



# CITY OF IOWA COLONY

## CITY COUNCIL WORKSESSION

Monday, October 16, 2023  
6:00 PM

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Iowa Colony City Hall, 12003 Iowa Colony Blvd., Iowa Colony, TX 77583

Phone: 281-369-2471

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THIS NOTICE IS POSTED PURSUANT TO THE TEXAS OPEN MEETING ACT (CHAPTER 551 OF THE TEXAS GOVERNMENT CODE). THE CITY COUNCIL OF IOWA COLONY WILL HOLD A WORKSESSION AT 6:00 PM ON MONDAY, OCTOBER 16, 2023 AT IOWA COLONY CITY HALL, 12003 IOWA COLONY BLVD., IOWA COLONY, TEXAS 77583 FOR THE PURPOSE OF DISCUSSING THE FOLLOWING ITEMS.

*Requests for accommodations or interpreter services must be made 48 hours prior to this meeting. Please contact the City Secretary at 281-369-2471.*

### CALL TO ORDER

### CITIZEN COMMENTS

*An opportunity for the public to address City Council on agenda items or concerns not on the agenda. To comply with Texas Open Meetings Act, this period is not for question and answer. Those wishing to speak must identify themselves and observe a three-minute time limit.*

### ITEMS FOR DISCUSSION

1. Discussion on the final draft of the Parks & Open Space Master Plan.
2. Discussion on possible changes to the city's sign ordinance.
3. Discussion on the City's Fee Schedule.
4. Discussion on Council Rules of Procedure and Personnel Handbook changes for 2024.

### ADJOURNMENT

I, Kayleen Rosser, hereby certify that the above notice of meeting of the Iowa Colony City Council was posted pursuant to the Texas Open Meeting Act (Chapter 551 of the Texas Government Code) on October 12, 2023.



Kayleen Rosser, City Secretary



## SCHEDULE OF FEES

September 2023

### COMMUNITY DEVELOPMENT

ZONING	
DESCRIPTION	FEE
<b>OCCUPANCY PERMITS, NON RESIDENTIAL</b>	
New Construction	\$100
Remodel/Alterations	\$50
Change of Use/Tenancy	\$75
Temporary Business Permits	\$50
Interpretation From Zoning Official	\$50
<b>REZONING</b>	
Minimum up to 1 Acre	\$1,000
All Request over 1 Acre	\$2,000
Specific Use Permit	\$1,000
Planned Unit Development (See Special District Policy) (See Special District Policy)	Actual Cost ( \$10k Deposit Required)
Appeal To Zoning Board Of Adjustments	\$1,000

SUBDIVISIONS / PLATS	
DESCRIPTION	FEE
<b>PLATTING</b>	
Preliminary Plats	\$750 +\$20 per lot +\$100/ac for reserves
Final Plats	\$750 +\$20 per lot +\$110/ac for reserves
Abbreviated Plat (when allowed)	Sum of Preliminary and Final
General Plan	\$1,000
Recording	\$300 + Fees
Plan Recheck Fee (Beginning with 2nd recheck)	\$350
<b>PLAT AMENDMENTS</b>	
Vacating Preceding Plat	\$350
Without Vacating Preceding Plat	\$500
Note: per acre fees are not prorated	

ENGINEERING	
DESCRIPTION	FEE
<b>COMMERCIAL CIVIL PLAN REVIEW FEES</b>	
\$0 - \$100,000	\$1,000
Over \$100,000.00	\$1,000 + (\$2.50/\$1,000 in value)
<b>SUBDIVISION PLAN REVIEW FEES</b>	
Water, Sewer, Drainage, & Paving	\$100 per lot (min \$1,000)
Detention & Drainage Facilities	Engineering Cost + 20%
<b>PUBLIC INFRASTRUCTURE PLAN REVIEW FEES</b>	
Water/Sewer/Storm Drainage	\$1,000 + \$0.50 per LF of Pipe
Paving	\$1,000 + \$2,000 per lane/mile
Plan Review Recheck Fee (after 2 reviews)	\$350
<b>DRAINAGE REPORT REVIEW FEES</b>	
0 - 100 Acres (up to 2 reviews)	\$3,500
> 100 Acres (up to 2 reviews)	\$3,500 + \$10 per ac. over 100 ac.
Duplicate Fees for Every Two Additional Reviews	
<b>TRAFFIC IMPACT ANALYSIS</b>	
Category I	\$250.00 (min required)
Category II	\$1,000
Category III	\$2,000
Category IV	\$3,000
<b>RIGHT-OF-WAY PLAN REVIEW FEES</b>	
Plan reviews for dry utilities work within ROW	\$250
<b>OTHER PLAN REVIEW FEES</b>	Engineering Cost + 25%

