

ORDINANCE NO. 20250908

AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF VALLEY VIEW, TEXAS AMENDING ORDINANCE 001-11-2023 AUTHORIZING THE AMMENDMENT OF APPENDIX A “ANNUAL FEE SCHEDULE”; PROVIDING FOR FEES AND AN EFFECTIVE DATE; CONTAINING A SEVERABILITY CLAUSE AND MAKING AN OPEN MEETING FINDING.

WHEREAS, the City of Valley View, Texas, (“City”), is a Type A general-law municipality created in accordance with the provisions of Chapter 6 of the Texas Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, the Board of Aldermen of the City of Valley View has previously adopted a fee schedule to set forth fees and charges to be assessed and collected by the City; and

WHEREAS, the City is required to provide a budget that establishes the need for revenue sources necessary to finance City programs; and

WHEREAS, the City is required to change fees for City services in order to properly finance City operations as outlined in the annual budget; and

WHEREAS, the City finds it necessary and reasonable to increase the rates for water and sewer services due to increased costs of providing these services to its customers; and

WHEREAS, the proposed update of the fees as outlined herein has been discussed and considered by the Board of Aldermen, Valley View, Texas and it has hereby been determined that it is in the best interest to the health, welfare and safety of the citizens of Valley View that said fees be updated and amended as herein described.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF VALLEY VIEW, TEXAS:

SECTION ONE: Name of Ordinance

This Ordinance shall be named the “Annual Fee Schedule FY 2025-2026.”

SECTION TWO: Adding the fee schedule

Each year the budget officer will submit an updated list for all fees and charges for all funds including the enterprise funds. These fees are intended to be set at a level related to financing City programs as provided in the Annual Budget. Fees for fiscal year 2025-2026 are listed in Appendix A. Any fees or charges that are not listed in Appendix A, but are currently in city ordinances shall remain in effect until changed as established in this section. All previously adopted ordinances or resolutions or parts of ordinances or resolutions of the City of Valley View, Texas, pertaining to City fees, which are not consistent with or in conflict with the provisions of this Ordinance, are hereby amended.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF VALLEY VIEW, TEXAS:

SECTION ONE: FINDINGS INCORPORATED.

The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

SECTION TWO: ADOPTION OF FEE SCHEDULE

SECTION THREE: EFFECTIVE DATE

This ordinance shall be effective upon passage and publication.

SECTION FOUR: SEVERABILITY

If any provision, section, sentence, clause, or phrase of this Ordinance, or the application of same to any person or set of circumstance, if for any reason held to be unconstitutional, void, or invalid (or for any reason unenforceable), the validity of the remaining portion of this Ordinance or its application to other person or sets of circumstances shall not be affected thereby, it being the intention of the Board of Alderman and of the Mayor of the City of Valley View in adopting and approving this Ordinance, that no portion hereof or provision or regulation contained herein shall become inoperative or fail by any reason of any unconstitutionality or invalidity of any other portion, provision, or regulation.

SECTION FIVE: SAVINGS/REPEALING CLAUSE

All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict; but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

SECTION SIX: OPEN MEETING FINDING

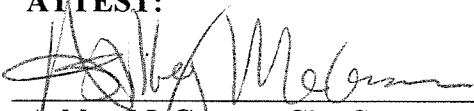
That it is hereby officially found and determined that the meeting at which this Ordinance is passed is open to the public as required by law and that public notice of the time, place, and purpose of said meeting was given as required.

ADOPTION

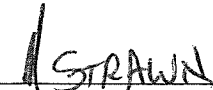
ADOPTED IN REGULAR SESSION BY THE BOARD OF ALDERMEN OF THE CITY OF VALLEY VIEW ON THE 17TH DAY OF SEPTEMBER 2024, BY THE FOLLOWING VOTE:

3 AYES, ___ NAYS, 1 ABSENT, ___ ABSTENTIONS

ATTEST:



Ashley McGowan, City Secretary



Chris Strawn, Mayor

APPENDIX A

FEE SCHEDULE

Water and Sewer Rates

Water:

Base (minimum) Rate:

\$37.75 5/8" meter
\$86.75 1" meter
\$168.75 1.5" meter
\$267.00 2" meter
\$578.00 3" meter
\$678.00 4" meter
\$707.00 6" meter
\$1580.00 8" meter

Volume Charges (gallons):

- I. \$4.00/1000- 0-2,000
- II. \$5.00/1,000-2,000-5,000
- III. \$5.25/1,000- 5,001-10,000
- IV. \$5.75/1,000- 10,001-25,000
- V. \$7.75/1,000- 25,001 and above

Volume Charge:

North Texas GCD Fee: \$1.00 Monthly

Meter Rereads:

