

COPY

ORDINANCE NO. 257-15

**ORDINANCE REPEALING ORDINANCE NO. 229-13, IN ITS ENTIRETY,
AND REVISING/ADOPTING VARIOUS FEES
FOR THE CITY OF PIPERTON**

WHEREAS, Tennessee Code Annotated Section 6-2-201 provides that units of local government may adopt regulations designed to promote the public welfare of its citizenry; and

WHEREAS, Tennessee Code Annotated Section 6-19-101 authorizes the Board of Mayor and Commissioners to provide for infrastructure needs of the City, to make special assessments for local improvements, and generally to promote the health, safety and welfare of inhabitants of the City and provide for orderly development of the City; and

WHEREAS, the Board of Mayor and Commissioners of the City of Piperton deems it necessary in the best interests of the City to revise and adopt various fees, in order to defray the cost to the City of providing such services; and

WHEREAS, Ordinance 229-13, revising/adopting various fees for City of Piperton, should be repealed, in its entirety; and

WHEREAS, the Board of Mayor and Commissioners desires to adopt each of the fees and charges set out below, and notwithstanding Ordinance 40-03, which permits but does not require such fees and charges to be adopted by Resolution rather than Ordinance, desires to adopt the revised fees and charges set out herein by Ordinance.

THEREFORE, BE IT ORDAINED by the Piperton Board of Mayor and Commissioners that Ordinance 229-13, revising/adopting various fees for City of Piperton, be and the same is hereby repealed in its entirety.

BE IT FURTHER ORDAINED by the Piperton Board of Mayor and Commissioners that the fees and charges set out are hereby adopted for the purposes described for each such fee or charge in attachment A:

Attachment A:

CITY OF PIPERTON FEES

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Section A: Water System Fees:

1. Deposit for New Customers:

a. Residential:	Owner	\$50.00
	Renter	\$100.00
b. Commercial:	Owner	\$100.00
	Renter	\$150.00

2. Service Connection Fees:

a. Residential (New Development) - \$4,000.00 per unit or lot (payable as follows):

- 1) \$2,500.00 – paid by developer at time of execution of Development Contract;
- 2) \$1,500.00 – paid by builder prior to issuance of building permit.
- 3) \$4,000.00 – paid by developer at the time of execution of Development Contract for service to developments outside City Limits but inside Urban Growth Boundary. (Ord. 249-14)

b. Residential/Agriculture (Existing)

- 1) Tapping existing water line (no boring or no extension required): \$1,500.00 (per tap)
- 2) If boring or extension is required: cost of boring or extension, plus \$1,500.00 (per tap). Development contract required.
- 3) Outside City Limits but inside Urban Growth Boundary: \$4000.00 per tap plus Cost of extension, if necessary. Development Contract required.

c. Commercial/Office/Industrial – all due and payable prior to issuance of building permit:

- 1) \$5,000.00 – developer/owner – (per unit or lot); plus:
- 2) The sum of the following three charges:
 - i. Cost of meter assembly and box + 15% of that cost; plus -
 - ii. Meter assembly and box installation cost, as follows:

The Public Works Department installs meter assembly and box - \$1,000.00 per meter size inch; plus -

- iii. Capacity charge of \$1,000.00 per 350 gallons per day of estimated design flow (estimated flow must be approved by City Engineer). If the estimated design flow is less than 350 gallons per day, there shall be a minimum capacity charge of \$1,000.00.

NOTE: The above service connection fees are for a one inch (1") meter and service; for larger sized meters and service, the cost of the larger meter, plus installation, will be added to the established fee.