PRE-DEVELOPMENT (CONSULTATION/REVIEWS)	
DESCRIPTION	FEE
One to Ten Acres	\$1,000
More than Ten Acres	\$1,000 + \$50/acre over 10 (\$5k Max)

OTHER FEES	
DESCRIPTION	FEE
Use of Special Districts	See Special District Policy
Variance Request	\$1,000
Regional Parkland Dedication Fee	\$1,147 Per Dwelling Unit
Neighborhood Park Fee (in lieu of Dedication)	\$1,538 Per Dwelling Unit

CIVIL CONSTRUCTION PERMIT FEES	
DESCRIPTION	FEE
<b>COMMERCIAL CIVIL SITE PERMIT</b>	
\$0 - \$100,000	\$1,000
\$100,000.01 +	1% of value
<b>SUBDIVISION PERMIT</b>	
Water, Sewer, Drainage & Paving	\$1,000 + \$350 per lot
Detention & Drainage Facilities	Engineering Cost + 20%
<b>PUBLIC INFRASTRUCTURE PERMIT</b>	
Water/Sewer/Storm Drainage	\$1,000 + \$2/LF of Pipe
Paving	\$1,000 + \$8,000 per lane/mi
<b>OTHER CIVIL PERMIT FEE</b>	Engineering Cost + 25%

## SCHEDULE OF FEES

September 2023

### BUILDING PERMITS

COMMERCIAL CONSTRUCTION PERMIT FEES	
IMPROVEMENT VALUE	FEE
(Based on valuation applied to Table 1A below)	
\$0 - \$1,000	\$75
\$1,000.01 - \$50,000	\$75 + (\$5.00 per \$1,000 of valuation)
\$50,000.01 - \$100,000	\$320 + (\$4.00 per \$1,000 of valuation)
\$100,000.01 - \$500,000	\$520 + (\$3.00 per \$1,000 of valuation)
\$500,000.01 - \$1,000,000	\$1,720 + (\$2.00 per \$1,000 of valuation)
\$1,000,000.01 and up	\$2,500 + (\$1.00 per \$1,000 of valuation)
Construction Valuation based on International Code Council Valuation Tables as of August 2014	

RESIDENTIAL PERMIT FEES	
PERMIT TYPE	FEE
Construction Permit	\$0.40 per square foot
Renewal Building Permit (exp 180 days)	\$150
Home Owners Pond Permits	\$50
Swimming Pool Permit	Based on Value of Pool
Pool Electrical & Plumbing Permits	Schedule D, E, & F as Appropriate
Residential Demolition Permits	\$50
HUD code manufactured home permits are based on the value of the home	

TRADE/OTHER PERMIT FEES (ELECTRICAL, PLUMBING, HVAC, RESIDENTIAL ACCESSORY STRUCTURES)	
IMPROVEMENT VALUE	FEE
Minimums	\$100.00 Residential Minimum \$300.00 Commercial Minimum
\$0 - \$10,000	\$75 + 5% valuation
\$10,000.01 - \$50,000	\$300 + 3% valuation
\$50,000.01 - \$200,000	\$1,000 + 2% valuation
\$200,000.01 and up	\$5,000

DIRT WORK PERMITS	
DESCRIPTION	FEE
Property located in a floodplain	\$500
Property located in floodplain (Incidental fill up to one load (14 cubic yards)/yr., residential only)	\$100
Property Outside the floodplain over 5 loads	\$250
Elevation Certificate Review (each)	\$150

OTHER COMMERCIAL BUILDING PERMITS	
DESCRIPTION	FEE
Commercial Building Permit Renewal (Expires after 365 days)	\$300
Commercial Demolition Permit (Requires asbestos survey)	\$100
Building Plan Review Fee	50% of Building Permit Fee

OTHER BUILDING FEES & PERMITS	
DESCRIPTION	FEE
Re-Inspection Fees	First \$50, Second \$75, Third + \$100
Working without Permit Fee	Double permit fees
Sales/Construction Trailer/Building Permits	\$150

