



THE CITY OF
HARRISONVILLE
WHERE TRADITION MEETS INNOVATION

AGENDA
CITY OF HARRISONVILLE
BOARD OF ALDERMEN
REGULAR MEETING
CITY HALL
MAY 1, 2023
6:00 PM

- 1. Call to Order**
 - A. Pledge of Allegiance**
 - B. Roll Call**
- 2. Ceremonial Matters**
 - A. Proclamation for Local Government Week**
 - B. Introduction of Fire Department Engineers**
- 3. Public Participation**
- 4. Approval of Minutes**
 - A. Board of Aldermen - Regular Meeting - Apr 17, 2023, 6:00 PM**
 - B. Board of Aldermen - Work Session - Apr 17, 2023, 6:30 PM**
- 5. Agenda Items**
 - A. Council Bill 47: A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI APPROVING THE APPOINTMENT OF _____ AS ACTING PRESIDENT OF THE BOARD OF ALDERMEN.**
 - B. Council Bill 48: A RESOLUTION OF THE CITY OF HARRISONVILLE APPROVING THE PRELIMINARY PLAT OF BURRIS RIDGE 4TH PLAT, LOTS 1 - 77 LOCATED WEST OF MECHANIC STREET (MO. HWY. 7) AND SOUTH OF BURRIS DRIVE IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI.**
 - C. Council Bill 49: AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI AMENDING VARIOUS SECTIONS OF THE CITY OF HARRISONVILLE'S MUNICIPAL CODE TO REMOVE SPECIFIC FEE, FINE, AND PENALTY AMOUNTS**

D. Council Bill 50: A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI APPROVING THE COMPREHENSIVE SCHEDULE OF FEES FOR THE CITY OF HARRISONVILLE, MISSOURI.

- 6. Aldermen and Committee Reports**
- 7. Report from the City Administrator**
- 8. Questions from the Media**
- 9. Adjourn from Regular Session**

Posted on City Hall Bulletin Board this 28th day of April 2023

Daniel Barnett, City Clerk

Public participation during regular meetings of the Board of Aldermen shall be limited to those who have submitted a completed agenda request form. 2 Each person wishing to address the Board during regular meetings of the Board of Aldermen on a topic not on the agenda shall submit a completed agenda request form five (5) business days prior to the meeting the person wishes to address the Board. If the agenda request concerns a complex issue requiring staff research time, the opportunity to address the Board may be moved to a future meeting instead of the meeting immediately following the submission of the agenda request form. 3. Those that have submitted a completed agenda request form shall be limited to three (3) minutes to address the Board, this time cannot be yielded to another person and this time may be extended in three (3) minutes increments only upon a majority vote of the members of the Board of Aldermen, with each additional three (3) minute increment requiring an additional majority vote of the members of the Board of Aldermen.

STAFF REPORT

TO: Board of Aldermen
FROM: Theresa West, Assistant
DATE: April 26, 2023
SUBJECT: Proclamation for Local Government Week

Type of Item: *Proclamation*

A. Action Item (ID # 4507)

Proclamation for Local Government Week

Attachments:

Proclamation for Local Government Week (DOCX)



PROCLAMATION

LOCAL GOVERNMENT WEEK

WHEREAS, local governments in Missouri make important decisions that affect the lives of all Missourians, and

WHEREAS, local governments are the level of government closest to the people, and

WHEREAS, local governments include city councils, county commissions, school boards among others, and

WHEREAS, local governments are the ultimate expression of grassroots democracy, and

WHEREAS, local governments play an essential role in the quality of life in Missouri communities,

NOW, THEREFORE, I, Mike Zaring, Mayor of Harrisonville, do hereby name May 7-13, 2023, as LOCAL GOVERNMENT WEEK in Harrisonville, MO and urge all Missourians to join me in recognizing local governments as they serve their communities.

Mike Zaring, Mayor

STAFF REPORT

TO: Board of Aldermen
FROM: Theresa West, Assistant
DATE: April 26, 2023
SUBJECT: Introduction of Fire Department Engineers

Type of Item: *Discussion*

B. Action Item (ID # 4508)

Introduction of Fire Department Engineers



THE CITY OF HARRISONVILLE

WHERE TRADITION MEETS INNOVATION

DRAFT
MINUTES
CITY OF HARRISONVILLE
BOARD OF ALDERMEN
REGULAR MEETING
CITY HALL
APRIL 17, 2023
6:00 PM

1. Call to Order

The meeting was called to order at 6:01 PM by Mayor Judy Bowman

A. Pledge of Allegiance

Attendee Name	Organization	Title	Status	Arrived
Bill Mills	Harrisonville	Board Member	Excused	
Mike Zaring	Harrisonville	Board Member	Present	
Sandy Franklin	Harrisonville	Board Member	Present	
Kile Chaney	Harrisonville	Board Member	Present	6:50 PM
Dave Doerhoff	Harrisonville	Board Member	Present	
Marcia Milner	Harrisonville	Board Member	Present	
Judy Reece	Harrisonville	Board Member	Present	
Gary Davidson	Harrisonville	Board Member	Present	
Matt Turner	Harrisonville	Board Member	Present	
Judy Bowman	Harrisonville	Mayor	Present	

Others present: City Administrator Brad Ratliff, City Attorney Steve Mauer, Director of Administrative Services Jeremy Smith, Parks and Recreation Grant Purkey, Community Development Director Christina Stanton, Economic Development Director Jim Clarke, Electric Superintendent Andy Pollard, Police Chief John Hofer, Fire Chief Rusty Sullivan, Public Works Director/City Engineer Carl Brooks, City Engineer Ted Martin, Executive Secretary to the City Administrator Theresa West, Police Lieutenant Darin Chance, Police Lieutenant Darla Harris, Park Board members Brent Caruthers, David Atkinson, Laura Frees, Ed Roberts, Former Mayor Kevin Wood, Mr. Kile Chaney and City Clerk Daniel Barnett - recording.

2. Ceremonial Matters

None.

3. Public Participation

Minutes Acceptance: Minutes of Apr 17, 2023 6:00 PM (Approval of Minutes)

A. Agenda Request - Brent Caruthers

Brent Caruthers (2202 Maverick Trail) - Caruthers began by congratulating Mayor Bowman on her term as Mayor and said she represented Harrisonville in a first-class manner.

Caruthers thanked the Board of Aldermen for allowing him to speak.

Caruthers spoke about his frustration regarding the initial communication about the potential changes to the Park Board regulations.

Caruthers thanked those on the Board who discussed the matter with him and informed him of what was being proposed.

Caruthers spoke about the events that transpired during the Park Board meeting on Tuesday, April 11.

Caruthers said that during the Park Board meeting he voted yes for two reasons; first, the conversations held with various aldermen, and second, because of the many years of valued partnership he has seen between the Board and the Park Board over his 25 years on the Park Board.

Caruthers asked two questions of the Board. First, why did the Board or City staff not involve the Park Board Chair or any member of said board, in their discussions to change regulations? Second, if the discussion and proposed changes were only to the roles of each Park Board member, why were the Chair and Vicechair not involved or allowed to provide input?

Caruthers said the Board of Aldermen and Park Board have always worked together and said he hopes the proposed changes do not fracture a system that he has watched work so well for so many years.

Mayor Bowman thanked Mr. Caruthers for his statement.

RESULT:	DISCUSSION
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4. Approval of Minutes**A. Board of Aldermen - Regular Meeting - Apr 3, 2023 6:00 PM**

RESULT:	ACCEPTED [7 TO 0]
MOVER:	Dave Doerhoff, Board Member
SECONDER:	Sandy Franklin, Board Member
AYES:	Zaring, Franklin, Doerhoff, Milner, Reece, Davidson, Turner
EXCUSED:	Bill Mills
AWAY:	Kile Chaney

B. Board of Aldermen - Special Meeting - Apr 5, 2023 6:00 PM

Alderman Zaring made a motion to amend the minutes of the April 5, 2023, Special Meeting of the Board of Aldermen to include a statement regarding the change of venue for the meeting and regarding the start time of the meeting being delayed, allowing for those wishing to attend to do so.

RESULT:	ACCEPTED [7 TO 0]
MOVER:	Mike Zaring, Board Member
SECONDER:	Marcia Milner, Board Member
AYES:	Zaring, Franklin, Doerhoff, Milner, Reece, Davidson, Turner
EXCUSED:	Bill Mills
AWAY:	Kile Chaney

Minutes Acceptance: Minutes of Apr 17, 2023 6:00 PM (Approval of Minutes)

5. Agenda Items

A. OLD BUSINESS

1. AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI AMENDING PARK BOARD REGULATIONS

Staff report presented by Parks Director Purkey.

Purkey said the proposed changes to the Park Board regulations were discussed during the Park Board meeting on April 11, 2023.

Purkey said recommendations were made following the first reading of the ordinance to create an additional two representatives, moving the total from nine to 11, and creating an athletic complex representative and a rodeo arena representative.

Purkey said staff recommend approval of the proposed ordinance, with the recommended changes.

City Administrator Ratliff spoke to the process of the proposed regulation changes.

City Attorney Mauer informed the Board that the ordinance in the April 17, 2023, meeting packet would need to be amended to include the addition of an athletic complex representative and a rodeo arena representative to Section 1 of Municipal Code Section 255.020.

Alderman Davidson asked about the structure of terms for the Park Board.

Purkey spoke to the reasoning for the staggered terms.

A motion to approve the proposed ordinance as amended to include the addition of an athletic complex representative and a rodeo arena representative to Section 1 of Municipal Code Section 255.020 was made by Alderman Davidson. The motion was seconded by Alderman Zaring.

Upon passage, Mayor Bowman designated the ordinance to be Ordinance number 3644.

RESULT:	APPROVED [7 TO 0]
MOVER:	Gary Davidson, Board Member
SECONDER:	Mike Zaring, Board Member
AYES:	Zaring, Franklin, Doerhoff, Milner, Reece, Davidson, Turner
EXCUSED:	Bill Mills
AWAY:	Kile Chaney

2. AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI CERTIFYING THE RESULTS OF THE GENERAL ELECTION HELD ON APRIL 4, 2023, FOR THE OFFICES OF MAYOR AND FOUR ALDERMEN.

Upon passage, Mayor Bowman designated the ordinance to be Ordinance number 3645.

Minutes Acceptance: Minutes of Apr 17, 2023 6:00 PM (Approval of Minutes)

RESULT:	APPROVED [7 TO 0]
MOVER:	Marcia Milner, Board Member
SECONDER:	Dave Doerhoff, Board Member
AYES:	Zaring, Franklin, Doerhoff, Milner, Reece, Davidson, Turner
EXCUSED:	Bill Mills
AWAY:	Kile Chaney

3. Swearing in New Mayor and Board of Aldermen

Daniel Barnett, City Clerk administered the Oath of Office to the following: Dave Doerhoff

Alderman Ward 1, Marcia Milner Alderman Ward 2, Gary Davidson Alderman Ward 4 and Mike Zaring Mayor. William Mills was excused from the meeting but will be sworn in at the next meeting.

4. Expressions of Appreciation to Outgoing Officials

Mayor Zaring presented outgoing Mayor Bowman with a plaque for her years of dedication and service to the City.

Bowman thanked God, her family, City staff, City Administrator Ratliff, City Department Heads and those serving on the Board of Aldermen.

Bowman said that when she took office, she knew that Harrisonville could and would grow; and said that those who look back on the past and then look on to the future, can see that Harrisonville is in a very good place and has a bright future.

Bowman spoke about her excitement for Mayor Zaring to serve in the role of mayor, saying she leaves knowing that Harrisonville is in good hands and will always have a special place in her heart.

Zaring also presented both outgoing Mayor Bowman and her husband, Mr. Jerry Bowman, with challenge coins from his time serving in the military and thanked each of them for their commitment to the City of Harrisonville, the Board of Aldermen and the entire Harrisonville community.

5. Recess to a Reception for Outgoing and New Board Members

A motion was made by Alderwoman Milner with a second by Alderman Davidson for a short recess/reception. Motion carried unanimously.

6. Reconvene the Board of Aldermen/Call to Order

Mayor Zaring called the meeting to order at 6:45 p.m. and roll call was taken. Alderman Davidson present, Alderman Doerhoff present, Alderwoman Franklin present, Alderwoman Milner present, Alderwoman Reece present and Alderman Turner present. Alderman Mills was excused.

B. NEW BUSINESS

1. AN ORDINANCE OF THE BOARD OF ALDERMAN OF THE CITY OF HARRISONVILLE TO AMEND CHAPTER 105, SECTION 105.080, OF THE MUNICIPAL ORDINANCE REGARDING WARD BOUNDARIES OF THE CITY OF HARRISONVILLE, MISSOURI.

Staff report presented by City Clerk Barnett.

Barnett spoke to the Board about inconsistencies between the ward maps that the City had and the ward maps that the county has on file.

Barnett said the proposed ordinance would correct these inconsistencies and would clear up confusion for voters in those wards.

Upon passage, Mayor Zaring designated the ordinance to be Ordinance number 3646.

RESULT:	APPROVED [6 TO 0]
MOVER:	Matt Turner, Board Member
SECONDER:	Dave Doerhoff, Board Member
AYES:	Franklin, Doerhoff, Milner, Reece, Davidson, Turner
EXCUSED:	Bill Mills
AWAY:	Kile Chaney

2. A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI APPROVING THE APPOINTMENT OF KILE CHANEY TO THE BOARD OF ALDERMEN.

Mayor Zaring made a recommendation that he would like to appoint Kile Chaney to the Ward 1 Alderman vacancy.

Upon passage, Mayor Zaring designated the resolution to be Resolution number 2023-13.

RESULT:	APPROVED [6 TO 0]
MOVER:	Matt Turner, Board Member
SECONDER:	Gary Davidson, Board Member
AYES:	Franklin, Doerhoff, Milner, Reece, Davidson, Turner
EXCUSED:	Bill Mills
AWAY:	Kile Chaney

Ward 1 Appointment and Oath of Office

The Oath of Office was administered to Kile Chaney by City Clerk Daniel Barnett at City Hall.

Alderman Chaney said he appreciates the opportunity and the trust that has been given to him. Chaney said he truly has a heart for the community and said he would love to see it grow and be beautiful.

Mayor Zaring said he appreciates Chaney's willingness to serve.

3. A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI APPROVING THE APPOINTMENT OF GARY DAVIDSON AS AN ALDERMEN LIAISON TO THE HISTORIC PRESERVATION COMMISSION.

Mayor Zaring spoke about his desire to have Alderman Davidson continue serving as the Board of Aldermen liaison to the Historic Preservation Commission.

Upon passage, Mayor Zaring designated the resolution to be Resolution number 2023-14.

RESULT: APPROVED [6 TO 0]
MOVER: Dave Doerhoff, Board Member
SECONDER: Marcia Milner, Board Member
AYES: Franklin, Chaney, Doerhoff, Milner, Reece, Turner
ABSTAIN: Gary Davidson
EXCUSED: Bill Mills

4. A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI APPROVING THE APPOINTMENT OF SANDY FRANKLIN AS AN ALDERMEN LIAISON TO THE PARK BOARD

Mayor Zaring spoke about his desire to have Alderwoman Franklin continue serving as the Board of Aldermen liaison to the Park Board.

Upon passage, Mayor Zaring designated the resolution to be Resolution number 2023-15.

RESULT: APPROVED [6 TO 0]
MOVER: Gary Davidson, Board Member
SECONDER: Marcia Milner, Board Member
AYES: Chaney, Doerhoff, Milner, Reece, Davidson, Turner
ABSTAIN: Sandy Franklin
EXCUSED: Bill Mills

5. A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI APPROVING THE APPOINTMENT OF DAVE DOERHOFF AS AN ALDERMEN LIAISON TO THE PLANNING AND ZONING COMMISSION.

Mayor Zaring spoke about his desire to appoint Alderman Doerhoff to serve as the Board of Aldermen liaison to the Planning and Zoning Commission.

Zaring thanked Alderwoman Reece for her time previously serving as the liaison to the Planning and Zoning Commission.

Upon passage, Mayor Zaring designated the resolution to be Resolution number 2023-16.

RESULT: APPROVED [6 TO 0]
MOVER: Gary Davidson, Board Member
SECONDER: Marcia Milner, Board Member
AYES: Franklin, Chaney, Milner, Reece, Davidson, Turner
ABSTAIN: Dave Doerhoff
EXCUSED: Bill Mills

6. AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE AMENDING THE OPERATING BUDGET FOR THE CITY OF HARRISONVILLE, MISSOURI, FOR THE FISCAL YEAR JANUARY 1, 2023 THROUGH DECEMBER 31, 2023, AND ESTABLISHING AN EFFECTIVE DATE.

Staff report presented by Director of Administrative Services Smith.

Smith outlined multiple items within the 2023 Budget that need to be amended, including:

Community Center insurance calculations, South Commercial Street Extension, Missouri Highway 2/South Street Bridge over Muddy Creek Tributary, City Lake and Lake Luna, Lake Harrisonville Spillway Riser Intake, Lead Service Line Inspections, Beckerdite Storm Drainage, Ash Street Culvert, James Street Storm Drainage and Street Department Building Re-roofing and various Fire Department grants, including: Paramedic Training and Personal Protective Gear.

Public Works Director/City Engineer Brooks provided context to several of the mentioned public works' projects.

Brooks spoke to several recent grants that the City has received.

Fire Chief Sullivan provided context to the mentioned Fire Department grants.

Upon passage, Mayor Zaring designated the Ordinance to be Ordinance number 3647.

RESULT:	ADOPTED [7 TO 0]
MOVER:	Matt Turner, Board Member
SECONDER:	Marcia Milner, Board Member
AYES:	Franklin, Chaney, Doerhoff, Milner, Reece, Davidson, Turner
EXCUSED:	Bill Mills

7. AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI AMENDING INDOOR UTILITY METER REGULATIONS

Staff report presented by Director of Administrative Services Smith.

Smith said the proposed minor wording change removes ambiguity from the ordinance prohibiting water meters from being located inside inaccessible structures, regardless of whether or not those structures are residential or commercial.

Alderman Davidson asked about the criteria used to determine when a meter needs to be moved from inside a structure.

Smith said currently staff are asked to use their best judgement, but those criteria are something that can be evaluated and further drawn out in the future.

Alderman Turner asked for further explanation regarding the decision about which meters need to be moved from inside a structure.

City Administrator Ratliff said the City follows American Public Works Association standards regarding those decisions.

Alderman Davidson asked the City Attorney about potential legal protections that the City can utilize when doing business with current commercial businesses that have utility meters inside the structure.

Alderwoman Milner asked if the moving of a utility meter should be added to a potential 'new business checklist'.

Upon passage, Mayor Zaring designated the Ordinance to be Ordinance number 3648.

RESULT: ADOPTED [7 TO 0]
MOVER: Dave Doerhoff, Board Member
SECONDER: Gary Davidson, Board Member
AYES: Franklin, Chaney, Doerhoff, Milner, Reece, Davidson, Turner
EXCUSED: Bill Mills

8. **AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI, PROVIDING FOR THE EXTENSION OF THE CITY LIMITS BY ANNEXING APPROXIMATELY 1 ACRE OF ADJACENT TERRITORY OWNED BY FLAGSHIP DEVELOPMENT, LLC, LOCATED AT 21406 E. 275TH STREET INTO THE CITY OF HARRISONVILLE, MISSOURI, ESTABLISHING THE ZONING AS C-2 (SERVICE BUSINESS DISTRICT) AND ESTABLISHING AN EFFECTIVE DATE.**

Staff report presented by Community Development Director Stanton.

Stanton said Shoaib Chatta, representing Flagship Development, LLC, has voluntarily requested the property under his ownership at 21406 E. 275th Street be annexed into the corporate city limits of the City of Harrisonville.

Stanton said the one-acre property is partially surrounded by other property previously annexed into the city limits.

Stanton said the current use of the property a convenience store with pumps and is an appropriate use in the C-2 - Service Business District.

Stanton also spoke about the zoning of the surrounding properties.

Stanton said staff recommend approval of the requested voluntary annexation and recommends the property to be zoned C-2 - Service Business District.

Upon passage, Mayor Zaring designated the Ordinance to be Ordinance number 3649.

RESULT: ADOPTED [7 TO 0]
MOVER: Matt Turner, Board Member
SECONDER: Kile Chaney, Board Member
AYES: Franklin, Chaney, Doerhoff, Milner, Reece, Davidson, Turner
EXCUSED: Bill Mills

6. Aldermen and Committee Reports

Alderman Turner congratulated Alderman Chaney on his appointment as an Aldermen in Ward 1 and congratulated Mayor Zaring on his election and said he is excited to serve under his leadership.

Alderman Davidson also congratulated Alderman Chaney and spoke about his excitement to work with Mayor Zaring. Davidson said he knows Zaring will do a wonderful job.

Alderman Franklin congratulated Alderman Chaney and Mayor Zaring on their new positions and congratulated those Aldermen who won re-election to their seats. Franklin also spoke about a couple of upcoming events for the Love the Harrisonville Square and Bright Futures organizations.

Alderman Chaney thanked the Board of Aldermen for his appointment and said he looks forward to earning the trust of both the Board and the community.

7. Report from the City Administrator

City Administrator Ratliff spoke to the Board about a series of upcoming events that will be taking place in and around the community.

Ratliff informed the Board that the Notice of Award for the Lake Harrisonville Spillway project, has been awarded to Legacy Underground Construction in the amount of \$1,452,658.

Ratliff told the Board that the Harrisonville Buyout Project through the Federal Emergency Management Agency and State Emergency Management Agency was approved. Ratliff said the grant agreement and funding approval form for the City to sign is in the works, and as soon as SEMA's Director signs the form, City staff can start the proceedings.

Ratliff informed the Board that Fire Marshal, Eric Myler and Acting Captain/Engineer Emily Thomsen attended training in Jefferson City, MO last week to become a certified State Fire Investigator. Ratliff said both have successfully passed the course and are now state certified. Ratliff said this is the first time in many years that Harrisonville Fire Department will have certified fire investigators on staff.

Ratliff informed the Board that 47 people attended the most recent Harrisonville Cares Coalition, including the Mayor, Police Chief and Traffic Division Corporal from the City of Sedalia, as they are in the process of starting their own traffic safety coalition.

Ratliff told the Board that K9 Max recently passed his certification for narcotic detections and is continuing his training in tracking and apprehension.

Ratliff spoke to the Board about a \$130,305 grant from Sunderland Foundation and \$55,262 in donations, totaling \$185,567, that have been received for the Kiwanis's 100-year Celebration Project. Ratliff said these funds will be utilized in the City Park to install an interactive playground.

A. March 2023 Municipal Court Report

8. Questions from the Media

Dennis Minich of the Tribune & Times asked if the Board would appoint a Mayor Pro-Tem.

Mayor Zaring said the vote for the Mayor Pro-Tem position would be held during the May 1, meeting.

9. Adjourn from Regular Session

Mayor Zaring thanked Alderman Chaney for his willingness to serve the Harrisonville community.

Zaring congratulated those aldermen who won re-election and commended those who are serving as liaisons on various City boards and commissions.

Zaring thanked City staff for their efforts to support the citizens of Harrisonville.

Zaring thanked former Mayor Judy Bowman and her husband Jerry for their eight years of service and leadership to the Harrisonville community.

A motion was made by Alderman Davidson to adjourn, with a second by Alderwoman Franklin. Motion carried with all ayes. Meeting adjourned at 7:38 p.m.

Judy Bowman, Mayor & Ex-Officio
Chairman of the Board of Aldermen

Minutes Acceptance: Minutes of Apr 17, 2023 6:00 PM (Approval of Minutes)

Regular Meeting**Monday, April 17, 2023****6:00 PM**

Mike Zaring, Mayor & Ex-Officio
Chairman of the Board of Aldermen

ATTEST:

Daniel Barnett, City Clerk

Minutes Acceptance: Minutes of Apr 17, 2023 6:00 PM (Approval of Minutes)



THE CITY OF HARRISONVILLE

WHERE TRADITION MEETS INNOVATION

DRAFT
MINUTES
CITY OF HARRISONVILLE
BOARD OF ALDERMEN
WORK SESSION
CITY HALL
APRIL 17, 2023
6:30 PM

1. Call to Order

The meeting was called to order at 7:47 PM by Mayor Mike Zaring.

2. Present

Attendee Name	Organization	Title	Status	Arrived
Bill Mills	Harrisonville	Board Member	Excused	
Sandy Franklin	Harrisonville	Board Member	Present	
Kile Chaney	Harrisonville	Board Member	Present	
Dave Doerhoff	Harrisonville	Board Member	Present	
Marcia Milner	Harrisonville	Board Member	Present	
Judy Reece	Harrisonville	Board Member	Present	
Gary Davidson	Harrisonville	Board Member	Present	
Matt Turner	Harrisonville	Board Member	Present	
Mike Zaring	Harrisonville	Mayor	Present	

Others present: City Administrator Brad Ratliff, Director of Administrative Services Jeremy Smith, Public Works Director/City Engineer Carl Brooks, Police Chief John Hofer, Fire Chief Rusty Sullivan, Electric Superintendent Andy Pollard, Parks Director Grant Purkey, Community Development Director Christina Stanton, Economic Development Director Jim Clarke, Executive Secretary to the City Administrator Theresa West, City Engineer Ted Martin and City Clerk Daniel Barnett - recording.

3. Discussion Items

A. Storm Water Discussion

City Engineer Martin provided the Board of Aldermen with an overview of the City's Stormwater Master Plan.

Martin highlighted a series of completed projects and outlined nine other potential projects.

Martin assigned a score to each project, based upon the severity of the flooding in that area, how frequently it occurs, etc.

Martin spoke about a series of projects that recently received grant funding.

Martin spoke about the James Street Storm Drainage project.

Discussion was held amongst the aldermen regarding possible options for the James Street project.

Discussion was held regarding the project to raise Ash Street, in City Park.

City Administrator Ratliff spoke about where Lexington Street would end and how Ash would connect to Independence Street.

B. Electric Disconnects - NEC Compliance Discussion

Electric Superintendent Pollard spoke about a proposal for criteria allowing staff to make determinations regarding the location of utility meters either inside or outside of a structure.

Pollard spoke about a number of issues that Electric Department staff have faced due to utility meters being located in difficult-to-access areas of a structure.

Pollard proposed requiring a utility disconnect layout, per National Electric Code (NEC), for electric services that have or are installing CT metering, and to have the internal wiring inspected by the NEC, for businesses seeking to make improvements, renovations or establish their business in a new location; and making the requirement applicable to the entire structure, instead of only the portion of the structure that is being worked on.

Discussion was held regarding issues similar to those described by Superintendent Pollard.

Pollard spoke about the benefit to passing the proposal as an ordinance instead of putting it in various City policies.

A consensus of the Board was reached to bring the proposed changes as an ordinance during the May 1, 2023, meeting.

A motion to adjourn from the Work Session was made by Alderman Turner to adjourn, with a second by Alderwoman Reece. Motion carried with all ayes. Meeting adjourned at 9:01 p.m.

RESULT:	DISCUSSION
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Mike Zaring, Mayor & Ex-Officio
Chairman of the Board of Aldermen

ATTEST:

Daniel Barnett, City Clerk

STAFF REPORT

TO: Board of Aldermen
FROM: Daniel Barnett,
DATE: April 27, 2023
SUBJECT: Appointment of Mayor Pro-Tem

Type of Item: *Approval*

A. Action Item (ID # 4513)

A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI APPROVING THE APPOINTMENT OF _____ AS ACTING PRESIDENT OF THE BOARD OF ALDERMEN.

Attachments:

Appointing Acting President 2023 (DOCX)

Council Bill No. 2023**Resolution No. 2023**

**A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF
HARRISONVILLE, MISSOURI APPROVING THE APPOINTMENT OF
_____ AS ACTING PRESIDENT OF THE BOARD OF ALDERMEN.**

WHEREAS, the Board of Aldermen have determined a need to fill the position of Acting President; and

WHEREAS, the term for the position will last one calendar year; and

WHEREAS, the appointed Aldermen fully meets the qualifications for appointment to this position; and

WHEREAS, Mayor Mike Zaring recommends the appointment of Aldermen _____ to serve as the Acting President of the Board of Aldermen, upon approval of said Board of Aldermen;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI AS FOLLOWS:

Section 1. The Board of Aldermen approves the appointment of Aldermen _____ to the position of Acting President of the Board of Aldermen.

Section 2. Effective Date. This resolution shall become effective on May 1, 2023 upon approval and passage by the Board of Aldermen.

PASSED AND RESOLVED BY THE BOARD OF ALDERMEN AND APPROVED BY THE MAYOR OF THE CITY OF HARRISONVILLE, MISSOURI ON THIS 1ST DAY OF MAY 2023.

VOTE TAKEN AS FOLLOWS:

AYES:

NAYS:

ABSENT:

ABSTAIN:

Mike Zaring, Mayor and Ex-Officio
Chairman of the Board of Aldermen

ATTEST:

Attachment: Appointing Acting President 2023 (Appointment of Mayor Pro-Tem)

Daniel Barnett, City Clerk
WITNESS my hand and seal this 1st day of May 2023.

STAFF REPORT

TO: Board of Aldermen
FROM: Christina Stanton,
DATE: April 24, 2023
SUBJECT: Burris Ridge 4th Preliminary Plat

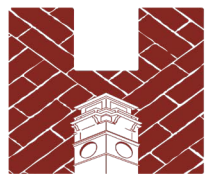
Type of Item: *Preliminary Plat*

B. Action Item (ID # 4506)

A RESOLUTION OF THE CITY OF HARRISONVILLE APPROVING THE PRELIMINARY PLAT OF BURRIS RIDGE 4TH PLAT, LOTS 1 - 77 LOCATED WEST OF MECHANIC STREET (MO. HWY. 7) AND SOUTH OF BURRIS DRIVE IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI.

Attachments:

Burris Ridge 4th PP BOA 5-1-23 Packet (PDF)
Res Preliminary Plat Burris Ridge 4th (DOCX)



To: Board of Aldermen
From: Christina Stanton, AICP, Community Development Director
Date: May 1, 2023
Re: Preliminary Plat—Burris Ridge 4th Plat, Lots 1-77

GENERAL INFORMATION

Applicant: Austin Thompson, Atlas Land Consulting

Requested Actions: Approval of Preliminary Plat

Date of Application: March 8, 2023

PROPOSAL

Austin Thompson of Atlas Land Consulting is seeking approval of the attached preliminary plat of *Burris Ridge 4th Plat, Lots 1-77*. This plat is planned to be final platted all at once.

The surrounding properties are currently zoned as follows:

North: RP-1 (Planned Single-Family Residential District)

East (across Mechanic Street/MO Hwy. 7): R-1 (Single-Family Residential District)

South: R-1 (Single-Family Residential District) and G (Government)

West: RP-1 (Planned Single-Family Residential District) and G (Government)

PREVIOUS ACTIONS

- February 22, 2005—The Board of Aldermen approved multiple rezonings and a Preliminary Plat for Burris Ridge:
 - Rezoning from R-1 (Single-Family Residential District) to R-1P (Planned Single-Family Residential District, now RP-1) by Ord. #2899
 - Rezoning from R-1 (Single-Family Residential District) to R-2P (Planned Two-Family Residential District, now RP-2) by Ord. #2900
 - Rezoning from R-1 (Single-Family Residential District) to C-O (Non-Retail Business District) by Ord. #2901
 - Rezoning from R-1 (Single-Family Residential District) to C-1 (Local Business District) by Ord. #2902
 - Preliminary Plat by Resolution #05-12
- September 18, 2006—The Board of Aldermen approved the Final Plat of *Burris Ridge, 1st Plat* by Ord. #2973.
- July 7, 2014—The Board of Aldermen approved a Resolution (#025-14) supporting a proposed development to be called “Burris Ridge Townhomes”.

- June 7, 2021—The Board of Aldermen approved a Rezone of *Lot 2, Burris Ridge* from C-1 (Local Business District) and a Rezone of *Lot 1, Burris Ridge* from C-O (Non-Retail Business District) to R-1 (Single-Family Residential District) by Ord. #3546 & #3545, respectively.
- August 2, 2021—The Board of Aldermen approved a Final Plat of *Burris Drive Estates* by Ord. #3557.
- May 2, 2022—The Board of Aldermen approved the Rezoning of 7.10 acres from RP-2 (Planned Two-Family Residential District) to RP-1 (Planned Single-Family Residential District) by Ordinance No. 3584.
- June 6, 2022—The Board of Aldermen approved the Final Plat of *Burris Ridge, 3rd Plat*.
- April 20, 2023—The Planning & Zoning Commission recommended approval with a vote of 6-1 of the *Burris Ridge 4th Preliminary Plat* as proposed.

KEY ISSUES

- The original Burris Ridge development contained 186 total lots.
- There are currently approximately 66 lots platted after several lot combinations and lot line adjustments that have been done over the years, with the planned 77 lots from this final phase of the development the total number of lots planned are approximately 143 (43 lots less than the original plan).
- There are currently 46 lots that have issued building permits in our SmartGov permitting system, 4 lots have building permits that pre-date our current system. According to the Fire Code, as detailed in the analysis below, a second point of access should have been provided at 30.
- The overall development meets or exceeds all other standards or requirements that are applicable to a preliminary plat.

ANALYSIS

The original preliminary plat for the *Burris Ridge* development consisted of 186 lots (one lot Non-Retail Commercial, one lot Neighborhood Business, 22 lots planned for duplexes, and 162 lots planned single-family residential). Over the years the Burris Ridge development has changed considerably—there have been a number of lot combinations, those portions zoned for commercial uses were rezoned in 2021 to R-1 (Single-Family Residential), and those portions zoned for duplexes were rezoned in 2022 to RP-1 (Planned Single-Family). Both the portions of the development already developed and the proposed 4th Plat have less lots than were originally planned for this development, the lots have been enlarged to better cater to the housing market. The overall street network of the development is largely the same as it was originally planned except that the area around the previous preliminary plat cul de-sacs of Roanoke Drive and Durham Circle has been reconfigured, Lady's Lane is located further east, and the access to the north is no longer part of the overall plan.

Access. The Burris Ridge development was originally approved with two points of access planned. The primary point of ingress and egress to/from the subdivision is Burris Drive. The original preliminary plat contemplated a second point of access to the north. However, the developers of the Burris Ridge development did not own the property to the north and staff cannot find that any easement or agreement for a future right-of-way through said property was ever recorded. A review of the minutes from the meetings for the original preliminary plat indicate that the developer had discussed a possible second access with MoDOT along Mechanic Street/MO Hwy. 7 and had been informed that it would not be allowed; however, staff has discussed the possibility of a second access along Mechanic Street/MO Hwy. 7 with MoDOT and have found them to be receptive to the idea.

Section 410.490.J.4 and 5 of the City's Municipal Code require a second point of access:

- Sub-paragraph 4: "There shall be an adequate number of points of ingress to and egress from the subdivision to ensure sound traffic engineering design, smooth traffic flow into and out of all portions of the subdivision (based upon the projected traffic on both existing and future streets adjacent to a subdivision) and the public's safety. In determining whether the subdivision provides for an adequate number of points of ingress and egress, all relevant factors shall be considered including, but not limited to, the following:"

- Sub-paragraph 5: “Residential subdivisions. As a general rule, one (1) point of ingress to and egress from the subdivision shall be required for each fifty (50) dwelling units in the subdivision. Each required point of ingress to and egress from the subdivision shall be located so as to best serve the traffic generated by the subdivision.”

Section D107, Appendix D, of the International Fire Code (IFC) 2018 also requires an additional point of access:

- “Developments of one, or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads.”
 - Exceptions:
 - Where there are more than 20 dwelling units on a single, public, or private apparatus access road and all dwelling units are equipped with an approved automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2, or 903.3.1.3, access from two directions shall not be required.
 - The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.
- Section D107.2 addresses remoteness: “Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.”

PROCEDURE

In accordance with Section 410.260.F.1: “The Planning and Zoning Commission shall determine, based on the evidence before it, whether the preliminary plat meets the design standards and requirements of these Subdivision Regulations and conforms to the requirements of the zoning regulations and other applicable provisions of the policies and standards of the City of Harrisonville.” Subparts a, b, and c state the action the Planning and Zoning Commission is to take if the preliminary plat complies with all requirements, if the preliminary plat is in general compliance but not complete compliance, and if the preliminary plat is not in compliance with all requirements (respectively). After staff’s thorough review of the proposed preliminary plat staff’s professional opinion is that the preliminary plat is in general compliance with the design standards and Subdivision Regulations and is recommending that the Planning and Zoning Commission recommend conditional acceptance of the preliminary plat as stated below.

STAFF RECOMMENDATION

Staff recommends approval of the requested preliminary plat with the following conditions:

1. A second point of access to/from the Burris Ridge subdivision shall be provided as required by Section 410.490.J of the City’s Municipal Code and Section 107D of the IFC (2018).
 - a. A sight distance study shall be completed as required by MoDOT;
 - b. An engineered set of plans shall be submitted, calling out the construction of the drive, as required by MoDOT;
 - c. Bonding shall be provided to the State of Missouri and a certificate of insurance before any work is to be performed on the right-of-way as required by MoDOT.

ATTACHMENTS

1. Original Preliminary Plat
2. Preliminary Plat of *Burris Ridge 4th, Lots 1-77*
3. Response from MoDOT Regarding 2nd Access
4. Zoning Map
5. Aerial Map

STAFF CONTACT: Christina Stanton, AICP—Director of Community Development

PRELIMINARY PLAT OF BURRIS RIDGE

LOTS 1-186 AND TRACTS A-D
HARRISONVILLE, CASS COUNTY, MISSOURI

PRESENT ZONING: AGRICULTURE

REQUESTED ZONING:

LOT 1 C-0
LOT 2 C-1
LOTS 3-24 R-2P
LOTS 25-186 R-1P

LOT STANDARDS FOR R-1P

FRONT SETBACK: 25' INCLUDING SIDE YARDS THAT ABUT CITY STREETS.
SIDE: 7.5' MINIMUM
REAR: 25' MINIMUM
MINIMUM LOT WIDTH: 65' MINIMUM (AS MEASURED FROM THE BUILD LINE ON CDS)
MINIMUM LOT SIZES: 7500 SQ. FT.

LOT STANDARDS FOR R-2P

FRONT SETBACK: 25' INCLUDING SIDE YARDS THAT ABUT CITY STREETS.
SIDE: 7.5' MINIMUM
REAR: 25' MINIMUM
MINIMUM LOT WIDTH: 75' MINIMUM (AS MEASURED FROM THE BUILD LINE ON CDS)
MINIMUM LOT DEPTH: 110'
MINIMUM LOT SIZES: 10,000 SQ. FT.

