

TOWN OF SIGNAL MOUNTAIN
ANNEXATION STUDY
FOX RUN AND ADJACENT PROPERTIES

STAFF REPORT

JULY 2008

**TOWN OF SIGNAL MOUNTAIN
ANNEXATION STUDY
FOX RUN SUBDIVISION AND ADJACENT PROPERTIES
JULY 2008**

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PURPOSE OF STUDY

This study was conducted to determine the cost of providing services on the same basis as existing services in the Town of Signal Mountain to a prospective area of annexation known as the Fox Run Subdivision and several adjacent properties that are in the Town's Urban Growth Area as established in 2001 under Public Chapter 1101.

STUDY CONTRIBUTORS

The staff of the Town of Signal Mountain studied and reported on various elements of the proposed services. Those individuals contributing to this report include:

Honna Rogers – Town Manager
Boyd Veal – Police Chief
John Vlasis – Fire Chief
Loretta Hopper – Public Works Director
Chuck Gearhiser – Building Inspector
William Sanders – Water Utility Director
Karin Glendenning – Librarian
Karen Shropshire – Mountain Arts Community Center Director
Jarred Thompson – Recreation Director
Mark Johnson – Finance Director/Recorder

This study was updated from an original 2006 study. Individuals contributing to that report and not listed above include:

Diana Campbell – Past Town Manager
Scott Cook – Past Recreation Director
Sherry Morrison – Past Town Recorder
Connie Pierce – Past Librarian

AREA OF STUDY

This study covers the Fox Run Subdivision and four adjacent parcels fronting on Anderson Pike. Maps with tax parcel numbers and lists of parcels with Hamilton County appraised values and assessed values are included.

Maps included:

Fox Run Tax Map - Map with existing Fox Run Subdivision parcels and including 4 parcels fronting on Anderson Pike.

Fox Run Street Map – Map identifying streets in the proposed annexation area.

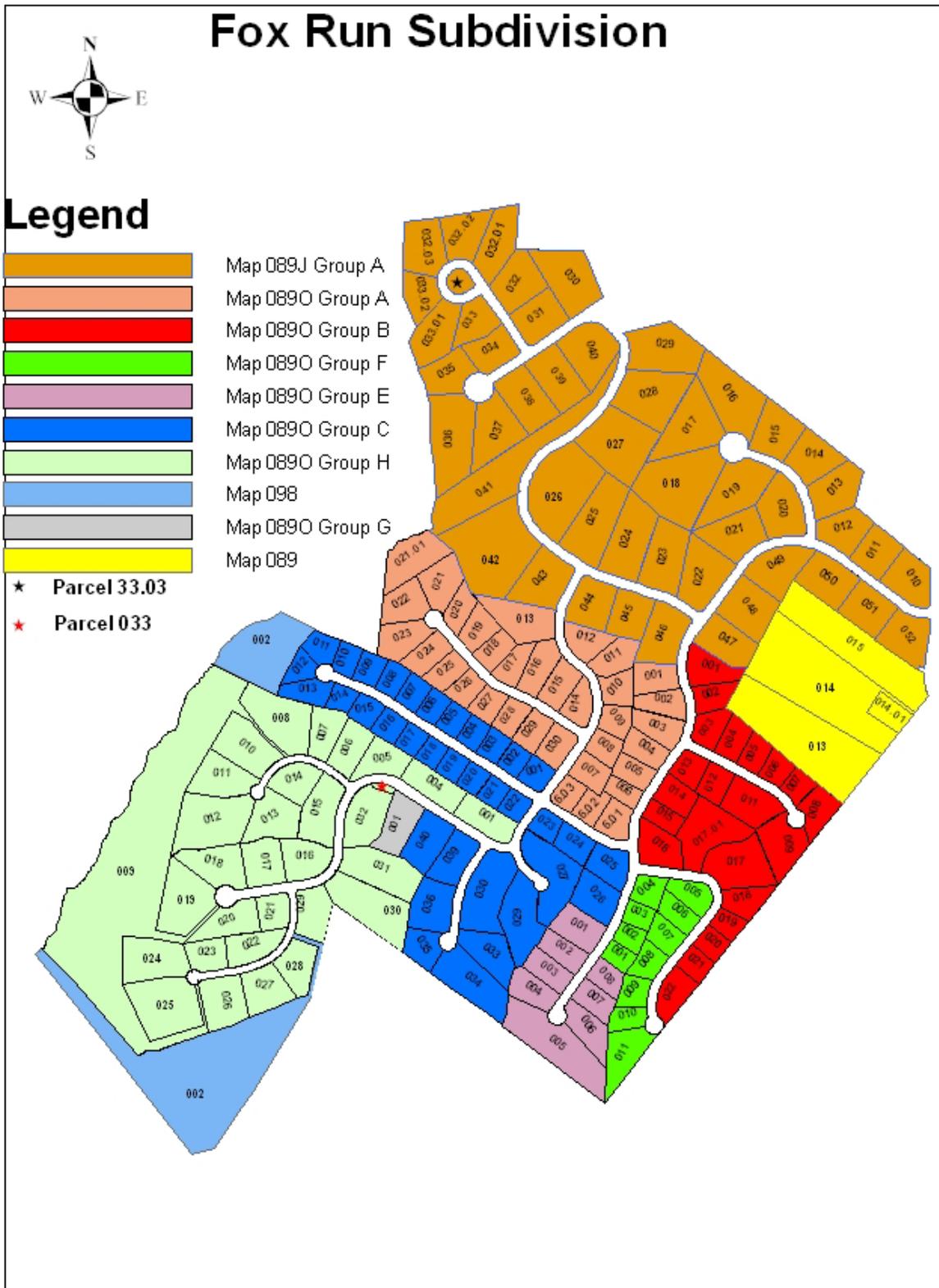
Fox Run Hydrant Map – Map identifying fire hydrants existing and proposed in the proposed annexation area.

SUMMARY

Number of miles of street	3.75
Number of houses	145
Number of parcels	196
Total Assessed Value	\$12,887,475
Total Tax at 1.425/\$100	\$183,647

Note: Throughout this study we have incorporated the latest figures available in order to update costs from the 2006 annexation study. When new figures were not available, 5% was added onto the original 2006 amount to allow for inflation.

