CITY OF RHOME, TEXAS
ORDINANCE NO. 2020-08

AN ORDINANCE OF THE CITY OF RHOME, TEXAS ADOPTING A NEW CHAPTER 15, ENTITLED, "SCHEDULE OF FEES" OF THE CITY OF RHOME'S CODE OF ORDINANCES TO ENCOMPASS AND AMEND ALL FEES, INCLUDING PERMITS, ZONING, WATER & SEWER RATES AND IMPACT FEES AND CODE ENFORCEMENT FEES; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY FOR VIOLATIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBILCATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Rhome is a General Law, Type A Municipality; and

WHEREAS, the City Council of the City of Rhome, Texas desires to provide a mechanism by which local modifications reflecting the unique needs of the City of Rhome may be made when deemed appropriate; and

WHEREAS, in order to offset costs associated with the administration, investigation, and implementation of the municipal codes adopted herein, the City Council desires to adopt fee schedules for the cost of the various services provided by the City relating to any municipal codes; and

Whereas, to increase transparency and efficiency by locating all fees in a single chapter of the Code of Ordinances; and

WHEREAS, the City Council of the City of Rhome, Texas has determined that it is in the best interest of the public and in support of the health, safety, morals, and general welfare of the citizens of the City that the municipal codes be updated, be established as hereinafter stated.

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

SECTION 1
LEGISLATIVE FINDINGS

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

SECTION 2
FEE SCHEDULE

The fee schedule shall be amended as follows and shall be maintained in the City Secretary's Office. ***Any city service fee** not provided in ordinance shall be in an appropriate amount as calculated by City Staff and Council approval.

SECTION 3
ADOPTING CHAPTER 15 "SCHEDULE OF FEES"

Building Permit Valuation Calculation Fees:

Commercial Construction

Square footage includes all under roof construction. Multi-story structures shall be computed for each occupied floor and the sum of all floor area shall be construed as the aggregate area.

Valuation	Fee
$1.00 to $200.00	$110.00
$201.00 to $10,000.00	$130.00
$10,001.00 to $25,000.00	$130.00 – For the first $10K, $14.00 for each additional $1,000.00
$25,001.00 to $50,000.00	$303.00 – For the first $25K, $12.12 for each additional $1,000.00
$50,001.00 to $100,000.00	$421.00 – For the first $25K, $10.10 for each additional $1,000.00
$100,001.00 to $500,000.00	$1,023.75 – For the first $100K, $5.60 for each additional $1,000.00
$500,001.00 to $1,000,000.00	$3,263.75 – For the first $500K, $4.75 for each additional $1,000.00
$1,000,001.00 & up	$5638.75 – For the first $1 million, $3.15 for each additional $1,000.00
Fire Sprinkler/alarm	Actual cost of 3rd party vendor/pass-through
Plan Review fee	65% of building permit fee

New Residential Construction

Includes single and multi-family residences. Square footage includes all under roof construction. Multi-story structures shall be computed for each occupied floor and the sum of all floor area shall be construed as the aggregate area.

Square Footage (S.F.)	Fee
0 – 1,500 S.F.	$785.00
1,501 – 10,000 S. F.	$785 – For the first 1,500 S.F. plus $0.35 for each additional S.F. to and including 10,000 S.F.
Over 10,000 S.F.	$3760.00 – For the first 10,000 S. F. plus $0.15 for each additional S.F.
Plan Review fee	65% of building permit fee
Admin Fee (in addition to above)	$35.00

Trade Permits

In addition to the appropriate new commercial or new residential permitting fee structure each trade is also required to obtain a permit in conjunction with the general contractor.

Plumbing	Fee
Base Permit	$110.00
Plus, appropriate fee below:	
Fixture	$25.00 ea
Water heater	$25.00 ea
Gas Piping (up to 5 openings)	$25.00 ea
Additional openings each:	*$5.00 ea*
Plumbing irrigation for the first 5 heads	$25.00 ea
Additional heads each	*$5.00 ea*
Private Water Wells	not allowed

Mechanical	Fee
Base Permit	$110.00
Plus, appropriate fee below:	
Heating system: Direct fire unit heater, boiler hot air	$25.00
Furnace or central hating plant (each)	$25.00
Refrigerated air system (each)	$25.00
Blower or fan connected to a duct system	$25.00

Combined system fees shall be determined by adding appropriate fee for each element

Electrical	**Fee**
Base Permit	$110.00
Plus, appropriate fee below:	
Residential	$.075 per sq.ft.
Multi-family	$.10 per sq.ft.
In-ground pools	$100.00
Above ground pools	$50.00
Per outlet up to 20	$2.00/$.75 ea add
Fixtures up to 20	$2.00/$.75 ea add
Pole/Mounted lights	$2.00
Theatrical lighting	$6.00
Res. Appliances	$6.00
Non-res. Appliances	$7.00
Power Apparatus	$6.00 ea
Signs and outlets	$35.00
Services 600v or less not over 200 amps	$45.00
Retail/Commercial Signs	*per commercial valuation table + 65% of that amount for plan review*

