

**CITY OF FOREST LAKE  
WASHINGTON COUNTY, MINNESOTA**

**ORDINANCE NO. 700**

**AN ORDINANCE AMENDING ORDINANCE 692 AS CODIFIED IN TITLE III, CHAPTER 35 OF THE CITY CODE AND THE CITY'S FEE SCHEDULE AND ESTABLISHING FEES AND CHARGES FOR LICENSES, PERMITS, SERVICES, AND OTHER CHARGES WITHIN THE CITY OF FOREST LAKE, MINNESOTA**

**THE CITY COUNCIL OF THE CITY OF FOREST LAKE ORDAINS AS FOLLOWS:**

**Section 1. Title III, Chapter 35 Amendment and Fee Schedule Adoption.** The following schedule of licenses, permits, and service fees and other City charges previously adopted in Ordinance 692 and codified in City Code Title III, Chapter 35, is hereby amended by the City Council of the City of Forest Lake, Minnesota as follows, and as amended shall constitute the 2021 City of Forest Lake Fee Schedule. The text shall show additions to Chapter 35/the 2021 City of Forest Lake Fee Schedule and deletions to Chapter 35/the 2021 City of Forest Lake Fee Schedule:

<b>ADMINISTRATION AND FINANCE DEPARTMENTS</b>	
Assessment Search	\$25.00/each
Flash Drive/Copy of Public Meetings	\$10.00/each
Fax (send or receive)	\$1.00/page
Non-Sufficient Funds Check Fee	\$25.00
Notary Fee	\$1.00/document
Photocopies	\$0.25/page-100 or fewer pages, black/white, legal/letter sized paper copes. For: <ul style="list-style-type: none"> <li>• 101 or more pages</li> <li>• All other copy sizes</li> <li>• Electronic Data</li> </ul> Costs shall be actual city costs, including staff time to search and retrieve data, and other costs allowed under Minn. Stat. Chap. 13
City Code	\$25.00/flash drive
Community Room Rental (City Center)	\$30.00/hour with three hour minimum required (non-profits excluded)
<b>ADMINISTRATION (LICENSES AND PERMITS) DEPARTMENT</b>	
Adult Oriented Business	\$50.00 annual
Background Check	\$25.00/background
Antenna Lease	
Billboard	\$50.00/new billboard
Carnival/Circus	\$100.00/event
Gambling License	\$50.00/application, no fee with proof of non-profit status
Gambling Premises License	\$100.00/for background check for each location
Garbage/Rubbish Hauler	\$50.00/annual
Massage Therapist	\$50.00/annual
Massage Location	\$50.00/annual

Outdoor Entertainment	\$50.00/event
Pawnbroker	\$100.00/annual, \$1.00 billable transaction, bond
Peddler	\$200/seven day week
Group Peddler	\$200.00
Transient Merchant	\$200.00/seven day week
Solicitor	No charge
Tobacco	\$250.00/annual
<b>Liquor</b>	
Off Sale	\$200.00/annual
On Sale	\$3,000.00/annual
3.2% Beer On Sale	\$200.00/annual
3.2% Beer Off Sale	\$200.00/annual
Club	\$300.00/annual
Wine	\$500.00/annual
Wine with Strong Beer Authorization	\$700.00/annual (wine & 3.2% on sale combination)
Investigation of In-State Applicants	\$500.00
Investigation of Out-of-State Applicants	Billed to Applicant, not to exceed \$10,000.00
Set Up	\$100.00/annual
Brewer Taproom On Sale	\$500.00/annual
Brewpub Off Sale	\$200.00/annual
Brewpub On Sale	\$200.00/annual
Brewery Off Sale	\$200.00/annual
Microdistillery Cocktail Room	\$700.00/annual
Microdistillery Off Sale	\$200.00/annual
Sunday On Sale	\$200.00/annual
Culinary Class	\$100.00/annual

## AIRPORT COMMISSION

Hangar E	\$125.00/month
Hangar Lease Transfer	\$200.00/transaction
Non-Commercial Leased Land	\$0.106/sq. ft./year
Commercial Use Leased Land	\$0.159 sq. ft./year
<b>Tie Downs</b>	
Monthly	\$45.00/month
Daily	\$2.00/day

## BUILDING CONSTRUCTION (PERMITS AND LICENSES) DEPARTMENT

### Building Permit Fee

Permit fee to be based on job cost valuation or a fixed fee as stated in this schedule. The determination of value or valuation shall be made by the building official. The value to be used in computing the building permit and plan review fees shall be the total of all construction work for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire-extinguishing systems and any other permanent equipment.

