

ORDINANCE NO. 227

AN ORDINANCE OF THE TOWN OF ANNETTA, TEXAS, ESTABLISHING REGULATIONS FOR THE CONSTRUCTION AND DRILLING OF WATER WELLS IN ANNETTA AND ITS EXTRATERRITORIAL JURISDICTION; CREATING A VARIANCE PROCESS; AMENDING THE ENGINEERING DESIGN MANUAL; AMENDING THE FEE SCHEDULE; REPEALING ORDINANCE NO. 175; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Annetta, Texas (“Town”), is a Type A general law municipality located in Parker County, created in accordance with the provisions of Chapter 6 of the Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, as the Town’s inhabitants’ sole water source is groundwater, it is imperative to prevent contamination of the Town’s water source; and

WHEREAS, the Town Council has investigated and determined that it would be in the best interest of the Town and its inhabitants to establish regulations for the construction, location and drilling of new water wells within Annetta and its extraterritorial jurisdiction (“ETJ”); and

WHEREAS, the Town Council has previously passed Ordinance No. 175 establishing regulations for the construction and drilling of water wells within the Town and its ETJ; and

WHEREAS, the Town Council finds it necessary to implement spacing requirements for private wells to limit the spread of potential contamination; and

WHEREAS, the Town Council finds it necessary to implement variance procedures for well applications that do not comply with the Town’s water well ordinance; and

WHEREAS, the Town Council finds it necessary to implement additional construction requirements for wells that have been granted a variance from the spacing requirements to ensure protection of the water supply;

WHEREAS, the Town Council finds it necessary to update the fee schedule to impose a fee for variance applications; and

WHEREAS, the Town Council finds that establishing spacing requirements and variance procedures within the Town and its ETJ will help protect the health, safety, and welfare of the citizens of Annetta.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF ANNETTA TEXAS, THAT:

SECTION 1.

Definitions

The following words, terms and phrases as used in this Ordinance shall have the meanings ascribed to them in this section except where the context clearly indicates a different meaning:

Available to the property means that Town water service is located within 200 feet of the property line as determined by the Town official or Town inspector.

Existing water well means a water well that was compliant with any rules or regulations at the time it was constructed and in proper use as of the effective date of this Ordinance.

Town means the Town of Annetta, Texas.

Town inspector means the person hired or otherwise designated by the Town to perform the inspections required by this Ordinance.

Town official means the Town official who administers this Ordinance, or any duly authorized designee of such official.

New water well means a water well that is not in existence as of the effective date of this Ordinance.

Owner means a person having title to the real property where the water well is located or is to be constructed.

Permittee means the person to whom a permit is issued for a water well under this Ordinance, and whose permit is not revoked by the Town official in accordance with this Ordinance, including the permittee's heirs, successors, and assigns.

Person means an individual, firm, association, organization, partnership, trust, company, or corporation, or any other legal entity.

TCEQ means the Texas Commission on Environmental Quality.

Water well means any hole(s) or bore(s) dug at a depth of ten feet or deeper to any sand, horizon, formation, strata or depth for the purpose of producing water for any use.

All technical or industry words or phrases used in this Ordinance and not specifically defined, shall have the meaning customarily attributable to them by prudent operators in the well or drilling industry.

SECTION 2.

Water well use restricted

- (a) A person commits an offense if the person causes, allows, or permits the drilling, digging, boring, driving, or use of any new water well on a tract or lot within the Town where Town water service is available to the property.
- (b) A person commits an offense if the person maintains a water well in violation of any applicable laws or regulations, including the requirements of this Ordinance, and any other ordinance adopted by the Town.
- (c) A person commits an offense if the person abandons a water well without first notifying the Town official and permanently capping or plugging such well in a manner approved by the TCEQ.
- (d) A person commits an offense if the person constructs, installs, operates, or substantially alters the size of a water well or well pump(s) that does not comply with the following spacing requirements:

	Town of Annetta – Spacing of Private Well from Public Well	
Max Permitted Well Capacity (gpm)	Min. Spacing from Property Line, ft	Min. Spacing from Public Well, ft.
< 17.36	50	1175
17.36 – 30	150	1190
30 – 50	250	1200
50 – 80	500	1750
80 – 100	750	2500
> 100	1000	3250

