SITE DEVELOPMENT
FEASIBILITY REPORT

Farmhouse Row

City of Slaton, Lubbock County, Texas

Prepared By:

CROCKETT
ENGINEERING CONSULTANTS

February 23, 2018
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1.0 PROJECT SUMMARY

This project site is located in the extraterritorial jurisdiction district for the City of Slaton, Lubbock County, Texas at approximately 15003 FM 400 (Vetech Ave). The proposed property contains 28.0± acres. The proposed development is to consist of 48 units within (2)-2 story buildings at 24 units per building and one community building that will serve all residential units.

In this report, Crockett Engineering has cited the City of Slaton and County of Lubbock’s code and ordinance needed for this development. An ALTA/ASCM Land Title Survey will be provided at a later date. Crockett Engineering Consultants has researched local codes, ordinance and development procedures for the proposed development.

At this time, the only known off-site work needed will be the connection of utility lines to the public lines. It is unknown at this time if the City of Slaton or Lubbock County will require any additional off-site improvements due to development. There is the potential for road improvements on Highway 400 at the tie-in locations. This will later be determined from discussions with city officials during the re-zoning process.

Part of this proposed development lies within the 100-year flood plain. The area restriction is that no import soil can be brought onto the site, however the soil located on site can be moved as needed. Soil will have to be relocated to raise the buildings above the 100 year flood elevation.

The intent of this document is to help determine the suitability for the development of this tract of land.
2.0 PROPERTY INFORMATION

2.1 EXISTING SITE DATA

<table>
<thead>
<tr>
<th>Property ID:</th>
<th>R115990</th>
</tr>
</thead>
<tbody>
<tr>
<td>Census Tract No.</td>
<td>48303010700</td>
</tr>
<tr>
<td>Property Use Description:</td>
<td>Undeveloped, Agriculture Use</td>
</tr>
<tr>
<td>Legal Description:</td>
<td>BLK S SEC 43 AB 210 NW/4 OF NW /4 AC: 39.550</td>
</tr>
<tr>
<td>Address:</td>
<td>Approx. 15003 FM 400</td>
</tr>
<tr>
<td>Owner’s Name</td>
<td>J G COMPANY</td>
</tr>
<tr>
<td>Owner’s Address</td>
<td>PO BOX 306 SLATON, TX 79364-0306</td>
</tr>
</tbody>
</table>

Table 1-Property Data

2.2 EXISTING SITE CONDITION

The existing site is located at approximately 15003 FM 400, Slaton, Lubbock County, Texas. The site is located to the southeast of the intersection of Highway 400 and Highway 7500. The site contains a non-developed lot that currently is used for agricultural purposes. The subject property has other agricultural fields surrounding the property. A rural highway is adjacent to the property to the north and west. The site would connect directly to Highway 400 which would be able to handle the traffic from the development.

2.3 SITE SURVEY INFORMATION

The subject property is 28 acres in Slaton, Lubbock County, Texas as per the official parcel map of the County of Lubbock appraisal district. Property ID R115990, and owner ID 00129205. The survey boundary of the property has been completed and can be found in Appendix H.

2.4 GEOTECHNICAL ASSESSMENT

A geotechnical report has not been provided at the time of this report. Given the development nature of the site, it is recommended that a geotechnical report be completed on this property.
2.5 ENVIRONMENTAL ASSESSMENT

An environmental site assessment has not been provided at the time of the report. The Owner should conduct an Environmental Site Assessment Prior to commencement of any construction activities if one has not already been completed.

2.6 TOPOGRAPHIC ASSESSMENT

At the time of this report an actual topographic survey has not yet been provided. Further topographic work will need to be performed before civil design can begin. The USGS topo map shows the site is relatively flat with a slope downward towards the northeast property corner. The total amount of fall around the surrounding area between 2 and 6 feet.

2.7 FLOODPLAIN ASSESSMENT

Part of this site is located within the 100 year floodplain as identified by the FEMA FIRM panel for this area, Panel number 48303C0470E effective date of 09/28/2007. See appendix B. All buildings will be raised to an elevations of 1-foot above the 100 year flood plain. No soil can be imported onto the site.

2.8 UTILITY PROVIDERS

<table>
<thead>
<tr>
<th>Electric</th>
<th>South Plains Electric Cooperative, Inc</th>
</tr>
</thead>
<tbody>
<tr>
<td>Telephone</td>
<td>NTS Communication</td>
</tr>
<tr>
<td>Cable</td>
<td>Direct TV</td>
</tr>
<tr>
<td>Water</td>
<td>City of Slaton</td>
</tr>
<tr>
<td>Sewer</td>
<td>City of Slaton</td>
</tr>
</tbody>
</table>

Table 2-Utility Providers

2.9 FIRE

A) Fire Safety

B) Fire Hydrants

According to the city’s water distribution maps there is a fire hydrant along Highway FM 400 that would be very close to the proximity of the development.

3.0 SITE DEVELOPMENT

3.1 STORM WATER MANAGEMENT

STORM WATER MANAGEMENT

A) The Extraterritorial Jurisdiction Area does not have any detention or water quality requirements.

B) Storm Water Pollution Prevention

A Storm Water Pollution Prevention Plan (SWPPP) will be required by state law for the project.

C) No soil import can be brought to the site when located within the 100 year floodplain, however soil can be moved on site as needed to raise the building above the 100 year floodplain elevation.