NOTES:

1. PROJECT BENCHMARK IS MONUMENT #114 FROM CITY OF HARRISONVILLE CONTROL SYSTEM

THUNDERBIRD ESTATES HOMEOWNERS

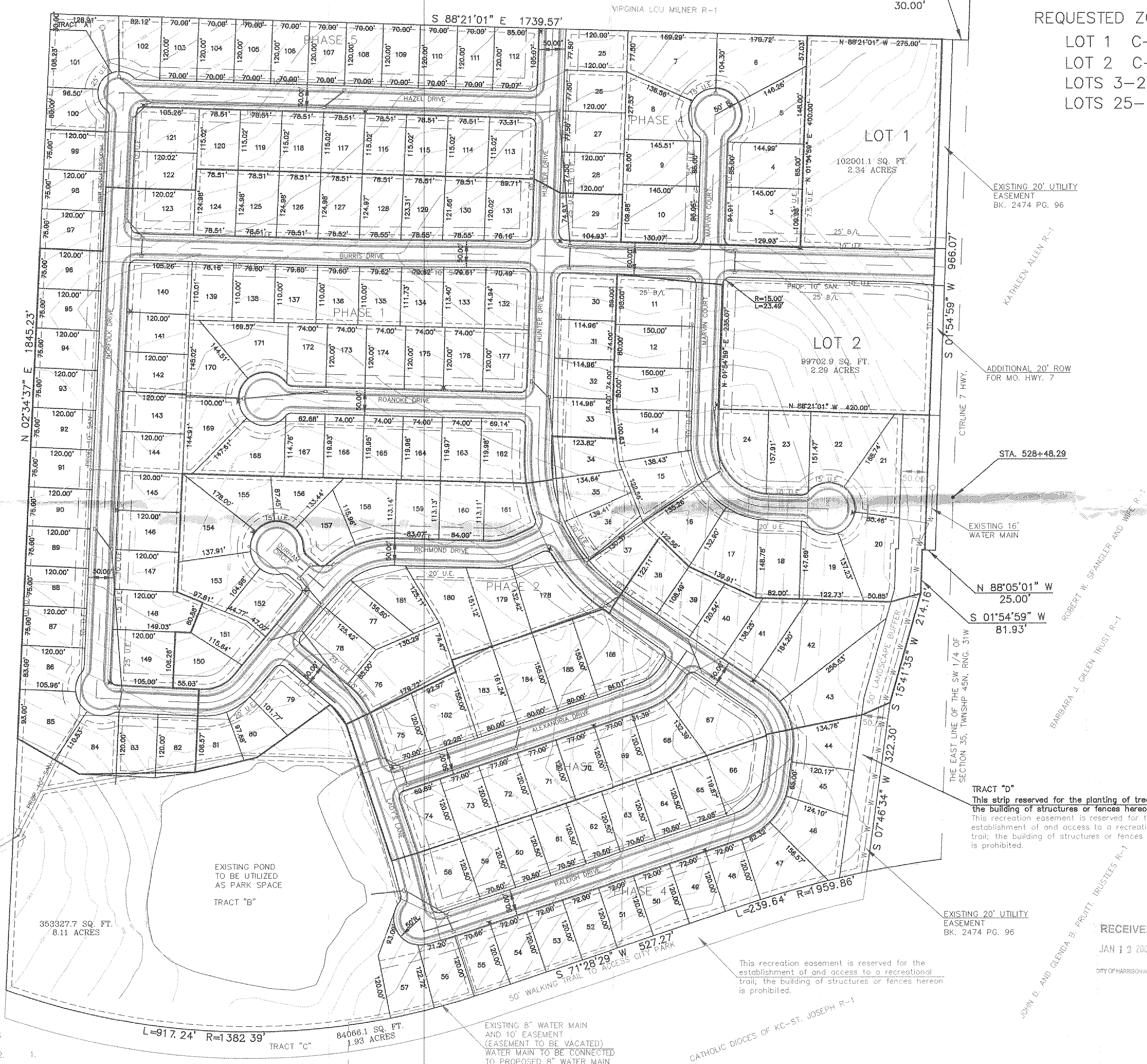
1. KEVIN D. AND JENNIFER M. GINNINGS
2. JAMES H. AND SANDRA K. GRAY
3. CALEB L. GILBERT
4. ALFRED A. AND ROBERTA L. PFEIFER
5. HAROLD L. AND MARQUERITE L. HATCH
6. GARY AND ROSANNA NEVILLS

PREPARED FOR: ETERNAL INVESTMENTS
2001 NW JEFFERSON
BLUE SPRINGS, MO 64015
816-716-3254

SUMMIT SURVEY
526 SW 3RD STREET
LEE'S SUMMIT, MO 64063
816-347-9620
FAX: 816-347-9291

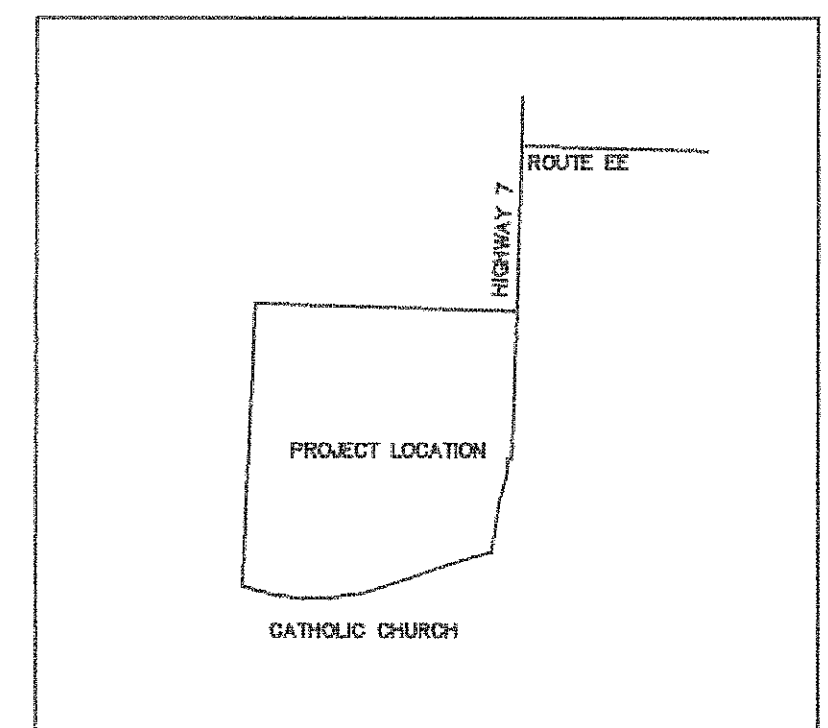
THUNDERBIRD ESTATES

R-1



LEGAL DESCRIPTION:

Part of the SW 1/4 of Section 35, Township 45N, Range 31W in the City of Harrisonville, Cass County, Missouri, described as follows: From the center of Section 35 aforesaid, run thence South along the centerline of MO. State Hwy. 7, 718.50 feet to the True Point of Beginning of the tract to be described; thence West, 1739.57 feet; thence S 00°55'38" W, along the East line of the Harrisonville Golf Club land, 1845.23 feet to a point in the Northerly right of way line of the Frisco Railroad; thence following said Northerly right of way line on a curve to the left having a radius of 1382.39 feet and a chord bearing of N 88°50'00" E, a distance of 917.24 feet; thence N 69°49'30" E along said railroad right of way line 527.27 feet; thence following the Northerly right of way line of the railroad on a curve to the right having a radius of 1959.86 feet and a chord bearing of N 75°23'56" E, a distance of 381.33 feet to the centerline of Highway No. 7; thence N 00°16' E, along the centerline of Highway No. 7, 1232.70 feet; thence North, along the centerline of Missouri State Highway No. 7, 316.14 feet to the POINT OF BEGINNING, containing 71.65 acres, more or less, all being subject to existing roads and easements.

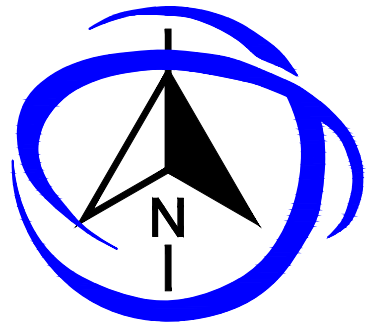


VICINITY MAP

RECEIVED

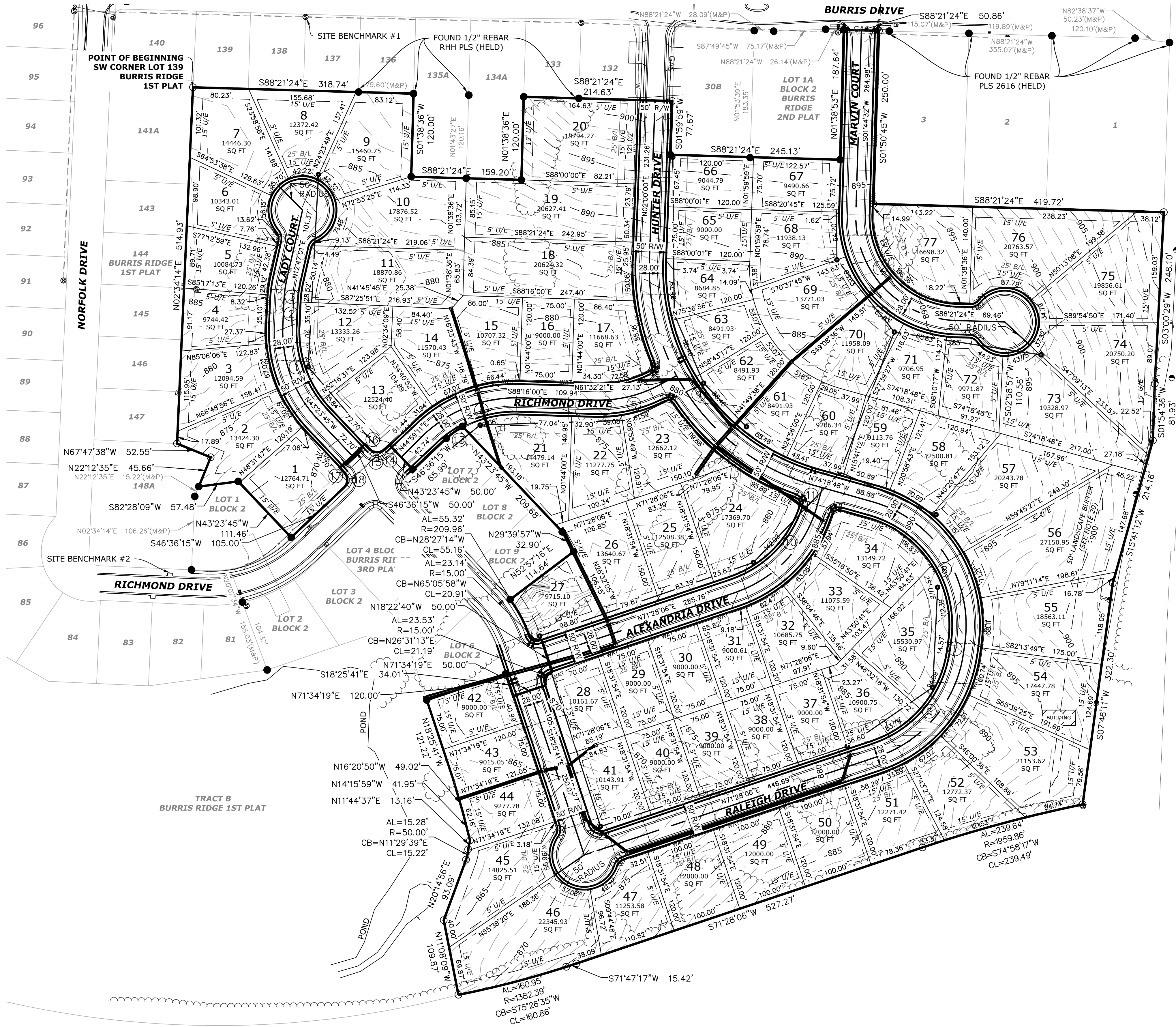
JAN 12 2005

CITY OF HARRISONVILLE



PRELIMINARY PLAT BURRIS RIDGE 4TH PLAT, LOTS 1-77

A SUBDIVISION OF LAND IN THE CITY OF HARRISONVILLE,
CASS COUNTY, MISSOURI



DESCRIPTION:

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 31 WEST, IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI, PREPARED BY BRIAN F. HILL MO LS 2008016658 ON THIS APRIL 4, 2023; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 139 BURRIS RIDGE 1ST PLAT, A SUBDIVISION OF LAND IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI; THENCE SOUTH 88°21'24" EAST, ALONG THE SOUTH LINE OF SAID LOT 139, 318.74 FEET TO A POINT ON THE WEST LINE OF LOT 135A SAID BURRIS RIDGE 1ST PLAT; THENCE SOUTH 01°38'36" WEST, ALONG SAID WEST LINE, 120.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 135A; THENCE SOUTH 88°21'24" EAST, ALONG THE SOUTH LINE OF SAID LOT 135A, 159.20 FEET TO THE SOUTHEAST CORNER OF LOT 134A SAID BURRIS RIDGE 1ST PLAT; THENCE NORTH 01°38'36" EAST, ALONG THE EAST LINE OF SAID LOT 134A, 120.00 FEET TO THE SOUTHWEST CORNER OF LOT 133 SAID BURRIS RIDGE 1ST PLAT; THENCE SOUTH 88°21'24" EAST, ALONG THE SOUTH LINE OF SAID LOT 133, 214.63 FEET TO A POINT ON THE WEST LINE OF LOT 308 SAID BURRIS RIDGE 1ST PLAT, ALSO KNOWN TO BE A POINT ON THE EAST RIGHT OF WAY LINE OF HUNTER DRIVE AS IT NOW EXISTS; THENCE SOUTH 01°59'59" WEST, ALONG SAID WEST LINE AND EAST RIGHT OF WAY LINE, 77.67 FEET TO THE SOUTHWEST CORNER OF SAID LOT 308; THENCE SOUTH 88°21'24" EAST, ALONG THE SOUTH LINE OF SAID LOT 308, 245.13 FEET TO THE SOUTHEAST CORNER OF LOT 1A BLOCK 2, BURRIS RIDGE 2ND PLAT, A SUBDIVISION OF LAND IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI; THENCE NORTH 01°38'53" EAST, ALONG THE EAST LINE OF SAID LOT 1A, 187.64 FEET TO THE NORTHEAST CORNER OF SAID LOT 1A, ALSO KNOWN TO BE A POINT ON THE SOUTH RIGHT OF WAY LINE OF BURRIS DRIVE AS IT NOW EXISTS; THENCE SOUTH 88°21'24" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, 50.86 FEET; THENCE SOUTH 01°50'45" WEST, 250.00 FEET TO THE SOUTHWEST CORNER OF LOT 3 SAID BURRIS RIDGE 1ST PLAT; THENCE SOUTH 88°21'24" EAST, ALONG THE SOUTH LINE OF SAID LOT 3, 419.72 FEET TO THE SOUTHEAST CORNER OF LOT 1 SAID BURRIS RIDGE 1ST PLAT; THENCE SOUTH 03°00'29" WEST, 248.10 FEET; THENCE SOUTH 01°54'36" WEST, 81.93 FEET; THENCE SOUTH 15°41'12" WEST, 224.16 FEET; THENCE SOUTH 07°46'11" WEST, 322.30 FEET TO A POINT ON THE NORTH LINE OF AN 100 FEET ABANDONED FRISCO RAILROAD RIGHT OF WAY AS IT NOW EXISTS; THENCE SOUTHWESTERLY, ALONG SAID NORTH LINE, ON A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 239.64 FEET, A RADIUS OF 1959.36 FEET, A CHORD BEARING OF SOUTH 75°26'35" WEST, AND A CHORD LENGTH OF 239.49 FEET; THENCE SOUTH 71°28'06" WEST, 527.27 FEET; THENCE SOUTH 71°47'17" WEST, 15.42 FEET; THENCE SOUTHWESTERLY, ON A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 160.95 FEET, A RADIUS OF 1382.39 FEET, A CHORD BEARING OF SOUTH 75°26'35" WEST, AND A CHORD LENGTH OF 160.86 FEET TO THE SOUTHEAST CORNER OF TRACT B SAID BURRIS RIDGE 1ST PLAT; THENCE NORTH 11°08'09" WEST, ALONG THE EAST LINE OF SAID TRACT B, 109.87 FEET; THENCE NORTH 20°14'56" EAST, CONTINUING ALONG SAID EAST LINE, 93.09 FEET; THENCE NORTHEASTERLY, CONTINUING ALONG SAID EAST LINE, ON A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 15.28 FEET, A RADIUS OF 59.00 FEET; THENCE NORTH 11°08'09" WEST, ALONG THE EAST LINE OF SAID TRACT B, 109.87 FEET; THENCE NORTH 20°14'56" EAST, CONTINUING ALONG SAID EAST LINE, 93.09 FEET; THENCE NORTHEASTERLY, CONTINUING ALONG SAID EAST LINE, ON A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 15.22 FEET; THENCE NORTH 11°44'37" EAST, CONTINUING ALONG SAID EAST LINE, 13.16 FEET; THENCE NORTH 14°15'59" WEST, CONTINUING ALONG SAID EAST LINE, 41.95 FEET; THENCE NORTH 16°20'50" WEST, CONTINUING ALONG SAID EAST LINE, 49.02 FEET; THENCE NORTH 18°25'41" WEST, CONTINUING ALONG SAID EAST LINE, 121.22 FEET TO THE SOUTHWEST CORNER OF LOT 6 BLOCK 2 SAID BURRIS RIDGE 2ND PLAT; THENCE NORTH 71°34'19" EAST, ALONG THE SOUTH LINE OF SAID LOT 6 BLOCK 2, A DISTANCE OF 120.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6 BLOCK 2, ALSO KNOWN TO BE A POINT ON THE WEST RIGHT OF WAY LINE OF LADY LANE AS IT NOW EXISTS; THENCE SOUTH 18°25'41" EAST, ALONG SAID WEST RIGHT OF WAY LINE, 34.01 FEET; THENCE NORTH 71°34'19" EAST, 50.00 FEET; THENCE NORTHEASTERLY, ON A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 23.53 FEET, A RADIUS OF 15.00 FEET, A CHORD BEARING OF NORTH 26°31'13" EAST, AND A CHORD LENGTH OF 23.53 FEET; THENCE NORTH 18°22'40" WEST, 50.00 FEET; THENCE NORTHWESTERLY, ON A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 55.32 FEET, A RADIUS OF 209.96 FEET, A CHORD BEARING OF NORTH 28°27'14" WEST, AND A CHORD LENGTH OF 55.16 FEET TO THE SOUTHWEST CORNER OF LOT 9 BLOCK 2, SAID BURRIS RIDGE 2ND PLAT; THENCE NORTH 52°57'16" EAST, ALONG THE SOUTH LINE OF SAID LOT 9 BLOCK 2, 114.64 FEET TO THE SOUTHEAST CORNER OF SAID LOT 9 BLOCK 2; THENCE NORTH 29°39'57" WEST, ALONG THE EAST LINE OF SAID LOT 9 BLOCK 2, 32.90 FEET; THENCE NORTH 43°23'45" WEST, CONTINUING ALONG SAID EAST LINE, 209.68 FEET TO THE NORTHEAST CORNER OF LOT 7 BLOCK 2, SAID BURRIS RIDGE 2ND PLAT; THENCE SOUTHWESTERLY, ALONG THE NORTH LINE OF SAID LOT 7 BLOCK 2, ON A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 29.25 FEET, A RADIUS OF 160.00 FEET, A CHORD BEARING OF SOUTH 53°18'54" WEST, AND A CHORD LENGTH OF 21.21 FEET; THENCE SOUTH 46°36'15" WEST, CONTINUING ALONG SAID NORTH LINE, 65.99 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF RICHMOND DRIVE AS IT NOW EXISTS; THENCE NORTH 43°23'45" WEST, 50.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF RICHMOND DRIVE AS IT NOW EXISTS; THENCE SOUTH 46°36'13" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, 10.00 FEET; THENCE NORTHWESTERLY, CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, ON A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 23.56 FEET, A RADIUS OF 15.00 FEET, A CHORD BEARING OF SOUTH 01°36'15" WEST, AND A CHORD LENGTH OF 21.21 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF RICHMOND AVE AS IT NOW EXISTS; THENCE SOUTH 46°36'15" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, 105.00 FEET TO THE SOUTHEAST CORNER OF LOT 1 BLOCK 2 SAID BURRIS RIDGE 2ND PLAT; THENCE NORTH 43°23'45" WEST, ALONG THE EAST LINE OF SAID LOT 1 BLOCK 2, 111.46 FEET TO THE NORTHEAST CORNER OF SAID LOT 1 BLOCK 2; THENCE SOUTH 82°28'09" WEST, ALONG THE NORTH LINE OF SAID LOT 1 BLOCK 2, 57.48 FEET TO THE NORTHEAST CORNER OF SAID LOT 1 BLOCK 2, ALSO KNOWN TO BE A POINT ON THE EAST LINE OF LOT 148A SAID BURRIS RIDGE 1ST PLAT; THENCE NORTH 12°12'35" EAST, ALONG THE EAST LINE OF SAID LOT 148A, 45.66 FEET TO THE NORTHEAST CORNER OF SAID LOT 148A; THENCE NORTH 67°47'38" WEST, ALONG THE NORTH LINE OF SAID LOT 148A, 52.55 FEET TO THE SOUTHEAST CORNER OF LOT 147 SAID BURRIS RIDGE 1ST PLAT; THENCE NORTH 02°34'14" EAST, ALONG THE EAST LINE OF SAID LOT 147 AND ITS EXTENSION, 514.93 FEET TO THE POINT OF BEGINNING.

CONTAINING 27.66 ACRES +/- MORE OR LESS

KS ENG COA: #3315
KS SUR COA: #463
MO ENG COA: #33014664
MO SUR COA: #302014231

ALC

ATLAS LAND CONSULTING
SURVEYING/ENGINEERING/DRONE/CAI
913-702-5073
14500 Parallel Road, Unit R, Basehor KS 66007
ANDREA@ALCONSULTING.COM

PRELIMINARY PLAT

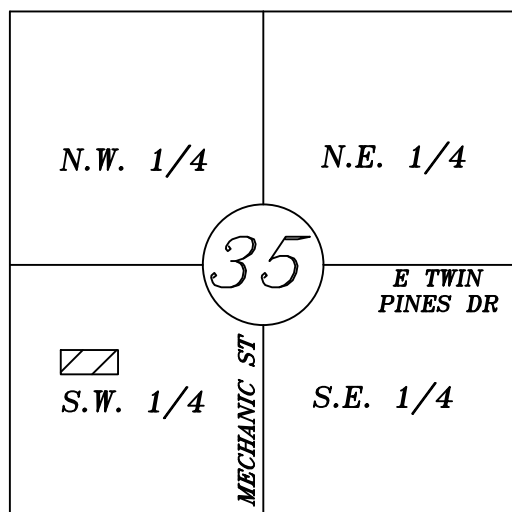
LEGEND

- FOUND PROPERTY CORNER MO LS 2008016658 UNLESS NOTED OTHERWISE
- DENOTES SET 1/2" REBAR CAP ALC KS CLS 363 MO CLS 2022014231
- RIGHT OF WAY
- SIDEWALK
- UTILITY EASEMENT
- BUILDING LINE
- FENCE
- WATER LINE
- GAS LINE
- BURIED CABLE LINE
- WATER METER
- LIGHT
- WATER VALVE
- SIGN
- CHORD
- FIRE HYDRANT
- ELECTRICAL POWER METER
- SANITARY MANHOLE

GENERAL NOTES

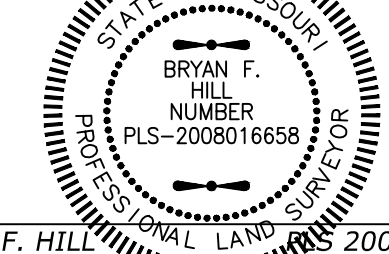
1. THE BASIS FOR THE BEARING SYSTEM FOR THIS PLAT IS THE MISSOURI WEST ZONE U.S. STATE PLANE 1983. NAVD 1988
2. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN US SURVEY FEET.
3. MISSOURI ONE CALL WAS NOT CALLED ON THIS SURVEY
4. TITLE COMMITMENT PER COFFET LAND TITLE, INC. FILE NO: 21052057
5. BUILDING LINES OR SETBACKS ARE HEREBY ESTABLISHED, AS SHOWN ON THE ACCOMPANYING PLAT, AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT BETWEEN THIS LINE AND THE LOT LINE NEAREST THERETO.
6. THE SUBJECT PROPERTY IS LOCATED IN "ZONE X" (AREAS OF MINIMAL FLOODING) ACCORDING TO THE CASS COUNTY, MISSOURI FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 290370187F, MAP REVISED 01/02/2013.
7. FRONT YARD BUILDING LINE - 25 FEET
8. SIDE YARD BUILDING LINE - 7.5 FEET
9. REAR YARD BUILDING LINE - 25 FEET
10. CURRENT ZONING - RP1 / SURROUNDING ZONING - RP1
11. FIRE FLOW WILL COMPLY WITH IFC 2018 REQUIREMENTS
12. SITE BENCHMARKS (BASED ON NGS MONUMENT JE032 NAVD 88 DATUM)
 - BM1 - SANITARY MANHOLE 887.19
 - BM2 - STORM MANHOLE 886.40
13. SIDEWALKS 4 WIDE TO FRONT BOTH SIDES OF ALL STREETS.
14. STREET LIGHTS PER CIVIL CONSTRUCTION PLANS
15. FRONT YARD EASEMENT LINE - 15 FEET
16. SIDE YARD EASEMENT LINE - 10 FEET (5 FEET LYING ON EACH SIDE OF PROPERTY LINE)
17. REAR YARD EASEMENT LINE - 15 FEET
18. THIS STRIP IS RESERVED FOR THE PLATTING OF TREES AND SHRUBS, THE BUILDING OF STRUCTURES OR FENCES HEREON IS PROHIBITED

VICINITY MAP



T 45 N, R 31 W
Location Map
1" = 2000'

I DECLARE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS PLAT AND SURVEY MEETS THE CURRENT "MISSOURI STANDARD" FOR PROPERTY BOUNDARY SURVEYS (MO SRS 2008016658-16).



BRYAN F. HILL
Professional Land Surveyor
2008016658

JOB NO:23-038

SCALE PREPARED FOR

80 40 0 80
SCALE IN FEET

SEC-TWN-RNG CORWOOD HOMES LLC

35-45N-31W

DATE

APRIL 3, 2023

From: David A. McDaniel
To: Christina Stanton
Cc: Carl Brooks; Rodney Jacobs; Cassandra Cunningham
Subject: RE: Burris Ridge Subdivision in Harrisonville
Date: Wednesday, March 22, 2023 8:52:54 AM
Attachments: image001.png
 image004.png

Christina,

Our Kansas City District Traffic Engineer has sent me your information regarding an allowable 2nd access point onto Highway 7 for the Burris Ridge Development. The minimum required spacing distance between at grade intersections is 660'. This information comes from the Engineering Policy Guide Section 940.5 [940.5 At Grade Intersections Spacing - Engineering Policy Guide \(modot.org\)](#). A sight distance study to measure Intersection Sight Distance and Stopping Sight Distance at a new drive location will have to be conducted. A second access point to the south of the current Burris Drive greater than 660' might be granted if the location meets or exceeds the minimum Sight Distance Study.

I've looked over the Cass County Plat Map; found the owner, Corwood Homes LLC. Currently this parcel is zoned Agriculture, the area may need to be re zoned if residential homes are to be built before a permit can be issued.

Our office would need an engineered set of plans submitted calling out the construction of the drive, also an exact location for a new drive access. Our District Traffic Engineer Staff will review the plans and submit comments back.

The contractor of the developers choosing will have to submit a performance bond to the State of Missouri and a Certificate of Insurance before any work is to be performed on the Right of Way.

Once all of this has been accomplished a drafted copy of a permit will be emailed to both the developer and the contractor for their review and signatures.

If the City of Harrisonville has any comments or remarks in regards to this development along MO 7; highway lighting, sidewalks, curb and gutter. Your comments are welcome.



Address: E MECHANIC
 PIN: 08-07-35-000-000-026.002
 Tax ID: 1790302
 Appraised Value: 4,780
 Acreage: 25
 Owner: CORWOOD HOMES LLC
 Class: Ag Land

[Cass County, MO Map \(camavision.com\)](#)

Dave McDaniel

Missouri Department of Transportation
 Traffic Specialist – Kansas City District
 Jackson County and Cass County
 600 NE Colbern Road Lee's Summit, MO 64086
Desk: 816.607.2186 **Mobile:** 816.585.8703

Kansas City Permits Home Page [Permits | Missouri Department of Transportation \(modot.org\)](#)
 Permit request form <https://www6.modot.mo.gov/ElectronicPermitting/External/PermitRequest.aspx>
 Notice of Intent form [Intent to Work | Missouri Department of Transportation \(modot.org\)](#)

From: Ericka R. Ross <Ericka.Ross@modot.mo.gov>
Sent: Monday, March 20, 2023 6:18 PM
To: Christina Stanton <cstanton@harrisonville.com>; David A. McDaniel <David.McDaniel@modot.mo.gov>
Cc: Carl Brooks <cbrooks@harrisonville.com>; Rodney Jacobs <rjacobs@harrisonville.com>; Cassandra Cunningham <ccunningham@harrisonville.com>
Subject: RE: Burris Ridge Subdivision in Harrisonville

David McDaniel is the permit specialist for Cass county. I have copied him on this email, and he should be able to look at the location and let you know what MoDOT would or would not allow.

Thanks,

Ericka Ross, P.E.

District Traffic Engineer
MoDOT - Kansas City District
 600 NE Colbern Rd
 Lee's Summit, MO 64086
 Direct: 816-607-2107
 Email: Ericka.ross@modot.mo.gov

Attachment: Burris Ridge 4th PP BOA 5-1-23 Packet (Burris Ridge 4th Preliminary Plat)

From: Christina Stanton <cstanton@harrisonville.com>

Sent: Thursday, March 16, 2023 2:30 PM

To: Ericka R. Ross <Ericka.Ross@modot.mo.gov>

Cc: Carl Brooks <cbrooks@harrisonville.com>; Rodney Jacobs <rjacobs@harrisonville.com>; Cassandra Cunningham <ccunningham@harrisonville.com>

Subject: RE: Burris Ridge Subdivision in Harrisonville

Below is a screen shot of the current Burris Ridge area. The preliminary plat I sent earlier is for the southern portion. There is not currently a new connection proposed by the developer, but staff has to bring this up as it is required under the Fire Code and the City's Municipal Code.



Christina Stanton, AICP
Community Development Director
300 E. Pearl St.
Harrisonville, MO 64701
(816) 380-8922



From: Ericka R. Ross <Ericka.Ross@modot.mo.gov>

Sent: Thursday, March 16, 2023 2:26 PM

To: Christina Stanton <cstanton@harrisonville.com>

Cc: Carl Brooks <cbrooks@harrisonville.com>; Rodney Jacobs <rjacobs@harrisonville.com>; Cassandra Cunningham <ccunningham@harrisonville.com>

Subject: Re: Burris Ridge Subdivision in Harrisonville

Can you give me a better description of where on MO-7 this would be tying into?

Ericka Ross, P.E.
District Traffic Engineer- Kansas City
MODOT Kansas City District
Phone: 816-607-2107

From: Christina Stanton <cstanton@harrisonville.com>

Sent: Thursday, March 16, 2023 10:34:59 AM

To: Ericka R. Ross <Ericka.Ross@modot.mo.gov>

Cc: Carl Brooks <cbrooks@harrisonville.com>; Rodney Jacobs <rjacobs@harrisonville.com>; Cassandra Cunningham <ccunningham@harrisonville.com>

Subject: Burris Ridge Subdivision in Harrisonville

I wanted to check with you on whether MoDOT would allow a 2nd access point onto Highway 7 for the Burris Ridge Development and what the required distance for such would be if it were allowed. Both our Fire Code and the City's Municipal Code requires an additional point of access. The problem is that the original preliminary plat for the development showed the 2nd access point going through property that the developer didn't own or have any recorded agreements in place (at least, not that I am aware of), and the only other potential point of access that remotely makes sense is a 2nd access onto Highway 7. Please let me know your thoughts on this matter. Thank you.

Christina Stanton, AICP

Attachment: Burris Ridge 4th PP BOA 5-1-23 Packet (Burris Ridge 4th Preliminary Plat)

Zoning Map



Attachment: Burris Ridge 4th PP BOA 5-1-23 Packet (Burris Ridge 4th Preliminary Plat)

0 295 590 1,180 US Feet



Aerial Map

5.B.a



Attachment: Burris Ridge 4th PP BOA 5-1-23 Packet (Burris Ridge 4th Preliminary Plat)

N

Council Bill No. 2023-0xx**Resolution No. 2023-0xx**

**A RESOLUTION OF THE CITY OF HARRISONVILLE APPROVING THE
PRELIMINARY PLAT OF BURRIS RIDGE 4TH PLAT, LOTS 1 - 77 LOCATED WEST
OF MECHANIC STREET (MO. HWY. 7) AND SOUTH OF BURRIS DRIVE IN THE
CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI.**

WHEREAS, the City of Harrisonville, Missouri (the "City") has received an application from Austin Thompson with Atlas Land Consulting to approve the Preliminary Plat of Burris Ridge 4th Plat, Lots 1 - 77, a 27.66-acre subdivision of land located west of Mechanic Street (Mo. Hwy. 7) and south of Burris Drive; and

WHEREAS, the Planning and Zoning Commission reviewed the preliminary plat for the above proposed development on April 20, 2023, and voted by voice 6-1 to recommend that the Board of Aldermen approve the plat as proposed by the developer; and,

WHEREAS, after a recommendation of approval had been submitted by the Planning and Zoning Commission, the Board of Aldermen reviewed the preliminary plat and has determined the plat is consistent with the City of Harrisonville Zoning Ordinance, most provisions of the Subdivision Regulations and Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI, AS FOLLOWS:

Section 1. That the Board of Aldermen of Harrisonville, Missouri, hereby approves the Preliminary Plat of Burris Ridge 4th Plat, Lots 1 – 77.

Section 2: Preliminary Plat of Burris Ridge 4th Plat, Lots 1 – 77 comprises the following described real estate in the City of Harrisonville, Cass County, Missouri:

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 45 NORTH, RANGE 31 WEST, IN THE CITY OF HARRISONVILLE, CASS COUNTY MISSOURI, PREPARED BY BRYAN F. HILL MO LS 2008016658 ON THIS APRIL 4, 2023; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 139 BURRIS RIDGE 1ST PLAT, A SUBDIVISION OF LAND IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI; THENCE SOUTH 88°21'24" EAST, ALONG THE SOUTH LINE OF SAID LOT 139, 318.74 FEET TO A POINT ON THE WEST LINE OF LOT 135A SAID BURRIS RIDGE 1ST PLAT; THENCE SOUTH 01°38'36" WEST, ALONG SAID WEST LINE, 120.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 135A; THENCE SOUTH 88°21'24" EAST, ALONG THE SOUTH LINE OF SAID LOT 135A, 159.20 FEET TO THE SOUTHEAST CORNER OF LOT 134A SAID BURRIS

Attachment: Res Preliminary Plat Burris Ridge 4th (Burris Ridge 4th Preliminary Plat)

RIDGE 1ST PLAT; THENCE NORTH 01°38'36" EAST, ALONG THE EAST LINE OF SAID LOT 134A, 120.00 FEET TO THE SOUTHWEST CORNER OF LOT 133 SAID BURRIS RIDGE 1ST PLAT; THENCE SOUTH 88°21'24" EAST, ALONG THE SOUTH LINE OF SAID LOT 133, 214.63 FEET TO A POINT ON THE WEST LINE OF LOT 30B SAID BURRIS RIDGE 1ST PLAT, ALSO KNOWN TO BE A POINT ON THE EAST RIGHT OF WAY LINE OF HUNTER DRIVE AS IT NOW EXISTS; THENCE SOUTH 01°59'59" WEST, ALONG SAID WEST LINE AND EAST RIGHT OF WAY LINE, 77.67 FEET TO THE SOUTHWEST CORNER OF SAID LOT 30B; THENCE SOUTH 88°21'24" EAST, ALONG THE SOUTH LINE OF SAID LOT 30B, 245.13 FEET TO THE SOUTHEAST CORNER OF LOT 1A BLOCK 2, BURRIS RIDGE 2ND PLAT, A SUBDIVISION OF LAND IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI; THENCE NORTH 01°38'53" EAST, ALONG THE EAST LINE OF SAID LOT 1A, 187.64 FEET TO THE NORTHEAST CORNER OF SAID LOT 1A, ALSO KNOWN TO BE A POINT ON THE SOUTH RIGHT OF WAY LINE OF BURRIS DRIVE AS IT NOW EXISTS; THENCE SOUTH 88°21'24" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, 50.86 FEET; THENCE SOUTH 01°50'45" WEST, 250.00 FEET TO THE SOUTHWEST CORNER OF LOT 3 SAID BURRIS RIDGE 1ST PLAT; THENCE SOUTH 88°21'24" EAST, ALONG THE SOUTH LINE OF SAID LOT 3, 419.72 FEET TO THE SOUTHEAST CORNER OF LOT 1 SAID BURRIS RIDGE 1ST PLAT; THENCE SOUTH 03°00'29" WEST, 248.10 FEET; THENCE SOUTH 01°54'36" WEST, 81.93 FEET; THENCE SOUTH 15°41'12" WEST, 214.16 FEET; THENCE SOUTH 07°46'11" WEST, 322.30 FEET TO A POINT ON THE NORTH LINE OF AN 100 FEET ABANDONED FRISCO RAILROAD RIGHT OF WAY AS IT NOW EXISTS; THENCE SOUTHWESTERLY, ALONG SAID NORTH LINE, ON A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 239.64 FEET, A RADIUS OF 1959.86 FEET, A CHORD BEARING OF SOUTH 74°58'17" WEST, AND A CHORD LENGTH OF 239.49 FEET; THENCE SOUTH 71°28'06" WEST, 527.27 FEET; THENCE SOUTH 71°47'17" WEST, 15.42 FEET; THENCE SOUTHWESTERLY, ON A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 160.95 FEET, A RADIUS OF 1382.39 FEET, A CHORD BEARING OF SOUTH 75°26'35" WEST, AND A CHORD LENGTH OF 160.86 FEET TO THE SOUTHEAST CORNER OF TRACT B SAID BURRIS RIDGE 1ST PLAT; THENCE NORTH 11°08'09" WEST, ALONG THE EAST LINE OF SAID TRACT B, 109.87 FEET; THENCE NORTH 20°14'56" EAST, CONTINUING ALONG SAID EAST LINE, 93.09 FEET; THENCE NORTHEASTERLY, CONTINUING ALONG SAID EAST LINE, ON A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 15.28 FEET, A RADIUS OF 50.00 FEET, A CHORD BEARING OF NORTH 11°29'39" EAST, AND A CHORD LENGTH OF 15.22 FEET; THENCE NORTH 11°44'37" EAST, CONTINUING ALONG SAID EAST LINE, 13.16 FEET; THENCE NORTH 14°15'59" WEST, CONTINUING ALONG SAID EAST LINE, 41.95 FEET; THENCE NORTH 16°20'50" WEST, CONTINUING ALONG SAID EAST LINE, 49.02 FEET; THENCE NORTH 18°25'41" WEST, CONTINUING ALONG SAID EAST LINE, 121.22 FET TO THE SOUTHWEST CORNER OF LOT 6 BLOCK 2 SAID BURRIS RIDGE 2ND PLAT; THENCE NORTH 71°34'19" EAST, ALONG THE SOUTH LINE OF SAID LOT 6 BLOCK 2, A DISTANCE OF 120.00 FEET TO THE SOUTHEAST CORNER OF

SAID LOT 6 BLOCK 2, ALSO KNOWN TO BE A POINT ON THE WEST RIGHT OF WAY LINE OF LADY LANE AS IT NOW EXISTS; THENCE SOUTH 18°25'41" EAST, ALONG SAID WEST RIGHT OF WAY LINE, 34.01 FEET; THENCE NORTH 71°34'19" EAST, 50.00 FEET; THENCE NORTHEASTERLY, ON A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 23.53 FEET, A RADIUS OF 15.00 FEET, A CHORD BEARING OF NORTH 26°31'13" EAST, AND A CHORD LENGTH OF 21.19 FEET; THENCE NORTH 18°22'40" WEST, 50.00 FEET; THENCE NORTHWESTERLY, ON A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 23.14 FEET, A RADIUS OF 15.00 FEET, A CHORD BEARING OF NORTH 65°05'58" WEST, AND A CHORD LENGTH OF 20.91 FEET; THENCE NORTHWESTERLY, ON A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 55.32 FEET, A RADIUS OF 209.96 FEET, A CHORD BEARING OF NORTH 28°27'14" WEST, AND A CHORD LENGTH OF 55.16 FEET TO THE SOUTHWEST CORNER OF LOT 9 BLOCK 2, SAID BURRIS RIDGE 2ND PLAT; THENCE NORTH 52°57'16" EAST, ALONG THE SOUTH LINE OF SAID LOT 9 BLOCK 2, 114.64 FEET TO THE SOUTHEAST CORNER OF SAID LOT 9 BLOCK 2; THENCE NORTH 29°39'57" WEST, ALONG THE EAST LINE OF SAID LOT 9 BLOCK 2, 32.90 FEET; THENCE NORTH 43°23'45" WEST, CONTINUING ALONG SAID EAST LINE, 209.68 FEET TO THE NORTHEAST CORNER OF LOT 7 BLOCK 2, SAID BURRIS RIDGE 2ND PLAT; THENCE SOUTHWESTERLY, ALONG THE NORTH LINE OF SAID LOT 7 BLOCK 2, ON A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 29.25 FEET, A RADIUS OF 160.00 FEET, A CHRD BEARING OF SOUTH 53°18'54" WEST, AND A CHORD LENGTH OF 21.21 FEET; THENCE SOUTH 46°36'15" WEST, CONTINUING ALONG SAID NORTH LINE, 65.99 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF RICHMOND DRIVE AS IT NOW EXISTS; THENCE NORTH 43°23'45" WEST, 50.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF RICHMOND DRIVE AS IT NOW EXISTS; THENCE SOUTH 46°36'13" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, 10.00 FEET; THENCE NORTHWESTERLY, CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, ON A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 23.56 FEET, A RADIUS OF 15.00 FEET, A CHORD BEARING OF NORTH 88°23'45" WEST, AND A CHORD LENGTH OF 21.21 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF LADY LANE AS IT NOW EXISTS; THENCE NORTH 43°23'45" WEST, ALONG SAID EAST RIGHT OF WAY LINE, 10.00 FEET; THENCE SOUTH 46°36'15" WEST, 50.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SAID LADY LANE; THENCE SOUTH 43°23'45" EAST, ALONG SAID WEST RIGHT OF WAY LINE, 10.00 FEET; THENCE SOUTHWESTERLY, CONTINUING ALONG SAID WEST RIGHT OF WAY LINE, ON A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 23.56 FEET, A RADIUS OF 15.00 FEET, A CHORD BEARING OF SOUTH 01°36'15" WEST, AND A CHORD LENGTH OF 21.21 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF RICHMOND AVE AS IT NOW EXISTS; THENCE SOUTH 46°36'15" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, 105.00 FEET TO THE SOUTHEAST CORNER OF LOT 1 BLOCK 2 SAID BURRIS RIDGE 2ND PLAT; THENCE NORTH 43°23'45" WEST, ALONG THE EAST LINE OF SAID LOT 1 BLOCK 2, 111.46 FEET TO THE NORTHEAST CORNER OF SAID LOT 1 BLOCK

2; THENCE SOUTH 82°28'09" WEST, ALONG THE NORTH LINE OF SAID LOT 1 BLOCK 2, 57.48 FEET TO THE NORTHWEST CORNER OF SAID LOT 1 BLOCK 2, ALSO KNOWN TO BE A POINT ON THE EAST LINE OF LOT 148A SAID BURRIS RIDGE 1ST PLAT; THENCE NORTH 22°12'35" EAST, ALONG THE EAST LINE OF SAID LOT 148A, 45.66 FEET TO THE NORTHEAST CORNER OF SAID LOT 148A; THENCE NORTH 67°47'38" WEST, ALONG THE NORTH LINE OF SAID LOT 148A, 52.55 FEET TO THE SOUTHEAST CORNER OF LOT 147 SAID BURRIS RIDGE 1ST PLAT; THENCE NORTH 02°34'14" EAST, ALONG THE EAST LINE OF SAID LOT 147 AND ITS EXTENSION, 514.93 FEET TO THE POINT OF BEGINNING.
CONTAINING 27.66 ACRES +/- MORE OR LESS

Section 3: That approval of the preliminary plat is contingent upon compliance with the zoning and subdivision regulations.

