



Fee Schedule Update and Stakeholder Input Session 2026

Utility Engineering
Public Works
Planning and Zoning

Fees vs Rates

This presentation focuses specifically on user fees, which are discretionary charges for specific services.

It does not pertain to rates, which are established for ongoing services such as water, wastewater, and stormwater.

Why are Fees Being Reviewed?

- Many fees have not been updated in 10-15+ years
- Service delivery costs have increased significantly
- City Council authorized an independent cost recovery study
- Certain services are currently subsidized by taxpayers and ratepayers
- The goal is to better align fees with the cost of providing services



Historical Context

Department

Last Major Fee Update

Utility Engineering

2009

Public Works

2012

Planning and Zoning

2007

Key Takeaways:

- Many fees have not been reviewed in over a decade
- Service demands and costs have evolved significantly
- This review evaluates the actual cost of providing services today



How Were the Proposed Fees Developed?

Independent Cost Recovery Study

The City retained MGT Impact Solutions to perform a comprehensive review of Utility Engineering, Public Works, and Planning & Zoning fees.

MGT Evaluated:

- Service demand and workload
- Staff time and effort
- Direct labor costs
- Administrative and overhead costs
- Technology and support costs
- Current cost recovery levels



What is Changing?

Existing Fees - Some existing fees are proposed to increase

New Fees - Some services currently provided without a fee would have a dedicated fee

Not Changing:

- Water/wastewater rates
- Stormwater rates
- Most building department fees
- Previously approved developments

A comprehensive schedule showing all current and proposed fees for each department is available as supplemental information. The presentation highlights the most significant proposed changes but does not discuss every fee individually.

Current Cost Recovery – FY25

Department	Revenues	Expenses	Cost Recovery
Utility Engineering	\$282K	\$2.3M	12%
Public Works	\$1.9M	\$4.7M	41%
Planning & Zoning	\$851K	\$1.5M	56%

Approximately \$5.5 million in annual service costs are currently supported by broader taxpayer and ratepayer funding sources.



Where Does the Funding Gap Exist?

Utility Engineering - \$2.1M shortfall

Public Works - \$2.8M shortfall

Planning & Zoning - \$679K shortfall

Largest Contributors:

- Construction Plan Reviews
- Engineering Inspections
- Site Plan Reviews
- Right-of-Way Permits
- Accessory Use Reviews
- Occupancy Reviews



Utility Engineering Overview

Current Cost Recovery: 12%

Annual Shortfall: \$2.1M shortfall

Largest Contributors:

- Construction Plan Reviews
- Construction Inspections
- Site Plan Reviews
- Application Processing
- Right-of-Way Permits



Utility Engineering Proposed New Fees

Service	Current	Proposed
Right-of-Way Permit	\$0	\$250-\$350
Right-of-Way Inspection	\$0	\$200
Right-of-Way Reinspection	\$0	\$300
Road/Lane Closure	\$0	\$225
Pre-Application Meeting	\$0	\$700
Priority Inspections	\$0	\$100

Right-of-Way Permit Tiers

	Fee
• <1,000 feet	\$250
• 1,000 – 2,500 feet	\$300
• 2,501 – 5,280 feet*	\$350

*Right-of-way permit applications shall be limited to a maximum project length of 5,280 linear feet per application. Any project exceeding 5,280 linear feet shall require multiple permit applications, with each application corresponding to the applicable fee tier based on the linear footage requested.

Utility Engineering Major Fee Adjustments

Service	Current	Proposed
Construction Plan Review	\$743 + \$69/ERC	\$6,000-\$8,000
Construction Inspections	Part of \$743 + \$69/ERC	8%-10% of connection fees
Site Plan Review	\$268	\$675
Application Processing	\$268	\$875

Construction Plan Review & Inspection Tiers

- Small Project < 5 ERCs
- Small Project with Lift Station < 5 ERCs
- Medium Project 5-50 ERCs
- Large Project > 50 ERCs

Plan Review Fee

\$6,000
\$8,000
\$8,000
\$8,000

Inspection Fee

10% of connection fees*
10% of connection fees*
9% of connection fees*
8% of connection fees*

*Connection fees are defined as the total fees paid for Water Treatment Plant Capacity Reserved, Wastewater Treatment Plant Capacity Reserved, Water Line Capacity Charges, Sewer Line Capacity Charges, Water Meter Installation Fee, Backflow Prevention Assembly Installation Fee, Backflow Certification Fee, and Grinder System when applicable

Public Works Overview

Current Cost Recovery: 41%

Annual Shortfall: \$2.8M shortfall

Largest Contributors:

- Site Plan Reviews
- Inside Lot w/h 1 Culvert
- Driveway Additions w/h 1 Culvert
- Engineering Inspections
- Right-of-Way Permits
- Road/Lane Closure Permits



