

## ORDER ESTABLISHING RATES, CHARGES, AND FEES

Adopted March 3, 2020

Under Section 49.212, Texas Water Code, the Board of Directors (the “*Board*”) of Wells Branch Municipal Utility District (the “*District*”) is authorized to adopt and enforce charges, fees, or rentals, in addition to taxes, for providing or making available any District facility or service. Further, the Board is authorized to require a deposit for any facility or service.

**IT IS, THEREFORE, ORDERED BY THE BOARD OF DIRECTORS OF** Wells Branch Municipal Utility District as follows:

**I. In General.** The rates, charges, fees, and deposits of the District will be charged, collected, held, and returned, as applicable, in accordance with the District’s “Order Adopting General Policies with Respect to the District’s Water, Wastewater, and Drainage Systems”, as revised from time to time (the “*General Policies*”) and the District’s “Rules Governing Water, Wastewater, and Drainage Services”, as revised from time to time (the “*Rules Governing*”). Capitalized terms not defined in this Order Establishing Rates, Charges, and Fees (the “*Order*”) have the meanings ascribed thereto in the General Policies or the Rules Governing, as applicable. Unless expressly provided otherwise, all rates, charges, and fees of the District are non-refundable.

### **II. Tap, Inspection, and Service Initiation Fees.**

A. Water Tap Fee. \$400 per LUE.

B. Wastewater Tap Fee. \$600 per LUE.

C. Inspection Fees.

1. Single-family residence or duplex residence dwelling unit (with individual meters for each dwelling unit):

a. Water tap -- \$60 per meter;

b. Wastewater tap -- \$60 per tap.

2. Commercial structure (including apartment complexes):

a. Water tap -- \$110 per meter;

b. Wastewater tap -- \$110 per tap.

3. Plumbing Inspections:

a. Single-family residential inspections -- \$250;

b. Other -- To be determined by the District’s representative based upon the size and scope of the project;

c. Irrigation -- \$40 per inspection;

d. Re-inspection -- \$50 per re-inspection.

- D. Service Initiation Fee (for new accounts at existing connections):
1. \$30 for a connection requested to be made by the close of business on the next business day;
  2. \$80 for a connection requested to be made on the same day as request if request is made before 2:00 p.m. on a business day;
  3. \$130 for a connection requested to be made (a) on the same day as request if request is made after 2:00 p.m. on a business day or (b) on a weekend or holiday.

**III. Security Deposits and Clean Builder Deposits.**

- A. Generally. *All security deposits must be paid prior to initiation of service to the customer.*
- B. Residential Security Deposits (5/8 or 3/4 inch residential meter).
1. Initial Security Deposit:
    - a. Owner occupied -- \$100;
    - b. Non-owner occupied -- \$200.
  2. Additional Security Deposit. \$100 per triggering event, subject to the cap specified in the General Policies.
- C. Commercial Security Deposits.
1. Initial Security Deposit -- An amount equal to 45 days' water and wastewater usage is required for each commercial customer. The amount of the security deposit will be based on historical usage when this information is available, and will be based upon an estimate of usage by the District's representative when this information is not available.
  2. Additional Security Deposit. An amount equal to an average month's service (calculated using the prior 12 months of service) per triggering event, subject to the cap specified in the General Policies.
- D. Homebuilder Deposit.
1. One house -- \$1,000;
  2. More than one house -- \$2,000.
- E. Commercial Builder Deposit. The lesser of:
1. \$1,000 multiplied by the number of acres of land contained in the commercial or land development project; or
  2. \$3,000.
- F. Fire Hydrant Meter Deposit. \$1,200.

IV. **Rates and Charges.** All rates effective for bills rendered after the March 2020 meter-reading.

A. **General Provisions.** The rates and charges specified in this Section will be in effect for the sale of water and the collection and disposal of sewage for all customers, including builders, developers, and contractors.

B. **Water and Wastewater Rates.**

1. **Monthly Charges for Single-Family and Duplex Residential Customers.**

a. **Minimum Monthly Charge:**

- |    |  |  |
|----|--|--|
| 1. | Standard:                              | \$30.50  |
| 2. | Senior Discount:<br>(aged 65 or older) | \$ 3.00 less than Standard<br>Minimum Monthly Charge |

b. **Water Commodity Charge (per 1,000 gallons per month):**

<u>Gallons Used</u>	<u>Commodity Charge</u>
0001 - 6000	\$4.96
6001 - 12,000	\$6.18
12,001 - 18,000	\$9.70
over 18,000	\$11.58

c. **Wastewater Commodity Charge (per 1,000 gallons per month):** \$8.01 times the customer's winter average, as established under the General Policies.