Section 4: That this resolution shall be effective immediately upon its passage and approval.

PASSED AND RESOLVED BY THE BOARD OF ALDERMEN AND APPROVED BY THE MAYOR OF THE CITY OF HARRISONVILLE, MISSOURI ON THIS 1ST DAY OF MAY 2023.

VOTE TAKEN AS FOLLOWS:

AYES:

NAYS:

ABSENT:

ABSTAIN:

EXCUSED:

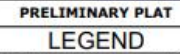
Mike Zaring, Mayor and Ex-Officio
Chairman of the Board of Aldermen

ATTEST:

Daniel Barnett, City Clerk
WITNESS my hand and seal this 1st day of May 2023.

Attachment: Preliminary Plat of Burris Ridge 4th Plat, Lots 1 – 77

Attachment: Res Preliminary Plat Burris Ridge 4th (Burris Ridge 4th Preliminary Plat)

[illegible][illegible]

I DECLARE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS PLAN AND SURVEY MEETS THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.



BRITAIN: R. L. 250817458

JOB NO:23-038

SCALE	PREPARED FOR
-------	--------------

Subject	Percentage
Hindi	40
English	0
Maths	80
Science	80

SCALE IN FEET

SEC-TWN-RNG CORWOOD HOMES LLC

35-45N-31W

DATE _____

DATE
APR 13 2000

APRIL 3, 2023

4/5/2023 3:07 PM AUSTIN THOMPSON
END FILE : C:\Mass Land Consulting\2023\233-030 Burns Ridge\Survey\Burns Ridge 4th Plat.dwg

STAFF REPORT

TO: Board of Aldermen
FROM: Christina Stanton,
DATE: April 28, 2023
SUBJECT: Comprehensive Schedule of Fees Code Changes

Type of Item: *Approval*

C. Action Item (ID # 4515)

AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI AMENDING VARIOUS SECTIONS OF THE CITY OF HARRISONVILLE'S MUNICIPAL CODE TO REMOVE SPECIFIC FEE, FINE, AND PENALTY AMOUNTS

Attachments:

Comprehensive Fee Schedule Staff Report (PDF)

Code Changes (Mark-up) (PDF)

Current Fees Per Code 4-25-23 (PDF)

Planning Fee Comparison (PDF)

Building Permit Comparison (PDF)

Building Permit Scenarios (PDF)

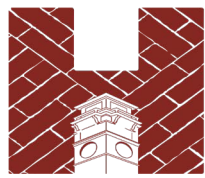
Proposed Comprehensive Schedule of Fees (PDF)

Res 2020-0136 and Supporting Docs (PDF)

FEES 9-20-21 (PDF)

Ordinance for Removing Fees, Fines, and Penalties (DOCX)

Code Ord Attachment (DOCX)



To: Board of Aldermen

From: Christina Stanton, AICP, Community Development Director

Date: May 1, 2023

Re: Creation of Comprehensive Fee Schedule and Removal of Fees from City Code

GENERAL INFORMATION

Applicant: N/A

Requested Actions: Consideration of proposed Code changes

Date of Application: N/A

PROPOSAL

Staff is proposing various Municipal Code changes to remove specific amounts for fees, fines, and penalties from the City's Municipal Code and adding references to the City's Comprehensive Schedule of Fees. Additionally, some fees are being proposed to be changed:

- **Planning Fees:**
 - Site Plan/Preliminary Development Plan is proposed to increase by a total of \$365.00
 - Site Plan/Final Development Plan is proposed to increase by a total of \$200.00
 - Special Use Permit, Rezoning, and Preliminary Plat are proposed to increase by a total of \$115.00
 - Variance is proposed to increase by a total of \$65.00
 - Final Plat is proposed to decrease by \$35.00
- **Building Permit:** Adding additional valuation categories to better address larger projects with greater complexity and be more competitive with our surrounding communities.
- **Electric Fees:**
 - Residential Overhead, Upgrade Electric Service increase by a total of \$50.00
 - Residential Overhead, Service Pole increased by a total of \$75.00
 - Residential Underground, Secondary Pedestal increased by a total of \$50.00
 - Commercial Underground, Installation increased by a total of \$1,500.00
 - Added Equipment Costs for Billing Purposes and Tampered Meter Fees
- **Police:** Increasing Alcohol Server Permit from \$10/3 years to \$30/3 years.

PREVIOUS ACTIONS

- **October 5, 2020**—The Board of Aldermen approved a resolution approving a comprehensive fee schedule. The fee schedule include then current and proposed fees for building and planning, utility rates and utility connection fees. Fees were not removed from the City's Municipal Code.
- **September 21, 2021**—The City's Comprehensive Fees Schedule was updated. This schedule only contains Building, Planning, Public Works, Fire, Utility, and Electric Departments development related fees—it does not contain rates or fines.

- **December 5, 2022**—The Board of Aldermen approved the 2023 Budget, which included updated utility rates.
- **March 6, 2023**—The Board of Aldermen approved Ordinance No. 3635 Amending Section 210.020 of the City’s Municipal Code, which updates fees for the Animal Shelter.

KEY ISSUES

- The current Comprehensive Fees Schedule does not contain all fees.
- Currently fees, fines, and penalties are listed within the City’s Municipal Code; however, some sections have not been updated since 1995.
- Best practice is to list all fees, fines, and penalties within a comprehensive schedule of fees and remove them from the municipal code so that they can be reviewed and updated on a regular basis without contradictions remaining in the code.

ATTACHMENTS

1. Staff Commentary and Mark-ups
2. Comprehensive List of Fees, Fines, and Penalties in Municipal Code (with Code Reference)
3. Planning Fee Comparison
4. Building Permit Comparison
5. Building Permit Scenarios
6. Proposed Comprehensive Schedule of Fees
7. Resolution 2020-0136 and Supporting Documents
8. Comprehensive Fees Schedule, Updated 9/21/2021

STAFF CONTACT: Christina Stanton, AICP—Director of Community Development



THE CITY OF HARRISONVILLE

WHERE TRADITION MEETS INNOVATION

300 E. Pearl Street, P.O. Box 367 • Harrisonville, MO 64701 • Tel: 816-380-8900 • Fax: 816-380-8906

Existing Municipal Code in black.

Removals in red.

Additions in green.

Highlights = Discussion.

CS commentary in blue.

Staff Commentary

The proposed changes include removing specific amounts for fees, fines, and penalties from the City's Municipal Code and adding references to the City's Comprehensive Schedule of Fees.

Section 100.200.A: Whenever in this Code or in any ordinance of the City any act is prohibited or is made or declared to be unlawful or an offense, or whenever in this Code or ordinance the doing of any act is required or the failure to do any act is declared to be unlawful, where no specific penalty is provided therefor, the violation of any such provision of this Code or ordinance shall be punished by a fine **as established in the City's Comprehensive Schedule of Fees of not exceeding five hundred dollars (\$500.00)** or by imprisonment not exceeding ninety (90) days, or by both such fine and imprisonment; provided however, that in any case wherein the penalty for an offense is fixed by any State law or Statute, the same penalty so fixed by State law or Statute shall be imposed for the punishment of such offense and no other, except that imprisonments, when made under this Section, may be in the City Jail instead of the County Jail.

Section 100.210 Work/Construction Zone — Fine.

Any person who is convicted or pleads guilty to a speeding violation or passing/overtaking a vehicle in a work/construction zone when there was any person present performing duties in the work/construction zone and appropriate signs were posted stating "Warning: \$250 fine for speeding or passing in this work zone" shall be assessed **a said fine of two hundred fifty dollars (\$250.00)** in addition to any other fine assessed; except that any person assessed the two hundred fifty dollar (\$250.00) fine shall not also be assessed the thirty-five dollar (\$35.00) fine for any of the following offenses in a construction or work zone: any moving violation or violation of speeding, leaving the scene, careless and imprudent driving, operating without a valid license, operating with a suspended or revoked license, obtaining a license by misrepresentation, driving while intoxicated, under the influence or BAC, any felony offense involving the use of a vehicle, or failure to maintain financial responsibility.



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Section 120.110.A.1: Fees for copying public records, except those records restricted under Section 32.091, RSMo., **are provided in the City's Comprehensive Fee Schedule and shall not exceed ten cents (\$.10) per page for a paper copy** not be larger than nine (9) by fourteen (14) inches, with the hourly fee for duplicating time not to exceed the average hourly rate of pay for clerical staff of the public governmental body. Research time required for fulfilling records requests may be charged at the actual cost of research time. Based on the scope of the request, the public governmental body shall produce the copies using employees of the body that result in the lowest amount of charges for search, research, and duplication time. Prior to producing copies of the requested records, the person requesting the records may request the public governmental body to provide an estimate of the cost to the person requesting the records. Documents may be furnished without charge or at a reduced charge when the public governmental body determines that waiver or reduction of the fee is in the public interest because it is likely to contribute significantly to public understanding of the operations or activities of the public governmental body and is not primarily in the commercial interest of the requester.

Section 125.320 Court Costs.

A. In addition to any fine that may be imposed by the Municipal Judge in any case filed in the Harrisonville Municipal Division of the 17th Judicial Circuit Court, and in addition to all other fees authorized or required by law, there shall be assessed as costs the following fees:

1. Costs of Court **or Clerk Fee in the amount of twelve dollars (\$12.00).**
2. Police Officer Training Fee. **This A fee of three dollars (\$3.00)** is hereby established and assessed as additional Court costs in each Court proceeding, except that no such fee shall be collected when the proceedings against the defendant have been dismissed.
 - a. **A portion of Two dollars (\$2.00) of** each such Court cost shall be transmitted monthly to the Treasurer of the City and used to pay for Police Officer training as provided by Sections 590.100 to 590.180, RSMo. The City shall not retain for training purposes more than one thousand five hundred dollars (\$1,500.00) of such funds for each certified Law Enforcement Officer or candidate for certification employed by the City. Any excess funds shall be transmitted quarterly to the City's General Fund.
 - b. **A portion of One dollar (\$1.00) of** each such Court cost shall be sent to the State Treasury to the credit of the Peace Officers Standards and Training Commission Fund created by Section 590.178, RSMo.



THE CITY OF HARRISONVILLE

WHERE TRADITION MEETS INNOVATION

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3. Crime Victims' Compensation Fund. This fee An additional sum of seven dollars fifty cents (\$7.50) shall be assessed and added to the basic costs in

Subsection (A)(1) of this Section, provided that no such cost shall be collected in any proceeding when the proceeding or the defendant has been dismissed by the Court.

All sums collected pursuant to this Subsection shall be paid at least monthly as follows:

a. Ninety-five percent (95%) of such fees shall be paid to the Director of Revenue of the State of Missouri for deposit as provided in Section 595.045.5, RSMo.

b. Five percent (5%) shall be paid to the City Treasury.

4. There may also be assessed a fee for the Domestic Violence Shelter Fund two dollar (\$2.00) cost per case for each criminal case and each County or municipal ordinance violation case for the purpose of providing operating expenses for shelters for battered persons as set out in Section 488.607, RSMo.

5. Mileage as may be provided by State Statute.

6. Any other reasonable cost as may be otherwise provided by ordinance, including, but not limited to, costs of confinement, including any necessary transportation related thereto, medical costs incurred by the City while a defendant is in City custody, and costs related to the arrest and testing of any person for any intoxication-related traffic offense as set out in Subsection (A)(7) hereof.

7. Reimbursement Of Certain Costs Of Arrest.

a. Upon a plea or a finding of guilty of violating the provisions of Sections 342.020 or 342.030 of this Code or any ordinance of the City of Harrisonville involving alcohol- or drug-related traffic offenses, the Court may, in addition to imposition of any penalties provided by law, order the convicted person to reimburse the Police Department for the costs associated with such arrest.

b. Such costs hereby authorized shall include the reasonable cost of making the arrest, including the cost of any chemical test made as authorized or required by law or ordinance to determine the alcohol or drug content of the person's blood, and the costs of processing, charging, booking and holding such person in custody.

c. The Chief of Police may establish a schedule of such costs hereby authorized and shall submit the same to the Municipal Judge. However, the Court may order the costs reduced if it determines that the costs are excessive.



THE CITY OF HARRISONVILLE

WHERE TRADITION MEETS INNOVATION

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d. Upon receipt of such additional costs authorized by this Subsection, the City Treasurer shall retain such costs in a separate fund to be known as the "DWI/Drug Offense Cost Reimbursement Fund." Monies with such fund shall be appropriated by the Board of Aldermen to the Police Department in amounts equal to those costs so collected and shall be used by such department specifically to enhance and support the enforcement and prosecution of alcohol- and drug-related traffic laws within the City.

8. In any case where there is a violation of Chapter 195, RSMo., or any City ordinance related thereto, a Judge may, upon a finding of guilt, order a defendant to pay for costs for testing of the substance or substances at a private laboratory.

9. Inmate Security Fund. A surcharge **for the Inmate Security Fund in the amount of two dollars (\$2.00)** is hereby established and assessed for each municipal ordinance violation case filed in Municipal Court; except that no such surcharge shall be assessed in any proceeding when the proceeding or defendant has been dismissed by the Court or when costs are to be paid by the City of Harrisonville. Such surcharge shall be collected by the Municipal Division Clerk and dispensed to the City Treasurer to be deposited into the "Inmate Security Fund," for reimbursement of expenses incurred for the development and installation of biometric verification systems; and after installation, the funds may be used for the maintenance of biometric verification systems and for expenses related to the custody and housing of prisoners to the City.

10. In addition to the other costs authorized in this Section, there shall be assessed a State Court automation surcharge pursuant to Section 476.056, RSMo., in all cases in which Court costs are taxed. Said surcharge shall be collected by the Municipal Court and transmitted monthly to the Missouri Director of Revenue to the credit of the Missouri Statewide Automation Fund, as provided in Section 488.012.3(5), RSMo., and Section 488.027.2, RSMo., and in an amount mandated by said Statutes.

Section 130.170 Returned Checks — Administrative Fee.

The Director of Finance is hereby authorized to impose an administrative fee **of thirty dollars (\$30.00)** on all checks returned to the City by any banking institution that remain unpaid, and that said fee is to be assessed against the party issuing the unpaid check.

Section 200.020.I.1: Any alarm subscriber with an alarm system which has recorded more than three (3) false alarms within a calendar year shall be subjected to the **following** partial expense reimbursement fines **as established in the City's Comprehensive Schedule of Fees.:**



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- | | | |
|----|------------------------------------|---------------|
| 1. | 4 through 6 false alarms | \$35.00 each |
| 2. | 7 through 9 false alarms | \$50.00 each |
| 3. | 10 and each subsequent false alarm | \$100.00 each |

Section 205.120.A.11.5.A: Any fire alarm system which has recorded more than three (3) false alarms within a calendar year shall be subjected to **false alarm charges as established in the City's Comprehensive Schedule of Fees.** the following expense reimbursement charges: Three hundred dollars (\$300.00) per occurrence.

For the fourth and any subsequent false alarm within a calendar year the owner/operator of the fire alarm system, or person causing a false alarm, shall pay the City its actual expenses incurred as a result of the fourth alarm.

Section 205.160 License Required.

No person shall sell, offer for sale, store or display fireworks within the corporate limits of the City without first having obtained a license to do so from the City. **As a fee for the issuance of a fireworks license, there shall be collected the sum of one hundred dollars (\$100.00) per license.** Each location shall require a separate license. The license fee for approved charitable organizations shall be **the same one hundred dollars (\$100.00).** No license shall be issued to anyone until he/she has furnished proof of liability insurance in the amount of one hundred thousand dollars (\$100,000.00) per person and in the amount of three hundred thousand dollars (\$300,000.00) per accident and property insurance in the amount of one hundred thousand dollars (\$100,000.00).

Section 205.170 Exhibition Permit.

No fireworks exhibitions shall be held within the corporate limits of the City without first obtaining a permit from the Board of Aldermen. Permits will be subject to such reasonable rules and regulations as the Board may decide upon. **The fee for a permit for fireworks exhibitions shall be thirty-five dollars (\$35.00).**

Section 210.020 Penalties and Redemption.

A. Any person wishing to adopt or reclaim an animal, or that is in violation of any provision of this Chapter, shall be subjected to the **following** fees or fines **as listed in the City's Comprehensive Schedule of Fees.** Any animal owner reclaiming an animal that has been sterilized or chipped has the obligation to provide proof of sterilization by a licensed veterinarian.

Adoption Fees:

- | | |
|--------------------|---------|
| Adopt Cat (Male) | \$85.00 |
| Adopt Cat (Female) | \$95.00 |



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Adopt Dog (Male)	\$110.00
Adopt Dog (Female)	\$125.00
City License for Altered Animal	\$5.00
City License for Unaltered Animal	\$20.00
License Purchase Late Fee After February 15th of Each Year	\$10.00

Redemption Fees:

1st Offense (Altered/Chipped)	Warning
1st Offense (Other)	\$25.00
2nd Offense (Altered)	\$50.00
2nd Offense (Unaltered)	\$75.00
3rd and Subsequent Offenses (Altered)	\$100.00*
3rd and Subsequent Offenses (Unaltered)	\$150.00*
Daily Care Fee	\$10.00
Relinquishment, adult animal	\$20.00
Dead animal disposal	\$10.00
Relinquishment, litter consisting of no more than 6 puppies or kittens	\$50.00
Relinquishment, litter consisting of more than 6 puppies or kittens	\$100.00

***Any offenses denoted with an asterisk shall add \$50.00 for each subsequent offense.**

Miscellaneous Fees:

Microchip	\$25.00
Owner-Surrender Cat/Dog (Altered)	\$40.00
Owner-Surrender Cat/Dog (Unaltered)	\$75.00
Owner-Surrender Litter of 5 and Under	\$100.00
Owner-Surrender Litter of 5 and Over	\$150.00

B. Owner agrees to provide proof within thirty (30) days that the mother of the relinquished litter is spayed. Upon relinquishment of a litter, the City will provide the animal's owner with a voucher in the amount of fifty percent (50%) of the relinquishment fee. This voucher may be presented to a veterinarian for the sterilization of the litter's mother with thirty (30) days from the relinquishment date. The veterinarian will send this voucher to the City for payment.



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C. If the animal is unlicensed, compliance with the licensing provisions of this Chapter shall be required in addition to the payment of the **above** fees **in the Comprehensive Schedule of Fees**.

Section 210.320 Issuance of Tag.

Upon acceptance of license application and fee, the City shall issue a durable tag or identification collar stamped with an identifying number and the year of issuance. Tags shall be designed so that they will be conveniently fastened or riveted to the animal's collar or harness. Owners are required to firmly affix the tags to the animal's collar or harness. The tag fees are listed in the City's Comprehensive Schedule of Fees. shall be as follows:

Sterilized animal	\$5.00
Non-sterilized animal	\$8.00
Late fee	\$5.00
Have a "Heart" tag	\$10.00*
Lost tag replacement	\$1.00

* **"Have a Heart" program.** When a "Have a Heart" tag is purchased, a portion of the fee will go to a fund to help low-income pet owners spay and neuter their pets.

Section 210.340 Transfer Fee.

If ownership of the animal is transferred, the new owner may have the current, valid City of Harrisonville license transferred to his/her name upon payment of **the one dollar (\$1.00)** replacement fee **as specified in the City's Comprehensive Schedule of Fees**.

Section 215.2105.B: Any person or entity who sells or distributes tobacco products, alternative nicotine products, or vapor products by mail or through the Internet in this State in violation of Subsection (A) of this Section shall be assessed a fine **as established in the City's Comprehensive Schedule of Fees. of two hundred fifty dollars (\$250.00) for the first violation and five hundred dollars (\$500.00) for each subsequent violation.**

Section 215.2105.D.3: Any person who engages in retail sales of liquid nicotine containers in this State in violation of this Subsection shall be assessed a fine **as established in the City's Comprehensive Schedule of Fees. of two hundred fifty dollars (\$250.00) for the first violation and five hundred dollars (\$500.00) for each subsequent violation.**

Section 215.2110.D: Any person, including, but not limited to, a sales clerk, owner or operator, who violates Subsection (A), (B), or (C) of this Subsection or Section 215.2140 of this Article shall be penalized as **as established in the City's Comprehensive Schedule of Fees. follows:**



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1. For the first offense, twenty-five dollars (\$25.00);
2. For the second offense, one hundred dollars (\$100.00); and
3. For a third and subsequent offense, two hundred fifty dollars (\$250.00).

Section 220.020.A.9.b: Additionally, failure to immediately remove said material from the street or sidewalk is a violation of this Subsection of the City of Harrisonville Code of Ordinances and is punishable under Section 100.200 of the City of Harrisonville Code of Ordinances as set forth in the **City's Comprehensive Schedule of Fees. following punishment schedule. Each offense is also subject to imprisonment for not more than ninety (90) days.**

(1) First conviction: A fine of not less than one dollar (\$1.00) and not more than five hundred dollars (\$500.00); imprisonment for not more than ninety (90) days may also be adjudged.

(2) Second conviction: A fine of not less than one hundred dollars (\$100.00) and not more than five hundred dollars (\$500.00); imprisonment for not more than ninety (90) days may also be adjudged.

(3) Third conviction: A fine of five hundred dollars (\$500.00); imprisonment for not more than ninety (90) days may also be adjudged.

(4) All subsequent convictions after the third (3rd) shall be a fine of five hundred dollars (\$500.00) and imprisonment for not less than ten (10) days and not more than ninety (90) days.

(5) At the Director of Codes Administration's discretion, a report of a violation of this Section shall be forwarded to the City's prosecuting attorney for legal remedy. Each day's violation shall be considered a separate offense.

Section 220.400: Any owner, lessee or occupant or any agent, servant, representative or employee of any such owner, lessee or occupant having control of any lot of ground or any part of any lot who shall allow or maintain on any such lot any growth of weeds or grass to a height of twelve (12) inches or more shall be deemed guilty of a misdemeanor. Whenever private property abuts a public right-of-way or easement belonging to the City of Harrisonville or any public entity, except for rights-of-way sloped more than 3:1 (18 degrees), and there exists in such right-of-way or easement a tree lawn or grassy area between the private property line and the midline of said right-of-way or easement, then such tree lawn or grassy area shall be considered, for purposes of this Section requiring cutting of grass and weeds, to be a part of the private lot which abuts the right-of-way or easement and it shall be the duty of those responsible under this Section for the maintenance of the private lot to equally maintain the tree lawn or grassy area within the abutting right-of-way or easement and all of the provisions of this Section shall apply with equal force and effect to said tree lawn or grassy area. The violation of this provision shall



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be punished by a fine **as established in the City's Comprehensive Schedule of Fees not exceeding five hundred dollars (\$500.00)** or such imprisonment not exceeding ten (10) days, or by both such fine and imprisonment. Each day any violation of this provision shall continue shall constitute a separate punishable offense.

Section 225.490.C: No fish cleaning will be permitted anywhere on Lake Harrisonville property (water or land). Violations are subject to **finest as established in the City's Comprehensive Schedule of Fees a twenty-five dollar (\$25.00) fine or as prescribed by law.**

Section 225.490.K: All persons are required to enter lake property through the main entrance where the lake caretaker resides. Any persons not entering at this location are subject to a **fine as established in the City's Comprehensive Schedule of Fees twenty-five dollar (\$25.00) fine** and revocation of their permit.

Section 225.500.C: *Fees For a Permit are listed in the City's Comprehensive Schedule of Fees.*

City resident.

Individual \$2.00

Family \$4.00

Cass County resident.

Individual \$5.00

Family \$10.00

Section 225.510.C: All guests, except those exempt by age, will be charged a fee **in accordance with the City's Comprehensive Schedule of Fees one dollar (\$1.00) per day** for fishing privileges **on a daily basis.**

Section 225.510.D: All guests must register with the lake caretaker. Payment of the **guest one dollar (\$1.00) fee**, if not exempt by age, shall be made to the lake caretaker. Any guest not registering with the caretaker or not paying the **guest one dollar (\$1.00) fee**, if applicable, shall be fined **as established in the City's Comprehensive Schedule of Fees a minimum of twenty-five dollars (\$25.00).**

Section 225.530.D: *Fees For a Permit are listed in the City's Comprehensive Schedule of Fees.*

City resident: \$7.50.

Cass County resident: \$10.00.



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Section 225.530.E: Motors will be restricted to a maximum of ten (10) horsepower. All motors over ten (10) horsepower will have the props removed. Any boat not in compliance will be subject to a **one hundred dollar (\$100.00)** fine **as established in the City's Comprehensive Schedule of Fees.**

Section 225.530.F: No unattended boats are permitted to remain on lake property overnight, with the exception of duck season. All boats must be removed at day's end. A **twenty-five dollar (\$25.00)** fine, **as established in the City's Comprehensive Schedule of Fees,** will be levied against any violation per day for each violation.

Section 225.540.E: The fee for a duck blind **is listed in the City's Comprehensive Schedule of Fees** **will be fifty dollars (\$50.00)** in addition to a **fifty dollar (\$50.00)** duck blind deposit. This deposit will be forfeited to the City if:

1. The blind is not removed by April first (1st) of the following year; or
2. The blind location marker is removed, defaced or destroyed.

Section 225.540.H: Guests of a blind holder may be issued a permit upon payment of **the guest fee listed in the City's Comprehensive Schedule of Fees** **one dollar (\$1.00)** fee and the possession of a State duck hunting license.

Section 230.060.A: Any person convicted in Municipal Court of a violation of this Chapter shall be punished by a fine **as established in the City's Comprehensive Schedule of Fees** **of (not more than) one hundred dollars (\$100.00)** or by confinement in the City Jail for (not more than) five (5) days, or both such fine and imprisonment.

Section 340.030.C: Any person convicted of violating any provision of this Section shall be punished by a fine **as established in the City's Comprehensive Schedule of Fees** **not to exceed one hundred dollars (\$100.00).**

Section 340.240.C: Any person found guilty of violating the provisions of this Section shall be subject to the **fine as established in the City's Comprehensive Schedule of Fees** **penalties provided for violating the provisions of this Code, provided that the minimum fine shall be fifty dollars (\$50.00).**

Section 355.100.B: Any person who then parks a vehicle in the fire lane of a public off-street parking facility shall be in violation of this Section and upon a conviction of same shall be fined **as established in the City's Comprehensive Schedule of Fees** **not more than five hundred dollars (\$500.00).**



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Section 355.110.C: Any person convicted of violating this Section is guilty of an offense and shall be subject to a fine be **as established in the City's Comprehensive Schedule of Fees of not less than fifty dollars (\$50.00) nor more than three hundred dollars (\$300.00)**. Every day upon which such violation occurs shall constitute a separate offense.

Section 355.120.C: Any person receiving a notice of violation of this Article regarding parking violations, or the owner or operator of a vehicle to which said notice was attached, shall, within seventy-two (72) hours of the time when such notice was attached, pay to the City as a penalty for **parking violation as established in the City's Comprehensive Schedule of Fees and in full satisfaction of such violation the sum of twenty dollars (\$20.00)**.

Section 355.120.D: Failure to pay the violation or obtain a court setting contesting the violation within ten (10) days of the time when such notice was attached shall cause a warrant to be issued against the vehicle owner. If the tenth (10th) day shall fall on a Saturday or Sunday, it shall be extended to Monday. In such instance, the minimum penalty for violation of a provision of this Article shall be **as established in the City's Comprehensive Schedule of Fees the sum of forty dollars (\$40.00) plus any court costs incidental to said violation in accordance with Section 125.320 of the ordinances of this City**.

Section 360.020 Permits For Curb Loading Zones.

The City Traffic Engineer shall not designate or sign any curb loading zone upon special request of any person unless such person makes application for a permit for such zone and for two (2) signs to indicate the ends of each such zone. The City Traffic Engineer upon granting a permit and issuing such signs shall collect from the applicant and deposit in the City Treasury a service fee **as listed in the City's Comprehensive Schedule of Fees of ten dollars (\$10.00)** per year or fraction thereof and may by general regulations impose conditions upon the use of such signs and for reimbursement of the City for the value thereof in the event of their loss or damage and their return in the event of misuse or upon expiration of permit. Every such permit shall expire at the end of one (1) year.

Section 375.030.B: Any person receiving a notice of violation regarding parking violations, or the owner or operator of a vehicle to which said notice was attached, shall within seventy-two (72) hours of the time when such notice was attached, pay to the City **as a penalty for such parking violation as established in the City's Comprehensive Schedule of Fees and in full satisfaction of such violation the sum of forty-five dollars (\$45.00)**.

Section 375.030.C: Failure to pay the violation within seventy-two (72) hours or appear on the scheduled court date shall cause a warrant to be issued against the vehicle owner and



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the **minimum** penalty for the violation of a provision of this Section shall be **as established in the City's Comprehensive Schedule of Fees. the sum of sixty-five dollars (\$65.00).**

Section 380.010.B.2: Notwithstanding the provisions of Section 307.120, RSMo., or any other provision of law, violation of this Section shall be deemed an infraction and any person who violates this Section as it relates to violations of the usage of lighted lamps required due to weather conditions or fog shall **only** be fined **ten dollars (\$10.00) in accordance with the City's Comprehensive Schedule of Fees** and no court costs shall be assessed.

Section 380.160.C: Each driver, except persons employed by the United States Postal Service while performing duties for that Federal agency which require the operator to service postal boxes from their vehicles or which require frequent entry into and exit from their vehicles, and front seat passengers of a passenger car manufactured after January 1, 1968, operated on a street or highway in the City, and persons less than eighteen (18) years of age operating or riding in a truck, as defined in Subsection (A) of this Section, on a street or highway of this City shall wear a properly adjusted and fastened safety belt that meets Federal National Highway, Transportation and Safety Act requirements; except that, a child less than four (4) years of age shall be protected as required in Section 380.170 of this Chapter. Any person may be stopped, inspected or detained solely to determine compliance with this Subsection. The provisions of this Section shall not be applicable to persons who have a medical reason for failing to have a seat belt fastened about their body, nor shall the provisions of this Section be applicable to persons while operating or riding a motor vehicle being used in agricultural work-related activities. Non-compliance with this Subsection shall not constitute probable cause for violation of any other provision of law. Each person found guilty of violating the provisions of this Section is guilty of an infraction **for which a fine as established in the City's Comprehensive Schedule of Fees not to exceed ten dollars (\$10.00)** may be imposed. All other provisions of law and court rules to the contrary notwithstanding, no court costs shall be imposed on any person due to a violation of this Section.

Section 380.170.C: Any driver who violates Subdivisions (1), (2), or (3) of Subsection (B) of this Section is guilty of an infraction and, upon conviction, may be punished by a fine **as established in the City's Comprehensive Schedule of Fees of not more than fifty dollars (\$50.00)** and court costs. If a driver receives a citation for violating Subdivisions (1), (2), or (3) of Subsection (B) of this Section, the charges shall be dismissed or withdrawn if the driver prior to or at his or her hearing provides evidence of acquisition of a child passenger restraint system or child booster seat which is satisfactory to the court or the party responsible for prosecuting the driver's citation.



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Section 380.190.B: The penalty for failure to wear protective headgear as required by Subsection (A) of this Section shall be deemed an infraction for which a fine **as established in the City's Comprehensive Schedule of Fees not to exceed twenty-five dollars (\$25.00)** may be imposed. Notwithstanding all other provisions of law and court rules to the contrary, no court costs shall be imposed upon any person due to such violation. No points shall be assessed pursuant to Section 302.302, RSMo., for a failure to wear such protective headgear.

Section 385.060: Any person seventeen (17) years of age or older who violates any provision of this Chapter is guilty of an infraction and, upon conviction thereof, shall be punished by a fine **as established in the City's Comprehensive Schedule of Fees of not less than five dollars (\$5.00) nor more than twenty-five dollars (\$25.00)**. If any person under seventeen (17) years of age violates any provision of this Chapter in the presence of a Peace Officer possessing the duty and power of arrest for violation of the general criminal laws of the State or for violation of ordinances of Counties or municipalities of the State, said officer may impound the bicycle or motorized bicycle involved for a period not to exceed five (5) days upon issuance of a receipt to the child riding it or to its owner.

Section 390.140.F: Any person who violates any provisions of this Section shall be guilty of an ordinance violation and shall, upon conviction thereof, be punishable by a fine **as established in the City's Comprehensive Schedule of Fees of not less than ten dollars (\$10.00) nor more than three hundred dollars (\$300.00)** for each and every violation.

Section 405.390 Recommendation To Designate Specific Property.

A recommendation to designate a specific property and/or properties as a landmark or historic district shall be considered an application for amendment of a Zoning District Map and Zoning Ordinance as provided in Section 405.630 of the Harrisonville Zoning Ordinance. All procedures as provided in said Section and by State law shall be followed by the Planning and Zoning Commission and the Board of Aldermen. **An application fee for rezoning The fee required under Article XXIII** shall not be required upon initial considerations for designating a property as a landmark and/or historical district. The Planning and Zoning Commission may consider zoning amendment application by others all as provided by Article XXIII. The provisions of this Article shall control over any conflicting provisions in Section 405.630.

Section 405.525.C.5.a: A permit must be requested in writing accompanied by a fee **for a Special Use Permit as listed in the City's Comprehensive Schedule of Fees of ten dollars (\$10.00)**.



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Section 405.620.B: Persons making applications appealing to the Board of Adjustment shall deposit with the City, at the time of filing such appeal, an **application filing fee ("Filing Fee") as listed in the City's Comprehensive Schedule of Fees in the sum of two hundred dollars (\$200.00) to cover the costs of staff time to process the application, and the costs of publication of notice of the appeal and public hearing.** The City's actual costs for a court reporter for the hearing will be billed to the applicant. Such **filing** fee shall be paid to the City for deposit to the credit of the General Fund of the City. Such deposited **filing** fee shall be refunded to the petitioner upon written request; provided that no publication of notice of hearing thereon has been ordered by the Board of Adjustment; and provided that no hearing thereon was held. There shall be no publication of notice of hearing and no hearing by the Board of Adjustment unless such **filing** fee deposit shall be delivered to the City at the time of application.

1. If the petition to the Board of Adjustment is for an appeal from a decision of the Building Official and the Board of Adjustment should rule against the petitioner, the petitioner shall be liable to the City for all costs expended for any hearing on the petition.
2. In all cases where petitioner seeks variance from present ordinances, petitioner shall be liable and pay all costs expended upon any public hearings.
3. Provided, in the event the future costs of staff time and the publication of notice, as calculated by the City Administrator, shall exceed one hundred dollars (\$100.00), the City Administrator may determine a new Filing Fee amount, which shall become effective after the City Administrator reports such proposed new Filing Fee to the Board of Aldermen, unless a majority of the Board of Aldermen objects.

Section 405.640.A: Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with, or who resists the enforcement of any of the provisions of this Chapter shall, upon conviction, be fined **as established in the City's Comprehensive Schedule of Fees not less than five dollars (\$5.00) nor more than five hundred dollars (\$500.00)** for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

Section 410.210 Filing Fees and Other Costs.

A. A fee **as listed in the City's Comprehensive Schedule of Fees of two hundred fifty dollars (\$250.00) plus five dollars (\$5.00) for each lot shall be paid to the City Clerk for each preliminary plat or final plat shall be submitted with a complete application and supporting documentation for approval. Site plans submitted for review which do not require platting or a building permit have a fee of three percent (3%) of improvement costs or a minimum fee of two hundred dollars (\$200.00).**

B. Any direct cost incurred by the City of Harrisonville above and beyond filing fees outlined in **the City's Comprehensive Schedule of Fees** shall **this Section may** be billed to



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and paid by **the** applicant before final determination by the Board of Aldermen or the release of building permits.

Section 410.230: Any person, firm or corporation who fails to comply with or violates any of these Subdivision Regulations shall be guilty of a misdemeanor and upon conviction thereof shall be fined **as established in the City's Comprehensive Schedule of Fees not more than five hundred dollars (\$500.00)** or by confinement in the County Jail for not more than ninety (90) days or by both such fine and confinement, pursuant to the provisions of Section 89.490, RSMo.

Section 410.580.C: Before any land modification is made, a land disturbance permit for the proposed work shall be obtained from the City Engineer. The application for land disturbance permit and **application fee as listed on the City's Comprehensive Schedule of Fees one hundred dollar (\$100.00) application fee** shall be submitted on forms provided by the City Engineer.

Section 410.590.A: *Administrative Fee.* The subdivider shall pay to the City **an fee administration fee of three percent (3%) of the estimated cost of required improvements** for the review and processing of the construction plans and the inspection of the public improvements **as listed in the City's Comprehensive Schedule of Fees**. The subdivision plat shall not be signed until the administrative fee has been paid.

Section 415.080 Fees.

All fees are listed in the City's Comprehensive Schedule of Fees list of fees for plan review and other fees associated with this Chapter can be obtained from the Public Works Department.

Section 415.250.C: Any person violating this Chapter or any part thereof, including failing to stop work upon order, shall upon conviction thereof be fined **as established in the City's Comprehensive Schedule of Fees not more than two hundred dollars (\$200.00)/day** or imprisoned not more than thirty (30) days for each offense. Such violations continued shall constitute a new and separate offense and be punished, as aforesaid, for each separate period of violation.

Section 420.110 Floodplain Development Permit.

A floodplain development permit shall be required for all proposed construction or other development, including the placement of manufactured homes, in the areas described in Article II, Section 420.040. No person, firm, corporation or unit of government shall initiate any development or substantial improvement or cause the same to be done without first obtaining a separate floodplain development permit for each structure or other development.



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The filing fee for a floodplain development permit **is listed in the City's Comprehensive Schedule of Fees shall be two hundred fifty dollars (\$250.00).**

Section 420.260: Violation of the provisions of this Chapter or failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with granting of variances) shall constitute a misdemeanor. Any person who violates this Chapter or fails to comply with any of its requirements shall, upon conviction thereof, be fine **as established in the City's Comprehensive Schedule of Fees not more than five hundred dollars (\$500.00)** and, in addition, shall pay all costs and expenses involved in the case. Each day such violation continues shall be considered a separate offense. Nothing herein contained shall prevent the City of Harrisonville or other appropriate authority from taking such other lawful action as is necessary to prevent or remedy any violation.

Section 500.030 Fees.

A. Fees shall be as established in the City's Comprehensive Schedule of Fees. follows:

Total Valuation*	Fee
\$0 to \$2,000.00	\$40.00
\$2,000.01 and greater	\$40.00, plus \$4.00 for each \$1,000.00 of valuation.