- (e) A person commits an offense if the person constructs, installs, or maintains a water well, which was permitted by the Upper Trinity Groundwater Conservation District (“UTGCD”), in a manner that does not adhere to the rules of the UTGCD available at <https://uppertrinitygcd.com/rules/> and the Town of Annetta Engineering Design Manual (“EDM”), available at <https://www.annettatx.org/engineering-design>. In the event there is a conflict between the UTGCD, the EDM, and this Ordinance, the more stringent requirements shall apply. It shall not be an offense to maintain or repair an existing water well that does not comply with or adhere to the current rules of the UTGCD or EDM so long as the maintenance or repair does not increase the production capabilities of the well, or alter the size of the well or pump(s).
- (f) A person commits an offense if chemicals, fertilizer, insecticides, solvents, or any other hazardous materials are stored within fifty (50) feet of the well enclosure.

SECTION 3.

Permit required

- (a) An owner of property in the Town or in the Town's ETJ shall apply for a water well permit before drilling a new water well on the property.
- (b) A permit shall not authorize the use of more than one water well on any single tract or lot within the Town.
- (c) A permit shall not be issued for a well that does not comply with the spacing requirements of subsection 2(d) of this Ordinance.
- (d) A permit shall not be issued for a well that does not comply with the requirements of the UTGCD and the EDM, as provided in Section 2(e) of this Ordinance.

SECTION 4.

Permit application

Applications for a permit for a new water well, or to substantially alter the size of a water well or well pump(s), shall be submitted to the Town Secretary. The applicant shall provide, to the best of the applicant's knowledge, the following information with respect to the water well and the property upon which the water well is located:

- (a) Name, address, and telephone number of the property owner;
- (b) The well driller's company name, address, and main telephone number; and the name, license number, Annetta-assigned contractor registration number, cell number, and email address of each individual well driller responsible for any work associated with this permit and/or well drilling and completion and/or pump installation;
- (c) The electrical contractor's company name, address, and main telephone number; and the name and Annetta-assigned contractor registration number, cell number, and email address of each individual electrical contractor responsible for any work associated with the permit and/or well;
- (d) The plumbing contractor's company name, address, and main telephone number; and the name and Annetta-assigned contractor registration number, cell number, and email address of each individual plumbing contractor responsible for any work associated with the permit and/or well;
- (e) The irrigation contractor's company name, address, and main telephone number; and the name and Annetta-assigned contractor registration number, cell number, and email address of each individual irrigation contractor responsible for any work associated with the permit and/or well (if applicable);

- (f) The backflow prevention assembly tester/contractor's company name, address, and main telephone number; and the name and Annetta-assigned contractor registration number, cell number, and email address of each individual backflow prevention assembly tester/contractor responsible for any work associated with the permit and/or well. The backflow prevention assembly installer/tester shall not be the applicant or anyone under their direct control or employment;
- (g) Location of the property where the well is located or is to be located (such as street address, block, lot, addition), including a survey of the property, if available, indicating the location of the well on the property;
- (h) The location or proposed location of the use of groundwater from the well, if used or proposed to be used at a location other than the location of the well;
- (i) A statement of the nature and purpose for which the well is used (household, irrigation, water lawn or garden, water livestock, etc.);
- (j) Type of well (dug, drilled, bored, or driven);
- (k) Depth of well (within 25 feet);
- (l) Diameter of well and type of casing used;
- (m) The maximum designed production capacity or proposed maximum designed production capacity of the well, as equipped, in gallons per minute;
- (n) A groundwater well closure plan, or a declaration that the applicant will comply with well plugging guidelines, as set forth in the Texas Water Well Drillers and Pump Installers Administrative Rules, Title 16, Part 4, Chapter 76, Texas Administrative Code; and
- (o) A statement that the groundwater withdrawn from the well will be put to beneficial use at all times.

SECTION 5.

Fees

An applicant for a water well permit for a new water well shall pay a nonrefundable permit fee as set forth in the Town's fee schedule to cover the Town's cost of inspection. No permit shall be issued until the permit fee has been paid in full.

SECTION 6.

Permitting process and inspections for new water wells

(a) After the applicant has submitted an application to the Town for a water well permit for a new water well, the Town official shall determine if the application complies with Section 4 of this Ordinance. Before issuing the permit, the Town official shall fully consider the health and public safety of the citizens of the entire Town as it relates to the depth of the well, and its proximity to Town sewer lines, water lines, septic systems, lakes, streams, creeks, and flood zone areas. Upon determining that the application is complete and that the new water well will not negatively impact the public safety and health, the Town official shall issue the permit subject to a site inspection.

