,000.00	
8	15-Inch Sanitary Sewer w/ Granular Backfill	LF	1,740	\$ 150.00	\$ 261,000.00	
9	18-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 155.00	\$ -	Granular Backfill under Existing and Future Streets
10	21-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 120.00	\$ -	
11	24-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 170.00	\$ -	Granular Material and Disposal within 3 Radial Miles
12	30-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 205.00	\$ -	
13	Over 15 but Less Than 25 Feet Deep Average Depth					Laterals Not Included
14	12-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 120.00	\$ -	
15	12-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 205.00	\$ -	
16	16-Inch Sanitary Sewer w/ Spoil Backfill	LF	2,395	\$ 130.00	\$ 311,350.00	
17	16-Inch Sanitary Sewer w/ Granular Backfill	LF	3,985	\$ 215.00	\$ 856,775.00	
18	18-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 225.00	\$ -	
19	21-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 160.00	\$ -	
20	24-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 260.00	\$ -	
21	30-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 270.00	\$ -	
22	Over 25 but Less Than 35 Feet Deep Average Depth					
23	15-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 190.00	\$ -	
24	15-Inch Sanitary Sewer w/ Granular Backfill	LF	930	\$ 375.00	\$ 348,750.00	
25	18-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 385.00	\$ -	
26	Over 35 but Less Than 40 Feet Deep Average Depth					
27	18-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 600.00	\$ -	
28	Incremental Cost to Tunnel Sewer in Place over Open Cut	LF		\$ 250.00	\$ -	
29	Appurtenances and Restoration					
30	Connection to Interceptor Sewer	Ea.		\$ 5,000.00	\$ -	
31	48-Inch Sanitary Manholes	VF	885	\$ 250.00	\$ 221,250.00	
32	60-Inch Sanitary Manholes	VF		\$ 450.00	\$ -	
33	72-Inch Sanitary Manholes	VF		\$ 550.00	\$ -	
34	Asphalt Pavement Replacement	SY	200	\$ 28.00	\$ 5,600.00	5.5" Asphalt (\$60/Ton) over 8" CABC (\$15/Ton)
35	Concrete Pavement Replacement	SY		\$ 45.00	\$ -	9" Concrete (\$150/CY) over 10" CABC (\$15/Ton)
36	Granular Shoulder	SY	50	\$ 5.00	\$ 250.00	6" Thick (\$15/Ton)
37	Driveway Replacement	SY		\$ 18.00	\$ -	3" Asphalt (\$80/Ton) over 6" CABC (\$15/Ton)
38	Trench Restoration - Public ROW	SY	200	\$ 4.00	\$ 800.00	80' Wide Easement - 4" Topsoil, Seed, Fert, Mulch
39	Trench Restoration - Field	SY	133,200	\$ 2.00	\$ 266,400.00	80' Wide Easement - Reuse Topsoil, Cover Crop, Mulch
Subtotal Construction Cost =					\$3,086,175.00	
Contingency, Engineering and Administrative (30%) =					\$ 925,852.50	
Estimated Total Project Cost =					\$ 4,012,027.50	
Sewer Footage =		14,960.00				
Average Cost per LF =		\$268.18				

ESTIMATED TRUNK SEWER CONSTRUCTION COST

Project Name: Sewer Extension Cost Recovery Policy

Client Name: City of Franklin

Project # 5892076.100

Last Revised: 11-18-2011

Line	Description	Unit	Quantity	Unit Price	Total	Assumptions
Trunk Sewer 14						
						2011 Dollars (June 2011 CCI = 9.053)
1	Traffic Control	LS	1	\$ 1,000.00	\$ 1,000.00	
2	Erosion Control	LS	1	\$ 11,000.00	\$ 11,000.00	
3	Clearing and grubbing	LS	1	\$ 3,000.00	\$ 3,000.00	
4	Less than 15 Feet Deep Average Depth					Pipe Price Includes: Labor, Materials, Equipment,
5	12-Inch Sanitary Sewer w/ Spoil Backfill	LF	2,465	\$ 90.00	\$ 221,850.00	Excavation, Disposal, Dewatering, Shoring, Bedding,
6	12-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 140.00	\$ -	Pipe, Cover, Backfill, Compaction, Testing and
7	15-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 100.00	\$ -	Televising
8	15-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 150.00	\$ -	
9	18-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 155.00	\$ -	Granular Backfill under Existing and Future Streets
10	21-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 120.00	\$ -	
11	24-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 170.00	\$ -	Granular Material and Disposal within 3 Radial Miles
12	30-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 205.00	\$ -	
13	Over 15 but Less Than 25 Feet Deep Average Depth					Laterals Not Included
14	12-Inch Sanitary Sewer w/ Spoil Backfill	LF	1,900	\$ 120.00	\$ 228,000.00	
15	12-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 205.00	\$ -	
16	16-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 130.00	\$ -	
17	16-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 215.00	\$ -	
18	18-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 225.00	\$ -	
19	21-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 160.00	\$ -	
20	24-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 260.00	\$ -	
21	30-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 270.00	\$ -	
22	Over 25 but Less Than 35 Feet Deep Average Depth					
23	15-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 190.00	\$ -	
24	15-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 375.00	\$ -	
25	18-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 385.00	\$ -	
26	Over 35 but Less Than 40 Feet Deep Average Depth					
27	18-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 600.00	\$ -	
28	Incremental Cost to Tunnel Sewer in Place over Open Cut	LF		\$ 250.00	\$ -	
29	Appurtenances and Restoration					
30	Connection to Interceptor Sewer	Ea.	1	\$ 5,000.00	\$ 5,000.00	
31	48-Inch Sanitary Manholes	VF	235	\$ 250.00	\$ 58,750.00	
32	60-Inch Sanitary Manholes	VF		\$ 450.00	\$ -	
33	72-Inch Sanitary Manholes	VF		\$ 550.00	\$ -	
34	Asphalt Pavement Replacement	SY		\$ 23.00	\$ -	5.5" Asphalt (\$60/Ton) over 8" CABC (\$15/Ton)
35	Concrete Pavement Replacement	SY		\$ 45.00	\$ -	9" Concrete (\$150/CY) over 10" CABC (\$15/Ton)
36	Granular Shoulder	SY		\$ 5.00	\$ -	6" Thick (\$15/Ton)
37	Driveway Replacement	SY		\$ 18.00	\$ -	3" Asphalt (\$80/Ton) over 6" CABC (\$15/Ton)
38	Trench Restoration - Public ROW	SY	200	\$ 4.00	\$ 800.00	80" Wide Easement - 4" Topsoil, Seed, Fert. Mulch
39	Trench Restoration - Field	SY	38,600	\$ 2.00	\$ 77,200.00	80" Wide Easement - Reuse Topsoil, Cover Crop, Mulch
Subtotal Construction Cost =					\$606,600.00	
Contingency, Engineering and Administrative (30%) =					\$ 181,980.00	
Estimated Total Project Cost =					\$ 788,580.00	
Sewer Footage =		4,365.00				
Average Cost per LF =		\$180.66				

ESTIMATED TRUNK SEWER CONSTRUCTION COST

Project Name: Sewer Extension Cost Recovery Policy

Client Name: City of Franklin

Project #: 5892076.100

Last Revised: 11/18/2011

Line	Description	Unit	Quantity	Unit Price	Total	Assumptions
Trunk Sewer 24						
						2011 Dollars (June 2011 CC1 = 9.053)
1	Traffic Control	LS	1	\$ 1,000.00	\$ 1,000.00	
2	Erosion Control	LS	1	\$ 7,000.00	\$ 7,000.00	
3	Clearing and grubbing	LS	1	\$ 23,000.00	\$ 23,000.00	
4	Less than 15 Feet Deep Average Depth					Pipe Price Includes: Labor, Materials, Equipment,
5	12-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 90.00	\$ -	Excavation, Disposal, Dewatering, Shoring, Bedding,
6	12-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 140.00	\$ -	Pipe, Cover, Backfill, Compaction, Testing and
7	15-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 100.00	\$ -	Televising
8	15-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 150.00	\$ -	
9	18-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 155.00	\$ -	Granular Backfill under Existing and Future Streets
10	21-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 120.00	\$ -	
11	24-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 170.00	\$ -	Granular Material and Disposal within 3 Radii Miles
12	30-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 205.00	\$ -	
13	Over 15 but Less Than 25 Feet Deep Average Depth					Laterals Not Included
14	12-Inch Sanitary Sewer w/ Spoil Backfill	LF	2,300	\$ 120.00	\$ 276,000.00	
15	12-Inch Sanitary Sewer w/ Granular Backfill	LF	370	\$ 205.00	\$ 75,850.00	
16	16-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 130.00	\$ -	
17	16-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 215.00	\$ -	
18	18-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 225.00	\$ -	
19	21-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 160.00	\$ -	
20	24-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 260.00	\$ -	
21	30-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 270.00	\$ -	
22	Over 25 but Less Than 35 Feet Deep Average Depth					
23	15-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 190.00	\$ -	
24	15-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 375.00	\$ -	
25	18-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 385.00	\$ -	
26	Over 35 but Less Than 40 Feet Deep Average Depth					
27	18-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 600.00	\$ -	
28	Incremental Cost to Tunnel Sewer in Place over Open Cut	LF		\$ 250.00	\$ -	
29	Appurtenances and Restoration					
30	Connection to Interceptor Sewer	Ea.	1	\$ 5,000.00	\$ 5,000.00	
31	48-Inch Sanitary Manholes	VF	220	\$ 250.00	\$ 55,000.00	
32	60-Inch Sanitary Manholes	VF		\$ 450.00	\$ -	
33	72-Inch Sanitary Manholes	VF		\$ 550.00	\$ -	
34	Asphalt Pavement Replacement	SY	1,100	\$ 28.00	\$ 30,800.00	5.5" Asphalt (\$60/Ton) over 8" CABC (\$15/Ton)
35	Concrete Pavement Replacement	SY		\$ 45.00	\$ -	9" Concrete (\$150/CY) over 10" CABC (\$15/Ton)
36	Granular Shoulder	SY	200	\$ 5.00	\$ 1,000.00	6" Thick (\$15/Ton)
37	Driveway Replacement	SY		\$ 18.00	\$ -	3" Asphalt (\$80/Ton) over 6" CABC (\$15/Ton)
38	Trench Restoration - Public ROW	SY	2,000	\$ 4.00	\$ 8,000.00	80' Wide Easement - 4" Topsoil, Seed, Fert, Mulch
39	Trench Restoration - Field	SY	20,500	\$ 2.00	\$ 41,000.00	80' Wide Easement - Reuse Topsoil, Cover Crop, Mulch
Subtotal Construction Cost =					\$533,630.00	
Contingency, Engineering and Administrative (30%) =					\$ 157,095.00	
Estimated Total Project Cost =					\$ 680,725.00	
Sewer Footage =			2,670.00			
Average Cost per LF =			\$254.96			