Alteration/Addition(s) for Residential Construction	**Base Fee**
Building, Mechanical, Electrical, Plumbing, In-ground pool, Fuel Gas and similar trade	$100.00/per trade
Other Project Types not listed above	$160.00/per trade
Admin Fee in addition to above	$10.00

MISC.	**Fee**
Certificate of Occupancy – Commercial/Residential	$150.00
DRIVEWAY Permit	$100.00
RIGHT-OF-WAY Permit	$150.00
GAS WELL Drilling Permit	$5,000.00
Street Light	$100.00
Drainage & Storm Drain Inspections	$100.00
Signs	65% of cost of construction

DEMOLITION	**Fee**
Base Permit fee – All Bldgs	$150.00
DEMOLITION BOND – DEPOSIT	
Building not to exceed 2,000 sq.ft.	$2000.00

GENERAL ADMINISTRATION	Fee
TABC Applications – City Secretary certification	$25.00
Notary Fee – first stamp	$6.00
Successive stamps	$1.00
Certified Copies – first page	$15.00
Additional copies	$7.50
Local faxes	$1.00 per page
Copies:	
black and white – 8.5x11	$.25 per page
black and white – 8.5x14	$.35 per page
black and white – 11x17	$.50 per page
color – 8.5x11	$.50 per page
color – 8.5x14	$.70 per page
color – 11.17	$1.00 per page

Public Information Act fees as provided by Texas Administrative Code, Title 1, Part 3, Chapter 70, Rule §70.3

Solicitor Permit (roadside)	$25.00
Solicitor Permit (Door to Door – requires background check)	$50.00
Moving Buildings Permit	$100.00

POLICE DEPARTMENT	Fee
Accident Reports	$ 6.00
Vehicle Towing fee	$65.00
Notification fee	$50.00
(plus, cost of publication if cost of publication exceeds 50% of the notification fee)	
Impoundment fee	$20.00 per day
Impoundment fee – if vehicle is longer than 25'	$35.00

ANIMAL IMPOUND	Fee
Impoundment	$50.00

MUNICIPAL COURT

(municipal court fines determined by MC Judge in accordance with state law and municipal court costs are as required by state law)

CODE ENFORCEMENT	Fee
Mowing & Trash Abatement – based on labor, equipment, admin costs	
Labor	$25 per hour
Equipment	$125 per hour (includes fuel)
Admin: 1st offense -	$25
Repeat offense -	$10

SUBDIVISION PLATS AND ZONING	**Fee**
Preliminary Plat/Replat – base fee Single Family - $20 per lot for 1st 10 lots and $7.50 ea. Additional, Plus $25 per acre for areas not platted into lots Commercial/Ind. - $50 per acre MF/Duplex - $25 per unit	**$700.00**
Final Plat – base fee Single Family - $20 per lot for 1st 10 lots and $7.50 ea. Additional, Plus $25 per acre for areas not platted into lots Commercial/Ind. - $50 per acre MF/Duplex - $25 per unit	**$400.00**
Planned Developments	**$1,500.00+ 10.00/lot**
Zone Changes (0-10 Acres)	$750.00
Zone Changes (10 or more Acres)	$1,500.00
Specific Use Permits	$150.00
Zoning Variances - Residential	$500.00
Zoning Variances - Commercial	$800.00

HEALTH & SANITARY INSPECTIONS, PERMITS AND PLAN REVIEW	**Fee**
(Annual health inspections – two inspections required per year; fee includes both inspections)	
School cafeteria	$300.00
Restaurant	$300.00
Convenience store	$300.00
Grocery store	$300.00
Admin fee for annual health inspections	$100.00
Food establishment re-inspection fee	$120.00
Seasonal vendors (i.e., snow-cones, ice cream truck)	$100.00
Admin fee for seasonal vendors	$50.00
Plan review (per completed review)	$120.00 hr/1-hr min.
Pre-opening food establishment (construction) inspections	$150.00
Pre-opening food establishment – re-inspection fee	$100.00
Food-borne illness investigation initial fee	$200.00
Health complaints	$150.00
Health Inspector Admin fees:	
Required meeting – onsite attendance	$120 hr/1-hr min.
Court Appearances	$120 hr/2-hr min
Consultation	$120 hr/1-hr min.

UTILITY BILLING	**Fee**
Late payments (if not received by the 15th of the month)	10% late fee
Returned Checks (insufficient funds)	$ 35.00
Option for payment plan:	
First payment	50% of current month due
Second payment	25% of previous month + current bill
Third payment	25% of outstanding bal + current bill
Re-connection fee-during working hours	$ 50.00
Re-connection fee-during non-working hours	$ 75.00

WATER AND SEWER RATES

Water Service

Residential Incorporated areas - Deposit $150.00 required

$34.31 Monthly base charge (includes up to 2,000 gallons)

2,000 to 10,000 gallons	Base + additional $8.03 per 1,000 gallons
10,000 to 20,000 gallons	Base + additional $9.18 per 1,000 gallons
20,000 gallons & up	Base + additional $10.28 per 1,000 gallons

Irrigation Meter Rates – Deposit $150.00 required + cost of meter

$34.31 Monthly base charge (includes up to 2,000 gallons)