***Based on the latest edition of Building Valuation Data Square Foot Constructions Costs published by the International Code Council (ICC).**

B. Other Fees:

- 1. The commercial plan review fee is fifty percent (50%) of the permit fee. This fee is due upon submittal of application.**
- 2. Inspections outside of normal business hours: fifty-five dollars (\$55.00) per hour, two (2) hour minimum.**
- 3. Reinspection fee: thirty-five dollars (\$35.00).**
- 4. Additional plan review: fifty dollars (\$50.00) per hour.**
- 5. Outside consultants for plan checking and inspections, or both: actual costs of review.**
- 6. New commercial occupancy inspections for new businesses in existing spaces: forty dollars (\$40.00) per hour, or a minimum of fifty dollars (\$50.00).**

Section 500.060.A: Whenever in the Code adopted in this Article or in any ordinance of the City amending said Code any act is prohibited or is made or declared to be unlawful or an offense, or whenever in this Code or ordinance the doing of any act is required or the failure to do any act is declared to be unlawful, where no specific penalty is provided therefor, the violation of any such provision of this Code or ordinance shall be punished by



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a fine **as established in the City's Comprehensive Schedule of Fees not exceeding five hundred dollars (\$500.00)** or by imprisonment not exceeding ninety (90) days, or by both such fine and imprisonment; provided, however, that in any case wherein the penalty for an offense is fixed by any State law or statute, the same penalty so fixed by State law or statute shall be imposed for the punishment of such offense and no other, except that imprisonments, when made under this Section, may be in the City Jail instead of the County Jail.

Section 500.100.A: Whenever in the Code adopted in this Article or in any ordinance of the City amending said Code any act is prohibited or is made or declared to be unlawful or an offense, or whenever in this Code or ordinance the doing of any act is required or the failure to do any act is declared to be unlawful, where no specific penalty is provided therefor, the violation of any such provision of this Code or ordinance shall be punished by a fine **as established in the City's Comprehensive Schedule of Fees not exceeding five hundred dollars (\$500.00)** or by imprisonment not exceeding ninety (90) days, or by both such fine and imprisonment; provided, however, that in any case wherein the penalty for an offense is fixed by any State law or statute, the same penalty so fixed by State law or statute shall be imposed for the punishment of such offense and no other, except that imprisonments, when made under this Section, may be in the City Jail instead of the County Jail.

Section 500.130 Fees.

Fees shall **be as established in the City's Comprehensive Schedule of Fees follow Section 500.030.**

Section 500.140.A: Whenever in the Code adopted in this Article or in any ordinance of the City amending said Code any act is prohibited or is made or declared to be unlawful or an offense, or whenever in this Code or ordinance the doing of any act is required or the failure to do any act is declared to be unlawful, where no specific penalty is provided therefor, the violation of any such provision of this Code or ordinance shall be punished by a fine **as established in the City's Comprehensive Schedule of Fees not exceeding five hundred dollars (\$500.00)** or by imprisonment not exceeding ninety (90) days, or by both such fine and imprisonment; provided, however, that in any case wherein the penalty for an offense is fixed by any State law or statute, the same penalty so fixed by State law or statute shall be imposed for the punishment of such offense and no other, except that imprisonments, when made under this Section, may be in the City Jail instead of the County Jail.



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Section 500.180 Fees.

Fees shall be as established in the City's Comprehensive Schedule of Fees follow Section 500.030.

Section 500.190.A: Whenever in the Code adopted in this Article or in any ordinance of the City amending said Code any act is prohibited or is made or declared to be unlawful or an offense, or whenever in this Code or ordinance the doing of any act is required or the failure to do any act is declared to be unlawful, where no specific penalty is provided therefor, the violation of any such provision of this Code or ordinance shall be punished by a fine as established in the City's Comprehensive Schedule of Fees not exceeding five hundred dollars (\$500.00) or by imprisonment not exceeding ninety (90) days, or by both such fine and imprisonment; provided, however, that in any case wherein the penalty for an offense is fixed by any State law or statute, the same penalty so fixed by State law or statute shall be imposed for the punishment of such offense and no other, except that imprisonments, when made under this Section, may be in the City Jail instead of the County Jail.

Section 500.220 Fees.

Fees shall be as established in the City's Comprehensive Schedule of Fees follow Section 500.030.

Section 500.230.A: Whenever in the Code adopted in this Article or in any ordinance of the City amending said Code any act is prohibited or is made or declared to be unlawful or an offense, or whenever in this Code or ordinance the doing of any act is required or the failure to do any act is declared to be unlawful, where no specific penalty is provided therefor, the violation of any such provision of this Code or ordinance shall be punished by a fine as established in the City's Comprehensive Schedule of Fees not exceeding five hundred dollars (\$500.00) or by imprisonment not exceeding ninety (90) days, or by both such fine and imprisonment; provided, however, that in any case wherein the penalty for an offense is fixed by any State law or statute, the same penalty so fixed by State law or statute shall be imposed for the punishment of such offense and no other, except that imprisonments, when made under this Section, may be in the City Jail instead of the County Jail.

Section 500.260 Fees.

Fees shall be as established in the City's Comprehensive Schedule of Fees follow Section 500.030.



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Section 500.270.A: Whenever in the Code adopted in this Article or in any ordinance of the City amending said Code any act is prohibited or is made or declared to be unlawful or an offense, or whenever in this Code or ordinance the doing of any act is required or the failure to do any act is declared to be unlawful, where no specific penalty is provided therefor, the violation of any such provision of this Code or ordinance shall be punished by a fine **as established in the City's Comprehensive Schedule of Fees not exceeding five hundred dollars (\$500.00)** or by imprisonment not exceeding ninety (90) days, or by both such fine and imprisonment; provided, however, that in any case wherein the penalty for an offense is fixed by any State law or statute, the same penalty so fixed by State law or statute shall be imposed for the punishment of such offense and no other, except that imprisonments, when made under this Section, may be in the City Jail instead of the County Jail.

Section 500.300 Fees.

Fees shall **be as established in the City's Comprehensive Schedule of Fees follow Section 500.030.**

Section 500.310.A: Whenever in the Code adopted in this Article or in any ordinance of the City amending said Code any act is prohibited or is made or declared to be unlawful or an offense, or whenever in this Code or ordinance the doing of any act is required or the failure to do any act is declared to be unlawful, where no specific penalty is provided therefor, the violation of any such provision of this Code or ordinance shall be punished by a fine **as established in the City's Comprehensive Schedule of Fees not exceeding five hundred dollars (\$500.00)** or by imprisonment not exceeding ninety (90) days, or by both such fine and imprisonment; provided, however, that in any case wherein the penalty for an offense is fixed by any State law or statute, the same penalty so fixed by State law or statute shall be imposed for the punishment of such offense and no other, except that imprisonments, when made under this Section, may be in the City Jail instead of the County Jail.

Section 500.330.A.4: Delete IPMC Section 103.5, Fees, in its entirety. Fees shall **be as established in the City's Comprehensive Schedule of Fees follow Section 500.030.**

Section 500.410: Any beneficiary, registered representative, or local property management company that violates any provision of this Article shall be in violation of this Article, and a General Ordinance Summons (GOS) may be issued against the beneficiary's representative for such violation. In addition to any other penalties which may be assessed for a violation of this Article, any person or entity who violates a provision of this Article shall be assessed a fine **as established in the City's Comprehensive Schedule of Fees of five hundred dollars (\$500.00)** per violation, or imprisonment not exceeding ninety (90) days, or both such fine and imprisonment.



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Section 500.430.A.4: Delete IPSC Sections 105.6.2 and 105.6.3, Fees, in its entirety. Fees shall **be as established in the City's Comprehensive Schedule of Fees** follow **Section 500.030**.

Section 500.440.A: Whenever in the Code adopted in this Article or in any ordinance of the City amending said Code any act is prohibited or is made or declared to be unlawful or an offense, or whenever in this Code or ordinance the doing of any act is required or the failure to do any act is declared to be unlawful, where no specific penalty is provided therefor, the violation of any such provision of this Code or ordinance shall be punished by a fine **as established in the City's Comprehensive Schedule of Fees not exceeding five hundred dollars (\$500.00)** or by imprisonment not exceeding ninety (90) days, or by both such fine and imprisonment; provided, however, that in any case wherein the penalty for an offense is fixed by any State law or Statute, the same penalty so fixed by State law or Statute shall be imposed for the punishment of such offense and no other, except that imprisonments, when made under this Section, may be in the City Jail instead of the County Jail.

Section 505.010.B: There shall be a charge for the issuance of each fence permit **as established in the City's Comprehensive Schedule of Fees** which is set out in **Section 500.030**.

Section 505.030.E: Procedure For Appeal. Appeals to the Board may be taken by any person aggrieved by a decision of the **Director of Codes Administration** or Fire Chief in relation to materials, equipment design and types of construction required in their interpretation of the City codes and standards. Such appeal shall be taken within thirty (30) days of the application for any action by the Director or Fire Chief by filing with the officer from whom the appeal is taken a written request for appeal specifying the grounds thereon together with a filing fee of one hundred dollars (\$100.00). The City's actual costs for a court reporter for the hearing will be billed to the applicant. These fees will also be applied to dangerous building hearings and billed against the subject property. The officer from whom the appeal is taken shall immediately transmit to the Board all the papers constituting the record upon which the action appealed from was taken. An appeal shall stay all proceedings and furtherance of the actions appealed from unless the officer from whom the appeal is taken certifies to the Board after the notice of appeal is filed with him/her that a stay would, in his/her opinion, cause immediately peril to life or property. In such case proceedings shall not be stayed other than by a restraining order that may be granted by the Board or by a court of competent jurisdiction with notice to the officer from whom the appeal is taken and on due cause shown. The Board shall fix a time and place for the hearing on the particular points raised by the appeal within ten (10) working days following receipt of same and decide same within five (5) working days. A notice of the hearing shall be mailed to the appellant's last known address at least five (5) days prior to



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the date set for the hearing. At the hearing, any party may appear in person or by agent or by attorney.

Section 515.020.A: Whenever any person desires to vacate any street, alley, commons and public square or part thereof, he/she may petition the Board of Aldermen giving a distinct description of the property to be vacated, which petition shall be filed with the City Clerk, together with a **one hundred seventy-five dollars (\$175.00)** filing fee **as established in the City's Comprehensive Schedule of Fees** and shall remain on file for a period of thirty (30) days before being acted upon by the Board of Aldermen.

Section 515.100.A.4: Penalties. Any person, whether owner, representative, contractor, subcontractor or foreman, who shall grade, construct, repair, reconstruct or alter any public street, pavement, curb, gutter, driveway, sidewalk or sewer within any public way or any public sewer adjacent to or running through any private property within a public right-of-way without first securing a permit therefor issued by the Director of Public Works or the Building Official shall be deemed guilty of a violation of this Section and upon conviction thereof shall be fined **as established in the City's Comprehensive Schedule of Fees in a sum of not more than five hundred dollars (\$500.00).**

Section 515.100.A.5: Right-of-way work permits applicable to this Chapter shall have a fee collected, based on the dollar valuation of the work to be constructed or repaired **as established in the City's Comprehensive Schedule of Fees, of a minimum of forty dollars (\$40.00) for the first two thousand dollars (\$2,000.00) of valuation plus four dollars (\$4.00) per thousand dollars (\$1,000.00) of additional valuation thereafter,** except where authorization for the construction or repair of residential sidewalks and driveways within street rights-of-way, required by ordinance, has been granted by their inclusion in a building permit.

Section 520.050.B: Persons applying for a permit shall submit the following information: location of blasts, purpose of blasting, size of blasts, locations of nearest structures, certificate of insurance and duration of the blasting activities. The fee for blasting permits is **listed on the City's Comprehensive Schedule of Fees two hundred fifty dollars (\$250.00)** plus actual ancillary costs incurred by the City of Harrisonville.

Section 520.090.A: Each application for a blasting permit shall be accompanied by a **two hundred dollar (\$200.00)** application fee **as established in the City's Comprehensive Schedule of Fees.**

Section 520.170: Any permittee who violates any permit condition or who violates any other provision of this Chapter may be assessed a penalty and/or have their permit revoked and future permits refused. Such penalty shall **be as established in the City's Comprehensive Schedule of Fees not exceed five hundred dollars (\$500.00)** and/or thirty (30) days' imprisonment for each violation. Each blast may be deemed a separate violation for purposes of penalty assessments. In determining the amount of the penalty,



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consideration shall be given to the permittee's history of previous violations, the seriousness of the violation, including any irreparable harm to the environment or property damage and any hazard to the health or safety of the public.

Section 525.050 Fees.

The fees for the permits required in this Article shall be as established in the City's Comprehensive Schedule of Fees set out in Section 500.030 of this Code.

Section 525.090 Fees.

The fees for the permits required in this Article shall be as established in the City's Comprehensive Schedule of Fees set out in Section 500.030 of this Code.

Section 525.120 Fees.

The fees for the permits required in this Article shall be as established in the City's Comprehensive Schedule of Fees set out in Section 500.030 of this Code.

Section 530.030.A.2: Each such application shall be accompanied by payment of fees as established in the City's Comprehensive Schedule of Fees designated in this Chapter.

Section 530.030.A.9.c: Right-of-way work permits applicable to this Chapter shall have a fee collected, based on the dollar valuation of the work to be constructed or repaired as specified in the City's Comprehensive Schedule of Fees, of a minimum of forty dollars (\$40.00) for the first two thousand dollars (\$2,000.00) of valuation plus four dollars (\$4.00) per thousand dollars (\$1,000.00) of additional valuation thereafter, except where authorization for the construction or repair of residential sidewalks and driveways within street rights-of-way, required by ordinance, has been granted by their inclusion in a building permit.

Section 530.050.G: For each violation of the provisions of this Chapter or a permit granted pursuant to this Chapter, a fine shall be as established in the City's Comprehensive Schedule of Fees assessed at a rate not to exceeding one hundred dollars (\$100.00)

Section 600.160.C.7: The application fee for an employee's liquor permit is listed on the City's Comprehensive Schedule of Fees of ten dollars (\$10.00) to be paid to the City of Harrisonville.

Section 600.180 Liquor Licenses Fees For Non-Intoxicating Beer Licenses.

All liquor license fees are as established on the City's Comprehensive Schedule of Fees.

A. Before any license shall be issued for the manufacture or sale of non-intoxicating beer in the City, the applicant therefor shall pay to the City a fee as follows:



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- 1. For the manufacture and the sale by the manufacture of non-intoxicating beer brewed or manufactured in this State: \$ 375.00**
- 2. For the sale by any distributor or wholesaler, other than the manufacturer or brewer thereof: \$ 75.00**
- 3. For the sale for consumption on the premises where sold: \$ 37.50**
- 4. For the sale by grocers and other merchants and dealers in the original | package direct to consumers but not for resale: \$ 22.50**
- 5. For sale to duly licensed wholesalers and soliciting orders for the sale: \$ 75.00**

Section 605.020.A: There is hereby established a license fee to be charged and collected as hereinafter provided on any occupation, profession, trade, business and avocation and on all persons who shall deal in or sell or offer any service. Any person, company, association or corporation wishing to do business shall first file an application with the City Collector requesting a business license and such application shall be accompanied by **the a fee established in the City's Comprehensive Schedule of Fees of fifty dollars (\$50.00)** per year as the licensing fee. In addition to the City business license fee **of fifty dollars (\$50.00)** a supplemental fee for certain specific businesses or aspects of business operation shall also be charged and collected. See the City's Comprehensive Schedule of Fees. **below for the schedule of supplemental fees charged:**

Residential Dwelling Unit or Units	\$14.00 per unit per year
Mechanical, Electrical, Plumbing Contractors	\$30.00 per year

Section 605.060 Farm Products.

No tax, license or fee shall be levied or collected from any City or County farmer or producer for the sale of produce raised by him/her; provided the City retains the right to designate where such sales may be made. Any out of State farmer or producer shall be assessed a license **for Farm Product as established in the City's Comprehensive Schedule of Fees. in the amount of one hundred dollars (\$100.00).**

Section 605.080: All licenses shall expire on August thirty-first (31st) and failure to renew by September thirtieth (30th) shall result in the assessment of a **ten percent (10%)** late penalty **as established in the City's Comprehensive Schedule of Fees** and can be subject to Municipal Court citation and summons pursuant to Section 605.090. Failure to renew may be subject to revocation of such license.

Section 605.090.A: Non-Compliance Or Violation A Misdemeanor. In addition to any other penalties prescribed under this Chapter or any related Chapters, any failure to comply with or any violation of any provision of this Chapter shall be a misdemeanor and



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shall be punishable, upon conviction thereof, by a fine **as established in the City's Comprehensive Schedule of Fees of not less than one hundred dollars (\$100.00) nor more than five hundred dollars (\$500.00)** for each such offense. Each day such failure or non-compliance shall continue shall constitute a separate offense.

Section 610.070 Fee.

Any person desiring a peddler's identification card shall pay **the applicable fee established in the City's Comprehensive Schedule of Fees. a twenty-five dollar (\$25.00) non-refundable application fee.**

Section 620.080 Issuance, Fees.

A. If the Chief of Police shall approve the application or the Board of Aldermen overrules the Chief of Police, the City Clerk shall issue a license therefor upon the receipt of the payment of the **following** license fee, **as established in the City's Comprehensive Schedule of Fees for the applications listed below:**

- A1.** Private security agency or private investigation agency, **per year: \$20.00.**
- B2.** Private investigator, **per year: \$10.00.**
- C3.** Private security officer, not an employee of the firm, business, partnership, corporation or person whose premises he/she guards, **per year: \$10.00.**
- D4.** Private security officer who is an employee of the firm, business, partnership, corporation or person whose premises he/she guards, initial investigation fee only: **\$5.00.**

Section 620.150.B: Penalty for Violation. Violation of this Section shall be punishable by the immediate revocation of any license under this Section and by **a fine as established in the City's Comprehensive Schedule of Fees not more than five hundred dollars (\$500.00) in fines** and ninety (90) days incarceration in the City or County Jail for each such violation.

Section 630.070 Pawnshop/Small Loan Establishment License Requirements.

- A.** No person shall establish a pawnshop or small loan establishment within the City limits of Harrisonville, Missouri, without obtaining a pawnshop/small loan establishment license. The annual pawnshop or small loan establishment license fee shall be **as established in the City's Comprehensive Schedule of Fees. six hundred dollars (\$600.00) per year.**

Section 630.170.A: Any person who violates the provisions of this Chapter shall be guilty of a municipal offense and, upon convictions, shall be punished by a fine **as established in the City's Comprehensive Schedule of Fees of not less than one dollar (\$1.00) but no more than five hundred dollars (\$500.00)** or by imprisonment for not more than ninety (90) days



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or shall be both so fined and imprisoned. In addition, any violation of this Chapter shall be grounds for the Board of Aldermen to revoke any or all licenses or permits issued by the City.

Section 635.100.A: Any person who violates the provisions of this Chapter shall be guilty of a municipal offense and, upon conviction, shall be punished by a fine **as established in the City's Comprehensive Schedule of Fees of not less than one dollar (\$1.00) but no more than five hundred dollars (\$500.00)** or by imprisonment for not more than ninety (90) days or shall be both so fined and imprisoned. In addition, any violation of this Chapter shall be grounds for the City Clerk to revoke any or all licenses or permits issued by the City.

Section 640.310.A: Any person who violates the provisions of this Chapter shall be guilty of a municipal offense and, upon conviction, shall be punished by a fine **as established in the City's Comprehensive Schedule of Fees of not less than one dollar (\$1.00) but no more than five hundred dollars (\$500.00)** or by imprisonment for not more than ninety (90) days or shall be both so fined and imprisoned. In addition, any violation of this Chapter shall be grounds for the City to revoke any or all licenses or permits issued by the City.

Section 645.040 Registration Fee.

At the time a license is issued under this Article, the applicant shall pay to the City **the sum of one dollar (\$1.00) as** a registration fee for each place of business for which he/she desires such license **in an amount as established by the City's Comprehensive Schedule of Fees.**

Section 650.090.C.2: The classification of licenses and fees shall be as follows:

- a. Adult business establishment license fee is **as established in the City's Comprehensive Schedule of Fees three hundred dollars (\$300.00) per year.**
- b. Change of address fee for adult business establishment is **as established in the City's Comprehensive Schedule of Fees ten dollars (\$10.00) per year.**
- c. Adult business employee permit application fee is **as established in the City's Comprehensive Schedule of Fees one hundred dollars (\$100.00) per year.**
- d. Change of address for adult business employee permit is **as established in the City's Comprehensive Schedule of Fees ten dollars (\$10.00) per year.**

Section 650.160.A : Any person who violates the provisions of this code shall be guilty of a municipal offense and, upon conviction, shall be punished by a fine **as established in the City's Comprehensive Schedule of Fees of not less than one dollar (\$1.00) but no more than five hundred dollars (\$500.00)** or by imprisonment for not more than ninety (90) days or shall be both so fined and imprisoned. In addition, any violation of this code shall be grounds for the City Clerk to revoke any or all licenses or permits issued by the City.

Section 665.050: Any person engaged in any business described in Section 665.010, who shall violate any of the provisions of this Article, shall be deemed guilty of an offense and upon



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conviction thereof shall be fined **as established in the City's Comprehensive Schedule of Fees of not less than one dollar (\$100.00) but no more than five hundred dollars (\$500.00)**. Each day's violation shall constitute a separate offense.

Section 675.030.D: Application Requirements. Mobile food trucks and mobile food carts shall submit the following:

1. A completed City business license application, a Missouri Sales Tax ID number and no tax due letter, and **the annual application fee as established in the City's Comprehensive Schedule of Fees a thirty dollar (\$30.00) annual application fee.**
2. A completed permit application that has been submitted to the Cass County Public Health Department for mobile, pushcart and temporary food establishments. Applicant must provide the City a copy of the approved Cass County permit upon receipt after pre-opening inspection.
3. Address and description of kitchen/commissary from which vendor is working.
4. Locations in the City where vendor will be working, estimated schedule, and written permission from property owner(s). The vendor shall submit location changes to the City as they occur.
5. A completed food truck vendor fire inspection checklist and **one-time fifty dollar (\$50.00) inspection fee as established in the City's Comprehensive Schedule of Fees.**

Section 680.040.C: Misdemeanor Penalty. A person who is convicted of a violation of any provision of this Chapter which is designated as a misdemeanor shall be punished, by a fine **as established in the City's Comprehensive Schedule of Fees of not more than one thousand dollars (\$1,000.00)**, plus cost of prosecution. Further, any person who shall violate or fail to comply with any provisions of this Section or who shall willfully disobey or interfere with the implementation of a rule, order or directive issued pursuant to this Chapter, shall be guilty of a misdemeanor.

Section 680.040.E: Schedule. The schedule of misdemeanor penalties **are listed under the City's Comprehensive Schedule of Fees. under this Section shall be as follows:**

1. **First offense: \$100.00.**
2. **Second Offense: \$250.00.**
3. **Third offense and above: \$500.00.**

Section 700.235.F: Penalty For First And Second Offense. Violation of any Subsection of this Section shall be considered a misdemeanor and each violation shall be deemed a separate offense. First time violators shall receive a written warning. Second time violators shall be punishable upon conviction thereof or a plea of guilty thereto by a fine **as established in the City's Comprehensive Schedule of Fees of not less than one hundred**



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dollars (\$100.00) and not to exceed five hundred dollars (\$500.00) and in addition thereto as a part of said judgment, the Municipal Judge may order and adjudge the public nuisance to be abated at the cost of the owner.

Section 700.250 Meter Test Procedures.

A. *Water Meters.* Any residential customer may require that his/her meter be tested for accuracy by making such request to the City utilities office. The charge for such testing shall be **as established in the City's Comprehensive Schedule of Fees in the amount of fifteen dollars (\$15.00) to be payable to the City.** Any commercial customer may require such testing of a water meter for **the a fee as established in the City's Comprehensive Schedule of Fees of fifty dollars (\$50.00).** If the meter is found to have an average error of not more than four percent (4%), such meter shall be considered to be accurate and correct and no adjustment shall be made in any charge or bill for service prior to the date of such test and the testing charge shall be applicable. If the meter is found to have an average error of more than four percent (4%), such meter shall be corrected or replaced at the option of the City and an appropriate adjustment in billing made in keeping with the percentage of error found upon test and no meter testing charge shall be assessed. Such adjustment shall be made in the bills for a period not exceeding sixty (60) days prior to the date of the test. The foregoing does not apply to meters that are physically damaged, whether by accident or otherwise.

B. *Electric Meters.* Any residential customer may require that his/her electric meter be tested for accuracy by making such request to the City utilities office. The charge for such testing shall be **as established in the City's Comprehensive Schedule of Fees in the amount of forty dollars (\$40.00) to be payable to the City.** Any commercial customer may require such testing of an electric or power and demand meter for **the a fee as established in the City's Comprehensive Schedule of Fees of one hundred twenty-five dollars (\$125.00).** If the meter proves to be recording within two percent (2%) of the rated accuracy, the testing charge shall be applicable. If the meter proves to be recording inaccurately by more than two percent (2%) of the rated accuracy, an adjustment shall be made in the billings for a period not exceeding sixty (60) days prior to the date of the test and no meter testing charge shall be assessed. The foregoing does not apply to meters that are physically damaged, whether by accident or otherwise.

Section 700.290 Water and Sewer Tap Fees.

Water and sewer tap fees shall be as established in the City's Comprehensive Schedule of Fees. The following fees will be charged for water and sewer taps:



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Water line tap

\$100.00 plus cost of materials

Sewer line tap:

\$100.00 plus cost of materials

Section 700.320 Residential Customers.

A cash deposit of **the amounts established in the City's Comprehensive Schedule of Fees** **two hundred dollars (\$200.00) for total electric homes and one hundred fifty dollars (\$150.00) for non-total electric homes and one hundred dollars (\$100.00) for water and sewer service** shall be required for all permanent residential service connections except where acceptable credit has been established with the City in his/her name. Such deposit may be increased from time to time in accordance with Section 700.410(B).

Section 700.325 Rental Customers.

A cash deposit of **the amounts established in the City's Comprehensive Schedule of Fees** **two hundred twenty-five dollars (\$225.00) for total electric homes and/or rental units and one hundred seventy-five dollars (\$175.00) for non-total electric homes and/or rental units and one hundred twenty-five dollars (\$125.00) for water and sewer service** shall be required for all permanent rental service connections. An active lease between the service customer and the owner of the rental property is required before utility services are connected to the home and/or rental unit.

Section 700.350 Service Charge For Replaced Meter Seals.

Whenever a seal is broken on a City utility meter by other than City personnel, there shall be a service charge made to the customer in the amount **established in the City's Comprehensive Schedule of Fees** **of twenty dollars (\$20.00)**.

Section 700.400.A: All bills for utility services furnished by the City shall be subject to a **ten percent (10%)** penalty fee **as established in the City's Comprehensive Schedule of Fees** if not received in the City utility billing office by 5:00 p.m. on the 15th day of the month, when the 15th day falls on a regular business day (Monday through Friday).

Section 700.410.B: When an order for disconnection of utility services due to non-payment has been written, a service administrative fee **as established in the City's Comprehensive Schedule of Fees** **of fifty dollars (\$50.00)** shall be assessed on the account. An additional deposit **as established in the City's Comprehensive Schedule of Fees** **of twenty-five dollars (\$25.00)** shall be assessed on the account, to be credited to the customers' existing deposit amount. This administrative service fee and deposit shall be assessed and paid regardless of the status of any actual disconnection of service. All past due amounts including any other



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amounts or fees due the City for any reason shall be paid in order to maintain or restore utility service. In the event that utility service is disconnected for non-payment of the bill, service shall not be reconnected until all past due bills and applicable fees for municipal services have been paid in full.

Section 700.410.C: Should a customer with disconnected service request reconnection during non-business hours, the customer will be required to provide payment prior to reconnection in the form of a cashier's check or money order for the total amount due the City, including any applicable additional fees, plus **the a fifty dollar (\$50.00)** after hours reconnection fee **as established in the City's Comprehensive Schedule of Fees.**

Section 700.420 Disconnection For Insufficient Funds Check.

In the event an insufficient funds check is returned to the City for payment of a utility account that is not paid by the 25th of the month, utility service will be disconnected upon receipt of the insufficient funds check and reconnection charges will be applicable. In addition, **a thirty dollar (\$30.00)** the return check fee **established in the City's Comprehensive Schedule of Fees** shall be applied.

Section 700.440 Service Charge.

A service charge fee, **as established in the City's Comprehensive Schedule of Fees, of five dollars (\$5.00)** shall be paid if any municipal utility service is connected or disconnected within a three-month period.

Section 700.460 Water Rates.

A. Rates Adopted. The **water rates are adopted as established in the City's Comprehensive Schedule of Fees. following water rates are hereby adopted:**

1. Commercial.

- a. For the first one thousand (1,000) gallons a rate of fourteen dollars and sixty cents (\$14.60).**
- b. For all in excess of one thousand (1,000) gallons a rate of nine dollars and fifteen cents (\$9.15) for each additional one thousand (1,000) gallons used.**

2. Residential.

- a. For the first one thousand (1,000) gallons a rate of fourteen dollars and sixty cents (\$14.60).**
- b. For all in excess of one thousand (1,000) gallons a rate of nine dollars and fifteen cents (\$9.15) for each additional one thousand (1,000) gallons used.**



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Section 700.470 Bulk Water Rates and Construction Water.

Authorized water for the public use from fire hydrants must be metered. The user shall complete a hydrant meter rental form and **provide payment of the fee as established in the City's Comprehensive Schedule of Fees a charge of two hundred fifty dollars (\$250.00) will be assessed for the use of the two (2) inch meter and one hundred dollars (\$100.00) for the three-fourths (¾) inch meter.** A hydrant meter may not be rented for a longer period than six (6) months. A hydrant meter shall be removed when temperatures are below thirty-two degrees Fahrenheit (32°F.). The rate for bulk and construction water shall be **as established in the City's Comprehensive Schedule of Fees one dollar (\$1.00) per one hundred (100) gallons or fraction thereof.**

Section 700.480.B: Basic Sewage Service Charge. Each user of the sewage system of the City shall pay for the use of such system based on **the fees established in the City's Comprehensive Schedule of Fees. the following schedule of rates:**

1. Commercial. (Effective for billings due on or after January 1, 2022)

- a. Eighteen dollars and three cents (\$18.03) for the first one thousand (1,000) gallons.**
- b. For all in excess of one thousand (1,000) gallons, ten dollars and ten cents (\$10.10) for each additional one thousand (1,000) gallons used.**

2. Residential.

- a. Effective for billings due on or after January 1, 2022:**
 - (1) Eighteen dollars and three cents (\$18.03) for the first one thousand (1,000) gallons.**
 - (2) For all in excess of one thousand (1,000) gallons, ten dollars and ten cents (\$10.10) for each additional one thousand (1,000) gallons used.**
- b. Quantity charges for residential users shall be calculated each March 31 based on winter period average water usage defined as the average monthly usage for at least two (2) consecutive months based on meter readings in March and/or the immediate preceding months of October, November, December, January and February. The minimum monthly usage shall be one thousand (1,000) gallons. When a residential user does not have a history of water usage for the immediate preceding January, February and March or when a resident is not properly metered, the quantity charge shall be based on one hundred percent (100%) of the monthly metered water used, not to**



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exceed the average winter period water usage for the residential class. Charges for all commercial and industrial users shall be based on one hundred percent (100%) of the monthly metered water used except as otherwise provided in Section 700.490.

c. *Extra strength charge.* Wastewater discharged to the sewage system from commercial or industrial users shall be subject to an extra strength charge when the:

- (1) BOD concentration exceeds three hundred (300) milligrams per liter (mg/l) by analysis; or
- (2) COD concentration exceeds six hundred (600) milligrams per liter (mg/l) by analysis or suspended solids concentration exceeds three hundred (300) milligrams per liter (mg/l) by weight or fats, oil and grease concentration exceeds one hundred (100) mg/l by weight. All analysis shall be performed on composite samples collected at no less than hourly intervals over a twenty-four (24) hour period. Extra strength charges shall be calculated based on one hundred percent (100%) of metered water use, except as otherwise provided in Section 700.490, in accordance with the following formula:

$$S = V_s \times 0.000834 \times (\$0.27 (\text{BOD}-300) + \$0.14 (\text{SS}-300) + \$0.14 (\text{G}-100))$$

Where:

S = Surcharge in dollars monthly.

V_s = Sewage volume in one hundred (100) gallons.

Eight hundred thirty-four one-millionths (0.000834) = Conversion factor for one hundred (100) gallons to million pounds.

Twenty-eight cents (\$0.28) = Unit charge for BOD in dollars per pound, of which eighteen cents (\$0.18) represents the user charge position and ten cents (\$0.10) represents capital charges.

BOD = BOD strength in mg/l by analysis.

Three hundred (300) = Allowed BOD strengths in mg/l by analysis.

Six hundred (600) = Allowed COD strengths in mg/l by analysis.

Fourteen cents (\$0.14) = Unit charge for suspended solids in dollars per pound, of which eleven cents (\$0.11) represents the user charge portion and three cents (\$0.03) represents capital charges.

SS = Suspended solids strength in mg/l by weight.

G = Fats, oil and grease strength in mg/l by weight.



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One hundred (100) = Allowed fats, oil and grease strength in mg/l by weight.

Fourteen cents (\$0.14) = Unit charge for fats, oil and grease in dollars per pound.

Section 700.530.A: The electric rates are adopted as established in the City's Comprehensive Schedule of Fees. The following described electric rates are hereby adopted.

1. Residential service rates.

a. *Availability.* To residential customers for domestic purposes in a single-family dwelling unit supplied through one (1) meter.

This schedule is not applicable to a residence which is used for commercial, professional or any other gainful enterprise; however, if the domestic use can be separately metered, this schedule is applicable to the metered domestic portion of energy use. This service may be single phase or three (3) phase at the option of the utility.

A residence in which three (3) rooms or more are rented, or are available for rent, leased or otherwise used by other than a single-family dwelling unit, is considered non-domestic and the commercial service schedule shall apply. At the option of the utility, multiple-dwelling units may be served through one (1) meter. Combined dwelling units, when used as separate residences, shall be charged a base fee per the number of units, plus the actual charges for all kwh in excess of the base kwh already charged.

b. *Character of service.* Alternating current, sixty (60) cycles, single phase, at nominal voltages of 115 or 115/230 volts.

Monthly service charge	\$5.46
First 100 kWh per month	\$0.1558
Next 900 kWh per month	\$0.1134
Over 1,000 kWh per month	\$0.0929

c. *Supply cost adjustment.* Service under this schedule is subject to the provisions of the supply cost adjustment schedule.

2. Total electric residential service rate.

a. *Availability.* To residential customers and individually metered apartments and private rooming houses for all energy requirements including lighting, cooking, house heating, water heating, refrigeration, air-conditioning and all other domestic electric energy uses. The customer shall have no other source of energy except for decorative fireplaces. The maximum size motor permitted under this schedule is ten (10) horsepower.



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Customer shall be billed under this schedule for not less than twelve (12) consecutive months.

Service shall be provided under this schedule only when applied for as a part of an application for a building permit.

To qualify for total electric rate residential, the dwelling unit must be insulated with an "R" value of twenty-two (22) for ceilings and thirteen (13) for exterior walls. The "R" value shall be for the insulation only with no values assumed for other components of the ceiling, walls or floor sections.

b. *Character of service.* Alternating current, sixty (60) cycles, single phase, at nominal voltages of 115 or 115/230 volts.

Monthly service charge	\$5.46
Over 1,000 kWh per month — winter	\$0.0802
Over 1,000 kWh per month — summer	\$0.0929
Next 900 kWh per month	\$0.1134
First 100 kWh per month	\$0.1558

The four (4) summer months are defined as the meter readings made during the months of June, July, August and September. The eight (8) winter months are defined as the meter readings made during the months of October through and including May.

c. *Supply cost adjustment.* Service under this schedule is subject to the provisions of the supply cost adjustment schedule.

3. Commercial service rate.

a. *Availability.* To all business and commercial enterprises, churches, schools and institutions for lighting and small power service. Business in homes operated solely by telephone or mail are excluded.

b. *Character of service.* Alternating current, sixty (60) cycles, single phase except at the utility's option. Service at 115 or 115/230 volts. Motor ratings over (one and one-half (1½) hP shall be served at 230 volts.

Customers receiving service under this schedule shall not use more than 10,000 kWh in any one (1) monthly billing period, nor install motors aggregating more than ten (10) hP. Customers who use more than 10,000 kWh in any monthly billing or having installed motors aggregating more than ten (10) hP shall be billed under the combined light and power schedule for the succeeding twelve (12) months.

Monthly base service charge	\$10.92
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First 1,000 kWh per month \$0.1260

Over 1,000 kWh per month \$0.1042

c. Supply cost adjustment. Service under this schedule is subject to the provisions of the supply cost adjustment schedule.

4. Combined light and power service rate.

a. Availability. To industrial and heavy commercial load customers.

b. Character of service. Alternating current, sixty (60) cycles, single or three phase. Service at secondary or primary voltage. All new customers having an estimated billing demand in excess of ten (10) kw shall be billed under this schedule. Any customer using 10,000 kWh or more or ten (10) kw or more of demand power in any one (1) monthly billing period or installing motors aggregating more than ten (10) hP shall be billed under this schedule for at least twelve (12) consecutive months.

Monthly service charge \$32.77

Demand charge — \$ per kWh of metered demand

Summer \$9.34

Winter \$9.34

All volume per kWh per month \$0.0796

c. Supply cost adjustment. Service under this schedule is subject to the provisions of the supply cost adjustment schedule.

Section 700.640 Sanitary Sewer Connection Charges.

The connection charges for the Katy Trails sanitary sewer main that will be assessed and collected by City as set forth **in the City's Comprehensive Schedule of Fees. hereinabove will be:**

Single-family and duplex use is charged \$1,300/acre

All other use is charged \$2,275/acre

Section 700.680.B: Any person found to be violating this Section provision shall be guilty of a misdemeanor and on conviction thereof shall be imposed a fine **as established in the City's Comprehensive Schedule of Fees of not less than fifty dollars (\$50.00) or more than five hundred dollars (\$500.00).**

Attachment: Code Changes (Mark-up) (Comprehensive Schedule of Fees Code Changes)



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Section 700.720.B: Any person who shall continue any violation beyond the time limit provided for in Section 700.710(A), shall be guilty of a misdemeanor and on conviction thereof shall be fined **amounts as established in the City's Comprehensive Schedule of Fees not less than two hundred fifty dollars (\$250.00) for the first violation of this Section and not less than four hundred dollars (\$400.00) for a second violation and not less than five hundred dollars (\$500.00) for a third or any subsequent violation thereafter** and shall be subject to such additional penalty under Section 100.200 of the Code of Ordinances of the City as the Municipal Judge may deem necessary.

Section 700.800 Water Tap Fees.

A. The water tap fees to be charged by the City of Harrisonville for water taps or connections to City-owned mains shall be as **established in the City's Comprehensive Schedule of Fees. follows:**

- 1. Authority.** As to authority in the creation of the water tap fee, the City is exercising its local authority, including its Police powers pursuant to Chapters 79, 88 and 91, RSMo., as amended. The aforementioned provisions authorize and require the City to provide and finance water service facilities and to provide for the health, safety and general welfare of the City.
- 2. Intent.**
 - a.** It is the intent of this Section to establish a water system user's fee imposed upon new connections to the City's water system and not to levy a "tax" or fee as such term is used in Article X, Section 22, of the Missouri Constitution.
 - b.** It is the intent of this Section to impose a water tap fee, payable prior to approval of a new water service connection, in an amount based upon the demand for water attributable to the new connection cost of constructing water service facilities needed to serve the new connection.
- 3. Calculation of the water tap fee.** The City shall calculate the water tap fee due for a new application for service by determining the capacity multiplier of the size and type meter to be used for the new connection, relative to a five-eighths (5/8) inch by three-fourth (3/4) inch residential-displacement-type meter. **The water tap fee by meter size shall be as follows:**



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Water Tap Fees

Meter Size	Fee
5/8 x 3/4 inch residential	\$440.00
3/4 inch commercial min	\$660.00
1 inch	\$1,100.00
1 1/2 inch	\$2,210.00
2 inch	\$3,530.00
3 inch	\$6,600.00
4 inch	\$11,000.00

Over 4 inches shall be determined by the Public Works Director

Section 700.810.A: The sewer connection fees to be charged by the City of Harrisonville for sewer connections or connections to City-owned sewers shall be as **established in the City's Comprehensive Schedule of Fees. follows:**

1. Authority. As to authority in the creation of the sewer connection fee, the City is exercising its local authority, including its Police powers pursuant to Chapters 79, 88 and 91, RSMo., as amended. The aforementioned provisions authorize and require the City to provide and finance sanitary service facilities and to provide for the health, safety and general welfare of the City.

2. Intent.

a. It is the intent of this Section to establish a sewer system user's fee imposed upon new connections to the City's sewer system and not to levy a "tax" or fee as such term is used in Article X, Section 22, of the Missouri Constitution.

b. It is the intent of this Section to impose a sewer connection fee, payable prior to approval of a new sewer service connection.

