

RESOLUTION NO. 2055

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 are reviewed and, if necessary, revised each calendar year; and

WHEREAS, the below fees are hereby revised based on recommendations of City Staff.

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:

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

Impound Fees	\$25.00 Release Fee ¹ plus per day fee
Per Day Impound 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
\$2,001.00 to \$20,000	\$65.00 for the first \$2,000.00 plus \$11.00 for each

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.

\$20,001.00 to \$50,000.00	additional \$1,000.00 or fraction thereof, to and including \$20,000.00
\$50,001.00 to \$100,000.00	\$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
\$100,001.00 to \$500,000.00	\$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
\$500,001.00 to \$1,000,000.00	\$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
\$1,000,001.00 and up	\$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
	\$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 (Required upon resale)	\$100.00
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 (capacity of 42" deep or more)	\$50.00
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

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.

Industrial⁶ \$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

Community Rooms & Community Center Gym⁷

Local Organization
 Senior Center \$30 per hour
 Gymnasium \$35 per hour
 Senior Center and Gym \$60 per hour
 Batting Cage and Gym \$50 per hour
 Deposits
 Refundable [No Food/Drink] Cleaning/Damage Deposit (Per Room) \$100
 Refundable [Food/Drink] Cleaning/Damage Deposit (Senior Center Only) \$200
 Commercial/Non-Local
 Senior Center \$60 per hour
 Gymnasium \$70 per hour
 Senior Center and Gym \$120 per hour
 Batting Cage and Gym \$100 per hour
 Deposits
 Refundable [No Food/Drink] Cleaning/Damage Deposit (Per Room) \$100
 Refundable [Food/Drink] Cleaning/Damage Deposit (Senior Center Only) \$200

Court

Court Costs \$60.00⁸
 Warrant Fee \$75.00
 Motion Fee \$100
 Public Defender Fee \$100⁹

Development & Planning Fees

Rezoning Applications

	0 – 5 Acres	1-10 Acres	10.1 – 20 Acres	20.1 - + Acres
Residential Rezoning ¹⁰	\$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

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

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.

Industrial Rezoning	\$550	\$600	\$650	\$700
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Special Use Permits*

0-1 acres:	\$400
1.1 – 3 acres:	\$450
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 City for review of site-specific planning will be billed to the Applicant. This does not include 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 of 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 [non-refundable] \$2,500.00
 Funding Agreement¹¹ \$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 \$2,500.00 per million for first \$40 million
 Revenue Bonds (per KSA 12-1740-1749) par amount of bonds plus \$1,000.00 per
 million in excess of \$40 million

Food Vendors (Street or Mobile)

\$30.00 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)
 time slot per week (April ~ July)
 Teams using fields for practice session: \$100.00 for each team for one (1)
 time slot per week (August ~ October)
 Teams using fields for individual practices: \$15.00 per hour

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.

Park Ground Rentals

Riverfest Park	
Base Fee ¹³ :	\$250 per day
Electricity:	\$50 for one-day or less event
Reservation/Damage Deposit ¹⁴ :	\$500

Park Shelter Rentals

Miller Park Shelter:	\$35.00 (9AM-3PM or 4PM-10PM) or \$65.00 (9AM-10PM)
Community Center Shelter:	\$30.00 (9AM-3PM or 4PM-10PM) or \$55.00 (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 ¹⁵	\$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 Rates¹⁶

Single Family Residential ¹⁷ Base Rate	\$13.00 a month
Multi-Family 5 or less units	Number of units multiplied by Single Family Base Rate

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.

¹⁴ Entire deposit forfeited if less than 30 days' notice of cancellation, half forfeited if reservation cancelled with at least 30 days' notice. Weather cancellation treated 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.

¹⁵ 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.

¹⁶ 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.

¹⁷ Senior citizens (age 65 or older and occupying the property as their principal residence) will be entitled to a 10% discount on single family residential trash services upon application through the City Clerk.

Multi-Family 6 or more units
 Commercial Account
 Administrative Fee

Dumpster Rates Apply
 \$15.05 a month
 \$1.00 per month (no dumpsters) 5% of monthly
 charge for dumpster
 \$4.50 a month is mandatory for each Single-
 Family Residence
 \$3.00 per container, per month

Curbside Recycling Charge¹⁸

Extra Refuse or Recycle Containers

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		

¹⁸ For Multi-Family and Commercial accounts, a \$4.50 monthly Recycling Charge will be assessed for each Recycling Container requested and provided to the customer.

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) ^{19 20}	\$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 ²¹	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	
5/8" or 3/4"	\$2,250.00
1"	\$2,500.00

¹⁹ 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.

²⁰ 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.

²¹ 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.

2"
Over 2"

\$5,000.00
Based on materials and installation
costs at time of request.

Water Rates

Potable Water (Minimum Charge)	\$24.15 (for up to 1,500 gal)
1,501 gal – 4,500 gal	\$7.91 per 1,000 gal that exceeds 1,500 gal
4,501 gal – 8,500 gal	\$8.62 per 1,000 gal that exceeds 4,500 gal
Over 8,501 gal	\$9.56 per 1,000 gallons that exceeds 8,500 gal
Non-Potable (Raw) Water	\$5.50 Base Rate, plus \$5.50 for each 1,000 gal exceeding 1,000 gal

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 16th day of January 2025.

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