(b) No permit for a new water well shall be issued unless and until the Town's inspector has personally inspected the site and, has determined the location of the water well on the property and that such well will be constructed in accordance with all applicable laws and regulations. The Town official may revoke any water well permit for a new water well that is not constructed in accordance with applicable laws and regulations, including the requirements of this Ordinance.

(c) Before final inspection and approval of use of a new water well, the owner must provide to the Town a copy of the driller's log that is required to be provided to the UTGCD.

(d) The granting of a permit for a new water well shall not relieve the owner of responsibility for safety and health in the construction and operation of the water well, and the Town reserves the right to inspect all water wells and perform a water quality test within the Town, the Town's ETJ or CCN, annually or more often if deemed necessary, to protect the public health and safety. No water well shall be used for a potable water source until the water quality test has been performed and results certified as safe for household consumption.

SECTION 7.

Permit revocation

(a) If a permittee fails to comply with any provision of this Ordinance, the Town official shall issue a written notice to the permittee of the nature of the noncompliance, stating a reasonable time in which compliance must be achieved, and stating that if compliance is not achieved within such time, a public hearing will be held on a certain date and time regarding the water well permit. If the Town Council determines at the public hearing that the permittee is not in compliance with the requirements of this Ordinance, the Town Council may suspend the permit for a period of time, or revoke the permit entirely.

(b) For purposes of this section, notice must be given by certified mail, return receipt requested, to the permittee at the permittee's address of record as stated on the permittee's water well permit application.

(c) Any permittee whose water well permit is revoked by the Town may file an application for a water well permit, in accordance with the requirements of this Ordinance, at any time after the date the water well permit is revoked.

SECTION 8.

Cross connection and backflow prohibited

A water well shall not be connected to any other source of water supply as mandated by the TCEQ. A permittee must have installed at the meter by a licensed installer, at permittee's expense, a backflow prevention assembly on any approved connection of a water well in accordance with TCEQ rules and regulations to ensure the safety of the Town's potable water supply.

SECTION 9.

Variance

Authority to grant a variance. Town Council shall be authorized to permit variances of this Ordinance that, in its discretion, ensure the protection of the groundwater source. Decisions of the Town Council regarding variance applications under this Ordinance are final. In determining whether to grant a variance, the Town Council shall make finding and show that:

- (a) The granting of the variance on the specific property will not adversely affect the groundwater source;
- (b) The variance, if granted, will be no material detriment to the public welfare or injury to the use, enjoyment, or value of property in the vicinity;
- (c) There are special circumstances existing on the property on which the application is made that do not apply generally to other properties in the same area; and
- (d) A variance is necessary to permit the applicant the same rights in the use of the property that are presently enjoyed by other properties in the vicinity, but which rights are denied to the property on which the application is made.

Permit application requirements. In addition to the permit applications required in Section 4 above, a request for a variance must provide the following additional information:

- (a) A copy of the Parker County-stamped plans or on-site septic permit and exhibit layout of facilities depicting all distribution lines and connection lines to the residence and/or any other building;
- (b) A copy of the plan of the property that shows the location of the proposed well, all buildings, septic tanks, drain fields, and other significant structures. The plan shall also show the location of structures and adjacent property within ten (10) feet of the property line. The plans must show the well and supporting slab enclosed in a roof structure;
- (c) A detailed description and map of how the well will be interconnected with the landowner's landscape irrigation system;

- (d) Plans, specifications, manufacturer's cut sheets and diagrams in sufficient detail to allow the reviewing person to determine whether a proposed well meets the minimum standards as required by the Town's permit conditions and all applicable laws and regulations;
- (e) A plumbing rough to verify initial connections to the well; and
- (f) An electrical underground (EUG) to verify trench depth and property wire required by electrical contract is used (size and type).

Construction Requirements. The permit holder, all contractors, and representatives must comply with the requirements of the Town's Engineering Design Manual, as well as the following requirements:

- (a) The new well shall meet all requirements of the UTGCD for spacing, location, production, and testing; and
- (b) A Texas licensed well driller shall be physically on site during drilling at all times.