Valuation Based Permit Fee Schedule	See <b>EXHIBIT A</b> for fees
-------------------------------------	-------------------------------

### Fixed Fee Schedule for One and Two Family Dwellings

Attic Insulation	\$50.00
Deck	\$165.00
Drain Tile	\$75.00
Fence (over seven (7) feet)	\$110.00
Siding, Residential Single-family	\$110.00
Siding, Residential Multi-family	\$60.00/unit
Roofing, Residential Single-family	\$110.00
Roofing, Residential Multi-family	\$60.00/unit
Swimming Pool, Above Ground	\$110.00

Swimming Pool, Below Ground	\$165.00
Window and/or Door Replacement	\$55.00/window-door, \$110.00 Maximum
<b>Demolition Permit</b>	
Base Fee: Parcels not connected to City utilities	\$25.00
Base Fee: Parcels connected to City utilities	\$50.00
Escrow Fee	\$1.00/ sq. ft. along with signed Demolition Assessment Agreement OR Escrow of 125% of the demolition costs
<b>Manufactured Home Permit Fee (manufactured home park)</b>	
New installation or replacement (valuation based fee scheduled to be applied for manufactured homes installations outside of parks)	\$100.00
<b>Moving Permit Fee</b>	
Moving a building within or into the City	\$55.00
<b>Salon Compliance Inspection</b>	
Building code compliance inspection when required for license requirements	\$55.00
<b>Building Service Equipment Fees</b>	
Plumbing – Residential*	\$55.00 plus \$9.00/fixture
Plumbing – Commercial*	\$85.00 plus 2% of estimated job cost
Mechanical – Residential*	\$25.00/piece of equipment (\$55.00 minimum fee)
Mechanical – Commercial*	\$75.00 plus 2% of estimated job cost
<i>*A state surcharge of one-half mill (.0005) of the fee or \$1.00 (whichever is greater) is charged on all fixed fee permits as set by the State of Minnesota.</i>	
<b>OTHER BUILDING AND PERMITTING FEES</b>	
<b>Inspection Fees</b>	
Inspections outside normal business hours	\$80.00/hour, two (2) hour minimum
Reinspections	\$55.00/hour, one (1) hour minimum
<b>Investigation Fee – Work Without Permit</b>	
Whenever any work for which a city permit is required has commenced without first obtaining a permit, a special investigation shall be made before a permit will be issued. An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is subsequently issued. The investigation fee shall be equal to the amount of the permit fee required by this schedule. The payment for such investigation fee shall not exempt any person from compliance with all other provisions of this code nor from any penalty prescribed by law.	
<b>Plan Review Fee</b>	
When a building permit is required and a plan is required to be submitted, a plan review fee shall be paid. Plan review fees for all buildings shall be 65% of the building permit fee. The fee for similar plans shall be 25% of the normal building permit fee as defined in MSBS, Section 1300.	
The plan review fees specified are separate fees from the building permit fees specified and are in addition to the permit fees. Plan review fees will be charged for any plan review even if a permit is not issued.	
When submittal documents are incomplete or change so as to require additional plan review, or when the project involves deferred submittal items, an additional plan review fee shall be charged at the above rate.	
Expiration of a plan review: Applications for which no permit is issued within 180 days following the date of application shall expire by limitation; plans and other documentation submitted for review may thereafter be returned to the applicant or destroyed by the building official. The building official may extend the time for action by the applicant for a period not exceeding 180 days upon request of the applicant with evidence that circumstance beyond the applicant's control have prevented required action. No application shall be extended more than once. In order to renew action on an application after expiration, the applicant shall resubmit plans and pay a new plan review fee.	
<b>Refund Fee</b>	
The building official may authorize refunding any fee paid under this schedule that was erroneously paid or collected.	
The building official may authorize refunding not more than 80% of the permit fee paid when no work has been	