2,000 to 10,000 gallons	Base + additional $8.03 per 1,000 gallons
10,000 to 20,000 gallons	Base + additional $9.18 per 1,000 gallons
20,000 gallons & up	Base + additional $10.28 per 1,000 gallons

Outside Incorporated areas (Extended Area Service) - Deposit $150.00 required

$70.56 Monthly base charge

0 to 2,000 gallons	Base + additional $8.03 per 1,000 gallons
2,000 to 15,000 gallons	Base + additional $12.03 per 1,000 gallons
15,000 gallons & up	Base + additional $16.03 per 1,000 gallons

Commercial Customers - Deposit $250.00 required

$40.56 Monthly base charge

0 to 2,000 gallons	Base + additional $8.03 per 1,000 gallons
2,000 to 10,000 gallons	Base + additional $9.03 per 1,000 gallons
10,000 to 20,000 gallons	Base + additional $10.03 per 1,000 gallons
20,000 gallons & up	Base + additional $11.03 per 1,000 gallons

Sewer Rates

Residential

$11.00 Monthly base charge (includes up to 2,000 gallons)

Over 2,000 gallons usage – sewer rate is 35% of water charges. Rate capped at $50.00.

Commercial - Rates based on meter size

Monthly Base Fee	Meter Size	Amount
$30.00	3/4"	$7.00 per 1,000
$75.00	1"	$7.00 per 1,000
$100.00	1.5"	$7.00 per 1,000
$150.00	2"	$7.00 per 1,000

City Water/Sewer Tap Fees - Residential Only

Commercial/Development projects (2 or more houses) must do their own water/wastewater taps by a licensed and bonded contractor. The city will not charge tap fees on commercial/development projects, but rather an inspection fee. Tap fees are associated with connections to existing public water or sewer lines that do not exceed 54 feet from the property line. All new connections incur both a tap and impact fee. Water taps also require a meter fee and deposit for billing purposes. A licensed plumber must connect the tap at the property line to the homeowner's or business's private service lines. Any connection in excess of 54' is considered an extension project. If taps are done under an extension project it must be installed by a qualified licensed and bonded private contractor. Please contact the Public Works Department for further assistance.

In City limits residential water taps up to 1" will be at cost +15% Administrative fees.

Outside City limits residential water taps up to 1" will be at cost +25% Administrative fees.

In City limits residential Sewer taps up to 4" will be at cost +15% Administrative fees.

Outside City limits residential Sewer taps up to 4" will be at cost +25% Administrative fees.

* All fees must be paid before service is activated. All taps are at the discretion of Rhome Water Utilities

Meter Fee: Badger E series meter with Cellular transmitter. Meters not listed will be at purchased at cost, plus 10% administration fee.

¾ inch	$500.00
1 inch	$566.00
1 ½ inch	$915.00
2 inch	$1,135.00

Tap Inspection Fee: $75.00

(Cost is based on each individual water and sewer tap. Failed inspection will result in additional inspection fees.)

NOTE: New Construction water taps will be a Minimum 1 inch; each Meter will have its own separate tap - no Bull Horns allowed

FIRE HYDRANT METERS - *$1,850.00 Deposit Required*

Same rate as customers in Outside Incorporated areas

WATER AND SEWER IMPACT FEES (effective March 12, 2021; one year after initial adoption date of March 12, 2020) - applies to all new development within the city limits and in the City's ETJ based on number of service units TBD at time of assessment – ORD. 2020-02

Water service	$3,163.95
Sewer service	$9,049.14

SECTION 4
PROVISIONS CUMULATIVE

This ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances of the City, as amended, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances and such Code, in which event the conflicting provisions of such ordinances and such Code are hereby repealed.

SECTION 5
PROVISIONS SEVERABLE

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this ordinance are severable, and if any phrase, clause sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 6
RIGHTS AND REMEDIES SAVED

All rights and remedies of the City are expressly saved as to any and all violations of the provisions of the City Code amended or revised herein, or any other ordinances affecting the matters regulated herein which have accrued at the time of the effective date of this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this ordinance but may be prosecuted until final disposition by the courts.

SECTION 7
PENALTY

Any person, firm, or corporation, who violates, disobeys, omits, neglects, or refuses to comply with or who resists the enforcement of any of the provisions of this ordinance shall be fined not more than Two Thousand Dollars ($2000.00) or the maximum allowed by law for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 8
PUBLICATION

The City Secretary is directed to publish the caption, penalty clause, publication clause and effective date of this Ordinance to the extent required by law.

SECTION 9
EFFECTIVE DATE

This ordinance shall be in full force and effect from and after its passage and publication as required by law, and it is so ordained.

PASSED AND APPROVED by the City Council of the City of Rhome, Texas, this the 14th day of May 2020.

Michelle Pittman Di Credico
Michelle Pittman Di Credico,
Mayor

ATTEST:

Shannon Montgomery
Shannon Montgomery, TRMC
City Secretary

SEAL
CITY OF RHOME

APPROVED TO AS FORM:

C. E. A.
Carvan E. Adkins,
City Attorney