ORDINANCE NO. 702

"General Fee Ordinance"

AN ORDINANCE OF THE CITY OF GRANITE SHOALS, TEXAS, PROVIDING FOR MODIFICATIONS OF CERTAIN FEES IN THE CITY GENERAL SCHEDULE OF FEES; AND PROVIDING FOR THE FOLLOWING: FINDINGS OF FACT; A SAVINGS CLAUSE; SEVERABILITY; REPEALER; EFFECTIVE DATE; AND PROPER NOTICE AND MEETING.

WHEREAS, the City Council of the City of Granite Shoals, Texas, seeks to provide for the safe and orderly development of land and use of property within its corporate limits; and,

WHEREAS, the City staff has reviewed the current fee schedule and finds that the costs of processing various permit applications, including, but not limited to, the actual costs and expenses of city personnel and materials, exceeds the costs recovered by the City under the current fee schedule; and,

WHEREAS, the City Council finds that the current fee schedule does not address certain costs that are necessary to ensure that the City will recover a reasonable percentage of its actual costs to process permit applications; and,

WHEREAS, the City Council finds that the following amendments are necessary to ensure that the City will recover a greater percentage of its actual costs; and,

WHEREAS, the City recognizes its responsibility and authority to impose ordinances and controls that are necessary for the government of the City, its interest, welfare, and good order of the City as a body politic;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRANITE SHOALS, TEXAS, THAT:

SECTION I. FINDINGS OF FACT

All of the above premises are hereby found to be true and correct legislative and factual findings of the City of Granite Shoals and are hereby approved and incorporated into the body of this ordinance as if copied in their entirety.

SECTION II. REPEAL OF PREVIOUS ORDINANCE

This ordinance modifies select fees and charges, as listed in the Fee Schedule for the City, which is reproduced in Appendix B (Schedule of Fees and Charges) to the City of Granite Shoals Code of Ordinances.

SECTION III. FEE SCHEDULE

The fees included on the attached Exhibit A are hereby adopted as the official fee schedule of the City of Granite Shoals:

SECTION IV. SAVINGS

The repeal of any ordinance or part of ordinances effectuated by the enactment of this ordinance shall not be construed as abandoning any action now pending under or by virtue of such ordinance or as discontinuing, abating, modifying or altering any penalty accruing or to accrue, or as affecting any rights of the City under any section or provisions of any ordinances at the time of passage of this ordinance.

SECTION V. SEVERABILITY

If any provision, section, sentence, clause or phrase of this ordinance, or the application of the same to any person or set of circumstances is for any reason held to be unconstitutional, void, invalid, or unenforceable, the validity of the remaining portions of this ordinance or its application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council of the City of Granite Shoals in adopting, and of the Mayor in approving this ordinance, that no portion thereof or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality or invalidity of any portion, provision or regulation.

SECTION VI. REPEALER

The provisions of this ordinance shall be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein, provided, however, that all prior ordinances or parts of ordinances inconsistent or in conflict with any of the provisions of this ordinance are hereby expressly repealed to the extent that such inconsistency is apparent. This ordinance shall not be construed to require or allow any act that is prohibited by any other ordinance.

SECTION VII. EFFECTIVE DATE

This ordinance shall take effect immediately from and after its passage and publication as may be required by governing law.

SECTION VIII. NOTICE AND MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

Passed and approved this 27th day of September, 2016.

APPROVED:

Carl Brugger

Carl Brugger, Mayor

ATTEST:

Elaine Simpson

Elaine Simpson, City Secretary

APPROVED AS TO FORM:

Brad Young, City Attorney

Appendix B - SCHEDULE OF FEES AND CHARGES[1]

Footnotes:

--- (1) ---

Editor's note—Ord. No. 646, § II, adopted September 23, 2014, repealed appendix B, and § III of Ord. No. 646 enacted a new appendix B as set out herein. The former appendix B pertained to similar subject matter and derived from Ord. No. 621, adopted September 24, 2013.

[Section A.] - Building permits—New Construction and additions.