done under an issued permit.	
The building official shall not authorize refunding of the plan review fee when an application for a permit is withdrawn or cancelled after a plan review has been completed.	
The building official shall not authorize refunding any fee paid except on written application filed by the original permittee not later than 180 days after the date of the fee payment.	
<b>Renewal Fee</b>	
Permits renewed within six (6) months after a permit has expired shall be charged a permit renewal fee of \$55.00.	
Permits not renewed within six (6) months after a permit has expired and work remains incomplete shall be charged as required for a new permit.	
<b>Licenses</b>	
Gas Installer License	\$50.00/annual
Excavator License	\$50.00/annual
<b>FIRE (INSPECTIONS) DEPARTMENT</b>	
<b>Fire Permit Fee</b>	
Permit fee to be based on job cost valuation or a fixed fee as stated in this schedule. The determination of value or valuation shall be made by the fire official. The value to be used in computing the fire permit and fire plan review shall be the total of all work for which the permit is issued.	
<b>Required Construction Permits</b>	
Fire Suppression and Fire Alarm Permit (valuation based)	See <b>EXHIBIT A</b>
Plan Review	65% of permit fee
Temporary Tent or Canopy (as defined by State Fire Code)	\$50.00/tent or canopy
Construction Permits Required in MNFC Section 105.7	See <b>EXHIBIT A</b>
<b>Required Operational Permits</b>	
Fire Code Inspection	
Initial Inspection and Follow Up Inspection	No charge
All Subsequent Reinspections	\$50.00/hour (one (1) hour minimum)
After Hours Inspections	\$80.00/hour (two (2) hour minimum)
Inspections Without Assigned Fee	\$50.00/hour (one (1) hour minimum)
Open Burning Permit	No charge
Fireworks/Pyrotechnic Display	\$250.00/event
Retail Sale of Fireworks	\$250.00/application
Hazardous Material (storage tank)	\$4,150.00/tank
Permits Required in IFC Section 105.6	\$100.00/application
Permit Reinspection (upon request revoked permit holder)	\$55.00/hour (one (1) hour minimum)
Double Permit	Two (2) times normal fee
Daycare Inspection	\$50.00/inspection
<b>Investigation Fee – Work Without Permit</b>	
Whenever any work for which a city permit is required has commenced without first obtaining a permit, a special investigation shall be made before a permit will be issued. An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is subsequently issued. The investigation fee shall be equal to the amount of the permit fee required by this schedule. The payment for such investigation fee shall not exempt any person from compliance with all other provision of this code nor from any penalty prescribed by law.	
<b>Plan Review Fee</b>	
When a fire permit is required and a plan is required to be submitted, a plan review fee shall be paid. Plan review fees shall be 65% of the fire permit fee.	
The plan review fees specified are separate fees from the building permit fees specified and are in addition to the permit fees. Plan review fees will be charged for any plan review even if a permit is not issued.	
When submittal documents are incomplete or change so as to require additional plan review, or when the project involves deferred submittal items, an additional plan review fee shall be charged at the above rate.	
Expiration of a plan review: Applications for which no permit is issued within 180 days following the date of application shall expire by limitation; plans and other documentation submitted for review may thereafter be	

returned to the applicant or destroyed by the fire official. The building official may extend the time for action by the applicant for a period not exceeding 180 days upon request of the applicant with evidence that circumstances beyond the applicant's control have prevented required action. No application shall be extended more than once. In order to renew action on an application after expiration, the applicant shall resubmit plans and pay a new plan review fee.

#### Refund Fee

The fire official may authorize refunding any fee paid under this schedule that was erroneously paid or collected.

The fire official may authorize refunding not more than 80% of the permit fee paid when no work has been done under an issued permit.

The fire official shall not authorize refunding of the plan review fee when an application for a permit is withdrawn or cancelled after a plan review has been completed.

The fire official shall not authorize refunding any fee paid except on written application filed by the original permittee not later than 180 days after the date of the fee payment.

#### Renewal Fee

Permits renewed within six (6) months after a permit has expired shall be charged a permit renewal fee of \$55.00.

Permits not renewed within six (6) months after a permit has expired and work remains incomplete shall be charged as required for a new permit.

## PARK AND RECREATION DEPARTMENT

#### Park Event Fees (Includes Arts in the Park Fees)

Food Trucks	Full season rate: \$200.00; Single night rate: \$40.00
Commercial Vendors	Full season rate: \$90.00; Single night rate: \$20.00
Farmer's Market; Handmade Crafters	Seasonal rate: \$65.00; Single night rate: \$15.00
Non-Profit	No charge
Park Special Event	\$150/event/day resident; \$200/event/day non-resident
Damage Deposit (refundable)	\$150.00

#### Park Rentals

Gazebo Rental	Full day rental: \$95.00 resident; \$115.00 non-resident Half day rental: \$65.00 resident; \$85.00 non-resident
Park Shelters	\$15.00/hr resident; \$25.00/hr non-resident
Community Garden Rental	\$30.00/plot