3. Sewer connection fees.



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a. There shall be two (2) classes of building sewer connection permits.

(1) Residential (single-family and multiple-family).

(2) Commercial and industrial.

b. Sewer connection fees will be charged as follows:

Sewer Connection Fees	
Meter Size	Fee
5/8 inch residential	\$510.00
3/4 inch commercial min	\$760.00
1 inch	\$1,260.00
1 1/2 inch	\$2,530.00
2 inch	\$4,040.00
3 inch	\$7,600.00
4 inch	\$12,600.00

Over 4 inches shall be determined by the Public Works Director

(1) The applicant will be required to provide the City with a listing of industrial wastes proposed to be discharged into the City's sewer system prior to applying for a building permit.

4. Administration of sewer connection fees.

a. Collection of sewer connection fee. Sewer connection fees imposed pursuant to this Section shall be collected by the City prior to approving any application for service.

b. Transfer of funds to the Finance Department. Sewer connection fees shall be transferred from the collecting agency to the Finance Department for placement in the Water and Sewer Enterprise Fund.

c. Use of funds collected. The funds collected by reason of this Section shall be used exclusively for the purpose of:

- (1) Offsetting actual connection costs incurred by the City;
- (2) Undertaking sewer facilities projects, including system master planning, engineering, legal, administration, construction inspection, construction of facilities, land acquisition and testing;
- (3) Operation and maintenance, including infiltration and inflow remediation; and
- (4) For financing directly as a pledge against bonds, revenue certificates, grant match and other obligations of indebtedness.



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d. A review of this Section and sewer connection fees will be completed annually by the City Administrator with recommendations concerning changes to this Section or the sewer connection fee forwarded to the Board of Aldermen.

Section 700.820.A: The connection fees to be charged by the City of Harrisonville for electrical connections to the Harrisonville electrical system shall be as **established in the City's Comprehensive Schedule of Fees. follows:**

Residential

Upgrade electric service	\$75.00 per meter
Overhead installation (first 125 feet)	\$250.00
Overhead additional footage	\$1.25/ft
Service pole (new — for service longer than 125 feet)	\$150.00

Commercial

Commercial electric service	\$1,000.00 per meter
Overhead installation (first 125 feet)	\$1,500.00
Overhead additional footage	\$4.50/ft
Service pole (new — for service longer than 125 feet)	\$250.00

Residential

Underground installation (first 125 feet)	\$400.00 per meter
Underground additional footage	\$10.00/ft
Secondary pedestal (new — for service longer than 125 feet)	\$300.00

Commercial

Underground installation (first 125 feet)	\$1,000.00
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Attachment: Code Changes (Mark-up) (Comprehensive Schedule of Fees Code Changes)



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Residential

Underground additional footage

\$15.00/ft

Fees in the Municipal Code that need removed from Code and Adopted as a Fee Schedule:

Department	Type of Fee	Current Fee	Code Reference Needing Reworded
Administration	Copying Public Records	\$0.10/page	Section 120.110.A.1
	General Penalty for Violations (Fine)	up to \$500.00	Section 100.200.A
	Work/Construction Zone Fine	\$250.00	Section 100.210
	Fair Housing Fine	Not More Than \$100.00	Section 230.060.A
Community Center/Parks	Violation Fine, Cleaning Fish at Lake Harrisonville	\$25.00 or as prescribed	Section 225.490.C by law
	Fine for Lake Harrisonville Entry at Point Other Than Main Entrance	\$25.00	Section 225.490.K
	Fine for Guest Not Registering or Paying Guest Fee at Lake Harrisonville	\$25.00	Section 225.510.D
	Fine for Boat Not in Compliance with Horsepower Restriction	\$100.00	Section 225.530.E
	Fine for Unattended Boat Left on Lake Property Overnight	\$25.00/day	Section 225.530.F
Fishing Permits:	Individual, City Resident	\$2.00	Section 225.500.C
	Family, City Resident	\$4.00	Section 225.500.C
	Individual, Cass County Resident	\$5.00	Section 225.500.C
	Family, Cass County Resident	\$10.00	Section 225.500.C
	Guest	\$1.00	Section 225.510.C and D
Boat Permits:	City Resident	\$7.50	Section 225.530.D
	Cass County Resident	\$10.00	Section 225.530.D
Duck Hunting Permits:	Duck Blind Fee	\$50.00	Section 225.540.E
	Duck Blind Deposit	\$50.00	Section 225.540.E
	Guest	\$1.00	Section 225.540.H
Community Development	Fine for Zoning Violation	Not Less Than \$5.00; Not More Than \$500.00	Section 405.640.A
	Fine for Subdivision Regulation Violation	Not More Than \$500.00	Section 410.230
	Fine for Building and Property Maintenance Codes Violation, Article I	Not More Than \$500.00	Section 500.060.A
	Fine for Building and Property Maintenance Codes Violation, Article II	Not More Than \$500.00	Section 500.100.A
	Fine for Building and Property Maintenance Codes Violation, Article III	Not More Than \$500.00	Section 500.140.A
	Fine for Building and Property Maintenance Codes Violation, Article IV	Not More Than \$500.00	Section 500.190.A
	Fine for Building and Property Maintenance Codes Violation, Article V	Not More Than \$500.00	Section 500.230.A
	Fine for Building and Property Maintenance Codes Violation, Article VI	Not More Than \$500.00	Section 500.270.A
	Fine for Building and Property Maintenance Codes Violation, Article VII	Not More Than \$500.00	Section 500.310.A
	Fine for Violation of Abandoned Residential Property Registration	\$500.00	Section 500.410
	Fine for Building and Property Maintenance Codes Violation, Article X	Not More Than \$500.00	Section 500.440.A
Planning:	Daycare Home	\$10.00	Section 405.525.C.5.a
	Variance Application Fee	\$200.00	Section 405.620.B
	Preliminary/Final Plat Application Fee	\$250.00 + \$5/Lot	Section 410.210.A
	Site Plans w/o Platting or Bldg. Permit	3% Improvement Costs (min. \$200.00)	Section 410.210.A
Building/Codes:	Nuisance Penalty Fines	1st Offense: Not Less Than \$1.00, Not More Than \$500.00; 2nd Offense: Not Less Than \$10.00, Not More Than \$500.00; 3rd+ Offense: \$500.00	Section 220.020.A.9.b
	Nuisance Penalty Fine for High Weeds/Grass		Section 220.400
	Valuation of \$0 to \$2,000.00	Not More Than \$500.00	
		\$40.00	Section 500.030.A
		\$40.00, plus \$4/ea.	Section 500.030.A
	Valuation of \$2,000.01 and greater	\$1,000.00 of valuation	
	Other: Commercial Plan Review	50% of Permit Fee	Section 500.030.B.1
	Other: Inspections Off-Hours	\$55.00/hr., 2 hr. min.	Section 500.030.B.2
	Other: Reinspection	\$35.00	Section 500.030.B.3

	Other: Additional Plan Review	\$50.00/hr.	Section 500.030.B.4
	Other: Outside Consultants	Actual Costs of Review	Section 500.030.B.5
	Other: New Commercial Occupancy Inspections for New Businesses in Existing Spaces	\$40.00/hr., or a minimum of \$55.00	Section 500.030.B.6
	Appeal to BBFA (Filing Fee)	\$100.00	Section 505.030.E
Animal Control:	Adoption, Adopt Cat (Male)	\$85.00	Section 210.020.A
	Adoption, Adopt Cat (Female)	\$95.00	Section 210.020.A
	Adoption, Adopt Dog (Male)	\$110.00	Section 210.020.A
	Adoption, Adopt Dog (Female)	\$125.00	Section 210.020.A
	Adoption, City License for Altered Animal	\$5.00	Section 210.020.A
	Adoption, City License for Unaltered Animal	\$20.00	Section 210.020.A
	Adoption, License Purchase Late Fee After February 15th of Each Year	\$10.00	Section 210.020.A
	Redemption, 1st Offense (Altered/Chipped)	Warning	Section 210.020.A
	Redemption, 1st Offense (Other)	\$25.00	Section 210.020.A
	Redemption, 2nd Offense (Altered)	\$50.00	Section 210.020.A
	Redemption, 2nd Offense (Unaltered)	\$75.00	Section 210.020.A
	Redemption, 3rd and Subsequent Offenses (Altered)	\$100.00*	Section 210.020.A
	Redemption, 3rd and Subsequent Offenses (Unaltered)	\$150.00*	Section 210.020.A
	Redemption, Daily Care Fee	\$10.00	Section 210.020.A
	Redemption, Adult Animal Relinquishment	\$20.00	Section 210.020.A
	Redemption, Dead Animal Disposal	\$10.00	Section 210.020.A
	Redemption, Litter consisting of no more than 6 puppies/kittens Relinquishment	\$50.00	Section 210.020.A
	Redemption, Litter consisting of more than 6 puppies/kittens Relinquishment	\$100.00	Section 210.020.A
	Misc., Microchip	\$25.00	Section 210.020.A
	Misc., Owner-Surrender Cat/Dog (Altered)	\$40.00	Section 210.020.A
	Misc., Owner-Surrender Cat/Dog (Unaltered)	\$75.00	Section 210.020.A
Electric	Misc., Owner-Surrender Litter of 5 and Under	\$100.00	Section 210.020.A
	Misc., Owner-Surrender Litter of 5 and Over	\$150.00	Section 210.020.A
	Misc., Sterilized Animal	\$5.00	Section 210.320
	Misc., Non-sterilized Animal	\$8.00	Section 210.320
	Misc., Late Fee	\$5.00	Section 210.320
	Misc., Have a "Heart" Tag	\$10.00*	Section 210.320
	Misc., Lost Tag Replacement/Transfer Fee	\$1.00	Section 210.340
	Overhead: Residential: Upgrade Electric Service	\$75.00/Meter	Section 700.820.A
	Residential: Installation (First 125 Feet)	\$250.00	Section 700.820.A
	Residential: Additional Footage	\$1.25/ft.	Section 700.820.A
	Residential: Service Pole (New--for Service Longer than 125 ft.)	\$150.00	Section 700.820.A
	Commercial: Electric Service	\$1,000.00/Meter	Section 700.820.A
	Commercial: Installation (First 125 Feet)	\$1,500.00	Section 700.820.A
	Commercial: Additional Footage	\$4.50/ft.	Section 700.820.A
	Commercial: Service Pole (New--for Service Longer than 125 ft.)	\$250.00	Section 700.820.A
	Underground: Residential: Installation (First 125 Feet)	\$400.00/Meter	Section 700.820.A
	Residential: Additional Footage	\$10.00/ft.	Section 700.820.A
	Residential: Secondary Pedestal (New--for Service Longer than 125 ft.)	\$300.00	Section 700.820.A
	Commercial: Installation (First 125 Feet)	\$1,000.00	Section 700.820.A
	Commercial: Additional Footage	\$15.00/ft.	Section 700.820.A
Finance	Returned Checks (Administrative Fee)	\$30.00	Section 130.170
	Late Penalty for Business License	10%	Section 605.080
	Fine for Violation of Business License Regulations	Not Less Than \$100.00; Not More Than \$500.00	Section 605.090.A
	Fine for Violation of Pawnbrokers and Small Loan Establishments Regulations	Not Less Than \$1.00; Not More Than \$500.00	Section 630.170.A
	Fine for Violation of Massage Establishment Regulations	Not Less Than \$1.00; Not More Than \$500.00	Section 635.100.A
	Fine for Violation of Tattooing, Body Piercing and Branding Regulations	Not Less Than \$1.00; Not More Than \$500.00	Section 640.310.A
	Fine for Violation of Adult Business Regulations	Not Less Than \$1.00; Not More Than \$500.00	Section 650.160.A
	Fine for Violation of Telephone Company Regulations	Not Less Than \$100.00; Not More Than \$500.00	Section 665.050
	Business License: Fireworks	\$100.00	Section 205.160
	Manufacture & Sale by Manufacturer of Non-Intoxicating Beer Brewed or Manufactured in this State	\$375.00	Section 600.180.A.1
	For Sale by any Distributor/Wholesaler, Other than Manufacturer or Brewer	\$75.00	Section 600.180.A.2

	For Sale for Consumption on Premises Where Sold	\$37.50	Section 600.180.A.3
	For Sale by Grocers and Other Merchants/Dealers in Original Package Direct to Consumers but not for Resale	\$22.50	Section 600.180.A.4
	For Sale to Duly Licensed Wholesalers and Soliciting Orders	\$75.00	Section 600.180.A.5
	General	\$50.00/yr.	Section 605.020.A
	Residential Dwelling Unit(s)	\$14.00/unit/yr.	Section 605.020.A
	Mechanical, Electrical, Plumbing Contractors	\$30.00/yr.	Section 605.020.A
	Farm Product (out of State)	\$100.00/yr.	Section 605.060
	Pawnshop/Small Loan Establishment	\$600.00/yr.	Section 630.070.A
	Registration Fee--Cigarettes (in addition to Business License)	\$1.00/ea. Place of Business	Section 645.040
	Adult Establishment	\$300.00/yr.	Section 650.090.C.2.a
	Change of Address for Adult Establishment	\$10.00/yr.	Section 650.090.C.2.b
	Employee Permit Application Fee	\$100.00/yr.	Section 650.090.C.2.c
	Change of Address for Adult Business Employee Permit	\$10.00/yr.	Section 650.090.C.2.d
Fire	Fine for Violation of Blasting Regulations	Not More Than \$500.00	Section 520.170
	False Alarm Charges (incurred after 3rd occurrence)	\$300.00/ea.	Section 205.120.A.11.5.A
	Exhibition Permit	\$35.00	Section 205.170
	Blasting Permit	\$250.00	Section 520.050.B
	Blasting Permit	\$200.00	Section 520.090.A
Municipal Court	Court Costs (\$2.00 for Police Officer training and \$1.00 Peace Officers Standards and Training)	\$12.00	Section 125.320.A.1
	Police Officer Training Fee	\$3.00	Section 125.320.A.2
	Crime Victims' Compensation Fund	\$7.50	Section 125.320.A.3
	Criminal Case/Municipal Ord. Violation	\$2.00	Section 125.320.A.4
	Inmate Security Fund	\$2.00	Section 125.320.A.9
Police	Partial Expense Reimbursement Penalty Fine for 4 - 6 False Alarms	\$35.00/ea.	Section 200.020.I.1.1
	Partial Expense Reimbursement Penalty Fine for 7 - 9 False Alarms	\$50.00/ea.	Section 200.020.I.1.2
	Partial Expense Reimbursement Penalty Fine for 10+ False Alarms	\$100.00/ea.	Section 200.020.I.1.3
	Fines for Offenses Concerning Tobacco, Alternative Nicotine Products or Vapor Products	\$250.00 for 1st Violation; \$500.00/ea. Subsequent Violation	Section 215.2105.B and D.3
	Fines for Unlawful Selling/Distribution of Tobacco Products, Alternative Nicotine Products or Vapor Products to Minors	1st Offense: \$25.00; 2nd Offense: \$100.00; 3rd (or More) Offense: \$250.00	Section 215.2110.D
	Fine for Violation of Funeral Procession Driving Rules	Not to Exceed \$100.00	Section 640.030.C
	Fine for Violation of Parking on Streets in the Event of Snow, Ice, or Freezing Rain	Not Less Than \$50.00; not more than \$500.00	Section 340.240.C
	Fine for Violation of Parking in Designated Fire Lanes	Not More Than \$500.00	Section 355.100.B
	Physically Disabled Parking Violation Penalty	Not Less Than \$50.00; Not More Than \$300.00	Section 355.110.C
	Fine for Violation of Parking Ordinance	\$20.00	Section 355.120.C
	Fine for Violation of Stopping, Standing or Parking in Prohibited Places	\$40.00 + Court Costs	Section 355.120.D
	Fine for Violation of Uniform Traffic Ticket or Other Citation to be Issued When Vehicle Illegally Parked or Stopped	\$45.00	Section 375.030.B
	Fine for Failure to Pay Violation or Appear in Court	\$65.00	Section 375.030.C
	Fine for Violation of Usage of Lighted Lamps Required Due to Weather/Fog	\$10.00	Section 380.010.B.2
	Fine for Violation of Seat Belt Usage	Not to Exceed \$10.00	Section 380.160.C
	Penalty (Fine) for Violation of Restraint Systems for Transporting Children Under 16	Not More Than \$50.00	Section 380.170.C
	Fine for Failure to Wear Protective Headgear on Motorcycle	Not More Than \$25.00	Section 380.190.B
	Fine for Violation of Provisions for Bicycles and Motorized Bicycles	Not Less Than \$5.00; Not More Than \$25.00	Section 385.060
	Fine for Violation of Motor Vehicle Licensing Requirements	Not Less Than \$10.00; Not More Than \$300.00	Section 390.140.F
	Employee's Liquor Permit	\$10.00/3 yr.	Section 600.160.C.7
	Peddlers Identification Card	\$25.00	Section 610.070
	Fine for Violation of Carrying of Weapons for Private Security/Investigation	Not More Than \$500.00	Section 620.150.B
License:	Private Security Agency or Private Investigation Agency	\$20.00/yr.	Section 620.080.A.1
	Private Investigator	\$10.00/yr.	Section 620.080.A.2
	Private Security Officer (not an employee of the firm, business, partnership, corporation or person whose premises he/she guards)	\$10.00/yr.	Section 620.080.A.3

\$5.00 Section 620.080.A.4

Private Security Officer who is an employee of the firm, business, partnership, corporation or person whose premises he/she guards, initial investigation fee only

Public Works

Airport: Fine for Violation of Lawrence Smith Memorial Airport Regulations		Not More Than \$1,000.00	Section 680.040.C
Misdemeanor Penalties		1st Offense: \$100.00;	Section 680.040.E
		2nd Offense: \$250.00;	
		3rd Offense: \$500.00	
Fine for Violation of Storm Water Management Chapter		Not More Than	Section 415.250.C
		\$200.00/day	
Fine for Violation of Floodplain Management Chapter		Not More Than \$500.00	Section 420.260
Fine for Violation of Work Within ROW without a Permit		Not More Than \$500.00	Section 515.100.A.4
Fine for Violation of Right-of-Way Management Chapter		Not More Than \$100.00	Section 530.050.G
Engineering:	Service Fee for Loading Zone Permit	\$10.00	Section 360.020
	Land Disturbance Permit	\$100.00	Section 410.580.C
	Public Improvements Plan Review & Inspections	3% of Estimated Costs	Section 410.590.A
	Floodplain Development Permit	\$250.00	Section 420.110
	Vacation of Street, Alley, Etc.	\$175.00	Section 515.020.A
		\$40.00 for the first	Section 515.100.A.5;
		\$2,000.00 of Valuation	Section 530.030.A.9.c
		Plus \$4.00 per \$1,000.00 of Additional Valuation	
Right-of-Way Permit			
Hydrant Meter Rental (2-inch meter)		\$250.00	Section 700.470
Hydrant Meter Rental (3/4-inch meter)		\$100.00	Section 700.470
Streets:			
Waste Water:			
		\$1.00/100 gallons or	Section 700.470
Water & Sanitary Sewer: Rate for Bulk and Construction Water		fraction thereof	
Sanitary Sewer Connection Charge for Katy Trails--Single-Family/Duplex (paid with Building Permit)		\$1,300.00/acre	Section 700.640
Sanitary Sewer Connection Charge for Katy Trails--All Other Use (paid with Building Permit)		\$2,275.00/acre	Section 700.640
Water Tap: 5/8 x 3/4 inch Residential Meter		\$440.00	Section 700.800.A.3
Water Tap: 3/4 inch Commercial Min. Meter		\$660.00	Section 700.800.A.3
Water Tap: 1 inch Meter		\$1,100.00	Section 700.800.A.3
Water Tap: 1 1/2 inch Meter		\$2,210.00	Section 700.800.A.3
Water Tap: 2 inch Meter		\$3,530.00	Section 700.800.A.3
Water Tap: 3 inch Meter		\$6,600.00	Section 700.800.A.3
Water Tap: 4 inch Meter		\$11,000.00	Section 700.800.A.3
			Section 700.800.A.3
Water Tap: Over 4 inches shall be determined by the Public Workd Director			
Sewer Tap: 5/8 inch Residential Meter		\$510.00	Section 700.810.A.3.b
Sewer Tap: 3/4 inch Commercial Min. Meter		\$760.00	Section 700.810.A.3.b
Sewer Tap: 1 inch Meter		\$1,260.00	Section 700.810.A.3.b
Sewer Tap: 2 inch Meter		\$4,040.00	Section 700.810.A.3.b
Sewer Tap: 3 inch Meter		\$7,600.00	Section 700.810.A.3.b
Sewer Tap: 4 inch Meter		\$12,600.00	Section 700.810.A.3.b
			Section 700.810.A.3.b
Sewer Tap: Over 4 inches shall be determined by the Public Works Director			
Water Treatment:			
Fine for Violation for Prohibited Activities Use of Water When Restricted Due to Emergency		Not Less Than \$100.00	Section 700.235.F
Penalty Fee for Failure to Pay		10%	Section 700.400.A
Fine for Violation of Unauthorized Connection to the Katy Trails Sanitary Sewer Main		Not Less Than \$50.00;	Section 700.680.B
		Not More Than \$500.00	
		1st Offense: Not Less	Section 700.720.B
		Than \$250.00; 2nd	
		Offense: Not Less Than	
		\$400.00; 3rd+: Not Less	
		Than \$500.00	
Fine for Violation of Utilities Regulations			
Water Meter Testing:	Residential	\$15.00	Section 700.250.A
	Commercial	\$50.00	Section 700.250.A
Electric Meter Testing:	Residential	\$40.00	Section 700.250.B
	Commercial	\$125.00	Section 700.250.B
		\$100.00 + Cost of	Section 700.290
Line Tap: Water		Materials	

Utilities

		\$100.00 + Cost of Section 700.290
	Sewer	Materials
Utility Deposits:	Residential Total Electric	\$200.00 Section 700.320
	Residential Non-Total Electric	\$150.00 Section 700.320
	Residential Water and Sewer	\$100.00 Section 700.320
	Rental Total Electric	\$225.00 Section 700.325
	Rental Non-Total Electric	\$175.00 Section 700.325
	Rental Water and Sewer	\$125.00 Section 700.325
		Based on Estimated two
	Commercial/Industrial	(2) Months' Billing Section 700.330
Disconnection Due to Non-	Service Charge for Replaced Meter Seals	\$20.00 Section 700.350
Payment:	Service Administrative Fee	\$50.00 Section 700.410.B
	Additional Deposit	\$25.00 Section 700.410.B
	After Hours Reconnection Fee	\$50.00 Section 700.410.C
	Return Check Fee	\$30.00 Section 700.420
	Service Charge for Connection/Disconnection within 3 month period	\$5.00 Section 700.440
Water Rates:	Commercial--1st 1,000 gallons	\$14.60 Section 700.460.A.1.a
		\$9.15/ea. Additional Section 700.460.A.1.b
	Commercial--Excess of 1,000 gallons	1,000 gallons used
	Residential--1st 1,000 gallons	\$14.60 Section 700.460.A.2.a
		\$9.15/ea. Additional Section 700.460.A.2.b
	Residential--Excess of 1,000 gallons	1,000 gallons used
Sewer Rates:	Commercial--1st 1,000 gallons	\$18.03 Section 700.480.B.1.a
		\$10.10/ea. Additional Section 700.480.B.1.b
	Commercial--Excess 1,000 gallons	1,000 gallons used
	Residential--1st 1,000 gallons	\$18.03 Section 700.480.B.2.a
		\$10.10/ea. Additional Section 700.480.B.2.b
	Residential--Excess 1,000 gallons	1,000 gallons used
Electrical Rates:	Residential--Monthly Service Charge	\$5.46 Section 700.530.A.1.b
	Residential--1st 100 kWh/Month	\$0.1558 Section 700.530.A.1.b
	Residential--Next 900 kWh/Month	\$0.1134 Section 700.530.A.1.b
	Residential--Over 1,000 kWh/Month	\$0.0929 Section 700.530.A.1.b
	Total Electric Residential--Monthly Service Charge	\$5.46 Section 700.530.A.2.b
	Total Electric Residential--Over 1,000 kWh/Month (Winter)	\$0.0802 Section 700.530.A.2.b
	Total Electric Residential--Over 1,000 kWh/Month (Summer)	\$0.0929 Section 700.530.A.2.b
	Total Electric Residential--Next 900 kWh/Month	\$0.1134 Section 700.530.A.2.b
	Total Electric Residential--First 100 kWh/Month	\$0.1558 Section 700.530.A.2.b
	Commercial--Monthly Base Service Charge	\$10.91 Section 700.530.A.3.b
	Commercial--1st 1,000 kWh/Month	\$0.1260 Section 700.530.A.3.b
	Commercial--Over 1,000 kWh/Month	\$0.1042 Section 700.530.A.3.b
	Combined Light and Power--Monthly Service Charge	\$32.77 Section 700.530.A.4.b
	Combined Light and Power--Demand Charge (Summer)	\$9.34 Section 700.530.A.4.b
	Combined Light and Power--Demand Charge (Winter)	\$9.34 Section 700.530.A.4.b
	Combined Light and Power--All Volume/kWh/Month	\$0.0796 Section 700.530.A.4.b

Application/City	Raymore	Lee's Summit	Pleasant Hill	Belton	Raytown	Peculiar	Grandview	Harrisonville Current	Harrisonville Proposed	Difference
Special Use Permit	Conditional Use Permit at \$250 for sign or residential and \$500 for all other requests	\$1,075.00 + 2 legal notice publishing (\$330.00)	\$200.00	\$150.00	\$450.00	\$250.00	Conditional Use \$475.00 + \$10/Acre over 5 Acres	\$250.00	\$300.00 + \$65 Notice Fee = \$365.00	+ \$115.00
Rezoning	\$525.00	\$850.00 + 2 legal notice publishing (\$330.00)	\$400.00	Residential: \$150.00; Commercial: \$200.00	\$450.00	\$450.00	Conditional Use \$475.00 + \$10/Acre over 5 Acres	\$250.00 + \$5.00/Lot	\$300.00 + \$65 Notice Fee = \$365.00	+ \$115.00
Variance	\$280.00	\$350.00 + legal notice publishing (\$165.00)	\$250.00	\$150.00	\$350.00	\$250.00 + Court Reporter Costs	\$475.00	\$200.00 + Court Reporter Costs & Public Noticing	\$200.00 + \$65 Notice Fee = \$265.00	+ \$65.00
Preliminary Plat	\$790.00	\$850.00 + \$3.00/Lot	\$200.00 - \$600.00	Residential: \$200.00 + \$10/each lot over 20 lots; Commercial: \$300.00 + \$10/each acre over 40 acres	\$450.00 + \$4/Lot	\$200.00 + \$10/Lot	\$40.00/Acre (min. \$475.00)	\$250.00 + \$5.00/Lot	\$300.00 + \$5/Lot + \$65 Notice Fee = \$750.00	+ \$115.00
Final Plat	\$320.00	\$850.00 + \$3.00/Lot	\$200.00 - \$600.00	Residential: \$200.00 + \$10/each lot over 20 lots; Commercial: \$300.00 + \$10/each acre over 40 acres	\$300.00 + \$4/Lot	\$200.00 + \$10/Lot	\$20.00/Acre (min. \$275.00)	\$250.00 + \$5.00/Lot	\$150.00 + \$5/Lot + \$65 Notice Fee = \$600.00	(\$35.00)
Minor Plat	\$100.00	\$725.00	?	\$150.00	\$150.00	?	\$250.00	\$200.00	\$200.00	\$0
Vacation of Plat, Street, Alley, or Easement	\$150.00	\$150.00 + legal notice publishing (\$165.00)	\$150.00	No fee	\$250.00	?	\$475.00	\$175.00	\$175.00	\$0
Site Plan/Preliminary Development Plan	\$860.00	\$1,925.00 - \$2,900.00	?	\$300.00	\$300.00	\$200.00 + \$50/hr for every hr over 4 hours	\$375.00 + \$10/ea acre over 5 acres	No fee	\$300.00 + \$65 Notice Fee = \$365.00	+ \$365.00
Site Plan/Final Development Plan	\$860.00	\$725.00 - \$1,200.00	?	\$300.00	\$300.00	\$400.00 + \$50/hr for every hr over 4 hours	\$500.00 + \$10/ea acre over 5 acres and \$150 for each resubmittal beyond 3rd submittal	No fee	\$200.00	+ \$200.00

**Typical advertising costs \$50; notice signs costs \$15 each.

*Mailed Notices to be invoiced.

Application/City	Raymore	Lee's Summit	Pleasant Hill	Belton	Raytown	Peculiar	Grandview	Harrisonville Current	Harrisonville Proposed
Preliminary Plat	\$790.00	\$850.00 + \$3.00/Lot	\$200.00 - \$600.00	Residential: \$200.00 + \$10/each lot over 20 lots; Commercial: \$300.00 + \$10/each acre over 40 acres	\$450.00 + \$4/Lot	\$200.00 + \$10/Lot	\$40.00/Acre (min. \$475.00)	\$250.00 + \$5.00/Lot	\$300.00 + \$5/Lot + \$65 Notice Fee
Example: Burris Ridge 4th (77 lots; 25 acres)	\$790.00	\$1,081.00	\$400.00	\$770.00	\$758.00	\$970.00	\$1,000.00	\$635.00	\$750.00 (+115.00)
Final Plat	\$320.00	\$850.00 + \$3.00/Lot	\$200.00 - \$600.00	Residential: \$200.00 + \$10/each lot over 20 lots; Commercial: \$300.00 + \$10/each acre over 40 acres	\$300.00 + \$4/Lot	\$200.00 + \$10/Lot	\$20.00/Acre (min. \$275.00)	\$250.00 + \$5.00/Lot	\$150.00 + \$5/Lot + \$65 Notice Fee
Example: If all 77 lots (25 acres) in one Final Plat	\$320.00	\$1,081.00	\$400.00	\$770.00	\$608.00	\$970.00	\$500.00	\$635.00	\$600.00 (-\$35.00)

CITY	VALUATION	FEE DESCRIPTION	NEW CONSTRUCTION BUILDING PERMIT COMPARISON AT \$300,000 VALUATION
			OCCUPANCY GROUP R-3 TYPE VB CONSTRUCTION
Harrisonville	\$0 to \$2,000	\$40.00	
	\$2,000.01 and greater	\$40, plus \$4.00 for each \$1,000 of valuation	\$1,240
Raymore			
		\$4.00/\$1,000 of valuation	\$1,200
Raytown			
		\$25.00 basic fee, plus \$5.00/\$1,000 valuation of fraction therof	\$1,525
Grandview			
		\$200.00 + 0.4% of Valuation * 1.17	\$1,638
Lee's Summit		0.4% of project construction valuation	\$1,200
Belton	\$1 to \$25,000	\$42 for first \$3,000 plus \$7.40 for each additional \$1,000 or fraction thereof, to & including \$25,000	
	\$25,001 to \$50,000	\$205 for first \$25,000 plus \$5.80 for each additional \$1,000 or fraction thereof, to & including \$50,000	
	\$50,001 to \$100,000	\$350 for first \$50,000 plus \$5.50 for each additional \$1,000 or fraction thereof, to & including \$100,000	
	\$100,001 to \$500,000	\$625 for first \$100,000 plus \$4.00 for each additional \$1,000 or fraction thereof, to & including \$500,000	\$1,425
	\$500,001 to \$1,000,000	\$2,225 for first \$500,000 plus \$4.00 for each additional \$1,000 or fraction thereof, to & including \$100,000,000	
	\$1,000,001 and up	\$4,225 for first \$1,000,000 plus \$4.00 for each additional \$1,000 or fraction thereof	
Peculiar	\$1.00 to \$500	\$23.00	
	\$501.00 to \$2,000.00	\$23.50 for the first \$500.00 plus \$3.05 for each additional \$100.00, or fraction thereof, to and including \$2,000.00	
	\$2,001.00 to \$25,000.00	\$69.25 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00	
	\$25,001.00 to \$50,000.00	\$391.25 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00	
	\$50,001.00 to \$100,000.00 \$	\$643.75 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	\$993.75 for the first \$100,000.00 plus \$5.60 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00	\$2,113.75
	\$500,001.00 to \$1,000,000.00	\$3,233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00	
	\$1,000,001.00 and up	\$5,608.75 for the first \$1,000,000.00 plus \$3.15 for each additional \$1,000.00, or fraction thereof	
Odessa	\$1.00 to \$500.00	\$25.00	
	\$501.00 to \$2,000.00	25.00 for the first 500.00, plus 2.25 for each additional 100.00 or fraction thereof, to and including 2,000.00	
	\$2,001.00 to \$50,000.00	58.75 for the first 2,000.00, plus 7.50 for each additional 1,000.00 or fraction thereof, to and including 50,000.00	
	\$50,001.00 to \$100,000.00	418.75 for the first 50,000.00, plus 4.00 for each additional 1,000.00 or fraction thereof, to and including 100,000.00	
	\$100,001.00 to \$500,000.00	618.75 for the first 100,000.00 plus 2.75 for each additional 1,000.00 or fraction thereof, to and including 500,000.00	\$1,168.75
	\$500,001.00 to \$1,000,000.00	1,718.75 for the first 500,000.00, plus 2.25 for each additional 1,000.00 or fraction thereof, to and including 1,000,000.00	
	\$1,000,001.00 and up	2,843.75 for the first 1,000,000.00, plus 1.50 for each additional 1,000.00 or fraction thereof	
Blue Springs	\$1 to \$500	\$65.00	
	\$501 to \$2,000	\$31.73 for the first \$500 plus \$4.12 for each additional \$100, or fraction thereof, to and including \$2,000	
	\$2,001 to \$25,000	\$93.49 for the first \$2,000 plus \$18.90 for each additional \$1,000 or fraction thereof, to and including \$25,000	
	\$25,001 to \$50,000	\$528.19 for the first \$25,000 plus \$13.64 for each additional \$1,000 or fraction thereof, to and including \$50,000	
	\$50,001 to \$100,000	\$869.06 for the first \$50,000 plus \$9.45 for each additional \$1,000, or fraction thereof, to and including \$100,000	
	\$100,001 to \$500,000	\$1,341.56 for the first \$100,000 plus \$7.56 for each additional \$1,000, or fraction thereof, to and including \$500,000	\$2,853.56
	\$500,001 to \$1,000,000	\$4,365.56 for the first \$500,000 plus \$6.41 for each additional \$1,000, or fraction thereof, to and including \$1,000,000	
	\$1,000,001 and up	\$7,571.81 for the first \$1,000,000 plus \$4.93 for each additional \$1,000, or fraction thereof	
Warrensburg	ICC Building Valuation Data	0.00355 Permit Fee Modifier	\$1485.40 @ 2,500 sqft
		2018 IRC APPENDIX L	
	\$1 to \$500	\$24	
	\$501 to \$2,000	\$24 for the first \$500; plus \$3 for each additional \$100 or fraction thereof, up to and including \$2,000	
	\$2,001 to \$40,000	\$69 for the first \$2,000; plus \$11 for each additional \$1,000 or fraction thereof, up to and including \$40,000	
	\$40,001 to \$100,000	\$487 for the first \$40,000; plus \$9 for each additional \$1,000 or fraction thereof, up to and including \$100,000	
	\$100,000 to \$500,000	\$1,027 for the first \$100,000; plus \$7 for each additional \$1,000 or fraction thereof, up to and including \$500,000	\$2,427
	\$500,001 to \$1,000,000	\$3,827 for the first \$500,000; plus \$5 for each additional \$1,000 or fraction thereof, up to and including \$1,000,000	
	\$1,000,001 to \$5,000,000	\$6,327 for the first \$1,000,000; plus \$3 for each additional \$1,000 or fraction thereof, up to and including \$5,000,000	
	\$5,000,001 and over	\$18,327 for the first \$5,000,000; plus \$1 for each additional \$1,000 or fraction thereof	

City	VALUATION	FEE DESCRIPTION	NEW CONSTRUCTION BUILDING PERMIT COMPARISON AT \$300,000 VALUATION	\$1,000,000 PROJECT
			OCCUPANCY GROUP R-3 TYPE VB CONSTRUCTION	
Harrisonville	\$0 to \$2,000	\$40.00		
Current	\$2,000.01 and greater	\$40, plus \$4.00 for each \$1,000 of valuation	\$1,240	\$4,040
	Valuation	FEE DESCRIPTION	NEW CONSTRUCTION BUILDING PERMIT COMPARISON AT \$300,000 VALUATION	
			OCCUPANCY GROUP R-3 TYPE VB CONSTRUCTION	
Harrisonville	\$0 to \$2,000	\$40.00		
Proposed #1	\$2,000.01 to \$10,000	\$40, plus \$4.00 for each \$1,000 of valuation		
	\$10,000.01 to \$500,000	\$50, plus \$5.00 for each \$1,000 of valuation	\$1,550	
	\$500,000.01 and greater	\$55, plus \$5.50 for each \$1000 of valuation		\$5,555
	Valuation	FEE DESCRIPTION	NEW CONSTRUCTION BUILDING PERMIT COMPARISON AT \$300,000 VALUATION	
			OCCUPANCY GROUP R-3 TYPE VB CONSTRUCTION	
Harrisonville	\$0 to \$2,000	\$40.00		
Proposed #2	\$2,000.01 to \$25,000	\$40, plus \$4.00 for each \$1,000 of valuation		
	\$25,000.01 to \$100,000	\$50, plus \$5.00 for each \$1,000 of valuation		
	\$100,000.01 and greater	\$60, plus \$6.00 for each \$1,000 of valuation	\$1,860	6,060
	Valuation	FEE DESCRIPTION	NEW CONSTRUCTION BUILDING PERMIT COMPARISON AT \$300,000 VALUATION	
			OCCUPANCY GROUP R-3 TYPE VB CONSTRUCTION	
Harrisonville	\$0 to \$2,000	\$40.00		
Proposed #3	\$2,000.01 to \$50,000	\$40, plus \$4.00 for each \$1,000 of valuation		
	\$50,000.01 to \$100,000	\$50, plus \$5.00 for each \$1,000 of valuation		
	\$100,000.01 to \$500,000	\$60, plus \$6.00 for each \$1,000 of valuation	\$1,860	
	\$500,000.01 and greater	\$70, plus \$7.00 for each \$1,000 of valuation		\$7,070
				BELTON \$4,225 PECULIAR \$5,608.75

Attachment: Building Permit Scenarios (Comprehensive Schedule of Fees Code Changes)

City of Harrisonville's Comprehensive Schedule of Fees

Department	Type of Fee	Current Fee
Administration	Copying Public Records	\$0.10/page
	General Penalty for Violations (Fine)	up to \$500.00
	Work/Construction Zone Fine	\$250.00
	Fair Housing Fine	Not More Than \$100.00
Community Center/Parks	Violation Fine, Cleaning Fish at Lake Harrisonville	\$25.00 or as prescribed by law
	Fine for Lake Harrisonville Entry at Point Other Than Main Entrance	\$25.00
	Fine for Guest Not Registering or Paying Guest Fee at Lake Harrisonville	\$25.00
	Fine for Boat Not in Compliance with Horsepower Restriction	\$100.00
	Fine for Unattended Boat Left on Lake Property Overnight	\$25.00/day
Fishing Permits:	Individual, City Resident	\$2.00
	Family, City Resident	\$4.00
	Individual, Cass County Resident	\$5.00
	Family, Cass County Resident	\$10.00
	Guest	\$1.00
Boat Permits:	City Resident	\$7.50
	Cass County Resident	\$10.00
Duck Hunting Permits:	Duck Blind Fee	\$50.00
	Duck Blind Deposit	\$50.00
	Guest	\$1.00
Community Development	Fine for Zoning Violation	Not Less Than \$5.00, Not More Than \$500.00
	Fine for Subdivision Regulation Violation	Not More Than \$500.00
	Fine for Building and Property Maintenance Codes Violation	Not More Than \$500.00
	Fine for Violation of Abandoned Residential Property Registration	\$500.00
Planning:	Special Use Permit Application Fee	\$300.00 + Notice Fee
	Rezoning Application Fee	\$300.00 + Notice Fee
	Variance Application Fee	\$200.00 + Notice Fee
	Preliminary Plat Application Fee	\$300.00 + \$5/Lot + Notice Fee
	Final Plat Application Fee	\$150.00 + \$5/Lot + Notice Fee
	Notice Fee	\$65.00
	Minor Plat Application Fee	\$200.00
	Vacation of Plat, Right-of-Way, or Easement	\$175.00
	Preliminary Development Plan	\$300.00 + Notice Fee
	Final Development Plan	\$200.00
Building/Codes:	Nuisance Penalty Fines	1st Offense: Not Less Than \$1.00, Not More Than \$500.00; 2nd Offense: Not Less Than \$10.00, Not More Than \$500.00; 3rd+ Offense: \$500.00
	Nuisance Penalty Fine for High Weeds/Grass	Not More Than \$500.00
	Building Permit: Valuation of \$0 to \$2,000.00	\$40.00
	Building Permit: Valuation of \$2,000.01 to \$10,000.00	\$40.00, plus \$4/ea. \$1,000.00 of valuation
	Building Permit: Valuation of \$10,000.01 to \$500,000.00	\$50.00, plus \$5/ea. \$1,000.00 of valuation
	Building Permit: Valuation of \$500,000.01 and greater	\$55.00, plus \$5.50/ea. \$1,000.00 of valuation
	Commercial Plan Review and all PV Solar Projects	50% of Permit Fee
	Inspections Outside Normal Hours	\$55.00/hr. (2 hr. min.)
	Reinspection	\$35.00
	Additional Plan Review	\$50.00/hr.
	Outside Consultants	Actual Costs of Review
	New Commercial Occupancy Inspections for New Businesses in Existing Spaces	\$40.00/hr., or a minimum of \$55.00
	Appeal to BBEA (Filing Fee)	100.00 + Court Reporter Costs
	Commercial Sign Permit	Building Permit + Commercial Plan Review Fees
Animal Control:	Adoption, Adopt Cat (Male)	\$85.00
	Adoption, Adopt Cat (Female)	\$95.00
	Adoption, Adopt Dog (Male)	\$110.00
	Adoption, Adopt Dog (Female)	\$125.00
	Adoption, City License for Altered Animal	\$5.00
	Adoption, City License for Unaltered Animal	\$20.00

Attachment: Proposed Comprehensive Schedule of Fees (Comprehensive Schedule of Fees Code Changes)

City of Harrisonville's Comprehensive Schedule of Fees

Department	Type of Fee	Current Fee
	Adoption, License Purchase Late Fee After February 15th of Each Year	\$10.00
	Redemption, 1st Offense (Altered/Chipped)	Warning
	Redemption, 1st Offense (Other)	\$25.00
	Redemption, 2nd Offense (Altered)	\$50.00
	Redemption, 2nd Offense (Unaltered)	\$75.00
	Redemption, 3rd and Subsequent Offenses (Altered)	\$100.00*
	Redemption, 3rd and Subsequent Offenses (Unaltered)	\$150.00*
	Redemption, Daily Care Fee	\$10.00
	Redemption, Adult Animal Relinquishment	\$20.00
	Redemption, Dead Animal Disposal	\$10.00
	Redemption, Litter consisting of no more than 6 puppies/kittens Relinquishment	\$50.00
	Redemption, Litter consisting of more than 6 puppies/kittens Relinquishment	\$100.00
	Misc., Microchip	\$25.00
	Misc., Owner-Surrender Cat/Dog (Altered)	\$40.00
	Misc., Owner-Surrender Cat/Dog (Unaltered)	\$75.00
	Misc., Owner-Surrender Litter of 5 and Under	\$100.00
	Misc., Owner-Surrender Litter of 5 and Over	\$150.00
	Misc., Sterilized Animal	\$5.00
	Misc., Non-sterilized Animal	\$8.00
	Misc., Late Fee	\$5.00
	Misc., Have a "Heart" Tag	\$10.00*
	Misc., Lost Tag Replacement/Transfer Fee	\$1.00
Electric	Electric Installation Fees (Standard 200-amp Service)	
	Overhead: Residential: Upgrade Electric Service	\$125.00/Meter
	Residential: Installation (First 125 Feet)	\$250.00
	Residential: Additional Footage	\$1.25/ft.
	Residential: Service Pole (New--for Service Longer than 125 ft.)	\$225.00
	Commercial: Electric Service	\$1,000.00/Meter
	Commercial: Installation (First 125 Feet)	\$1,500.00
	Commercial: Additional Footage	\$4.50/ft.
	Commercial: Service Pole (New--for Service Longer than 125 ft.)	\$350.00
	Underground: Residential: Installation (First 125 Feet)	\$400.00/Meter
	Residential: Additional Footage	\$10.00/ft.
	Residential: Secondary Pedestal (New--for Service Longer than 125 ft.)	\$350.00
	Commercial: Primary Wire Only	\$2,500.00
	Commercial: Installation (First 125 Feet)	\$1,000.00
	Commercial: Additional Footage	\$15.00/ft.
	<i>*Customer to pay 1/2 of the cost of the pad mount transformer per load data. If customer requires a larger than City of Harrisonville suggested size of transformer, the customer to pay 1/2 of the cost of the suggested size plus 100% of the additional cost difference for the required.</i>	
	<i>All underground primary and secondary conduits shall be installed by customers. Customers are required to supply the secondary wire to the transformer from the meter cabinet. All conduit shall be installed according to NEC Rules with a minimum depth of 24".</i>	
	Electric Installation Fees (Great Than 200-amp Service)	
	<i>Customer shall supply their own meter cabinet.</i>	
	<i>Customer shall pay 100% of the difference in cost of service wire, metering equipment and/or transformer upgrade from what is required for 200 amp service.</i>	
	<i>*If customer needs line moved, customer will be responsible for 100% of equipment, labor, and materials including a 15% stocking fee. All fee's and costs must be paid in advance of work being done.</i>	
	Equipment Costs for Large Bucket Truck	\$65.00/hr.
	Billing Purposes:	
	Small Bucket Truck	\$45.00/hr.
	Digger Derrick	\$65.00/hr.
	Trencher	\$45.00/hr.
	Crane Truck #4	\$55.00/hr.
	Pole Trailer	\$15.00/hr.
	Brush Chipper	\$25.00/hr.
	Materials Trailer	\$15.00/hr.
	Large Steel Trailer	\$25.00/hr.