PARCELS



FOX RUN SUBDIVISION ANNEXATION STUDY
Tax Parcels

ST#	STREET NAME	TYPE	TAX.MAP.NO	MAP ACRE	HAMILTON CO APPRAISED VALUE			ASSESSED VALUE
					LAND	BLDG	TOTAL	
2901	ANDERSON	PIKE	1 089 013	5.13	100,000	1 86,000	186,000	46,500
2833	ANDERSON	PIKE	2 089 014	6.05	157,500	2,100	159,600	39,900
2835	ANDERSON	PIKE	3 089 014.01	0.63	25,000	2 81,000	106,000	26,500
2905	ANDERSON	PIKE	4 089 015	3.94	99,300	3 91,300	190,600	47,650
2201	FOX RUN	DR	5 089J A 010	1.27	40,000	4 274,600	314,600	78,650
2211	FOX RUN	DR	6 089J A 011	1.07	40,000	5 170,900	210,900	52,725
2215	FOX RUN	DR	7 089J A 012	1.20	40,000	6 241,600	281,600	70,400
3002	HOBBLEBUSH	LN	8 089J A 013	1.36	40,000	0	40,000	10,000
3008	HOBBLEBUSH	LN	9 089J A 014	1.27	40,000	7 202,000	242,000	60,500
3014	HOBBLEBUSH	LN	10 089J A 015	1.34	40,000	8 247,400	287,400	71,850
3018	HOBBLEBUSH	LN	11 089J A 016	2.19	50,000	9 175,200	225,200	56,300
3020	HOBBLEBUSH	LN	12 089J A 017	2.10	50,000	10 172,100	222,100	55,525
3019	HOBBLEBUSH	LN	13 089J A 018	3.12	50,000	11 237,200	287,200	71,800
3017	HOBBLEBUSH	LN	14 089J A 019	1.93	50,000	12 162,300	212,300	53,075
2221	FOX RUN	DR	15 089J A 020	1.53	40,000	13 234,400	274,400	68,600
2225	FOX RUN	DR	16 089J A 021	1.54	40,000	14 154,300	194,300	48,575
2233	FOX RUN	DR	17 089J A 022	1.71	40,000	15 269,400	309,400	77,350
2307	WOOD SORRELL	LN	18 089J A 023	1.74	40,000	16 214,000	254,000	63,500
2311	WOOD SORRELL	LN	19 089J A 024	2.03	50,000	17 175,200	225,200	56,300
2317	WOOD SORRELL	LN	20 089J A 025	2.21	50,000	18 203,100	253,100	63,275
2325	WOOD SORRELL	LN	21 089J A 026	3.08	55,000	19 367,600	422,600	105,650
2413	WOOD SORRELL	LN	22 089J A 027	2.47	50,000	20 240,500	290,500	72,625
2421	WOOD SORRELL	LN	23 089J A 028	2.21	50,000	21 195,500	245,500	61,375
2425	WOOD SORRELL	LN	24 089J A 029	2.03	50,000	0	50,000	12,500
2435	WOOD SORRELL	LN	25 089J A 030	1.97	45,000	22 233,600	278,600	69,650
2439	WOOD SORRELL	LN	26 089J A 031	1.26	40,000	23 172,800	212,800	53,200
3006	WINGFIELD	CT	27 089J A 032	1.42	40,000	24 212,300	252,300	63,075
3010	WINGFIELD	CT	28 089J A 032.01	1.48	35,000	25 204,200	239,200	59,800
3014	WINGFIELD	CT	29 089J A 032.02	1.26	29,800	26 184,100	213,900	53,475
3018	WINGFIELD	CT	30 089J A 032.03	1.41	26,300	0	26,300	6,575
3009	WINGFIELD	CT	31 089J A 033	0.96	35,000	27 177,900	212,900	53,225
	Community Lot		089J A 033.03	0.34	0	0	0	0
3015	WINGFIELD	CT	32 089J A 033.01	1.45	35,000	28 264,400	299,400	74,850
3019	WINGFIELD	CT	33 089J A 033.02	0.97	26,300	29 235,100	261,400	65,350
2449	WOOD SORRELL	LN	34 089J A 034	1.07	40,000	30 186,900	226,900	56,725
2453	WOOD SORRELL	LN	35 089J A 035	1.17	40,000	31 190,400	230,400	57,600
2454	WOOD SORRELL	LN	36 089J A 036	2.50	40,000	32 154,300	194,300	48,575
2452	WOOD SORRELL	LN	37 089J A 037	1.69	40,000	33 221,500	261,500	65,375
2448	WOOD SORRELL	LN	38 089J A 038	1.58	40,000	34 208,500	248,500	62,125
2444	WOOD SORRELL	LN	39 089J A 039	1.57	40,000	35 217,000	257,000	64,250
2434	WOOD SORRELL	LN	40 089J A 040	1.71	40,000	36 286,700	326,700	81,675
2400	WOOD SORRELL	LN	41 089J A 041	3.87	0	0	0	0
2326	WOOD SORRELL	LN	42 089J A 042	3.93	55,000	37 522,100	577,100	144,275

TOWN OF SIGNAL MOUNTAIN
ANNEXATION STUDY – FOX RUN AND ADJACENT PROPERTIES

ST#	STREET NAME	TYPE	TAX.MAP.NO	MAP ACRE	HAMILTON CO APPRAISED VALUE			ASSESSED VALUE		
					LAND	BLDG	TOTAL			
2320	WOOD SORRELL	LN	43	089J A 043	1.68	40,000	38	228,500	268,500	67,125
2312	WOOD SORRELL	LN	44	089J A 044	1.30	40,000	39	223,800	263,800	65,950
2308	WOOD SORRELL	LN	45	089J A 045	1.17	40,000	40	197,200	237,200	59,300
2302	WOOD SORRELL	LN	46	089J A 046	1.53	40,000	41	249,000	289,000	72,250
2238	FOX RUN	DR	47	089J A 047	1.30	40,000	42	275,800	315,800	78,950
2234	FOX RUN	DR	48	089J A 048	1.62	40,000	43	219,400	259,400	64,850
2220	FOX RUN	DR	49	089J A 049	1.45	40,000	44	265,000	305,000	76,250
2212	FOX RUN	DR	50	089J A 050	1.41	40,000	45	335,700	375,700	93,925
2204	FOX RUN	DR	51	089J A 051	1.23	40,000	46	295,000	335,000	83,750
2200	FOX RUN	DR	52	089J A 052	1.35	60,000	47	258,800	318,800	79,700
2311	FOX RUN	DR	53	089O A 001	0.84	38,500	48	263,600	302,100	75,525
2315	FOX RUN	DR	54	089O A 002	0.76	37,000	49	260,600	297,600	74,400
2401	FOX RUN	DR	55	089O A 003	0.88	39,200	50	254,200	293,400	73,350
2405	FOX RUN	DR	56	089O A 004	0.73	26,800		0	26,800	6,700
2409	FOX RUN	DR	57	089O A 005	0.65	34,600	51	254,100	288,700	72,175
2415	FOX RUN	DR	58	089O A 006	0.48	28,900	52	218,300	247,200	61,800
3004	PINTAIL	LN	59	089O A 006.01	0.72	30,000		0	30,000	7,500
3008	PINTAIL	LN	60	089O A 006.02	0.58	26,300		0	26,300	6,575
3012	PINTAIL	LN	61	089O A 006.03	0.54	35,000	53	333,200	368,200	92,050
2404	WOODLAIR WAY		62	089O A 007	0.72	45,500	54	259,600	305,100	76,275
2400	WOODLAIR WAY		63	089O A 008	0.61	36,900	55	282,400	319,300	79,825
2324	WOODLAIR WAY		64	089O A 009	0.62	36,700	56	215,600	252,300	63,075
2320	WOODLAIR WAY		65	089O A 010	0.68	45,400	57	252,900	298,300	74,575
2316	WOODLAIR WAY		66	089O A 011	0.84	40,000	58	220,600	260,600	65,150
2312	WOODLAIR WAY		67	089O A 012	0.85	42,400	59	252,900	295,300	73,825
2311	WOODLAIR WAY		68	089O A 013	1.54	58,400	60	199,000	257,400	64,350
3100	BEE TREE	LN	69	089O A 014	0.70	40,000	61	260,600	300,600	75,150
3106	BEE TREE	LN	70	089O A 015	0.82	38,600	62	244,600	283,200	70,800
3110	BEE TREE	LN	71	089O A 016	0.96	31,000		0	31,000	7,750
3114	BEE TREE	LN	72	089O A 017	0.66	37,100	63	265,700	302,800	75,700
3118	BEE TREE	LN	73	089O A 018	0.64	35,000	64	259,300	294,300	73,575
3122	BEE TREE	LN	74	089O A 019	0.77	40,100	65	262,000	302,100	75,525
3126	BEE TREE	LN	75	089O A 020	0.64	39,500	66	260,300	299,800	74,950
3130	BEE TREE	LN	76	089O A 021	1.11	40,000	67	275,800	315,800	78,950
0	BEE TREE	LN	77	089O A 021.01	1.51	0		0	0	0
3133	BEE TREE	LN	78	089O A 022	1.06	40,000	68	309,300	349,300	87,325
3129	BEE TREE	LN	79	089O A 023	1.06	40,000	69	275,500	315,500	78,875
3125	BEE TREE	LN	80	089O A 024	0.81	38,400	70	272,500	310,900	77,725
3121	BEE TREE	LN	81	089O A 025	0.68	37,300	71	263,500	300,800	75,200
3117	BEE TREE	LN	82	089O A 026	0.60	34,700	72	212,700	247,400	61,850
3113	BEE TREE	LN	83	089O A 027	0.60	37,600	73	304,500	342,100	85,525
3109	BEE TREE	LN	84	089O A 028	0.62	36,100	74	321,200	357,300	89,325
3105	BEE TREE	LN	85	089O A 029	0.67	37,500	75	356,100	393,600	98,400
3101	BEE TREE	LN	86	089O A 030	0.76	30,500		0	30,500	7,625
2310	FOX RUN	DR	87	089O B 001	1.03	40,000	76	227,400	267,400	66,850
2316	FOX RUN	DR	88	089O B 002	0.66	42,100	77	297,400	339,500	84,875