~~New Residential:~~ New Residential:	~~$0.65 per square feet~~ $0.80 per square feet
*All permits for new residential construction and additions include plan review, building, electrical, plumbing, and mechanical permits and inspections.	
~~New Commercial:~~ New Commercial	~~$0.75 per square feet~~ $0.90 per square feet
*All permits for new residential construction and additions include plan review, building, electrical, plumbing, and mechanical permits and inspections.	

(Ord. No. 646, § III, 9-23-2014)

[Section B.] - Building permits—Remodel.

Plan review	$60.00

Building permit	60.00
Electrical permit	60.00
Mechanical permits	60.00
Plumbing permits	60.00
~~Inspections~~ Inspections	~~50.00~~ $65.00
Manufactured homes	350.00
Accessory building	50.00
In-ground swimming pools	100.00
Porch/patio/deck/carports	50.00
Flat work above 30 inches height	75.00
New irrigation systems	125.00
Fence~~s~~ Permit, (if required) – includes inspection	50.00
Demolition fee	50.00

(Ord. No. 646, § III, 9-23-2014)

[Section C.] - Permit fee, deposit, and escort fee for moving houses, buildings, or structures as allowed by City Code.

Permit application for moving into the city limits, and to cleanup when relocating within the city limits, any old or used building or structure	$250.00
Refundable deposit to insure the security of utilities, city streets	750.00

Escort fee — Requires minimum of two police officers for escort	200.00
Inspection on site any old or used house, building, or structure before being relocated within the city limits	200.0,0 plus any permits required
Inspections requiring more than 1 hour	100.00/hour

(Ord. No. 646, § III, 9-23-2014)

[Section D.] - Building permits—Other, continued.

Backflow prevention device permit fee	$ 60.00
Retaining walls equal of greater than 4 feet	150.00
Roofing permit fee	150.00
Replats	
Replat of 1 to 4 lots	150.00
Replat of 5 lots or more	250.00

(Ord. No. 646, § III, 9-23-2014)

[Section E.] - Permit fees—Other.

Special events	$100.00
First-time peddlers permit, includes background check fee, per year	100.00 + $10.00 per additional person
Renewal peddlers permit, includes background check fee, per year	50.00 + $10.00 per

	additional person
Helipad, permanent	200.00
Helipad, annual renewal fee	100.00
Sexually oriented business license fee, annual fee is nonrefundable and not prorated	500.00
Sexually oriented business individual employee license application fee, nonrefundable and not prorated	75.00
Fee for license application for tattoo business, nonrefundable and not prorated	100.00
Fee for annual renewal of tattoo business license, nonrefundable and not prorated	100.00

(Ord. No. 646, § III, 9-23-2014; Ord. No. 675, § III, 10-27-2015)

[Section F.] - Street/right-of-way fees.

Construction — For activities other than excavation	$500.00
Excavation — For drilling, boring, cutting, or other excavation	500.00
Temporary obstruction of right-of-way, fee is per day	100.00
Refundable deposit to insure the integrity of utilities, city streets	500.00
Culverts	
Diameter in inches: 8	$175.00
Diameter in inches: 12	210.00

Diameter in inches: 15	250.00
Diameter in inches: 24	300.00

(Ord. No. 646, § III, 9-23-2014)

[Section G.] - Sign permits.

New signage	$150.00
Update signage — New business owner, no significant changes	NC
Yard sale permits, permits for 5 signs	$5.00

(Ord. No. 646, § III, 9-23-2014)

[Section H.] - Variances, conditional use permits, zoning.

Variance or adjustment	$350.00
Variance or adjustment appeal	150.00
Conditional use permit	350.00
Zoning application for changes to zoning classification, fee per property	350.00
Notice re: Zoning application, fee per notice	10.00
Release of easement	150.00

(Ord. No. 646, § III, 9-23-2014; Ord. No. 675, § III, 10-27-2015)

[Section I.] - Flood zone development.

Fifty dollars.

(Ord. No. 646, § III, 9-23-2014)

[Section J.] - Subdivision regulation exceptions.

Five hundred dollars.

(Ord. No. 646, § III, 9-23-2014)

[Section K.] - Animal control fees.