Public Works Proposed New Fees

Service	Current	Proposed
Right-of-Way Permit	\$0	\$750-\$1,100
Right-of-Way Inspection	\$0	\$175
Right-of-Way Reinspection	\$0	\$210
Road/Lane Closure	\$0	\$600

Right-of-Way Permit Tiers

Fee

- | | |
|-----------------------|---------|
| • <1,000 feet | \$750 |
| • 1,000 – 2,500 feet | \$950 |
| • 2,501 – 5,280 feet* | \$1,100 |

*Right-of-way permit applications shall be limited to a maximum project length of 5,280 linear feet per application. Any project exceeding 5,280 linear feet shall require multiple permit applications, with each application corresponding to the applicable fee tier based on the linear footage requested.

Public Works Major Fee Adjustments

Service	Current	Proposed
Site Plan Reviews	\$610 + \$1/acre	\$2,000-\$5,000
Inside Lot w/h 1 Culvert	\$415	\$500
Driveway Additions w/h 1 Culvert	\$245	\$550
Engineering Inspections	\$570 + 1% * site work costs	\$1,600 + 1% * site work costs

Site Plan Review Tiers	Fee
• < 10 acres	\$2,000
• 10 – 50 acres	\$3,500
• > 50 acres	\$5,000



Planning & Zoning Overview

Current Cost Recovery: 56%

Annual Shortfall: \$679K shortfall

Largest Contributors:

- Sign Applications
- Compliance Review Bldg
- Site Plan Amendments
- Use and Occupancy Review
- Accessory Use Review
- Upland Preservation Mitigation



Planning & Zoning Proposed New Fees

Service	Current	Proposed
Agreement Amendments	\$0	\$2,500
Site Plan Construction Plan Amendments	\$0	\$50
Supplemental Meeting Fee	\$0	\$500
Accessory Use Review	\$0	\$125
Use and Occupancy Review	\$0	\$75
Landscape Inspections	\$0	\$100
Impact Fee Estimates < 10 acres	\$0	\$250
Impact Fee Estimates > 10 acres	\$0	\$500

Planning & Zoning Major Fee Adjustments

Service	Current	Proposed
New Sign Applications	\$150	\$250
Compliance Review Bldg	\$130	\$300
Site Plan Amendments	\$710	\$1,200
Upland Preservation Mitigation	\$25,005/acre	\$85,500/acre



Example Project Impacts

Below illustrates the difference between the current fees and the proposed fees for the construction of a new Waffle House.

	Current	Proposed	Increase	Percent
Building Department Fees	\$15,088	\$15,088	\$0	0%
Business Tax	\$153	\$153	\$0	0%
Utility Engineering	\$24,055	\$34,096	\$10,041	42%
Public Works	\$5,935	\$8,768	\$2,833	48%
Planning & Zoning	\$2,860	\$2,935	\$75	3%
	\$48, 091	\$61,040	\$12,949	27%

Proposed Fee Schedule Outcomes

Department	Current Cost Recovery	Proposed Cost Recovery
Utility Engineering	12%	95%
Public Works	41%	97%
Planning & Zoning	56%	95%

Result

- Significantly reduces taxpayer and ratepayer subsidies
- Better aligns fees with the cost of providing services
- Supports the City's adopted cost recovery principles
- Creates a more sustainable funding model as the City continues to grow

Key Takeaways

- ✓ Many fees have not been comprehensively reviewed in 11–17 years
- ✓ The City retained MGT Impact Solutions to perform an independent cost recovery study
- ✓ Certain services are currently subsidized by taxpayers and ratepayers
- ✓ Some existing fees are proposed to increase
- ✓ Some services currently provided without a fee would have a dedicated fee
- ✓ Stakeholder feedback is an important part of the review process



Looking Ahead

More Predictable Fee Adjustments

To avoid significant fee adjustments after long periods without review, the City intends to review fee schedules on a regular basis. Going forward, annual fee adjustments may be considered using the Consumer Price Index (CPI) as a baseline measure of inflation. However, fees will continue to be evaluated against the actual cost of providing services, and adjustments may vary based on changes in labor costs, technology, regulatory requirements, workload demands, and other factors affecting service delivery.

Goal: Maintain alignment between fees and service costs through smaller, more predictable adjustments over time.



What Happens Next?

July: Stakeholder Meetings

July – August: Review Stakeholder Feedback

August – September: City Council Consideration

October 1st: Potential Effective Date

Feedback received during stakeholder meetings will be shared with City Council as part of the decision-making process.

dates are estimated and subject to change



Questions & Discussion

We Want Your Feedback

- Are there fees that warrant additional discussion?
- Are there implementation concerns?
- Are there unintended impacts we should consider?
- Are there alternative approaches we should evaluate?