TOWN OF SIGNAL MOUNTAIN
ANNEXATION STUDY – FOX RUN AND ADJACENT PROPERTIES

ST#	STREET NAME	TYPE	TAX.MAP.NO	MAP	HAMILTON CO APPRAISED VALUE			ASSESSED		
				ACRE	LAND	BLDG	TOTAL	VALUE		
2924	REYNARD	TRL	89	089O B 003	0.73	37,500	78	256,500	294,000	73,500
2920	REYNARD	TRL	90	089O B 004	0.69	37,500	79	218,300	255,800	63,950
2916	REYNARD	TRL	91	089O B 005	0.59	36,200	80	269,900	306,100	76,525
2912	REYNARD	TRL	92	089O B 006	0.53	35,700	81	194,600	230,300	57,575
2908	REYNARD	TRL	93	089O B 007	0.50	34,900	82	184,300	219,200	54,800
2904	REYNARD	TRL	94	089O B 008	0.86	40,000	83	238,500	278,500	69,625
2905	REYNARD	TRL	95	089O B 009	1.37	40,000	84	242,000	282,000	70,500
2913	REYNARD	TRL	96	089O B 011	1.30	52,400	85	285,500	337,900	84,475
2919	REYNARD	TRL	97	089O B 012	0.67	35,100	86	293,100	328,200	82,050
2923	REYNARD	TRL	98	089O B 013	0.63	34,500	87	267,700	302,200	75,550
2410	FOX RUN	DR	99	089O B 014	0.74	25,700		0	25,700	6,425
2416	FOX RUN	DR	100	089O B 015	0.54	60,000	88	318,500	378,500	94,625
2422	FOX RUN	DR	101	089O B 016	1.11	32,100	89	336,800	368,900	92,225
2942	BLUE TEAL	LN	102	089O B 017	1.80	50,000		0	50,000	12,500
2966	BLUE TEAL	LN		089O B 017.01	1.98	50,000			50,000	12,500
2928	BLUE TEAL	LN	103	089O B 018	0.79	49,100	90	382,700	431,800	107,950
2924	BLUE TEAL	LN	104	089O B 019	0.47	36,700	91	373,300	410,000	102,500
2920	BLUE TEAL	LN	105	089O B 020	0.51	42,800	92	318,500	361,300	90,325
2916	BLUE TEAL	LN	106	089O B 021	0.51	42,800	93	365,400	408,200	102,050
2910	BLUE TEAL	LN	107	089O B 022	0.88	50,000	94	249,300	299,300	74,825
3100	PINTAIL	LN	108	089O C 001	0.55	37,500	95	250,100	287,600	71,900
3104	PINTAIL	LN	109	089O C 002	0.47	33,200	96	289,200	322,400	80,600
3106	PINTAIL	LN	110	089O C 003	0.49	33,200	97	289,300	322,500	80,625
3110	PINTAIL	LN	111	089O C 004	0.49	33,200	98	224,600	257,800	64,450
3112	PINTAIL	LN	112	089O C 005	0.50	33,200	99	224,600	257,800	64,450
3116	PINTAIL	LN	113	089O C 006	0.51	33,200	100	254,400	287,600	71,900
3118	PINTAIL	LN	114	089O C 007	0.52	33,200	101	295,100	328,300	82,075
3122	PINTAIL	LN	115	089O C 008	0.53	31,900	102	325,400	357,300	89,325
3124	PINTAIL	LN	116	089O C 009	0.55	31,600	103	261,100	292,700	73,175
3128	PINTAIL	LN	117	089O C 010	0.49	27,500	104	361,900	389,400	97,350
3130	PINTAIL	LN	118	089O C 011	0.59	35,000	105	340,800	375,800	93,950
3131	PINTAIL	LN	119	089O C 012	0.51	35,000	106	290,100	325,100	81,275
3129	PINTAIL	LN	120	089O C 013	0.69	35,000	107	266,900	301,900	75,475
3125	PINTAIL	LN	121	089O C 014	0.43	34,100	108	278,100	312,200	78,050
3123	PINTAIL	LN	122	089O C 015	0.53	35,400	109	288,900	324,300	81,075
3119	PINTAIL	LN	123	089O C 016	0.52	36,800	110	306,800	343,600	85,900
3117	PINTAIL	LN	124	089O C 017	0.46	32,500	111	351,700	384,200	96,050
3113	PINTAIL	LN	125	089O C 018	0.45	32,500	112	316,800	349,300	87,325
3111	PINTAIL	LN	126	089O C 019	0.45	32,500	113	287,400	319,900	79,975
03107	PINTAIL	LN	127	089O C 020	0.45	32,500	114	306,400	338,900	84,725
03105	PINTAIL	LN	128	089O C 021	0.45	32,500	115	287,700	320,200	80,050
03101	PINTAIL	LN	129	089O C 022	0.48	35,800	116	321,700	357,500	89,375
03011	PINTAIL	LN	130	089O C 023	0.50	35,000	117	323,800	358,800	89,700
03007	PINTAIL	LN	131	089O C 024	0.70	40,000	118	339,400	379,400	94,850
02427	FOX RUN	DR	132	089O C 025	0.92	40,000	119	359,700	399,700	99,925
02431	FOX RUN	DR	133	089O C 026	1.11	35,000	120	447,800	482,800	120,700

TOWN OF SIGNAL MOUNTAIN
ANNEXATION STUDY – FOX RUN AND ADJACENT PROPERTIES

ST#	STREET NAME	TYPE	TAX.MAP.NO	MAP	HAMILTON CO APPRAISED VALUE			ASSESSED		
				ACRE	LAND	BLDG	TOTAL	VALUE		
02478	WOODLAIR	WAY	134	089O C 027	1.93	70,000	121	431,000	501,000	125,250
02479	WOODLAIR	WAY	135	089O C 029	1.77	45,000	122	315,400	360,400	90,100
02506	BRISTLECONE	LN	136	089O C 030	2.11	75,000	123	494,100	569,100	142,275
02566	BRISTLECONE	LN	137	089O C 032	0.74	33,800			33,800	8,450
02590	BRISTLECONE	LN	138	089O C 033	1.26	45,000	124	341,900	386,900	96,725
02598	BRISTLECONE	LN	139	089O C 034	1.88	45,000	125	442,400	487,400	121,850
02589	BRISTLECONE	LN	140	089O C 035	0.78	45,000	126	452,000	497,000	124,250
02575	BRISTLECONE	LN	141	089O C 036	1.32	80,000	127	359,700	439,700	109,925
02505	BRISTLECONE	LN	142	089O C 039	1.08	90,000	128	392,500	482,500	120,625
03272	CLOUDCREST	TRL	143	089O C 040	1.27	45,000		0	45,000	11,250
02501	FOX RUN	DR	144	089O E 001	1.07	60,600	129	360,800	421,400	105,350
02507	FOX RUN	DR	145	089O E 002	0.77	33,700		0	33,700	8,425
02511	FOX RUN	DR	146	089O E 003	0.79	32,700		0	32,700	8,175
02515	FOX RUN	DR	147	089O E 004	0.86	41,300	130	408,500	449,800	112,450
02520	FOX RUN	DR	148	089O E 005	2.77	84,600	131	485,100	569,700	142,425
02514	FOX RUN	DR	149	089O E 006	1.01	40,000	132	455,800	495,800	123,950
02510	FOX RUN	DR	150	089O E 007	0.69	42,100	133	463,400	505,500	126,375
02506	FOX RUN	DR	151	089O E 008	0.60	44,500	134	443,000	487,500	121,875
02502	FOX RUN	DR	152	089O F 001	0.43	35,200	135	436,200	471,400	117,850
02436	FOX RUN	DR	153	089O F 002	0.44	60,000	136	432,000	492,000	123,000
02432	FOX RUN	DR	154	089O F 003	0.44	37,100	137	367,100	404,200	101,050
02428	FOX RUN	DR	155	089O F 004	0.61	40,000	138	402,300	442,300	110,575
02929	BLUE TEAL	LN	156	089O F 005	0.73	30,000		0	30,000	7,500
02921	BLUE TEAL	LN	157	089O F 006	0.64	39,200	139	361,400	400,600	100,150
02917	BLUE TEAL	LN	158	089O F 007	0.65	46,400	140	307,100	353,500	88,375
02913	BLUE TEAL	LN	159	089O F 008	0.62	26,000	141	304,600	330,600	82,650
02909	BLUE TEAL	LN	160	089O F 009	0.58	30,300		0	30,300	7,575
02905	BLUE TEAL	LN	161	089O F 010	0.56	16,000		0	16,000	4,000
02901	BLUE TEAL	LN	162	089O F 011	1.28	38,400	142	318,300	356,700	89,175
03322	CLOUDCREST	TRL	163	089O G 001	1.17	45,000	143	339,600	384,600	96,150
03219	CLOUDCREST	TRL	164	089O H 001	1.07	33,800		0	33,800	8,450
03285	CLOUDCREST	TRL	165	089O H 002	0.52	33,800		0	33,800	8,450
03253	CLOUDCREST	TRL	166	089O H 003	0.52	33,800		0	33,800	8,450
03317	CLOUDCREST	TRL	167	089O H 004	1.08	55,000	144	422,300	477,300	119,325
03349	CLOUDCREST	TRL	168	089O H 005	1.01	85,000		0	85,000	21,250
02427	BUGLE CALL	WAY	169	089O H 006	1.04	85,000		0	85,000	21,250
02451	BUGLE CALL	WAY	170	089O H 007	0.99	85,000	145	365,300	450,300	112,575
02475	BUGLE CALL	WAY	171	089O H 008	2.11	150,000		0	150,000	37,500
03488	CLOUDCREST	TRL	172	089O H 009	16.03	0		0	0	0
02499	BUGLE CALL	WAY	173	089O H 010	1.62	160,000		0	160,000	40,000
02523	BUGLE CALL	WAY	174	089O H 011	1.38	160,000		0	160,000	40,000
02547	BUGLE CALL	WAY	175	089O H 012	2.41	175,000		0	175,000	43,750
02524	BUGLE CALL	WAY	176	089O H 013	1.38	125,000		0	125,000	31,250
02488	BUGLE CALL	WAY	177	089O H 014	0.98	125,000		0	125,000	31,250