## SCHEDULE OF FEES

September 2023

### BUILDING PERMITS

**Table A1: Square Foot Construction Costs (a, b, c, d)**

Group (2012 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	226.76	219.31	213.96	205.01	192.75	187.2	198.12	176.19	169.52
A-1 Assembly, theaters, without stage	207.79	200.35	194.99	186.04	173.88	168.33	179.15	157.32	150.65
A-2 Assembly, nightclubs	176.13	171.14	166.41	159.9	150.48	146.32	154.26	136.32	131.68
A-2 Assembly, restaurants, bars, banquet halls	175.13	170.14	164.41	158.9	148.48	145.32	153.26	134.32	130.68
A-3 Assembly, Churches	209.84	202.4	197.04	188.09	176.18	170.63	181.2	159.62	152.95
A-3 Assembly, general, community halls, libraries, museums	175.12	167.68	161.32	153.37	140.31	135.76	146.48	123.75	118.08
A-4 Assembly, arenas	206.79	199.35	192.99	185.04	171.88	167.33	178.15	155.32	149.65
B Business	181.09	174.44	168.64	160.29	146.09	140.6	153.96	128.21	122.54
E Educational	193.98	187.3	181.81	173.58	161.65	153.1	167.59	141.27	136.67
F-1 Factory and industrial, moderate hazard	107.9	102.96	96.85	93.24	85.53	79.76	89.27	68.81	64.8
F-2 Factory and industrial, low hazard	106.9	101.96	96.85	92.24	83.53	78.76	88.27	68.81	63.8
H-1 High Hazard, explosives	101.01	96.07	90.96	86.35	77.83	73.07	82.38	63.11	N.P.
H234 High Hazard	101.01	96.07	90.96	86.35	77.83	73.07	82.38	63.11	58.10
H-5 HPM	181.09	174.44	168.64	160.29	146.09	140.60	153.96	128.21	122.54
I-1 Institutional, supervised environment	179.48	173.17	168.13	160.99	147.72	143.83	160.67	132.55	127.94
I-2 Institutional, hospitals	305.47	298.82	293.02	284.67	269.47	N.P.	278.34	251.59	N.P.
I-2 Institutional, nursing homes	211.47	204.82	199.02	190.67	177.47	N.P.	184.34	159.59	N.P.
I-3 Institutional, restrained	206.32	199.67	193.87	185.52	172.82	166.33	179.19	154.94	147.27
I-4 Institutional, day care facilities	179.48	173.17	168.13	160.99	147.72	143.83	160.67	132.55	127.94
M Mercantile	131.29	126.3	120.57	115.06	105.29	102.13	109.42	91.13	87.49
R-1 Residential, hotels	180.89	174.58	169.54	162.4	149.39	145.5	162.08	134.22	129.61
R-2 Residential, multiple family	151.7	145.39	140.35	133.21	120.92	117.03	132.89	105.75	101.14
R-3 Residential, one and two family	143.18	139.24	135.76	132.27	127.1	123.91	129.53	118.85	111.36
R-4 Residential, care/assisted living facilities	179.48	173.17	168.13	160.99	147.72	143.83	160.67	132.55	127.94
S-1 Storage, moderate hazard	100.01	95.07	88.96	85.35	75.83	72.07	81.38	61.11	57.10
S-2 Storage, low hazard	99.01	94.07	88.96	84.35	75.83	71.07	80.38	61.11	56.10
U Utility, miscellaneous	76.35	71.93	67.45	64.00	57.56	53.75	61.01	45.05	42.90

- a. Private Garages use Utility, miscellaneous
- b. Unfinished basements (all use group) = \$15.00 per sq. ft.
- c. For shell only buildings deduct 20 percent
- d. N.P. = not permitted

## SCHEDULE OF FEES

September 2023

### FIRE PREVENTION PERMITS

OPERATIONAL PERMITS	
DESCRIPTION	FEE
Foster Care Facility (Inspected Annually)	\$125
Adult & Child Daycare Facility (Inspected Annually)	\$150
Residential Care Facility (Inspected Annually)	
3-5 licensed beds	\$100
6-16 licensed beds	\$150
Over 16 licensed beds	\$200
Health Care Facility (Inspected Annually)	
1 - 100 licensed beds	\$100
101 - 150 licensed beds	\$150
> 150 licensed beds	\$200
Hazardous Material	\$125
Carnivals or Fairs (per event)	\$250
High Pile Storage (Inspected Annually)	\$100
Pool Supply Retail Establishment (Inspected Annually)	\$50
Carbon Dioxide Systems (Inspected Annually)	\$75
Dry Cleaning Plant (Inspected Annually)	\$75
<b>Temporary Storage Tanks (Flammable/combustible liquids or compressed gas)</b>	
Per Tank	\$50
Hot-work Operations (per site)	\$100
Flammable/Combustible Liquids	\$75
Compressed Gas (annual - storage over 2,000 cu feet)	\$75
Rooftop Heliports	\$500
Tire-rebuilding Plants	\$500
Explosives/ Fireworks/ Pyrotechnic Special Effects Material (per event)	\$1,000