ESTIMATED TRUNK SEWER CONSTRUCTION COST

Project Name: Sewer Extension Cost Recovery Policy

Client Name: City of Franklin

Project #: 5892076.100

Last Revised: 11/18/2011

Line	Description	Unit	Quantity	Unit Price	Total	Assumptions
Trunk Sewer 25						2011 Dollars (June 2011 CCI = 9.053)
1	Traffic Control	LS	1	\$ 1,000.00	\$ 1,000.00	
2	Erosion Control	LS	1	\$ 1,000.00	\$ 1,000.00	
3	Clearing and grubbing	LS	1	\$ 2,000.00	\$ 2,000.00	
4	Less than 15 Feet Deep Average Depth					Pipe Price Includes: Labor, Materials, Equipment,
5	12-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 90.00	\$ -	Excavation, Disposal, Dewatering, Shoring, Bedding,
6	12-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 140.00	\$ -	Pipe, Cover, Backfill, Compaction, Testing and
7	15-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 100.00	\$ -	Televising
8	15-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 150.00	\$ -	
9	18-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 155.00	\$ -	Granular Backfill under Existing and Future Streets
10	21-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 120.00	\$ -	
11	24-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 170.00	\$ -	Granular Material and Disposal within 3 Radial Miles
12	30-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 205.00	\$ -	
13	Over 15 but Less Than 25 Feet Deep Average Depth					Laterals Not Included
14	12-Inch Sanitary Sewer w/ Spoil Backfill	LF	325	\$ 120.00	\$ 39,000.00	
15	12-Inch Sanitary Sewer w/ Granular Backfill	LF	155	\$ 205.00	\$ 31,775.00	
16	16-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 130.00	\$ -	
17	16-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 215.00	\$ -	
18	18-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 225.00	\$ -	
19	21-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 160.00	\$ -	
20	24-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 260.00	\$ -	
21	30-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 270.00	\$ -	
22	Over 25 but Less Than 35 Feet Deep Average Depth					
23	15-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 190.00	\$ -	
24	15-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 375.00	\$ -	
25	18-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 385.00	\$ -	
26	Over 35 but Less Than 40 Feet Deep Average Depth					
27	18-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 600.00	\$ -	
28	Incremental Cost to Tunnel Sewer in Place over Open Cut	LF		\$ 250.00	\$ -	
29	Appurtenances and Restoration					
30	Connection to Interceptor Sewer	Ea	1	\$ 5,000.00	\$ 5,000.00	
31	48-Inch Sanitary Manholes	VF	60	\$ 250.00	\$ 15,000.00	
32	60-Inch Sanitary Manholes	VF		\$ 450.00	\$ -	
33	72-Inch Sanitary Manholes	VF		\$ 550.00	\$ -	
34	Asphalt Pavement Replacement	SY	550	\$ 28.00	\$ 15,400.00	5.5" Asphalt (\$60/Ton) over 8" C&B (\$15/Ton)
35	Concrete Pavement Replacement	SY		\$ 45.00	\$ -	9" Concrete (\$150/CY) over 10" C&B (\$15/Ton)
36	Granular Shoulder	SY	100	\$ 5.00	\$ 500.00	6" Thick (\$15/Ton)
37	Driveway Replacement	SY		\$ 18.00	\$ -	3" Asphalt (\$80/Ton) over 6" C&B (\$15/Ton)
38	Trench Restoration - Public ROW	SY	1,000	\$ 4.00	\$ 4,000.00	80' Wide Easement - 4" Topsoil, Seed, Fert, Mulch
39	Trench Restoration - Field	SY	2,700	\$ 2.00	\$ 5,400.00	80' Wide Easement - Reuse Topsoil, Cover Crop, Mulch
Subtotal Construction Cost =					\$120,075.00	
Contingency, Engineering and Administrative (30%) =					\$ 36,022.50	
Estimated Total Project Cost =					\$ 156,097.50	
Sewer Footage =		480.00				
Average Cost per LF =		\$325.20				

ESTIMATED TRUNK SEWER CONSTRUCTION COST						
Project Name: Sewer Extension Cost Recovery Policy						
Client Name: City of Franklin						
Project #: 5892076.100						
Last Revised:					11/18/2011	
Line	Description	Unit	Quantity	Unit Price	Total	Assumptions
Trunk Sewer 26						
						2011 Dollars (June 2011 CCI = 9.053)
1	Traffic Control	LS	1	\$ 3,000.00	\$ 3,000.00	
2	Erosion Control	LS	1	\$ 8,000.00	\$ 8,000.00	
3	Clearing and grubbing	LS	1	\$ 4,000.00	\$ 4,000.00	
4	Less than 15 Feet Deep Average Depth					Pipe Price includes: Labor, Materials, Equipment,
5	12-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 90.00	\$ -	Excavation, Disposal, Dewatering, Shoring, Bedding,
6	12-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 140.00	\$ -	Pipe, Cover, Backfill, Compaction, Testing and
7	15-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 100.00	\$ -	Televising
8	15-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 150.00	\$ -	
9	18-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 155.00	\$ -	Granular Backfill under Existing and Future Streets
10	21-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 120.00	\$ -	
11	24-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 170.00	\$ -	Granular Material and Disposal within 3 Radial Miles
12	30-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 205.00	\$ -	
13	Over 15 but Less Than 25 Feet Deep Average Depth					Laterals Not Included
14	12-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 120.00	\$ -	
15	12-Inch Sanitary Sewer w/ Granular Backfill	LF	585	\$ 205.00	\$ 119,925.00	
16	15-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 130.00	\$ -	
17	15-Inch Sanitary Sewer w/ Granular Backfill	LF	1,270	\$ 215.00	\$ 273,050.00	
18	18-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 225.00	\$ -	
19	21-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 160.00	\$ -	
20	24-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 260.00	\$ -	
21	30-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 270.00	\$ -	
22	Over 25 but Less Than 35 Feet Deep Average Depth					
23	15-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 190.00	\$ -	
24	15-Inch Sanitary Sewer w/ Granular Backfill	LF	1,510	\$ 375.00	\$ 566,250.00	
25	18-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 385.00	\$ -	
26	Over 35 but Less Than 40 Feet Deep Average Depth					
27	18-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 600.00	\$ -	
28	Incremental Cost to Tunnel Sewer in Place over Open Cut	LF		\$ 250.00	\$ -	
29	Appurtenances and Restoration					
30	Connection to Interceptor Sewer	Ea.	1	\$ 5,000.00	\$ 5,000.00	
31	48-Inch Sanitary Manholes	VF	295	\$ 250.00	\$ 73,750.00	
32	60-Inch Sanitary Manholes	VF		\$ 450.00	\$ -	
33	72-Inch Sanitary Manholes	VF		\$ 550.00	\$ -	
34	Asphalt Pavement Replacement	SY	7,000	\$ 28.00	\$ 196,000.00	5.5" Asphalt (\$60/Ton) over 8" CABC (\$15/Ton)
35	Concrete Pavement Replacement	SY		\$ 45.00	\$ -	9" Concrete (\$150/CY) over 10" CABC (\$15/Ton)
36	Granular Shoulder	SY	1,300	\$ 5.00	\$ 6,500.00	6" Thick (\$15/Ton)
37	Driveway Replacement	SY	270	\$ 18.00	\$ 4,860.00	3" Asphalt (\$80/Ton) over 6" CABC (\$15/Ton)
38	Trench Restoration - Public ROW	SY	18,400	\$ 4.00	\$ 73,600.00	80' Wide Easement - 4" Topsoil, Seed, Fert, Mulch
39	Trench Restoration - Field	SY	2,700	\$ 2.00	\$ 5,400.00	80' Wide Easement - Reuse Topsoil, Cover Crop, Mulch
Subtotal Construction Cost =					\$1,339,335.00	
Contingency, Engineering and Administrative (30%) =					\$ 401,800.50	
Estimated Total Project Cost =					\$ 1,741,135.50	
Sewer Footage =		3,365.00				
Average Cost per LF =		\$517.43				

ESTIMATED TRUNK SEWER CONSTRUCTION COST

Project Name: Sewer Extension Cost Recovery Policy

Client Name: City of Franklin

Project # 5892076.100

Last Revised: 11/18/2011

Line	Description	Unit	Quantity	Unit Price	Total	Assumptions
Trunk Sewer 32						
2011 Dollars (June 2011 CC1 = 9.053)						
1	Traffic Control	LS	1	\$ -	\$ -	
2	Erosion Control	LS	1	\$ -	\$ -	
3	Clearing and grubbing	LS	1	\$ -	\$ -	
4	Less than 15 Feet Deep Average Depth					Pipe Price Includes: Labor, Materials, Equipment.
5	12-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 90.00	\$ -	Excavation, Disposal, Dewatering, Shoring, Bedding.
6	12-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 140.00	\$ -	Pipe, Cover, Backfill, Compaction, Testing and
7	15-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 100.00	\$ -	Televising
8	15-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 150.00	\$ -	
9	18-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 155.00	\$ -	Granular Backfill under Existing and Future Streets
10	21-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 120.00	\$ -	
11	24-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 170.00	\$ -	Granular Material and Disposal within 3 Radial Miles
12	30-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 205.00	\$ -	
13	Over 15 but Less Than 25 Feet Deep Average Depth					Laterals Not Included
14	12-Inch Sanitary Sewer w/ Spoil Backfill	LF	70	\$ 120.00	\$ 8,400.00	
15	12-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 205.00	\$ -	
16	16-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 130.00	\$ -	
17	16-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 215.00	\$ -	
18	18-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 225.00	\$ -	
19	21-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 160.00	\$ -	
20	24-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 260.00	\$ -	
21	30-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 270.00	\$ -	
22	Over 25 but Less Than 35 Feet Deep Average Depth					
23	15-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 190.00	\$ -	
24	15-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 375.00	\$ -	
25	18-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 385.00	\$ -	
26	Over 35 but Less Than 40 Feet Deep Average Depth					
27	18-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 600.00	\$ -	
28	Incremental Cost to Tunnel Sewer in Place over Open Cut	LF		\$ 250.00	\$ -	
29	Appurtenances and Restoration					
30	Connection to Interceptor Sewer	Ea.	1	\$ 5,000.00	\$ 5,000.00	
31	48-Inch Sanitary Manholes	VF	25	\$ 250.00	\$ 6,250.00	
32	60-Inch Sanitary Manholes	VF		\$ 450.00	\$ -	
33	72-Inch Sanitary Manholes	VF		\$ 550.00	\$ -	
34	Asphalt Pavement Replacement	SY		\$ 28.00	\$ -	5.5" Asphalt (\$60/Ton) over 8" CABC (\$15/Ton)
35	Concrete Pavement Replacement	SY		\$ 45.00	\$ -	9" Concrete (\$150/CY) over 10" CABC (\$15/Ton)
36	Granular Shoulder	SY		\$ 5.00	\$ -	6" Thick (\$15/Ton)
37	Driveway Replacement	SY		\$ 18.00	\$ -	3" Asphalt (\$80/Ton) over 6" CABC (\$15/Ton)
38	Trench Restoration - Public ROW	SY		\$ 4.00	\$ -	80' Wide Easement - 4" Topsoil, Seed, Fert, Mulch
39	Trench Restoration - Field	SY	1,000	\$ 2.00	\$ 2,000.00	80' Wide Easement - Reuse Topsoil, Cover Crop, Mulch
Subtotal Construction Cost =					\$ 31,630.00	
Contingency, Engineering and Administrative (30%) =					\$ 6,495.00	
Estimated Total Project Cost =					\$ 38,125.00	
Sewer Footage =		70.00				
Average Cost per LF =		\$402.07				

ESTIMATED TRUNK SEWER CONSTRUCTION COST

Project Name: Sewer Extension Cost Recovery Policy

Client Name: City of Franklin

Project #: 5892076.100

Last Revised: 11/18/2011

Line	Description	Unit	Quantity	Unit Price	Total	Assumptions
Trunk Sewer 3-4						2011 Dollars (June 2011 CC1 = 9.653)
1	Traffic Control	LS	1	\$ 1,000.00	\$ 1,000.00	
2	Erosion Control	LS	1	\$ 7,000.00	\$ 7,000.00	
3	Clearing and grubbing	LS	1	\$ 3,000.00	\$ 3,000.00	
4	Less than 15 Feet Deep Average Depth					Pipe Price Includes: Labor, Materials, Equipment, Excavation, Disposal, Dewatering, Shoring, Bedding, Pipe, Cover, Backfill, Compaction, Testing and Televising
5	12-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 90.00	\$ -	
6	12-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 140.00	\$ -	
7	15-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 100.00	\$ -	
8	15-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 150.00	\$ -	
9	18-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 155.00	\$ -	Granular Backfill under Existing and Future Streets
10	21-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 120.00	\$ -	
11	24-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 170.00	\$ -	Granular Material and Disposal within 3 Radial Miles
12	30-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 205.00	\$ -	
13	Over 15 but Less Than 25 Feet Deep Average Depth					Laterals Not Included
14	12-Inch Sanitary Sewer w/ Spoil Backfill	LF	200	\$ 120.00	\$ 24,000.00	
15	12-Inch Sanitary Sewer w/ Granular Backfill	LF	2,450	\$ 205.00	\$ 502,250.00	
16	16-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 130.00	\$ -	
17	16-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 215.00	\$ -	
18	18-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 225.00	\$ -	
19	21-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 160.00	\$ -	
20	24-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 260.00	\$ -	
21	30-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 270.00	\$ -	
22	Over 25 but Less Than 35 Feet Deep Average Depth					
23	15-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 190.00	\$ -	
24	15-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 375.00	\$ -	
25	18-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 385.00	\$ -	
26	Over 35 but Less Than 40 Feet Deep Average Depth					
27	18-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 600.00	\$ -	
28	Incremental Cost to Tunnel Sewer in Place over Open Cut	LF		\$ 250.00	\$ -	
29	Appurtenances and Restoration					
30	Connection to Interceptor Sewer	Ea.	1	\$ 5,000.00	\$ 5,000.00	
31	48-Inch Sanitary Manholes	VF	280	\$ 250.00	\$ 70,000.00	
32	60-Inch Sanitary Manholes	VF		\$ 450.00	\$ -	
33	72-Inch Sanitary Manholes	VF		\$ 550.00	\$ -	
34	Asphalt Pavement Replacement	SY	200	\$ 28.00	\$ 5,600.00	5.5" Asphalt (\$60/Ton) over 8" CABC (\$15/Ton)
35	Concrete Pavement Replacement	SY		\$ 45.00	\$ -	9" Concrete (\$150/CY) over 10" CABC (\$15/Ton)
36	Granular Shoulder	SY	50	\$ 5.00	\$ 250.00	6" Thick (\$15/Ton)
37	Driveway Replacement	SY		\$ 18.00	\$ -	3" Asphalt (\$80/Ton) over 6" CABC (\$15/Ton)
38	Trench Restoration - Public ROW	SY	500	\$ 4.00	\$ 2,000.00	80' Wide Easement - 4" Topsoil, Seed, Fert, Mulch
39	Trench Restoration - Field	SY	22,900	\$ 2.00	\$ 45,800.00	80' Wide Easement - Reuse Topsoil, Cover Crop, Mulch
Subtotal Construction Cost =					\$605,900.00	
Contingency, Engineering and Administrative (30%) =					\$ 181,770.00	
Estimated Total Project Cost =					\$ 787,670.00	
Sewer Footage =		2,650.00				
Average Cost per LF =		\$326.67				