#### Field and Rink Rentals

Athletic Field Rental	
Softball Fields – Fenway	TBD resident; TBD non-resident
Baseball Field - Fenway	TBD resident; TBD non-resident
Multi-Use Field – Fenway	TBD resident; TBD non-resident
All Other Fields	\$15.00/hr resident; \$25.00/hr non-resident
Ice Rink Rental	\$15.00/hr Resident; \$25.00/hr non-Resident
Warming House Reservation (with rink attendant)	\$15.00/hr Resident; \$25.00/hr non-Resident

## PLANNING AND ZONING DEPARTMENT

Comprehensive Guide Plan Amendment Application Fee	\$4,000.00
Conditional Use Permit (includes site plan review)	\$1,000.00
Conditional Use Permit Amendment	\$500.00
Interim Use Permit	\$1,000.00
Rezoning	\$1,000.00

#### Documents

Comprehensive Guide Plan	Cost of production + tax
Zoning Ordinance	Cost of production + tax
Other Studies and Ordinances	Cost of production + tax

#### Zoning Maps

Color 8-1/2x11	\$5.00 + tax
Color 11x17	\$10.00 + tax

Color 17x20	\$15.00 + tax
Color 24x36	\$20.00 + tax
Color 35x39	\$25.00 + tax
GIS Map	\$3.20 + tax
Environmental Assessment Worksheet; Escrow fee – City Consultant Services	\$10,000.00
Certificate of Compliance	\$50.00
Certificate of Compliance; Seasonal Sales	\$250.00
<b>Grading Permit</b>	
50-100 Cubic Yards	\$50.00
More Than 100 Yards	\$500.00
<b>Planned Unit Development</b>	
Concept Plan	\$500.00
Preliminary Plan	\$1,500.00
Plus Per Acreage Charge	\$20.00/acre
Final Plan	\$1,000.00
PUD Amendment	\$1,000.00
<b>Signs</b>	
Valuation Exceeding \$2,000.00	See <b>EXHIBIT A</b>
Valuation Under \$2,000.00	\$50.00
Temporary Banner Permit	No Charge
<b>Site Plan Review</b>	
Site: Less Than One (1) Acre	\$500.00
Site: One (1) Acre or More	\$1,000.00
Site Plan Amendment	\$500.00
<b>Subdivision</b>	
Concept Plan	\$500.00
Preliminary Plat	\$1,000.00
Residential	Add \$10.00 per residential unit
Commercial/Industrial	Add \$50.00 per unit
Final Plat	\$500.00
Minor Subdivision	\$500.00
Administrative – Lot Line Adjustment	\$250.00
Other Subdivision (waive of subdiv per State Statute)	\$250.00
Lot Combination	\$250.00
Vacation of ROW Easement	\$250.00
Variance	\$500.00
Zoning Appeal	\$200.00
Zoning Letter	\$100.00
Zoning Ordinance Text Amendment	\$1,000.00
Single Family Landscape Escrow (pd w/bldg permit)	\$1,000.00 per unit
Single Family Erosion Control Escrow (pd w/bldg permit)	\$1000.00 per unit
Park Dedication Fee per Housing Unit – Residential	\$2,500.00
Park Dedication Fee – Commercial	\$2,500.00 base and \$2,500.00 per acre
Tree Mitigation Fee	\$75.00 per caliper inch
Development Fees	See <b>EXHIBIT B</b>
<b>City Staff and Consulting Billing</b>	
For applications which include excessive staff time, services performed by City personnel will be billed at two –and– one-half (2.5) the actual payroll hourly rate. Services provided by City consultants will be billed at the current consultant rates. All recording fees will be billed at the current rate.	
<b>POLICE DEPARTMENT</b>	
Recording on CD/DVD	\$10.00
Background Check	\$25.00

Finger Printing	\$20.00
Lock-out (opening a locked vehicle)	\$25.00
Parking Ticket (violation on city street 2AM to 6AM)	\$35.00
Municipal Parking Lot Violation	\$35.00
Photos (on CD)	\$10.00
Photos (hard copy)	\$0.25 per page
Police Reports	\$0.25 per page
Body Worn Camera Video on DVD or USB drive (when instituted)	\$20.00 pre-payment + staff costs

#### City Staff and Consulting Billing

Services provided by City consultants will be billed at the current consultant rates. All recording fees will be billed at the current rate. Costs for providing data in response to a request under Minn. Stat. Cha. 13 shall be those allowed by state statute and as shown under the Administration and Finance Departments section of this fee schedule.