3. Water Usage Rates:

- a. Inside city limits, base rate \$15.75, plus usage \$2.83 per 1000 gallons or fraction thereof. (Ord. 210-12)
- b. Outside city limits but inside Urban Growth Boundary, base rate \$15.75, plus usage fee \$2.83 per 1000 gallons or fraction thereof, plus a non-resident surcharge of \$15.50. (Ord. 249-14)

4. Other Fees:

- a. Reconnect fee: \$25.00 for initial occurrence, and for each additional occurrence in a rolling twelve (12) month period, the fee will increase by \$25.00, i.e. \$25, \$50, \$75 etc. Reconnect service shall routinely be provided only during normal business hours (8:30 a.m. to 4:30 p.m.).
- b. Bad check penalty fee: \$30.00 each check.
- c. Conversion charge: There will be a connection fee of \$325.00 for any conversion from well system to the City water supply.
- d. Fire hydrant meter rental: \$500.00 refundable deposit, plus applicable water usage rates.
- e. Fire Protection Fees: (Ord. 242-14)
 - 1) Initial tap inspection fee: A one-time inspection fee of two hundred and fifty dollars (\$250.00) shall be charged to all commercial and industrial customers when connecting a fire suppression system to the municipal water distribution system.
 - 2) Monthly connection fee for fire suppression system: Commercial and industrial customers whose fire suppression systems are separately connected to the municipal water distribution system shall be charged a monthly fee equal to \$0.005 per square foot of protected space, based on the building permit(s) issued to the structure. The maximum monthly fee will be capped at \$250.00. This rate will apply whether or not the customer is required by its insurance company to install a fire water tank.

NOTE: Water service will be disconnected after the 20th of the following month from the date of bill remittance without additional notice, if payment is not received. This notice shall appear on the bill (Ord. 140-08). Any person using City water without first having registered for City water service at the City Administration Office, or using un-metered City water, or any customer removing (which includes breaking or cutting) a lock on a City water meter and using that meter after it has been locked by the City, shall be considered to be illegally using the City water service. Each day of illegal use of the City water service shall be considered a separate act subject to a fine of \$50.00 per day. Customers must notify the City to disconnect service when moving. Any customer who fails to so notify the City shall remain liable for the cost of water service until service has been transferred to a new customer at that address. Leak adjustments will no longer be granted on demand by the Water Commissioner. Appeals and any request for adjustment may be heard at the regular meeting of the Board of Mayor and Commissioners, either by appearance in person, or written request.

Section B: Sewer System Fees:

1. Decentralized Sewer Connection Fees:

- a. Residential (within decentralized sewer subdivision) - \$100.00 per unit per Ordinance 85-06.
- b. Residential (located outside decentralized sewer subdivision) - \$4,000 per unit sewer capacity charge in accordance with adopted decentralized sewer connection policy – Resolution No.13-155.
- c. Commercial - \$4,000 per residential equivalency of 300 gallons per day design flow as determined by the City Engineer.
- d. The above connection fees are in addition to third party fees assessed to City for any required design/review/inspection services.

2. Centralized Sewer Connection Fees (Marshall County Utility)

- a. Service Connection Fee (Tap Fee) - The connection fee shall be paid prior to the issuance of a building permit based on the following land use classification:
 - 1) Residential - NA
 - 2) Commercial Facility (single facility) - \$3,125.00
 - 3) Industrial facility (single connection) - \$3,125.00
 - 4) Public facility (church, school etc.) - \$1,250.00
- b. Development Fee (Plant Capacity Fee) – The City will prepare an estimate of the Development Fee based on the following formula:
 - 1) Residential -NA
 - 2) Commercial Facility - \$575.00 per plumbing unit (commode, urinal, wash basin, floor drain, shower, etc.).
 - 3) Industrial Facility – same as commercial or \$430.00 per employee whichever is greater.

NOTE: The minimum Development Fee for Commercial or Industrial users shall be \$3,450.00

NOTE: The final Development Fee shall be determined by an audit conducted by Marshall County Utility and shall be paid prior to the issuance of the Certificate of Occupancy.

3. Decentralized Sewer Rates:

- a. \$38.75/month per residential household inside city limits (Ord. 211-12)
- b. \$38.75/month plus non-resident surcharge of \$15.50/month per residential household outside City Limits but inside the Urban Growth Boundary (Ord. 249-14)
- c. \$75.00 base rate, plus \$5.00 per 1000 gallons for commercial users. (Ord. 211-12)

4. Other Decentralized Sewer Fees:

- a. STEP tank non-compliance: When a problem is caused by the property owner's or occupant's non-compliance with the requirements and/or procedures set out in the STEP tank homeowners manual, the following amounts shall be due from the affected property owner or user, as applicable: \$50.00 per hour for labor, plus actual costs to the City of tank truck rental (\$180 minimum), plus costs of repair or replacement of all parts of any STEP system tank and related equipment not under warranty at the time service is required.
- b. Septic truck dump charge: (Only domestic waste from the Piperton service area accepted. No port-a-potty or grease trap waste) Cost + 5%
- c. Sewer camera service: Private lines (after agreed to in writing by customer) Cost + 5%.