ESTIMATED TRUNK SEWER CONSTRUCTION COST

Project Name: Sewer Extension Cost Recovery Policy

Client Name: City of Franklin

Project # 5892076.100

Last Revised: 11/18/2011

Line	Description	Unit	Quantity	Unit Price	Total	Assumptions
Trunk Sewer 35						
						2011 Dollars (June 2011 CCI = 9.053)
1	Traffic Control	LS	1	\$ 4,000.00	\$ 4,000.00	
2	Erosion Control	LS	1	\$ 41,000.00	\$ 41,000.00	
3	Clearing and grubbing	LS	1	\$ 30,000.00	\$ 30,000.00	
4	Less than 15 Feet Deep Average Depth					Pipe Price Includes: Labor, Materials, Equipment, Excavation, Disposal, Dewatering, Shoring, Bedding, Pipe, Cover, Backfill, Compaction, Testing and
5	12-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 90.00	\$ -	Televising
6	12-Inch Sanitary Sewer w/ Granular Backfill	LF	1,350	\$ 140.00	\$ 259,000.00	
7	15-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 100.00	\$ -	
8	15-Inch Sanitary Sewer w/ Granular Backfill	LF	1,650	\$ 150.00	\$ 247,500.00	
9	18-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 155.00	\$ -	Granular Backfill under Existing and Future Streets
10	21-Inch Sanitary Sewer w/ Spoil Backfill	LF	1,575	\$ 120.00	\$ 189,000.00	
11	24-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 170.00	\$ -	Granular Material and Disposal within 3 Radial Miles
12	30-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 205.00	\$ -	
13	Over 15 but Less Than 25 Feet Deep Average Depth					Laterals Not Included
14	12-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 120.00	\$ -	
15	12-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 205.00	\$ -	
16	16-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 150.00	\$ -	
17	16-Inch Sanitary Sewer w/ Granular Backfill	LF	4,310	\$ 215.00	\$ 926,650.00	
18	18-Inch Sanitary Sewer w/ Granular Backfill	LF	605	\$ 225.00	\$ 136,125.00	
19	21-Inch Sanitary Sewer w/ Spoil Backfill	LF	20	\$ 160.00	\$ 3,200.00	
20	24-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 260.00	\$ -	
21	30-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 270.00	\$ -	
22	Over 25 but Less Than 35 Feet Deep Average Depth					
23	15-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 190.00	\$ -	
24	15-Inch Sanitary Sewer w/ Granular Backfill	LF	2,760	\$ 375.00	\$ 1,035,000.00	
25	18-Inch Sanitary Sewer w/ Granular Backfill	LF	2,795	\$ 385.00	\$ 1,076,075.00	
26	Over 35 but Less Than 40 Feet Deep Average Depth					
27	18-Inch Sanitary Sewer w/ Granular Backfill	LF	895	\$ 600.00	\$ 537,000.00	
28	Incremental Cost to Tunnel Sewer in Place over Open Cut	LF		\$ 256.00	\$ -	
29	Appurtenances and Restoration					
30	Connection to Interceptor Sewer	Ea.	1	\$ 5,000.00	\$ 5,000.00	
31	48-Inch Sanitary Manholes	VF	1,315	\$ 250.00	\$ 328,750.00	
32	60-Inch Sanitary Manholes	VF		\$ 450.00	\$ -	
33	72-Inch Sanitary Manholes	VF		\$ 550.00	\$ -	
34	Asphalt Pavement Replacement	SY	10,400	\$ 28.00	\$ 291,200.00	5.5" Asphalt (\$60/Ton) over 8" CABC (\$15/Ton)
35	Concrete Pavement Replacement	SY	1,900	\$ 45.00	\$ 85,500.00	9" Concrete (\$150/CY) over 10" CABC (\$15/Ton)
36	Granular Shoulder	SY	2,700	\$ 5.00	\$ 13,500.00	6" Thick (\$15/Ton)
37	Driveway Replacement	SY	700	\$ 18.00	\$ 12,600.00	3" Asphalt (\$80/Ton) over 6" CABC (\$15/Ton)
38	Trench Restoration - Public ROW	SY	31,500	\$ 4.00	\$ 126,000.00	80' Wide Easement - 4" Topsoil, Seed, Fert, Mulch
39	Trench Restoration - Field	SY	100,100	\$ 2.00	\$ 200,200.00	80' Wide Easement - Reuse Topsoil, Cover Crop, Mulch
Subtotal Construction Cost =					\$5,547,300.00	
Contingency, Engineering and Administrative (50%) =					\$ 1,664,190.00	
Estimated Total Project Cost =					\$ 7,211,490.00	
Sewer Footage =		16,460.00				
Average Cost per LF =		\$438.12				

ESTIMATED TRUNK SEWER CONSTRUCTION COST

Project Name: Sewer Extension Cost Recovery Policy

Client Name: City of Franklin

Project # 5892076.100

Last Revised: 11/18/2011

Line	Description	Unit	Quantity	Unit Price	Total	Assumptions
Trunk Sewer 39						
						2011 Dollars (June 2011 CC1 = 9.053)
1	Traffic Control	LS	1	\$ 1,000.00	\$ 1,000.00	
2	Erosion Control	LS	1	\$ 9,000.00	\$ 9,000.00	
3	Clearing and grubbing	LS	1	\$ 9,000.00	\$ 9,000.00	
4	Less than 15 Feet Deep Average Depth					Pipe Price Includes: Labor, Materials, Equipment,
5	12-Inch Sanitary Sewer w/ Spoil Backfill	LF	1,400	\$ 90.00	\$ 126,000.00	Excavation, Disposal, Dewatering, Shoring, Bedding,
6	12-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 140.00	\$ -	Pipe, Cover, Backfill, Compaction, Testing and
7	15-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 100.00	\$ -	Televising
8	15-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 150.00	\$ -	
9	18-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 155.00	\$ -	Granular Backfill under Existing and Future Streets
10	21-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 120.00	\$ -	
11	24-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 170.00	\$ -	Granular Material and Disposal within 3 Radial Miles
12	30-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 205.00	\$ -	
13	Over 15 but Less Than 25 Feet Deep Average Depth					Laterals Not Included
14	12-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 120.00	\$ -	
15	12-Inch Sanitary Sewer w/ Granular Backfill	LF	700	\$ 205.00	\$ 143,500.00	
16	16-Inch Sanitary Sewer w/ Spoil Backfill	LF	1,010	\$ 130.00	\$ 131,300.00	
17	16-Inch Sanitary Sewer w/ Granular Backfill	LF	50	\$ 215.00	\$ 10,750.00	
18	18-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 225.00	\$ -	
19	21-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 180.00	\$ -	
20	24-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 260.00	\$ -	
21	30-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 270.00	\$ -	
22	Over 25 but Less Than 35 Feet Deep Average Depth					
23	15-Inch Sanitary Sewer w/ Spoil Backfill	LF	540	\$ 190.00	\$ 102,600.00	
24	15-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 375.00	\$ -	
25	18-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 385.00	\$ -	
26	Over 35 but Less Than 40 Feet Deep Average Depth					
27	18-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 600.00	\$ -	
28	Incremental Cost to Tunnel Sewer in Place over Open Cut	LF	150	\$ 250.00	\$ 37,500.00	
29	Appurtenances and Restoration					
30	Connection to Interceptor Sewer	Ea.	1	\$ 5,000.00	\$ 5,000.00	
31	48-Inch Sanitary Manholes	VF	260	\$ 250.00	\$ 65,000.00	
32	60-Inch Sanitary Manholes	VF		\$ 450.00	\$ -	
33	72-Inch Sanitary Manholes	VF		\$ 550.00	\$ -	
34	Asphalt Pavement Replacement	SY	2,000	\$ 28.00	\$ 56,000.00	5.5" Asphalt (\$60/Ton) over 8" CABC (\$15/Ton)
35	Concrete Pavement Replacement	SY		\$ 45.00	\$ -	9" Concrete (\$150/CY) over 10" CABC (\$15/Ton)
36	Granular Shoulder	SY	400	\$ 5.00	\$ 2,000.00	6" Thick (\$15/Ton)
37	Driveway Replacement	SY		\$ 18.00	\$ -	3" Asphalt (\$80/Ton) over 6" CABC (\$15/Ton)
38	Trench Restoration - Public ROW	SY	5,400	\$ 4.00	\$ 21,600.00	80' Wide Easement - 4" Topsoil, Seed, Fert, Mulch
39	Trench Restoration - Field	SY	24,900	\$ 2.00	\$ 49,800.00	80' Wide Easement - Reuse Topsoil, Cover Crop, Mulch
Subtotal Construction Cost =					\$770,050.00	
Contingency, Engineering and Administrative (30%) =					\$ 231,015.00	
Estimated Total Project Cost =					\$ 1,001,065.00	
Sewer Footage =		3,700.00				
Average Cost per LF =		\$270.56				

ESTIMATED TRUNK SEWER CONSTRUCTION COST

Project Name: Sewer Extension Cost Recovery Policy

Client Name: City of Franklin

Project #: 5892076.100

Last Revised: 11/18/2011

Line	Description	Unit	Quantity	Unit Price	Total	Assumptions
Trunk Sewer 40						
						2011 Dollars (June 2011 CCI = 9.053)
1	Traffic Control	LS	1	\$ 2,000.00	\$ 2,000.00	
2	Erosion Control	LS	1	\$ 4,000.00	\$ 4,000.00	
3	Clearing and grubbing	LS	1	\$ 5,000.00	\$ 5,000.00	
4	Less than 15 Feet Deep Average Depth					Pipe Price Includes: Labor, Materials, Equipment,
5	12-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 90.00	\$ -	Excavation, Disposal, Dewatering, Shoring, Bedding,
6	12-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 140.00	\$ -	Pipe, Cover, Backfill, Compaction, Testing and
7	15-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 100.00	\$ -	Televising
8	15-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 150.00	\$ -	
9	18-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 155.00	\$ -	Granular Backfill under Existing and Future Streets
10	21-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 120.00	\$ -	
11	24-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 170.00	\$ -	Granular Material and Disposal within 3 Radial Miles
12	30-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 205.00	\$ -	
13	Over 15 but Less Than 25 Feet Deep Average Depth					Laterals Not Included
14	12-Inch Sanitary Sewer w/ Spoil Backfill	LF	1,550	\$ 120.00	\$ 186,000.00	
15	12-Inch Sanitary Sewer w/ Granular Backfill	LF	200	\$ 205.00	\$ 41,000.00	
16	16-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 130.00	\$ -	
17	16-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 215.00	\$ -	
18	18-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 225.00	\$ -	
19	21-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 160.00	\$ -	
20	24-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 260.00	\$ -	
21	30-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 270.00	\$ -	
22	Over 25 but Less Than 35 Feet Deep Average Depth					
23	15-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 190.00	\$ -	
24	15-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 375.00	\$ -	
25	18-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 385.00	\$ -	
26	Over 35 but Less Than 40 Feet Deep Average Depth					
27	18-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 600.00	\$ -	
28	Incremental Cost to Tunnel Sewer in Place over Open Cut	LF		\$ 250.00	\$ -	
29	Appurtenances and Restoration					
30	Connection to Interceptor Sewer	Ea.	1	\$ 5,000.00	\$ 5,000.00	
31	48-Inch Sanitary Manholes	VF	160	\$ 250.00	\$ 40,000.00	
32	60-Inch Sanitary Manholes	VF		\$ 450.00	\$ -	
33	72-Inch Sanitary Manholes	VF		\$ 550.00	\$ -	
34	Asphalt Pavement Replacement	SY	500	\$ 28.00	\$ 14,000.00	5.5" Asphalt (\$60/Ton) over 8" CABC (\$15/Ton)
35	Concrete Pavement Replacement	SY		\$ 45.00	\$ -	9" Concrete (\$150/CY) over 10" CABC (\$15/Ton)
36	Granular Shoulder	SY	300	\$ 5.00	\$ 1,500.00	6" Thick (\$15/Ton)
37	Driveway Replacement	SY	700	\$ 18.00	\$ 12,600.00	3" Asphalt (\$80/Ton) over 6" CABC (\$15/Ton)
38	Trench Restoration - Public ROW	SY	13,600	\$ 4.00	\$ 62,400.00	80' Wide Easement - 4" Topsoil, Seed, Fert, Mulch
39	Trench Restoration - Field	SY		\$ 2.00	\$ -	80' Wide Easement - Reuse Topsoil, Cover Crop, Mulch
Subtotal Construction Cost =					\$373,500.00	
Contingency, Engineering and Administrative (30%) =					\$ 112,050.00	
Estimated Total Project Cost =					\$ 485,550.00	
Sewer Footage =		1,750.00				
Average Cost per LF =		\$277.46				