Animal control registration fee, per animal — Lifetime of animal	$35.00
Animal control holding fee — Unregistered animal	45.00
Animal control holding fee — Registered animal	20.00
Animal control voluntary surrender fee	75.00

(Ord. No. 646, § III, 9-23-2014)

[Section L.] - Sherwood Shores Trust Fund fees.

Statement w/release of lien	$35.00
Statement w/subordination agreement	100.00

(Ord. No. 646, § III, 9-23-2014)

[Section M.] - Fire code related fees.

Plan: Valuation Fee Schedule	
$1.00 to $250,000.00	$300.00
$251,000.00 to $500,000.00	$650.00

$501,000.00 to $1,000,000.00	$900.00
$1,000,001.00 to $3,000,000.00	$1,400.00
$3,000,001.00 to $6,000,000.00	$2,200.00
$6,000,001.00 and up: Base fee $2,200.00 *plus $0.25 each additional $1,000.00	$2,200.00
Inspections (Fire Alarm and/or Sprinkler System):	
Valuation Fee Schedule	
$1.00 to $250,000.00	$550.00
$251,000.00 to $500,000.00	$850.00
$501,000.00 to $1,000,000.00	$1,150.00
$1,000,001.00 to $3,000,000.00	$1,700.00
$3,000,001.00 to $6,000,000.00	$2,650.00
$6,000,001.00 and up: Base fee $2,200.00 *plus $0.25 each additional $1,000.00	$2,200.00
Annual Fire Safety Inspections — Commercial Buildings:	
Any inspection required by federal, state, or local government agency *Fee per address and inspection	$150.00
Blasting Permit Fee:	$50.00
Inspection for Certificate of Occupancy on any Commercial Space:	
Inspection fee, certificate of occupancy, per address	$100.00

(Ord. No. 646, § III, 9-23-2014)

[Section N.] - Administrative fees.

Credit card convenience fee	$ 5.00
Return item fee	35.00
Police accident reports	8.00
Park reservation fee, per day	50.00
~~Community center rental, per day~~ Community center rental, per day	~~50.00~~ 100.00
Boat launch fee for non-residents	10.00
Vacation home rental registration per year	150.00
Fees for reproduction or items associated with open records charges will be based upon the most current schedule of fees of the Texas Attorney General's Office fee schedule found in the Texas Administrative Code, Title 1, Part 3, Chapter 70.	

(Ord. No. 646, § III, 9-23-2014; Ord. No. 675, § III, 10-27-2015)

[Section O.] - Solid waste fees.

Residential service fees:

Service Class	Monthly Service Rate				
	1 Cart	2 Carts	3 Carts	4 Carts	5 Carts
Inside city limits	19.58	23.58	29.58	37.58	47.58
Outside city limits	20.44	25.44	32.44	41.44	52.44

Garbage only	23.50	28.30	35.50	45.10	57.10

Commercial service fees:

Service Class	Monthly Service Rate				
	1X/wk	2X/wk	3X/wk	4X/wk	Extra PU
96-gallon	28.29	53.02	-	-	29.33
Extra cart	16.16	32.33	-	-	-
2 YD	76.36	122.85	159.86	202.50	101.35
3 YD	89.33	161.74	189.03	220.10	101.35
4 YD	104.66	198.18	229.67	278.44	105.76
6 YD	125.62	229.67	266.71	323.03	105.76
8 YD	152.68	265.18	315.18	377.68	110.16

Solid waste service only deposit: Deposit shall be equal to two months service charge based upon size and service frequency.

Lock bar service:	
Monthly service charge	$11.73

Vacation home rental services:

Service Class	Monthly Service Rate

	1 x/WK	2x/WK	3x/WK	4/WK	Extra PU
96-Gallon	28.29	53.02	—	—	29.33
Extra cart	16.16	32.33	—	—	—

City Cleanup Administrative Fee:	
Monthly fee per account	$0.75

Waste Disposal Fees:	
Bulk disposal, per load up to 16 feet trailer	$35.00
Brush disposal, per load up to 16 feet trailer	25.00
Brush disposal, per load, pickup bed	20.00
Tire disposal:	
19-inch or less, per tire	3.00
Over 19 inch, per tire	5.00
Agricultural tire, per tire	8.00
Mechanized equipment tire, per tire	8.00

(Ord. No. 646, § III, 9-23-2014; Ord. No. 675, § III, 10-27-2015)

[Section R.] - Utilities fees.