Requirements for all wells granted a variance. Any owner granted a variance shall provide to the Town:

- (a) Written notice of the date and time of well drilling ten (10) calendar days prior to drilling the well to allow the Town Engineer or other Town representative the opportunity to be present during pre-drilling, drilling, and post-drilling activities;
- (b) A copy of the plans showing final well design, including all depths, settings, and other construction data for the Town Engineer's approval;
- (c) Well driller's report and well log, including but not limited to groundwater static measurement, pump depths, pump type, pump curve, flow rate, brand, etc.;
- (d) A plumbing final to verify the required physical separation of the private system from the approved distribution system;
- (e) An electrical final to verify disconnects are installed and appropriate weather-tight panel box in place; and
- (f) Cementing certificate provided by the licensed water well driller to confirm annular space seal above the aquifer.

Testing requirements for all wells granted a variance. After the well has been drilled, any owner granted a variance shall provide to the Town:

- (a) A new well shall meet the Parker County water quality, testing and reporting requirements. A copy of any tests conducted in compliance with Parker County water quality, testing, and reporting requirements shall be provided to the Town of Annetta;
- (b) A backflow assembly test report within twelve (12) months of the variance, and annually thereafter. Only a state licensed, Town of Annetta registered backflow prevention assembly tester (BPAT) is permitted to perform the testing;
- (c) The well pump shall have production capacity within the requirement of, be sized, and limited to 17.3 gallons per minute and subject to verification by the UTGCD and the well driller shall verify compliance; and
- (d) Septic tank maintenance and inspection report.

Requirements for wells within the spacing requirements. In addition to the requirements of this section, a permittee whose well has been granted a variance from the spacing requirements of Section 2 shall also provide the Town the following:

- (a) Report from a licensed Professional Geoscientist or Hydrogeologist showing that the proposed well will not impact the production of neighboring wells, and will not cause contamination of the groundwater system.

Maintenance.

- (a) Septic system service is required once every five (5) years for septic systems with electrical float switches, pumps, or mechanical components (*see* <https://www.epa.gov/septic/how-care-your-septic-system> and www.nesc.wvu.edu/subpages/septic.cfm).
- (b) If an aerobic septic system exists on the property, a contract with a licensed maintenance provider to check, troubleshoot, and test the system as required by 30 TAC § 285.91(4) to ensure that the system operates correctly must be in place. The maintenance provider shall inspect components of the system and note whether or not every component is working during each quarterly site visit. If the system uses an electronic monitor, automatic radio or telephone to notify the maintenance provider of system or component failure and to monitor the amount of disinfection in the system, reporting may be reduced to every six (6) months instead of quarterly. The maintenance provider will tell the homeowner of any problems or repairs that need to be made. Any required repairs that are not made will be reported to the Town.

Fees.

- (a) An applicant for a water well permit variance for a new water well shall pay a nonrefundable permit fee as set forth in the Town's fee schedule to cover the Town's cost of inspection. No permit shall be issued until the permit fee has been paid in full.

- (b) An applicant for a variance must pay for any Town-requested analysis, and interpretation of the testing and data, that is required to be collected by this section, including any analysis or interpretation by a licensed Professional Geoscientist (PG) and/or hydrogeologist.

SECTION 10.

Incomplete Wells

Any well that is not appropriately completed by the terms of this Ordinance shall be sealed and considered plugged or abandoned in accordance with rules, regulations, and statutes of the State. A copy of the plugging report shall be provided to both the Town of Annetta and to the UTGCD.

If any well is not completed according to the terms of this Ordinance, the well shall be appropriately shut down for compliance and/or appropriate plugging as addressed above.

SECTION 11.

Engineering Design Manual

Subsection 4.01, "Groundwater well minimum design requirements," of Section IV, "Groundwater Requirement," of Part IV, "Water and Wastewater Lines," is hereby amended and replaced with Exhibit "A," attached hereto and incorporated herein by reference.

SECTION 12.

Fee Schedule

The Fee Schedule of the Town of Annetta is amended to read as reflected in the attached Exhibit "B," which is incorporated herein by reference.

SECTION 13.

Town Ordinance No. 175 is hereby repealed in its entirety.

SECTION 14.

This Ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances of the Town of Annetta, Texas, 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 15.

All rights and remedies of the Town of Annetta, Texas, are expressly saved as to any and all violations of the provisions of any other ordinances and of the Code of Ordinances of the Town of Annetta that 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 and of such Code, same shall not be affected by this Ordinance, but may be prosecuted until final disposition by the courts.

SECTION 16.

Any person who commits an offense under this Ordinance shall be guilty of a misdemeanor and shall be fined not more than Two Thousand Dollars (\$2,000.00) for each offense. Each day that a new or preexisting water well is used, constructed, or maintained in violation of this Ordinance shall constitute a separate offense.