\$45 fee, Charge credited to account if actual error

Utility Customer Deposit:

\$50.00 Admin Fee (Nonrefundable) for all water connections or transfers

Residential: \$200.00 will be applied to account with 12 months of on time payments

Commercial: \$400.00

Meter Tampering Fee:

\$200 – also subject to criminal charges; may also be subject to an additional deposit

New Connection Fee:

Residential: \$2000.00

Commercial: \$2500 +

5/8" \$350.00

1" \$456.25

1.5" \$812.50

2" \$1240.00

3" \$2593.75

4" \$3100.00

6" \$3225.00

8" \$7600.00

Road bore or cut at owner's expense

Sewer Rates:

Base Minimum Residential: \$35.00 (includes 1,500 gallons of usage)

Base Minimum Commercial: \$40.00 (includes 1,500 gallons of usage)

Usage Rates are:

- I. From 1,501 to 4,000 gallons \$4.03 per 1,000 gallons.
- II. From 4,001 to 10,000 gallons \$4.80 per 1,000 gallons.
- III. From 10,001 to 15,000 gallons \$5.58 per 1,000 gallons.
- IV. From 15,001 plus gallons \$6.34 per 1,000 gallons.

New Sewer Connection Fee:

Residential: \$2200.00

Commercial: 4" \$4000.00

6" \$8500.00

8" \$9500.00

Road Bore or cut at owner expense

Trash Fees:

1 Residential Tote: \$25.00

2 Residential Totes: \$37.00

3 Residential Totes: \$49.00

Service Charge/Reconnection Fee for Non-Payment:

\$100

Admin Fee (Nonrefundable) for all water connections, transfers or service interruptions

\$50.00

Permit Fees

Building Permits

Single Family Residential Plan Review and Inspections

\$500 Flat Fee plus \$0.80 per Square Foot of TOTAL UNDER ROOF SQUARE FOOTAGE

Commercial and Multi-Family Plan Review

Valuation	Fee
\$1.00 to \$10,000.00	\$250.00
\$10,001.00 to \$25,000.00	\$299.00 for the first \$10,000.00, plus \$8.18 for each additional \$1,000.00
\$25,001.00 to \$50,000.00	\$390.00 for the first \$25,000.00, plus \$5.90 for each additional \$1,000.00
\$50,001.00 to \$100,000.00	\$550.00 for the first \$50,000.00, plus \$4.08 for each additional \$1,000.00
\$100,001.00 to \$500,000.00	\$730.00 for the first \$100,00.00, plus \$3.00 for each additional \$1,000.00
\$500,001.00 to \$1,000,000.00	\$1930.00 for the first \$500,000, plus \$2.60 for each additional \$1,000.00
\$1,000,000.00 and up	\$3050.00 for the first \$1,000,000.00, plus \$2.00 for each additional \$1,000.00

Commercial and Multi-Family Inspections

Valuation	Fee
\$1.00 to \$10,000.00	\$250.00
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Stand-alone electrical, plumbing, and mechanical:
\$150.00

Fence Permits:
\$100.00

Accessory Structure
\$150.00

Irrigation Permits:
\$150.00

Driveway Permits:
\$150.00

Demolition Permits:
\$150.00

Certificate of Occupancy:
\$100.00

Mobile Retail Unit Permit:
\$60.00

Mobile Food Permit:
\$60.00

Annual Fire Inspection:
\$75

Annual Contractor Registration:
\$75

Specific Use Permit/ Rezoning Change:
\$275.00

Reinspection Fees:
Cost + 25%

Annual Billboard Permit:
\$200.00 per side annually

Annual Health Permit:
\$500.00 annually

6 Month food truck Health Permit:
\$250.00

Itinerate Vendors Permit: (Itinerant vendor definition includes all peddlers, solicitors, or itinerant merchants, applicants and their agents, servants, employees and representatives as any of those terms are defined herein.)
\$60.00 for 3 months

Temporary Vendors Permit:

\$25.00 per event

Temporary Food Vendor Permit:

\$60.00 per event

One Time Burn Permit:

\$50.00

Alarm Permit:

No fee for permit, but form is required.

False Alarm Fee:

\$20

Garage Sale Permit:

No fee for permit, but form is required.

Annual Farmers Market

\$300.00

Farmers Market Health Permit (6 Months)

\$60.00

Facility Rentals:

John Fortenberry Community Center

Facility

\$60/hr with 2 hour minimum

\$45 each additional hour

Non-Profits will be considered on an individual basis

DEPOSIT is ½ of total rental cost

Pavilion (City Park/Downtown)

\$25/2 hours

Rates will vary based on specific use.