ESTIMATED TRUNK SEWER CONSTRUCTION COST

Project Name: Sewer Extension Cost Recovery Policy

Client Name: City of Franklin

Project #: 5892076.1000

Last Revised: 11/18/2011

Line	Description	Unit	Quantity	Unit Price	Total	Assumptions
Trunk Sewer 41						
						2011 Dollars (June 2011 CCI = 9.053)
1	Traffic Control	LS	1	\$ 1,000.00	\$ 1,000.00	
2	Erosion Control	LS	1	\$ 1,000.00	\$ 1,000.00	
3	Clearing and grubbing	LS	1	\$ -	\$ -	
4	Less than 15 Feet Deep Average Depth					Pipe Price Includes: Labor, Materials, Equipment,
5	12-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 90.00	\$ -	Excavation, Disposal, Dewatering, Shoring, Bedding,
6	12-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 140.00	\$ -	Pipe, Cover, Backfill, Compaction, Testing and
7	15-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 100.00	\$ -	Televising
8	15-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 150.00	\$ -	
9	18-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 155.00	\$ -	Granular Backfill under Existing and Future Streets
10	21-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 120.00	\$ -	
11	24-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 170.00	\$ -	Granular Material and Disposal within 3 Radial Miles
12	30-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 205.00	\$ -	
13	Over 15 but Less Than 25 Feet Deep Average Depth					Laterals Not Included
14	12-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 120.00	\$ -	
15	12-Inch Sanitary Sewer w/ Granular Backfill	LF	200	\$ 205.00	\$ 41,000.00	
16	16-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 130.00	\$ -	
17	16-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 215.00	\$ -	
18	18-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 225.00	\$ -	
19	21-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 160.00	\$ -	
20	24-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 260.00	\$ -	
21	30-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 270.00	\$ -	
22	Over 25 but Less Than 35 Feet Deep Average Depth					
23	15-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 190.00	\$ -	
24	15-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 375.00	\$ -	
25	18-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 385.00	\$ -	
26	Over 35 but Less Than 40 Feet Deep Average Depth					
27	18-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 600.00	\$ -	
28	Incremental Cost to Tunnel Sewer in Place over Open Cut	LF		\$ 250.00	\$ -	
29	Appurtenances and Restoration					
30	Connection to Interceptor Sewer	Ea.	1	\$ 5,000.00	\$ 5,000.00	
31	48-Inch Sanitary Manholes	VF	20	\$ 250.00	\$ 5,000.00	
32	60-Inch Sanitary Manholes	VF		\$ 450.00	\$ -	
33	72-Inch Sanitary Manholes	VF		\$ 550.00	\$ -	
34	Asphalt Pavement Replacement	SY	750	\$ 28.00	\$ 21,000.00	5.5" Asphalt (\$60/Ton) over 8" CABC (\$15/Ton)
35	Concrete Pavement Replacement	SY		\$ 45.00	\$ -	9" Concrete (\$150/CY) over 10" CABC (\$15/Ton)
36	Granular Shoulder	SY	150	\$ 5.00	\$ 750.00	6" Thick (\$15/Ton)
37	Driveway Replacement	SY	100	\$ 18.00	\$ 1,800.00	3" Asphalt (\$80/Ton) over 6" CABC (\$15/Ton)
38	Trench Restoration - Public ROW	SY	1,350	\$ 4.00	\$ 5,400.00	80' Wide Easement - 4" Topsoil, Seed, Fert, Mulch
39	Trench Restoration - Field	SY		\$ 2.00	\$ -	80' Wide Easement - Reuse Topsoil, Cover Crop, Mulch
Subtotal Construction Cost =					\$81,950.00	
Contingency, Engineering and Administrative (30%) =					\$ 24,585.00	
Estimated Total Project Cost =					\$ 106,535.00	
Sewer Footage =		200.00				
Average Cost per LF =		\$532.68				

ESTIMATED TRUNK SEWER CONSTRUCTION COST

Project Name: Sewer Extension Cost Recovery Policy

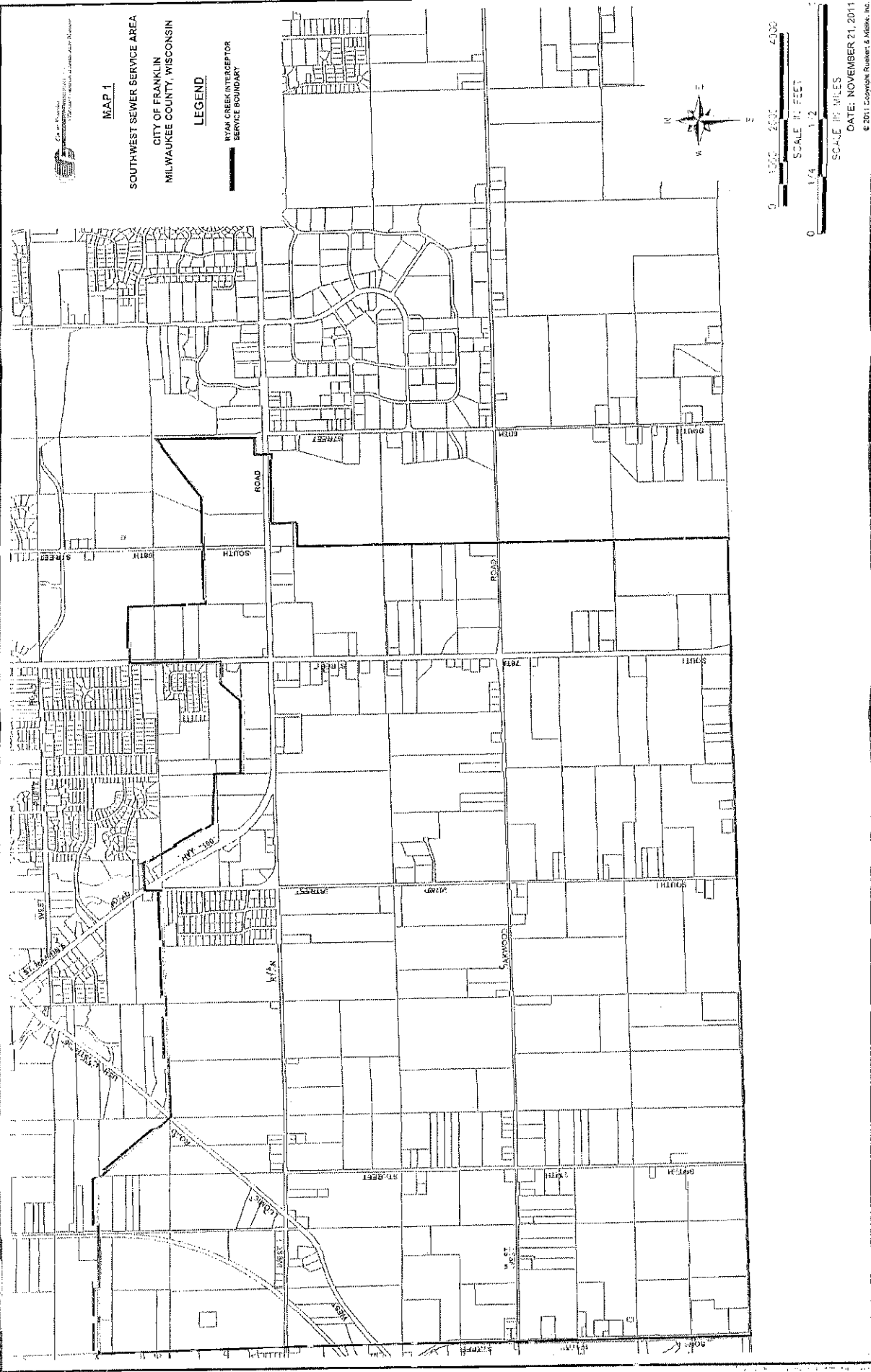
Client Name: City of Franklin

Project #: 5892076.100

Last Revised: 11/18/2011

Line	Description	Unit	Quantity	Unit Price	Total	Assumptions
All Trunk Sewers						
						2011 Dollars (June 2011 CCI = 9.053)
1	Traffic Control	LS	1	28,000.00	\$ 28,000.00	
2	Erosion Control	LS	1	170,000.00	\$ 170,000.00	
3	Clearing and Grubbing	LS	1	108,000.00	\$ 108,000.00	
4	Less than 15 Feet Deep Average Depth					Pipe Price Includes: Labor, Materials, Equipment,
5	12-Inch Sanitary Sewer w/ Spoil Backfill	LF	5,265.00	\$ 90.00	\$ 473,850.00	Excavation, Disposal, Dewatering, Shoring, Bedding,
6	12-Inch Sanitary Sewer w/ Granular Backfill	LF	7,450.00	\$ 140.00	\$ 1,043,000.00	Pipe, Cover, Backfill, Compaction, Testing and
7	15-Inch Sanitary Sewer w/ Spoil Backfill	LF	1,910.00	\$ 100.00	\$ 191,000.00	Televising
8	15-Inch Sanitary Sewer w/ Granular Backfill	LF	3,740.00	\$ 150.00	\$ 561,000.00	
9	18-Inch Sanitary Sewer w/ Granular Backfill	LF	2,065.00	\$ 155.00	\$ 320,075.00	Granular Backfill under Existing and Future Streets
10	21-Inch Sanitary Sewer w/ Spoil Backfill	LF	1,575.00	\$ 120.00	\$ 189,000.00	
11	24-Inch Sanitary Sewer w/ Granular Backfill	LF	1,450.00	\$ 170.00	\$ 246,500.00	Granular Material and Disposal within 3 Radial Miles
12	30-Inch Sanitary Sewer w/ Granular Backfill	LF	1,945.00	\$ 205.00	\$ 398,725.00	
13	Over 15 but Less Than 25 Feet Deep Average Depth					Laterals Not Included
14	12-Inch Sanitary Sewer w/ Spoil Backfill	LF	6,345.00	\$ 120.00	\$ 761,400.00	
15	12-Inch Sanitary Sewer w/ Granular Backfill	LF	8,125.00	\$ 205.00	\$ 1,665,625.00	
16	16-Inch Sanitary Sewer w/ Spoil Backfill	LF	4,405.00	\$ 150.00	\$ 660,750.00	
17	16-Inch Sanitary Sewer w/ Granular Backfill	LF	12,245.00	\$ 215.00	\$ 2,632,675.00	
18	18-Inch Sanitary Sewer w/ Granular Backfill	LF	605.00	\$ 225.00	\$ 136,125.00	
19	21-Inch Sanitary Sewer w/ Spoil Backfill	LF	20.00	\$ 160.00	\$ 3,200.00	
20	24-Inch Sanitary Sewer w/ Granular Backfill	LF	460.00	\$ 260.00	\$ 119,600.00	
21	30-Inch Sanitary Sewer w/ Granular Backfill	LF	900.00	\$ 270.00	\$ 243,000.00	
22	Over 25 but Less Than 35 Feet Deep Average Depth					
23	15-Inch Sanitary Sewer w/ Spoil Backfill	LF	540.00	\$ 190.00	\$ 102,600.00	
24	15-Inch Sanitary Sewer w/ Granular Backfill	LF	5,200.00	\$ 375.00	\$ 1,950,000.00	
25	18-Inch Sanitary Sewer w/ Granular Backfill	LF	2,795.00	\$ 385.00	\$ 1,076,075.00	
26	Over 35 but Less Than 40 Feet Deep Average Depth					
27	18-Inch Sanitary Sewer w/ Granular Backfill	LF	895.00	\$ 600.00	\$ 537,000.00	
28	Incremental Cost to Tunnel Sewer in Place over Open Cut	LF	150.00	\$ 250.00	\$ 37,500.00	
29	Appurtenances and Restoration					
30	Connection to Interceptor Sewer	Ea.	12.00	\$ 5,000.00	\$ 60,000.00	
31	48-Inch Sanitary Manholes	VF	4,670.00	\$ 250.00	\$ 1,167,500.00	
32	60-Inch Sanitary Manholes	VF	150.00	\$ 450.00	\$ 67,500.00	
33	72-Inch Sanitary Manholes	VF	20.00	\$ 550.00	\$ 11,000.00	
34	Asphalt Pavement Replacement	SY	39,770.00	\$ 28.00	\$ 1,113,560.00	5.5" Asphalt (\$60/Ton) over 8" CABC (\$15/Ton)
35	Concrete Pavement Replacement	SY	11,900.00	\$ 45.00	\$ 535,500.00	9" Concrete (\$150/CY) over 10" CABC (\$15/Ton)
36	Granular Shoulder	SY	15,600.00	\$ 5.00	\$ 78,000.00	6" Thick (\$15/Ton)
37	Driveway Replacement	SY	2,450.00	\$ 18.00	\$ 44,100.00	3" Asphalt (\$80/Ton) over 6" CABC (\$15/Ton)
38	Trench Restoration - Public ROW	SY	119,150.00	\$ 4.00	\$ 476,600.00	80' Wide Easement - 4" Topsoil Seed, Fert. Mulch
39	Trench Restoration - Field	SY	396,400.00	\$ 2.00	\$ 792,800.00	80' Wide Easement - Reuse Topsoil, Cover Crop, Mulch
Subtotal Construction Cost =					\$17,912,800.00	
Contingency, Engineering and Administrative (30%) =					\$ 5,373,840.00	
Estimated Total Project Cost =					\$ 23,286,640.00	
Sewer Footage =					67,935.00	
Average Cost per LF =					\$342.78	