3.2 WATERLINE

Water service to the new development will tap off an existing water line adjacent to the property and feed the entire site. Accordingly to the city’s utility maps, there is an 8” main running south to north on the east side of Highway FM 400. See the attached map in Appendix G. All water mains for all fire hydrant lines shall be no less than 6” in size. Our site shall provide and install adequate fire protection devices throughout the development. See the city’s utility map in the attached Appendix G. Fire hydrants are currently install along highway FM 400 and will be utilized to service the site. It is not determinable at this time the cost of the tap fee. The fee will be based on the pipe size which will be sized by the MEP for each building. However, we estimate the tap fee to be $2,500 per residential building. To install a 6” waterline as shown on the site plan in Appendix I it would cost approximately $28,500 based on $30 a linear foot with a total of 950 linear feet.
3.3 SANITARY SEWER LINE
The development’s location has no direct sanitary sewer line on site. To tie into City of Slaton’s sewer system it would require approximately 4,500 feet of sewer line to be built. Additionally, if the tie in location does not have the depth needed for a traditional gravity sewer system, a pump lift station might also be required. The city does not have any sewer utility map to reference. To get to the nearest sanitary sewer manhole located near the intersection of Woodrow Road and N. 20th road, approximately 4,500 linear feet of force main would need to be constructed. It would cost approximately $265,000 to connect to the City of Slaton’s sanitary sewer system.

3.4 SITE INGRESS AND EGRESS
The proposed development has one driveway entrance to the site. It will connect to Highway FM 400 at the western property line. This is currently the only proposed access location for the development. The other three sides of the property are surrounded by undeveloped or cultivated fields at this time. Highway 7500 runs along the northern property line but there is no plans at this time for a connecting road.

3.5 LANDSCAPING
No landscape requirements are identified at this time.

3.6 IRRIGATION
No irrigation requirements are identified at this time.

3.7 PARKING REQUIREMENTS
No parking requirements have been identified at this time for the development. However, the parking design will be based on 1.5 spaces per unit per the Texas Department of Housing and Community Affairs.

3.8 CURRENT BUILDING CODES
The following are the current codes the City of Slaton follows.
- 2012 International Codes
- 2012 IBC, IPC, IMC, IFG, IRC, IFC, IPMC, IECC
- 2011 NEC
3.9 BUILDING PERMIT

No building permit is required in the Extraterritorial Jurisdiction. The County does not require or issue building permits. If annexed the building permit is required from the City of Slaton. The permit can be found in the appendix D. Building permit applications are readily available on the City’s website. Separate permits are required for inspections, electric and plumbing.

3.10 SITE REVIEW PROCESS

Prior to issuance of a construction permit, complete plans shall be submitted to the City of Slaton. The designated staff person shall determine by review of such plans whether the proposed development meets the intent of this section and the "Design Guidelines for the Historic District of Slaton," dated 2008, a copy of which is attached hereto and incorporated in this ordinance as if fully set forth. Within ten (10) working days receipt by the planning department, both the proponent and the building official will be informed in writing of the staff person’s decision including the need for review by the Slaton Historic Preservation Commission or any conditions for approval. The staff person’s decision may be appealed in writing to the zoning board of adjustment by the applicant or other interested person within thirty (30) days of the written decision.

<table>
<thead>
<tr>
<th>Permit Type</th>
<th>Cost Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>Water Tap</td>
<td>Approximately $2,500 each building</td>
</tr>
<tr>
<td>Trash Fee</td>
<td>Commercial (base rate minimum) $15</td>
</tr>
<tr>
<td>Electric Fee</td>
<td>$0.05 per sq. ft.</td>
</tr>
<tr>
<td>Building Permit</td>
<td>$0.10 per sq. ft.</td>
</tr>
<tr>
<td>Plumbing Permit</td>
<td>$0.05 per sq. ft.</td>
</tr>
<tr>
<td>Zoning Fee</td>
<td>$100.00</td>
</tr>
<tr>
<td>Preliminary Plat</td>
<td>$5.00 per acre</td>
</tr>
<tr>
<td>Final Plat</td>
<td>$5.00 per acre</td>
</tr>
</tbody>
</table>

Table 3: Permitting Costs

3.11 SUBDIVISION REQUIREMENTS

The addition of this development and annexation into the City of Slaton would require that the property be platted. This platting process would require review and approval which is governed by the City of Slaton and their subdivision regulations. A preliminary and final plat would both be required and need approval. A review fee will also need to be submitted with both the preliminary and final plats. The fees can be seen in tables 3 and 4.
4.0 ZONING

4.1 ZONING CLASSIFICATION

The site is located in the City of Slaton’s extraterritorial jurisdiction. Without being in the city it follows the zoning of Lubbock County. Lubbock County has no zoning regulations.

If this property is to be annexed into the City of Slaton the proposed development will require a re-zoning of the property to R-3 Dwelling District. A request for a re-zoning will be submitted and all necessary procedures will accommodate the request. If approved to R-3 Dwelling District zoning the land will have the following zoning ordinance description:

The purpose of the MFR Multifamily Residential District is to accommodate multifamily residential units which provide basic services and facilities to residents, including parking and useful recreation areas. These districts would be located near major streets and commercial facilities and other selected areas where multifamily uses may be desirable.

See the current zoning map in Appendix A. All city codes and zoning maps can be found at the City of Slaton website.

“R-3” Dwelling Districts zoning has the following permitted uses:

Residential uses:

1.) Permitted Uses

   a) Any use permitted in any of the foregoing residential districts.

   b) Multiple dwellings, apartments, houses and group houses, save and except for manufactured homes. (Ordinance 625, sec. 3, adopted 11/12/02)

   c) Hospitals and clinics, excepting tubercular and veterinary hospitals and clinics, and those for alcoholic, narcotic and insane and feebleminded patients.

   d) Hotels in which business may be conducted for the sole convenience of the occupants of the building; provided, however, there shall be no entrance to such place of business except from the inside of the buildings.
e) Institutions of a philanthropic nature other than penal or correctional institutions.

f) Libraries and museums.

g) Boarding and lodging houses.

h) Private clubs, fraternities, sororities, lodges, excepting those whose chief activities are services customarily carried on as a business.

Any further information about the requirements zoning R-3 look under the following link for terms and uses.
(http://z2codes.franklinlegal.net/franklin/Z2Browser2.html?showset=slatonset)

4.2 DEVELOPMENT ZONING REGULATIONS

The following regulations are for the City of Slaton R-3 zoning should the property be annexed.