TOWN OF SIGNAL MOUNTAIN
 ANNEXATION STUDY – FOX RUN AND ADJACENT PROPERTIES

ST#	STREET NAME	TYPE	TAX.MAP.NO	MAP ACRE	HAMILTON CO APPRAISED VALUE			ASSESSED VALUE
					LAND	BLDG	TOTAL	
03381	CLOUDCREST	TRL 178	089O H 015	1.45	125,000	0	125,000	31,250
03413	CLOUDCREST	TRL 179	089O H 016	1.14	115,000	0	115,000	28,750
03445	CLOUDCREST	TRL 180	089O H 017	1.18	115,000	0	115,000	28,750
03477	CLOUDCREST	TRL 181	089O H 018	1.44	125,000	0	125,000	31,250
03493	CLOUDCREST	TRL 182	089O H 019	1.97	175,000	0	175,000	43,750
03478	CLOUDCREST	TRL 183	089O H 020	1.21	125,000	0	125,000	31,250
03446	CLOUDCREST	TRL 184	089O H 021	0.71	85,000	0	85,000	21,250
02639	SLY FOX	LN 185	089O H 022	1.01	105,000	0	105,000	26,250
02677	SLY FOX	LN 186	089O H 023	0.81	105,000	0	105,000	26,250
02699	SLY FOX	LN 187	089O H 024	1.70	175,000	0	175,000	43,750
02698	SLY FOX	LN 188	089O H 025	2.33	175,000	0	175,000	43,750
02674	SLY FOX	LN 189	089O H 026	1.38	125,000	0	125,000	31,250
02650	SLY FOX	LN 190	089O H 027	1.22	125,000	0	125,000	31,250
02626	SLY FOX	LN 191	089O H 028	1.06	115,000	0	115,000	28,750
02602	SLY FOX	LN 192	089O H 029	1.07	115,000	0	115,000	28,750
03412	CLOUDCREST	TRL 193	089O H 030	2.21	125,000	0	125,000	31,250
03396	CLOUDCREST	TRL 194	089O H 031	1.83	125,000	0	125,000	31,250
03364	CLOUDCREST	TRL 195	089O H 032	1.44	125,000	0	125,000	31,250
	Community Lot	196	098 002	12.80	245,500	0	245,500	61,375
				259.69	10,610,400	40,939,500	51,549,900	12,887,475

STREETS



TOWN OF SIGNAL MOUNTAIN
 ANNEXATION STUDY – FOX RUN AND ADJACENT PROPERTIES

Streets in Fox Run Subdivision

<u>Street Name</u>	<u>Starting point</u>	<u>Ending point</u>	<u>Miles</u>	<u>Feet</u>
Bee Tree Lane	Woodlair Way west	Cul-de-sac	.2039	1076.59
Reynard Trail	Fox Run Drive east	Cul-de-sac	.1474	778.27
Wingfield Court	Wood Sorrell Lane north	Cul-de-sac	.1271	671.09
Hobblebush Lane	Fox Run Drive north	Cul-de-sac	.1541	813.65
Blue Teal Lane	Fox Fun Drive east	Cul-de-sac	.2556	1349.57
Fox Run Drive	Anderson Pike south	Cul-de-sac	.7453	3935.18
Pintail Lane	Fox Run Drive west	Cul-de-sac	.3679	1942.51
Wood Sorrell Lane	Fox Run Drive west	Cul-de-sac	.6200	3273.60
Woodlair Way	Wood Sorrell Lane south	Cul-de-sac	.3816	2014.85
Bristlecone Lane	Cloudcrest Trail south	Cul-de-sac	.1200	633.60
Cloudcrest Trail	Woodlair Way west	Cul-de-sac	.3669	1937.40
Bugle Call Way	Cloudcrest Trail	Cul-de-sac	.1135	599.36
Sly Fox Lane	Cloudcrest Trail	Cul-de-sac	<u>.1527</u>	<u>806.70</u>
Totals			3.7560	19,832.37

POLICE

Plan

Patrolling radio directed response to calls for assistance, crime prevention services, traffic control and accident prevention services and other police protection and support using present personnel and equipment will be provided on the effective date of annexation. Within six (6) months of the effective date of annexation, one additional officer will be hired and a vehicle for the officer will be secured.

Report of Study

Chief Veal has concurred that the Town does need to add one officer and one vehicle at this time because of the annexation of the proposed area of Fox Run Subdivision. He has stated that the police will patrol the area a minimum of 4 times per day. The area will be patrolled at least once per shift for each of the three shifts and once a day by a shift supervisor. The mileage from the current end point of patrols to cover the area will be 9.6 miles of additional driving per patrol. The police vehicles are averaging 11.5 miles per gallon of gasoline. The purchase price of gasoline has been budgeted for next year at \$3.50 per gallon. Therefore, the cost for those patrols will be approximately \$4,292 at the current pricing. (Cost are 84% of a gal. equal \$2.94 equals \$11.76 per day x 365 days).

Impact of annexation on police services:

Police personnel additional costs (salary & benefits –38%) – \$42,098

Police equipment additional costs (1 vehicle - depreciated)- \$4,000

Gasoline costs for additional patrols - annually \$4,292

Total Police Services - \$50,390

To patrol the area was 33 minutes x 4 times day equal 2 hours

Add one officer to 2 nd shift	\$30,506	
Benefits 38%	\$11,592	\$42,098
1 vehicle (depreciated)	\$ 4,000	
Fuel	<u>\$ 4,292</u>	
Police Services	\$50,390	

TRAFFIC ENGINEERING

Plan

Traffic Engineering and installation of signs and other traffic control devices to be installed as required throughout the annexation area, when the need is established by appropriate traffic studies.

Report of Study

During this review of existing traffic and streets it was noted that there are thirteen stop signs, one intersections sign, five 25 mph signs, one 30 mph sign, and one 20 mph sign. This study recommends initially replacing two speed limit signs and adding one stop sign at the intersection of Bristlecone and Cloudcrest. Other existing signs appear to be in good shape with adequate reflectivity. We estimate that it will take two hours to add the signs. After the initial addition of signs, we estimate that it will take four man hours a year to maintain the signs.

Impact on traffic engineering cost:

Engineering personnel additional costs – none

Engineering equipment additional costs – none

Initial traffic control signs cost:

Labor 2 hrs at \$16 per hour	\$ 32
Materials	<u>75</u>
Total	<u>\$ 107 @5%= \$112</u>

Annual maintenance of traffic control signs:

Labor 4 hrs at \$16 per hour	\$ 64
Materials	<u>200</u>
Total	<u>\$ 264 @5%= \$277</u>

Total cost first full year \$ 371 @5%= \$389

FIRE

Plan

- 1. Fire protection by present personnel and the equipment of the fire fighting force within the limits of available water and distance from fire stations will be provided on the effective date of annexation.*
- 2. Within eighteen (18) months after annexation, fire hydrants shall be installed in those areas where water mains of adequate size are available. Placement of hydrants will be on the basis of nationally-accepted standards defined by the National Fire Underwriters' Association. As additional water lines are extended into the annexation area by Walden's Ridge Utility Service, if not presently served, fire hydrants shall be installed as required by the above-mentioned standard when the population density or need for hydrant services is sufficient to cost effectively extend hydrant services to the annexed property in the discretion of the Town Manager and Town Council.*
- 3. Within twelve (12) months after annexation, a study will be completed to determine the need for construction of a fire substation within the annexed area on property owned by the Town to assure the continued compliance with standards established by the National Fire Underwriters appropriate to the existing fire insurance rating.*

Report of study

Personnel and Equipment

The existing personnel with existing equipment will cover the proposed area for annexation. A study by the Municipal Technical Advisory Service of the University of Tennessee was conducted by Ray Crouch, Fire Consultant and M. Michael Tallent, Assistant Director in April 2005. Currently there are 16 full time and 5 part-time firefighters. In that study, they stated, "Your staffing levels, as currently constituted are within reasonable ranges of other towns your size." They recommended adding an additional person if another fire station was constructed but not as a result of any annexation.

