



EAGLEVILLE CITY COUNCIL PUBLIC HEARING AGENDA

Eagleville City Hall
Thursday, June 25, 2026

108 South Main Street
7:00 p.m.

Prior to meeting, please silence all electronic devices.

- 1) **MAYORS WELCOME and CALL TO ORDER** – Mayor Chad Leeman
- 2) **ROLL CALL** – City Recorder Christina Rivas
- 3) **OPEN PUBLIC HEARING** - *Any Citizen shall be given up to three minutes to address the Mayor and City Council on only the matters listed for the purpose of the Public Hearing. When the Mayor asks, please raise your hand, if you wish to speak. Speakers will be asked to sign in for the public record.*
 - a) Ordinance 2026-009 An Ordinance Amending Ordinance 2023-009 to Establish a New Fee Schedule for the City of Eagleville, Thereby Rescinding All Prior Fee Schedules Referenced in Ordinance 2023-009.
- 4) **MAYOR'S CLOSING REMARKS**
- 5) **ADJOURNMENT**

Item 3a) Ordinance 2026-009 Amend Fee Schedule

Ordinance 2026-009

AN ORDINANCE AMENDING ORDINANCE NO. 2026-005 TO ESTABLISH A NEW FEE SCHEDULE FOR THE CITY OF EAGLEVILLE, THEREBY RESCINDING ALL PRIOR FEE SCHEDULES REFERENCED IN ORDINANCES 2023-005

Whereas, the Eagleville City Council wishes to update the fee schedule relative to the development process;

Whereas, rezoning, subdivision, building, and other land use review procedures are a required prerequisite to the issuance of building permits;

Whereas, the Eagleville City Council desires to provide an Administrative and Building fee schedule that can be equitably applied; and

Whereas, this fee schedule will supersede the fee schedule previously adopted as Ordinance 2023-009;

NOW THEREFORE, BE IT ORDAINED by the City of Eagleville City Council that the following fee schedule is hereby adopted:

FEE SCHEDULE

BUILDING PERMITS *The City of Eagleville adopts the Residential Building Permit Fees and Commercial Building Permit Fees which are subject to changes and amendments.*

In General, Building Permit costs include the cost of related inspections, except that follow-up inspections required as a result of failed inspections will be billed at \$95.00 per inspection (after second inspection). Certificates of Occupancy will not be approved until any re-inspection costs are paid in full.

BUILDING PLAN REVIEW – COMMERCIAL/INDUSTRIAL/MULTI-FAMILY

Plan Review Fee =

Commercial Minor - \$250.00 (Requires very minimal review or questions to Building Official)

Commercial 20% of anticipated building permit fee (Minimum \$750). Review fee is due at the time Building Plans are submitted to the City. Plans may take up to 2-weeks to review. Two complete sets of plans required. Building Plan Review Fee is separate from the cost of the Building Permit cost.

BUILDING PLAN REVIEW – RESIDENTIAL \$200.00, *but is only applicable for proposed homes that are:*
5,000 sq. feet or greater, or
Basement homes

Penalty Fees:

1. Licensed Contractor – fails to obtain original permit – Notice with penalty double permit fee. Professional responsibility comes with the License with the knowledge that permits and inspections are required.
2. Homeowner fails to obtain permit – Notice – responds by date on notice – standard permit fee
3. Homeowner fails to obtain permit in a timely manner – double fee permit fee
4. Repeat offenders – Contractor or homeowner – triple permit fee