SECTION 17.

It is hereby declared to be the intention of the Town 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 Town Council without the incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph, or section.

SECTION 18.

The Town Secretary of the Town of Annetta is hereby directed to publish in the official newspaper of the Town of Annetta the caption, penalty clause, and effective date clause once as authorized by Chapter 52 of the Local Government Code.

SECTION 19.

This Ordinance shall be in full force and effect from and after its passage, and it is so ordained.

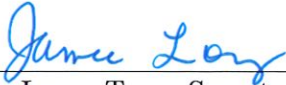
PASSED AND APPROVED on this 15th day of June, 2023.

TOWN OF ANNETTA



Sandy Roberts, Mayor

ATTEST:



Jamee Long, Town Secretary



EXHIBIT "A"

Exhibit A

“4.01 GROUNDWATER WELL MINIMUM DESIGN REQUIREMENTS”

The Town of Annetta requires all procedures, materials, methods utilized and final well completion to conform to AWWA A100-97 for Water Wells, and shall comply with 30 TAC § 290.38-290.49, *Rules and Regulations for Public Water Supply Systems*, and 30 TAC § 338, *Water Well Drillers*, and Chapter 33 of the Texas Water Code, *Water Well Pump Installers*.

All water well drillers for the Town of Annetta or any of its developments shall be licensed in the State of Texas under 30 TAC § 340. The well driller shall have completed at least five successful sand free potable water supply wells of similar type, depth, and capacity as the well proposed.

All Town of Annetta groundwater production wells for potable use and proposed for connection to the Town of Annetta public water system shall be carbon steel, and shall meet one or more of the following standards: AWWA C200, ASTM A53, ASTM A139, API Specification 5L, API Specification 5CT, API Specification 5B, ASTM A120, ASTM A211, ASTM A714, ASTM D1784, ASTM D2837, ASTM F480, NSF14, or NSF61. Mill certificates for all steel pipe used in the production well shall be furnished and be available at the drill site for inspection prior to running such materials. All slotted pipe shall be new stainless steel pipe of the same dimensions and specifications as the casing. The pipe shall be rod based wire wrapped. Welding of the steel well casing shall be done in accordance with the American Welding Society Specifications and the American Petroleum Institute Specifications. Welding stainless steel casing to mild steel casing will not be permitted.

The well casing shall be pressure-cemented in place from bottom to top in accordance with 30 TAC Chapter 290.41(c)(3)(C). The driller shall utilize a pressure cementation method in accordance with the AWWA Standard for Water Wells (A100 06), Appendix C: Section C.2 (Positive Displacement Exterior Method); Section C.3 (Interior Method Without Plug); Section C.4 (Positive Placement, Interior Method, Drillable Plug); and Section C.5 (Placement Through Float Shoe Attached to Bottom of Casing) involving pumping grout, through a tremie pipe set inside the annulus, from the top of the bentonite plug up the outside of the casing to the surface, or an approved similar positive-displacement method. The cement used shall be Portland Class A cement with no more than 6 percent, by weight, bentonite and not more than 2 percent, by weight, calcium chloride added, or approved equal. The cement and bentonite shall be mixed with no more than 6.0 gallons of water per 94 pound sack of cement and have a slurry weight of approximately 14.7 lb/gal (110 lb/ft³). The volume of cement stocked on location shall be enough to fill the annular space, plus at least 25 percent in excess.

Each well shall include a pump, motor, and associated equipment, following all instructions and directions supplied by the equipment manufacturers and in accordance with requirements of the Texas Water Well Driller’s Board. Each well shall have a stainless

steel safety cable of suitable strength to the pump in order to provide ease of pump removal for the entire length of the well, if necessary.

In addition to the requirements above, a water well that is granted a variance from the Town's spacing requirements must meet the following requirements:

- (a) The well shall be completed with a casing of PVCASTM F480 or Carbon Steel and must be designed based on a potential for hydraulic collapse considering external and internal pressures. The casing pipe, screens, discharge piping, pump, and all appurtenances that will be in contact with water shall be NSF-61 certified. The PVC shall comply with ANSI/NSF Standard 14, and the steel casing shall comply with either New ASTM A-53 Grade A or better or have a minimum weight and thickness of American National Standards Institute (ANSI) Schedule 10 to prevent caving of the formations penetrated and also to ensure protection of the liquid from contamination. The well shall be cased from the bottom of the drilled hole to twenty-four (24) inches above the finish grade or more if required to keep surface contamination from entering the casing. The well casing shall be cemented in place and sealed to protect the underground water formation from potential contamination resulting from surface or subsurface sources of potential contamination. The annular space shall be three (3) inches larger than the outside diameter of the casing and shall be tremie pressure sealed with concrete or grout from the ground surface to the top of the groundwater producing formation;
- (b) For stability, the casing shall be covered at the ground with a concrete slab no less than 48"x48"x4". The top of the slab shall protrude six (6) inches above finish grade and shall be sloped away from the casing. The top of the casing shall be provided with a suitable well seal to prevent contamination of the well. If a vent is provided on the casing, it shall be equipped with an elbow turned downward and screened with a 16-mesh screen;
- (c) Install a 0.75 inch outside diameter (O.D.) measuring or sounding tube to allow for access of an electric water-level measuring device. The sounding tube shall consist of PVC pipe, and shall be set alongside the pump column. The bottom of the tube shall be left open. The tube shall be set from approximately 10 feet above the pump to the top of the well casing and shall be accessible through the discharge head. The sounding tube shall be affixed to the pump column pipe with 10 mil tape or other non-corrosive straps and clamps."

EXHIBIT "B"



450 Thunder Head Lane • P.O. Box 1150
Annetta, TX 76008
Phone (817) 441-5770 • Fax (817) 441-5666
info@annettatx.gov • www.annettatx.org

Town's Official Fee Schedule

Office Fees

Facsimile:	\$1.00 per page.
Copies:	\$.10 black & white or \$.25 color per page.
Open Records Request:	In compliance with state law.
Returned Payment Fee:	\$35.00
Credit Card Processing Fee:	3% of total amount processed.
Solicitor Permit:	\$50.00 for the first permit, \$25.00 each additional, 30-day expiration.

Development Fees

Preliminary Plat:	\$1,000.00 plus \$10.00 per acre over 50 acres.
Final Plat:	\$500.00 plus \$13.00 per lot over 3.
Administrative Processing Fee:	1% of actual construction costs (cost for water, sewer, paving and storm drains).
Non-Standard Water/Wastewater:	A \$2,500 deposit is required upon the plat application. The balance of actual expenses shall be refundable to the Developer and any additional expenses incurred as a result of efforts by the Town to study service requirements and plans shall be timely paid by the Developer before Town will provide water or wastewater service.
Engineering Plan Review:	\$500.00 plus one percent (1%) of estimated construction cost.
Engineering Cost of Construction:	Three percent (3%) of estimated total cost of construction. Observation and coordination required for all street, drainage, water and sewer improvements as approved by the City's Engineer.
Planning Consultant Review:	0 – 50 acres - \$577.50 50.01 – 75 acres - \$742.50 plus \$11.00 per acre 75.01 – 100 acres - \$1,017.50 plus \$5.50 per acre

Adopted: September 29, 2011
Revised: December 15, 2016
Revised: May 17, 2018
Revised: August 16, 2018
Revised: November 15, 2018
Revised: June 20, 2019
Revised: October 17, 2019
Revised: July 16, 2020
Revised: February 16, 2023
Revised: June 15, 2023

	100.01 plus acres - \$1,155.00 plus 3.30 per acre
Development Plat:	(if not done as part of a final plat): \$300.00
Short Form Plat:	\$500.00
Vacation of Plat:	\$500.00
Re-plat:	\$500.00 plus \$10.00 per acre over one acre.
Minor Plat:	\$500.00 plus \$10.00 per acre over one acre.
Amendment of Plat:	\$500.00
Specific Use Permit:	\$400.00
Variance/Special exception Fee:	\$350.00 – residential (owner occupied) \$375.00 – non-residential Plus an additional \$50.00 for each additional variance or special exception requested in same application.

*In addition to the foregoing fees, all Developers and applicants must pay additional fees in an amount equal to the actual cost incurred by the Town related to third-party engineering review and processing of the plat, plans, and applications. Fees will become due as the Town incurs them and must be paid to Town within 30 days of receipt of invoice. Full payment of such fees will be a condition to plat, plan, or application approval.