## PUBLIC WORKS DEPARTMENT

#### Right-of-Way Permit

Major Excavation Permit	\$300.00 plus \$2,500.00 cash escrow
Minor Excavation Permit	\$100.00 per permit / \$500.00 annual permit
Small Wireless Facility	\$100.00

#### Equipment: Per Hour Charge (does not include operator)

Weed Whip	\$5.00
21-in Push Mower	\$9.00
Paint Striper	\$22.00
3-in Water Pump	\$24.00
Brush Chipper	\$25.00
Equipment Trailer	\$25.00
Plate Compactor	\$25.00
Asphalt Saw	\$25.00
Zero Turn Mower	\$30.00
1-Ton Dump Truck	\$35.00
Asphalt Roller	\$35.00
12 Foot Wing Mower	\$35.00
Front Mount Mower	\$35.00
Pick Up Truck	\$35.00
Groundmaster Mower	\$35.00
Air Compressor	\$45.00
21 Foot Wing Mower	\$45.00
8 Foot Ditch Mower	\$45.00
Tandem Axel Truck	\$45.00
Compact Tractor	\$45.00
60 Inch Boom Mower	\$50.00
Bucket Truck	\$50.00
Skid Loader	\$50.00
Street Sweeper	\$65.00
Tractor Loader Backhoe	\$65.00
5 Foot Snow Blower	\$65.00
924G Cat Loader	\$85.00
143H Cat Road Graded	\$85.00
8 Foot Snow Blower	\$150.00
Jetter/Vacuumed Truck	\$200.00
Street Signs	Vendor Price + 10%
Swing-Away Mail Box and Post (installed)	\$135.00
Public Works Operator/Inspector	\$56.50/hour

#### Utilities

Meter Reconnection/Disconnection	\$50.00
Water Turn On/Off	\$50.00
Water Shutoff Locating (no fee if turn on/off performed)	\$50.00
Water Emergency Turn On/Off	\$163.00
Water Meter Accuracy Check	\$125.00 (Over 1 inch = consulting fee + 25%)
Water Meter Installation	\$50.00 (Over 1 inch plumber installed)
Water & Sewer Inspection (Residential)	\$50.00
Storm Water Utility	\$40.00 per REF/year; billed annually
Water User Fee	See <b>EXHIBIT C</b>
Sewer User Fee	See <b>EXHIBIT C</b>
Metropolitan Council SAC Fee	See <b>EXHIBIT B</b>
Street Opening Excavator's License	\$50.00 annual
Street Opening	\$50.00
Street Opening Deposit	\$3,500.00
Meters	See <b>EXHIBIT D</b>
Horns	See <b>EXHIBIT D</b>
Hydrant Meter Deposit, 2-1/2 Inch Meter Rental Deposit (Refundable)	\$2,000.00
Hydrant Water Rental & Usage Fee, 2 1-2 inch and ¾ inch Meter Rental Usage per 1,000 Gallons	\$114.00 (includes use of meter and 5,000 gallons of water)
Usage per 1,000 Gallons	\$4.00
Fill Station	\$3.00/1,000 gallons
Sewer/Water Capping/On Site Septic Abandonment/Well Sealing	\$500.00 escrow
Late Payment Charge	3%
Non-Compliant Sump Pump Charge	\$100.00/month

*All Prices are subject to change as they are based on manufacturer's and vendor's costs PLUS sales tax.*

**Section 2. EFFECTIVE DATE.** This ordinance becomes effective upon its adoption and publication according to law, but not prior to January 1, 2021.

Adopted by the City Council of the City of Forest Lake this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

**CITY OF FOREST LAKE**

By: \_\_\_\_\_

Mara Bain

Its: Mayor

Attested:

By: \_\_\_\_\_

Karin Derauf

Its: Deputy City Clerk

(Summary published in the *Forest Lake Times* on \_\_\_\_\_, 2020)



## EXHIBIT A

### VALUATION BASED PERMIT FEE SCHEDULE

TOTAL VALUATION	FEE
\$1.00 - \$500.00	\$25.00
\$501.00 - \$2,000.00	\$25.00 for the first \$500.00 plus \$3.35 for each additional \$100.00, or fraction thereof, to and including \$2,000.00
\$2,001.00 - \$25,000.00	\$73.75 for the first \$2,000.00 plus \$14.75 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00
\$25,001.00 - \$50,000.00	\$413.00 for the first \$25,000.00 plus \$10.75 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
\$50,001.00 - \$100,000.00	\$681.75 for the first \$50,000.00 plus \$7.50 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00
\$100,001.00 - \$500,000.00	\$1,056.75 for the first \$100,000.00 plus \$6.00 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$3,456.75 for the first \$500,000.00 plus \$5.00 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,001 and up	\$5,956.75 for the first \$1,000,000.00 plus \$4.00 for each additional \$1,000.00 or fraction thereof