The cost of the possible fire station and the possible one additional person *per shift* would need to be incurred by the Town without any annexation. Therefore, no cost has been included in this report for personnel or a fire station. However, tax revenue from this area could help cover the cost of these items.

Fire Hydrants

A review has been made on the locations of fire hydrants in the area by Chief Vlasis. Fire hydrants were installed to Hamilton County standards which require a hydrant every 1000 feet. The Town of Signal Mountain's standards require a hydrant every 500 feet. There will need to be an estimated 32 hydrants added and 4 existing two-way fire hydrants need to be replaced with three-way hydrants. Walden's Ridge Utility District provides the water service in the area. They will install the hydrants and charge the Town for the materials and the charges for the outside service they use to tap main lines. The expected cost will be approximately \$2,500 each for the new hydrants and \$1,800 to replace existing hydrants. The cost of the new hydrants will be \$80,000 and the cost of replacing the four hydrants will be \$7,200 for a total of \$87,200. Chief Vlasis has also recommended replacing a four (4) inch line on Anderson Pike from Fox Run to Bauchman with a six (6) inch line at a cost of \$10,000. He will use the existing 3 way plug at

TOWN OF SIGNAL MOUNTAIN
ANNEXATION STUDY – FOX RUN AND ADJACENT PROPERTIES

Bauchman and move the hydrant across the street. After the initial cost of the hydrant there is no additional annual fee for hydrant maintenance or cost of water lost in flushing the hydrants from Walden's Ridge Utility.

Tax revenue from this area can help cover the cost of constructing and equipping the fire station that has been proposed for the Shackleford Ridge Road location.

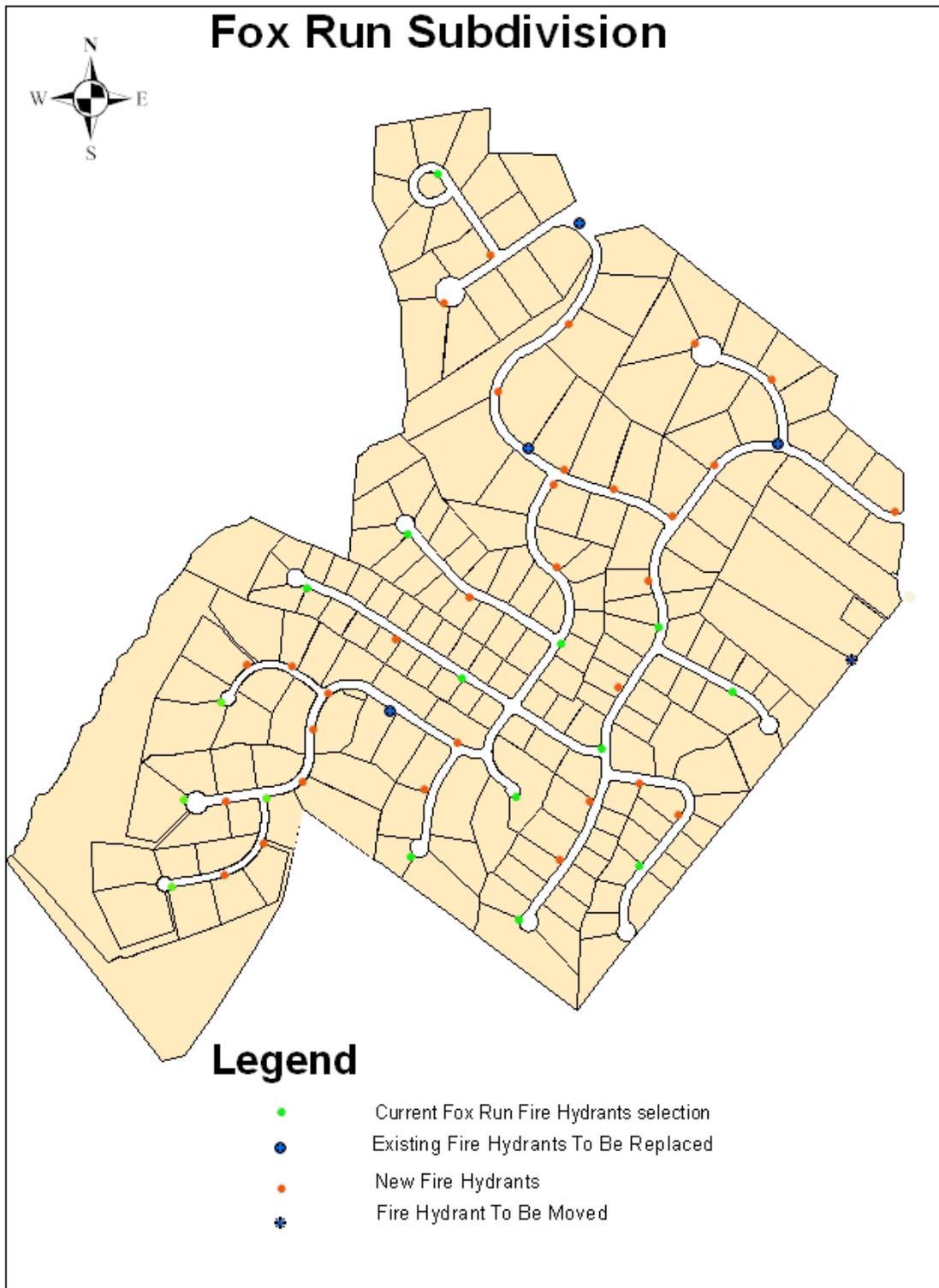
Impact of the annexation:

Fire department personnel additional costs – none

Fire department equipment additional costs – none

Fire Hydrants initial installation costs (inc line replacement) - \$97,200

FIRE HYDRANTS



REFUSE COLLECTION

Plan

The same regular refuse collection now provided by the Town (once a week service) will be extended to the annexed area within 90 days of the effective date of annexation.

Report of study

Garbage collection - curbside

The Town is the process of transitioning from manual garbage pickup to automated pickup. Automated garbage pickup will be provided once a week. No new equipment will be required because of the annexation.

The garbage crews haul the garbage to the transfer station where it is loaded into the compactor. The Town hires an outside waste hauling firm to haul the compacted containers of garbage to a landfill. The Town pays the hauler for the landfill fees and the costs of hauling.

If the work is contracted to a private business the estimated cost for the 145 homes proposed by one contractor would be \$23.63 per month per home for once a week service or \$41,116 a year.

The estimated cost of garbage collection of the Fox Run Subdivision for existing homes is approximately \$10,266 annually.

TOWN OF SIGNAL MOUNTAIN
ANNEXATION STUDY – FOX RUN AND ADJACENT PROPERTIES

REFUSE COLLECTION - continued
Report of Study – continued

Garbage collection - backdoor

The Town also collects garbage from the back door for anyone over 70 years of age or disabled. The service is free. The cost of collecting garbage at the backdoors for this area has not been estimated. This service will be provided once a week.

Total Salaries	\$21,632
Labor rates	11,501
Postage	31
Printing	33
Medical Services	140
Total repairs & maintenance	474
Travel & training	75
Total landfill and hauling	120,120
Total supplies(uniforms, tires,etc.)	1,553
Gas & Diesel (orig est of \$7,348 + 52% increase)	11,169
Liability & Property Ins	3,141
Vacation coverage (2 weeks)	1,274
Total Garbage	171,143
Total annual costs	171,143
Annual cost per household - 2800	61.12
Monthly cost per household - 2800	5.09
145 homes @ \$61.12/household	8,862

with 5% increase in cost \$ 9,305

Brush collection

The Town regularly picks up brush at curbside. The Town has purchased a truck with an articulating arm that is more cost effective and efficient in picking up brush than the previous manual method. It takes approximately two weeks, on average, to traverse all of the town's

TOWN OF SIGNAL MOUNTAIN
ANNEXATION STUDY – FOX RUN AND ADJACENT PROPERTIES

REFUSE COLLECTION - continued
Report of Study – continued

streets. With this annexation the average time would go from two weeks to possibly three weeks, to traverse all town streets. No new equipment will be required because of the annexation.

The Town participates in a cooperative with a group of cities that periodically (as needed) brings a large commercial chipping machine to the Town to chip whatever amount of brush the Town has stockpiled. The machine chips the brush into mulch. The Town makes the mulch available to residents free of charge at the recycle center.