Permit Fees

Building Permits: Single Family Dwelling, Accessory Buildings and Structures, Duplex, Townhouse (shall be calculated per unit), and Commercial Buildings –Fees to be determined based on the following:

New Residential Construction	
Square Footage (S.F.)	Fee
0 – 1,650 S.F.	\$1,350
1,651 – 10,000 S.F.	\$1,350 for the first 1,650 S.F. plus \$0.40 for each additional S.F. to and including 10,000 S.F.
Over 10,000 S.F.	\$4,760 for the first 10,000 S.F. plus \$0.10 for each additional S.F. over 10,000 S.F.
Alteration/Addition for Residential Construction	
Trade Permits	Fee
Building, Mechanical, Electrical, Plumbing, Fuel Gas and similar	\$200 per trade
Other project types not listed above	\$260 per trade
New Commercial Construction/All Accessory Buildings and Garages (Including Residential)	
Total Valuation	Fee
\$0.00 to \$499.99	\$110.00

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\$500.00 to \$1,999.99	\$110.00 for the first \$500.00 plus \$3.05 for each additional \$100.00 or fraction thereof, to and including \$1,999.99
\$2,000.00 to \$24,999.99	\$110.00 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00 or fraction thereof, to and including \$24,999.99
\$25,000.00 to \$49,999.99	\$391.75 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00, or fraction thereof, to and including \$49,999.99
\$50,000.00 to \$99,999.99	\$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00, or fraction thereof, to and including \$99,999.99
\$100,000.00 to \$499,999.99	\$993.75 for the first \$100,000.00 plus \$5.60 for each additional \$1,000.00, or fraction thereof, to and including \$499,999.99
\$500,000.00 and greater	\$3,233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00 and above

Swimming Pool Permit: \$600.00 (may include separate gas and/or spa fee)

Spa Permit: \$110.00

Plan Review Fee:

Non-residential Plan Review Fee 65% of building permit fee
Review of application without a permit issued \$150.00
Flood Plain Development Permit \$300.00

Alterations and Repairs requiring inspection: Garages and Accessory Buildings. Plan review is required.

Total Value of Project:
\$0.00 to \$499.99 \$110.00
\$500.00 to \$2,500.00 \$110.00
\$2,501.00 to \$5,000.00 \$110.00
\$5,001.00 to \$7,500.00 \$110.00
\$7,501.00 to \$10,000.00 \$110.00
\$10,000.00 and greater \$120.00 + \$30.00 per \$2,500.00 (over \$10,000.00)

Electrical Permits:

Commercial (new Construction) Permit Issuance \$110.00 for all projects up to 500 square feet, Plus:
\$0.09 per sq. ft. over 500 square feet + permit issuance fee
Hot Tubs and Pools \$110.00
Temporary Pole \$110.00
Sign Connection \$110.00
Unlisted Permits (repairs, etc.) \$110.00
Solar – Main Panel Upgrade \$110.00

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Mechanical Permits:

Commercial (new Construction) Permit Issuance	\$110.00 for all projects up to 500 square feet, Plus: \$0.07 per sq. ft. of AC area over 500 square feet + permit issuance fee
Change-Outs (all)	\$150.00

Plumbing Permit:

Commercial (new Construction) Permit Issuance	\$110.00 for all projects up to 500 square feet, Plus: \$0.09 per sq. ft. over 500 square feet + permit issuance fee
Lawn Sprinkler	\$110.00
Unlisted permits (repairs, etc.)	\$110.00
Water heaters; propane tank; gas connection	\$110.00
Water softeners	\$110.00

Miscellaneous Permits

Fence Permit	\$110.00
Certificate of Occupancy	\$150.00
Temporary CO Permit (6 mos. max)	\$110.00
Temporary Portable Storage Building Permit	\$110.00
Drive Approach Permit	\$110.00
Curb Cut Permit	\$110.00
Structure Moving Permit	\$300.00
Gas Well Permit Fee	\$5,000.00
Refracture permit	\$1,500.00
Farmer's Market Permit Fee	\$10.00 per week/\$35.00 per month
Heavy Vehicle Permit Fee	\$200.00

Demolition Permit

Residential Building	\$110.00
Residential accessory building	\$110.00
All other residential, business or commercial building	\$125.00
Historic Building (in DB – 50 years or older). Approval required.	\$500.00
Red Tag/Stop Work Fee:	\$110.00
All Re-inspections:	\$110.00
Contractor Registry Fee (one year):	\$100.00
Contractor Registry Renewal Fee (one year):	\$50.00

Failure to obtain a permit will result in a doubling of the total Permit Fee plus any penalties permitted by law.