5. Centralized sewer Rates (Marshall County Utility):

- a. Schedule A Sewer Rate applicable to West Basin Customers: (Ord. 243-14)
 - 1) Marshall Utility Services, Inc.'s base fee of \$40.00 per \$6,000 gallon per month water usage plus \$9.00 per employee (Only employees working on site will be included). (Assumes sewage effluent is equivalent to household wastewater). Minimum rate of \$80.00. \$25.00 surcharge for any facility connected to a lift station; plus
 - 2) \$44.50/month per customer for maintenance of the City's sewer collection infrastructure.
- b. Schedule B Sewer Rate applicable East Basin Customers: (Ord. 243-14)
 - 1) Marshall Utility Services, Inc.'s base fee of \$40.00 per 6,000 gallons per month water usage plus \$9.00 per employee (Only employees working on site will be included). (Assumes sewage effluent is equivalent to household wastewater). Minimum rate of \$80.00. \$25.00 surcharge for any facility connected to a lift station; plus
 - 2) Piperton's water usage charge of \$20.00 base fee per 6,000 gallons per month (to cover basic treatment fees); plus
 - 3) Piperton's Power Maintenance Charge of \$44.50/month (to cover lift station electric charges); plus
 - 4) Piperton's Infrastructure Charge of \$4.00 per Employee (to cover depreciation and maintenance of the lift station and piping)

Section C: Code Enforcement Fees:

1. General:

- a. All new buildings, accessory buildings, additions, alterations or renovations to existing buildings, or demolition of an existing building, relocated buildings (from another site) and all other structures, permanent, temporary, or mobile mounted on permanent foundations, whether on, above or below grade, will require a permit and be inspected.
- b. The installation of any gas, mechanical or plumbing components will require a permit and be inspected.
- c. When required, septic system permits are to be obtained from TN Dept. of Environment and Conservation, groundwater division, and presented to the City for verification.
- d. Permit Fees are non-refundable.
- e. Miscellaneous Inspection Fee, \$ 50.00
- f. Failure to obtain any required permit prior to beginning work: double fee.
- g. Electrical Permits and Inspections: Chickasaw Electric Cooperative – 17970 Hwy. 64 Somerville, TN.
- h. All permits - (building, mechanical, plumbing, pools, fence, sprinkler, etc.): \$25.00 processing fee.
- i. All re-inspection fees, \$50.00.

2. Residential Buildings: new, additions, renovations, alterations and repairs:

- a. New construction or addition: \$0.10 per square foot under roof
Minimum fee: \$125.00
- b. Demolition of structure: \$125.00
- c. Moving of structure \$225.00
- d. Certificate of Occupancy: \$50.00
- e. Temporary/Partial C.O \$125.00
- f. Plans Review Fee: 15% of building permit fee.

3. Residential, Accessory Buildings, and Structures: New Construction

- a. Outbuildings/Structures: \$.10 per square foot under roof,
Minimum Fee: \$50.00
- b. Pool permits: In- ground: \$350.00
Above-ground: \$75.00
- c. Construction trailer: \$125.00
- d. Demolition of structure: \$125.00
- e. Curb cuts, driveway entrances and exits, new or replacement: \$50.00
- f. Fences, walls & hedges: \$50.00

4. Commercial/industrial structures, new, additions, renovations, alterations, repairs and accessory structures:

- a. \$6.00 per \$1,000 valuation: minimum fee: \$125.00
- b. Certificate of Occupancy: \$50.00
- c. Temporary/Partial C.O.: \$500.
- d. Plans Review Fee: 30% of building permit fee.