<table>
<thead>
<tr>
<th>Requirement</th>
<th>R-3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot Area</td>
<td>7,000 square feet minimum</td>
</tr>
<tr>
<td>Minimum Lot Width</td>
<td>50 feet minimum</td>
</tr>
<tr>
<td>Front setback</td>
<td>24-feet minimum</td>
</tr>
<tr>
<td>Side setback</td>
<td>5-feet minimum</td>
</tr>
<tr>
<td>Rear setback</td>
<td>20-feet minimum</td>
</tr>
<tr>
<td>Maximum Height</td>
<td>35-feet</td>
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</table>

Table 4: Zoning Regulations

4.3 PRELIMINARY SITE PLAN

A preliminary site plan is attached to this report. Reference Appendix I of this report for the Preliminary Site Plan. The Preliminary Site Plan was prepared based on PROPOSED zoning (MFR) requirements.
5.0 ITEMIZATION OF ENTITLEMENT

5.1 Itemized Table

<table>
<thead>
<tr>
<th>Fee/Permit Type</th>
<th>Description</th>
<th>Estimated Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Water Tap</td>
<td>Tap fee, line construction</td>
<td>$5,000</td>
</tr>
<tr>
<td>Water Line</td>
<td>Approx. cost to building 950 LF of 6” waterline</td>
<td>$28,500</td>
</tr>
<tr>
<td>Sanitary Sewer Line</td>
<td>Approx. cost to building 4,500 LF of force main @ $26 LF</td>
<td>$117,000</td>
</tr>
<tr>
<td>Sewer Pump Station</td>
<td>New sewer lift station</td>
<td>$75,000</td>
</tr>
<tr>
<td>Trash Collection Fee</td>
<td>Commercial (base rate minimum) $15</td>
<td>$15 per month min.</td>
</tr>
<tr>
<td>Electric Fee</td>
<td>$0.05 per sq. ft.</td>
<td>$2,845</td>
</tr>
<tr>
<td>Building Permit</td>
<td>$0.10 per sq. ft.</td>
<td>$5,690</td>
</tr>
<tr>
<td>Plumbing Permit</td>
<td>$0.05 per sq. ft.</td>
<td>$2,845</td>
</tr>
<tr>
<td>Zoning Fee</td>
<td>$100.00</td>
<td>$100.00</td>
</tr>
<tr>
<td>Preliminary Plat</td>
<td>$5.00 per acre</td>
<td>$140.00</td>
</tr>
<tr>
<td>Final Plat</td>
<td>$5.00 per acre</td>
<td>$140.00</td>
</tr>
</tbody>
</table>

All fees based on a single floor area of 14,225 sq. ft.
Lubbock County has no zoning regulations, *per se*. The County does not require or issue building permits. We do have Subdivision Regulations and other permitting requirements. You may access these at our website [www.co.lubbock.tx.us](http://www.co.lubbock.tx.us) under departments click on Public Works scroll down to bottom of page and click on Subdivision Regulations. Whether or not the proposed project falls within the coverage of the regulations will depend on the final parameters of the project. Only your independent legal counsel can advise you as the applicability of these regulations. My office cannot give you legal advice, except to advise that you should consult an attorney of your choosing. We do not “pre-clear” projects or exempt them from any applicable regulations.
APPENDIX B: FEMA & FLOOD MAP
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The base map shown complies with FEMA's base map accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/14/2018 at 8:05:40 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: base map imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.
APPENDIX C: USGS MAP
APPENDIX D:
PERMITS/APPLICATIONS
# Building Permit Application

**City of Slaton**  
**Building Permit Application**

**Office:** 806-828-2027  
**Fax:** 806-828-2002

---

**JOB SITE ADDRESS**  
**ZIP CODE**  
**SUITE**

---

**Job Description:**

<table>
<thead>
<tr>
<th>Property Owner</th>
<th>Name</th>
<th><strong>Same as Above</strong></th>
<th>Address</th>
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<td></td>
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<table>
<thead>
<tr>
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<table>
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<tr>
<th>Contact Person</th>
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<table>
<thead>
<tr>
<th>Architect</th>
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<table>
<thead>
<tr>
<th>Property Description</th>
<th>Lot</th>
<th>Block</th>
<th>Subdivision</th>
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</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
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</tbody>
</table>

Notice: No changes shall be made from that which is stated in this application, or in attached plans & specifications, except by submitting a revised application, plans and/or specifications and receiving approval of the Chief Building Inspector for such change. Granting of a permit shall not be construed as a permit for or an approval of any violation of the Building Code or any other state or local law regulating construction or the performance of construction. I hereby certify that I have read and examined this application and know the same to be true & correct.

---

**Signature of Applicant or Permitee**  
**Date**

---

**FOR OFFICE USE ONLY**

<table>
<thead>
<tr>
<th>Zoning Check By:</th>
<th>Date:</th>
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<tbody>
<tr>
<td>Zone Dist.</td>
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<td>School Dist.</td>
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<tr>
<th>Description</th>
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<tbody>
<tr>
<td>Unf. Basement</td>
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<tr>
<td>Fin. Basement</td>
<td>$</td>
<td></td>
</tr>
<tr>
<td>Living Space</td>
<td>$</td>
<td></td>
</tr>
<tr>
<td>Garage</td>
<td>$</td>
<td></td>
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<tr>
<td>Deck/Porch</td>
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<table>
<thead>
<tr>
<th>Flood Plain</th>
<th>Yes</th>
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<tr>
<td>Asbestos Survey Required</td>
<td>Yes</td>
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<tr>
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<th>No (Will fax to Licensing)</th>
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</table>

<table>
<thead>
<tr>
<th>Permit Fee:</th>
<th>$</th>
</tr>
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<tbody>
<tr>
<td>Plan Review Fee:</td>
<td>$</td>
</tr>
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<table>
<thead>
<tr>
<th>Sub Total:</th>
<th>$</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total:</td>
<td>$</td>
</tr>
</tbody>
</table>