Signs (Must meet all other requirements)

Permanent Signs:

Monument Sign up to 12' tall	\$300.00
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Monument Sign up to 10' tall	\$200.00
Monument Sign up to 6' tall	\$110.00
Monument Sign up to 4' tall	\$110.00
Projecting Sign	\$110.00
Shingle Sign	\$110.00
Wall Sign (per sign)	\$110.00 (if lighted, add electrical permit)
Canopy Sign	\$110.00
DB Pole Sign	\$110.00
Private Traffic Control Sign (per sign)	\$110.00
Directional Monument Sign	\$110.00

If an applicant requests a refund on any pulled permit due to abandonment of project prior to commencement of project, the full amount of the permit fee will be refunded less (i) 10% of the permit fee representing administrative costs incurred by the Town; and (ii) all costs the Town has incurred as a result of third party administrative and review costs.

Temporary Signs:

Portable Sign (14 days)	\$35.00
Weekend Builders Advertising	\$50.00 annual fee
New Subdivision Development Sign up to 15' tall	\$150.00 annual fee
Trade Construction up to 4' tall	\$35.00 per location. 90 day limit
Vertical Banners (30 days each, 5 times a year)	\$35.00 per year
Horizontal Banner (30 days each, 3 times a year)	\$35.00 per year

Waste Water Rates

Commercial: \$120.00 per month, plus \$11.95 per 1000 gallons of water metered.

Residential: \$40.00 per month until three month winter average (December, January and February) is established, thereafter \$35.00 plus \$4.00 per 1000 gallons of water metered.

Water Rates

<u>Lakes of Aledo</u>		<u>Deer Creek, Panther Creek, and Aledo Heights Water</u>	
Meter Size (in)	Total Monthly Base Charge	Meter Size (in)	Total Monthly Base Charge
5/8" – 3/4"	\$34.00	5/8" – 3/4"	\$61.00
1"	\$50.00	1"	\$100.00
1 1/2"	\$110.00	1 1/2"	\$225.00
2"	\$200.00	2"	\$250.00
3" and 4"	\$450.00	3" and 4"	\$500.00
6"	\$650.00	6"	\$750.00
8"	\$900.00	8"	\$1,000.00

Annetta Elementary School

Total Monthly Base Charge

\$3,500.00

Volume Charges (\$1,000 gal) for All Water Systems

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All Categories 0 – 9,999: \$4.72
 10,000 – 19,999: \$5.54
 20,000 – 29,999: \$7.00
 30,000 and up: \$8.00

Miscellaneous Utility Fees

Application Fee: \$40.00

Transfer Account: \$25.00

Reconnect Fee: \$80.00 (after non-payment resulting in disconnect)

Late Fee: Ten Percent (10%) of amount due at current billing cycle.

Tap Inspection Fee: \$75.00

Water Tap Fee: \$1,325.00

Sewer Tap Fee: \$1,500.00

New Meter Fee: (See below chart for water meter fees based on size.)

Meter testing charge: \$35.00 (at customer’s request, fee waived if equipment is defective)

Water Meter Tampering Fee: \$340.00

Bulk Water Purchase: \$35.00 for the first 1,000 gallons (minimum 1,000 gallons charged) and \$15.00 per 1,000 gallons thereafter (minimum of 1,000 gallons charged). The above charges are not cumulative, fees are charged on each occurrence.

Fire Hydrant Meter Fee: \$500.00/month; \$1,000 security deposit

Water Well

New Water Well Inspection Fee: \$195.00 plus lab fees

Water Well Variance Application Fee: \$750.00

Residential Meter Fees

Meters and Transmitters	
Meter Size	Price
5/8" x 3/4"	\$ 205.00
1"	\$ 295.00
1 1/2"	\$ 399.60

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2"	\$	512.00
3"	\$	980.00
4"		Priced upon request
6"		Priced upon request
Re-installation of Transmitter Only	\$	125.00
Re-installation of Water Meter Only	\$	135.00
New Meter Lid and Re-install	\$	25.00
New Meter Vault/MIU Mount and Re-install	\$	35.00
New Vault and Meter Lid with installation	\$	60.00
Meter Service and Repair (no replacement)	\$	75.00
New Meter Stop and Install	\$	135.00
Stealth Valve Shutoff	\$	220.00

This Fee Schedule was revised on the 15th of June, 2023

Sandy Roberts
Mayor
Town of Annetta



Jamee Long
City Secretary/Administrator
Town of Annetta

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