Attachment: Proposed Comprehensive Schedule of Fees (Comprehensive Schedule of Fees Code Changes)

City of Harrisonville's Comprehensive Schedule of Fees

Department	Type of Fee	Current Fee
	Pick-up Truck	\$30.00/hr.
	Other Fees: Tampered Meter	\$500.00
	Tampered Meter Seal	\$500.00 (unless seal is cut due to an emergency)
Finance		
	Returned Checks (Administrative Fee)	\$30.00
	Late Penalty for Business License	10%
	Fine for Violation of Business License Regulations	Not Less than \$100.00; Not More Than \$500.00
	Fine for Violation of Pawnbrokers and Small Loan Establishments Regulations	Not Less Than \$1.00; Not More Than \$500.00
	Fine for Violation of Massage Establishment Regulations	Not Less Than \$1.00; Not More Than \$500.00
	Fine for Violation of Tattooing, Body Piercing and Branding Regulations	Not Less Than \$1.00; Not More Than \$500.00
	Fine for Violation of Adult Business Regulations	Not Less Than \$1.00; Not More Than \$500.00
	Fine for Violation of Telephone Company Regulations	Not Less Than \$100.00; Not More Than \$500.00
Liquor Licenses:	Retail Liquor by the Drink (RBD, RBDR, RBDE, RBDB, RBDM, RBDK, RBDF)	\$450.00
	5% by the Drink (5BD, 5BDW)	\$75.00
	5% Sunday by the Drink (5SBD)	\$300.00
	Railroad (\$1.00/Duplicate) (RR)	\$150.00
	Sunday by Drink--Convention (SBDC)	\$900.00
	Sunday by Drink (SBD)	\$300.00
	Sports Stadium (SPST)	\$450.00
	Sunday Original Package Liquor (SOP)	\$300.00
	Extended Hours (EXTH, EHM, EHHL, EHSL)	\$450.00
	Retail Liquor by Drink Resort Temporary (90 Days) (RBDT)	\$112.50
	Retail Liquor by Drink Seasonal Resort Temporary (90 Days) (RDSR)	\$112.50
	Retail Liquor by Drink Seasonal Resort (per month) (RDSR)	\$37.50
	Temporary Manufacturer Event (MRBD)	\$37.50
	Vintage Wine Auction/Municipality (VWAM)	\$75.00
	Vintage Wine Solicitor (VWS)	\$750.00
	Retail Liquor by Drink Picnic (7 Days) (RBDP)	\$37.50
	5% Beer by Drink Wine Picnic (6/15 - 7/15) - (7 Days) (5WP)	\$150.00
	Retail Liquor by Drink Caterer (per day) (RBDC)	\$15.00
	Caterer Retail by Drink Unlimited (RDC1)	\$1,500.00
	Caterer Retail by Drink - 50 Days (RDC5)	\$750.00
	5% Beer Wine Caterer (per day) (5BWC)	\$15.00
	Original Package Liquor (OPL)	\$150.00
	Original Package 5% Beer (includes Sunday) (5OP)	\$75.00
	Original Package Tasting (OPT)	\$37.50
	Consumption of Intoxicating Liquor (COL)	\$90.00
	Transportation (TRNS)	\$15.00
	Liquor Manufacturer Solicitor (LMS)	\$675.00
	22% Manufacturer Solicitor (22MS)	\$300.00
	5% Manufacturer Solicitor (5MS)	\$75.00
	Liquor Solicitor (LS)	\$375.00
	22% Solicitor (22S)	\$300.00
	5% Solicitor (5S)	\$75.00
	Liquor Wholesale Solicitor (LWS)	\$750.00
	22% Wholesale Solicitor (22WS)	\$300.00
	5% Wholesale Solicitor (5WS)	\$300.00
	Domestic Wine (per 500 gallon) (DOMW)	\$7.50
	Microbrewery (per 100 gallon) (MICB)	\$7.50
	Missouri Wine by Drink (MWBD)	\$450.00
Business License:	General Business License	\$50.00/yr.
	Trades: Mechanical, Electrical, Plumbing Contractors	\$30.00/yr.
	Rental Ready	Gen. Business License + Residential Dwelling Unit(s)
	Residential Dwelling Unit(s)	\$14.00/unit/yr.
	Farm Product (out of State)	\$100.00/yr.
	Pawnshop/Small Loan Establishment	\$600.00/yr.
	Fireworks	\$100.00/yr.
	Registration Fee--Cigarettes (in addition to Business License)	\$1.00/ea. Place of Business

Attachment: Proposed Comprehensive Schedule of Fees (Comprehensive Schedule of Fees Code Changes)

City of Harrisonville's Comprehensive Schedule of Fees

Department	Type of Fee	Current Fee
	Adult Establishment	\$300.00/yr.
	Change of Address for Adult Establishment	\$10.00/yr.
	Employee Permit Application Fee	\$100.00/yr.
	Change of Address for Adult Business Employee Permit	\$10.00/yr.
Fire	Fine for Violation of Blasting Regulations	Not More Than \$500.00
	False Alarm Charges (incurred after 3rd occurrence)	\$300.00/ea.
	Exhibition Permit	\$35.00
	Blasting Permit	\$250.00
Municipal Court	Court Costs (\$2.00 for Police Officer training and \$1.00 Peace Officers Standards and Training)	\$12.00
	Police Officer Training Fee	\$3.00
	Crime Victims' Compensation (CVC) Fund	\$7.50
	Criminal Case/Municipal Ord. Violation (Domestic Violence Shelter Fund)	\$2.00
	Inmate Security Fund	\$2.00
	Court Automation Surcharge	\$7.00
Police	Partial Expense Reimbursement Penalty Fine for 4 - 6 False Alarms	\$35.00/ea.
	Partial Expense Reimbursement Penalty Fine for 7 - 9 False Alarms	\$50.00/ea.
	Partial Expense Reimbursement Penalty Fine for 10+ False Alarms	\$100.00/ea.
	Fines for Offenses Concerning Tobacco, Alternative Nicotine Products or Vapor Products	\$250.00 for 1st Violation; \$500.00/ea. Subsequent Violation
	Fines for Unlawful Selling/Distribution of Tobacco Products, Alternative Nicotine Products or Vapor Products to Minors	1st Offense: \$25.00; 2nd Offense: \$100.00; 3rd (or More) Offense: \$250.00
	Fine for Violation of Funeral Procession Driving Rules	Not to Exceed \$100.00
		\$49.00
	Fine for Violation of Parking in No Parking Zone (including Designated Fire Lanes)	
	Fine for Violation of Parking on Streets in the Event of Snow, Ice, or Freezing Rain	Not Less Than \$50.00; not more than \$500.00
	Traffic Violations per RSMo. Chapter 300	\$25.00-\$114.00
	Physically Disabled Parking Violation Penalty	\$134.00
	Fine for Violation of Parking Ordinance	\$20.00
	Fine for Violation of Stopping, Standing or Parking in Prohibited Places	\$40.00 + Court Costs
	Fine for Violation of Uniform Traffic Ticket or Other Citation to be Issued When Vehicle Illegally Parked or Stopped	\$45.00
	Fine for Failure to Pay Violation or Appear in Court	\$65.00
	Fine for Violation of Usage of Lighted Lamps Required Due to Weather/Fog	\$10.00
	Fine for Violation of Seat Belt Usage	Not to Exceed \$10.00
	Fine for Failure to Wear Protective Headgear on Motorcycle	\$25.00
	Fine for Violation of Provisions for Bicycles and Motorized Bicycles	\$84.00
		\$84.00-\$183.00
	Fine for Violation of Motor Vehicle Licensing Requirements (RSMo Chapter 301)	
	Fine for Violations Pertaining to Motor Vehicles, Watercraft, and Aviation (RSMo Chapters 302, 304, and 307)	\$84.00-\$189.00
	Miscellaneous Offenses per RSMo Chapters 578, 901, 902, and 903	\$49.00-\$134.00
	Employee's Liquor Permit	\$30.00/3 yrs.
	Peddlers Identification Card	\$25.00
	Fine for Violation of Carrying of Weapons for Private Security/Investigation	Not More Than \$500.00
	License: Private Security Agency or Private Investigation Agency	\$20.00/yr.
	Private Investigator	\$10.00/yr.
	Private Security Officer (not an employee of the firm, business, partnership, corporation or person whose premises he/she guards)	\$10.00/yr.
		\$5.00
	Private Security Officer who is an employee of the firm, business, partnership, corporation or person whose premises he/she guards, initial investigation fee only	
Public Works	Airport: Fine for Violation of Lawrence Smith Memorial Airport Regulations	Not More Than \$1,000.00

City of Harrisonville's Comprehensive Schedule of Fees

Department	Type of Fee	Current Fee
	Misdemeanor Penalties	1st Offense: \$100.00; 2nd Offense: \$250.00; 3rd Offense: \$500.00
	Hangars 1 - 10	\$120.00/Month
	Hangars 11 - 20	\$150.00/Month
	Hangars 21 - 26	\$250.00/Month
	Hangar 27S	\$150.00/Month
	Hangars 28 & 28	\$400.00/Month
	Hangars 29 - 38	\$250.00/Month
	Main Hangar/Office	Excluded \$491.49
	Tie Down	\$30.00/Month
	Agra/Ramp Contract	\$500.00/Spraying Season
	Fine for Violation of Storm Water Management Chapter	Not More Than \$200.00/day
	Fine for Violation of Floodplain Management Chapter	Not More Than \$500.00
	Fine for Violation of Work Within ROW without a Permit	Not More Than \$500.00
	Fine for Violation of Right-of-Way Management Chapter	Not More Than \$100.00
Engineering:	Sevice Fee for Loading Zone Permit	\$10.00
	Land Disturbance Permit	\$100.00
	Public Improvements Plan Review & Inspections	3% of Estimated Costs
	Floodplain Development Permit	\$250.00
	Vacation of Street, Alley, Etc.	\$175.00
	Right-of-Way Permit	\$40.00 for the first \$2,000.00 of Valuation Plus \$4.00 per \$1,000.00 of Additional Valuation
	Hydrant Meter Rental (2-inch meter)	\$250.00
	Hydrant Meter Rental (3/4-inch meter)	\$100.00
	Storm Water Fee-In-Lieu Of	\$2,300.00/acre
	Streets:	
	Waste Water:	
Water & Sanitary Sewer:	Rate for Bulk and Construction Water	\$1.00/100 gallons or fraction thereof
	Sanitary Sewer Connection Charge for Katy Trails--Single-Family/Duplex (paid with Building Permit)	\$1,300.00/acre
	Sanitary Sewer Connection Charge for Katy Trails--All Other Use (paid with Building Permit)	\$2,275.00/acre
	Water Tap: 5/8 x 3/4 inch Residential Meter	\$440.00
	Water Tap: 3/4 inch Commercial Min. Meter	\$660.00
	Water Tap: 1 inch Meter	\$1,100.00
	Water Tap: 1 1/2 inch Meter	\$2,210.00
	Water Tap: 2 inch Meter	\$3,530.00
	Water Tap: 3 inch Meter	\$6,600.00
	Water Tap: 4 inch Meter	\$11,000.00
	Water Tap: Over 4 inches shall be determined by the Public Workd Director	
	Sewer Tap: 5/8 inch Residential Meter	\$510.00
	Sewer Tap: 3/4 inch Commercial Min. Meter	\$760.00
	Sewer Tap: 1 inch Meter	\$1,260.00
	Sewer Tap: 1 1/2 inche Meter	\$2,530.00
	Sewer Tap: 2 inch Meter	\$4,040.00
	Sewer Tap: 3 inch Meter	\$7,600.00
	Sewer Tap: 4 inch Meter	\$12,600.00
	Sewer Tap: Over 4 inches shall be determined by the Public Works Director	
	Water Treatment:	
Utilities	Fine for Violation for Prohibited Activities Use of Water When Restricted Due to Emergency	Not Less Than \$100.00
	Penalty Fee for Failure to Pay	10%
	Fine for Violation of Unauthorized Connection to the Katy Trails Sanitary Sewer Main	Not Less Than \$50.00; Not More Than \$500.00
	Fine for Violation of Utilities Regulations	1st Offense: Not Less Than \$250.00; 2nd Offense: Not Less Than \$400.00; 3rd+: Not Less Than \$500.00
	Water Meter Testing: Residential	\$15.00
	Commercial	\$50.00
Electric Meter Testing:	Residential	\$40.00
	Commercial	\$125.00
Line Tap:	Water	\$100.00 + Cost of Materials
	Sewer	\$100.00 + Cost of Materials
Utility Deposits:	Residential Total Electric	\$200.00
	Residential Non-Total Electric	\$150.00
	Residential Water and Sewer	\$100.00

City of Harrisonville's Comprehensive Schedule of Fees

Department	Type of Fee	Current Fee
	Rental Total Electric	\$225.00
	Rental Non-Total Electric	\$175.00
	Rental Water and Sewer	\$125.00
	Commercial/Industrial	Based on Estimated two (2) Months' Billing
	Service Charge for Replaced Meter Seals	\$20.00
Disconnection Due to	Service Administrative Fee	\$50.00
Non-Payment:		
	Additional Deposit	\$25.00
	After Hours Reconnection Fee	\$50.00
	Return Check Fee	\$30.00
	Service Charge for Connection/Disconnection within 3 month period	\$5.00
Water Rates:	Commercial--1st 1,000 gallons	\$14.96
	Commercial--Excess of 1,000 gallons	\$9.38/ea. add.'l 1,000 gallons used
	Residential--1st 1,000 gallons	\$14.96
	Residential--Excess of 1,000 gallons	\$9.38/ea. add.'l 1,000 gallons used
Sewer Rates:	Commercial--1st 1,000 gallons	\$18.93
	Commercial--Excess 1,000 gallons	\$10.60/ea. Add.'l 1,000 gallons used
	Residential--1st 1,000 gallons	\$18.93
	Residential--Excess 1,000 gallons	\$10.60/ea. Add.'l 1,000 gallons used
Electrical Rates:	Residential--Monthly Service Charge	\$7.46
	Residential--1st 100 kWh/Month	\$0.1220
	Residential--Next 900 kWh/Month	\$0.1220
	Residential--Over 1,000 kWh/Month	\$0.1117
	Total Electric Residential--Monthly Service Charge	\$7.46
	Total Electric Residential--Over 1,000 kWh/Month (Winter)	\$0.0985
	Total Electric Residential--Over 1,000 kWh/Month (Summer)	\$0.1117
	Total Electric Residential--Next 900 kWh/Month	\$0.1220
	Total Electric Residential--First 100 kWh/Month	\$0.1220
	Commercial--Monthly Base Service Charge	\$13.92
	Commercial--1st 1,000 kWh/Month	\$0.1235
	Commercial--Over 1,000 kWh/Month	\$0.1235
	Combined Light and Power--Monthly Service Charge	\$42.77
	Combined Light and Power--Demand Charge (Summer)	\$10.17
	Combined Light and Power--Demand Charge (Winter)	\$10.17
	Combined Light and Power--All Volume/kWh/Month	\$0.0840

Attachment: Proposed Comprehensive Schedule of Fees (Comprehensive Schedule of Fees Code Changes)

**COUNCIL BILL 2020-065
RESOLUTION 2020-0136**

**A RESOLUTION OF THE CITY OF HARRISONVILLE APPROVING A
COMPREHENSIVE FEE SCHEDULE, DATED OCTOBER 5, 2020**

WHEREAS, the City of Harrisonville, Missouri (the "City") has established a Comprehensive Fee Schedule ("Schedule") to show charges and/or fees for services provided by the City; and

WHEREAS the City recognizes the established charges and/or fees for City services should represent the City's cost(s) to process such permits and/or entitlements; and

WHEREAS the City established a Comprehensive Fee Schedule with the intent to be revised from time to time, as necessary.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI, AS FOLLOWS:

Section 1. The City establishes a Comprehensive Fee Schedule, Dated October 5, 2020, shown as Exhibit A, which may be modified as necessary, as approved by the Board of Aldermen.

Section 2: That this resolution shall be effective immediately upon its passage and approval or as otherwise noted in the Comprehensive Fee Schedule.

AYES: ZARING, DOERHOFF, REECE, TURNER, MILLER, MILNER, DAVIDSON, DICKERSON

NAYS:

ABSENT:

ABSTAIN:

PASSED AND RESOLVED by the Board of Aldermen of the City of Harrisonville, Missouri this 5th day of October 2020.


Judy Bowman, Mayor and Ex-Officio
Chairman of the Board of Aldermen

ATTEST:



Randall K. Jones, City Clerk

WITNESS my hand and seal this 5th day of October 2020.

Attachment: Comprehensive Fee Schedule, Dated October 5, 2020

Attachment: Res 2020-0136 and Supporting Docs (Comprehensive Schedule of Fees Code Changes)

AYES: Zaring, Doerhoff, Milner, Reece, Miller, Dickerson, Davidson, Turner

N. A RESOLUTION OF THE CITY OF HARRISONVILLE APPROVING A COMPREHENSIVE FEE SCHEDULE, DATED OCTOBER 5, 2020.

Staff report presented by City Planner Roger Kroh and he distributed corrected copies to the Mayor and Board. Mayor Bowman said she was pleased with the progress and thanked all who had been working on this. Roll call vote: Alderman Zaring aye, Alderman Doerhoff aye, Alderman Milner aye, Alderman Reece aye, Alderman Miller aye, Alderman Dickerson aye, Alderman Davidson aye, Alderman Turner aye. Upon passage, Mayor Bowman designated it to be Resolution #2020-036.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Dave Doerhoff, Board Member
SECONDER: Marcia Milner, Board Member
AYES: Zaring, Doerhoff, Milner, Reece, Miller, Dickerson, Davidson, Turner

6. Aldermen and Committee Reports

Alderman Turner reported that the new Parks & Recreation Director, Grant Purkey would be starting October 12, 2020.

Alderman Milner said she had received a comment from a resident who was so excited about the dog park and thanked all those who had worked so hard on it. She also thanked city staff for cleaning up some of the processes to make it easier for residents.

Mayor Bowman announced the ribbon cutting for the Dog Park would be Tuesday, October 13, 2020 at 5:15 p.m.

Alderman Davidson congratulated all for their work on the Dog Park and also to Electric Superintendent Any Pollard and his crew for receiving commendation.

Alderman Dickerson congratulated Alderman Doerhoff on his appointment.

7. Report from the City Administrator

City Administrator Brad Ratliff reported the Citywide Clean Up Day will be October 10 and the Stream Cleanup Event will be October 17th. He reported that the City is currently conducting a traffic count study on Shady Lane. Mr. Ratliff shared that the EDI contract has been signed and moving forward. Request for Proposals for repairs at Lake Luna and City Lake have been received. Ben Hart, CPA will be at the next board of aldermen meeting to go over the proposed bonds and Mr. Ratliff stated the wrong amount has been passed around and the correct amount is \$10.6 million and the sewer portion for the rate will NOT be \$25 per month, it will be a little over \$2 per month.. He reported that Aldi's has stated they should begin construction in January of 2021.

8. Questions from the Media



STAFF REPORT

TO: Board of Aldermen
FROM: Roger Kroh, Planner
DATE: October 1, 2020
SUBJECT: Resolution Approving a Comprehensive Fee Schedule

Type of Item: *Approval*

GENERAL INFORMATION

Applicant: City Staff

Requested Actions: Resolution Approving a Comprehensive Fee Schedule

Date of Application: October 5, 2020

PROPOSAL

Approval of a resolution to adopt the Comprehensive Fee Schedule listing the various charges and fees assessed by the City for services performed related to planning and development, building and utilities. The Comprehensive Fee Schedule consolidates all the fees in one location and can be easily reviewed and updated, as necessary.

PREVIOUS ACTIONS

The City updated its utility rates in late 2019, its building and planning fees in August 2020 and is considering at this meeting amendments to its utility connection fees. These rates are incorporated into the Comprehensive Fee Schedule.

KEY ISSUES

The Comprehensive Fee Schedule consolidates all development related fees into one location and makes it easier for board members, citizens, staff, and those in the development community to find in one location at City Hall and online all development related fees.

STAFF RECOMMENDATION

Approval

ATTACHMENTS

Resolution

Comprehensive Fee Schedule

STAFF CONTACT: Roger Kroh

N. Action Item (ID # 3639)

A RESOLUTION OF THE CITY OF HARRISONVILLE APPROVING A COMPREHENSIVE FEE SCHEDULE, DATED OCTOBER 5, 2020.

Attachments:

Resolution (DOCX)

Comprehensive Fee Schedule 100520 (PDF)

CITY OF HARRISONVILLE COMPREHENSIVE FEE SCHEDULE

October 5, 2020

Building Permits- Construction, Plumbing, Electrical, HVAC

Bases on latest edition of Building Valuation Data square foot construction costs published by the International Code Council

\$0.00- \$2000	\$40.00
\$2000.01 – and greater	\$40.00 + \$4.00 for each \$1,000 of valuation
Inspections outside normal hours	\$55.00 per hour (2-hour min)
Reinspection Fee	\$35.00
Additional Plan Review Fee	\$50.00

Planning

Special Use Permit	\$250.00
Rezoning	\$250.00 + \$5.00 per lot
Variance	\$200 + Court Reporter Costs & Public Noticing
Preliminary Plats	\$250.00 minimum + \$5.00 per lot
Final Plats	\$250.00 minimum + \$5.00 per lot
Small Plat (Minor Plats)	\$200.00
Lot Combination/ Lot Split/ Lot Line Adjustment	\$200.00
Vacation of Plats, Street, Alleys, and Easements	\$175.00
New Commercial Occupancy Inspections for New Business in Existing Space)	\$40.00 per hour (\$50.00 Min)
Appeals to the Board of Building Code Appeals	\$100.00 Court Reporter Costs
Dangerous Building Appeals	\$100.00 Court Reporter Costs
Blasting Permit	\$250.00

Sign Permits

Based on value including installation costs + 50% Plan Review Fee

\$000- \$500.00	\$20.00
\$500.01 - \$1,000.00	\$25.00
\$1000.01 - \$2,000.00	\$30.00
\$2000.01 or more	\$30.00 + \$2.00 for each additional \$1,000.00

Public Works:

Land Disturbance Permit	\$100.00
Flood Plain Development Permit	\$250.00
Public Improvement Plan Review & Inspections	3% of estimated improvement costs

Water Tap- Based Upon Meter Size (inches)

Water Tap – 5/8" x 3/4' Residential	\$440.00
Water Tap – 3/4" Commercial min	\$660.00
Water Tap – 1"	\$1,100.00
Water Tap – 1.5"	\$2,210.00
Water Tap – 2"	\$3,530.00
Water Tap – 3"	\$6,600.00
Water Tap – 4"	\$11,000.00
Over 4" Shall be determined by the Public Works Director	

CITY OF HARRISONVILLE

COMPREHENSIVE FEE SCHEDULE

Sewer Tap – Based Upon Water Meter Size (Inches)

Sewer Tap – 5/8" Residential	\$510.00
Sewer Tap – 3/4" Commercial	\$760.00
Sewer Tap – 1"	\$1,260.00
Sewer Tap – 1.5"	\$2,530.00
Sewer Tap – 2"	\$4,040.00
Sewer Tap – 3"	\$7,600.00
Sewer Tap – 4"	\$12,600.00
Over 4" Shall be determined by the Public Works Director	

Electric Installation Fee (standard 200-amp service):

Residential -

Upgrade Electric Service	\$75.00 per meter
Overhead Installation (first 125')	\$250.00
Overhead Additional Footage	\$1.25/ft
Service pole (new – for service longer than 125')	\$150.00

Commercial -

Commercial Electric Service	\$1,000.00 per meter
Overhead Installation (first 125')	\$1,500.00
Overhead Additional Footage	\$4.50/ft
Service pole (new – for service longer than 125')	\$250.00

Residential –

Underground installation (first 125')	\$400.00 per meter
Underground Additional Footage	\$10.00/ft
Secondary Pedestal (new – for service longer than 125')	\$300.00

Commercial –

Underground installation (first 125')	\$1,000.00
Underground Additional Footage	\$15.00/ft

Customer to pay ½ of the cost of the pad mount transformer per load data. If customer requires a larger than City of Harrisonville suggested size of transformer, the customer to pay ½ of the cost of the suggested size plus 100% of additional cost difference for the required.

All underground primary and secondary conduits shall be installed by customers. Customers are required to supply the secondary wire to the transformer from the meter cabinet. All conduit shall be installed according to NEC Rules with a minimum depth of 24".

Electric Services greater than 200 Amp:

Customer shall supply their own meter cabinet

Customer shall pay 100% of the difference in cost of service wire, metering equipment and/or transformer upgrade

Utility Deposits

Utility Deposit (Water and Sewer) – Residential (Owner Dwelling)	\$100.00
Utility Deposit (Water and Sewer) – Residential (Rental Dwelling)	\$125.00
Utility Deposit (Water and Sewer) - Commercial	Based on estimated 2-month average
Utility Deposit (Electric) – Residential (Owner Dwelling)	\$150.00
Utility Deposit (Electric) – Residential (Rental Dwelling)	\$175.00
Utility Deposit (Electric) – Commercial	Based on estimated 2-month average
Trash-	\$14.80 (First month of trash service to be paid with Utility deposit)
Contractor	\$175.00
Hydrant Meter	\$250.00 (non refundable)

Water Meter Testing

Meter Testing Residential	(Refundable if found to have an average error of more than 4%)	\$15.00
Meter Testing Commercial	(Refundable if found to have an average error of more than 4%)	\$50.00

CITY OF HARRISONVILLE

COMPREHENSIVE FEES SCHEDULE

UPDATED 9/21/2021

Building and Codes Department:

Building Permits- General Construction, Plumbing, Electrical, HVAC*

Based on latest edition of Building Valuation Data square foot construction costs published by the International Code Council

\$0.00- \$2000	\$40.00
\$2000.01 – and greater valuation	\$40.00 + \$4.00 for each \$1,000

*In addition, Commercial projects and all PV Solar projects are subject to a plan review fee of 50% of the permit cost.

Inspections outside normal hours	\$55.00 per hour (2-hour min)
Re-inspection Fee	\$35.00
Additional Plan Review Fee	\$50.00

<u>Commercial Occupancy Inspection for New Business in Existing Spaces</u>	\$40.00 per hour (\$50.00 Min)
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<u>Appeals to the Board of Building and Engineering Appeals</u>	\$100.00 +Court Reporter Costs
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<u>Dangerous Building Appeals</u>	\$100.00 +Court Reporter Costs
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Commercial Sign Building Permits*

Based on valuation including installation costs + 50% Plan Review Fee

\$0.00- \$2000	\$40.00
\$2000.01 – and greater valuation	\$40.00 + \$4.00 for each \$1,000

Planning Department

Special Use Permit	\$250.00
Rezoning	\$250.00 + \$5.00 per lot
Variance	\$200 + Court Reporter Costs & Public Noticing
Preliminary Plats	\$250.00 minimum + \$5.00 per lot
Final Plats	\$250.00 minimum + \$5.00 per lot
Small Plat (Minor Plats)	\$200.00
Lot Combination/ Lot Split/ Lot Line Adjustment	\$200.00
Vacation of Plats, Street, Alleys, and Easements	\$175.00
Land Use Permit	\$25.00 plus \$1.00 per \$100.00 valuation.

Public Works:

Land Disturbance Permit	\$100.00
Flood Plain Development Permit	\$250.00
Public Improvement Plan Review & Inspections	3% of estimated improvement costs
Blasting Permit	\$250.00
Residential ROW Permit (with a building permit)	Included in building permit fee
Residential ROW Permit (no building permit required)	\$ valuation based, see building permits
Commercial ROW Permit (with a building permit)	Included in building or infrastructure fees
Commercial ROW Permit (no building permit required)	\$ valuation based, see building permits

Attachment: FEES 9-20-21 (Comprehensive Schedule of Fees Code Changes)

CITY OF HARRISONVILLE COMPREHENSIVE FEES SCHEDULE UPDATED 9/21/2021

Public Works:**Water Tap- Based Upon Meter Size (inches)**

Water Tap – 5/8" x 3/4' Residential	\$440.00
Water Tap – 3/4" Commercial (minimum)	\$660.00
Water Tap – 1"	\$1,100.00
Water Tap – 1.5"	\$2,210.00
Water Tap – 2"	\$3,530.00
Water Tap – 3"	\$6,600.00
Water Tap – 4"	\$11,000.00

Over 4" Shall be determined by the Public Works Director

Public Works:**Sewer Tap – Based Upon Water Meter Size (Inches)**

Sewer Tap – 5/8" Residential	\$510.00
Sewer Tap – 3/4" Commercial	\$760.00
Sewer Tap – 1"	\$1,260.00
Sewer Tap – 1.5"	\$2,530.00
Sewer Tap – 2"	\$4,040.00
Sewer Tap – 3"	\$7,600.00
Sewer Tap – 4"	\$12,600.00

Over 4" Shall be determined by the Public Works Director

Public Works:

<u>Hydrant Meter</u>	\$250.00 (nonrefundable)
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Fire Department:**False Alarm Charges**

False Alarms FD cost recovery charges are charged at the direction of the Fire Chief/Fire Code Official.

False Alarms cost recovery is billed at \$300.00 per occurrence.

Non-payment of these bills can result in Municipal Court citations being issued.

Utility Department:**Utility Deposits**

Utility Deposit (Water and Sewer) – Residential (Owner Dwelling)	\$100.00
Utility Deposit (Water and Sewer) – Residential (Rental Dwelling)	\$125.00
Utility Deposit (Water and Sewer) - Commercial	Based on estimated 2-month avg.
Utility Deposit (Electric) – Residential (Owner Dwelling)	\$150.00
Utility Deposit (Electric) – Residential (Owner Dwelling) Total Electric	\$200.00
Utility Deposit (Electric) – Residential (Rental Dwelling)	\$175.00
Utility Deposit (Electric) – Residential (Rental Dwelling) Total Electric	\$225.00
Utility Deposit (Electric) – Commercial	Based on estimated 2-month avg.
Trash- (to be paid with 1 st month of utility service deposit)	\$16.25

Contractor – Initial utilities for construction.	\$175.00
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CITY OF HARRISONVILLE COMPREHENSIVE FEES SCHEDULE UPDATED 9/21/2021

Electric Department

Electric Installation Fee (standard 200-amp service)

Residential - Overhead

Upgrade Electric Service	\$75.00 per meter
Overhead Installation (first 125')	\$250.00
Overhead Additional Footage	\$1.25/ft
Service pole (new – for service longer than 125')	\$150.00

Residential – Underground

Underground installation (first 125')	\$400.00 per meter
Underground Additional Footage	\$10.00/ft
Secondary Pedestal (new – for service longer than 125')	\$300.00

Commercial - Overhead

Commercial Electric Service	\$1,000.00 per meter
Overhead Installation (first 125')	\$1,500.00
Overhead Additional Footage	\$4.50/ft
Service pole (new – for service longer than 125')	\$250.00

Commercial – Underground

Commercial Electric Service	\$1,000.00 per meter
Underground installation (first 125')	\$1,000.00
Underground Additional Footage	\$15.00/ft

Customer to pay ½ of the cost of the pad mount transformer per load data. If customer requires a larger than City of Harrisonville suggested size of transformer, the customer to pay ½ of the cost of the suggested size plus 100% of additional cost difference for the required.

All underground primary and secondary conduits shall be installed by customers. Customers are required to supply the secondary wire to the transformer from the meter cabinet. All conduit shall be installed according to NEC Rules with a minimum depth of 24".

Electric Services greater than 200 Amp:

Customer shall supply their own meter cabinet

Customer shall pay 100% of the difference in cost of service wire, metering equipment and/or transformer upgrade

Council Bill No. 2023-xx**Ordinance No. 36xx**

**AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF
HARRISONVILLE, MISSOURI AMENDING VARIOUS SECTIONS OF THE CITY OF
HARRISONVILLE'S MUNICIPAL CODE TO REMOVE SPECIFIC FEE, FINE, AND
PENALTY AMOUNTS**

WHEREAS, the City of Harrisonville desires to amend its Municipal Code to remove the various fees, fines, and penalty amounts currently specified in the City's Municipal Code so that they may be more regularly updated in the City's Comprehensive Schedule of Fees.

WHEREAS, the City of Harrisonville last established Comprehensive Fee Schedule did not include all departments, fees, fines, or penalties nor did it remove any of the fees from the Code.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI, AS FOLLOWS:

Section 1: All Code containing references to amounts of fees, fines, or penalties shall be amended as stated in the attached document.

Section 2: That this Ordinance shall be in effect immediately upon its passage and approval.

READ FOR THE FIRST TIME BY TITLE ONLY ON THE 1ST DAY OF MAY 2023
AND WAS READ FOR A SECOND TIME BY TITLE ONLY ON THE 1ST DAY OF
MAY 2023 AND PASSED BY THE BOARD OF ALDERMEN THIS 1ST DAY OF MAY
2023.

VOTE TAKEN AS FOLLOWS**AYES:****NAYS:****ABSENT:****ABSTAIN:****EXCUSED:**

Mike Zaring, Mayor and Ex-Officio
Chairman of the Board of Aldermen

ATTEST:

Daniel Barnett, City Clerk

Attachment: Ordinance for Removing Fees, Fines, and Penalties (Comprehensive Schedule of Fees Code Changes)

WITNESS my hand and seal this 1st day of May 2023.



THE CITY OF HARRISONVILLE

WHERE TRADITION MEETS INNOVATION

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Section 100.200.A: Whenever in this Code or in any ordinance of the City any act is prohibited or is made or declared to be unlawful or an offense, or whenever in this Code or ordinance the doing of any act is required or the failure to do any act is declared to be unlawful, where no specific penalty is provided therefor, the violation of any such provision of this Code or ordinance shall be punished by a fine as established in the City's Comprehensive Schedule of Fees or by imprisonment not exceeding ninety (90) days, or by both such fine and imprisonment; provided however, that in any case wherein the penalty for an offense is fixed by any State law or Statute, the same penalty so fixed by State law or Statute shall be imposed for the punishment of such offense and no other, except that imprisonments, when made under this Section, may be in the City Jail instead of the County Jail.

Section 100.210 Work/Construction Zone — Fine.

Any person who is convicted or pleads guilty to a speeding violation or passing/overtaking a vehicle in a work/construction zone when there was any person present performing duties in the work/construction zone and appropriate signs were posted stating "Warning: \$250 fine for speeding or passing in this work zone" shall be assessed said fine in addition to any other fine assessed; except that any person assessed the two hundred fifty dollar (\$250.00) fine shall not also be assessed the thirty-five dollar (\$35.00) fine for any of the following offenses in a construction or work zone: any moving violation or violation of speeding, leaving the scene, careless and imprudent driving, operating without a valid license, operating with a suspended or revoked license, obtaining a license by misrepresentation, driving while intoxicated, under the influence or BAC, any felony offense involving the use of a vehicle, or failure to maintain financial responsibility.

Section 120.110.A.1: Fees for copying public records, except those records restricted under Section 32.091, RSMo., are provided in the City's Comprehensive Fee Schedule and shall not be larger than nine (9) by fourteen (14) inches, with the hourly fee for duplicating time not to exceed the average hourly rate of pay for clerical staff of the public governmental body. Research time required for fulfilling records requests may be charged at the actual cost of research time. Based on the scope of the request, the public governmental body shall produce the copies using employees of the body that result in the lowest amount of charges for search, research, and duplication time. Prior to producing copies of the requested records, the person requesting the records may request the public governmental body to provide an estimate of the cost to the person requesting the records. Documents may be furnished without charge or at a reduced charge when the public governmental body determines that waiver or reduction of the fee is in the public interest because it is likely to contribute significantly to public understanding of the operations or activities of the public governmental body and is not primarily in the commercial interest of the requester.