---

---
**CITY OF SLATON - APPLICATION FOR SERVICES**

**WATER, SEWER AND SANITATION**

(PLEASE PRINT)

ACCOUNT NUMBER ___________________ ADDRESS TO BE SERVED ______________________

IS THIS SERVICE FOR A MOBILE HOME OR MANUFACTURED HOUSING? YES / NO (Non Transferable)

DATE REQUESTED ___________ CUSTOMER NAME ________________________________

OTHER OCCUPANTS (ADULTS) _____________________________________________

S.S.# ___________________ D.L.# ___________________ DEPOSIT AMT $ _________+$15.00(INSPECTION FEE)

BILLING ADDRESS _________________________________________________________

OCCUPIED AS ___________________ OWNED BY ________________________________

LAST ADDRESS ___________________________________________________________

EMPLOYED WITH _________________________________________________________

---

**I. PAYMENTS.** The undersigned Customer hereby makes application for water, sanitary sewer and sanitation service to be furnished by the City of Slaton and agrees to take and use same, and pay for all water, sanitary sewer and sanitation service supplied to or for said premises, at the rate now fixed or which may be hereafter fixed by the City Commission of the City of Slaton, Texas, as bills are rendered therefor, and for water as measured by the meter, for sanitary sewer and sanitation service as the rate is set; and Customer hereby expressly agrees to and this application is made subject to, all and singular, the terms and provisions of the ordinances, resolutions and motions passed by the City Commission of the City of Slaton, Texas, and all rules and regulations fixed and prescribed by the City Commission for the management, operation and protection of the Slaton Water System, Sanitary Sewer and Sanitation Service thereof.

The undersigned Customer hereby agrees to be held responsible for the payment of all bills rendered for water, sanitary sewer and sanitation service at the listed premises until written notice is given by the Customer to the City of Slaton for the cancellation this contract; subscriber expressly agrees that in the event default is made in the payment of any bill for water, sanitary sewer or sanitation service, said services may be discontinued without notice at the option of the City of Slaton; this application to become a contract only upon acceptance of the same by the City of Slaton.

The applicant shall provide a deposit in the amount specified by the City of Slaton before service is provided. In the event timely payments are not made, the City of Slaton may elect to terminate service and apply all deposits to the final bill. In the event that the account is terminated, any excess deposit amounts shall become the property of the City of Slaton and shall be deposited into the General Fund of the City of Slaton, if not claimed in a timely manner by the undersigned Customer. Title to the water meter and connection furnished by the City of Slaton remains in said City of Slaton.

**II. PURPOSE.** The Slaton Public Water Supply is responsible for protecting the drinking water supply from contamination or pollution which could result from improper plumbing practices. The utility enforces restrictions to ensure the public health and welfare. Each customer must sign this agreement before the Slaton Public Water Supply will begin service or before service is re-established.

(CONTINUED ON REVERSE)
III. PLUMBING RESTRICTIONS. The following unacceptable plumbing practices are prohibited.
A. No direct connection between the public drinking water supply and a potential source of contamination is permitted. Potential sources of contamination shall be isolated from the public water system by an air-gap or an appropriate backflow prevention device.
B. No cross-connection between the public drinking water supply and a private water system is permitted. These potential threats to the public drinking water supply shall be eliminated at the service connection by the installation of an air-gap or a reduced pressure-zone backflow prevention device.
C. No connection which allows water to be returned to the public drinking water supply is permitted.
D. No pipe or pipe fitting which contains more than 8.0% lead can be used for the installation or repair of plumbing at any connection which provides water for human use.
E. No solder of flux which contains more than 0.2 percent lead can be used for the installation or repair of plumbing at any connection which provides water for human use.
F. Violations of any rule of the City of Slaton intended to protect the health and safety of the citizens of the City of Slaton.

IV. SERVICE AGREEMENT. The following are the terms of the service agreement between the Slaton Public Water Supply and undersigned Customer.

A. The Water System will maintain a copy of this agreement as long as the Customer and/or the premises is connected to the Water System. The name and address on this application is considered open record unless a request is made to make it confidential.
B. The Customer shall allow his property to be inspected for possible cross-connections and other unacceptable plumbing practices. The inspections shall be conducted by the City of Slaton or its designated agent prior to initiating new water service or reconnection and at any time when there is reason to believe that cross-connections or other unacceptable plumbing practices exist; and after any major changes to the private plumbing facilities.
C. The Water System shall notify the Customer in writing of any cross-connection or other unacceptable plumbing practice which has been identified during the initial inspection or the periodic reinspection.
D. The Customer shall immediately correct any unacceptable plumbing practice on his premises.
E. The Customer shall, at his expense, properly install, test, and maintain any backflow prevention device required by the City of Slaton. Copies of all testing and maintenance records shall be provided to the City of Slaton.
F. In the event more restrictive modification or amendment is made to state imposed regulations or statute relating to paragraph III (A through F), then such amendments or modifications shall automatically become part of this agreement.
G. The City of Slaton may terminate service without further notice in the event that the above address is determined, or is believed to be, a source of contamination to the Slaton Public Water Supply.

V. ENFORCEMENT. If the customer fails to comply with the terms of the Service Agreement, the City of Slaton shall, at its option, either terminate service or properly install, test, and maintain an appropriate backflow prevention device at the service connection. Any expenses associated with the enforcement of this agreement shall be billed to the Customer.

