

RESOLUTION NO. 2028

A RESOLUTION ESTABLISHING FEES AND RATES FOR PERMITS, LICENSES AND SERVICES WITHIN THE CITY OF DE SOTO

WHEREAS, the governing body believes it is in the best interest of the City that fees associated with City Economic Development Incentives be updated and included in the City’s Fee Resolution; and

WHEREAS, any new fees -- or increases to existing fees -- under the below “Economic Development Incentive Fees” heading shall only apply to applications submitted to the City after January 1, 2024.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF DE SOTO, KANSAS:

SECTION 1: FEES.

The following fees shall be due and payable to the City Clerk:

Alcohol Permits

Cereal Malt Beverage	
Consumption on premises	\$75.00 (City - \$50/State \$25)
Retail sale in unopened container and no consumption on premises	\$75.00 (City - \$50/State \$25)
Drinking Establishment	\$150.00
Private Club	\$150.00
Special Event	\$75.00 per day or \$200 (whichever less)

Animal Control

Animal Adoptions	\$5.00+ \$20.00 Deposit for spay/neuter
Pound Fees	\$25.00 Release Fee ¹ plus per day fee
Per Day Fee	\$10.00

Pet Tags – Due Annually on or before April 1st

Non-spayed/neutered Dog	\$10.00
Non-spayed/neutered Cat	\$10.00
Spayed/Neutered Dogs & Cats	\$2.00
Late Fee ²	\$25.00 + Tag amount

Banner Sign Permit No charge

Building/Remodeling

Building Permit Fee³:

TOTAL VALUATION ⁴	FEE
\$1.00 to \$500.00	\$20.00
\$501.00 to \$2,000.00	\$20.00 for the first \$500.00 plus \$3.00 for each additional \$100.00 or fraction thereof, to and including \$2,000.00

¹ For each subsequent time that the same animal is impounded, an additional \$25.00 release fee will be assessed.

² Assessed at the discretion of city staff for repeated late permits.

³ Any and all applicable building permit fees will be doubled if the Building Inspector determines the building or construction that is the subject of the permit was started before issuance of the permit.

⁴ The valuation shall be determined by the method and data adopted by the International Code Council.

\$2,001.00 to \$20,000	\$65.00 for the first \$2,000.00 plus \$11.00 for each additional \$1,000.00 or fraction thereof, to and including \$20,000.00
\$20,001.00 to \$50,000.00	\$263.00 for the first \$ 20,000 plus \$ 9.00 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$533.00 for the first \$50,000.00 plus \$ 7.00 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$883.00 for the first \$100,000.00 plus \$6.00 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$3,283.00 for the first \$500,000.00 plus \$5.00 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	\$5,783.00 for the first \$1,000,000.00 plus \$3.00 for each additional \$1,000.00 or fraction thereof

Plan Review Fees

Single Family	\$30.00
Commercial	20% of total Building Permit Fee
Residential Electrical Permit	\$50.00
Excise Tax	\$.19/sq.ft. of land that is subject of plat or building permit (max. of \$10,000 for single family residence)
Fence Permit	\$50.00
Residential Mechanical - HVAC	\$50.00
Mobile Home Occupancy	\$50.00
Residential Plumbing Permit	\$50.00
Residential Septic System	\$100.00
(Required upon resale)	
Sign Permit	\$50.00
(No fee for temp. banner signs)	
Demolition Permit	\$50.00 plus \$2,000 performance bond
Roofing Permit	\$50.00
Blasting Permit	\$500 (expires one year after issuance)
Land Disturbance/Grading Permit ⁵	
1 acre to 2 acres	\$100.00
2.01 acres to 5 acres	\$250.00
Over 5 acres	\$500.00
Above ground Pool Permit	\$50.00
(capacity of 42" deep or more)	
Temporary Occupancy Permits	
Residential	\$100.00 for 120-day permit \$300.00 per each 30-day extension
Commercial	\$300.00 for 120-day permit \$750.00 per each 30-day extension
Industrial ⁶	\$500.00 for 120-day permit \$1,000.00 per each 30-day extension

Camping Trailer & RV Parking Fee \$15.00 for a 7-day permit

⁵ Any and all applicable Land Disturbance/Grading permit fees will be doubled if the Building Inspector determines the land disturbance or grading that is the subject of the permit was started before issuance of the permit.

⁶ Defined as all manufacturing facilities and storage distribution warehouses that exceed 50,000 square feet.