The estimated costs of brush collection of the Fox Run Subdivision for existing homes are approximately \$5,883 annually.

Brush collection	
Labor costs estimated	\$ 3,255
Truck maintenance on additional miles	532
Additional fuel to cover the area	88 @52%= 134
Brush chipping costs	<u>2,008</u>
Total estimated brush collection costs	<u>\$ 5,929 @ 5% = \$ 6225</u>

Leaf collection

The Town collects loose leaves at curbside. The Town currently devotes four (4) vacuum trucks manned with a driver (full-time Town employee) and two (2) part-time temporary employees as rakers from about the beginning of October to about the middle or end of February. This annexation would add approximately three to four days to the leaf season. No new equipment will be required because of the annexation. However, revenue from this area could help cover the cost of replacement leaf trucks that will be needed since three of the four Town's trucks are over ten years old.

The estimated costs of leaf collection of the Fox Run Subdivision for existing homes are approximately \$5,304 annually.

Leaf collection	
Labor costs estimated	\$ 4,707
Truck maintenance	494
Additional fuel costs	<u>103 @52%=157</u>
Total estimated leaf collection	<u>\$ 5,358 @5% = \$5626</u>

TOWN OF SIGNAL MOUNTAIN
ANNEXATION STUDY – FOX RUN AND ADJACENT PROPERTIES

REFUSE COLLECTION – continued
Report of Study - continued

Summary of Annual Refuse Collection Costs

	Full year at current <u>Town service</u>
Garbage collection	\$ 9,305
Brush collection	6,225
Leaf collection	<u>5,626</u>
Total cost of refuse collection	<u>\$ 21,156</u>

**ROAD AND STREET CONSTRUCTION AND REPAIR,
SIGNS AND LIGHTING, AND STORMWATER AND DRAINAGE**

Plan

- 1. Emergency maintenance of streets (repair of hazardous chuck holes, measures necessary to maintain normal traffic flow), removal of snow and/or salting of streets during icing conditions will begin on the effective date of annexation.*
- 2. Routine maintenance, on the same basis as in the present Town, will begin in the annexed area following the effective date of annexation.*
- 3. Within eighteen (18) months of annexation, street name signs will be installed as needed in all substantially developed areas.*
- 4. Street lights will be installed under the same standards as now prevail in the Town.*
- 5. Stormwater and drainage services for all streets within the annexed area will be studied within six months of the date of annexation. Erosion and drainage services currently provided to all streets within the Town shall be provided to the annexed area following the effective date of annexation.*

Report of study

The category emergency maintenance and initial road repairs includes repairs to areas where there are major problems, the addition of reflectors, the addition of striping as well as a provision for snow removal. An assessment has been made of all the streets that will be annexed in the Fox Run Subdivision including core-sampling drilling. There are two areas that are in need of extensive repair work or reconstruction. They are one section of 850 feet of Wood Sorrell Lane and the cul-de-sac for Pintail Lane. Both areas will need to be completely rebuilt. None of the streets have reflectors or striping.

The routine maintenance for the annexed streets in the Fox Run Subdivision would consist of mowing the street right of ways, sweeping the streets, maintaining the street reflectors, maintaining the street striping and the ongoing repairs of pot holes and any other hazardous street defects.

After a careful review of these annual maintenance items, it was determined that no additional equipment would need to be purchased due to the addition of these streets. In the analysis of these maintenance items an estimate was made of the projected time to complete the mowing of right of ways, street sweeping, and maintenance of the reflectors. Based on the projected time a labor cost was calculated for each of those items. The costs for additional materials consisted mainly of gasoline, diesel and oil. The cost of the annual maintenance of street striping was based on the last contract price for the Town's street striping.

ROAD AND STREET CONSTRUCTION AND REPAIR SIGNS AND LIGHTING, AND
STORMWATER AND DRAINAGE - continued
Report of Study – continued

The cost of the general street repairs was based on the cost of current operations for street maintenance in the Town less the projected cost for the mowing, sweeping, reflector maintenance, and striping.

Reconstruction repairs - Initial

The following is the estimate for the cost to rebuild the road sections that are in need of immediate repairs:

Wood Sorrell Lane – 630 ft with varying width

Stone	\$ 2,992
Binder	7,580
Asphalt	8,662
Labor	<u>4,381</u>
Total repair Wood Sorrell	<u>\$ 23,615</u>

Pintail Lane – cul-de-sac 80 ft. x 68 ft.

Stone	\$ 1,449
Binder	4,539
Asphalt	5,180
Labor	<u>1,878</u>
Total repair Pintail	<u>\$ 13,046</u>

Total repairs to both streets \$ 36,661

Paving cost

Paving cost was determined by using the paving bid received August 2006 \$37.50 per linear foot. The Public Works Department personnel reviewed all the street pavement conditions for this area. The Town is going to be entering into a contract to have all of their roads assessed and placed on a long range paving schedule. Roads will be paved or repaired when necessary but for the purpose of this study, the total cost of repairing all roads was divided over the next ten years. There is a total of 19,831 L.F. in the annexation area.

ROAD AND STREET CONSTRUCTION AND REPAIR, SIGNS AND LIGHTING, AND
 STORMWATER AND DRAINAGE – continued
 Report of Study – continued

Reflectors

Reflectors are installed on Town streets ever 40 feet. The reflectors installed in the Town are the type that is glued to the street. No special or additional equipment will need to be purchased. There is 19,831 linear feet of streets that will be annexed in the Fox Run Subdivision. Using the Town’s existing criteria of 40 feet between reflectors, approximately 496 reflectors will need to be installed.

Initial cost of reflectors – Fox Run:

Labor	\$1,260
Materials	685
Equipment usage	<u>217</u>
Total initial reflectors cost	<u>\$2162 @5%=\$2270</u>

Annual maintenance

Approximately two percent of the reflectors in the Town are replaced each year. As a conservative estimate the number of reflectors for the Fox Run streets that need to be replaced each year would be 15 reflectors. The estimated time it would take to replace those reflectors was eight man hours.

Annual cost of replacing reflectors on Fox Run streets:

Labor 8 hrs at \$18.20 avg. per hour	\$ 145
Materials	18
Equipment usage	<u>217</u>
Total annual cost of reflector replacement	<u>\$ 380 @5%= \$399</u>

Street Striping

The Town’s existing streets are striped with a double yellow center line. The 19,831 linear feet of street would require 39,662 linear feet of striping. Based on the last contract for street striping the cost would be \$.56 per linear feet.

Initial street striping – Fox Run:

Contract striping costs	\$28,557	Total
initial striping costs	<u>\$28,557 @5% \$29,985</u>	

ROAD AND STREET CONSTRUCTION AND REPAIR, SIGNS AND LIGHTING, AND
STORMWATER AND DRAINAGE – continued
Report of Study – continued

Street striping – continued

Annual maintenance

The schedule for re-striping streets in the Town is every four years. Based on the calculation for the initial striping of \$29,985 the yearly cost would be \$7,496.

Annual cost of street striping:

19,831 linear feet – two stripes @ \$.72 per linear foot x ¼ = \$7,139 @5%=\$7,496

Snow Removal

The Town plows the streets after snows giving priority to major roads and then working on connector and secondary roads. We have estimated that no additional equipment will need to be purchased to cover the removal of snow and/or the sanding of streets during icing conditions. We have based the cost of three snows per year with an estimated time for performing the work to be two hours for a total of six hours.

Snow removal and salting:

Labor 6 hrs at \$27.09 hr	\$ 163
Materials	212
Equipment usage	<u>290</u>
Total for snow removal and salting	<u>\$ 665 @5%=\$698</u>

Mowing Right of Way

It was projected that the mowing of the 3.75 miles of streets would take three man hours. Mowing of right of ways is performed in the Town four times per year. Therefore, the projected time for one year of mowing would be 8 man hours. Since no equipment would need to be purchased, the only cost of material would be additional gas and oil for the equipment. The cost of equipment consists of the depreciation or wear and tear on the mowing machinery.