CONSTRUCTION PERMIT FEES	
PERMIT TYPE	FEE
Permit Fee	\$150
Automatic Fire-Extinguishing System	\$100
First 10,000 sq. ft.	Add \$50
Each Additional 10,00 sq. ft.	Add \$25 each
Add, Remove, or Relocate 1-25 Sprinkler Heads	Add \$75
Add, Remove, Or Relocate 25+ Sprinkler Heads	Add \$100
Fixed Fire Extinguishing System	\$100
Battery Systems (liquid capacity over 50 gallons)	\$100
Compressed Gasses	\$100
Fire alarm and detection systems & related equipment (automatic, manual, and/or monitored)	\$100
Fire pumps and related equipment	\$100
Flammable and combustible liquids	\$150
Hazardous materials	\$50
Industrial ovens	\$100
LP-gas	\$25
Private fire hydrants (per hydrant installation)	\$150
Spraying or dipping	\$50
Standpipe systems (per 2 connections)	\$50
Smoke control systems	\$75
Underground private fire mains	\$50
Gates or barriers across roadways or private drives	\$50

FIRE RE-INSPECTION FEES	
DESCRIPTION	FEE
First Re-Inspection Fee	\$50
Subsequent Re-inspections will increase	\$25

## SCHEDULE OF FEES

September 2023

### OTHER PERMITS

PARKS AND RECREATION	
DESCRIPTION	RENTAL FEES
<b>PARK USE PERMIT</b>	
Groups Over 25 People	\$50
Groups Over 75 People	\$50 + \$80/hr for 2 COIC Police Officers
<b>ATHLETIC FIELD AND FACILITY RENTAL</b>	
IC User Group	\$5/per person
Non-IC User Group	\$25/per person
<b>FIELD RENTAL RATE</b>	
Daily Rate (per day)	\$100 per field
Evening Rate (per night)	\$100 per field
Weekend Day (per day)	\$175 per field
Weekend Evening (per night)	\$250 per field
<b>Evening Begins after 6 PM. Weekends include Friday, Saturday, &amp; Sunday.</b>	

FOOD SERVICES	
DESCRIPTION	AMOUNT
Food Dealer Annual - 101 & More Employees	\$700
Food Dealer Annual - 51-100 Employees	\$600
Food Dealer Annual - 26-50 Employees	\$500
Food Dealer Annual - 10-25 Employees	\$400
Food Dealer Annual - 5-9 Employees	\$300
Food Dealer Annual - 1-4 Employees	\$200
Food Dealer Other - Compliant Inspection	\$300
Food Dealer Other - Late Fee fo Expired Annual Permit	\$200
Food Dealer Other - Plan Review	\$150
Food Dealer Other - Pre-Opening & Post Opening Insp.	\$75
Food Dealer Other - Re-Inspection Fee	\$125

ELECTRICAL PERMITS	
DESCRIPTION	AMOUNT
Generator with 1 Transfer Switch	\$150
Generator Plan Review Fee	\$50
Solar - Up to 2500 Sq Ft Home	\$150
Solar - Greater than 2500 Sq Ft Home	\$300
Solar - Commercial	\$300
Solar - Plan Review Fee	\$50

PUBLIC WORKS	
PERMIT TYPE	FEE
Culvert Per Crossing	\$150
Additional Culvert Crossings (each)	\$50
After Hours & Weekend Inspections	\$100 per hr (4 hr minimum)
<b>WATER METER COST</b>	
5/8" Meter	\$230
3/4" Meter	\$250
1" Meter	\$325
1 1/2" Meter	\$750
2" Meter	\$1,400
3" Meter	\$3,000
4" Meter	\$4,000
6" Meter	\$6,000
8" Meter	\$8,000
Meters larger than 8"	As quoted
<b>ENDPOINTS</b>	
With Meter	\$175
Replacement (Damaged)	\$225
2nd Replacement	\$400
3+ Replacement	\$750
<b>DRIVEWAY PERMITS &amp; INSPECTION FEE</b>	
Commercial Property	\$500
Residential	\$150
Residential Additional Driveway (each)	\$50

HOME-BASED BUSINESS PERMIT	
DESCRIPTION	FEE
Type A Business - No permit or registration required	\$0
Type B Business - No permit or registration required	\$0
Type C Business - Permit or registration required	\$100 (includes inspection)