TRUNK SEWER PIPE PRICING		
<i>Project Name: Sewer Extension Cost Recovery Policy</i>		
<i>Client Name: City of Franklin</i>		
<i>Project # 5892076.100</i>	<i>Last Revised:</i>	<i>3/28/2011</i>
	Price	
	(\$/LF)	
Pipe Pricing from Ferguson Water Works 3/18/2011		
SDR 35 PVC Pipe Price (12")	\$7.78	
SDR 35 PVC Pipe Price (15")	\$11.58	
SDR 35 PVC Pipe Price (18")	\$13.89	
SDR 35 PVC Pipe Price (21")	\$22.51	
SDR 35 PVC Pipe Price (24")	\$28.66	
SDR 35 PVC Pipe Price (30")	\$54.19	
C-900 PVC Pipe Price (12")	\$15.76	
C-900 PVC Pipe Price (16")	\$25.39	
C-900 PVC Pipe Price (18")	\$32.97	
C-900 PVC Pipe Price (24")	\$64.41	
C-900 PVC Pipe Price (30")	\$72.55	
Pipe Pricing from County Materials 3/24/2011		
RCP CL V (12")	\$21.00	
RCP CL V (15")	\$25.00	
RCP CL V (18")	\$35.00	
RCP CL V (21")	\$47.00	
RCP CL V (24")	\$53.00	
RCP CL V (30")	\$91.00	

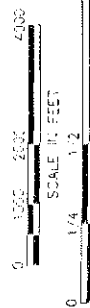


MAP 1

SOUTH-WEST SEWER SERVICE AREA
CITY OF FRANKLIN
MILWAUKEE COUNTY, WISCONSIN

LEGEND

RYAN CREEK INTERCEPTOR
SERVICE BOUNDARY



SCALE IN FEET
SCALE IN MILES

DATE: NOVEMBER 21, 2011

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SOURCE: RIM
BASEMAP SOURCE: MILWAUKEE COUNTY

Rueker Mielke
REGISTERED PROFESSIONAL ENGINEER
STATE OF WISCONSIN

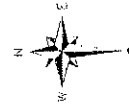
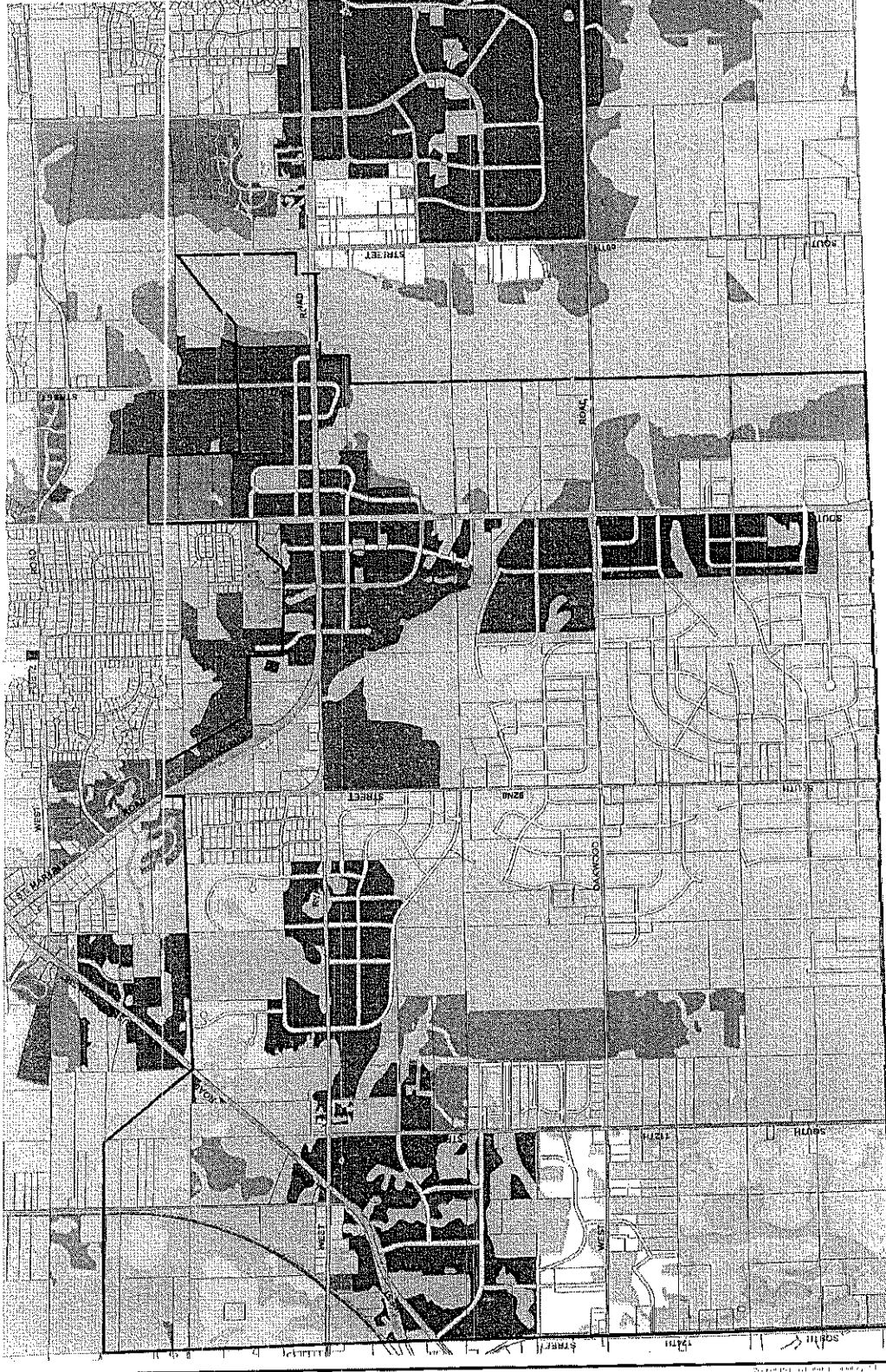
MAP 2

SOUTHWEST SEWER SERVICE AREA
PLANNED LAND USE

CITY OF FRANKLIN
MILWAUKEE COUNTY, WISCONSIN

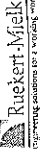
LEGEND

- RYAN CREEK INTERCEPTOR
- PROPOSED ROW (FUTURE ROADS)
- BUSINESS PARK
- COMMERCIAL
- COMMUNICATION & RESOURCE FEATURES
- AREA OF NATURAL LANDFILL
- INSTITUTIONAL
- TRANSPORTATION
- WATER
- INDUSTRIAL
- MIXED USE
- OFFICE
- RECREATIONAL
- RESIDENTIAL
- MULTI-FAMILY
- LANDFILL
- WATER
- INDUSTRIAL

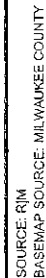
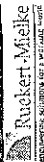


0 100 200 300 400 500
SCALE IN FEET
0 1/4 1/2 1

SCALE IN MILES
DATE: NOVEMBER 21, 2011
© 2011 Copyright Ruckert & Mielke, Inc.



SOURCE: RIM
BASEMAP SOURCE: MILWAUKEE COUNTY



STATE OF WISCONSIN

CITY OF FRANKLIN

Rough Draft 12/1/11
MILWAUKEE COUNTY

ORDINANCE NO. 2012-_____

AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF FRANKLIN,
WISCONSIN TO PROVIDE FOR THE EXTENSION OF AND COST RECOVERY OF
PUBLIC SANITARY SEWER WITHIN THE RYAN CREEK INTERCEPTOR SANITARY
SEWER SERVICE AREA

WHEREAS,

;and

WHEREAS,

NOW, THEREFORE, the Mayor and Common Council of the City of Franklin,
Wisconsin, do ordain as follows:

*[Note: text proposed for addition is highlighted in double-underline text; existing text
proposed for deletion is highlighted in strike-through text; existing text potentially under
consideration for amendment is bracketed; existing text not proposed for amendment is not
highlighted.]*

SECTION 1: §207-1.A. of the Municipal Code of the City of Franklin, Wisconsin, is
hereby amended as follows:

“Every person having or operating sanitary facilities upon any parcel
of real estate shall connect or cause to be connected such sanitary
facilities to the publicly operated sanitary sewer within one year after
such public sanitary sewer is installed and written notice given to such
person that such sewer is available for connection, pursuant to § 190-
22.B.(1) of this Code. This subsection is subject to the provisions set
forth under §§ 207-26. and 207-27. of this Code pertaining to sanitary
sewer extensions in the Ryan Creek Interceptor sanitary sewer service
area.

SECTION 2: §207-9.A. of the Municipal Code of the City of Franklin, Wisconsin, is
hereby amended as follows:

[“A. All existing buildings and all buildings hereafter erected
connecting to the sanitary sewer system of the City shall pay at the time
application is made for sewer connection a connection fee as follows:

- (1) For all single-family dwellings, a minimum charge of [\$600].
- (2) For multifamily dwellings, an initial charge of [\$600] for one living unit in a multifamily dwelling and an additional [\$300] for each additional living unit erected in the same multifamily dwelling.
- (3) All commercial buildings, manufacturing buildings, industrial buildings, schools, churches or any other structure for which a request for connection shall be made shall pay a minimum fee of [\$600] for such connection. If such structure shall have a water main connection thereto greater than one inch in diameter, an additional fee of [\$180] for each 1/4 inch of diameter greater than one inch shall be charged. If no water connection is made, the Council shall determine the connection charge based on anticipated water use.”]

SECTION 3: §207-15.K. of the Municipal Code of the City of Franklin, Wisconsin, is hereby amended as follows [*Note: provided for review of existing Code provisions pertaining to special assessment deferments.*]:

[K. Deferment of payment of special assessments.

(1) Upon application to the City Clerk, within 30 days of the date of the special assessment notice, the due date of any special assessment levied under this section may be deferred on such terms and in such manner as prescribed by the City Council in the final resolution.