2. **Monthly Charges for Commercial Customers, excluding apartment complexes, schools, churches and non-profit public health and safety facilities.**

a. **Minimum Monthly Charge – Water:**

<u>Meter Size</u>	<u>Minimum</u>
5/8"	\$ 23.27
3/4"	\$ 36.53
1"	\$ 63.07
1½"	\$ 129.38
2"	\$ 208.96
3"	\$ 394.65
4"	\$ 659.92
6"	\$ 2,118.93
8"	\$ 3,710.56
10" or larger	\$ 5,832.75

b. **Minimum Monthly Charge – Wastewater:** \$15.00 per connection

c. **Water Commodity Charge (per 1,000 gallons per month),** where "Base" means the customer's winter average, as established under the General Policies:

<u>Gallons Used</u>	<u>Commodity Charge</u>
0001 to Base	\$4.96
Over Base to Base x 1.25	\$6.18
Over Base x 1.25 to Base x 1.50	\$9.70
Over Base x 1.50	\$11.58

- d. Wastewater Commodity Charge (per 1,000 gallons per month): \$8.01 times the customer's winter average, as established under the General Policies.

3. Monthly Charges for Apartment Complexes.

- a. Minimum Monthly Charge – Water:

<u>Meter Size</u>	<u>Minimum</u>
5/8"	\$ 23.27
3/4"	\$ 36.53
1"	\$ 63.07
1½"	\$ 129.38
2"	\$ 208.96
3"	\$ 394.65
4"	\$ 659.92
6"	\$ 2,118.93
8"	\$ 3,710.56
10" or larger	\$ 5,832.75

- b. Minimum Monthly Charge – Wastewater: \$15.00 per connection

- c. Water Commodity Charge (per 1,000 gallons per month), where "Base" means the product of 3,500 multiplied by the total number of apartment units in the complex:

<u>Gallons Used</u>	<u>Commodity Charge</u>
0001 to Base	\$4.96
Over Base to Base x 1.25	\$6.18
Over Base x 1.25 to Base x 1.50	\$9.70
Over Base x 1.50	\$11.58

- d. Wastewater Commodity Charge (per 1,000 gallons per month): \$8.01 times the customer's winter average, as established under the General Policies.

4. Monthly Charges for schools, churches and non-profit public health and safety facilities.

- a. Minimum Monthly Charge – Water:

<u>Meter Size</u>	<u>Minimum</u>
5/8"	\$ 23.27
3/4"	\$ 36.53
1"	\$ 63.07
1½"	\$ 129.38

2"	\$ 208.96
3"	\$ 394.65
4"	\$ 659.92
6"	\$ 2,118.93
8"	\$ 3,710.56
10" or larger	\$ 5,832.75

Notwithstanding the foregoing, the minimum monthly water charge for the 6" fireflow meters at Round Rock ISD Elementary School No. 34 located at the intersection of Bratton Lane and Sauls Drive will be billed at the 2" meter rate specified above. However, if any flow is registered on a 6" fireflow meter during any month, the minimum monthly water charge for that month will be billed at the 6" meter rate specified above. All other fees and charges for Round Rock ISD Elementary School No. 34 will continue to apply as provided in this Order.

b. Minimum Monthly Charge – Wastewater: \$15.00 per connection

c. Water Commodity Charge (per 1,000 gallons per month), where "Base" means the customer's winter average, as established under the General Policies:

<u>Gallons Used</u>	<u>Commodity Charge</u>
0001 to Base	\$4.96
Over Base to Base x 1.25	\$6.18
Over Base x 1.25 to Base x 1.50	\$9.70
Over Base x 1.50	\$11.58

d. Wastewater Commodity Charge (per 1,000 gallons per month): \$8.01 times the customer's winter average, as established under the General Policies.

5. Monthly Charges for irrigation-only meters.

a. Minimum Monthly Charge:

<u>Meter Size</u>	<u>Minimum</u>
5/8"	\$ 23.27
3/4"	\$ 36.53
1"	\$ 63.07
1½"	\$ 129.38
2"	\$ 208.96
3"	\$ 394.65

b. Water Commodity Charge (per 1,000 gallons per month), where "Base" means the customer's winter average, as established under the General Policies:

<u>Gallons Used</u>	<u>Commodity Charge</u>
0001 to Base	\$4.96
Over Base to Base x 1.25	\$6.18
Over Base x 1.25 to Base x 1.50	\$9.70
Over Base x 1.50	\$11.58