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Section 125.320 Court Costs.

A. In addition to any fine that may be imposed by the Municipal Judge in any case filed in the Harrisonville Municipal Division of the 17th Judicial Circuit Court, and in addition to all other fees authorized or required by law, there shall be assessed as costs the following fees:

- 1. Costs of Court or Clerk Fee.**
- 2. Police Officer Training Fee.** This fee is hereby established and assessed as additional Court costs in each Court proceeding, except that no such fee shall be collected when the proceedings against the defendant have been dismissed.
 - a. A portion of each such Court cost shall be transmitted monthly to the Treasurer of the City and used to pay for Police Officer training as provided by Sections 590.100 to 590.180, RSMo. The City shall not retain for training purposes more than one thousand five hundred dollars (\$1,500.00) of such funds for each certified Law Enforcement Officer or candidate for certification employed by the City. Any excess funds shall be transmitted quarterly to the City's General Fund.**
 - b. A portion of each such Court cost shall be sent to the State Treasury to the credit of the Peace Officers Standards and Training Commission Fund created by Section 590.178, RSMo.**
- 3. Crime Victims' Compensation Fund.** This fee shall be assessed and added to the basic costs in Subsection (A)(1) of this Section, provided that no such cost shall be collected in any proceeding when the proceeding or the defendant has been dismissed by the Court. All sums collected pursuant to this Subsection shall be paid at least monthly as follows:
 - a. Ninety-five percent (95%) of such fees shall be paid to the Director of Revenue of the State of Missouri for deposit as provided in Section 595.045.5, RSMo.**
 - b. Five percent (5%) shall be paid to the City Treasury.**
- 4. There may also be assessed a fee for the Domestic Violence Shelter Fund per case for each criminal case and each County or municipal ordinance violation case for the purpose of providing operating expenses for shelters for battered persons as set out in Section 488.607, RSMo.**
- 5. Mileage as may be provided by State Statute.**
- 6. Any other reasonable cost as may be otherwise provided by ordinance, including, but not limited to, costs of confinement, including any necessary transportation related thereto, medical costs incurred by the City while a defendant is in City custody, and costs related to the arrest and testing of any person for any intoxication-related traffic offense as set out in Subsection (A)(7) hereof.**
- 7. Reimbursement Of Certain Costs Of Arrest.**
 - a. Upon a plea or a finding of guilty of violating the provisions of Sections 342.020 or 342.030 of this Code or any ordinance of the City of Harrisonville involving alcohol- or drug-related traffic offenses, the Court**



THE CITY OF HARRISONVILLE

WHERE TRADITION MEETS INNOVATION

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may, in addition to imposition of any penalties provided by law, order the convicted person to reimburse the Police Department for the costs associated with such arrest.

b. Such costs hereby authorized shall include the reasonable cost of making the arrest, including the cost of any chemical test made as authorized or required by law or ordinance to determine the alcohol or drug content of the person's blood, and the costs of processing, charging, booking and holding such person in custody.

c. The Chief of Police may establish a schedule of such costs hereby authorized and shall submit the same to the Municipal Judge. However, the Court may order the costs reduced if it determines that the costs are excessive.

d. Upon receipt of such additional costs authorized by this Subsection, the City Treasurer shall retain such costs in a separate fund to be known as the "DWI/Drug Offense Cost Reimbursement Fund." Monies with such fund shall be appropriated by the Board of Aldermen to the Police Department in amounts equal to those costs so collected and shall be used by such department specifically to enhance and support the enforcement and prosecution of alcohol- and drug-related traffic laws within the City.

8. In any case where there is a violation of Chapter 195, RSMo., or any City ordinance related thereto, a Judge may, upon a finding of guilt, order a defendant to pay for costs for testing of the substance or substances at a private laboratory.

9. Inmate Security Fund. A surcharge for the Inmate Security Fund is hereby established and assessed for each municipal ordinance violation case filed in Municipal Court; except that no such surcharge shall be assessed in any proceeding when the proceeding or defendant has been dismissed by the Court or when costs are to be paid by the City of Harrisonville. Such surcharge shall be collected by the Municipal Division Clerk and dispensed to the City Treasurer to be deposited into the "Inmate Security Fund," for reimbursement of expenses incurred for the development and installation of biometric verification systems; and after installation, the funds may be used for the maintenance of biometric verification systems and for expenses related to the custody and housing of prisoners to the City.

10. In addition to the other costs authorized in this Section, there shall be assessed a State Court automation surcharge pursuant to Section 476.056, RSMo., in all cases in which Court costs are taxed. Said surcharge shall be collected by the Municipal Court and transmitted monthly to the Missouri Director of Revenue to the credit of the Missouri Statewide Automation Fund, as provided in Section 488.012.3(5), RSMo., and Section 488.027.2, RSMo., and in an amount mandated by said Statutes.

Section 130.170 Returned Checks — Administrative Fee.

The Director of Finance is hereby authorized to impose an administrative fee on all checks returned to the City by any banking institution that remain unpaid, and that said fee is to be assessed against the party issuing the unpaid check.



THE CITY OF HARRISONVILLE

WHERE TRADITION MEETS INNOVATION

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Section 200.020.I.1: Any alarm subscriber with an alarm system which has recorded more than three (3) false alarms within a calendar year shall be subjected to the partial expense reimbursement fines as established in the City's Comprehensive Schedule of Fees.

Section 205.120.A.11.5.A: Any fire alarm system which has recorded more than three (3) false alarms within a calendar year shall be subjected to false alarm charges as established in the City's Comprehensive Schedule of Fees.

Section 205.160 License Required.

No person shall sell, offer for sale, store or display fireworks within the corporate limits of the City without first having obtained a license to do so from the City. Each location shall require a separate license. The license fee for approved charitable organizations shall be the same. No license shall be issued to anyone until he/she has furnished proof of liability insurance in the amount of one hundred thousand dollars (\$100,000.00) per person and in the amount of three hundred thousand dollars (\$300,000.00) per accident and property insurance in the amount of one hundred thousand dollars (\$100,000.00).

Section 205.170 Exhibition Permit.

No fireworks exhibitions shall be held within the corporate limits of the City without first obtaining a permit from the Board of Aldermen. Permits will be subject to such reasonable rules and regulations as the Board may decide upon.

Section 210.020 Penalties and Redemption.

A. Any person wishing to adopt or reclaim an animal, or that is in violation of any provision of this Chapter, shall be subjected to the fees or fines as listed in the City's Comprehensive Schedule of Fees. Any animal owner reclaiming an animal that has been sterilized or chipped has the obligation to provide proof of sterilization by a licensed veterinarian.

B. Owner agrees to provide proof within thirty (30) days that the mother of the relinquished litter is spayed. Upon relinquishment of a litter, the City will provide the animal's owner with a voucher in the amount of fifty percent (50%) of the relinquishment fee. This voucher may be presented to a veterinarian for the sterilization of the litter's mother with thirty (30) days from the relinquishment date. The veterinarian will send this voucher to the City for payment.

C. If the animal is unlicensed, compliance with the licensing provisions of this Chapter shall be required in addition to the payment of the fees in the Comprehensive Schedule of Fees.

Section 210.320 Issuance of Tag.

Upon acceptance of license application and fee, the City shall issue a durable tag or identification collar stamped with an identifying number and the year of issuance. Tags shall be designed so that they will be conveniently fastened or riveted to the animal's collar or harness. Owners are



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required to firmly affix the tags to the animal's collar or harness. The tag fees are listed in the City's Comprehensive Schedule of Fees.

When a "Have a Heart" tag is purchased, a portion of the fee will go to a fund to help low-income pet owners spay and neuter their pets.

Section 210.340 Transfer Fee.

If ownership of the animal is transferred, the new owner may have the current, valid City of Harrisonville license transferred to his/her name upon payment of the replacement fee as specified in the City's Comprehensive Schedule of Fees.

Section 215.2105.B: Any person or entity who sells or distributes tobacco products, alternative nicotine products, or vapor products by mail or through the Internet in this State in violation of Subsection (A) of this Section shall be assessed a fine as established in the City's Comprehensive Schedule of Fees.

Section 215.2105.D.3: Any person who engages in retail sales of liquid nicotine containers in this State in violation of this Subsection shall be assessed a fine as established in the City's Comprehensive Schedule of Fees.

Section 215.2110.D: Any person, including, but not limited to, a sales clerk, owner or operator, who violates Subsection (A), (B), or (C) of this Subsection or Section 215.2140 of this Article shall be penalized as established in the City's Comprehensive Schedule of Fees.

Section 220.020.A.9.b: Additionally, failure to immediately remove said material from the street or sidewalk is a violation of this Subsection of the City of Harrisonville Code of Ordinances and is punishable under Section 100.200 of the City of Harrisonville Code of Ordinances as set forth in the City's Comprehensive Schedule of Fees. Each offense is also subject to imprisonment for not more than ninety (90) days.

At the Director of Codes Administration's discretion, a report of a violation of this Section shall be forwarded to the City's prosecuting attorney for legal remedy. Each day's violation shall be considered a separate offense.

Section 220.400: Any owner, lessee or occupant or any agent, servant, representative or employee of any such owner, lessee or occupant having control of any lot of ground or any part of any lot who shall allow or maintain on any such lot any growth of weeds or grass to a height of twelve (12) inches or more shall be deemed guilty of a misdemeanor. Whenever private property abuts a public right-of-way or easement belonging to the City of Harrisonville or any public entity, except for rights-of-way sloped more than 3:1 (18 degrees), and there exists in such right-of-way or easement a tree lawn or grassy area between the private property line and the midline of said right-of-way or easement, then such tree lawn or grassy area shall be considered, for purposes of this Section requiring cutting of grass and weeds, to be a part of the private lot which abuts the right-of-way or



THE CITY OF HARRISONVILLE

WHERE TRADITION MEETS INNOVATION

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easement and it shall be the duty of those responsible under this Section for the maintenance of the private lot to equally maintain the tree lawn or grassy area within the abutting right-of-way or easement and all of the provisions of this Section shall apply with equal force and effect to said tree lawn or grassy area. The violation of this provision shall be punished by a fine as established in the City's Comprehensive Schedule of Fees or such imprisonment not exceeding ten (10) days, or by both such fine and imprisonment. Each day any violation of this provision shall continue shall constitute a separate punishable offense.

Section 225.490.C: No fish cleaning will be permitted anywhere on Lake Harrisonville property (water or land). Violations are subject to fines as established in the City's Comprehensive Schedule of Fees.

Section 225.490.K: All persons are required to enter lake property through the main entrance where the lake caretaker resides. Any persons not entering at this location are subject to a fine as established in the City's Comprehensive Schedule of Fees and revocation of their permit.

Section 225.500.C: *Fees For a Permit are listed in the City's Comprehensive Schedule of Fees.*

Section 225.510.C: All guests, except those exempt by age, will be charged a fee in accordance with the City's Comprehensive Schedule of Fees for fishing privileges on a daily basis.

Section 225.510.D: All guests must register with the lake caretaker. Payment of the guest fee, if not exempt by age, shall be made to the lake caretaker. Any guest not registering with the caretaker or not paying the guest fee, if applicable, shall be fined as established in the City's Comprehensive Schedule of Fees.

Section 225.530.D: *Fees For a Permit are listed in the City's Comprehensive Schedule of Fees.*

Section 225.530.E: Motors will be restricted to a maximum of ten (10) horsepower. All motors over ten (10) horsepower will have the props removed. Any boat not in compliance will be subject to a fine as established in the City's Comprehensive Schedule of Fees.

Section 225.530.F: No unattended boats are permitted to remain on lake property overnight, with the exception of duck season. All boats must be removed at day's end. A fine, as established in the City's Comprehensive Schedule of Fees, will be levied against any violation per day for each violation.



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Section 225.540.E: The fee for a duck blind is listed in the City's Comprehensive Schedule of Fees in addition to a duck blind deposit. This deposit will be forfeited to the City if:

1. The blind is not removed by April first (1st) of the following year; or
2. The blind location marker is removed, defaced or destroyed.

Section 225.540.H: Guests of a blind holder may be issued a permit upon payment of the guest fee listed in the City's Comprehensive Schedule of Fees and the possession of a State duck hunting license.

Section 230.060.A: Any person convicted in Municipal Court of a violation of this Chapter shall be punished by a fine as established in the City's Comprehensive Schedule of Fees or by confinement in the City Jail for (not more than) five (5) days, or both such fine and imprisonment.

Section 340.030.C: Any person convicted of violating any provision of this Section shall be punished by a fine as established in the City's Comprehensive Schedule of Fees.

Section 340.240.C: Any person found guilty of violating the provisions of this Section shall be subject to the fine as established in the City's Comprehensive Schedule of Fees.

Section 355.100.B: Any person who then parks a vehicle in the fire lane of a public off-street parking facility shall be in violation of this Section and upon a conviction of same shall be fined as established in the City's Comprehensive Schedule of Fees.

Section 355.110.C: Any person convicted of violating this Section is guilty of an offense and shall be subject to a fine be as established in the City's Comprehensive Schedule of Fees. Every day upon which such violation occurs shall constitute a separate offense.

Section 355.120.C: Any person receiving a notice of violation of this Article regarding parking violations, or the owner or operator of a vehicle to which said notice was attached, shall, within seventy-two (72) hours of the time when such notice was attached, pay to the City as a penalty for parking violation as established in the City's Comprehensive Schedule of Fees.

Section 355.120.D: Failure to pay the violation or obtain a court setting contesting the violation within ten (10) days of the time when such notice was attached shall cause a warrant to be issued against the vehicle owner. If the tenth (10th) day shall fall on a Saturday or Sunday, it shall be extended to Monday. In such instance, the minimum penalty for violation of a provision of this Article shall be as established in the City's Comprehensive Schedule of Fees.



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Section 360.020 Permits For Curb Loading Zones.

The City Traffic Engineer shall not designate or sign any curb loading zone upon special request of any person unless such person makes application for a permit for such zone and for two (2) signs to indicate the ends of each such zone. The City Traffic Engineer upon granting a permit and issuing such signs shall collect from the applicant and deposit in the City Treasury a service fee as listed in the City's Comprehensive Schedule of Fees per year or fraction thereof and may by general regulations impose conditions upon the use of such signs and for reimbursement of the City for the value thereof in the event of their loss or damage and their return in the event of misuse or upon expiration of permit. Every such permit shall expire at the end of one (1) year.

Section 375.030.B: Any person receiving a notice of violation regarding parking violations, or the owner or operator of a vehicle to which said notice was attached, shall within seventy-two (72) hours of the time when such notice was attached, pay to the City a penalty for such parking violation as established in the City's Comprehensive Schedule of Fees.

Section 375.030.C: Failure to pay the violation within seventy-two (72) hours or appear on the scheduled court date shall cause a warrant to be issued against the vehicle owner and the penalty for the violation of a provision of this Section shall be as established in the City's Comprehensive Schedule of Fees.

Section 380.010.B.2: Notwithstanding the provisions of Section 307.120, RSMo., or any other provision of law, violation of this Section shall be deemed an infraction and any person who violates this Section as it relates to violations of the usage of lighted lamps required due to weather conditions or fog shall be fined in accordance with the City's Comprehensive Schedule of Fees and no court costs shall be assessed.

Section 380.160.C: Each driver, except persons employed by the United States Postal Service while performing duties for that Federal agency which require the operator to service postal boxes from their vehicles or which require frequent entry into and exit from their vehicles, and front seat passengers of a passenger car manufactured after January 1, 1968, operated on a street or highway in the City, and persons less than eighteen (18) years of age operating or riding in a truck, as defined in Subsection (A) of this Section, on a street or highway of this City shall wear a properly adjusted and fastened safety belt that meets Federal National Highway, Transportation and Safety Act requirements; except that, a child less than four (4) years of age shall be protected as required in Section 380.170 of this Chapter. Any person may be stopped, inspected or detained solely to determine compliance with this Subsection. The provisions of this Section shall not be applicable to persons who have a medical reason for failing to have a seat belt fastened about their body, nor shall the provisions of this Section be applicable to persons while operating or riding a motor vehicle being used in agricultural work-related activities. Non-compliance with this Subsection shall not constitute probable cause for violation of any other provision of law. Each person



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found guilty of violating the provisions of this Section is guilty of an infraction as established in the City's Comprehensive Schedule of Fees may be imposed. All other provisions of law and court rules to the contrary notwithstanding, no court costs shall be imposed on any person due to a violation of this Section.

Section 380.170.C: Any driver who violates Subdivisions (1), (2), or (3) of Subsection (B) of this Section is guilty of an infraction and, upon conviction, may be punished by a fine as established in the City's Comprehensive Schedule of Fees and court costs. If a driver receives a citation for violating Subdivisions (1), (2), or (3) of Subsection (B) of this Section, the charges shall be dismissed or withdrawn if the driver prior to or at his or her hearing provides evidence of acquisition of a child passenger restraint system or child booster seat which is satisfactory to the court or the party responsible for prosecuting the driver's citation.

Section 380.190.B: The penalty for failure to wear protective headgear as required by Subsection (A) of this Section shall be deemed an infraction for which a fine as established in the City's Comprehensive Schedule of Fees may be imposed. Notwithstanding all other provisions of law and court rules to the contrary, no court costs shall be imposed upon any person due to such violation. No points shall be assessed pursuant to Section 302.302, RSMo., for a failure to wear such protective headgear.

Section 385.060: Any person seventeen (17) years of age or older who violates any provision of this Chapter is guilty of an infraction and, upon conviction thereof, shall be punished by a fine as established in the City's Comprehensive Schedule of Fees. If any person under seventeen (17) years of age violates any provision of this Chapter in the presence of a Peace Officer possessing the duty and power of arrest for violation of the general criminal laws of the State or for violation of ordinances of Counties or municipalities of the State, said officer may impound the bicycle or motorized bicycle involved for a period not to exceed five (5) days upon issuance of a receipt to the child riding it or to its owner.

Section 390.140.F: Any person who violates any provisions of this Section shall be guilty of an ordinance violation and shall, upon conviction thereof, be punishable by a fine as established in the City's Comprehensive Schedule of Fees for each and every violation.

Section 405.390 Recommendation To Designate Specific Property.

A recommendation to designate a specific property and/or properties as a landmark or historic district shall be considered an application for amendment of a Zoning District Map and Zoning Ordinance as provided in Section 405.630 of the Harrisonville Zoning Ordinance. All procedures as provided in said Section and by State law shall be followed by the Planning and Zoning Commission and the Board of Aldermen. An application fee for rezoning shall not be required upon initial considerations for designating a property as a landmark and/or historical district. The Planning and Zoning Commission may consider



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zoning amendment application by others all as provided by Article XXIII. The provisions of this Article shall control over any conflicting provisions in Section 405.630.

Section 405.525.C.5.a: A permit must be requested in writing accompanied by a fee for a Special Use Permit as listed in the City's Comprehensive Schedule of Fees.

Section 405.620.B: Persons making applications appealing to the Board of Adjustment shall deposit with the City, at the time of filing such appeal, an application fee as listed in the City's Comprehensive Schedule of Fees. The City's actual costs for a court reporter for the hearing will be billed to the applicant. Such fee shall be paid to the City for deposit to the credit of the General Fund of the City. Such deposited fee shall be refunded to the petitioner upon written request; provided that no publication of notice of hearing thereon has been ordered by the Board of Adjustment; and provided that no hearing thereon was held. There shall be no publication of notice of hearing and no hearing by the Board of Adjustment unless such fee deposit shall be delivered to the City at the time of application.

- 1. If the petition to the Board of Adjustment is for an appeal from a decision of the Building Official and the Board of Adjustment should rule against the petitioner, the petitioner shall be liable to the City for all costs expended for any hearing on the petition.**
- 2. In all cases where petitioner seeks variance from present ordinances, petitioner shall be liable and pay all costs expended upon any public hearings.**
- 3. Provided, in the event the future costs of staff time and the publication of notice, as calculated by the City Administrator, shall exceed one hundred dollars (\$100.00), the City Administrator may determine a new Filing Fee amount, which shall become effective after the City Administrator reports such proposed new Filing Fee to the Board of Aldermen, unless a majority of the Board of Aldermen objects.**

Section 405.640.A: Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with, or who resists the enforcement of any of the provisions of this Chapter shall, upon conviction, be fined as established in the City's Comprehensive Schedule of Fees for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

Section 410.210 Filing Fees and Other Costs.

A. A fee as listed in the City's Comprehensive Schedule of Fees for each preliminary plat or final plat shall be submitted with a complete application and supporting documentation for approval.

B. Any direct cost incurred by the City of Harrisonville above and beyond filing fees outlined in the City's Comprehensive Schedule of Fees shall be billed to and paid by the applicant before final determination by the Board of Aldermen or the release of building permits.

Section 410.230: Any person, firm or corporation who fails to comply with or violates any of these Subdivision Regulations shall be guilty of a misdemeanor and upon conviction



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thereof shall be fined as established in the City's Comprehensive Schedule of Fees or by confinement in the County Jail for not more than ninety (90) days or by both such fine and confinement, pursuant to the provisions of Section 89.490, RSMo.

Section 410.580.C: Before any land modification is made, a land disturbance permit for the proposed work shall be obtained from the City Engineer. The application for land disturbance permit and application fee as listed on the City's Comprehensive Schedule of Fees shall be submitted on forms provided by the City Engineer.

Section 410.590.A: The subdivider shall pay to the City a fee for the review and processing of the construction plans and the inspection of the public improvements as listed in the City's Comprehensive Schedule of Fees. The subdivision plat shall not be signed until the administrative fee has been paid.

Section 415.080 Fees.

All fees are listed in the City's Comprehensive Schedule of Fees.

Section 415.250.C: Any person violating this Chapter or any part thereof, including failing to stop work upon order, shall upon conviction thereof be fined as established in the City's Comprehensive Schedule of Fees or imprisoned not more than thirty (30) days for each offense. Such violations continued shall constitute a new and separate offense and be punished, as aforesaid, for each separate period of violation.

Section 420.110 Floodplain Development Permit.

A floodplain development permit shall be required for all proposed construction or other development, including the placement of manufactured homes, in the areas described in Article II, Section 420.040. No person, firm, corporation or unit of government shall initiate any development or substantial improvement or cause the same to be done without first obtaining a separate floodplain development permit for each structure or other development. The filing fee for a floodplain development permit is listed in the City's Comprehensive Schedule of Fees.

Section 420.260: Violation of the provisions of this Chapter or failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with granting of variances) shall constitute a misdemeanor. Any person who violates this Chapter or fails to comply with any of its requirements shall, upon conviction thereof, be fine as established in the City's Comprehensive Schedule of Fees and, in addition, shall pay all costs and expenses involved in the case. Each day such violation continues shall be considered a separate offense. Nothing herein contained shall prevent the City of Harrisonville or other appropriate authority from taking such other lawful action as is necessary to prevent or remedy any violation.



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Section 500.030 Fees.

Fees shall be as established in the City's Comprehensive Schedule of Fees.

Section 500.060.A: Whenever in the Code adopted in this Article or in any ordinance of the City amending said Code any act is prohibited or is made or declared to be unlawful or an offense, or whenever in this Code or ordinance the doing of any act is required or the failure to do any act is declared to be unlawful, where no specific penalty is provided therefor, the violation of any such provision of this Code or ordinance shall be punished by a fine as established in the City's Comprehensive Schedule of Fees or by imprisonment not exceeding ninety (90) days, or by both such fine and imprisonment; provided, however, that in any case wherein the penalty for an offense is fixed by any State law or statute, the same penalty so fixed by State law or statute shall be imposed for the punishment of such offense and no other, except that imprisonments, when made under this Section, may be in the City Jail instead of the County Jail.

Section 500.100.A: Whenever in the Code adopted in this Article or in any ordinance of the City amending said Code any act is prohibited or is made or declared to be unlawful or an offense, or whenever in this Code or ordinance the doing of any act is required or the failure to do any act is declared to be unlawful, where no specific penalty is provided therefor, the violation of any such provision of this Code or ordinance shall be punished by a fine as established in the City's Comprehensive Schedule of Fees or by imprisonment not exceeding ninety (90) days, or by both such fine and imprisonment; provided, however, that in any case wherein the penalty for an offense is fixed by any State law or statute, the same penalty so fixed by State law or statute shall be imposed for the punishment of such offense and no other, except that imprisonments, when made under this Section, may be in the City Jail instead of the County Jail.

Section 500.130 Fees.

Fees shall be as established in the City's Comprehensive Schedule of Fees.

Section 500.140.A: Whenever in the Code adopted in this Article or in any ordinance of the City amending said Code any act is prohibited or is made or declared to be unlawful or an offense, or whenever in this Code or ordinance the doing of any act is required or the failure to do any act is declared to be unlawful, where no specific penalty is provided therefor, the violation of any such provision of this Code or ordinance shall be punished by a fine as established in the City's Comprehensive Schedule of Fees or by imprisonment not exceeding ninety (90) days, or by both such fine and imprisonment; provided, however, that in any case wherein the penalty for an offense is fixed by any State law or statute, the same penalty so fixed by State law or statute shall be imposed for the punishment of such offense and no other, except that imprisonments, when made under this Section, may be in the City Jail instead of the County Jail.



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Section 500.180 Fees.

Fees shall be as established in the City's Comprehensive Schedule of Fees.

Section 500.190.A: Whenever in the Code adopted in this Article or in any ordinance of the City amending said Code any act is prohibited or is made or declared to be unlawful or an offense, or whenever in this Code or ordinance the doing of any act is required or the failure to do any act is declared to be unlawful, where no specific penalty is provided therefor, the violation of any such provision of this Code or ordinance shall be punished by a fine as established in the City's Comprehensive Schedule of Fees or by imprisonment not exceeding ninety (90) days, or by both such fine and imprisonment; provided, however, that in any case wherein the penalty for an offense is fixed by any State law or statute, the same penalty so fixed by State law or statute shall be imposed for the punishment of such offense and no other, except that imprisonments, when made under this Section, may be in the City Jail instead of the County Jail.

Section 500.220 Fees.

Fees shall be as established in the City's Comprehensive Schedule of Fees.

Section 500.230.A: Whenever in the Code adopted in this Article or in any ordinance of the City amending said Code any act is prohibited or is made or declared to be unlawful or an offense, or whenever in this Code or ordinance the doing of any act is required or the failure to do any act is declared to be unlawful, where no specific penalty is provided therefor, the violation of any such provision of this Code or ordinance shall be punished by a fine as established in the City's Comprehensive Schedule of Fees or by imprisonment not exceeding ninety (90) days, or by both such fine and imprisonment; provided, however, that in any case wherein the penalty for an offense is fixed by any State law or statute, the same penalty so fixed by State law or statute shall be imposed for the punishment of such offense and no other, except that imprisonments, when made under this Section, may be in the City Jail instead of the County Jail.

Section 500.260 Fees.

Fees shall be as established in the City's Comprehensive Schedule of Fees.

Section 500.270.A: Whenever in the Code adopted in this Article or in any ordinance of the City amending said Code any act is prohibited or is made or declared to be unlawful or an offense, or whenever in this Code or ordinance the doing of any act is required or the failure to do any act is declared to be unlawful, where no specific penalty is provided therefor, the violation of any such provision of this Code or ordinance shall be punished by a fine as established in the City's Comprehensive Schedule of Fees or by imprisonment not exceeding ninety (90) days, or by both such fine and imprisonment; provided, however, that in any case wherein the penalty for an offense is fixed by any State law or statute, the same penalty so fixed by State law or statute shall be imposed for the punishment of such



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offense and no other, except that imprisonments, when made under this Section, may be in the City Jail instead of the County Jail.

Section 500.300 Fees.

Fees shall be as established in the City's Comprehensive Schedule of Fees.

Section 500.310.A: Whenever in the Code adopted in this Article or in any ordinance of the City amending said Code any act is prohibited or is made or declared to be unlawful or an offense, or whenever in this Code or ordinance the doing of any act is required or the failure to do any act is declared to be unlawful, where no specific penalty is provided therefor, the violation of any such provision of this Code or ordinance shall be punished by a fine as established in the City's Comprehensive Schedule of Fees or by imprisonment not exceeding ninety (90) days, or by both such fine and imprisonment; provided, however, that in any case wherein the penalty for an offense is fixed by any State law or statute, the same penalty so fixed by State law or statute shall be imposed for the punishment of such offense and no other, except that imprisonments, when made under this Section, may be in the City Jail instead of the County Jail.

Section 500.330.A.4: Delete IPMC Section 103.5, Fees, in its entirety. Fees shall be as established in the City's Comprehensive Schedule of Fees.

Section 500.410: Any beneficiary, registered representative, or local property management company that violates any provision of this Article shall be in violation of this Article, and a General Ordinance Summons (GOS) may be issued against the beneficiary's representative for such violation. In addition to any other penalties which may be assessed for a violation of this Article, any person or entity who violates a provision of this Article shall be assessed a fine as established in the City's Comprehensive Schedule of Fees per violation, or imprisonment not exceeding ninety (90) days, or both such fine and imprisonment.

Section 500.430.A.4: Delete IPSC Sections 105.6.2 and 105.6.3, Fees, in its entirety. Fees shall be as established in the City's Comprehensive Schedule of Fees.

Section 500.440.A: Whenever in the Code adopted in this Article or in any ordinance of the City amending said Code any act is prohibited or is made or declared to be unlawful or an offense, or whenever in this Code or ordinance the doing of any act is required or the failure to do any act is declared to be unlawful, where no specific penalty is provided therefor, the violation of any such provision of this Code or ordinance shall be punished by a fine as established in the City's Comprehensive Schedule of Fees or by imprisonment not exceeding ninety (90) days, or by both such fine and imprisonment; provided, however, that in any case wherein the penalty for an offense is fixed by any State law or Statute, the same penalty so fixed by State law or Statute shall be imposed for the punishment of such offense and no other, except that imprisonments, when made under this Section, may be in the City Jail instead of the County Jail.



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Section 505.010.B: There shall be a charge for the issuance of each fence permit as established in the City's Comprehensive Schedule of Fees.

Section 505.030.E: Procedure For Appeal. Appeals to the Board may be taken by any person aggrieved by a decision of the Fire Chief in relation to materials, equipment design and types of construction required in their interpretation of the City codes and standards. Such appeal shall be taken within thirty (30) days of the application for any action by the Director or Fire Chief by filing with the officer from whom the appeal is taken a written request for appeal specifying the grounds thereon together with a filing fee of one hundred dollars (\$100.00). The City's actual costs for a court reporter for the hearing will be billed to the applicant. These fees will also be applied to dangerous building hearings and billed against the subject property. The officer from whom the appeal is taken shall immediately transmit to the Board all the papers constituting the record upon which the action appealed from was taken. An appeal shall stay all proceedings and furtherance of the actions appealed from unless the officer from whom the appeal is taken certifies to the Board after the notice of appeal is filed with him/her that a stay would, in his/her opinion, cause immediately peril to life or property. In such case proceedings shall not be stayed other than by a restraining order that may be granted by the Board or by a court of competent jurisdiction with notice to the officer from whom the appeal is taken and on due cause shown. The Board shall fix a time and place for the hearing on the particular points raised by the appeal within ten (10) working days following receipt of same and decide same within five (5) working days. A notice of the hearing shall be mailed to the appellant's last known address at least five (5) days prior to the date set for the hearing. At the hearing, any party may appear in person or by agent or by attorney.

Section 515.020.A: Whenever any person desires to vacate any street, alley, commons and public square or part thereof, he/she may petition the Board of Aldermen giving a distinct description of the property to be vacated, which petition shall be filed with the City Clerk, together with a filing fee as established in the City's Comprehensive Schedule of Fees and shall remain on file for a period of thirty (30) days before being acted upon by the Board of Aldermen.

Section 515.100.A.4: Penalties. Any person, whether owner, representative, contractor, subcontractor or foreman, who shall grade, construct, repair, reconstruct or alter any public street, pavement, curb, gutter, driveway, sidewalk or sewer within any public way or any public sewer adjacent to or running through any private property within a public right-of-way without first securing a permit therefor issued by the Director of Public Works or the Building Official shall be deemed guilty of a violation of this Section and upon conviction thereof shall be fined as established in the City's Comprehensive Schedule of Fees.



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Section 515.100.A.5: Right-of-way work permits applicable to this Chapter shall have a fee collected, based on the dollar valuation of the work to be constructed or repaired as established in the City's Comprehensive Schedule of Fees, except where authorization for the construction or repair of residential sidewalks and driveways within street rights-of-way, required by ordinance, has been granted by their inclusion in a building permit.

Section 520.050.B: Persons applying for a permit shall submit the following information: location of blasts, purpose of blasting, size of blasts, locations of nearest structures, certificate of insurance and duration of the blasting activities. The fee for blasting permits is listed on the City's Comprehensive Schedule of Fees plus actual ancillary costs incurred by the City of Harrisonville.

Section 520.090.A: Each application for a blasting permit shall be accompanied by a application fee as established in the City's Comprehensive Schedule of Fees.

Section 520.170: Any permittee who violates any permit condition or who violates any other provision of this Chapter may be assessed a penalty and/or have their permit revoked and future permits refused. Such penalty shall be as established in the City's Comprehensive Schedule of Fees and/or thirty (30) days' imprisonment for each violation. Each blast may be deemed a separate violation for purposes of penalty assessments. In determining the amount of the penalty, consideration shall be given to the permittee's history of previous violations, the seriousness of the violation, including any irreparable harm to the environment or property damage and any hazard to the health or safety of the public.

Section 525.050 Fees.

The fees for the permits required in this Article shall be as established in the City's Comprehensive Schedule of Fees.

Section 525.090 Fees.

The fees for the permits required in this Article shall be as established in the City's Comprehensive Schedule of Fees.

Section 525.120 Fees.

The fees for the permits required in this Article shall be as established in the City's Comprehensive Schedule of Fees.

Section 530.030.A.2: Each such application shall be accompanied by payment of fees as established in the City's Comprehensive Schedule of Fees.

Section 530.030.A.9.c: Right-of-way work permits applicable to this Chapter shall have a fee collected, based on the dollar valuation of the work to be constructed or repaired as



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specified in the City's Comprehensive Schedule of Fees, except where authorization for the construction or repair of residential sidewalks and driveways within street rights-of-way, required by ordinance, has been granted by their inclusion in a building permit.

Section 530.050.G: For each violation of the provisions of this Chapter or a permit granted pursuant to this Chapter, a fine shall be as established in the City's Comprehensive Schedule of Fees.

Section 600.160.C.7: The application fee for an employee's liquor permit is listed on the City's Comprehensive Schedule of Fees.

Section 600.180 Liquor Licenses.

All liquor license fees are as established on the City's Comprehensive Schedule of Fees.

Section 605.020.A: There is hereby established a license fee to be charged and collected as hereinafter provided on any occupation, profession, trade, business and avocation and on all persons who shall deal in or sell or offer any service. Any person, company, association or corporation wishing to do business shall first file an application with the City Collector requesting a business license and such application shall be accompanied by the fee established in the City's Comprehensive Schedule of Fees per year as the licensing fee. In addition to the City business license fee a supplemental fee for certain specific businesses or aspects of business operation shall also be charged and collected. See the City's Comprehensive Schedule of Fees.

Section 605.060 Farm Products.

No tax, license or fee shall be levied or collected from any City or County farmer or producer for the sale of produce raised by him/her; provided the City retains the right to designate where such sales may be made. Any out of State farmer or producer shall be assessed a license for Farm Product as established in the City's Comprehensive Schedule of Fees.

Section 605.080: All licenses shall expire on August thirty-first (31st) and failure to renew by September thirtieth (30th) shall result in the assessment of a late penalty as established in the City's Comprehensive Schedule of Fees and can be subject to Municipal Court citation and summons pursuant to Section 605.090. Failure to renew may be subject to revocation of such license.

Section 605.090.A: Non-Compliance Or Violation A Misdemeanor. In addition to any other penalties prescribed under this Chapter or any related Chapters, any failure to comply with or any violation of any provision of this Chapter shall be a misdemeanor and shall be punishable, upon conviction thereof, by a fine as established in the City's Comprehensive Schedule of Fees for each such offense. Each day such failure or non-compliance shall continue shall constitute a separate offense.



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Section 610.070 Fee.

Any person desiring a peddler's identification card shall pay the applicable fee established in the City's Comprehensive Schedule of Fees.

Section 620.080 Issuance, Fees.

If the Chief of Police shall approve the application or the Board of Aldermen overrules the Chief of Police, the City Clerk shall issue a license therefor upon the receipt of the payment of the license fee, as established in the City's Comprehensive Schedule of Fees for the applications listed below:

- A. Private security agency or private investigation agency.
- B. Private investigator.
- C. Private security officer, not an employee of the firm, business, partnership, corporation or person whose premises he/she guards.
- D. Private security officer who is an employee of the firm, business, partnership, corporation or person whose premises he/she guards, initial investigation fee only.

Section 620.150.B: Penalty for Violation. Violation of this Section shall be punishable by the immediate revocation of any license under this Section and by a fine as established in the City's Comprehensive Schedule of Fees and ninety (90) days incarceration in the City or County Jail for each such violation.

Section 630.070 Pawnshop/Small Loan Establishment License Requirements.

- A. No person shall establish a pawnshop or small loan establishment within the City limits of Harrisonville, Missouri, without obtaining a pawnshop/small loan establishment license. The annual pawnshop or small loan establishment license fee shall be as established in the City's Comprehensive Schedule of Fees.

Section 630.170.A: Any person who violates the provisions of this Chapter shall be guilty of a municipal offense and, upon convictions, shall be punished by a fine as established in the City's Comprehensive Schedule of Fees or by imprisonment for not more than ninety (90) days or shall be both so fined and imprisoned. In addition, any violation of this Chapter shall be grounds for the Board of Aldermen to revoke any or all licenses or permits issued by the City.

Section 635.100.A: Any person who violates the provisions of this Chapter shall be guilty of a municipal offense and, upon conviction, shall be punished by a fine as established in the City's Comprehensive Schedule of Fees or by imprisonment for not more than ninety (90) days or shall be both so fined and imprisoned. In addition, any violation of this Chapter shall be grounds for the City Clerk to revoke any or all licenses or permits issued by the City.



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Section 640.310.A: Any person who violates the provisions of this Chapter shall be guilty of a municipal offense and, upon conviction, shall be punished by a fine as established in the City's Comprehensive Schedule of Fees or by imprisonment for not more than ninety (90) days or shall be both so fined and imprisoned. In addition, any violation of this Chapter shall be grounds for the City to revoke any or all licenses or permits issued by the City.

Section 645.040 Registration Fee.

At the time a license is issued under this Article, the applicant shall pay to the City a registration fee for each place of business for which he/she desires such license in an amount as established by the City's Comprehensive Schedule of Fees.

Section 650.090.C.2: The classification of licenses and fees shall be as follows:

- a. Adult business establishment license fee is as established in the City's Comprehensive Schedule of Fees.
- b. Change of address fee for adult business establishment is as established in the City's Comprehensive Schedule of Fees.
- c. Adult business employee permit application fee is as established in the City's Comprehensive Schedule of Fees.
- d. Change of address for adult business employee permit is as established in the City's Comprehensive Schedule of Fees.

Section 650.160.A : Any person who violates the provisions of this code shall be guilty of a municipal offense and, upon conviction, shall be punished by a fine as established in the City's Comprehensive Schedule of Fees or by imprisonment for not more than ninety (90) days or shall be both so fined and imprisoned. In addition, any violation of this code shall be grounds for the City Clerk to revoke any or all licenses or permits issued by the City.

Section 665.050: Any person engaged in any business described in Section 665.010, who shall violate any of the provisions of this Article, shall be deemed guilty of an offense and upon conviction thereof shall be fined as established in the City's Comprehensive Schedule of Fees. Each day's violation shall constitute a separate offense.

Section 675.030.D: Application Requirements. Mobile food trucks and mobile food carts shall submit the following:

- 1. A completed City business license application, a Missouri Sales Tax ID number and no tax due letter, and the annual application fee as established in the City's Comprehensive Schedule of Fees.
- 2. A completed permit application that has been submitted to the Cass County Public Health Department for mobile, pushcart and temporary food establishments. Applicant must provide the City a copy of the approved Cass County permit upon receipt after pre-opening inspection.



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3. Address and description of kitchen/commissary from which vendor is working.
4. Locations in the City where vendor will be working, estimated schedule, and written permission from property owner(s). The vendor shall submit location changes to the City as they occur.
5. A completed food truck vendor fire inspection checklist and inspection fee as established in the City's Comprehensive Schedule of Fees.

