

## Annexation Benefits

The benefits of annexation usually outweigh the disadvantages; however, we encourage you to thoroughly study your particular situation before making your decision. To assist you in this study, we provide the following information concerning City services and taxes.

- The City's tax rate is 60.59¢ per \$100 of assessed value. The city tax on a home with a tax appraisal of \$200,000 would be \$302.95 per year.
  - If annexed prior to November 30, 2024 the first tax assessment would be as of January 1, 2025, payable by November 30, 2024.
  - If annexed after November 30, 2024 but prior to November 30, 2025 the first tax assessment would be as of January 1, 2026, payable by November 30, 2026.

- Your current water rate is \$8.57 per 1,000 gallons. If your property is annexed, this rate would be reduced to \$5.71 per 1,000 gallons. If your household regularly uses 5,000 gallons per month, the rates would be:

	<u>Monthly</u>	<u>Annual</u>
Outside-city rate	\$42.85	\$514.20
Inside-City rate	\$28.55	\$342.60

- If you are connected to sewer, your current sewer rate is \$12.09 per 1,000 gallons. If your property is annexed, this rate would be reduced to \$8.06 per 1,000 gallons. If your household regularly uses 5,000 gallons per month, the rates would be:

	<u>Monthly</u>	<u>Annual</u>
Outside-city rate	\$60.45	\$725.40
Inside-City rate	\$40.30	\$483.60

- Residential garbage collection – Currently, the City provides a 90-gallon roll-out container to each residence. This is collected one time per week at no charge.
- Fire Protection – The City's fire department has a Class 3/3x insurance rating, which is lower than the County's rating. This difference can account for a reduction in property insurance costs, dependent on the insurance carrier.
- City elections – All property owners are entitled to vote in City elections.
- Public Works – Street sweeping, salted and plowed roads, leaf pick-up.
- Cemetery – discounted plots at the City Cemetery

If you would like more information or an actual cost of your projected city tax for your home and/or property, you can contact the City Clerk for that estimate. Contact information will be listed at the end of the letter.

### The annexation process and procedure:

- The City does require a request for annexation (see attached example) to be submitted by the property owner. This can be done via a written/typed letter emailed, dropped off, or mailed to the City Clerk. Please include any specific services you would like to receive, if any, like water and/or sewer services (if you do not already have those services from the City.)
- Once your request has been received, City staff will look at that feasibility of annexation of your property and the services you have requested. City staff will create a Plan of Services for your annexation. This will include any utility extensions and any costs that may be associated with those extensions. The Plan of Services will be shared with you BEFORE the City moves forward with the annexation. If there is a cost associated with a utility mainline extension to your property, you will be able to agree or disagree with that cost at this time. If you do not agree with the cost, you may stop the annexation process.
- Notification process will begin. Signage will be posted near and on the property being annexed. Letters will be sent to owners of neighboring property owners. Public Notice in the newspaper. This all must be advertised 21 days prior to the first Public Hearing.
- Once the Plan of Services has been reviewed and agreed to, an annexation map will be created. The map and Plan of Services will then be placed on the next Planning Commission's meeting agenda. Planning Commission will hold a Public Hearing. The Planning Commission will review the proposed annexation area and the Plan of Services to make a recommendation to the Crossville City Council.
- Once the Planning Commission has made their recommendation, a Public Hearing must be held. At the Public Hearing, the public is invited to make any comments for or against the annexation.
- The Public Hearing must be advertised for 21 days. The Public Hearing may be held the month after the Planning Commission's meeting or two months after.
- A week prior to the Public Hearing and City Council meeting, the City Council will have a Work Session. At that time, Staff and the public may have discussions with the City Council regarding the annexation they will be voting on.
- At the conclusion of the Public Hearing, the City Council will have their meeting. During that meeting, your annexation request will be heard. It will usually appear in the "Consent Agenda," unless there is something specific about the annexation that would need to be discussed. Once the annexation is approved, by resolution, your property will be a part of the City of Crossville!

From the time the request is made, staff review, creation of the Plan of Services and annexation map, Planning Commission recommendation, Public Hearing, and finally City Council, it involves a lot of work and time. This process can take anywhere from 90-120 days. City staff strives to make the process as easy as possible for the public. We do our best to keep the public informed along the way.

If you have any questions or would like more information, please contact one of the following city staff and they will be happy to assist you.

**Crossville City Clerk: Baylee Rhea, (931) 456-5680 / baylee.rhea@crossvilletn.gov**  
**Crossville City Planner: Kevin Dean, (931) 456-8464 / kevin.dean@crossvilletn.gov**

*If you are interested in annexation, below is a template of a letter that would need to be submitted to the City Clerk's office requesting to be annexed.*

**INSERT DATE HERE**

Dear City of Crossville:

I, **INSERT NAME HERE**, am the property owner of **INSERT TAX MAP AND PARCEL(S) AND ROAD NAME/ADDRESS**. I am requesting to annex this property in to the City of Crossville.

Upon annexation, I am requesting **INSERT SERVICES (SEWER, WATER) HERE** (if any) for the property.

**DETAIL INTENDED USE OF PROPERTY HERE.**

Sincerely,  
SIGN HERE  
LIST CONTACT INFO