5. Plumbing Permit and Inspection Fees:

- a. Processing fee: \$25.00 **See section (C) (1) (h)**
Minimum fee: \$50.00

- b. Unit fee:
 - Air conditioning \$7.50
 - Bathtubs \$7.50
 - Closets \$7.50
 - Deep Seal Traps \$7.50
 - Dishwashers \$7.50
 - Drinking Fountains \$7.50
 - Floor Drains/Roof Drains \$7.50
 - Hot water heaters \$7.50
 - Kitchen sinks \$7.50
 - Lavatories \$7.50
 - Service sinks \$7.50
 - Bar sinks \$7.50
 - Showers \$7.50
 - Sumps \$7.50
 - Urinals \$7.50
 - Washing machines \$7.50
 - Garbage disposals \$7.50
 - House Sewer or Replacement \$7.50
 - Septic tank \$20.00
 - Hot tub \$20.00
 - Backflow preventer \$20.00
 - Irrigation systems \$20.00
 - Vacuum breakers \$20.00

- c. Gas: \$8.00 per thousand evaluation,
\$20.00 minimum

- d. Water Services:
 - 1" to 2" \$30.00
 - 2-1/2" & up \$200.00

6. Mechanical Permit and Inspection Fees:

- a. Processing fee: \$25.00 **See section (C) (1) (h)**
- b. Permit fees: \$25.00 per \$1,000 for first \$2,000 value of equipment installed and \$10.00 per \$1,000 value thereafter, minimum fee: \$100.00

7. Plans Review Fee For Signs:

- a. Permanent Sign: \$150.00 per sign
- b. Temporary Sign: \$75.00 per sign

8. Sign Permit:

- a. Permanent Sign: \$ 5.00 per square foot - minimum: \$250.00
- b. Temporary Sign:
 - 1) Accompanying Permanent Sign: \$ 50.00

2) Not Accompanying Permanent Sign: \$100.00

Note: New signage requires Design Review Commission approval.

9. Fees for permits required in connection with Land Disturbance Activities:

- 1) Lots within recorded subdivisions prior to the issuance of building permit \$125.00 (Approved administratively)
- 2) Five (5) acres or less \$250.00. (Approved administratively)
- 3) Over five (5) acres: \$500.00. Plus cost incurred for Professional Engineer Review. These fees do not apply to any land disturbance activities covered by another review process, specifically the site plan review process and subdivision review process. (Requires Planning Commission approval).

Section D: Development Fees:

1. Residential Subdivision

- a. Preliminary Plat Review: Base fee of \$500.00, plus cost of professional services. Planner/Engineer hourly fees and attorney hourly fees incurred by the City of Piperton in connection with review of documents related to the proposed development or subdivision, including but not limited to development contracts, declarations of covenants, conditions and restrictions, and other similar documents, and resolution of any legal issues that may arise in connection with such development or subdivision.
- b. Engineering Plat Review: Base Fee of \$500.00, plus cost of professional services. Planner/Engineer hourly fees and attorney hourly fees incurred by the City of Piperton in connection with review of documents related to the proposed development or subdivision, including but not limited to development contracts, declarations of covenants, conditions and restrictions, and other similar documents, and resolution of any legal issues that may arise in connection with such development or subdivision.
- c. Final Plat Review: Base fee of \$500.00 plus cost of professional services. Planner/Engineer hourly fees and attorney hourly fees incurred by the City of Piperton in connection with review of documents related to the proposed development or subdivision, including but not limited to development documents, and resolution of any legal issues that may arise in connection with such development or subdivision.
- d. Minor Plat Review: Base Fee \$250.00 plus cost of professional services. Engineering, if required, at cost, payable at time Minor Plat is submitted for consideration.
- e. Recording fee: \$50.00 plus \$17.00 per sheet.
- f. Letter of Credit: 100% of total development cost, due within 30 days of final plat approval and prior to plat being recorded as provided for in the Subdivision Regulations
- g. Development Contract preparation fee \$500.00 to be paid prior to or with the execution of the Development Contract.
- h. Development contract modification fee \$250.00 to be paid prior to or with the execution of the modification to the Development contract.