- c. Winter Irrigation Surcharge (per 1,000 gallons per month): For months in which water is used, an amount equal to the District's then-current wholesale wastewater cost times the customer's winter average or actual usage, whichever is less, as established under the General Policies, plus ten percent (10%).
  - 6. Monthly In-District Fire Hydrant Rates per Fire Hydrant Meter.
    - a. Service Availability Charge per Fire Hydrant Meter: \$50
    - b. Commodity Charge (per 1,000 gallons): \$11.58
  - 7. Monthly Out-of-District Rates. To be negotiated, but no less than 150% of in-District rates.
  - 8. Temporary Water and Wastewater Service. Temporary water and wastewater service may be provided for a five day period for the purpose of maintaining a rental property. A flat fee must be paid to the District's representative in the amount of \$75.00. The fee is nonrefundable and will be used to cover the cost of initiating and terminating service and the water and wastewater consumption during the temporary service period. Temporary water and wastewater service requested longer than five days will require an additional payment of \$75.00 for five additional days.
  - 9. State Assessment. The District will collect a monthly regulatory assessment of ½% of the District's charges for retail water and/or wastewater service from all retail customers. This regulatory assessment will be listed on each retail customer's bill as a separate line item, and will be collected in addition to other charges for utility service.
- C. Recreational Facility Fees.
- 1. Single-family and duplex residential customer -- \$1 per month per customer;
  - 2. Commercial customer (except apartment complex) -- \$1 per LUE; and
  - 3. Apartment complex -- the greater of: (a) \$1 per LUE; or (ii) \$0.70 multiplied by the number of apartment units within the apartment complex.
- D. Additional Charges Imposed for Delinquent Accounts.
- 1. Late charge -- a late charge in the amount of 10% of the bill will be assessed on the Delinquency Date.
  - 2. Delinquency fee -- a \$35 delinquency fee will be assessed on the Termination Date.
  - 3. If payment of all delinquent bills, past-due bills, and all other applicable fees and charges is not received before the Termination Date, then, service will be deemed to have been disconnected and, regardless of whether or not service is physically disconnected, the customer must pay the following in order to avoid physical disconnection or to resume service following physical disconnection:

- a. all current billed charges;
- b. all past-due amounts;
- c. any applicable additional security deposit;
- d. the late charge;
- e. the delinquency fee;
- f. any other applicable District fees and charges;
- g. a \$50 after-hours reconnect fee in order to obtain same day reconnection of service, if payment is tendered after 2:00 p.m. on the Termination Date;
- h. a \$150 water meter re-installation charge, if the customer's water meter was removed; and
- i. two times the District's cost of reconnecting wastewater services, if services were physically disconnected.

E. Meter Re-Read and Meter Test Fees (if original reading/test was accurate):

- 1. Re-Read; Field Accuracy Test -- Actual cost for re-reads and tests exceeding three per calendar year;
- 2. Test if Meter Pulled -- All associated costs and expenses.

F. Stormwater Management; Drainage; Detention.

- 1. Stormwater Management Fee: \$1.75 per month per LUE.
- 2. Stormwater Management Pond Inspection Fee: All associated costs and expenses.
- 3. Regional Stormwater Detention Fees:
  - a. If the District's engineer determines that adequate capacity in the District's regional detention pond is available, the fee for reservation of capacity for property located within the District will be determined according to the following formula:
 

Single-Family	\$800/acre + \$80/acre [(C25-0.45)(100)]
Multi-Family	\$1,600/acre + \$80/acre [(C25-0.55)(100)]
Commercial	\$2,400/acre
  - b. Out-of-district regional detention fees will be negotiated on a case-by-case basis.
  - c. Extension fee -- \$200

G. Water Well Permit Fee -- \$2,500 per well.

H. Leak Adjustment Rate:

1. Water -- The District's then-current wholesale cost plus five percent (5%), per 1,000 gallons.
2. Wastewater -- In accordance with the General Policies, the District manager and the District's utility manager acting jointly may establish an alternative winter-averaging period for a customer who experiences a water leak during the winter-averaging period.

V. **Service Commitments, Development Plan, and Other District Approvals.**

A. Application Fees. The fees for review of service commitment applications, construction plan review, and inspection of developments and subdivisions are as follows:

1. Service Availability and Service Commitment or Application Fees:

Service Availability Application Fee	\$ 50
Service Commitment Application Fee	\$ 200
Service Commitment Extension Fee	\$ 200

2. Site Development and Subdivision Application Fees:

Site Development and/or Plan Review Application Fee	\$ 200
Auto CAD Conversion Fee	\$ 400 (unless a reduced fee is approved by the Board)

VI. **Filing.** The attorney for the District is hereby directed to file a copy of this Order (i) with the Texas Commission on Environmental Quality and (ii) in the principal office of the District.

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ADOPTED the 3<sup>rd</sup> day of March, 2020.



*Janet Maxey*  
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Janet Maxey, President  
Board of Directors

ATTEST:  
*Shelley Palmer*  
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Shelley Palmer, Secretary  
Board of Directors