CUSTOMER’S SIGNATURE (x) ___________________________________________ DATE __________________

____________________________________________________________________________________

(City Use)

ACCEPTED BY THE CITY OF SLATON __________________________________ DATE ________________

(Authorized Agent)

Comments: _________________________________________________________________________
____________________________________________________________________________________

*This form should have a corresponding customer Service Inspection Certification on file with the City of Slaton.
Types of Permits

Commercial - Plans Examination Required
- Commercial addition
- Commercial remodel
- Demolition
- Temporary accessory structure
- Asbestos survey

Residential - Plans Examination Required
- New single family residence - detached
- New single family residence - attached
- New single family residence - multi-family
- Residential remodel
- Residential addition
- Deck
- Detached garage
- Move In's Photos & Site Plan is required
- Basement finish
- Carport
- Patio enclosure
- Pole barn
- Shed - over 200 sq. ft.
- Demolition

Plumbing and Electrical

All plumbing and electrical permit applications shall be applied for in person.

Master’s License and proof of insurance must be provided prior to permits being issued.

For more information, contact Building Services at (806) 828-2027.
APPENDIX E: TAX RATES
## TRUTH IN TAXATION SUMMARY

<table>
<thead>
<tr>
<th>TAXING UNIT</th>
<th>ADOPTED TAX RATE (1)</th>
<th>M &amp; O RATE (2)</th>
<th>DEBT RATE (3)</th>
<th>EFFECTIVE TAX RATE (4)</th>
<th>EFFECTIVE M &amp; O RATE (5)</th>
<th>ROLLBACK TAX RATE (6)</th>
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<td>1.534933</td>
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<td>0.471122</td>
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<td>SOUTHLAND ISD</td>
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<td>TOWN OF RANSOM CANYON</td>
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<td>0.483479</td>
<td>0.775451</td>
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</tbody>
</table>

*Rollback Election 11/07/2017 - Total Rate will not change.

The county is providing this table of property tax rate information as a service to the residents of the county. Each individual taxing unit is responsible for calculating the property tax rates listed in this table pertaining to that taxing unit and providing that information to the county.

1. The adopted tax rate is the tax rate adopted by the governing body of a taxing unit.
2. The maintenance and operations rate is the component of the adopted tax rate of a taxing unit that will impose the amount of taxes needed to fund maintenance and operation expenditures of the unit for the following year.
3. The debt rate is the component of the adopted tax rate of a taxing unit that will impose the amount of taxes needed to fund the unit’s debt service for the following year.
4. The effective tax rate is the tax rate that would generate the same amount of revenue in the current tax year as was generated by a taxing unit’s adopted tax rate in the preceding tax year from property that is taxable in both the current tax year and the preceding tax year.
5. The effective maintenance and operations rate is the tax rate that would generate the same amount of revenue for maintenance and operations in the current tax year as was generated by a taxing unit’s maintenance and operations rate in the preceding tax year from property that is taxable in both the current tax year and the preceding tax year.
6. The rollback tax rate is the highest tax rate a taxing unit may adopt before requiring voter approval at an election. In the case of a taxing unit other than a school district, the voters by petition may require that a rollback election be held if the unit adopts a tax rate in excess of the unit’s rollback tax rate. In the case of a school district, an election will automatically be held if the district wishes to adopt a tax rate in excess of the district’s rollback tax rate.
APPENDIX F: PERMIT TYPES AND FEE SCHEDULE
SEE CODE AT THE FOLLOWING LINK FOR FEE SCHEDULE

http://z2codes.franklinlegal.net/franklin/Z2Browser2.html?showset=slatonset
RESOLUTION #101017C

A RESOLUTION ESTABLISHING FEES FOR UTILITY CHARGES, DEPOSITS, EQUIPMENT LEASES, PERMITS, SERVICE FEES, THE SALE OF CEMETERY PLOTS, RETURNED CHECK FEES, OTHER FEES AND AN EFFECTIVE DATE

Section 1. CAPITAL IMPROVEMENTS PROGRAM CO BONDS fees shall be assessed and collected on all customers as $5.68 per month per meter with an 80% occupancy rate for properties with more than one unit per meter.

Section 2. CAPITAL IMPROVEMENT PROGRAM GO BONDS fees shall be assessed and collected on all customers as $6.93 per month per meter with an 80% occupancy rate for properties with more than one unit per meter.

Section 3. WATER fees shall be assessed and collected on all customers as defined:

- First 2,000 gallons: 20.00 (minimum)
- 3,000 gallons up to 15,000 gallons: 4.24 per thousand
- 16,000 gallons and up: 5.25 per thousand

Water Taps:
- Standard Residential ¾ inch (Includes labor & meter): $900.00
- 1 inch tap: 1,250.00
- 2 inch or larger (Labor charge): 500.00 + (meter and materials)

Re-read charge: A customer may make a written demand that the meter reading for which he/she has been billed be re-read. Should the re-reading indicate the billing reflected an over charge, the bill should be adjusted to reflect the true reading. Should the re-reading indicate the billing was not in error (or was too low), an additional charge of $5.00 shall be charged to the corrected billing.

Billing Period: The City is staged in two zones for billing – Zone 1, the East side of the City and Zone 2, the West side of the City.

(a) The billing period for Zone 1, East side, will be from the 15th of the month to the 15th of the following month. Zone 2, West side, will be from the 30th of the month to the 30th of the following month.
(b) The joint utility system charges shall be billed jointly. The bill shall show the separate charges for each service.
(c) Utility bills are due and payable at the City Hall: Zone 1, East side, on or before the 30th day of each month, Zone 2, West side, on or before the 15th of each month. All bills not paid by due dates are considered past due and will be subject to a penalty of 10% of the amount due. Postdated checks will not be accepted in payment of utility bills.
(d) Utility service to past due accounts will be cut off 10 days following notification of past due status.
(e) A service fee of $20.00 will be added if the bill is not paid by 10:00 AM on the cutoff date whether or not service has been disconnected. Service may be disconnected at any time after cutoff date without further notice.
(f) Reconnection fee must be paid to have services reinstated following cutoff for nonpayment. This fee will be $25.00 if reconnection is made during regular working hours and $50.00 if reconnection is made after regular working hours for the City.
(g) Additional $100.00 deposit will be required if utilities have been cutoff 2 times.