**Note:** A state surcharge is added to all valuation based fees equaling the following:

- 1) If the valuation of the structure, addition, or alteration is \$1,000,000.00 or less, the surcharge is equivalent to one-half mill (.0005) of the valuation of the structure, addition or alteration
- 2) 2) if the valuation is greater than \$1,000,000.00, the surcharge is \$500.00 plus two-fifths mill (.0004) of the value between \$1,000,000.00 and \$2,000,000.00
- 3) If the valuation is greater than \$2,000,000.00, the surcharge is \$900.00 plus three-tenths mill (.0003) of the value between \$2,000,000.00 and \$3,000,000.00
- 4) If the valuation is greater than \$3,000,000.00, the surcharge is \$1,200.00 plus one-fifth mill (.0002) of the value between \$3,000,000.00 and \$4,000,000.00
- 5) If the valuation is greater than \$4,000,000.00, the surcharge is \$1,400.00 plus one-tenth mill (.0001) of the value between \$4,000,000.00 and \$5,000,000.00
- 6) If the valuation exceeds \$5,000,000.00, the surcharge is \$1,500.00 plus one-twentieth mill (.00005) of the value that exceeds \$5,000,000.00

**EXHIBIT B**  
**FEES FOR DEVELOPMENT PROJECTS**

TYPE OF PROJECT	FEES
Project Design Letter of Credit	18-22% of construction costs (determined by City Engineer)
Public Improvement Costs Letter of Credit	125% of construction costs
Private Improvement Costs Letter of Credit	100% of construction costs
Sealcoat Escrow	\$0.28 per square foot of public road
Water System Area Charges	\$4,800.00 per acre (pay at time of signing Development Agreement)
Sanitary Sewer Area Charges	\$3,500.00 per acre (pay at time of signing Development Agreement)
Metropolitan Council SAC Fee	\$2,485 per SAC unit or as set by Metropolitan Council (pay at time of building permit)
City WAC Fee	\$3,600.00 per unit (pay at time of building permit)
City Core Sewer Core Fee	\$3,600.00 per unit (pay at time of building permit)
<b>Parkland Dedication Fee</b>	
Residential Zoned Areas	\$2,500.00 per residential unit
Commercial/Industrial Zoned Areas	\$2,500.00 base fee and \$2,500.00 per acre

**Note:** Other fees or costs may be required as part of the Development Agreement for special public improvement needs associated with project, such as existing street improvements, traffic signals, materials testing, drainage, etc.

All plans for public improvement projects, including private street projects with public utilities, may be prepared by a qualified engineer as stipulated by a Zoning Code amendment adopted by the City. Construction is to be funded privately by the project developer. Financial guarantees in the form of a letter of credit for engineering and construction costs is to be posted with the City prior to the start of construction.

## EXHIBIT C

### SANITARY SEWER AND WATER WORKS USER RATES/CHARGES

#### WATER RATE SCHEDULES

2021 Water Rate Schedule (Effective January 1, 2021)										
Service Meter Size Inches	Minimum Units per Quarter	Cost per Unit	Fixed Charge Quarterly Bill	Water Above Units per Quarter	Fall/Winter Quarter Cost per Unit	Spring/Summer Quarter Cost per Unit	Water Above Units per Quarter	Fall/Winter Quarter Cost per Unit	Spring/Summer Quarter Cost per Unit	Meter Fee per Quarter
¾	5	\$6.53	\$32.64	5	\$4.64	\$5.10	15	\$4.86	\$6.65	\$2.59
1	10	\$6.29	\$62.92	10	\$4.64	\$5.10	30	\$4.86	\$6.65	\$2.94
1-1/2	22	\$6.29	\$138.41	22	\$4.64	\$5.10	66	\$4.86	\$6.65	\$3.18
2	40	\$6.29	\$251.66	40	\$4.64	\$5.10	120	\$4.86	\$6.65	\$3.53
3	90	\$6.29	\$566.24	90	\$4.64	\$5.10	270	\$4.86	\$6.65	\$3.77
4	160	\$6.29	\$1,006.65	160	\$4.64	\$5.10	480	\$4.86	\$6.65	\$4.12
6	320	\$6.29	\$2,013.29	320	\$4.64	\$5.10	960	\$4.86	\$6.65	\$4.12
Lead Testing: 2.43 per quarter										