Utility Administrative Fees:	
Late payment fee	$20.00
Delinquent payment fee	40.00
Utility billing — Payment arrangement fee	45.00
Auto draft fee for utility bill payment	NC
On-line fee for utility bill payment	3.00
LCRA Fee Increase, per account per month, Surface system	0.50
Equipment replacement fee, per account per month	0.50
Connection/Reconnection Fees:	
Connection of service during regular business hours	$ 40.00
Connection/reconnection of service requiring on-call staff	150.00
Utility Service Fees:	
Customer service inspection fee, each	$65.00
Customer service re-inspection fee, each	25.00
Hose bibb vacuum breakers, each	10.00
Temporary 3-Day Water Service Fees:	
Inside city limits	$50.00
Outside city limits	75.00
Use is limited to 3 days and 2,000 gallons for fee	
Use over 2,000 gallons shall be billed at the current rate	

Cross Connection/Backflow Device Fees/Inspections	City cost + $25.00
Fire Hydrant Meter Rental Fees:	
Deposit for meter	$350.00
Charge per 1,000 gallons use	2.75
Rental Fee, per use	150.00
Meter Accuracy Testing:	
Meter accuracy test — Certified test by external source	$150.00
Meter accuracy flow test (performed by staff)	35.00
~~Manual reread, no charge for 2 rereads per year~~ METER REREAD without Data Log (1 per year no charge)	~~25.00~~ 25.00
~~AMR reread, no charge for 2 rereads per year~~	~~35.00~~
~~AMR data log, no charge for 2 data recoveries per year~~ AMR data log (1 per year at no charge)	~~50.00~~ 50.00
AMR meter upgrade, per request	200.00

Water Rates:

Table One: Monthly Service Rates For Each Active Meter:

Meter size in inches	Rates	
	Inside City Limits	Outside City Limits
¾	$ 36.86	$ 61.23
1	70.98	91.86

1.5	81.34	104.80
2	91.70	292.56
3	173.34	548.64
4	281.79	914.38
6	485.00	1,200.00
8	1,175.00	2,350.00

The first 2,000 gallons of water are included in the minimum monthly charges shown in the table above.

Table Two: Volumetric Service Rates: Water usage above 2,000 gallons shall be billed at the following rates per 1,000 gallons:

Inside City Limits	Rate	Outside City Limits	Rate
2,001—5,000	$2.75	2,001—5,000	$3.35
5,001—8,000	$3.49	5,001—8,000	$4.16
8,001—12,000	$4.15	8,001—12,000	$4.82
12,001—16,000	$4.75	12,001—16,000	$6.12
over 16,000	$5.79	16,000 and over	$7.92

Table Three: Master Meter Minimum Base Charges.

Entity Description: Number of Minimums to be Charged:

(1) Apartment buildings and mobile home parks: Each unit or space available shall be considered 0.50 normal minimums with no regard for the number of units or spaces actually occupied.

(2) Recreational vehicle parks: Each space available shall be considered 0.15 normal minimums, with no regard for the number of spaces actually occupied.

(3) Hotels and motels: Every available rental room will be considered 0.15 normal minimums, with no regard for the number of spaces actually occupied.

(4) Hospitals, schools, and churches: Every lavatory, toilet, or urinal and shower bath shall be considered 0.10 normal minimums.

(5) Strip centers: Each business unit located in the center shall be charged the minimum.

(6) Malls and office buildings: Each fixture connected to the water will be considered 0.25 normal minimums.

(7) New construction and remodeling (unoccupied): Shall be considered to be on one minimum for water.

(8) Other (not listed above): To be established on a case by case basis by the city manager and the finance director.

Note: In all the above cases, the total units will be rounded up to the next whole number. All normal minimums are at the rates listed in Table One.

