CITY OF MOUNT JULIET PLANNING COMMISSION

ANNEXATION STUDY

ROYAL OAKS SERVICE AREA

Prepared by:

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I

Description of Area

Location. The study area is located north of the City of Mt. Juliet and consists of the Villages of Cedar Creek Subdivision, Royal Oaks Subdivision, Horseshoe Cove Subdivision, and adjoining land. The area is within the Mt. Juliet Urban Growth Boundary and extends from the existing City limits of Mt. Juliet.

Topography. The topography is flat to gently rolling and has been developed residentially.

Existing Land Uses. The study area contains an estimated 530 residences. Residential use is the predominant use, as there are no commercial businesses within the area proposed for annexation.

Road System. The city estimates that there are 5.5 miles of roads within the area proposed for annexation that are in average to good quality. The city has a street budget of $597,594 and maintains approximately 130 miles of city streets, at an annual cost of $4,597 per mile for routine maintenance. It is, therefore, estimated that the city would spend an additional $25,284 annually for normal maintenance service. The city projects that patching and paving would be necessary for streets in the proposed annexation area within the next two to five years.

Population. The City of Mt. Juliet has an estimated population of 12,000 and 4,232 housing units, or an average of 2.84 persons per resident. On this basis, the estimated population of the area proposed for annexation is 1,505. This estimate may be a little high, because residents per housing units is generally smaller than 2.84 persons per resident. For planning purposes this estimate is reasonable. Upon annexation a special census will be required for the area to determine the exact population.

Development Trends. The area is likely to continue to develop residentially.

II

Costs of Annexation

Water System. Water service is currently provided by the West Wilson Utility District. The district will continue to provide water service to the area proposed for annexation at no cost to the city.

Sewer System. The City of Mt. Juliet provides sanitary sewer service to the area proposed for annexation. Residents of the area proposed for annexation currently pay a 25% surcharge for sewer service. Upon annexation resident sewer service charges, including tap fees, will decrease by 25%. City officials estimate that the average sewer customer would pay $10 per month less for sewer service.
The city’s sewer revenue would decrease by an estimated $100,000 annually.

**Police Protection.** The City of Mt. Juliet provides a much higher level of police protection than does Wilson County. With 24 certified police officers, Mt. Juliet provides one police officer for every 500 residents. That is considerably better than the ratio of officers to residents in Wilson County as a whole. In terms of police protection this generally translates into faster response time for emergencies, improved traffic enforcement—an activity that police undertake to reduce the number of deaths and injuries on streets and highways, and better protection of commercial and residential units. Police presence is a deterrent to crime. Patrolling neighborhoods demonstrates a higher level of presence and has been shown to be a significant factor in reducing crime. The cost of providing one police officer is $33,238 plus 22.2% fringe benefits plus $30,000 for a patrol car, or $70,617. If the city extends the same level of police service to the area proposed for annexation, it would be providing three additional officers at a cost of $211,851.

**Solid Waste Collection.** Solid waste is collected by private firms and is not provided by the City of Mt. Juliet.

**Fire Protection.** Fire protection service is provided by the county. The county would continue to provide this service upon annexation.

**Recreation.** Mt. Juliet’s existing recreational facilities are adequate to provide service to the residents of the area. No additional expenditures would be required if the area is annexed.

**Street Lighting.** The city currently provides street lights along Mt. Juliet Road and Lebanon Road. This service is not available in residential subdivisions within the city and would not be extended to the area proposed for annexation.

**Electrical Service.** Electric service is provided by Middle Tennessee Electric Membership Corporation. This service would continue in the area proposed for annexation.

**Gas Service.** Gas service is provided by Nashville Gas which will be continued upon annexation.

**Codes Enforcement.** The City of Mt. Juliet has adopted the Standard Building Code of the Southern Building Congress. The city has a codes enforcement program designed to help provide safer homes and businesses through the enforcement of building, construction, and renovation standards. The services provided through this program are not provided by Wilson County. Cost of extending this service is minimal.

**General Government.** Any increase in administrative costs would be minimal.
III

Estimated Total Annual Revenue and Expenditures

Revenue

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Taxes</td>
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<tr>
<td>State Shared Taxes</td>
<td>$153,510</td>
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<tr>
<td>Sewer Revenue</td>
<td>$-100,000</td>
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Total Additional Annual Revenue $53,510

Expenditures

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Police Protection</td>
<td>$211,851</td>
</tr>
<tr>
<td>Street Maintenance</td>
<td>$25,284</td>
</tr>
</tbody>
</table>

Total Additional Expenditures $237,135

The annexation of this area would increase the city's population and provide improved police protection and codes enforcement services. The area would generate an additional $153,510 in State shared taxes. There is, however, at least some uncertainty as to the level of State shared taxes in the future. Legislative leaders have indicated that State shared taxes will be continued despite the State's financial woes. The City of Mt. Juliet does not levy a property tax on real and personal property.

Annexation will mean a decrease in sewer revenue of $100,000, because out of city sewer customers will no longer be paying the 25% surcharge.

Street maintenance, as shown above, is calculated on the basis of normal maintenance expense. The city estimates that it will spend $465,000 on resurfacing and patching during the next five years within the area proposed for annexation.

Without considering debt service to finance the street paving, or a one time cash outlay to finance the improvement, expenditures exceed revenue by $183,625.

In determining the feasibility of this project, the City Commission of Mt. Juliet should consider its long term annexation and growth goals as well as short term goals. From a cost-revenue basis, annexation of the area does not appear to be feasible.