

**ORDINANCE 11-37-11**

**AN ORDINANCE OF THE CITY OF SANGER, DENTON COUNTY, TEXAS, SETTING IMPACT FEES; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, The Planning & Zoning Commission, acting as the Capital Improvement Advisory Commission has adopted the 2007 Comprehensive Land Use Plan as valid land use assumptions; and

WHEREAS, The Planning & Zoning Commission, acting as the Capital Improvement Advisory Commission has adopted the 2010 Water & Wastewater Master Plan as a valid capital improvements plan for water and sewer infrastructure; and

WHEREAS, The Planning & Zoning Commission has recommended setting the impact fees as described below; Now Therefore,

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SANGER, TEXAS:**

**Section 1** Division 4.300 Water and Sewer of Article 4 Utility Related Fees of Appendix A Fee Schedule of the City of Sanger Code of Ordinances is hereby amended to read as follows:

**Sec. 4.301 Residential Water Service Connections**

(b) The city shall charge for the installation and maintenance of all such connections a sum sufficient to cover the average cost thereof. Such sum is to be determined and collected by the utility department and shall be at the following rates:

Additional meter for sprinkler system	\$350.00
Charge for meter, box and connections against damage during construction	Actual cost + \$500.00 refundable deposit
Charge for water connect fees (user fee)	\$30.00
Charge for service interruption supervision	\$35.00

**Sec. 4.302 Residential Sanitary Sewer Service Connections**

The city shall install all sanitary sewer service connections in the streets, alleys and easements both inside and outside the city limits. Said service connections shall be installed from the main to the property line when the sewer main is located in an alley or a street right-of-way; if the sewer main is in an easement, the service connection shall be installed from the sewer main to the easement boundary line.

Sec. 4.303 Commercial Water Service Connections

(b) The city shall charge for the installation and maintenance of all such connections a sum sufficient to cover the average cost thereof. Such sum is to be determined and collected by the utility department and shall be at the following rates:

Charge for water connect fees (user fee) \$30.00  
Charge for service interruption supervision \$35.00

Sec. 4.304 Commercial Sanitary Sewer Service Connections

(a) The city shall install all sanitary sewer service connections in the streets, alleys and easements both inside and outside the city limits. Said service connections shall be installed from the main to the property line when the sewer main is located in an alley or a street right-of-way; if the sewer main is in an easement, the service connection shall be installed from the sewer main to the easement boundary line.

**Section 2** Appendix A Fee Schedule of the City of Sanger Code of Ordinances is hereby amended to add Article 8.000 Impact Fees:

ARTICLE 8.000 IMPACT FEES

Sec. 8.001 Impact Fees

The city shall collect the following impact fees for the establishment of new water and/or wastewater services. The water impact fee is collected for each new domestic and irrigation water service established. The wastewater impact fee is collected for each new wastewater service established. Fees are also collected for an increase in water or wastewater service size, for example the replacement of a 2-inch water meter with a 4-inch water meter. The fee for an increase in service size is the difference between the fee for the previous size and fee for the replacement size.

Sec. 8.002 Schedule of Impact Fees

Type of Service	Water	Wastewater
Single Family Residential	\$2,250.00	\$3,000.00
Multi Family Residential	\$2,250.00 per dwelling unit	\$3,000.00 per dwelling unit
Small Commercial (Up to and including 2" water meter or 6" wastewater service line)	\$3,800.00	\$7,000.00
Large Commercial (Greater than 2" water meter or 8" or greater wastewater service line)	\$15,000.00	\$32,500.00
Public Schools	\$10,000.00	\$20,000.00

**Section 3** All ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

**Section 4** It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, phrases and words of this Ordinance are severable and, if any word, 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 portions of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional word, phrase, clause, sentence, paragraph, or section.

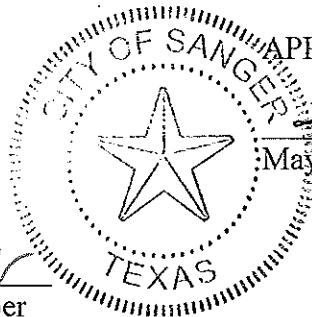
**Section 5** Any person, firm, or corporation who shall violate any of the provisions of this article shall be guilty of a misdemeanor and upon conviction shall be fined in an amount not to exceed the sum of two thousand dollars (\$2,000.00) for each offense, and each and every day such offense shall continue shall be deemed to constitute a separate offense.

**Section 6** This ordinance will take effect on January 1, 2012.

**DULY PASSED, APPROVED AND ADOPTED** by the City Council of the City of Sanger, Texas, on this 7<sup>th</sup> day of November, 2011.

ATTEST:

Tami Taber  
City Secretary Tami Taber



APPROVED:

Thomas E. Muir  
Mayor Thomas Muir