Annual cost of mowing Fox Run right of ways:

Labor 8 hr at \$20.95	\$ 168
Materials	19
Equipment usage	<u>255</u>
Total annual cost of mowing	<u>\$ 442 @5%=\$464</u>

ROAD AND STREET CONSTRUCTION AND REPAIR, SIGNS AND LIGHTING, AND
STORMWATER AND DRAINAGE – continued
Report of Study - continued

Street sweeping

It was projected that the sweeping of the 3.75 miles of streets would take eight man hours. Street sweeping of the existing streets in the Town is done four times per year. Since no equipment would need to be purchased, the only cost of material would be additional gas and oil for the equipment. The cost of equipment consists of the usage or depreciation of the mowing machinery

Annual cost of sweeping Fox Run streets:

Labor 8 hrs at \$20.95	\$ 168
Materials	12
Equipment usage	<u>528</u>
Total annual cost of street sweeping	<u>\$ 708 @5%=\$743</u>

Street routine general maintenance

The general maintenance was calculated by using the previous cost for street maintenance less the estimate for the costs of sign maintenance, reflective markers maintenance. The cost calculated for the existing streets 60 miles of streets in the Town was \$128,629. The cost per mile was \$2,144.

Annual cost of general street maintenance:

Estimated \$2,144 per mile for 3.75 miles	<u>\$ 8,040 @5%=\$8442</u>
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Street name signs

An analysis was made of the streets in the Fox Run Subdivision of the streets name signs. All streets currently have street name signs; therefore no initial cost will be incurred to install these signs. The annual on going cost of maintaining will consist of labor and materials including signs and posts.

The annual cost of maintaining street name signs:

Labor 4 hrs at \$15.67	\$ 63
Materials	<u>100</u>
Total costs of maintaining street name signs	<u>\$ 163 @5%=\$171</u>

ROAD AND STREET CONSTRUCTION AND REPAIR, SIGNS AND LIGHTING,
 AND STORMWATER AND DRAINAGE – continued
 Report of Study – continued

Street lights

Street lights will be installed on the same basis as in the Town. Street lights are currently placed where a need arises due to the illumination and sight distance requirements. The Electric Power Board installs the street lights on existing poles and charges the Town a monthly fee for the electricity. If a pole is not at a location where the street lights needs to be installed, the Town must first install the pole. There are currently four street lights in Fox Run. These are privately owned and cost between \$5 and \$10 per month. No new street lights will need to be installed in the Fox Run Subdivision.

The ongoing annual cost of street lights will consist of the electricity to run the street lights. The Electric Power Board maintains the street lights and does not charge the Town for replacements.

Annual costs for street lights:

Electricity on the existing street lights \$ 40 @5%=\$42

Summary of Street Maintenance

The initial cost and annual maintenance cost:

	<u>Initial repairs</u>	<u>Annual maintenance after initial repairs</u>
Reflectors	\$ 2,270	\$ 399
Street striping	29,985	7,496
Snow removal		698
Mowing right of way		464
Street sweeping		743
Street repairs	36,661	-
Routine maintenance		8,442
Street name signs		171
Street lighting		42
	<u>\$ 68,916</u>	<u>\$ 18,455</u>
@5%	\$ 72,362	\$ 19,378

TOWN OF SIGNAL MOUNTAIN
ANNEXATION STUDY – FOX RUN AND ADJACENT PROPERTIES

ROAD AND STREET CONSTRUCTION AND REPAIR, SIGNS AND LIGHTING,
AND STORMWATER AND DRAINAGE – continued
Report of Study - continued

Stormwater and drainage service

After looking at the roads in Fox Run, we have identified 18 different areas that have drainage problems. We approximate that it would take approximately 20 days utilizing 4 men per day to repair deteriorated drainage structures. Labor was calculated using 4 men's combined wages with benefits.

Initial start up cost:

Labor = 20 days x 8 hrs/day x \$75.39 =	\$ 12,062
Material: sand, gravel & cement	500
Equipment-depreciation	<u>290</u>
	<u>\$ 12,852 @5%=\$13,495</u>

We estimate that it will take two men approximately 40 hours per year to maintain drainage structures.

Annual maintenance:

Labor = 40 hrs x \$16.34 (avg. wage) =	\$ 655
Materials: sand, gravel & cement =	100
Equipment-depreciation =	<u>290</u>
	<u>\$ 1,045 @5%=\$1097</u>

Total stormwater drainage cost initial full year \$ 13,897 @5%=\$14,592

PLANNING AND ZONING

Plan

The planning and zoning jurisdiction of the Town will be extended to the annexed are of the effective date of annexation. Town planning will thereafter encompass the annexed area. Pending a review of the zoning by the Town of Signal Mountain Planning omission and the Town Council, the property shall be reclassified to a temporary classification of LDR Low Density Residential District pursuant to Article 603 of the Town’s Zoning Ordinance.

Report of Study

The functions of planning and zoning are handled by the Town of Signal Mountain Planning Commission and the Town of Signal Mountain Council. Both of these groups are made up of voluntary members. There will be no additional costs to the Town for their services. The Council and Planning Commission are supported by the staff of the Town. There will be no additional costs for their time. In addition, the Regional Planning Agency advises the Planning Commission and Council. They do not charge for their services, so no cost will be projected for their time. Therefore, no additional costs have been calculated for planning and zoning activities due to the annexation of the Fox Run Subdivision and the adjacent properties.

RECREATION AND OTHER TOWN PROGRAMS

Plan

- 1. All of the recreational area and programs provided for the present Town residents will be made available immediately to the residents of the annexed area in the same manner as current citizens of the Town.*
- 2. Recreation programs such as swimming, summer camps, baseball, flag football, basketball, tennis will be made available to all residents of the annexed area in the same manner as the current residents of the Town.*
- 3. The Town Library and the Mountain Arts Community Center facilities shall be made available to the residents of the annexed area in the same manner as are other current residents of the Town.*

Report of Study

Recreation

The recreation activities in the Town are swimming, baseball, softball, basketball, flag football, summer camps, tennis, and playground activities.

The organized sport activities in the Town are the swimming team for boys and girls, baseball for boys, softball for girls and adults, basketball for boys and girls, and flag football for boys. These activities are not controlled or organized by the Town. They are under the direction of league organizers. The leagues collect and retain fees from the participants of these sports. The Town collects a non-resident fee from any participant that does not live in the Town. The non-resident fee is based on the amount the Town's citizens pay to fund the activity. The Town provides and maintains facilities for these activities.

The recreational activities the Town provides without league participation includes playgrounds, summer camps, tennis and the use of the swimming pool. The Town has provided numerous play ground areas with varying quantities of children's playground equipment. The Town maintains these areas and equipment. During the summer the Town has organized and provided with Town employees up to three weeks of camps for children. The Town also provides eight tennis courts for use of Town residents. The Town provides the swimming pool for citizens' use from Memorial Day until Labor Day every summer. The Town provides employees to operate and maintain the pool. The Town collects a non-resident fee from any one participating in the summer camp or who visits the swimming pool facilities.

RECREATION AND OTHER TOWN PROGRAMS – continued
Report of study – Recreation – continued

No additional personnel, equipment or facilities will be required with the annexation of the Fox Run Subdivision and the adjacent properties. The only cost associated with the annexation would be the loss of revenue from the collection of non-resident fees from citizens in the area. This amount was estimated based on 2007 participation by residents of the annexed area.

Loss of non-resident fees \$ 1,450

Report of Study

Library

The Library provides to the Town citizens borrowing privileges for all circulating books and media, access to library computers for research, access to all library programs for children and adults and reserve privileges for use of meeting rooms.

The State of Tennessee Minimum Standards for Libraries requires 2.0 books per capita for libraries in cities the size of Signal Mountain. The Town has a population of 7,725 as of the census taken by the Town in 2002 for a requirement of 15,450 books in circulation. The 140 homes with a population based on the 2.5 people per household in the Town of Signal Mountain from the last census taken by the United States Census Bureau in 2000 would be 350 people. Two books per person would be an additional requirement of 700 books. The Town currently has 22,307 items in the current collection well above the combined requirement of 16,150 for the current population and the Fox Run Subdivision and adjacent properties.

There are three computers available for patrons to use for research. Based on the current usage, those are expected to be adequate for the citizens from the proposed annexed area.

Currently the library offers programs for children. The library staff coordinates all activities. The programs are at capacity. If the annexation of the Fox Run Subdivision and adjacent properties brings in additional participants for the preschool story time and the summer reading programs, then one additional program per week will need to be added. The additional program will cost an estimated \$1,200 for supplies to be used for the program. One half of the program has been included in these costs for a total of \$600.

Adequate meeting room space is available for the additional patrons to conduct meetings.

No additional equipment will need to be added. Current library staff and their hours can accommodate the increased patron base. Except for the one additional reading program per week, no additional expenses will be needed. The non-resident fees currently collected will be a loss of revenue.