(2) Such deferment may be approved for the following situations:

(a) Assessments levied for sanitary sewer, water main, storm sewer, street grading and base construction, bituminous surfacing, concrete paving, curb and gutter and sidewalk improvements abutting undeveloped and vacant properties that are 2 1/2 acres or more in area or have 330 feet or more of frontage served by the improvement.

(b) Properties that are 2 1/2 acres or more in area and have one residential dwelling so located on the parcel that the dwelling site is an excessive distance from the street or right-of-way in which the improvements are installed or the extension of services to the dwelling is impractical shall, upon determination of the City Council after an investigation and report by the City Engineer, be considered undeveloped and vacant for the purpose of this section.

(c) A deferment of the principal and interest of a special assessment for the installation of water for up to 300 feet of the assessable frontage of a single parcel when the property abuts a transmission line, the property

is used for residential purposes, the property has an existing and adequate water supply and until such time as the property owner connects to the water system or 10 years from adoption of the resolution levying the special assessment, whichever is sooner.

(d) A deferment of the principal and interest of a special assessment for the installation of streetlights is hereby authorized only as to lands abutting such improvements which at the time of the levy of such special assessment are zoned single-family or two-family residential under Chapter 15, Zoning, as amended from time to time, and such deferred assessment shall remain deferred until any date upon which the property is rezoned so as to allow for a multifamily residential, business or industrial use.

(e) A deferment of the principal and interest of a special assessment for the installation of sidewalks is hereby authorized only as to lands abutting such improvements which at the time of the levy of such special assessment are zoned single-family or two-family residential under Zoning Ordinance No. 221 of Franklin, Wisconsin, as amended from time to time, and such deferred assessment shall remain deferred until any date upon which the property is rezoned so as to allow for a multifamily residential, business, institutional or industrial use.

(f) A deferment of the principal and interest of a special assessment for sanitary sewer, sanitary sewer laterals, water main and water laterals, for a single property zoned I-1 Institutional District under Chapter 253, Zoning and Subdivision and Platting Regulations (Unified Development Ordinance), as amended from time to time, which property is divided as a result of a public work of improvement for street extension purposes related to such sanitary sewer and water work for which the assessment was made, into two or more parcels through the property fee acquisition by the City for the extension of the public street, until such time as the property is sold, a connection is made to either the sanitary sewer or water main or 10 years from the date of adoption of the resolution levying the special assessment, whichever occurs first.

(3) The City Clerk shall keep a record of all deferred assessments. The annual tax bill for each property subject to a deferred special assessment shall indicate this by inserting the word "Deferred" under the special assessment column and listing the type of improvement by the assessment code on the bill.

(4) Prior to the issuance of any building or plumbing permit, the Building Inspector or the Plumbing Inspector shall refer the application

for a permit to the City Clerk and the City Engineer to determine if a deferred assessment is outstanding against the parcel involved.

(5) If assessments are deferred under this subsection, the first installment of that portion deferred shall be due and payable upon and interest at the rate prescribed in the final resolution shall start to accrue from:

(a) The date of the granting of a building permit to build upon any portion of the premises against which a special assessment is outstanding.

(b) The date of the granting of a permit for connection of any portion of such premises to the City's sanitary sewer, storm sewer or water mains.

(c) The date of the approval by the City Council of a final plat or certified survey map of any portion of the premises against which a special assessment is outstanding.

(d) The date that the premises against which a special assessment is outstanding is put to any use other than an agricultural one. The first installment, if not paid on the due date, shall be entered on the property tax bill for the year in which a permit was granted or plat or certified survey map was approved. The remaining annual installments shall be entered on the annual property tax bill and be due and payable each year thereafter with the property taxes, unless otherwise provided in the resolution.

(e) Notwithstanding Subsection K.(5)(a) through (d), upon the conveyance by gift from the owner of property subject to a deferred special assessment of only a portion of the premises to a not-for-profit entity for development of the portion thereof for public purposes and recreational or educational facilities available to the public, only that portion of the deferred assessment allocable to the portion of the premises conveyed for public purposes, upon the method of assessment used to levy the total assessment against the entire parcel as compared to the total deferred assessment, shall become due and payable, and the remaining balance of the deferred assessment shall remain unaffected by those occurrences set forth in Subsection K.(5)(a) through (d) arising from such conveyance.

(6) If the property against which the special assessments are levied is subdivided, the City Council may, prior to approval of the final plat or certified survey map, determine that portion of the assessment for which the subdivided parcel or parcels is liable and adopt a resolution

amending the Engineer's report as confirmed to reflect such determination.]

SECTION 4: §207-26. of the Municipal Code of the City of Franklin, Wisconsin, is hereby created to read as follows:

“§207-26. Ryan Creek Interceptor sanitary sewer service area sanitary sewer service extension.

A. Application. Whenever a landowner or developer desires to extend sanitary sewer service to land within the Ryan Creek Interceptor sanitary sewer service area, such landowner or developer may request the construction of sanitary sewer extension facilities in the following manner:

(1) Written application may be made to the City Engineer for a determination of the size and location of facilities which would be required to serve the area in question and such other areas as could reasonably be served by the sanitary sewer facilities.

(2) Within 30 days of the filing of the application, the Engineer shall advise the landowner or developer of any existing plans of the City for the construction of such facilities.

B. Review of request for advance sanitary sewer extension. If the landowner or developer desires the City undertake the extension of the sanitary sewer facilities in advance of the City's extending such facilities, the landowner or developer may make a request to the City Engineer. The City Engineer shall review the request and make a recommendation to the Common Council. The Common Council may determine whether to allow the construction of the facilities by the landowner or developer or to construct the facilities as a public project. The following factors shall be considered in making this determination:

(1) Whether there is an immediate public need for the sanitary sewer extension project.

(2) Whether the project will primarily provide for the development of vacant lands.

(3) The availability of and need to use City funding on the project, as compared with other projects presently authorized or in the planning stage.

(4) The availability of City staff to prepare plans and supervise the

construction of such.

C. Financing cost of construction. The cost of any sanitary sewer facilities shall be financed on the following basis unless otherwise determined by the Common Council for reasons which are in its opinion unique to the particular project. The Common Council shall determine whether or not the requested facility would serve an immediate public need of the City in general and whether funds are available for the requested extension.

(1) If the City Council determines there is an immediate public need and funds are available or the proposed project otherwise benefits the City, the City may proceed with the project as a City public works project installed through the process of special assessments as set forth in § 207-15. of this Code. The City shall pay the oversize cost and any deferments through the sanitary sewer connection fee account.

(2) If the Common Council determines that there is no immediate public need or funds are not available, the requesting landowner or developer shall pay for the cost of the facilities to be constructed. The landowner or developer shall be reimbursed without interest as follows:

(a) The oversize portion of the facilities (an eight-inch or more diameter as calculated by the City Engineer based upon estimated flow based upon land use) shall be reimbursed to the requesting landowner in five annual equal payments, beginning February 15, after the facilities are placed into operation. Reimbursement shall not include interest. The actual oversize costs shall be calculated using only the difference in materials costs.

(b) The nonoversize portion of the facilities shall be reimbursed to the requesting landowner or developer as the amount is recovered by the City from abutting property owners as they connect and receive service. The prorated frontage cost of the nonoversize portion shall be collected from the abutting property owners and returned to the landowner or developer for a period of not more than 15 years from the date the facilities are placed into service. No reimbursement shall be made after the fifteen-year period. Reimbursement shall not include interest.

D. Items included in cost of construction. The cost of any facilities shall include the cost of all engineering, inspection, legal, fiscal and other work related to the project.

E. Bond or cash deposit. No facility project shall be awarded unless the requesting landowner or developer deposits with the City Clerk a bond

or cash equal to 110% of the bid of the successful bidder plus such amount as shall be required in the opinion of the City Engineer to cover the cost specified in Subsection D. above.

F. Other authority retained. Nothing in this section shall deprive the City of the powers conferred by §§ 66.53 through 66.698, Wis. Stats. Editor's Note: Chapter 66, Wis. Stats., was renumbered in part and repealed in part by 1999 Act 150. See the Conversion Table for Ch. 66 as set forth in Wisconsin Statutes 1999-2000."

SECTION 5: §207-27. of the Municipal Code of the City of Franklin, Wisconsin, is hereby created to read as follows:

"§207-27. Ryan Creek Interceptor sanitary sewer service area sanitary sewer service extension connection policy. If public sanitary sewer service is extended by the City upon a determination by the Common Council of immediate public need for such service, the provisions of §207-1.A. of this Code requiring connection shall apply. If public sanitary sewer service is extended by a property owner or developer upon a determination by the Common Council of no immediate public need for such service, a property supporting an existing structure useable for human habitation within the extension area shall not be required to connect to the service, provided the property is served by a private onsite septic system functioning properly pursuant to all applicable regulations, until such property is [sold] [redeveloped]. The Common Council shall consider the existence of any failing private onsite septic systems upon properties to be served by any extension when deciding upon any determination of immediate public need. Prior to any determination of immediate public need, the Common Council shall survey all of the owners of property in the area to be served by the proposed extension, by written survey delivered by regular U.S. mail. The Common Council shall consider the survey results in its determination. One survey shall be provided to and available for return per property. Survey results providing for a majority of properties whose owners are in favor of the sewer extension shall carry great weight in the determination."

SECTION 6: §§92-9.H., I., J., K. and L. of the Municipal Code of the City of Franklin, Wisconsin, are hereby re-lettered to §§92-9.I., J., K., L. and M., respectively.

SECTION 7: §92-9.H. of the Municipal Code of the City of Franklin, Wisconsin, is hereby created to read as follows:

"H. Ryan Creek Interceptor public sanitary sewer service area

extension facilities. Any developer creating or constructing land development within the Ryan Creek Interceptor public sanitary sewer service area shall pay a fee to the City to provide for the capital costs necessary to accommodate the Ryan Creek Interceptor public sanitary sewer service area extension facilities' needs of land development. Such fees shall not be subject to the exemptions set forth under Subsection K. below, except as such subsection provides for an exemption for single parcel demolition/build single family construction projects.

(1) The Ryan Creek Interceptor public sanitary sewer service area extension facilities impact fee shall be imposed only upon land within the Ryan Creek Interceptor public sanitary sewer service area.

(2) The amount of the fee, subject to adjustment pursuant to Subsection L. below, shall be determined as follows:

(a) The fee for residential development shall be \$ _____ per dwelling unit.

(b) The fee for nonresidential development shall be determined as follows:

[1] *reserved for further study and review*]

[2] *reserved for further study and review*].

[3] *reserved for further study and review*]

[4] *reserved for further study and review*].

(3) The fee shall be imposed as a condition of approval of any building permit for the subject land development, and the payment thereof shall be made to the City prior to the issuance of such building permit.

(4) Such fees collected by the City shall be placed in a special fund which shall be separate from the general fund of the City, and the special fund and all interest earned thereon shall be used exclusively for the capital costs of oversize costs of public sanitary sewer extension facilities within the Ryan Creek Interceptor public sanitary sewer service area.

(5) Such fees shall be expended by the City for the aforesaid purpose within 10 years of the date of payment, subject to the provisions of Wis. Stat. § 66.0617(9), or such fee amount paid shall be refunded to the then owner(s) of the property upon which such fee was collected.”

SECTION 8: The terms and provisions of this ordinance are severable. Should any term or provision of this ordinance be found to be invalid by a court of competent jurisdiction, the remaining terms and provisions shall remain in full force and effect.

SECTION 9: All ordinances and parts of ordinances in contravention to this ordinance are hereby repealed.

SECTION 10: This ordinance shall take effect and be in force from and after its passage and publication and shall apply to the terms of all board and commission and committee members appointed after the effective date hereof.

Introduced at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2012, by Alderman _____.

Passed and adopted by a majority vote of the members-elect of the Common Council at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2012.


APPROVED:

ATTEST:

Thomas M. Taylor, Mayor

Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

APPROVAL 	REQUEST FOR COUNCIL ACTION	MEETING DATE 1/09/12
REPORTS & RECOMMENDATIONS	An Ordinance to Repeal the Office of Director of Finance and Treasurer, to Create the Office of Treasurer, and to Amend the Municipal Code as it Pertains to Such Positions	ITEM NUMBER <i>II.B.</i>

At the Council meeting of 12/20/11, the Common Council approved a motion directing staff to proceed with the steps necessary to restructure the management of the Finance Department in light of the failure of the attempted hiring process to achieve any acceptable results. Part of that motion directed staff to create separate job descriptions for Finance Director and Treasurer, slightly revise the Director of Administration job description, and place them on the agenda for this meeting. Those are on your agenda this evening.