Disconnect Notices: The City will mail out disconnect notices the day following the due date of each zone. The notice will state cutoff date for nonpayment of utilities and the amount owed up to the cutoff date. A 10% fee in addition to the amount owed will be added when the disconnect notices are generated and mailed. Other fees will be assessed if bill is not paid by cutoff date.

Temporary Water Service: A charge of $25.00 per week will be made for usage up to 2,000 gallons. Any additional usage will be charged at $5.25 per 1000 gallons.

Returned Check Charge: Personal and business checks returned by a bank or other financial institution for any reason, are subject to a penalty fee of $30.00.

Customer Service Inspection Fee: On every new and any existing premises suspected of substandard plumbing, there shall be assessed a $15.00 fee for inspection.

Backflow Prevention: On any premises required to have a Backflow Prevention Plan according to Ordinance #561 (Water System Protection) there shall be assessed an annual fee of $10.00 to be collected at the time of annual report submission.

Hydrant meter: A charge of $400.00 deposit on hydrant meters with a refund of $200.00 when hydrant meter is returned in good condition.

Section 4. SEWER fees shall be assessed and collected as defined:

<table>
<thead>
<tr>
<th>Gallons</th>
<th>Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>First 2,000</td>
<td>$18.50(minimum)</td>
</tr>
<tr>
<td>3,000 to 4,000</td>
<td>.75 per 1,000</td>
</tr>
<tr>
<td>5,000 and up</td>
<td>1.00 per 1,000</td>
</tr>
</tbody>
</table>

A cap of $30.00 on sewer rate for residential customers.
A rate of $3.00 per 1,000 gallons over 10,000 gallons for Commercial Accounts only.

Section 5. STREET & SANITATION fees shall be assessed and collected as defined:
Residential Street $15.00
Sanitation 25.00 + sales tax

Commercial (base rate minimum)
Street $15.00
Sanitation varies depending on the number of containers and the number of pick-ups + sales tax

Other rates are set by the City Administrator, or his designee, based on specific demand. Any such rate may be appealed to the City Commission. (Sanitation rates are subject to 8.25% state sales tax)

All water, sewer, sanitation and street fees for outside the City limits shall be 1 ½ times the in City rate.

RECYCLE CENTER fees will be assessed and collected as defined:

Residential: after 4 trips will be charged commercial and non residential rates

Commercial & Non Residential Rates

| Pickup & small trailers up to 8 feet | $14.00 |
| Medium trailers over 8 feet up to 12 feet | 22.00 |
| Large trailers over 12 feet up to 16 feet | 30.00 |
| Bobtail trucks & trailers over 16 feet | 38.00 |

Tires without wheels will be accepted at the City’s disposal cost per tire plus $2.00 handling charge per tire.

Section 6A. SENIOR CITIZEN RATE – utility customers over 65, maintaining the minimum usage (2,000 gallons or less) utility billed as follows:

| Water 2,000 gallons | 16.55 |
| 3,000 gallons and up | 4.24 |
| Sewer 2,000 gallons | 17.50 |
| 3,000 to 4,000 gallons and up | .75 per 1,000 gallons |
| 5,000 and up | 1.00 per 1,000 gallons |

A cap of $30.00 on sewer rate for residential customers

Street 12.48
Sanitation 19.00 + sales tax

OVERAGE MAY DISQUALIFY CUSTOMER FROM SENIOR RATE
Section 6B. **DISABILITY RATE** - utility customers whose household income is limited to Social Security Disability benefits or Supplemental Security Income, whose usage is limited to less than 2,000 gallons shall be billed as follows:

<table>
<thead>
<tr>
<th>Service</th>
<th>Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>Water 2,000 gallons</td>
<td>16.55</td>
</tr>
<tr>
<td>3,000 gallons and up</td>
<td>4.24</td>
</tr>
<tr>
<td>Sewer 2,000 gallons</td>
<td>17.50</td>
</tr>
<tr>
<td>3,000 to 4,000 gallons and up</td>
<td>.75 per 1,000 gallons</td>
</tr>
<tr>
<td>5,000 and up</td>
<td>1.00 per 1,000 gallons</td>
</tr>
</tbody>
</table>

A cap of $23.00 on sewer rate for residential customers

Street 12.48
Sanitation **19.00 + sales tax**

OVERAGE MAY DISQUALIFY CUSTOMER FROM DISABILITY RATE

Section 7. **EQUIPMENT LEASE** fees shall be assessed and collected on an hourly basis as defined:

<table>
<thead>
<tr>
<th>Equipment</th>
<th>Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>Large Motor grader</td>
<td>$ 85.00 per hour</td>
</tr>
<tr>
<td>Larger Loader</td>
<td>95.00</td>
</tr>
<tr>
<td>Sweeper</td>
<td>70.00</td>
</tr>
<tr>
<td>Backhoe</td>
<td>80.00</td>
</tr>
<tr>
<td>Large Dump Truck</td>
<td>85.00</td>
</tr>
<tr>
<td>Sewer Jet Truck</td>
<td>150.00</td>
</tr>
<tr>
<td>Vac-tron</td>
<td>100.00</td>
</tr>
<tr>
<td>Ditcher</td>
<td>35.00</td>
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<tr>
<td>Skid loader</td>
<td>60.00</td>
</tr>
<tr>
<td>Mowing per standard lot (50 x 150’)</td>
<td>100.00</td>
</tr>
<tr>
<td>Alley clean-up service (per load)</td>
<td>150.00</td>
</tr>
</tbody>
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All equipment to be leased with the operator except as noted. Minimum one hour charge

Section 8. **GARAGE SALE PERMITS** are to be assessed and collected as defined:

<table>
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<tr>
<th>Parking</th>
<th>Price</th>
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</thead>
<tbody>
<tr>
<td>Permit fee</td>
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</tbody>
</table>

Garage Sale permits are sold subject to the considerations:
1. Non-refundable
2. Valid for a maximum of two consecutive days
3. No more than two (2) garage sales per address per year

