

# City of Smyrna Public Works

## Memorandum

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To: Mayor and Council

From: Frank Martin, Public Works Director

CC: Tammi Saddler Jones, City Administrator

**RE: Amendment to Ordinances Appendix D - Design Specifications for storm drainage, roads, construction. Sec. 5. -Water System design, maintenance and hazard reduction procedures. (e) (3) Distribution system design**

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### **BACKGROUND/ ANALYSIS**

This is a request from public works to adopt and amend existing ordinances listed in this letter of intent. Currently Appendix D is reserved for new ordinances. Public works would like to adopt new ordinance in Appendix D, Sec. 5, (e) (3) to cover Use of master meters for private systems that will be developed or redeveloped within the city of Smyrna. Any and all water, wastewater, and storm water within the private system will be the responsibility of the HOA and or management company. This will allow the development to make use of the property to better suit if they cannot comply with the current building Code requirements such as 26ft from backs of curbs ect. Under Safe Drinking Water Act if master metered the private development must submeter its water and comply with all requirements of water quality. This will exclude all multifamily apartment complexes. All materials installed in private water system must comply with current ordinance Article V chapter 102. With this ordinance the city or development can deem any development private and or public during the plan review process.

The newly adopted ordinance will include the following if adopted by Mayor and Council.

Current section selected for ordinance Appendix D, Section 5, (e) (3) - Design Specifications for storm drainage, roads, construction.

(3) Buildings containing five or more family dwelling units or an integrated complex of buildings containing the same shall be served by a water master meter, unless otherwise authorized by the water system director or his representative. The owner of such buildings, or a homeowner's association provided there are multiple owners, shall be responsible for payment for all water and wastewater services rendered to such buildings and units by the City. Further, the owner or homeowner's association shall be responsible for the operation, maintenance, repair, and replacement of water, wastewater, and storm water facilities on the user side of the master meter.

For all new multifamily Homes where a water master meter is utilized, installation of a sub-unit water meter for each dwelling unit is required at the time of construction.

Purchase and installation of sub-unit water meters are the responsibility of the owner.

The owner, or a homeowner's association for such buildings provided there are multiple owners, shall be solely responsible for the operation, maintenance, repair and replacement of water facilities on the user side of the master meter. The city shall bill the owner or homeowner's association for water and wastewater service based on the master meter readings.