REZONING APPLICATIONS	\$500.00 per application
ANNEXATION APPLICATIONS	\$750.00 per application
BZA AND PLANNING APPLICATIONS	
Variances	\$350.00 per application
Special Exception Use Permit	\$350.00 per application
Special Called Meeting	\$250.00 per request (<u>doesn't include other fees</u>)
Appeal of a Code Violation	\$50.00 per violation appealed
Natural State Application	\$250.00 per property
Other Requests	\$250.00 per application
 <u>Zoning Review Fee</u> <u>(If no building permit required)</u>	 \$150.00
 CODE ENFORCEMENT	 Actual cleanup cost + 20% administrative fee + attorney costs + lien filing fee + lien release fee
SUBDIVISIONS	
Preliminary/Final Plats (under 10 lots)	\$500.00 per application plus \$40.00 per lot*
Preliminary/Final Plats (10 plus lots)	\$1000.00 per application plus \$40.00 per lot*
Minor Changes to Preliminary/Final Plats	\$200.00
 Minor Plats	 \$250.00 per application*
 Minor Plat Changes	 \$100.00 per application*
 Development/School Fee:	 Applicant/builder/owner is solely responsible to the County for any adopted fees. The City reserves the right to adopt its own development fees.
 <u>CULVERT SIZING/REVIEW APPLICATION FEE:</u> <u>(If not established in the Subdivision Process)</u>	 \$200.00
 SITE PLANS (Commercial/Industrial)	 \$750.00 per application*
MINOR OR MINOR REVISED SITE PLANS (Commercial/Industrial)	\$250.00 per application*

DEVELOPMENT REVIEW FEES*

Requests requiring review/plans/specifications out of the normal scope of review may be billed at the City Manager's discretion depending on the nature of the request and the cost likely to be incurred by the City in fielding the request. Such requests may also relate to review and approval of culverts and other proposed work in the City's right-of-way, conceptual planned uses, or other scenarios not listed herein.

OTHER FEES

Copies	\$.15 cents per page black & white
	\$.50 cents per color copy
Fax	\$ 1.00 per page local
Research Copies	Based on <u>Section 6 of Public Chapter 1179, Acts of 2008</u>
Bond Extensions	\$100.00 as needed
Indemnification Letter	\$250.00
Notary	\$2.00 after first signature

BE IT ENACTED that this ordinance shall take effect 15-days from and after its final passage, the public welfare requiring it.

Approved:

Chad Leeman, Mayor

ATTEST:

Christina Rivas, City Recorder

Passed First Reading:
Passed Second Reading:
Public Hearing Held:

APPROVED AS TO FORM:

Stephen Aymett, City Attorney



CITY OF EAGLEVILLE
COMMERCIAL BUILDING PERMIT FEES

Exhibit 2026-009B

Any building permit (commercial or residential) that when fee is calculated per this ordinance has a fee of \$150 or less shall also be charged an inspection fee of \$50.00.