Section 9. **DANCE PERMITS** shall be issued only if in compliance with city ordinances and state laws, and is subject to the following:

Application for Dance Permits, together with a $10.00 fee shall be filed with the City Secretary at least 48 hours before such dance is to begin.
Section 10. CEMETERY PLOTS AND GRAVESIDE SERVICE FEES shall be assessed and collected as follows:

East Englewood 1st 2nd & Triangle $575.00
East Englewood 3rd and 4th Addition 500.00
West Englewood Blocks 1 & 2 700.00
West Englewood Block 3 (Babyland) 200.00
West Englewood Block 4 700.00
Cremation Lots 350.00
Graveside Service charge – Monday-Friday 700.00
Saturday, Sunday & Holidays 750.00
Infant Burial – Monday-Friday with set-up 300.00
Saturday, Sunday & Holidays 350.00
No set-up any day 200.00
Cremation – Opening and closing 300.00
Cremation-Full set-up – Monday-Friday 325.00
Saturday, Sunday & Holidays 400.00
Disinterment – Internment from outside City 650.00
Disinterment to another Cemetery 1,200.00
Disinterment & Internment in Englewood 1,500.00

Section 11. ANIMALS the following fees are hereby established for IMPOUNDED ANIMALS:

Base charge for each reclaimed animal
First time $ 20.00
Second time 35.00
Third time 50.00
Fourth time 100.00

Additional boarding fee per day 10.00
Animal License fee 10.00
Abandoned animal fee 50.00
Adoption (includes spay or neuter) 100.00

Section 12. SIGNS the building official shall issue building permits for SIGNBOARDS, BILLBOARDS, AND BULLETIN BOARDS regulated by this division only to persons who won valid licenses issued by the Texas Highway and Public Transportation Commission pursuant to the provisions of the Texas highway Beautification Act.

1. All signs $25.00
   (To include: Billboard, Wall, Pole, Marquee, Ground, Roof, Temporary and Projecting Signs)
2. Re-inspection or Red Tag Fee $50.00
3. After Hours Inspections $50.00
   After hours inspections are between the hours of 5:00pm and 8:00 am Monday through Friday and all day on weekends and City recognized holidays
Section 13. **ELECTRICAL PERMIT FEES** are hereby established:

1. New commercial or Residential Construction*  
   $0.05 per sq. ft.
2. New Construction, Additions to Existing Buildings*  
   0.05 per sq. ft.
3. Minimum Permit Fee  
   35.00
4. Alterations to Existing Buildings  
   35.00 min/or  
   All outlets  
   0.05 each
5. Altering or Change-out of Meter Loop  
   35.00
6. Construction Meter Loop  
   35.00
7. Sign Connections  
   35.00
8. Re-inspection or Red Tag Fee  
   50.00
9. After Hours Inspections  
   100.00  
   After hours inspections are between the hours of 5:00pm and 8:00 am Monday through Friday and all day on weekends and City recognized holidays.
10. Any Inspection Not Listed  
    50.00

*On any new construction the building wiring, meter loop and construction meter loop are separate permit fees.

Rough-in work: the inspection fee on all electrical installations shall be computed at the rate of $.05 per square foot of construction with a minimum charge of $15.00

Section 14. **BUILDING** the following **BUILDING PERMIT AND INSPECTION FEES** are hereby established:

1. Minimum Permit Fee  
   $55.00
2. The City shall charge and collect, and every applicant for a building permit shall pay the following fees:

   A. New Commercial or Residential Construction  
      $0.10 sq. ft.
   B. New Construction, Addition to Existing Buildings  
      0.10 sq. ft.
   C. Alterations to Existing Buildings:  
      Minimum permit fee plus $1.00 for each One (1) Thousand dollars of Valuation over $10,000
   D. Building Inspection for Moved Buildings:  
      Buildings that are to be moved to another location within the City limits or in to the City limits, the inspection fee is based on the hourly rate for Code Administration, plus 15%, plus IRS standard mileage rate.
   E. Moving Permit (To move a building in the City)  
      $55.00
   F. Demolition Permit  
      55.00
   G. Certificate of Occupancy  
      35.00
   H. Re-inspection or Red Tag Fee  
      50.00
   I. After Hours Inspections  
      100.00
Section 15. **PLUMBING PERMIT FEES** are hereby established

1. New Commercial or Residential Construction
   - A. Drain & Vent System $0.05 sq. ft.
   - B. Water System 0.05 sq. ft.
   - C. Gas System 0.05 sq. ft.

2. New Construction Additions to Existing Buildings
   - A. Drain & Vent System $0.05 sq. ft.
   - B. Water System 0.05 sq. ft.
   - C. Gas System 0.05 sq. ft.

3. Minimum Permit Fee 75.00
4. Alterations to Existing Buildings
   - Or 4.00 each fix.
     - 75.00 minimum
5. Sewer Line or Tap (Repair or Replace) 35.00
6. Gas Piping System (Repair or Replace) 35.00
7. Water Service (Repair or Replace) 35.00
8. Lawn Irrigation System (Includes Backflow Device) 35.00
9. Backflow Installation 35.00
10. Water Heater (new or replacement) 35.00
11. Re-inspection or Red Tag Fee 50.00
12. After Hours Inspections 100.00
    - After hours inspections are between the hours of 5:00 pm and 8:00 am Monday through Friday and all day on weekends and City recognized holidays.
13. Fire Inspection out of City Limits 55.00 per inspection + IRS mileage per mile
14. Any Inspection Not Listed 85.00

Section 16. Non-refundable **ZONING FEES** and charges are to be assessed and collected in advance for each independent application:

Residential Conditional or Special Use Variance Applications of non-commercial nature $100.00

Commercial Condition or Special use variance Application $150.00

Appeal fee for review by City Commission $50.00
Section 17. **UTILITY DEPOSITS** for all new residential accounts shall be $100.00. An additional $50.00 deposit shall be charged each time before any residential account, turned off for non-pay, may be turned back on. Residential deposits may total as much as $200.00 per account.