2022 Water Rate Schedule (Effective January 1, 2022)										
Service Meter Size Inches	Minimum Units per Quarter	Cost per Unit	Fixed Charge Quarterly Bill	Water Above Units per Quarter	Fall/Winter Quarter Cost per Unit	Spring/Summer Quarter Cost per Unit	Water Above Units per Quarter	Fall/Winter Quarter Cost per Unit	Spring/Summer Quarter Cost per Unit	Meter Fee per Quarter
¾	5	\$6.98	\$34.92	5	\$4.96	\$5.45	15	\$5.20	\$7.12	\$2.77
1	10	\$6.73	\$67.32	10	\$4.96	\$5.45	30	\$5.20	\$7.12	\$3.15
1-1/2	22	\$6.73	\$148.10	22	\$4.96	\$5.45	66	\$5.20	\$7.12	\$3.40
2	40	\$6.73	\$269.28	40	\$4.96	\$5.45	120	\$5.20	\$7.12	\$3.78
3	90	\$6.73	\$605.87	90	\$4.96	\$5.45	270	\$5.20	\$7.12	\$4.03
4	160	\$6.73	\$1,077.11	160	\$4.96	\$5.45	480	\$5.20	\$7.12	\$4.41
6	320	\$6.73	\$2,154.22	320	\$4.96	\$5.45	960	\$5.20	\$7.12	\$4.41
Lead Testing: 2.43 per quarter										

2023 Water Rate Schedule (Effective January 1, 2023)										
Service Meter Size Inches	Minimum Units per Quarter	Cost per Unit	Fixed Charge Quarterly Bill	Water Above Units per Quarter	Fall/Winter Quarter Cost per Unit	Spring/Summer Quarter Cost per Unit	Water Above Units per Quarter	Fall/Winter Quarter Cost per Unit	Spring/Summer Quarter Cost per Unit	Meter Fee per Quarter
¾	5	\$7.19	\$35.97	5	\$5.11	\$5.62	15	\$5.36	\$7.33	\$2.85
1	10	\$6.93	\$69.34	10	\$5.11	\$5.62	30	\$5.36	\$7.33	\$3.24
1-1/2	22	\$6.93	\$152.55	22	\$5.11	\$5.62	66	\$5.36	\$7.33	\$3.50
2	40	\$6.93	\$277.36	40	\$5.11	\$5.62	120	\$5.36	\$7.33	\$3.89
3	90	\$6.93	\$624.05	90	\$5.11	\$5.62	270	\$5.36	\$7.33	\$4.15
4	160	\$6.93	\$1,109.42	160	\$5.11	\$5.62	480	\$5.36	\$7.33	\$4.54
6	320	\$6.93	\$2,218.85	320	\$5.11	\$5.62	960	\$5.36	\$7.33	\$4.54
Lead Testing: 2.43 per quarter										

**EXHIBIT C (cont.)**

**SANITARY SEWER AND WATER WORKS USER RATES/CHARGES**

**SEWER RATE SCHEDULES**

<b>2021 Sewer Rate Schedule (Effective January 1, 2021)</b>					
Meter Size Inches	Minimum Units* per Quarter	Cost per Unit*	Minimum Quarterly Bill	Sewer Above Units*	Cost per Unit Above Minimum
¾ inch	5	\$13.91	\$69.56	5	\$7.24
Maximum charge for ¾ inch residential per quarter					\$114.84
1 inch & Larger	5	\$13.91	\$69.56	5	\$7.24
Sewer Flat Rate per Quarter			\$114.84		
*Units are per 1,000 gallons					
Sewer charge for ¾ inch based on winter quarter water use on residential accounts					
Sewer flat rate charge for unmetered residential or other accounts shall be the established flat rate per quarter multiplied by the number of SAC units					

<b>2022 Sewer Rate Schedule (Effective January 1, 2022)</b>					
Meter Size Inches	Minimum Units* per Quarter	Cost per Unit*	Minimum Quarterly Bill	Sewer Above Units*	Cost per Unit Above Minimum
¾ inch	5	\$14.75	\$73.73	5	\$7.68
Maximum charge for ¾ inch residential per quarter					\$121.73
1 inch & Larger	5	\$14.75	\$73.73	5	\$7.68
Sewer Flat Rate per Quarter			\$121.73		
*Units are per 1,000 gallons					
Sewer charge for ¾ inch based on winter quarter water use on residential accounts					
Sewer flat rate charge for unmetered residential or other accounts shall be the established flat rate per quarter multiplied by the number of SAC units					