CLASSIFICATION	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters with stage	338.88	327.46	319.76	307.63	289.42	280.47	298.24	268.37	259.83
A-1 Assembly, theaters without stage	310.12	298.70	291.00	278.87	260.66	251.71	269.48	239.62	231.07
A-2 Assembly, nightclubs	275.09	266.93	259.34	250.54	234.96	228.26	241.54	213.57	206.65
A-2 Assembly, restaurants, bars, banquet hall	274.09	265.93	257.34	249.54	232.96	227026	240.54	211.57	205.65
A-3 Assembly, churches	314.65	303.24	295.53	283.41	265.65	256.70	274.02	244.61	236.06
A-3 Assembly, general, libraries, museums	268.44	257.02	248.32	237.19	218.26	210.31	227.80	197.22	189.68
A-4 Assembly, arenas	309.12	297.70	289.00	277.87	258.66	250.71	268.48	237.62	230.07
B Business	263.16	253.51	244.15	233.85	213.00	204.65	224.67	187.98	179.49
E Educational	280.42	270.83	263.70	252.34	235.54	223.64	243.64	205.87	199.45
F-1 Factory and Industrial, moderate hazard	161.70	154.21	144.70	139.94	124.72	118.51	133.72	103.40	96.83
F-2 Factory and industrial, low hazard	160.70	153.21	144.70	138.94	124.72	117.51	132.72	103.40	95.83
H-1 High Hazard, explosives	150.85	143.36	134.84	129.08	115.17	107.96	122.87	93.86	N.P.
H-2, 3 & 4 High Hazard	150.85	143.36	134.84	129.08	115.17	107.96	122.87	93.86	86.28
H-5 HPM	263.16	253.51	244.15	233.85	213.00	204.65	224.67	187.98	179.49
I-1 Institutional, supervised environment	264.93	255.57	246.84	238.11	217.64	211.63	238.15	195.82	189.67
I-2 Institutional, hospitals	438.26	428.62	419.26	408.96	386.98	N.P.	399.78	361.97	N.P.
I-2 Institutional, nursing homes	304.86	295.22	285.86	275.55	256.23	N.P.	266.37	231.21	N.P.
I-3 Institutional, restrained	298.67	289.02	279.66	269.36	250.30	240.95	260.18	225.29	214.80
I-4 Institutional, day care facilities	264.93	255.57	246.84	238.11	217.64	211.63	238.15	195.82	187.67
Mercantile	205.22	197.06	188.47	180.67	164.83	159.13	171.67	143.44	137.53
R-1 Residential, hotels	267.42	258.06	249.33	240.60	220.62	214.60	240.64	198.79	192.64
R-2 Residential, multi family	223.61	214.25	205.52	196.79	177.77	171.76	196.82	155.95	149.80
R-3 Residential, one- and two-family a	211.77	205.84	200.99	197.13	190.36	183.32	193.75	177.67	167.37
R-4 Residential, care/assisted living facilities	264.93	255.57	246.84	238.11	217.64	211.63	238.15	195.82	189.67

S-1 Storage, moderate hazard	149.85	142.36	132.84	128.08	113.17	106.96	121.87	91.86	85.28
S-2 Storage, low hazard	148.85	141.36	132.84	127.08	113.17	105.96	120.87	91.86	84.28
U Utility, miscellaneous	115.48	108.95	102.64	98.13	88.49	81.89	93.86	69.76	66.48

N.P. = not permitted

TOTAL VALUATION

PERMIT FEE

\$1 - \$500	\$24
\$501 - \$2,000	\$24 for the first \$500 + \$3 per additional \$100 or fraction thereof, up to and incl. \$2,000
\$2,001 - \$40,000	\$69 for the first \$2,000 + \$11 per additional \$1,000 or fraction thereof, up to and incl. \$40,000
\$40,001 - \$100,000	\$487 for the first \$40,000 + \$9 per additional \$1,000 or fraction thereof, up to and incl. \$100,000
\$100,001 - \$500,000	\$1,027 for the first \$100,000 + \$7 per additional \$1,000 or fraction thereof, up to and incl. \$500,000
\$500,001 - \$1,000,000	\$3,827 for the first \$500,000 + \$5 per additional \$1,000 or fraction thereof, up to and incl. \$1,000,000
\$1,000,001 - \$5,000,000	\$6,327 for the first \$1,000,000 + \$3 per additional \$1,000 or fraction thereof, up to and incl. \$5,000,000
\$5,000,000 and over	\$18,327 for the first \$5,000,000 + \$1 per additional \$1,000 or fraction thereof

TYPES OF CONSTRUCTION

IA & B – Fire Resistant Construction – building elements exterior and interior are of non-combustible materials (3hr & 2hr)

IIA & B – Fire Resistant Construction – building elements exterior and interior are of non-combustible materials (1hr & 0hr)

IIIA & B – Type of construction in which the exterior walls are of non-combustible materials and interior are any building element permitted by the code

IV – Type of construction in which the exterior walls are of non-combustible materials and the interior building elements are of solid wood, laminated wood, heavy timber (HT) or structural composite lumber

VA & B – Type of construction in which structural elements, exterior and interior walls are of any material permitted by code.

VA – Structural members are protected to provide a 1hr rating.



