

Midtown Sewer Services

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Date: October 2010

Goal: To provide sewer service in the Midtown area for residential needs and commercial/retail development near the Midtown interstate exchange.

Objective: To plan and fund a phase-in approach of providing services to meet the needs of the community considering the financial constraints of implementation.

Position: The Office of the Roane County Executive supports the expansion of sewer infrastructure in the Midtown area for residential improvements along Keylon Drive and improvements for retail, commercial, hospital and physician's plaza development both on the north and south side of Highway 70 near Kroger's and Lowe's.

Background: Roane County Government owns and operates a one million gallon waste water treatment plant located on Post Oak Road near Roane State Community College. The plant is at approximately 40% of capacity. The current sewer infrastructure located in Midtown consist of a gravity flow line that begins on the North side of Highway 70 near Kroger's **(Point A)** and flows towards Kingston to the entrance of Swan Pond Road where the line crosses Highway 70 to a pump station on the south side of Highway 70 near Keylon Drive **(Point B-see attached map)**. An additional gravity flow line begins on the south side of Highway 70 near a retail establishment west of the Midtown United Methodist Church **(Point C)** and flows east to the pump station near Keylon Drive/Highway 70 **(Point B)**. From Keylon Drive/Highway 70 **(Point B)** a force main crosses to the north side of Highway 70 and in the same ditch of the gravity flow **(Point A to Point B)** is forced west back past **(Point A)** and extends into Midtown near the old French's Market, and Mike's Barber Shop **(Point D)**. From **(Point D)** the sewer line becomes a gravity flow continuing on the north of Highway 70 to a pump station across from Bob's Burgers **(Point E)** where a force main line begins forcing the waste water west to the plant on Post Oak Road.

The finances of the Roane County Waste Water Treatment Plant operate independent of all other county operations and are accounted for in the Special Revenue Fund WWTP Fund 128. The annual budget for the Waste Water Treatment Operation for 2011 is as follows:

Beginning Balance:	\$453,428
Estimated Revenue:	476,200
Estimated Expenditures:	703,728
Ending Balance 6-30-2011:	\$225,900

There were no planned expansions of the Waste Water Treatment Facility and related infrastructure in the current 2011 Budget.

As of October 5, 2010 current cash in the WWTP Fund 128 is **\$325,074**, of which approximately **\$160,471** was borrowed in prior years to replace an existing pump station near Bob's Burgers along with other operational improvements. The current expenditures budget exceeds the revenue budget due to the use of borrowed funds in the previous year.

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In January 2006 the Roane County Commission established a Public Utility Board (TCA §5-16-101) to assist in the operations of the plant.

September 2010

On September 21, 2010, two meetings were held regarding plant operations. The first meeting was among County Executive Woody, Joyce Nall, Lynn Farnham, Gene McClure, and James Hill. The second meeting included plant engineers of Vaughn and Melton's Kent Olson and David Harrell.

On September 23, 2010, Executive Woody met with the Public Utility Board to discuss issues related to the existing plant and any proposed Midtown sewer expansion.

It was indicated during these meetings in September that no sewer expansion had been planned for the Midtown area related to the proposed new hospital or the physicians' plaza. There was however, a signed plat map regarding the physicians' plaza signed by Gene McClure, WWTP Director, and Glen Cofer, Building Inspector. Further, there were preliminary drawings of the residential sewer improvements along Keylon Drive know as Phase 1 which, if complete, would connect the Physicians' Plaza. Phase 2 was a consideration of residential improvements near College Grove and Dotson subdivisions. Further a memo dated July 7, 2010 surfaced from prior Executive Mike Farmer regarding the availability of sewer at a physicians' plaza within six months of the property being transferred to a new owner. Sellers of the property met with Executive Woody on September 30, 2010 where they were informed that sewer on Keylon Drive was not available nor had any plans been submitted, reviewed, or funding of expansion submitted for consideration to the County Commission.

Issues at Hand regarding Midtown Expansion:

- No engineering has been done related to the proposed hospital's connection (north on Highway 70 west of Kroger's) to the sewer line (either force main or new gravity flow).
- No engineering has been done related to any new properties located on the north side of Highway 70 west of Kroger's where only the force main exist.
- No budget or funding regarding Phase 1 (residential sewer improvement along Keylon Drive south side of Highway 70-no sewer exists).
- No budget or funding regarding Phase 2 (residential sewer improvement in College Grove or Dotson subdivision-no sewer exists).
- No engineering for physicians' plaza located on the south side of Highway 70 on Keylon Drive-no sewer exists.
- Explore plant capacity related to hospital and other commercial and retail establishment proposed in Midtown.

Issues at Hand regarding Plant Operations in General:

- Engineering bills for Phase 1 and 2 preliminary work approximately \$40,000. No moneys budgeted.
- Outstanding sewer bills owed to Roane County regarding Midtown Restaurant and Bowling Alley. Working with county attorney to collect.
- Outstanding moneys owed to Roane County by the City of Rockwood Water Board for prior collections. Working with city to collect.

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- Outstanding moneys owed to Roane County by Roane Central Water District for prior collections. Working with Roane Central to collect.
- Potential customers served but not being billed for services. Preparing maps and survey area of service and reviewing existing bills of the water utility districts.
- Potential pump failure at Bob's Burgers location. Woody instructed that the pump be ordered.
- Long term capital improvement plan is needed.
- Explore plant capacity related to Plateau Partnership Park.
- Explore plant capacity related to hospital use and retail/commercial use in Midtown.

Solution Check List

- ✓ Apply for Economic Development Agency (EDA) Grant for the commercial and retail development. This would include a potential gravity flow line from Kroger's **(Point A)** west to the low point of the topography, starting a new point **(Point F)** and then from Mike's Barber Shop **(Point D)** east to the low point of the topography **(Point F)**.
- ✓ Consider in the EDA application a gravity flow line and bore under the road from **Point F** along Keylon Drive west to Keylon Drive east **(Point B)**. This line will be able to pick up all commercial and residential development on the south side of Highway 70.
- ✓ Consider in the EDA application a gravity flow line on the south side of Highway 70 across from Mike Barber Shop **(Point D)** starting a new point **(Point G)** and gravity flowing east to **Point F**. This line will be able to pick up the balance of the gravity flow on the south of Highway 70.
- ✓ Requesting of TVA and DTEC \$2,000,000 of the Ash Spill fine to be used as match moneys for the EDA grant and to be used to help pay for the gravity flow line from **Point F** to **Point B** (west to east on Keylon Drive). This line would be used for not only the commercial/retail establishments proposed but also to relieve the health issues due to the failure of residential sewer systems in the Keylon Drive community.
- ✓ In 2012 apply for a Community Development Block Grant in order to complete Phase 1 residential hook up along Keylon Drive and in the neighborhood north of Keylon Drive and south of Highway 70. Currently Roane County is not eligible.
- ✓ Request developers in the area to assist in funding a portion of the project.
- ✓ Borrow funds as needed for the investment in commercial/retail development along with the residential improvement. Insure that the sewer rate structure will pay for the investments or that additional tax revenue will assist in paying for the improvements. A study of rate structures is being considered for a revolving loan fund that forgives 20% of indebtedness.
- ✓ In the event that Roane County is not eligible for an EDA loan then work with Harriman City Government to see if they would be eligible to apply since the majority of the commercial and retail use will be inside the city limits.
- ✓ Apply for state loan fund for water/wastewater improvement.