Note: Utility connection fees are as provided in Sections A and B

2. Commercial, Industrial and Office Subdivision/Site Fees

- a. Preliminary Plat Review fee: Base Fee \$500.00 plus cost of professional services, payable at time Preliminary Plat is submitted for consideration.
- b. Engineering Plat Review fee: Base Fee \$500.00 plus cost of professional services, payable at time Engineering Plat is submitted for consideration.
- c. Final Plat Review fee: Base Fee \$500.00 plus cost of professional services, payable at time Final Plat is submitted for consideration.
- d. Site Plan Review fee Base Fee \$ 500.00 payable at time Site Plan is submitted for consideration, plus cost of professional services.
- e. Recording fee \$50.00 plus \$17 per sheet, payable at time Final Plat is approved.
- f. Letter of Credit: 100% of total development cost, due within 30 days of final plat approval and prior to plat being recorded as provided for in Subdivision Regulations.
- g. Development Contract preparation fee \$500.00 to be paid prior to or with the execution of the Development Contract.
- h. Development Contract modification fee \$250.00 to be paid prior to or with the execution of the Development Contract.

Note: Utility connection fees are as provided in Sections A and B.

3. Development Inspection Fees:

Inspections for new residential, commercial and/or industrial development shall be performed by a private consultant approved by the City. The City Engineer shall estimate the cost of the construction inspections. The Developer shall pay 100% of the estimated cost of the inspections prior to or with the execution of the Development Contract. If the actual cost of the inspections is less than the estimated cost the City shall refund the difference to the Developer. If the actual inspection costs exceeds the estimate, the Developer shall pay the City the difference prior to the recording of the Final Plat. The city shall provide the Developer with a monthly accounting of the inspection cost.

4. Amending Zoning Ordinance and/or Zoning Map:

- a. Filing of Application \$500.00 or \$10.00 per acre, whichever is higher.
- b. For Zoning Map amendments involving planned development districts (e.g. Mixed Use Planned Development; Planned Development Overlay; Conservation Design Overlay) the stated Zoning Map amendment fee shall be in addition to applicable development plan review fees provided in Section F and Section G.
- c. Publication fee for amendment of Zoning Ordinance \$100.00.

5. Requested Amendment to Land Use and/or Major Road Plan: \$500.00.

6. Design Review Commission:

- a. For items not approved with by the Planning Commission as part of Site Plan (ex. elevations, landscape plans and lighting plans): Base Fee \$500.00 plus cost of professional services.

- b. There shall be no additional fee for new signage approval. (See Section (C) (7) and (C) (8) for sign fees.

Section E: Fire Department Fees:

- 1. Associated with the review of plans of residential properties in accordance with the Residential Sprinkler Ordinance: \$50.00
- 2. For plans review, inspections, and tests of the alarm and sprinkler systems for commercial/industrial and related structures: \$150.00
 - a. Process/Handling: \$25.00
 - b. Re inspection Fee: \$50.00
 - c. Any entity having a flammable or combustible tank is hereby required to obtain a permit for the location of said tank: \$25.00

Section F: Public Works Fees:

- 1. Sanitation (residential fees): Two 95 Gallon Roll Out Cart, (Ord. 235-14)
 - a. Collection fee - \$17/month
 - b. Additional cart- \$3.50/month
 - c. Bagged yard waste tags \$0.60 per bag
- 2. Sanitation (commercial fees): One (1) 95 Gallon Roll Out Cart
 - a. Collection fee \$14/month
 - b. Additional cart \$ 3.50/month
 - c. Yard Waste fee \$ 6/month
 - d. Additional cart \$ 3.50/month
 - e. Biweekly collection fee \$31/month
- 3. Recycling (residential fees): (Ord. 222-13)
 - a. Recycling, if applicable \$ 8/month (1blue cart)
 - b. Additional cart \$ 3.50 month
- 4. Equipment Fees
 - a. Current fees for damage to City equipment and/or infrastructure by citizen or by a contractor:

Backhoe	\$75/hr.
Air compressor	\$25/hr.
Dump truck:	
Tandem axle dump truck	\$45/hr.
Single axle dump truck	\$40/hr.
Pick-up truck:	
½ Ton	\$20
¾ Ton	\$25
Tamper	\$10/hr.
Trencher	\$30/hr.
Labor (sewer/water pipe)	\$25/hr./man (straight time)
	\$38/hr./man (overtime)
Labor (meter/boxes) installation	\$40/hr.