Table Four: Drought Contingency Plan Rates: When water shortage conditions are declared and remain in effect for a majority of the days in a calendar month, water usage above 2,000 gallons shall be billed at the following rates per 1,000 gallons based upon the declared drought stage.

		Drought Stage			
		1	2	3	4
Location	Gallons Used	Normal	Moderate	Severe	Extreme
Inside City Limits	2,001—5,000	$2.75	$2.95	$3.25	$3.75
	5,001—8,000	3.49	3.69	3.95	4.75
	8,001—10,000	4.15	4.35	4.65	5.85
	10,001—12,000	4.35	4.57	5.40	6.95
	12,001—16,000	4.75	5.23	6.15	8.05
	over 16,000	5.79	6.37	6.95	9.15
Outside City Limits	2,001—5,000	3.35	3.55	4.35	5.10
	5,001—8,000	4.16	4.36	5.25	6.10
	8,001—10,000	4.46	4.82	6.15	7.25
	10,001—12,000	5.02	5.30	7.15	9.15

	12,001—16,000	6.12	6.73	8.15	10.50
	16,000 and over	7.92	8.71	9.15	11.25

Minimum fees: The minimum fees shown in the tables above shall be charged whether the customer actually uses the service or not.

Minimum monthly base charges for water service with a meter over eight inches will be determined by the city council on an individual case-by-case basis.

The minimum monthly base charges and the water usage charges apply in addition to any surcharges that may be imposed in accordance with the city's drought contingency plan.

Water Service Tap Fees: The tap fees (or connection fees) shall be charged to each user connecting to the water system of the city. These fees are applicable only where the existing main is larger than the requested meter size. These fees are non-refundable.

When water meter size is equal to or larger than existing water main an application for service must be made to the city in accordance with article II of chapter 38.

Where water meter and valves are to be installed inside the city corporate limits, the following tap fees shall apply:

Location	Tap Size in Inches	Tap Fee
Inside City Limits	¾	~~$ 1,600.00~~ $1800.00
	1	~~1,850.00~~ $2050.00
	1.5	~~2,275.00~~ 2500 + cost
	2	~~2,850.00~~ 2500 + cost
	3	~~4,100.00~~ 2500 + cost
	4	~~5,200.00~~

		2500 + cost
	6	~~6,200.00~~ 2500 + cost
	8	~~10,500.00~~ 2500 + cost

Where water meter and valves are to be installed outside the city corporate limits, the following tap fees shall apply:

Location	Tap Size in Inches	Tap Fee
Outside City Limits	¾	~~$ 2,100.00~~ $2300.00
	1	~~2,650.00~~ 2500 + cost
	1.5	~~3,250.00~~ 2500 + cost
	2	~~3,500.00~~ 2500 + cost
	3	~~5,600.00~~ 2500 + cost
	4	~~7,000.00~~ 2500 + cost
	6	~~9,800.00~~

		2500 + cost
	8	~~15,000.00~~ 2500 + cost

Tap fees for water service with a meter over eight inches will be determined by the city council on an individual, case-by-case basis.

Street cut fees: Fees associated with new tap (connection) installations for providing access to service location requiring street cuts.

Type of Surface	Fee
Unimproved	$350.00
Seal coated	450.00
Asphalt	750.00

Utility Deposits:

Residential Utility Service Deposit:

	Resident	Customers w/2 or more disconnects for nonpay in 6 months
Inside City Limits	$150.00	$200.00
Outside City Limits	200.00	250.00

Commercial Utility Service Deposit:

Meter Size in inches	Utility Deposit	Two or more disconnects in 6 months
1	$ 250.00	$ 350.00

1½	325.00	425.00
2	350.00	450.00
3	450.00	550.00
4	650.00	750.00
6	850.00	950.00
8	1,200.00	1,300.00

Utility deposits for a meter over eight inches shall be determined by the city council on an individual case-by-case basis.

Utility Service Damages:	
Damages to utility service installations shall be billed to customer at cost of repair and parts. Utility service may be disconnected for failure to pay for damage to utility system.	Cost of repair

(Ord. No. 646, § III, 9-23-2014; Ord. No. 675, § III, 10-27-2015)