Commercial and multi-family accounts shall be assessed an initial deposit of $150.00. An additional deposit of $75.00 may be required if said account is turned off for non-pay.

Section 18. **CODE ENFORCEMENT FEES** shall be assessed at a rate of $100.00 per hour not to exceed $200.00 per violation. This does not include any cost for filing liens, mowing or any other remediation.

SECTION 19. **ITINERANT VENDOR PERMIT FEE** is established in the sum of $100.00 for a permit to extend for a consecutive period of 30 days.

SECTION 20. **COIN OPERATED MACHINES:** Every owner who exhibits or displays, or who permits to be exhibited or displayed in the city a coin operated machine, as defined in the Occupations Code of the State of Texas, or as hereinafter amended, shall annually pay an occupations tax of $15.00 plus $5.00 processing fee for a total of $20.00 on each coin-operated machine, that shall not be subject to proration.

A game room permit fee of $2,500.00 annually, that shall not be subject to proration.

Section 21. **EFFECTIVE DATE** of this resolution shall be OCTOBER 10, 2017 (Note: This resolution replaces **Resolution #120814A**)

PASSED AND APPROVED this the 1st day of October, 2017 at the Slaton City Commission Meeting.

_________________________________
D. W. Englund, Mayor

ATTEST:

__________________________
Toni Chrestman, City Secretary
RESOLUTION #091107A

A RESOLUTION ESTABLISHING FEES FOR UTILITY CHARGES, DEPOSITS, EQUIPMENT LEASES, PERMITS, SERVICE FEES, THE SALE OF CEMETERY PLOTS, RETURNED CHECK FEES, OTHER FEES AND AN EFFECTIVE DATE

Section 1. CAPITAL IMPROVEMENTS PROGRAM CO BONDS fees shall be assessed and collected on all customers as $5.68 per month per meter with an 80% occupancy rate for properties with more than one unit per meter.

Section 2. CAPITAL IMPROVEMENTS PROGRAM GO BONDS fees shall be assessed and collected on all customers as $6.93 per month per meter with an 80% occupancy rate for properties with more than one unit per meter.

Section 3. WATER fees shall be assessed and collected on all customers as defined:

First 2,000 gallons $18.00 (minimum)
3,000 gallons and up $ 4.24 per thousand
16,000 gallons and up $ 5.25 per thousand

Water Taps:
Standard Residential (Includes labor & meter) $900.00
1 inch tap $1,250.00
Oversized (Labor charge only) $500.00 + (meter and materials)

Re-read charge: A customer may make a written demand that the meter reading for which he/she has been billed be re-read. Should the re-reading indicate the billing reflected an over charge, the bill should be adjusted to reflect the true reading. Should the re-reading indicate the billing was not in error (or was too low), an additional charge of $5.00 shall be charged to the corrected billing.

Billing Period: The City is staged in two zones for billing – Zone 1, the east side of the City and Zone 2, the west side of the City.

(a) The billing period for Zone 1, East side, will be from the 15th of the month to the 15th of the following month. Zone 2, West side, will be from the 30th of the month to the 30th of the following month.
(b) The joint utility system charges shall be billed jointly. The bill shall show the separate charges for each service.
(c) Utility bills are due and payable at the City Hall: Zone 1, East side, on or before the 30th day of each month, Zone 2, West side, on or before the 15th of each month. All bills not paid by the due dates are considered past due and
will be subject to a penalty of 10% of the amount due. Postdated checks will not be accepted in payment of utility bills.

(d) Utility service to past due accounts will be cut off 10 days following notification of past due status.

(e) A service fee of $20.00 will be added if the bill is not paid by 10:00 AM on the cutoff date whether or not service has been disconnected. Service may be disconnected at any time after cutoff date without further notice.

(f) Reconnection fee must be paid to have services reinstated following cutoff for nonpayment. This fee will be $25.00 if reconnection is made during regular working hours and $50.00 if reconnection is made after regular working hours for the City.

(g) Additional $100.00 deposit will be required if utilities have been cutoff 2 times.

**Disconnect Notices:** The City will mail out disconnect notices the day following the due date of each zone. The notice will state cutoff date for nonpayment of utilities and the amount owed up to the cutoff date. A 10% fee in addition to the amount owed will be added when the disconnect notices are generated and mailed. Other fees will be assessed if the bill is not paid by cutoff date.

**Temporary Water Service:** A charge of $25.00 per week will be made for usage up to 2,000 gallons. Any additional usage will be charged at $5.25 per 1000 gallons.

**Returned Check Charge:** Personal and business checks returned by a bank or other financial institution for any reason are subject to a penalty fee of $30.00.

**Customer Service Inspection Fee:** On every new and any existing premises suspected of substandard plumbing, there shall be assessed a $15.00 fee for inspection.

**Backflow Prevention:** On any premises required to have a Backflow Prevention Plan according to Ordinance #561 (Water System Protection) there shall be assessed an annual fee of $10.00 to be collected at the time of annual report submission.

Section 3. **SEWER** fees shall be assessed and collected as defined:

<table>
<thead>
<tr>
<th>Gallons</th>
<th>Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>First 2,000</td>
<td>$18.50</td>
</tr>
<tr>
<td>3,000 to 4,000</td>
<td>$0.75/1,000</td>
</tr>
<tr>
<td>5,000 and up</td>
<td>$1.00/1,000</td>
</tr>
</tbody>
</table>

A cap of $30.00 on sewer rate for residential customers. A rate of $3.00 per 1,000 gallons over 10,000 gallons for Commercial Accounts only.

All water, sewer, sanitation and street fees for outside the City limits shall be 1 ½ times the in City rate.
APPENDIX G: UTILITY MAPS
APPENDIX I: PRELIMINARY LAYOUT