Community Rooms & Community Center Gym⁷

Local Organization

Senior Center	\$20 per hour
Gymnasium	\$30 per hour
Senior Center and Gym	\$45 per hour
Batting Cage and Gym	\$40 per hour

Deposits

Cleaning/Damage Deposit	\$100 per room; \$150 for both rooms
Food/Drink in Senior Center	\$500

Commercial/Non-Local

Senior Center	\$40 per hour
Gymnasium	\$60 per hour
Senior Center and Gym	\$80 per hour
Batting Cage and Gym	\$80 per hour (with no pitching machine) \$100 per hour (with pitching machine)

Deposits

Cleaning/Damage Deposit	\$100 per room; \$150 for both rooms
Food/Drink in Senior Center	\$200

Court

Court Costs	\$60.00 ⁸
Warrant Fee	\$75.00
Motion Fee	\$100
Public Defender Fee	\$100 ⁹

Development & Planning Fees

Rezoning Applications

	0 – 5 Acres	1-10 Acres	10.1 – 20 Acres	20.1 - + Acres
Residential Rezoning¹⁰	\$350	\$400	\$450	\$500
	0 – 5 Acres	5.1 - 15 Acres	15.1 – 25 Acres	25.1 - + Acres
Office Rezoning	\$450	\$500	\$550	\$600
Commercial Rezoning	\$500	\$550	\$600	\$650
Industrial Rezoning	\$550	\$600	\$650	\$700

Special Use Permits*

0-1 acres:	\$400
1.1 – 3 acres:	\$450

⁷ For events organized by Unified School District No. 232 that will occur in these referenced City facilities, fees will be waived upon written request by the District’s Activities Director or District Principals. The City Administrator retains discretion to approve or deny the request based on factors such as facility availability, impact on City operations, and community benefit.

⁸ A portion of the Court costs are collected by the City, on behalf of the State, as directed by State Statutes.

⁹ The Municipal Court Judge is authorized to assess an additional fee when extenuating and/or unexpected circumstances warrant doing so.

¹⁰ The fee for a rezoning to R-A from any other zoning district, regardless of acreage, shall be \$150.00.

more than 3 acres:	\$500
Special Use Permit Amendment	\$250

Preliminary Plats*

1-10 lots:	\$500.00 + \$5/lot
11-50 lots:	\$600.00 + \$4/lot
51-150 lots:	\$600.00 + \$3/lot
151-500 lots:	\$600.00 + \$2/lot
501 + lots:	\$600.00 + \$1/lot

Final Plats or Replats

1-10 lots:	\$200.00 + \$5/lot
11-50 lots:	\$200.00 + \$4/lot
51-150 lots:	\$200.00 + \$3/lot
151-500 lots:	\$200.00 + \$2/lot
501 + lots:	\$200.00 + \$1/lot

Site Plans*

Commercial, Residential or Institutional Gross Floor Area	Industrial Gross Floor Area
Up to 5,000 sq ft: \$400	Up to 10,000 sq ft: \$500
5,001 – 10,000 sq ft: \$450	10,001 - 50,000 sq ft: \$600
10,001 – 25,000 sq ft: \$500	50,001 - 100,000 sq ft: \$700
Over 25,000 sq ft: \$550	Over 100,000 sq ft: \$800

* Outside consultant review fees incurred by the City for review of site specific planning studies will be billed to the Applicant. This does not include review fees for regular planning consultant services, but does include review fees for items such as traffic studies, environmental studies, or other use-specific technical studies.

Construction Observation Public Improvements	3% of Total Project Costs for Public Improvements as indicated in Contractor's bid or Schedule of Costs (as confirmed by City Engineer)
Lot Split Application Fee	\$100.00
Variance/Appeal Application Fee	\$200.00
Zoning Verification Letter	\$100.00

Economic Development Incentive Fees

Application Fee	\$2,500.00
Funding Agreement ¹¹	\$10,000.00 minimum deposit, maintenance of \$5,000.00 balance
Annual Administration Fee	\$2,500.00 for tax abatements and/or bond issues
Origination Fee for Industrial Revenue Bonds (per KSA 12-1740-1749)	\$2,500.00 per million for first \$40 million par amount of bonds plus \$1,000.00 per million in excess of \$40 million

Food Vendors (Street or Mobile) \$25.00 per year

Insufficient Account Funds Fee \$25.00

Kansas Open Records Act (“KORA”)

Paper Copy Charge	\$00.25 per page
Staff Time	Hourly Rate of staff person, multiplied by time spent to comply with KORA request.