CITY OF EAGLEVILLE **RESIDENTIAL BUILDING PERMIT FEES**

Exhibit 2023-009A

NEW DWELLING | ADDITON OF NEW LIVING SPACE

PERMIT FEE = \$0.70 PER SQUARE FOOT (SF) UNDER BEAM*

(*Includes all square footage under beam, finished/unfinished, conditioned/unconditioned, interior/exterior)

OTHER FEES

THE FEES FOR THE PROPOSED PROJECTS LISTED BELOW SHALL BE CALCULATED BY MULTIPLYING THE PROPOSED SF BY THE CORRESPONDING VALUE REFELCTED TO COMPUTE A TOTAL VALUATION (ROUND UP TO THE NEAREST THOUSAND).

REMODEL / FINISH EXPANDABLE AREA	\$74.00 / SF
FINISH EXPANDABLE/BASEMENT	\$74.00 / SF
MOVED-IN DWELLING	\$74.00 / SF
ACCESSORY STRUCTURE (e.g. garage/barn)	\$74.00 / SF
STORAGE BUILDING (PORTABLE)	\$45.00 / SF
NEW/REPLACEMENT DECK/PORCH/CARPORT	\$20.00 / SF
NEW MOBILE HOME	CONTRACT VALUE (\$110.00 MIN)
SWIMMING POOL	CONTRACT VALUE (\$110.00 MIN)
SIGN (WHEN PERMIT IS REQUIRED)	CONTRACT VALUE (\$110.00 MIN)
TENT	\$85.00
MOVING PERMIT	\$235.00
INDEMNIFICATION LETTER	\$235.00
PROCESSING FEES	\$85.00

THE BUILDING PERMIT FEE IS CALCULATED USING THE FORMULA BELOW.

TOTAL VALUATION = PERMIT FEE

\$0 - \$20,000 = \$110 MINIMUM FEE

\$20,001 - \$50,000 = \$110 for the first \$20,000 + \$5 per additional \$1,000 or fraction thereof, over \$20,000

\$50,001 - \$100,000 = \$260 for the first \$50,000 + \$4 per additional \$1,000 or fraction thereof, over \$50,000

\$100,001 - \$500,000 = \$460 for the first \$100,000 + \$3 per additional \$1,000 or fraction thereof, over \$100,000

\$500,001 and above = \$1,660 for the first \$500,000 + \$2 per additional \$1,000 or fraction thereof, over \$500.00

FLAT FEES

PLUMBING PERMIT (WHOLE HOUSE)	\$175.00
PLUMBING PERMIT (ADDITION/REMODEL/MH/ACC)	\$110.00
PLUMBING PERMIT COMMERCIAL (WHOLE BLDG)	\$175.00
PLUMBING PERMIT COMMERCIAL (ADDITION NEW)	\$110.00
GAS PERMIT	\$40.00 BASE FEE + \$6.50 PER FIXTURE Minimum Fee \$100.00
MECHANICAL PERMIT (NEW EQUIPMENT)	<u>\$50 PER FIRST TON/\$35 PER EACH TON</u> <u>After</u>
SOLAR PANEL INSTALLATION	\$25.00 BASE FEE + \$5.00 PER PANEL
RETAINING WALL (EXCEEDING 4' H)	\$50.00 BASE FEE + \$1.00 PER LF
SPECIAL FOUNDATION PERMIT (B.O. AUTH ONLY)	\$110.00
DEMOLITION (PER STRUCTURE)	\$175.00
TEMPORARY PARKING PERMIT (B.O. AUTH ONLY)	\$110.00 (180 DAYS)
BEER/SAFETY PERMIT	\$110.00
CHANGE OF OCCUPANCY	\$110.00
RE-INSPECTION FEE (3 RD AND SUBSEQUENT RE-INSP)	\$95.00
TEMPORARY CERTIFICATE OF OCCUPANCY	\$250 DEPOSIT