<b>2023 Sewer Rate Schedule (Effective January 1, 2023)</b>					
Meter Size Inches	Minimum Units* per Quarter	Cost per Unit*	Minimum Quarterly Bill	Sewer Above Units*	Cost per Unit Above Minimum
¾ inch	5	\$15.63	\$78.15	5	\$8.14
Maximum charge for ¾ inch residential per quarter					\$129.03
1 inch & Larger	5	\$15.63	\$78.15	5	\$8.14
Sewer Flat Rate per Quarter			\$129.03		
*Units are per 1,000 gallons					
Sewer charge for ¾ inch based on winter quarter water use on residential accounts					
Sewer flat rate charge for unmetered residential or other accounts shall be the established flat rate per quarter multiplied by the number of SAC units					

## EXHIBIT C (cont.)

### SANITARY SEWER AND WATER WORKS USER RATES/CHARGES

#### STORM WATER UTILITY SCHEDULE

2021 Surface Water Rate Schedule	
Storm Water Utility (Residential)	\$48.00 per REF/year; billed annually
Storm Water Utility (Commercial) (individual charges are based on the number of REFs assigned to a particular parcel)	\$12.00 per REF/quarter; billed quarterly or annually (Plus additional variable factors)
"Residential Equivalency Factor" (REF), is the basic unit for the fee structure. One REF represents the runoff volume generated by a typical single family residence. The utility assigns REFs to other properties based on their size and percentage of impervious surface. Since the volume of runoff varies according to rainfall amounts, the creation of the stormwater utility rate schedule is based on a design storm defined as the 10-year, 24-hour, 4.2-inch storm event.	

**EXHIBIT D**  
**METER CHARGES**

T10 METERS INSIDE	
5/8 T10 MTR V4 R900I USG	\$245.71
5/8 X 3/4 T10 MTR V4 R900I USG	\$245.71
3/4 T10 MTR V4 R900I USG	\$301.43
3/4 SL T10 MTR V4 R900I USG	\$301.43
1 T10 MTR V4 R900I USG	\$378.57
1-1/2 T10 MTR V4 R900I USG	\$697.06
2 T10 MTR V4 R900I USG	\$842.65
T10 METERS PIT	
5/8 T10 MTR V4 R900I USG PIT	\$260.00
5/8 X 3/4 T10 MTR V4 R900I USG PIT	\$260.00
3/4 T10 MTR V4 R900I USG PIT	\$315.71
3/4 SL T10 MTR V4 R900I USG PIT	\$315.71
1 T10 MTR V4 R900I USG PIT	\$392.88
1-1/2 T10 MTR V4 R900I USG PIT	\$711.76
2 T10 MTR V4 R900I USG PIT	842.65
TURBINE METER	
1-1/2 HP TURBINE V4 R900I USG PIT	\$901.47
2 HP TURBINE MTR V4 900I USG PIT	\$901.47
3 HP TURBINE MTR V4 900I USG PIT	\$1,507.35
4 HP TURBINE MTR V4 900I USG PIT	\$1,701.47
6 HP TURBINE MTR V4 900I USG PIT	\$3,061.76
COMPOUND METER	
2 HP T/F CMPD MTR V4 R900I USG PIT	\$1,950.00
3 HP T/F CMPD MTR V4 R900I USG PIT	\$2,791.18
4 HP T/F CMPD MTR V4 R900I USG PIT	\$3,551.47
6 HP T/F CMPD MTR V4 R900I USG PIT	\$5,814.71
MISC	
R900 V4 WLL MIU METER COUPLING/FLANGE KIT	\$107.14
5/8 STR MTR COUP W/WIRE HOLE (2)	\$22.65
3/4 STR MTR COUP W/WIRE HOLE (2)	\$25.63
1 STR MTR COUP W/WIRE HOLE (2)	\$32.44
1-1/2 MTR FLG KIT	\$67.38
2 MTR FLG KIT	\$69.15
HORNS	
3/4 INCH (includes UFR and 2 swivels)	\$235.90
1 INCH (includes 2 swivels)	\$140.66
Corp Valve, 1 inch	\$71.04
Curb Stops, 1 inch	\$134.91
1-1/4 Curb Box with Rod	\$69.58
Lockable Valve Box	\$87.09
Locking Valve Box Lid (replacement)	\$22.54

**All Prices are subject to change as they are based on manufacturer's and vendor's costs PLUS sales tax.**