Although the job descriptions themselves can be approved by a simple majority vote, a charter ordinance is required to actually implement a new Treasurer job description. As the Treasurer is a statutory officer of the City and as the position (not job description) of Director of Finance and Treasurer was created by charter ordinance, the City Attorney advises that a charter ordinance is similarly needed to rescind the current position and create the Treasurer position.

A charter ordinance requires an approval vote of at least two-thirds, whereas the motion to proceed was approved 4-3 with the Mayor breaking the tie. The necessary charter ordinance, therefore, is being brought for your consideration at this time, because without its approval, the actions directed at the last meeting cannot ultimately be implemented.

The full packet of information from the last meeting is attached because the packet and memo provided a detailed explanation of the basis for the recommendation. You are strongly encouraged to read that packet again to understand the human resources and risk management basis for continuing to pursue the recommended strategy. Instead of repeating that information here, I will briefly present a more real world perspective on the scenario.

At this immediate time, only two options are generally available: 1) find a viable candidate for the position of Director of Finance and Treasurer or 2) restructure the position or department in some manner. The previous memo explained the failed attempt to fill the anticipated vacancy. The previous hiring process undertaken taught us the following: a) the job has incorporated such a broad range of duties that it effectively is very difficult to find a thoroughly qualified individual, b) there are very few interested/potentially qualified candidates (West Allis only had 10 applicants for a similar position), and c) the job entails more work than one person can reasonably accomplish (this last fact cost us the only three viable candidates). Again, please review the attached copy of the last packet for a more detailed discussion on this aspect of the issue.

As Human Resources Director, I do not have any evidence to suggest that a second hiring process will yield any better results than the first effort, and **I am very concerned that the few candidates ultimately deemed qualified all rejected the position.** I believe this is very telling evidence that there is a high probability that a second hiring process will not be successful and that we should learn from our efforts.

Nonetheless, if the Common Council provides no alternative and effectively requires that the Mayor and staff attempt the hiring process again, we will of course do so. I would be remiss, however, if I did not further explain to the Council the potential risks and significant costs if the hiring process again yields poor or no results.

If a second hiring process again fails to find a qualified candidate, the City would very likely face a vacancy at the position of Director of Finance and Treasurer at the end of April. Staff would of course try to step in to fill the void, but the Council must be aware that this would be an expensive, stop-gap, and potentially risky scenario. In the event of such a vacancy, certain tasks would have to be parsed out to consultants or postponed. This is similar to what occurred in the Planning Department a few years back. As occurred in Planning at that time, consultants were much more expensive than staff. The City could expect to pay \$135 to \$75 per hour for consultant support from accounting or public finance firms. Direct investment management would likely be forgone, and the state investment pool would likely again become the City's primary investment tool. This highlights a single example of the potential lost revenues that could occur with a vacancy. Cal's direct investment management currently has a significant investment earning three to ten times the rate of the state pool. Such a vacancy could also put revenue or expenditures at risk if certain procedures are unintentionally overlooked due to insufficient staff. For example, less-than-attentive monitoring of grant requirements could inadvertently lead to a failure to meet grant requirements and loss of the funds or, worse, a requirement to reimburse funds. The bottom line is that either expensive consultants will fill the void or an already staff-short system will struggle to avoid potentially costly errors or oversights.

If the hiring process only finds a moderately qualified candidate, the City will similarly have to parse out aspects of the job to expensive consultants or will simply receive a lower level of service than we expect or currently receive. For example a less qualified candidate might not have figured out the internal loaning strategy Cal identified for the coming year which will generate a three-year savings of over \$430,000 (and helped balance our 2012 budget). Similarly, a less qualified candidate might again require that the CDA, for example, gets its financial advice and cash flow scenarios from (expensive) consultants, such as previously occurred with Ehlers. These are just two examples.

As noted above, the Common Council must first decide the question of retaining our current structure or restructuring the position. I am simply advising you that retaining the current structure and continuing to try to find a viable candidate at our general rate of pay is a potentially very risky scenario. There is apparently a very narrow qualified candidate pool for the breadth of responsibility that we now require of the position. Obviously, the City faces these same risks everyday in the "hit-by-a-bus" scenario. At this point in time, -- when we can see the bus coming -- we have an opportunity to consider if an alternative course of action can limit our risks and potentially avoid costly or problematic events.

It was on this basis that it was recommended that an alternative be considered. Again, the attached document from the last meeting describes in greater detail the benefits of a reallocation of the duties of the Director of Finance and Treasurer that takes advantage of known and available resources. Importantly, it also restructures the Finance Director position to align it with a larger segment of the job market place. Such a strategy significantly reduces the risks identified above, particularly given that it takes advantage of known employees with proven skill sets. At the same time, the alternative presented restricted the new personnel to just one-half time employee. (Alternatively, a full-time Assistant Finance Director could be added but this would involve two new personnel and is likely more expensive (if more information is needed on this option, please advise) or the Planning Manager can serve without cabinet level oversight thereby reducing the cost of the proposed option.)

As highlighted above, if the Common Council agrees that there is an unacceptable risk to attempting to fill the Director of Finance and Treasurer position, particularly given what experience has already taught us, then the Common Council must conclude that restructuring the position or department in some manner must be considered. Although expressed differently in the packet from the last meeting (it was discussed from a detail human resources and risk management perspective), this is the same conclusion that was reached in the recommendation provided by the Mayor and myself. I don't believe that the City has to – or should – accept the added risk. I believe the proposal previously recommended is the most cost effective manner to allocate known resources and skill sets to the tasks at hand and thereby reduce the potential risks and costs identified. **Therefore, approval of a charter ordinance eliminating the position of Director of Finance and Treasurer and creating the position of Treasurer is the best alternative and is recommended.**

COUNCIL ACTION REQUESTED

Motion to adopt Ordinance No. 2012-____, An Ordinance to Repeal the Office of Director of Finance and Treasurer, to Create the Office of Treasurer, and to Amend the Municipal Code as it Pertains to Such Positions.

STATE OF WISCONSIN

CITY OF FRANKLIN

MILWAUKEE COUNTY

CHARTER ORDINANCE

ORDINANCE NO. 2012-_____

AN ORDINANCE TO REPEAL THE OFFICE OF DIRECTOR OF FINANCE AND TREASURER,
TO CREATE THE OFFICE OF TREASURER, AND TO AMEND THE MUNICIPAL CODE
AS IT PERTAINS TO SUCH POSITIONS

WHEREAS, the Common Council having previously created the Office of Director of Finance and Treasurer, having reconsidered such position in the light of current circumstances, and having determined that repealing the Office of Director of Finance and Treasurer and creating the Office of Treasurer will promote the efficiency of the financial operations of the City while taking advantage of current resources.

NOW, THEREFORE, the Mayor and Common Council of the City of Franklin, Wisconsin, do ordain as follows:

SECTION 1:

Having previously consolidated the Office of Treasurer with another position, the Common Council of the City of Franklin, Wisconsin, consistent with Wisconsin Statutes Section 66.0101(4), as set forth under Wisconsin Statutes Section 62.09(3)(c), providing that a city may "proceed pursuant to s. 66.0101 to consolidate any such other office or offices", hereby elects to rescind such consolidation and to create the Office of Treasurer.

SECTION 2:

The Office of Director of Finance and Treasurer be and the same is hereby abolished and the Office of Treasurer be and the same is hereby created, and as such, Section 55-1. of the Municipal Code of Franklin, Wisconsin, is hereby amended as follows: under the column titled "Official", delete: "Director of Finance and Treasurer" and the respective accompanying methods of selection and terms of such official and in place thereof, insert: "Treasurer"; and under the column titled "Method of Selection", insert: "Mayor, subject to confirmation by majority of all members of Council"; and under the column titled "Term", insert: "Indefinite (removal by three-fourths vote of all members of Council)".

SECTION 3:

The terms and provisions of this Ordinance are severable. Should any term or provision of this Ordinance be found to be invalid by a court of competent jurisdiction, the remaining terms and provisions shall remain in full force and effect.

SECTION 4:

This Charter Ordinance shall take effect upon the expiration of sixty (60) days after its passage and publication or May 1, 2012, whichever ever comes later, unless, within such sixty (60) days, a petition signed by a number of electors of the City of Franklin equal to not less than seven

percent (7%) of the votes cast therein for governor of the last general election shall be filed in the office of the Clerk of the City of Franklin demanding that this Charter Ordinance be submitted to a vote of the electors and then, it shall only take effect upon submission to a referendum and approval by a majority of electors voting thereon, pursuant to Wis. Stat. §66.0101(5).

SECTION 5:

All ordinances and parts of ordinances in contravention to this Ordinance are hereby repealed upon the effective date established by Section 4 above.

Introduced at a regular meeting of the Common Council of the City of Franklin this 10th day of January, 2012, by Alderman _____.

PASSED AND ADOPTED at a regular meeting of the Common Council of the City of Franklin this 10th day of January, 2012.

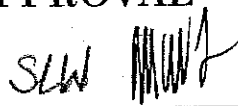
APPROVED:

Thomas M. Taylor, Mayor

ATTEST:

Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

APPROVAL 	REQUEST FOR COUNCIL ACTION	MEETING DATE 12/20/11
REPORTS & RECOMMENDATIONS	Authorization to restructure the management of the Finance Department and authorize advertisement of a Finance Director	ITEM NUMBER 6.15.

The current results of the City's hiring process for the Director of Finance and Treasurer have highlighted a potential serious threat to the City's financial structure and position. After considerable effort, the Mayor has determined that the hiring process undertaken to fill the position has not yielded a viable candidate that the Mayor can submit for confirmation. Normally, in such instances the standard Human Resources reaction is to simply re-advertise to try to establish a new list of potential candidates. However, in addition to our inability to identify an appropriate candidate, West Allis has been going through the same process, had very few applicants, have not found a viable candidate, and have temporarily stalled their process.

The City cannot afford to be without a Finance Director, yet that is the risk we could face if a second hiring process were to yield the same results as our first or as West Allis'. It should go without saying that the Director of Finance and Treasurer is a key position that simply cannot be left vacant if there is any reasonable way to avoid it. Given the risk of a second hiring process also yielding no viable candidate, it is appropriate to consider an alternative that reduces the risks and doesn't put the City's financial structure in potential peril.

The attached memo details an action plan for restructuring the Finance Department and breaking apart the duties of the Director of Finance and Treasurer to create a remaining vacancy that can more easily be filled. The Mayor proposes and I recommend the following actions to mitigate that risk. The recommendation includes the following steps:

- 1) Create a new Finance Director position. The new position would not have the duties associated with Treasury, investments, and financial management of the areas discussed in the attached memo and would report to the Director of Administration. A position of this nature would be much easier to fill.
- 2) Create a Treasurer position. This half-time position would enable the City to continue to take advantage of Mr. Patterson's expertise. The duties, in part, would incorporate oversight of and responsibility for Treasury; investments; financial management of (not the accounting of) TIF Districts, Water Utility, the Sewer Fund, Self Insurance, and impact fees. This would require development of a new, part-time contract to take effect after his current contract expires in April.
- 3) Restructure the Finance Department, including Treasury, to be under the general oversight of the Director of Administration after April. The Director of Administration, under the continued oversight of the Mayor and Common Council, would provide strategic guidance to the department, prepare administrative policy, act as the primary spokesperson on department matters, and take point in development of the Mayor's recommended budget and the budget process. This would take advantage of my expertise and experience in budgeting and in general administration as exhibited by my period as Director of Administration for Kenosha County, where I oversaw Finance, and as Town Administrator of Caledonia, where I oversaw all operating departments.

4) Restructure Planning so that it reports to the City Attorney. A services contract should be prepared that addresses the potential for the added workload.

This strategy addresses a number of the problems and opportunities identified through the recent process.

- It reduces the risk of reaching April and having nobody in a Finance Director position.
- It addresses the total workload expected of the position which eliminates one of the primary obstacles that led to problems in filling the position.
- It allows the City to retain the talents of Mr. Patterson for a longer period.
- It alters the expectations for the new Finance Director's position and better aligns it with the talent identified as most recently available in the market place.
- It builds upon the natural linkage of finance as an aspect of general administrative services and uses the Director of Administration's background in policy and budget development and general administrative oversight to eliminate this requirement as a core component of the Finance Director's job.

From a financial perspective, the strategy could fit into the current departmental appropriations but might require the use of some of the \$15,000 set aside for DOA and Human Resources costs of the COO initiative.