Park Fees (new plats in lieu of park ground)

Zoning District	Fee
R-O, R-1, R-2, R-3, R-H	\$350 per unit
C-1, C-2, O-1	\$.15 per sq. foot of ground floor of building
M1, M-2	\$.15 per sq. foot of ground floor of building
P-D	Based on compatible land use

Park Field Rentals¹²

Teams using fields for practice session:	\$125.00 for each team for one (1) practice time slot per week (April ~ July)
Teams using fields for practice session:	\$100.00 for each team for one (1) practice time slot per week (August ~ October)
Teams using fields for individual practices:	\$20.00 for 2 hours \$40.00 for 6 hours \$70.00 for all day \$20.00 extra if lights are needed \$100.00 extra for damage/trash

Park Ground Rentals

Riverfest Park
Base Fee¹³: None for Non-Profit Groups (local and non-local)

¹¹ Increased amounts may be required in the discretion of the City Administrator based on the complexity or size of the project.

¹² For events organized by Unified School District No. 232 that will occur within City parks, rental fees will be waived upon written request by the District’s Activities Director or District Principals. The City Administrator retains discretion to approve or deny the request based on factors such as facility availability, impact on City operations, and community benefit.

¹³ Base fee does not include any event-related services, such as toilets, security, parking control, trash, etc. These services will be provided by the event sponsor and not the City.

	\$250 per day
Electricity:	\$50 for one-day or less event
Reservation/Damage Deposit:	\$500 Cash. Entire deposit forfeited if less than 30 days' notice given for cancellation, half of deposit forfeited if reservation cancelled with at least 30 days' notice. Cancellation due to weather is treated the same as any other cancellation. Deposit will be kept by the City if City is required to clean up or repair park after event. All reservations will be conditioned on applicant signing an agreement to be personally liable for any clean up or repairs that exceed the \$500 deposit.

Park Shelter Rentals

Miller Park Shelter:	\$25.00 (9AM-3PM or 4PM-10PM) or \$45.00 (9AM-10PM)
Aquatic Center Shelter:	\$20.00 (9AM-3PM or 4PM-10PM) or \$35.00 (9AM-10PM)

Right-of-Way Permit \$90 per application (limited to 1,200 contiguous, linear feet)

There will be no permit fee for an individual performing approved maintenance or repair within the right-of-way adjacent to his or her own property.

Sewer Fees (Private System)

Inspection Fee for New System	\$250.00
Inspection Fee for Existing System ¹⁴	\$100.00

Sewer Rates

Minimum 1,000 gal	\$17.21 (Base Rate)
1,001 gal – 4,000 gal	\$3.08 per 1000 gallons (plus Base Rate)
4,001 gal – 9,500 gal	\$3.45 per 1000 gallons (plus Base Rate)
Over 9,500 gal	\$4.37 per 1000 gallons (plus Base Rate)

Solid Waste Rates¹⁵

Administrative Fee	\$1.00 per month for each account without dumpsters 5% added to monthly charge on dumpsters
Extra Refuse or Recycle Containers	\$3.00 per container, per month
Residential Account	\$13.00 plus \$4.50 for mandatory curbside recycling
Multi-Family 5 or less units	Number of units multiplied by the residential rate

¹⁴ Any property within the City using a private wastewater system must be inspected by the City when any repairs to the system are made, and/or when there is a change in ownership of the property.

¹⁵ For months of service where the average monthly price for Ultra-low Sulfur Diesel fuel (as published by the U.S. Department of Energy) is in excess of \$3.65 per gallon, the City may be required to impose a fuel surcharge as to base rates, which will be assessed at the rate of 5.05% for \$3.66 per gallon and will increase by five hundredths of a percent for each \$.01 increase over \$3.66 per gallon.

Multi-Family 6 or more units Dumpster Rates Apply

Commercial Account \$15.05, plus \$4.50 if recycling container requested (each customer)

Senior citizens (age 65 or older and occupying the property as their principal residence) will be entitled to a 10% discount on residential trash services upon application through the City Clerk's office.

Dumpster Rates:

Container Size	Pick-ups per Week	Monthly Charge	Monthly Admin. Fee	Total
2 Cubic Yard	1	\$ 55.68	\$ 2.78	\$ 58.46
	2	\$ 74.25	\$ 3.71	\$ 77.96
	3	\$ 92.82	\$ 4.64	\$ 97.46
	4	\$ 111.36	\$ 5.57	\$ 116.93
	5	\$ 129.97	\$ 6.50	\$ 136.47
	6	\$ 148.53	\$ 7.43	\$ 155.96
4 Cubic Yard	1	\$ 99.65	\$ 4.98	\$ 104.63
	2	\$ 116.71	\$ 5.84	\$ 122.55
	3	\$ 133.75	\$ 6.69	\$ 140.44
	4	\$ 150.80	\$ 7.54	\$ 158.34
	5	\$ 167.84	\$ 8.39	\$ 176.23
	6	\$ 185.84	\$ 9.29	\$ 195.13
6 Cubic Yard	1	\$ 149.94	\$ 7.50	\$ 157.44
	2	\$ 206.24	\$ 10.31	\$ 216.55
	3	\$ 262.56	\$ 13.13	\$ 275.69
	4	\$ 318.87	\$ 15.94	\$ 334.81
	5	\$ 375.19	\$ 18.76	\$ 393.95
8 Cubic Yard	1	\$ 189.00	\$ 9.45	\$ 198.45
	2	\$ 274.50	\$ 13.73	\$ 288.23
	3	\$ 360.00	\$ 18.00	\$ 378.00
	4	\$ 445.50	\$ 22.28	\$ 467.78
	5	\$ 531.00	\$ 26.55	\$ 557.55
8 Cubic Yard Recycle	1	135.00	6.75	\$ 141.75
	Each Additional Pickup	85.50	4.28	\$ 89.78

Specialty Vehicle Permits

\$35 (for January 1 – December 31)

Swimming Pool Fees

	<u>Resident</u>	<u>Non-Resident</u>
Same Household Pass (max of 4 people, max of 2 adults)	\$95	\$135
Additional Youth House Member	\$25	\$35
Individual Pass		
Youth (2-18 yrs old)	\$25	\$35
Adult (19-61 yrs old)	\$30	\$40
Senior (62 or older)	\$15	\$20
Daily Gate	\$5	\$5
Senior (62 or older)	\$2.50	\$2.50

Children under 2 years	Free with parent or grandparent	
Swim Club Fees	\$80/session	\$80/session
Swimming Lessons	\$35/session	\$35/session
Rental of Pool Party Room (During Regular Hours) ^{16 17}	\$25/hour	\$25/hour

System Development Fees

Use Description	Meter Size (in)	Water System Development Fee (\$)	Sewer System Development Fee (\$)
Single Family Residence	3/4 – 5/8	500 ¹⁸	750
Multi Family Residence	3/4 – 5/8	350	500
Apartments (More than 4 Units)	5/8 or 3/4	250	350
Non-Residential	3/4 – 5/8	550	800
Not Applicable	1	1,000	1,025
Not Applicable	2	1,675	1,700
Not Applicable	3	2,230	2,250
Not Applicable	4	4,460	4,500
Not Applicable	6	5,500	5,625

Temporary Uses

Administrative Approval	\$30.00 per application
Governing Body Approval	\$50.00 per application

Water Fees

Fee for New Account Holder	\$30.00
Reconnect Fee after Shut-off	\$50.00

New Water Meters

3/4"	\$1,250
1"	\$2,000.00
2"	\$2,500.00
Over 2"	Based on materials and installation costs at time of request.

Water Rates

¹⁶ Outside of regular hours, the fee will be \$200 per hour for the full facility or \$175 per hour for the full facility but without diving boards, tower slide, and climbing wall, plus \$1.00 charge for each person 2 years or older who enters gate.

¹⁷ For events organized by Unified School District No. 232 that will occur at the City aquatic center, fees will be reduced by 50% upon written request by the District's Activities Director or District Principals. The City Administrator retains discretion to approve or deny the request based on factors such as facility availability, impact on City operations, and community benefit.

¹⁸ If a second water meter will be connected to an external irrigation system for watering exterior plants or grasses on a property that does not contain a commercial or industrial use, no Water System Development Fee will be assessed for the second meter.

Potable Water	
Minimum 1,500 gal	\$24.15
1,500 gal – 4,500 gal	\$7.91 per 1000 gallons
4,500 gal – 8,500 gal	\$8.62 per 1000 gallons
Over 8,500 gal	\$9.56 per 1000 gallons

Non-Potable (Raw) Water
 \$5.50 per 1000 gallons

SECTION 2: Repeal. Upon passage and approval of this Resolution, any other resolutions or ordinances inconsistent with this resolution are hereby repealed.

SECTION 3: Effective Date. This Resolution shall become effective upon its approval by the City Council.

PASSED by the Governing Body of the City of De Soto, Kansas and approved by the Mayor on the 7th day of December 2023.

 RICK WALKER
 Mayor of De Soto, Kansas

ATTEST:

 BRANDON MILLS,
 City Clerk of De Soto, Kansas

APPROVED AS TO FORM:

 PATRICK G. REAVEY, City Attorney