

**AN ORDINANCE AMENDING CHAPTERS 515, 520, AND 700 AND REPEALING SECTION 850.200 OF THE PARKVILLE MUNICIPAL CODE REGARDING FEES FOR PUBLIC-WORKS RELATED DEVELOPMENT**

WHEREAS, various sections of the Municipal Code of the City of Parkville include fees for services provided by the City related to development, zoning and construction and building; and

WHEREAS, the Schedule of Fees was adopted by Resolution No. 08-01-14 on August 5, 2014, to consolidate the fees into a single document that can be amended by resolution; and

WHEREAS, the Schedule of Fees will be amended to reflect the changes approved by the Board of Aldermen to specific sections of the Municipal Code that reference a fee; and

WHEREAS, developments are reviewed at the rezoning, preliminary development plan, final development plan, preliminary plat and final plat stages; and

WHEREAS, Community Development and Public Works staff review the applications prior to Planning and Zoning Commission and Board of Aldermen approvals; and

WHEREAS, Public Works staff reviewed the design of the public infrastructure associated with residential and commercial development projects which include streets, storm sewers and sanitary sewers; and

WHEREAS, Private infrastructure, such as stormwater detention and stormwater treatment facilities is also reviewed by Public Works staff to make sure the improvements are in accordance with engineering standards, and

WHEREAS, Public Works staff also performs construction inspection for the public and private improvements; and

WHEREAS, the new and revised fees will help cover the cost to the City to review the engineering plans and perform the necessary construction inspections.

BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF PARKVILLE, MISSOURI AS FOLLOWS:

Section 1. Parkville Municipal Code Title V, Chapter 515, Section 515.030 *Permit Fees* is hereby amended to read as follows:

Permits associated with this Chapter shall be charged a fee as set forth in the schedule of fees adopted by the Board of Aldermen by resolution as authorized by Section 800.010 of the Municipal Code.

Section 2. Parkville Municipal Code Title V, Chapter 520, Section 520.040 *Grading Fees* is hereby amended to read as follows:

*General.* Fees shall be assessed in accordance with the provisions set forth in the schedule of fees adopted by the Board of Aldermen by resolution as authorized by Section 800.010 of the Municipal Code. The fees established in this Chapter include plan review fees, issuance fees and all necessary inspections by the City.

Section 3. Parkville Municipal Code Title VII, Chapter 700, Section 700.130 *Four Classes of Sewer Tap Fees and Sewer Impact Fees*, subsection B is hereby amended to read as follows:

B. There shall be four classes of sewer tap and sewer impact fees:

1. *For single-family residential service.* A sewer tap fee and sewer impact fee shall be charged for a single-family residential sewer permit as set forth in the schedule of fees adopted by the Board of Aldermen by resolution as authorized by Section 800.010 of the Municipal Code. When the payment of the lump sum would work a hardship on the property owners, the single-family residential sewer tap fee may be paid in monthly installments with the approval of the City Administrator. This provision shall not apply to new construction.
2. *For commercial service.* A sewer tap fee and sewer impact fee shall be charged for a commercial sewer connection as set forth in the schedule of fees adopted by the Board of Aldermen by resolution as authorized by Section 800.010 of the Municipal Code if estimated sewerage quantities are one thousand (1,000) gallons or less according to the Department of Natural Resources guidelines.

If estimated daily sewerage quantities are more than one thousand (1,000) gallons per day, an additional charge per one hundred (100) gallons estimated shall be charged as set forth in the schedule of fees adopted by the Board of Aldermen by resolution as authorized by Section 800.010 of the Municipal Code.

3. *For industrial service.* A sewer tap fee and sewer impact fee shall be charged for industrial service as set forth in the schedule of fees adopted by the Board of Aldermen by resolution as authorized by Section 800.010 of the Municipal Code if the estimated daily sewerage guidelines are one thousand (1,000) gallons based on Department of Natural Resources guidelines.

If estimated daily sewerage quantities are greater than one thousand (1,000) gallons based on Department of Natural Resources guidelines, an additional charge per one hundred (100) gallons shall be charged as set forth in the schedule of fees adopted by the Board of Aldermen by resolution as authorized by Section 800.010 of the Municipal Code.

4. *For multi-family dwelling units and/or apartments.* A sewer tap fee and sewer impact fee per individual living unit shall be charged as set forth in the schedule of fees adopted by the Board of Aldermen by resolution as authorized by Section 800.010 of the Municipal Code.

Section 4. Parkville Municipal Code Chapter 850, Section 850.200 is hereby repealed.

Section 5. Parkville Municipal Code Chapter 800 is amended to add Section 800.050 *Subdivision Fees* as follows:

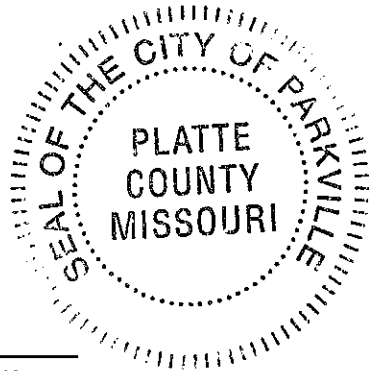
**Section 800.050. Subdivision Fees.**

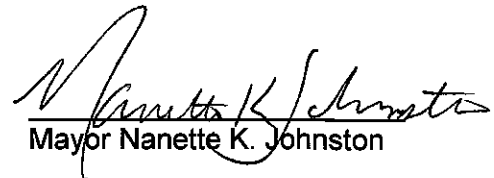
- A. Unless otherwise provided by the Municipal Code, application, permit and improvement fees shall be set forth in the schedule of fees adopted by the Board of Aldermen by resolution as authorized by Section 800.010 of the Municipal Code.

- B. The fees shall include the expense of initial engineering review plus the expense of reviewing one (1) resubmittal. All other expenses, including, but not limited to, consulting fees, attorney fees, reproduction costs, mailing costs and other expenses resulting from the necessary review, processing, filing, recording and action on said applications or permits, shall be borne by the subdivider based on actual costs.
- C. Where Title IV of the Parkville Municipal Code allows preliminary development plans and preliminary plats to be combined, only one (1) filing fee shall be required for said application.
- D. These fees are a user fee necessary to offset City services provided and shall be used to offset expenses including, but not limited to, software, mapping of improvements, consulting services, standards guides, plan review, guiding utilities, improvement inspections, third (3rd) party testing, staffing and other expenses related to provision of adequate infrastructure services.
- E. No approval of any application required by Title IV of the Parkville Municipal Code shall become effective until all user fees and expenses related to such have been paid in full.
- F. Expenses and user fees will be owed by the applicant regardless of final action, including approval or denial of any application.

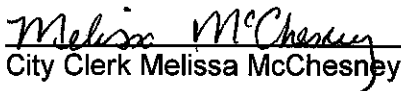
Section 6. This ordinance is effective upon its passage and approval.

PASSED and APPROVED this 21<sup>st</sup> day of March 2017.



  
Mayor Nanette K. Johnston

ATTESTED:

  
City Clerk Melissa McChesney