Absent such authorization above from the Common Council or other such direction from the Common Council, the City will simply move forward with re-advertising for the position of Director of Finance and Treasurer and take our chances that a viable candidate willing to accept the workload can be found. This is not recommended for the reasons discussed above and due to the potential risk that the end of April could come and the City would not have an adequate successor in place.

Please see the attached memo for greater detail and discussion on the entire issue.

COUNCIL ACTION REQUESTED

Motion to authorize the action steps set forth in the memo from the Director of Administration of 12/15/11, including restructuring the management of the Finance Department and advertising for a Finance Director.



City of Franklin

Date: December 15, 2011

To: Mayor and Aldermen

From: Mark W. Lubberda *MWL*
Director of Administration

RE: Review of attempt to hire a Director of Finance and Treasurer and
Recommendation to authorize restructuring of the management of the Finance
Department and related action steps.

Introduction and Background: After considerable effort, the Mayor has determined that the hiring process undertaken to fill the Director of Finance and Treasurer position has not yielded a viable candidate that the Mayor can submit for confirmation. We have worked diligently to fill the position, but circumstances have only led to further delay without results. The responsibilities of this position are key to the success and sustainability of the organization. Fortunately, the City has been in a position to continue to meet the minimum obligations because Mr. Patterson has remained available to us through the approved succession plan. Admittedly, we have not gained the advantages of the succession plan itself, but I could not understate the value of having had Mr. Patterson in place part-time during these past few months. Nonetheless, it is critical that the full duties of the position be addressed in a timely manner and going forward.

The list of applicants for the position has been exhausted. Normally, in such instances the standard Human Resources reaction is to simply re-advertise to try to establish a new list of potential candidates. There is no guarantee, however, that a candidate meeting our high expectations would be found going through the process a second time, given our work requirements and compensation levels. In the middle of our process, for example, West Allis had a Finance Director vacancy as well; they had very few applicants and have temporarily stalled their process.

It should go without saying that the Director of Finance and Treasurer is a key position that simply cannot be left vacant if there is any reasonable way to avoid it. After all, this position is the watchdog, the canary, and the pit bull of our entire fiscal operation, which is at the heart of our entire range of service delivery. Given the potential risks of not finding a viable candidate on a second advertisement and the essential nature of the function, it is worth considering alternative strategies to ensure the duties are continually addressed and to reduce the risks that could put the City's financial structure in potential peril.

Lessons from the Hiring Process and Options: The process undertaken to this point has highlighted a potential problem area in successfully completing the hiring process: the department is arguably understaffed creating a result that the job may be too big for one person. This conclusion is supported by the fact that Mr. Patterson has repeatedly indicated a need for an Assistant Finance Director to meet the obligations of the department and is retiring, in part, due to the full scope of responsibilities coupled with the workload. It is further supported by the fact that the most senior, qualified applicant for the position, who held a similar job in a similar sized community, withdrew his name from consideration because he determined the department was understaffed and the workload would exceed reasonable levels. Similarly, a second candidate, who withdrew because of a competing offer from her current employer, also indicated that the added workload beyond 40 hours per week was not desirable and a deciding factor. Other candidates fell short somewhere in consideration of the breadth of skills and experience required of the position.

As Human Resources Director I'm charged with helping the City fill vacancies. As noted, the typical response to such circumstances is to simply re-advertise; however, given our first results and those of West Allis, it is reasonable to consider other alternatives. A second typical strategy is to boost the compensation to lure somebody out of the woodwork. This strategy would ignore the conclusion that the department is understaffed and assumes throwing money at an individual will enable them to ignore that fact for some period of time. Absent hiring an additional, full-time Assistant Finance Director, the City should consider the potential options of addressing the range of duties with a different structural approach.

In considering a potential different structure, I believe it is important to consider what resources may already be available. For example, although Mr. Patterson has indicated an intent to retire from the full authorities and responsibilities of the position of Director of Finance and Treasurer, he would consider a part-time position with less total responsibility while still performing a sub-set of his current higher-level duties. In that regard, I believe that Mr. Patterson's history with the City has proven that he is an invaluable resource, and if there is any reasonable way to continue to have access to his skills and abilities, it is an option that should at least be vetted.

Consider also that the applicant pool for the position did identify a number of individuals with less experience who were somewhat lacking in certain aspects of the job's expectations while being very qualified in other aspects of the job's expectations. In particular, a number of candidates exhibited acceptable experience in the accounting/CPA side, but may have been less strong in the overall direction and presentation and policy development aspects of the job and in the Treasury and investment aspects of the job. In short, altering the expectations for the position could expand the range of potentially qualified individuals.

Recommendation: Taking the above factors into consideration, the Mayor proposes and I recommend that the Council consider restructuring the position of the Director of Finance and Treasurer and certain aspects of the administrative structure of the City. The following recommendation/strategy addresses the problems that have come to light as well as the opportunities that currently exist.

- 1) Create a new Finance Director position and position description and don't fill the position of Director of Finance and Treasurer. The new position would not have the duties associated with Treasury, investments, and financial management of the areas discussed below and would report to the Director of Administration following completion of currently approved succession plan. The expectations of the position are discussed more thoroughly below. The position would likely be slotted at about the VIII salary grade level anticipating a starting salary of about \$80,000.
- 2) Create a Treasurer position and position description. This would be a part-time position enabling the City to continue to take advantage of Mr. Patterson's expertise. The duties would incorporate oversight of and responsibility for Treasury; investments; financial management of (not the accounting of) TIF Districts, Water Utility, the Sewer Fund, Self Insurance, and impact fees, and special projects supporting the Finance Department, and would begin the efforts toward consideration of and planning for implementation of a new financial system, which is a project that would clearly benefit from his broad experience. This would require development of a new, part-time contract to take effect after his current contract expires at the end of April.
- 3) Restructure the Finance Department, including Treasury, to be under the general oversight of the Director of Administration. The Director of Administration, under the continued oversight of the Mayor and Common Council, would provide strategic guidance to the department, prepare administrative policy, act as the primary spokesperson on department matters, and take point in development of the Mayor's recommended budget and the budget process. This incorporates the natural linkage between finance and personnel as is common in many organizations. It also utilizes my background, expertise, and experience in budgeting and in general administration as exhibited by my period as Director of Administration for Kenosha County, where I oversaw Finance, and as Town Administrator of Caledonia, where I oversaw all operating departments. In both locations, I directed their budget process.
- 4) Restructure Planning so that it reports to the City Attorney. A services contract should be prepared that estimates and addresses the potential for the added workload.

Discussion on the Recommended Alternative: The above alternative could be implemented in lieu of the Chief Operating Officer position, but may require use of some of the appropriations set aside for that initiative. This strategy addresses potential threats to the organization as well as a number of the problems and opportunities identified through the recent process. First and most importantly, it reduces the risk of reaching April and having nobody in a Finance Director position. Second, it addresses the total workload expected of the position which eliminates one of the primary obstacles that led to problems in filling the

position. Third, it allows the City to retain the talents of Mr. Patterson for a longer period, with him receiving a pro-rated salary for a reduced workload, while retaining his high-level skills for investments and special projects. Fourth, it alters the expectations for the new Finance Director's position and better aligns it with the talent identified as most recently available in the market place. Fifth, it builds upon the natural linkage of finance as an aspect of personnel and general administrative services (over 80% of the operating budget are the costs of personnel) and uses the Director of Administration's background in policy and budget development and general administrative oversight to eliminate this requirement as a core component of the Finance Director's job (although it would still remain a component of the job). Sixth, and very importantly, it addresses the total work effort deployed to financial services issues, increasing it by approximately .6 or .7 FTE, which is considerably cheaper than hiring a full-time assistant finance director.

Financial Summary: From a financial perspective, the strategy could fit into the current departmental appropriations but might require the use of some of the \$15,000 set aside for DOA and Human Resources costs of the COO initiative, depending upon the actual starting date and salary of the new hire and the terms of the extension of Mr. Patterson's part-time contract.

Term: This is potentially a short-term strategy. After Mr. Patterson has decided to fully retire (or the City determines a different strategy), the City can re-evaluate its options. At that time the new Finance Director may be in a position to step into the full position as currently held by Mr. Patterson, the Treasurer role could be combined with another existing position, the City might consider the need for an assistant finance director allowing the duties to be rolled back into the department, or another qualified part-time person (ie. a retired banker) might be found to take the part-time Treasurer position.

In short, there are multiple options available in the future that could be considered. The proposed strategy, however, provides the City with an immediate alternative to reduce the serious risk of a vacancy after April and takes advantage of retaining Mr. Patterson's expertise while restructuring the job to better align the position with the market place. As noted, the City should anticipate and Mr. Patterson should acknowledge that the expectation is that the part-time arrangement and organizational structure would remain in place through 2013, with further consideration during the 2014 budget process.

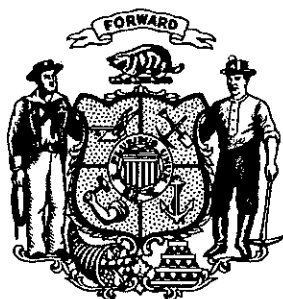
Impact on Succession Plan: The succession plan should remain in place as established. The newly hired Finance Director should continue to report to Mr. Patterson, as Chief Financial Officer, through April of 2012. This would allow Mr. Patterson to continue to oversee the initial education and training of the individual and coordinate the initial attack on the workload that has piled up while Mr. Patterson has been on part-time status these past few months. After the end of the succession period, April 2012, is the point that oversight of Finance would transition to the Director of Administration.

Action Steps: Much more could be written to support and discuss the concept presented here, but it will likely be more straight forward to simply answer questions that you may have at the meeting. If the Common Council is interested in moving forward with this option and reducing the risk that the City could face a complete vacancy at the chief financial position, a motion incorporating the following actions is recommended.

1. Direct staff to create a job description for Finance Director and for part-time Treasurer and prepare a revised job description for the Director of Administration, in accordance with the above outline, for consideration at the January 10th Common Council meeting, recognizing that if the Personnel Committee wanted to review such they would have to have a special meeting on January 9th.
2. Prepare a proposed contract for Mr. Patterson as part-time Treasurer to be effective in conjunction with the hiring of a new Finance Director and prepare a revised contract with the Director of Administration eliminating oversight of Planning and incorporating responsibility for Finance. (A separate action will need to address the immediate issue of what do we do until we get somebody hired for either position.)
3. Authorize the Mayor to advertise for the Finance Director position in advance of completion of the job description and/or to interview/hire from the list of applicants from the Director of Finance and Treasurer job posting.
4. Prepare a professional services contract with Wesolowski, Reidenbach, & Sajdak, S.C. to incorporate oversight of the Planning Department.

Failure to Act: Absent such authorization above from the Common Council or other such direction from the Common Council, the City will simply move forward with re-advertising for the position of Director of Finance and Treasurer and take our chances that a viable candidate willing to accept the workload can be found. This is not recommended for the reasons discussed above and due to the potential risk that the end of April could come and the City would not have an adequate successor in place.

State of Wisconsin



2011 Assembly Bill 63

Date of enactment: December 7, 2011
Date of publication*: December 20, 2011

2011 WISCONSIN ACT 97

AN ACT to amend 125.32 (3) (b) and 125.68 (4) (b) of the statutes; relating to: closing hours for certain alcohol beverage retailers.

The people of the state of Wisconsin, represented in senate and assembly, do enact as follows:

SECTION 1. 125.32 (3) (b) of the statutes is amended to read:

125.32 (3) (b) Class "A" premises may remain open for the conduct of their regular business but may not sell fermented malt beverages between 12 midnight and ~~8~~ 6 a.m. Subsection (2) does not apply to Class "A" premises between 12 midnight and ~~8~~ 6 a.m. or at any other time

during which the sale of fermented malt beverages is prohibited by a municipal ordinance adopted under par. (d).

SECTION 2. 125.68 (4) (b) of the statutes is amended to read:

125.68 (4) (b) "Class A" retailers. No premises for which a "Class A" license or permit has been issued may remain open for the sale of intoxicating liquor between the hours of 9 p.m. and ~~8~~ 6 a.m. A municipality may, by ordinance, impose more restrictive hours than those provided in this paragraph.

* Section 991.11, WISCONSIN STATUTES 2009-10 : Effective date of acts. "Every act and every portion of an act enacted by the legislature over the governor's partial veto which does not expressly prescribe the time when it takes effect shall take effect on the day after its date of publication as designated" by the secretary of state [the date of publication may not be more than 10 working days after the date of enactment].