Section 680.040.C: Misdemeanor Penalty. A person who is convicted of a violation of any provision of this Chapter which is designated as a misdemeanor shall be punished, by a fine as established in the City's Comprehensive Schedule of Fees, plus cost of prosecution. Further, any person who shall violate or fail to comply with any provisions of this Section or who shall willfully disobey or interfere with the implementation of a rule, order or directive issued pursuant to this Chapter, shall be guilty of a misdemeanor.

Section 680.040.E: Schedule. The schedule of misdemeanor penalties are listed under the City's Comprehensive Schedule of Fees.

Section 700.235.F: Penalty For First And Second Offense. Violation of any Subsection of this Section shall be considered a misdemeanor and each violation shall be deemed a separate offense. First time violators shall receive a written warning. Second time violators shall be punishable upon conviction thereof or a plea of guilty thereto by a fine as established in the City's Comprehensive Schedule of Fees and in addition thereto as a part of said judgment, the Municipal Judge may order and adjudge the public nuisance to be abated at the cost of the owner.

Section 700.250 Meter Test Procedures.

A. Water Meters. Any residential customer may require that his/her meter be tested for accuracy by making such request to the City utilities office. The charge for such testing shall be as established in the City's Comprehensive Schedule of Fees. Any commercial customer may require such testing of a water meter for a fee as established in the City's Comprehensive Schedule of Fees. If the meter is found to have an average error of not more than four percent (4%), such meter shall be considered to be accurate and correct and no adjustment shall be made in any charge or bill for service prior to the date of such test and the testing charge shall be applicable. If the meter is found to have an average error of more than four percent (4%), such meter shall be corrected or replaced at the option of the City and an appropriate adjustment in billing made in keeping with the percentage of error found upon test and no meter testing charge shall be assessed. Such adjustment shall be made in the bills for a period not exceeding sixty (60) days prior to the date of the test. The foregoing does not apply to meters that are physically damaged, whether by accident or otherwise.

B. Electric Meters. Any residential customer may require that his/her electric meter be tested for accuracy by making such request to the City utilities office. The charge for such testing shall be as established in the City's Comprehensive Schedule of Fees. Any



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commercial customer may require such testing of an electric or power and demand meter for a fee as established in the City's Comprehensive Schedule of Fees. If the meter proves to be recording within two percent (2%) of the rated accuracy, the testing charge shall be applicable. If the meter proves to be recording inaccurately by more than two percent (2%) of the rated accuracy, an adjustment shall be made in the billings for a period not exceeding sixty (60) days prior to the date of the test and no meter testing charge shall be assessed. The foregoing does not apply to meters that are physically damaged, whether by accident or otherwise.

Section 700.290 Water and Sewer Tap Fees.

Water and sewer tap fees shall be as established in the City's Comprehensive Schedule of Fees.

Section 700.320 Residential Customers.

A cash deposit of the amounts established in the City's Comprehensive Schedule of Fees shall be required for all permanent residential service connections except where acceptable credit has been established with the City in his/her name. Such deposit may be increased from time to time in accordance with Section 700.410(B).

Section 700.325 Rental Customers.

A cash deposit of the amounts established in the City's Comprehensive Schedule of Fees shall be required for all permanent rental service connections. An active lease between the service customer and the owner of the rental property is required before utility services are connected to the home and/or rental unit.

Section 700.350 Service Charge For Replaced Meter Seals.

Whenever a seal is broken on a City utility meter by other than City personnel, there shall be a service charge made to the customer in the amount established in the City's Comprehensive Schedule of Fees.

Section 700.400.A: All bills for utility services furnished by the City shall be subject to a penalty fee as established in the City's Comprehensive Schedule of Fees if not received in the City utility billing office by 5:00 p.m. on the 15th day of the month, when the 15th day falls on a regular business day (Monday through Friday).

Section 700.410.B: When an order for disconnection of utility services due to non-payment has been written, a service administrative fee as established in the City's Comprehensive Schedule of Fees shall be assessed on the account. An additional deposit as established in the City's Comprehensive Schedule of Fees shall be assessed on the account, to be credited to the customers' existing deposit amount. This administrative service fee and deposit shall be assessed and paid regardless of the status of any actual disconnection of service. All past due amounts including any other amounts or fees due the City for any reason shall be paid in order to maintain or restore utility service. In the event that utility service is



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disconnected for non-payment of the bill, service shall not be reconnected until all past due bills and applicable fees for municipal services have been paid in full.

Section 700.410.C: Should a customer with disconnected service request reconnection during non-business hours, the customer will be required to provide payment prior to reconnection in the form of a cashier's check or money order for the total amount due the City, including any applicable additional fees, plus the after hours reconnection fee as established in the City's Comprehensive Schedule of Fees.

Section 700.420 Disconnection For Insufficient Funds Check.

In the event an insufficient funds check is returned to the City for payment of a utility account that is not paid by the 25th of the month, utility service will be disconnected upon receipt of the insufficient funds check and reconnection charges will be applicable. In addition, the return check fee established in the City's Comprehensive Schedule of Fees shall be applied.

Section 700.440 Service Charge.

A service charge fee, as established in the City's Comprehensive Schedule of Fees, shall be paid if any municipal utility service is connected or disconnected within a three-month period.

Section 700.460 Water Rates.

Rates Adopted. The water rates are adopted as established in the City's Comprehensive Schedule of Fees.

Section 700.470 Bulk Water Rates and Construction Water.

Authorized water for the public use from fire hydrants must be metered. The user shall complete a hydrant meter rental form and provide payment of the fee as established in the City's Comprehensive Schedule of Fees. A hydrant meter may not be rented for a longer period than six (6) months. A hydrant meter shall be removed when temperatures are below thirty-two degrees Fahrenheit (32°F.). The rate for bulk and construction water shall be as established in the City's Comprehensive Schedule of Fees.

Section 700.480.B: Basic Sewage Service Charge. Each user of the sewage system of the City shall pay for the use of such system based on the fees established in the City's Comprehensive Schedule of Fees.

1. Quantity charges for residential users shall be calculated each March 31 based on winter period average water usage defined as the average monthly usage for at least two (2) consecutive months based on meter readings in March and/or the immediate preceding months of October, November, December, January and February. The minimum monthly usage shall be one thousand (1,000) gallons.



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When a residential user does not have a history of water usage for the immediate preceding January, February and March or when a resident is not properly metered, the quantity charge shall be based on one hundred percent (100%) of the monthly metered water used, not to exceed the average winter period water usage for the residential class. Charges for all commercial and industrial users shall be based on one hundred percent (100%) of the monthly metered water used except as otherwise provided in Section 700.490.

2. *Extra strength charge.* Wastewater discharged to the sewage system from commercial or industrial users shall be subject to an extra strength charge when the:

- a. BOD concentration exceeds three hundred (300) milligrams per liter (mg/l) by analysis; or
- b. COD concentration exceeds six hundred (600) milligrams per liter (mg/l) by analysis or suspended solids concentration exceeds three hundred (300) milligrams per liter (mg/l) by weight or fats, oil and grease concentration exceeds one hundred (100) mg/l by weight. All analysis shall be performed on composite samples collected at no less than hourly intervals over a twenty-four (24) hour period. Extra strength charges shall be calculated based on one hundred percent (100%) of metered water use, except as otherwise provided in Section 700.490, in accordance with the following formula:

$$S = V_s \times 0.000834 \times (\$0.27 (\text{BOD}-300) + \$0.14 (\text{SS}-300) + \$0.14 (\text{G}-100))$$

Where:

S = Surcharge in dollars monthly.

V_s = Sewage volume in one hundred (100) gallons.

Eight hundred thirty-four one-millionths (0.000834) = Conversion factor for one hundred (100) gallons to million pounds.

Twenty-eight cents (\$0.28) = Unit charge for BOD in dollars per pound, of which eighteen cents (\$0.18) represents the user charge position and ten cents (\$0.10) represents capital charges.

BOD = BOD strength in mg/l by analysis.

Three hundred (300) = Allowed BOD strengths in mg/l by analysis.

Six hundred (600) = Allowed COD strengths in mg/l by analysis.

Fourteen cents (\$0.14) = Unit charge for suspended solids in dollars per pound, of which eleven cents (\$0.11) represents the user charge portion and three cents (\$0.03) represents capital charges.

SS = Suspended solids strength in mg/l by weight.

G = Fats, oil and grease strength in mg/l by weight.

One hundred (100) = Allowed fats, oil and grease strength in mg/l by weight.

Fourteen cents (\$0.14) = Unit charge for fats, oil and grease in dollars per pound.



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Section 700.530.A: The electric rates are adopted as established in the City's Comprehensive Schedule of Fees.

1. Residential service rates.

a. Availability. To residential customers for domestic purposes in a single-family dwelling unit supplied through one (1) meter.

This schedule is not applicable to a residence which is used for commercial, professional or any other gainful enterprise; however, if the domestic use can be separately metered, this schedule is applicable to the metered domestic portion of energy use. This service may be single phase or three (3) phase at the option of the utility.

A residence in which three (3) rooms or more are rented, or are available for rent, leased or otherwise used by other than a single-family dwelling unit, is considered non-domestic and the commercial service schedule shall apply. At the option of the utility, multiple-dwelling units may be served through one (1) meter. Combined dwelling units, when used as separate residences, shall be charged a base fee per the number of units, plus the actual charges for all kwh in excess of the base kwh already charged.

b. Character of service. Alternating current, sixty (60) cycles, single phase, at nominal voltages of 115 or 115/230 volts.

c. Supply cost adjustment. Service under this schedule is subject to the provisions of the supply cost adjustment schedule.

2. Total electric residential service rate.

a. Availability. To residential customers and individually metered apartments and private rooming houses for all energy requirements including lighting, cooking, house heating, water heating, refrigeration, air-conditioning and all other domestic electric energy uses. The customer shall have no other source of energy except for decorative fireplaces. The maximum size motor permitted under this schedule is ten (10) horsepower.

Customer shall be billed under this schedule for not less than twelve (12) consecutive months.

Service shall be provided under this schedule only when applied for as a part of an application for a building permit.

To qualify for total electric rate residential, the dwelling unit must be insulated with an "R" value of twenty-two (22) for ceilings and thirteen (13) for exterior walls. The "R" value shall be for the insulation only with no values assumed for other components of the ceiling, walls or floor sections.

b. Character of service. Alternating current, sixty (60) cycles, single phase, at nominal voltages of 115 or 115/230 volts.

The four (4) summer months are defined as the meter readings made during the months of June, July, August and September. The eight (8) winter months are defined as the meter readings made during the months of October through and including May.



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c. Supply cost adjustment. Service under this schedule is subject to the provisions of the supply cost adjustment schedule.

3. Commercial service rate.

a. Availability. To all business and commercial enterprises, churches, schools and institutions for lighting and small power service. Business in homes operated solely by telephone or mail are excluded.

b. Character of service. Alternating current, sixty (60) cycles, single phase except at the utility's option. Service at 115 or 115/230 volts. Motor ratings over (one and one-half (1½) hP shall be served at 230 volts.

Customers receiving service under this schedule shall not use more than 10,000 kWh in any one (1) monthly billing period, nor install motors aggregating more than ten (10) hP. Customers who use more than 10,000 kWh in any monthly billing or having installed motors aggregating more than ten (10) hP shall be billed under the combined light and power schedule for the succeeding twelve (12) months.

c. Supply cost adjustment. Service under this schedule is subject to the provisions of the supply cost adjustment schedule.

4. Combined light and power service rate.

a. Availability. To industrial and heavy commercial load customers.

b. Character of service. Alternating current, sixty (60) cycles, single or three phase. Service at secondary or primary voltage. All new customers having an estimated billing demand in excess of ten (10) kw shall be billed under this schedule. Any customer using 10,000 kWh or more or ten (10) kw or more of demand power in any one (1) monthly billing period or installing motors aggregating more than ten (10) hP shall be billed under this schedule for at least twelve (12) consecutive months.

c. Supply cost adjustment. Service under this schedule is subject to the provisions of the supply cost adjustment schedule.

Section 700.640 Sanitary Sewer Connection Charges.

The connection charges for the Katy Trails sanitary sewer main that will be assessed and collected by City as set forth in the City's Comprehensive Schedule of Fees.

Section 700.680.B: Any person found to be violating this Section provision shall be guilty of a misdemeanor and on conviction thereof shall be imposed a fine as established in the City's Comprehensive Schedule of Fees.

Section 700.720.B: Any person who shall continue any violation beyond the time limit provided for in Section 700.710(A), shall be guilty of a misdemeanor and on conviction thereof shall be fined amounts as established in the City's Comprehensive Schedule of Fees and shall be subject to such additional penalty under Section 100.200 of the Code of Ordinances of the City as the Municipal Judge may deem necessary.



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Section 700.800 Water Tap Fees.

A. The water tap fees to be charged by the City of Harrisonville for water taps or connections to City-owned mains shall be as established in the City's Comprehensive Schedule of Fees.

1. Authority. As to authority in the creation of the water tap fee, the City is exercising its local authority, including its Police powers pursuant to Chapters 79, 88 and 91, RSMo., as amended. The aforementioned provisions authorize and require the City to provide and finance water service facilities and to provide for the health, safety and general welfare of the City.

2. Intent.

a. It is the intent of this Section to establish a water system user's fee imposed upon new connections to the City's water system and not to levy a "tax" or fee as such term is used in Article X, Section 22, of the Missouri Constitution.

b. It is the intent of this Section to impose a water tap fee, payable prior to approval of a new water service connection, in an amount based upon the demand for water attributable to the new connection cost of constructing water service facilities needed to serve the new connection.

3. Calculation of the water tap fee. The City shall calculate the water tap fee due for a new application for service by determining the capacity multiplier of the size and type meter to be used for the new connection, relative to a five-eighths (5/8) inch by three-fourth (3/4) inch residential-displacement-type meter.

Section 700.810.A: The sewer connection fees to be charged by the City of Harrisonville for sewer connections or connections to City-owned sewers shall be as established in the City's Comprehensive Schedule of Fees.

1. Authority. As to authority in the creation of the sewer connection fee, the City is exercising its local authority, including its Police powers pursuant to Chapters 79, 88 and 91, RSMo., as amended. The aforementioned provisions authorize and require the City to provide and finance sanitary service facilities and to provide for the health, safety and general welfare of the City.

2. Intent.

a. It is the intent of this Section to establish a sewer system user's fee imposed upon new connections to the City's sewer system and not to levy a "tax" or fee as such term is used in Article X, Section 22, of the Missouri Constitution.

b. It is the intent of this Section to impose a sewer connection fee, payable prior to approval of a new sewer service connection.

3. Sewer connection fees.

a. There shall be two (2) classes of building sewer connection permits.

(1) Residential (single-family and multiple-family).

(2) Commercial and industrial.



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- b. The applicant will be required to provide the City with a listing of industrial wastes proposed to be discharged into the City's sewer system prior to applying for a building permit.
- 4. Administration of sewer connection fees.
 - a. Collection of sewer connection fee. Sewer connection fees imposed pursuant to this Section shall be collected by the City prior to approving any application for service.
 - b. Transfer of funds to the Finance Department. Sewer connection fees shall be transferred from the collecting agency to the Finance Department for placement in the Water and Sewer Enterprise Fund.
 - c. Use of funds collected. The funds collected by reason of this Section shall be used exclusively for the purpose of:
 - (1) Offsetting actual connection costs incurred by the City;
 - (2) Undertaking sewer facilities projects, including system master planning, engineering, legal, administration, construction inspection, construction of facilities, land acquisition and testing;
 - (3) Operation and maintenance, including infiltration and inflow remediation; and
 - (4) For financing directly as a pledge against bonds, revenue certificates, grant match and other obligations of indebtedness.
 - d. A review of this Section and sewer connection fees will be completed annually by the City Administrator with recommendations concerning changes to this Section or the sewer connection fee forwarded to the Board of Aldermen.

Section 700.820.A: The connection fees to be charged by the City of Harrisonville for electrical connections to the Harrisonville electrical system shall be as established in the City's Comprehensive Schedule of Fees.

STAFF REPORT

TO: Board of Aldermen
FROM: Daniel Barnett,
DATE: April 28, 2023
SUBJECT: Resolution for Comprehensive Fee Schedule

Type of Item: *Approval*

D. Action Item (ID # 4516)

A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI APPROVING THE COMPREHENSIVE SCHEDULE OF FEES FOR THE CITY OF HARRISONVILLE, MISSOURI.

Attachments:

Comprehensive Fee Schedule 2023 (DOCX)

Proposed Comprehensive Fee Schedule (PDF)

Council Bill No. 2023-xx**Resolution No. 2023-xx****A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI APPROVING THE COMPREHENSIVE SCHEDULE OF FEES FOR THE CITY OF HARRISONVILLE, MISSOURI.**

WHEREAS, on May 1, 2023, the Board of Aldermen of the City of Harrisonville, MO, approved an ordinance removing specific amounts of fees, fines, and penalties from the City's Municipal Code; and

WHEREAS, on May 1, 2023, the Board of Aldermen of the City of Harrisonville, MO, approved and adopted the City of Harrisonville's Comprehensive Schedule of Fees; and

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI AS FOLLOWS:

Section 1. The Board of Aldermen approves the Comprehensive Schedule of Fees.

Section 2. Effective Date. This resolution shall become effective upon approval and passage by the Board of Aldermen.

PASSED AND RESOLVED BY THE BOARD OF ALDERMEN AND APPROVED BY THE MAYOR OF THE CITY OF HARRISONVILLE, MISSOURI ON THIS 1ST DAY OF MAY 2023.

VOTE TAKEN AS FOLLOWS:

AYES:

NAYS:

ABSENT:

ABSTAIN:

EXCUSED:

Mike Zaring, Mayor and Ex-Officio
Chairman of the Board of Aldermen

ATTEST:

Daniel Barnett, City Clerk

WITNESS my hand and seal this 1st day of May 2023.

Attachment: Comprehensive Fee Schedule 2023 (Resolution for Comprehensive Fee Schedule)

City of Harrisonville's Comprehensive Schedule of Fees

Department	Type of Fee	Current Fee
Administration	Copying Public Records	\$0.10/page
	General Penalty for Violations (Fine)	up to \$500.00
	Work/Construction Zone Fine	\$250.00
	Fair Housing Fine	Not More Than \$100.00
Community Center/Parks	Violation Fine, Cleaning Fish at Lake Harrisonville	\$25.00 or as prescribed by law
	Fine for Lake Harrisonville Entry at Point Other Than Main Entrance	\$25.00
	Fine for Guest Not Registering or Paying Guest Fee at Lake Harrisonville	\$25.00
	Fine for Boat Not in Compliance with Horsepower Restriction	\$100.00
	Fine for Unattended Boat Left on Lake Property Overnight	\$25.00/day
Fishing Permits:	Individual, City Resident	\$2.00
	Family, City Resident	\$4.00
	Individual, Cass County Resident	\$5.00
	Family, Cass County Resident	\$10.00
	Guest	\$1.00
Boat Permits:	City Resident	\$7.50
	Cass County Resident	\$10.00
Duck Hunting Permits:	Duck Blind Fee	\$50.00
	Duck Blind Deposit	\$50.00
	Guest	\$1.00
Community Development	Fine for Zoning Violation	Not Less Than \$5.00, Not More Than \$500.00
	Fine for Subdivision Regulation Violation	Not More Than \$500.00
	Fine for Building and Property Maintenance Codes Violation	Not More Than \$500.00
	Fine for Violation of Abandoned Residential Property Registration	\$500.00
Planning:	Special Use Permit Application Fee	\$300.00 + Notice Fee
	Rezoning Application Fee	\$300.00 + Notice Fee
	Variance Application Fee	\$200.00 + Notice Fee
	Preliminary Plat Application Fee	\$300.00 + \$5/Lot + Notice Fee
	Final Plat Application Fee	\$150.00 + \$5/Lot + Notice Fee
	Notice Fee	\$65.00
	Minor Plat Application Fee	\$200.00
	Vacation of Plat, Right-of-Way, or Easement	\$175.00
	Preliminary Development Plan	\$300.00 + Notice Fee
	Final Development Plan	\$200.00
Building/Codes:	Nuisance Penalty Fines	1st Offense: Not Less Than \$1.00, Not More Than \$500.00; 2nd Offense: Not Less Than \$10.00, Not More Than \$500.00; 3rd+ Offense: \$500.00
	Nuisance Penalty Fine for High Weeds/Grass	Not More Than \$500.00
	Building Permit: Valuation of \$0 to \$2,000.00	\$40.00
	Building Permit: Valuation of \$2,000.01 to \$10,000.00	\$40.00, plus \$4/ea. \$1,000.00 of valuation
	Building Permit: Valuation of \$10,000.01 to \$500,000.00	\$50.00, plus \$5/ea. \$1,000.00 of valuation
	Building Permit: Valuation of \$500,000.01 and greater	\$55.00, plus \$5.50/ea. \$1,000.00 of valuation
	Commercial Plan Review and all PV Solar Projects	50% of Permit Fee
	Inspections Outside Normal Hours	\$55.00/hr. (2 hr. min.)
	Reinspection	\$35.00
	Additional Plan Review	\$50.00/hr.
	Outside Consultants	Actual Costs of Review
	New Commercial Occupancy Inspections for New Businesses in Existing Spaces	\$40.00/hr., or a minimum of \$55.00
	Appeal to BBEA (Filing Fee)	100.00 + Court Reporter Costs
	Commercial Sign Permit	Building Permit + Commercial Plan Review Fees
Animal Control:	Adoption, Adopt Cat (Male)	\$85.00
	Adoption, Adopt Cat (Female)	\$95.00
	Adoption, Adopt Dog (Male)	\$110.00
	Adoption, Adopt Dog (Female)	\$125.00
	Adoption, City License for Altered Animal	\$5.00
	Adoption, City License for Unaltered Animal	\$20.00

Attachment: Proposed Comprehensive Fee Schedule (Resolution for Comprehensive Fee Schedule)

City of Harrisonville's Comprehensive Schedule of Fees

Department	Type of Fee	Current Fee
	Adoption, License Purchase Late Fee After February 15th of Each Year	\$10.00
	Redemption, 1st Offense (Altered/Chipped)	Warning
	Redemption, 1st Offense (Other)	\$25.00
	Redemption, 2nd Offense (Altered)	\$50.00
	Redemption, 2nd Offense (Unaltered)	\$75.00
	Redemption, 3rd and Subsequent Offenses (Altered)	\$100.00*
	Redemption, 3rd and Subsequent Offenses (Unaltered)	\$150.00*
	Redemption, Daily Care Fee	\$10.00
	Redemption, Adult Animal Relinquishment	\$20.00
	Redemption, Dead Animal Disposal	\$10.00
	Redemption, Litter consisting of no more than 6 puppies/kittens Relinquishment	\$50.00
	Redemption, Litter consisting of more than 6 puppies/kittens Relinquishment	\$100.00
	Misc., Microchip	\$25.00
	Misc., Owner-Surrender Cat/Dog (Altered)	\$40.00
	Misc., Owner-Surrender Cat/Dog (Unaltered)	\$75.00
	Misc., Owner-Surrender Litter of 5 and Under	\$100.00
	Misc., Owner-Surrender Litter of 5 and Over	\$150.00
	Misc., Sterilized Animal	\$5.00
	Misc., Non-sterilized Animal	\$8.00
	Misc., Late Fee	\$5.00
	Misc., Have a "Heart" Tag	\$10.00*
	Misc., Lost Tag Replacement/Transfer Fee	\$1.00
Electric	Electric Installation Fees (Standard 200-amp Service)	
	Overhead: Residential: Upgrade Electric Service	\$125.00/Meter
	Residential: Installation (First 125 Feet)	\$250.00
	Residential: Additional Footage	\$1.25/ft.
	Residential: Service Pole (New--for Service Longer than 125 ft.)	\$225.00
	Commercial: Electric Service	\$1,000.00/Meter
	Commercial: Installation (First 125 Feet)	\$1,500.00
	Commercial: Additional Footage	\$4.50/ft.
	Commercial: Service Pole (New--for Service Longer than 125 ft.)	\$350.00
	Underground: Residential: Installation (First 125 Feet)	\$400.00/Meter
	Residential: Additional Footage	\$10.00/ft.
	Residential: Secondary Pedestal (New--for Service Longer than 125 ft.)	\$350.00
	Commercial: Primary Wire Only	\$2,500.00
	Commercial: Installation (First 125 Feet)	\$1,000.00
	Commercial: Additional Footage	\$15.00/ft.
	<i>*Customer to pay 1/2 of the cost of the pad mount transformer per load data. If customer requires a larger than City of Harrisonville suggested size of transformer, the customer to pay 1/2 of the cost of the suggested size plus 100% of the additional cost difference for the required.</i>	
	<i>All underground primary and secondary conduits shall be installed by customers. Customers are required to supply the secondary wire to the transformer from the meter cabinet. All conduit shall be installed according to NEC Rules with a minimum depth of 24".</i>	
	Electric Installation Fees (Great Than 200-amp Service)	
	<i>Customer shall supply their own meter cabinet.</i>	
	<i>Customer shall pay 100% of the difference in cost of service wire, metering equipment and/or transformer upgrade from what is required for 200 amp service.</i>	
	<i>*If customer needs line moved, customer will be responsible for 100% of equipment, labor, and materials including a 15% stocking fee. All fee's and costs must be paid in advance of work being done.</i>	
	Equipment Costs for Large Bucket Truck	\$65.00/hr.
	Billing Purposes:	
	Small Bucket Truck	\$45.00/hr.
	Digger Derrick	\$65.00/hr.
	Trencher	\$45.00/hr.
	Crane Truck #4	\$55.00/hr.
	Pole Trailer	\$15.00/hr.
	Brush Chipper	\$25.00/hr.
	Materials Trailer	\$15.00/hr.
	Large Steel Trailer	\$25.00/hr.

Attachment: Proposed Comprehensive Fee Schedule (Resolution for Comprehensive Fee Schedule)

City of Harrisonville's Comprehensive Schedule of Fees

Department	Type of Fee	Current Fee
	Pick-up Truck	\$30.00/hr.
	Other Fees: Tampered Meter	\$500.00
	Tampered Meter Seal	\$500.00 (unless seal is cut due to an emergency)
Finance		
	Returned Checks (Administrative Fee)	\$30.00
	Late Penalty for Business License	10%
	Fine for Violation of Business License Regulations	Not Less than \$100.00; Not More Than \$500.00
	Fine for Violation of Pawnbrokers and Small Loan Establishments Regulations	Not Less Than \$1.00; Not More Than \$500.00
	Fine for Violation of Massage Establishment Regulations	Not Less Than \$1.00; Not More Than \$500.00
	Fine for Violation of Tattooing, Body Piercing and Branding Regulations	Not Less Than \$1.00; Not More Than \$500.00
	Fine for Violation of Adult Business Regulations	Not Less Than \$1.00; Not More Than \$500.00
	Fine for Violation of Telephone Company Regulations	Not Less Than \$100.00; Not More Than \$500.00
Liquor Licenses:	Retail Liquor by the Drink (RBD, RBDR, RBDE, RBDB, RBDM, RBDK, RBDF)	\$450.00
	5% by the Drink (5BD, 5BDW)	\$75.00
	5% Sunday by the Drink (5SBD)	\$300.00
	Railroad (\$1.00/Duplicate) (RR)	\$150.00
	Sunday by Drink--Convention (SBDC)	\$900.00
	Sunday by Drink (SBD)	\$300.00
	Sports Stadium (SPST)	\$450.00
	Sunday Original Package Liquor (SOP)	\$300.00
	Extended Hours (EXTH, EHM, EHHL, EHSL)	\$450.00
	Retail Liquor by Drink Resort Temporary (90 Days) (RBDT)	\$112.50
	Retail Liquor by Drink Seasonal Resort Temporary (90 Days) (RDSR)	\$112.50
	Retail Liquor by Drink Seasonal Resort (per month) (RDSR)	\$37.50
	Temporary Manufacturer Event (MRBD)	\$37.50
	Vintage Wine Auction/Municipality (VWAM)	\$75.00
	Vintage Wine Solicitor (VWS)	\$750.00
	Retail Liquor by Drink Picnic (7 Days) (RBDP)	\$37.50
	5% Beer by Drink Wine Picnic (6/15 - 7/15) - (7 Days) (5WP)	\$150.00
	Retail Liquor by Drink Caterer (per day) (RBDC)	\$15.00
	Caterer Retail by Drink Unlimited (RDC1)	\$1,500.00
	Caterer Retail by Drink - 50 Days (RDC5)	\$750.00
	5% Beer Wine Caterer (per day) (5BWC)	\$15.00
	Original Package Liquor (OPL)	\$150.00
	Original Package 5% Beer (includes Sunday) (SOP)	\$75.00
	Original Package Tasting (OPT)	\$37.50
	Consumption of Intoxicating Liquor (COL)	\$90.00
	Transportation (TRNS)	\$15.00
	Liquor Manufacturer Solicitor (LMS)	\$675.00
	22% Manufacturer Solicitor (22MS)	\$300.00
	5% Manufacturer Solicitor (5MS)	\$75.00
	Liquor Solicitor (LS)	\$375.00
	22% Solicitor (22S)	\$300.00
	5% Solicitor (5S)	\$75.00
	Liquor Wholesale Solicitor (LWS)	\$750.00
	22% Wholesale Solicitor (22WS)	\$300.00
	5% Wholesale Solicitor (5WS)	\$300.00
	Domestic Wine (per 500 gallon) (DOMW)	\$7.50
	Microbrewery (per 100 gallon) (MICB)	\$7.50
	Missouri Wine by Drink (MWBD)	\$450.00
Business License:	General Business License	\$50.00/yr.
	Trades: Mechanical, Electrical, Plumbing Contractors	\$30.00/yr.
	Rental Ready	Gen. Business License + Residential Dwelling Unit(s)
	Residential Dwelling Unit(s)	\$14.00/unit/yr.
	Farm Product (out of State)	\$100.00/yr.
	Pawnshop/Small Loan Establishment	\$600.00/yr.
	Fireworks	\$100.00/yr.
	Registration Fee--Cigarettes (in addition to Business License)	\$1.00/ea. Place of Business

Attachment: Proposed Comprehensive Fee Schedule (Resolution for Comprehensive Fee Schedule)

City of Harrisonville's Comprehensive Schedule of Fees

Department	Type of Fee	Current Fee
	Adult Establishment	\$300.00/yr.
	Change of Address for Adult Establishment	\$10.00/yr.
	Employee Permit Application Fee	\$100.00/yr.
	Change of Address for Adult Business Employee Permit	\$10.00/yr.
Fire	Fine for Violation of Blasting Regulations	Not More Than \$500.00
	False Alarm Charges (incurred after 3rd occurrence)	\$300.00/ea.
	Exhibition Permit	\$35.00
	Blasting Permit	\$250.00
Municipal Court	Court Costs (\$2.00 for Police Officer training and \$1.00 Peace Officers Standards and Training)	\$12.00
	Police Officer Training Fee	\$3.00
	Crime Victims' Compensation (CVC) Fund	\$7.50
	Criminal Case/Municipal Ord. Violation (Domestic Violence Shelter Fund)	\$2.00
	Inmate Security Fund	\$2.00
	Court Automation Surcharge	\$7.00
Police	Partial Expense Reimbursement Penalty Fine for 4 - 6 False Alarms	\$35.00/ea.
	Partial Expense Reimbursement Penalty Fine for 7 - 9 False Alarms	\$50.00/ea.
	Partial Expense Reimbursement Penalty Fine for 10+ False Alarms	\$100.00/ea.
	Fines for Offenses Concerning Tobacco, Alternative Nicotine Products or Vapor Products	\$250.00 for 1st Violation; \$500.00/ea. Subsequent Violation
	Fines for Unlawful Selling/Distribution of Tobacco Products, Alternative Nicotine Products or Vapor Products to Minors	1st Offense: \$25.00; 2nd Offense: \$100.00; 3rd (or More) Offense: \$250.00
	Fine for Violation of Funeral Procession Driving Rules	Not to Exceed \$100.00
		\$49.00
	Fine for Violation of Parking in No Parking Zone (including Designated Fire Lanes)	
	Fine for Violation of Parking on Streets in the Event of Snow, Ice, or Freezing Rain	Not Less Than \$50.00; not more than \$500.00
	Traffic Violations per RSMo. Chapter 300	\$25.00-\$114.00
	Physically Disabled Parking Violation Penalty	\$134.00
	Fine for Violation of Parking Ordinance	\$20.00
	Fine for Violation of Stopping, Standing or Parking in Prohibited Places	\$40.00 + Court Costs
	Fine for Violation of Uniform Traffic Ticket or Other Citation to be Issued When Vehicle Illegally Parked or Stopped	\$45.00
	Fine for Failure to Pay Violation or Appear in Court	\$65.00
	Fine for Violation of Usage of Lighted Lamps Required Due to Weather/Fog	\$10.00
	Fine for Violation of Seat Belt Usage	Not to Exceed \$10.00
	Fine for Failure to Wear Protective Headgear on Motorcycle	\$25.00
	Fine for Violation of Provisions for Bicycles and Motorized Bicycles	\$84.00
		\$84.00-\$183.00
	Fine for Violation of Motor Vehicle Licensing Requirements (RSMo Chapter 301)	
	Fine for Violations Pertaining to Motor Vehicles, Watercraft, and Aviation (RSMo Chapters 302, 304, and 307)	\$84.00-\$189.00
	Miscellaneous Offenses per RSMo Chapters 578, 901, 902, and 903	\$49.00-\$134.00
	Employee's Liquor Permit	\$30.00/3 yrs.
	Peddlers Identification Card	\$25.00
	Fine for Violation of Carrying of Weapons for Private Security/Investigation	Not More Than \$500.00
	License: Private Security Agency or Private Investigation Agency	\$20.00/yr.
	Private Investigator	\$10.00/yr.
	Private Security Officer (not an employee of the firm, business, partnership, corporation or person whose premises he/she guards)	\$10.00/yr.
		\$5.00
	Private Security Officer who is an employee of the firm, business, partnership, corporation or person whose premises he/she guards, initial investigation fee only	
Public Works	Airport: Fine for Violation of Lawrence Smith Memorial Airport Regulations	Not More Than \$1,000.00

Attachment: Proposed Comprehensive Fee Schedule (Resolution for Comprehensive Fee Schedule)

City of Harrisonville's Comprehensive Schedule of Fees

Department	Type of Fee	Current Fee
	Misdemeanor Penalties	1st Offense: \$100.00; 2nd Offense: \$250.00; 3rd Offense: \$500.00
	Hangars 1 - 10	\$120.00/Month
	Hangars 11 - 20	\$150.00/Month
	Hangars 21 - 26	\$250.00/Month
	Hangar 27S	\$150.00/Month
	Hangars 28 & 28	\$400.00/Month
	Hangars 29 - 38	\$250.00/Month
	Main Hangar/Office	Excluded \$491.49
	Tie Down	\$30.00/Month
	Agra/Ramp Contract	\$500.00/Spraying Season
	Fine for Violation of Storm Water Management Chapter	Not More Than \$200.00/day
	Fine for Violation of Floodplain Management Chapter	Not More Than \$500.00
	Fine for Violation of Work Within ROW without a Permit	Not More Than \$500.00
	Fine for Violation of Right-of-Way Management Chapter	Not More Than \$100.00
Engineering:	Sevice Fee for Loading Zone Permit	\$10.00
	Land Disturbance Permit	\$100.00
	Public Improvements Plan Review & Inspections	3% of Estimated Costs
	Floodplain Development Permit	\$250.00
	Vacation of Street, Alley, Etc.	\$175.00
	Right-of-Way Permit	\$40.00 for the first \$2,000.00 of Valuation Plus \$4.00 per \$1,000.00 of Additional Valuation
	Hydrant Meter Rental (2-inch meter)	\$250.00
	Hydrant Meter Rental (3/4-inch meter)	\$100.00
	Storm Water Fee-In-Lieu Of	\$2,300.00/acre
	Streets:	
	Waste Water:	
Water & Sanitary Sewer:	Rate for Bulk and Construction Water	\$1.00/100 gallons or fraction thereof
	Sanitary Sewer Connection Charge for Katy Trails--Single-Family/Duplex (paid with Building Permit)	\$1,300.00/acre
	Sanitary Sewer Connection Charge for Katy Trails--All Other Use (paid with Building Permit)	\$2,275.00/acre
	Water Tap: 5/8 x 3/4 inch Residential Meter	\$440.00
	Water Tap: 3/4 inch Commercial Min. Meter	\$660.00
	Water Tap: 1 inch Meter	\$1,100.00
	Water Tap: 1 1/2 inch Meter	\$2,210.00
	Water Tap: 2 inch Meter	\$3,530.00
	Water Tap: 3 inch Meter	\$6,600.00
	Water Tap: 4 inch Meter	\$11,000.00
	Water Tap: Over 4 inches shall be determined by the Public Workd Director	
	Sewer Tap: 5/8 inch Residential Meter	\$510.00
	Sewer Tap: 3/4 inch Commercial Min. Meter	\$760.00
	Sewer Tap: 1 inch Meter	\$1,260.00
	Sewer Tap: 1 1/2 inche Meter	\$2,530.00
	Sewer Tap: 2 inch Meter	\$4,040.00
	Sewer Tap: 3 inch Meter	\$7,600.00
	Sewer Tap: 4 inch Meter	\$12,600.00
	Sewer Tap: Over 4 inches shall be determined by the Public Works Director	
	Water Treatment:	
Utilities	Fine for Violation for Prohibited Activities Use of Water When Restricted Due to Emergency	Not Less Than \$100.00
	Penalty Fee for Failure to Pay	10%
	Fine for Violation of Unauthorized Connection to the Katy Trails Sanitary Sewer Main	Not Less Than \$50.00; Not More Than \$500.00
	Fine for Violation of Utilities Regulations	1st Offense: Not Less Than \$250.00; 2nd Offense: Not Less Than \$400.00; 3rd+: Not Less Than \$500.00
	Water Meter Testing: Residential	\$15.00
	Commercial	\$50.00
Electric Meter Testing:	Residential	\$40.00
	Commercial	\$125.00
Line Tap:	Water	\$100.00 + Cost of Materials
	Sewer	\$100.00 + Cost of Materials
Utility Deposits:	Residential Total Electric	\$200.00
	Residential Non-Total Electric	\$150.00
	Residential Water and Sewer	\$100.00

City of Harrisonville's Comprehensive Schedule of Fees

Department	Type of Fee	Current Fee
	Rental Total Electric	\$225.00
	Rental Non-Total Electric	\$175.00
	Rental Water and Sewer	\$125.00
	Commercial/Industrial	Based on Estimated two (2) Months' Billing
	Service Charge for Replaced Meter Seals	\$20.00
Disconnection Due to	Service Administrative Fee	\$50.00
Non-Payment:		
	Additional Deposit	\$25.00
	After Hours Reconnection Fee	\$50.00
	Return Check Fee	\$30.00
	Service Charge for Connection/Disconnection within 3 month period	\$5.00
Water Rates:	Commercial--1st 1,000 gallons	\$14.96
	Commercial--Excess of 1,000 gallons	\$9.38/ea. add.'l 1,000 gallons used
	Residential--1st 1,000 gallons	\$14.96
	Residential--Excess of 1,000 gallons	\$9.38/ea. add.'l 1,000 gallons used
Sewer Rates:	Commercial--1st 1,000 gallons	\$18.93
	Commercial--Excess 1,000 gallons	\$10.60/ea. Add.'l 1,000 gallons used
	Residential--1st 1,000 gallons	\$18.93
	Residential--Excess 1,000 gallons	\$10.60/ea. Add.'l 1,000 gallons used
Electrical Rates:	Residential--Monthly Service Charge	\$7.46
	Residential--1st 100 kWh/Month	\$0.1220
	Residential--Next 900 kWh/Month	\$0.1220
	Residential--Over 1,000 kWh/Month	\$0.1117
	Total Electric Residential--Monthly Service Charge	\$7.46
	Total Electric Residential--Over 1,000 kWh/Month (Winter)	\$0.0985
	Total Electric Residential--Over 1,000 kWh/Month (Summer)	\$0.1117
	Total Electric Residential--Next 900 kWh/Month	\$0.1220
	Total Electric Residential--First 100 kWh/Month	\$0.1220
	Commercial--Monthly Base Service Charge	\$13.92
	Commercial--1st 1,000 kWh/Month	\$0.1235
	Commercial--Over 1,000 kWh/Month	\$0.1235
	Combined Light and Power--Monthly Service Charge	\$42.77
	Combined Light and Power--Demand Charge (Summer)	\$10.17
	Combined Light and Power--Demand Charge (Winter)	\$10.17
	Combined Light and Power--All Volume/kWh/Month	\$0.0840

Attachment: Proposed Comprehensive Fee Schedule (Resolution for Comprehensive Fee Schedule)