Plat Fees

Filing Fees and Charges:

Subdivision Ordinance

The following schedule of fees and charges shall be paid to the City when any plat is tendered to the Planning and Zoning Commission, City Council, or any other authorized board or agency of the City. Each of the fees and charges provided herein shall be paid in advance, and no action of the Commission, the City Council or any other board or agency shall be valid until the fee or fees shall have been paid to the officer designated therein.

These fees shall be charged on all plats, regardless of the action taken by the Planning and Zoning Commission and the City Council, and whether the plat is approved or denied.

The subdivider shall cause a check to be made payable to the City of Valley View to cover all recording fees involved in finishing the platting process and have this delivered to the City Secretary prior to the submission for approval.

The City shall calculate the fees and charges, in accordance with the following schedule.

Preliminary Plats

\$250.00 per plat, plus \$3.00 per lot.

Final Plats

\$200.00 per plat, plus \$3.00 per lot.

Combination Preliminary and Final Plats

\$300.00 per plat, plus \$1.00 per lot.

Multiple Dwelling, Commercial, or Industrial Areas

For approval of multiple dwelling areas, commercial or industrial areas not subdivided into lots, the preliminary plats shall carry a fee of \$250.00 per plat, plus \$5.00 per acre. The fee for the final plat shall be \$200.00 per plat, plus \$5.00 per acre.

Modular Homes

\$200.00 per plat, plus \$3.00 per lot.

Manufactured Home Subdivision

\$200.00 per plat, plus \$3.00 per lot or mobile home space.

Manufactured Home Parks

\$200.00 per plat, plus \$3.00 per mobile home space.

In the event of a replat, the subdivider shall reimburse the City for all costs incurred in the process of carrying out all replating requirements as outlined in this ordinance

Engineering Fees

A written report containing recommendations on the proposed preliminary subdivision plat shall be prepared by the City Engineer, incorporating the comments of the Planning and Zoning Administrator and other officials and agencies to whom a request for review has been made. The report of the City Engineer shall be submitted to the Planning and Zoning Commission prior to the Commission's review of the plat

application. **Any fee for reviewing the proposed plat application by the City Engineer shall be charged to the applicant.**

Design Review Conference Fees

\$500.00 per meeting

A scheduled meeting with appropriate officials and staff of the City of Valley View to review plan proposals and to ensure City code requirements are met. Required items for pre-application conference meeting include:

- List of attendees and respective responsibilities in the development.
- List of questions and topics to be discussed.
- Site location map or tax map indicating the location of the proposed project.
- CAD number(s) of all the parcels.
- Written description of the proposed development.
- Conceptual site plan, sketch, or other graphic information to depict the proposed project.

Parks, School Sites, Public Areas

Preliminary subdivision plats shall provide sites for schools, parks, or other public areas as set out in the City's Comprehensive Plan. A dedication of five percent (5%) of the total tract acreage shall be required and used as parkland. In lieu of the dedication, the subdivider may pay to the City an amount of **\$350 per residential lot or the value of five percent (5%) of the total tract acreage for non-residential uses.** Said value shall be determined by an independent certified property appraiser, to be selected by the City, in the event that subdivider and City cannot agree on the value of the property. It shall be the City's decision on whether dedication of acreage or cash payment or a combination thereof shall be required. The dedication and/or payment shall be made upon approval of the final plat and prior to the construction of any infrastructure improvements.

Treescape Plan Review

\$100 per hour, 4 hours minimum

Protected Tree Permit:

\$150

Professional Services Agreement:

Up to 5 acres - \$5,000

5-10 acres - \$7,500

10+ acres - \$10,000

Impound Fees:

Wrecker Fee: \$325.00 for vehicles under 10,000 pounds

Wrecker Fee: Cost + 25% per unit for combination vehicles under 24,999 pounds
Cost + 25% per unit for any vehicle or combination of vehicles 25,000 pounds

Each vehicle will have the following fees:

Impound Security Fee: \$30 (1X fee per unit)

Storage Fee: \$20 per day (plus tax, if applicable, per day per unit)

Notification Fee: \$50 (after seven (7) days per unit)

Accident: Per individual incident (1X per unit for time/resources spent at scene)

Incidental Towing Charges = Actual Costs + 20%

Police Accident Reports:

\$6.00 per copy

\$8.00 certified copy per copy

Insufficient Funds Fees for returned payments (Check, online payments, or credit/debit cards):

\$35.00 - also subject to criminal charges

Photocopies:

Black and White Only: \$0.10 per page

Fax:

Local \$0.50

Long Distance: \$1.00

Open Record Request:

FOLLOWS TEXAS ADMINISTRATIVE CODE RULE §70.3