TOWN OF SIGNAL MOUNTAIN
ANNEXATION STUDY – FOX RUN AND ADJACENT PROPERTIES

RECREATION AND OTHER TOWN PROGRAMS – continued
Report of study – Library – continued

Initial cost of library services	
One additional reading program	\$ 600
Annual cost of library loss of non-resident fees	<u>325</u>
Total cost of library each year	<u>\$ 925</u>

Report of Study
Mountain Arts Community Center (MACC)

The Mountain Arts Community Center provides a variety of art and cultural programs for citizens. Some of the programs include drama, music, and art classes, pottery, weaving, martial arts, and various musical instruments. In addition to all the programs, the MACC provides rooms for rental to instructors. The MACC also provides meeting rooms for various organization and citizens.

No additional programs, equipment, staff or staff hours will be required as a result of the annexation of the Fox Run Subdivision and adjacent properties. The MACC will lose the non-resident fees collected from residents of those properties that have used the MACC facilities and programs.

The only cost will be the loss of non-resident fees	<u>\$ 266</u>
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Summary of Recreation and Other Activities

Recreation cost per year	\$ 1450
Library cost per year	925
Mountain Arts Community Center cost per year	<u>266</u>
Total per year	<u>\$ 2,641</u>

WATER SYSTEM

Plan

Water for all annexed properties will continue to be provided in the same manner as it is currently provided by the Walden's Ridge Utility District.

Report of Study

The water is provided to the Fox Run Subdivision and adjacent properties by Walden's Ridge Utility District. The Town of Signal Mountain will not incur any costs associated with the water system except the installation of fire hydrants discussed under fire service.

Impact of annexation - none

ELECTRICAL SYSTEM

Plan

Electricity will continue to be provided to residents of the newly annexed area by the Electric Power Board of Chattanooga.

Report of Study

The electricity will continue to be provided to the residents of the Fox Run Subdivision and adjacent properties by the Electric Power Board of Chattanooga. The Town of Signal Mountain will not incur any costs associated with electricity except the electric service for street lighting discussed under roads and streets.

Impact of annexation - none

SEWER SYSTEM

Plan

Sewer services for properties within the annexed area will be provided to the residents of the newly annexed area by the Hamilton County Water and Wastewater Authority to the extent that lines are available within the annexed area. The construction of new sewer lines will occur when the density of development makes new sewer lines feasible and funds for the construction of necessary sewer lines are available as determined by the Hamilton County Water and Wastewater Authority.

Report of Study

The sewer service for the Town of Signal Mountain has been provided by the Hamilton County Water and Wastewater Treatment Authority (HCWWTA.) since the sewer system was transferred by interlocal agreement to the HCWWTA in September 2002. The houses of the Fox Run Subdivision and adjacent properties are serviced by individual septic tanks. The construction of any new sewer lines would be determined by the HCWWTA.

Impact of annexation - none

INSPECTION/CODE ENFORCEMENT

Plan

The Town of Signal Mountain now provides inspection and code enforcement services (building, electrical, plumbing, gas and unsafe building services) to all areas of the Town. These same services will be provided to the newly annexed area when it becomes a part of the Town.

Report of Study

The Town of Signal Mountain has a full time position for a building inspector/codes enforcement officer. These services are currently being provided by the one employee. A review of the anticipated inspection service for this area indicates that no additional equipment, personnel, or additional staff hours will be required to provide these services.

Therefore, no additional cost has been included for this service.

Impact of annexation on inspection/code enforcement:

Personnel additional costs – none

Equipment additional costs - none

ANIMAL CONTROL

Plan

The Humane Educational Society currently provides the services of animal control and enforces the Town's leash laws and other animal control ordinances. This service or other comparable services available to citizens of the Town will be available in the new area when the annexation becomes effective.

Report of Study

The Town of Signal Mountain has been contracting with the Human Educational Society for animal control for many years. The Human Educational Society charges the city a fee based on the population of the city. They are charging \$4.92 per person for the number of citizens of an area as determined by the last United States Census Bureau count in the year 2000. There are an estimated 362 citizens in the area; therefore the estimated cost to the Town would be \$1,781.

Impact of annexation on animal control costs:

Contracted cost for Humane Educational Service	<u>\$ 1,781</u>
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TOWN OF SIGNAL MOUNTAIN
ANNEXATION STUDY – FOX RUN AND ADJACENT PROPERTIES

REVENUE GENERATED

There are mainly two types of revenue that will be generated from a residential subdivision in the Town. They are property tax and taxes collected at the State level and returned to the Town. The revenue collected at the State level and returned to the Town includes sales tax, telecommunication tax, alcohol tax, gasoline tax, excise tax, Hall income tax and payments from TVA. Some of the State shared taxes are returned to the Town on the basis of population and some of the taxes are returned on the basis a portion of the tax collected. Most of the taxes are returned are approximately \$109.60 per person per year. The Hall income tax is returned based on a portion of the total collected in the Town.

Other types of revenue collected from a residential subdivision could be building permits, business taxes from home offices and recreation fees. These other types are estimated to be of minimal amounts and have not been used in these calculations.

Property tax

The latest total tax assessment was \$12,887,475.

The total tax at the Town's current rate of \$1.775 \$ 228,753

State shared revenue

The 2000 census in the Town showed 2.5 residents per house.

The 145 homes x 2.5 people per house = 362 population x \$109.60 39,675

Hall income tax

The Hall income tax the Town estimates receiving for FY 2009 is \$500,000.

With a population of 7,725 currently in the Town, the revenue averaged \$64.72 for each person. The proposed annexed area with a population of 362 people x \$64.72 would produce 23,429

Total \$291,857

TOWN OF SIGNAL MOUNTAIN
ANNEXATION STUDY – FOX RUN AND ADJACENT PROPERTIES

Fox Run Subdivision and adjacent
properties

Schedule of revenue and costs incurred for ten years for an effective date of December 31, 2008

This projection is on a cash basis with inflation at 2.4% per year and 8% increase in property re-evaluations

Description	Jan. 2009 June 2009 6 mo	July 2009 June 2010	July 2010 June 2011	July 2011 June 2012	July 2012 June 2013	July 2013 June 2014	July 2014 June 2015	July 2015 June 2016	July 2016 June 2017	July 2017 June 2018	July 2018 Dec. 2018
REVENUE											
Property tax	0	228,753	228,753	247,053	247,053	247,053	247,053	266,817	266,817	266,817	133,409
State shared revenue	0	39,675	39,675	39,675	39,675	39,675	39,675	39,675	39,675	39,675	19,838
Hall Income Tax	0	0	23,429	23,429	23,429	23,429	23,429	23,429	23,429	23,429	11,715
Total revenue	0	268,428	291,857	310,157	310,157	310,157	310,157	329,921	329,921	329,921	164,961
EXPENDITURES											
Police	-25,195	-50,390	-51,599	-52,838	-54,106	-55,404	-56,734	-58,096	-59,490	-60,918	-31,190
Traffic Engineering	-56	-389	-115	-117	-120	-123	-126	-129	-132	-135	-69
Fire	0	-97,200	0	0	0	0	0	0	0	0	0
Refuse collection	-10,578	-21,156	-21,664	-22,184	-22,716	-23,261	-23,820	-24,391	-24,977	-25,576	-13,095
Street - paving	-32,203	-101,067	-65,952	-67,535	-69,155	-70,815	-72,515	-74,255	-76,037	-77,862	-39,865
Street - maintenance	-9,689	-72,362	-19,843	-20,319	-20,807	-21,306	-21,818	-22,341	-22,878	-23,427	-11,994
Stormwater & drainage	-549	-14,592	-1,123	-1,150	-1,178	-1,206	-1,235	-1,265	-1,295	-1,326	-679
Planning and zoning	0	0	0	0	0	0	0	0	0	0	0
Recreation/Library/MACC	-1,321	-2,641	-2,704	-2,769	-2,836	-2,904	-2,974	-3,045	-3,118	-3,193	-1,635
Water, Electrical & Sewer	0	0	0	0	0	0	0	0	0	0	0
Inspection/code enforcement	0	0	0	0	0	0	0	0	0	0	0
Animal control	-891	-1,781	-1,824	-1,868	-1,912	-1,958	-2,005	-2,053	-2,103	-2,153	-1,102
Payments on high school debt	-16,267	-32,638	-32,603	-32,608	-32,651	-32,595	-32,643	-32,590	-32,637	-32,648	-16,324
Total expenditures	-96,749	-394,216	-197,427	201,388	-205,482	209,573	-213,869	218,165	222,666	-227,238	115,954
Net revenue or - (shortage)	(96,749)	(125,788)	94,430	108,769	104,676	100,584	96,288	111,756	107,255	102,684	49,007
Accumulated revenue or (shortage)	(96,749)	(222,537)	(128,107)	(19,338)	85,338	185,922	282,210	393,966	501,221	603,905	652,912