Supervision (sewer/water)	\$45/hr.
Registers	\$200 + 5%
Meter 5/8 x 3/4"	\$201 ea. + 5%
Meter 1"	\$315 ea. + 5%
Meter 2"	Cost + 5%
Meter 3"	Cost + 5%
Meter 4"	Cost + 5%
Meter 6"	Cost + 5%
Meter box	\$40 ea. + 5%
Meter yoke 3/4" (new)	\$65 ea. + 5%
Meter yoke 1"	\$130 ea. + 5%
Couplings	\$10 ea. + 5%
3/4" PE piping	Market price + 5%
1" PE piping	Market price + 5%
Sand	Market price + 5%
Rock	Market price + 5%
Fire hydrant	Market price + 5%
Full circle clamps	Market price +5%
Sewer pipe	Market price + 5%
Water pipe	Market price + 5%
Water/Sewer Box Replacement	\$40/ea.
Chainsaw	\$5/hr.
Asphalt	Cost + 5%
Concrete	Cost + 5%
Cement treated base	Cost + 5%

b. **Damage to sewer/water system (surcharge) no locate call:**

First offense-	\$ 250.00
Second offense-	\$ 500.00
Third offense-	\$1,000.00

5. Street, Road and Drainage:

Repairs to City Signs (due to damage by citizen or contractor):

- a. Stop sign- Actual cost to repair or replace/plus labor
- b. Speed limit sign- Actual cost to repair or replace/plus labor
- c. Street name sign- Actual cost to repair or replace/plus labor
- d. Traffic warning sign- Actual cost to repair or replace/plus labor
- e. Engineering fee- \$250, plus staff labor

Section G: Beer Permit Fees:

- 1. Application fee: \$250.00 non-refundable cashier's check
- 2. Privilege tax: \$100.00 annually
- 3. Bond: \$ 2,500.00

Section H: Miscellaneous Fees:

1. Fees for Board of Zoning Appeals, after matters have been reviewed and recommended by Piperton Planning Commission:
 - a. Appeal from Building Inspector's order, etc.: \$250.00
 - b. Request for an administrative variance: \$250.00
 - c. Request for special exception: \$500.00
 - d. All other matters referred to the Board on which it is required to act: \$250.00

2. Other Fees:

- a. Performance requirement for work in public rights-of-way: Letter of Credit.
- b. Sexually Oriented Business Fees: The initial license and annual renewal fees for sexually oriented business licenses and sexually oriented business employee licenses shall be as follows: \$100.00 for the initial fee for a sexually oriented business license and \$50.00 for an annual renewal; \$50.00 for the initial sexually oriented business employee license and \$25.00 for annual renewal.
- c. Special Use/Events Permit Fee: \$500.00
- d. Peddlers, Street Barkers, and Solicitors permit fee: \$20.00
- e. Garage sale permit fee: \$5.00
- f. Professional Services Fee: Actual cost of service
- g. Business License: \$15.00

NOW THEREFORE, BE IT ORDAINED by the Piperton Board of Mayor and Commissioners that all ordinances and resolutions in conflict herewith are to the extent of such conflict hereby repealed.

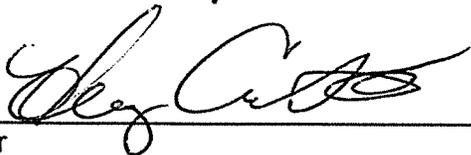
BE IT FURTHER ORDAINED by the Piperton Board of Mayor and Commissioners that such fees enumerated above be and are hereby established for the City of Piperton.

BE IT FURTHER ORDAINED that this Ordinance shall take effect from and after its final passage, the public welfare demanding it.

Approved by the Board of Mayor and Commissioners

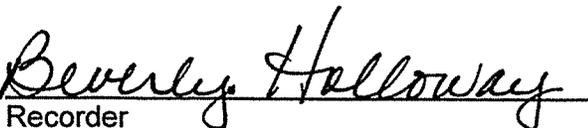
1st Reading 7/21/2015

2nd Reading 8/18/2015



Mayor

Attest:



Recorder