

Water User Fee	See EXHIBIT C
Sewer User Fee	See EXHIBIT C
Metropolitan Council SAC Fee	See EXHIBIT B
Street Opening Excavator's License	\$50.00 annual
Street Opening	\$50.00
Street Opening Deposit	\$3,500.00
Meters	See EXHIBIT D
Horns	See EXHIBIT D
Hydrant Meter Deposit, 2-1/2 Inch Meter Rental Deposit (Refundable)	\$2,500.00
Hydrant Meter Deposit, 3/4 Inch Meter Rental Deposit (Refundable)	\$300.00
Hydrant Wrench, Rental Deposit (Refundable)	\$30.00
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 _____, 2021.

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 _____, 2021)

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	\$0.30 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	\$2,485.00 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)*
City STAC Fee	
Residential	\$2,000.00 per unit (pay at time of building permit)*
Multi-Family	\$500.00 per unit (pay at time of building permit)*
Commercial / Industrial	\$4,500.00 per acre (pay at time of signing Development Agreement)
Parkland Dedication Fee	
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.

* City Sewer Core Fee and City STAC Fee units are determined in accordance with Metropolitan Council SAC Fee determination at a 1:1 ratio.

** City WAC Fee units are determined in accordance with Metropolitan Council SAC Fee determination at a 1:1 ratio for domestic water. City WAC Fee charges for Commercial / Industrial irrigation is determined based on meter size in the following chart:

<i>Meter Size – Inches</i>	<i>Equivalent Units</i>
¾	1
1	2
1-1/2	4
2	16
3	18
4	32
6	72
8	128

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: 2.50 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: 2.65 per quarter										

EXHIBIT C (cont.)

SANITARY SEWER AND WATER WORKS USER RATES/CHARGES

SEWER RATE SCHEDULES

2021 Sewer Rate Schedule (Effective January 1, 2021)					
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					

2022 Sewer Rate Schedule (Effective January 1, 2022)					
Meter Size Inches	Minimum Units* per Quarter	Cost per Unit*	Minimum Quarterly Bill	Sewer Above Units*	Cost per Unit Above Minimum
¾ inch	5	\$14.33	\$71.65	5	\$7.46
Maximum charge for ¾ inch residential per quarter					\$118.29
1 inch & Larger	5	\$14.33	\$71.65	5	\$7.46
Sewer Flat Rate per Quarter			\$118.29		
*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					

2023 Sewer Rate Schedule (Effective January 1, 2023)					
Meter Size Inches	Minimum Units* per Quarter	Cost per Unit*	Minimum Quarterly Bill	Sewer Above Units*	Cost per Unit Above Minimum
¾ inch	5	\$15.19	\$75.95	5	\$7.91
Maximum charge for ¾ inch residential per quarter					\$125.39
1 inch & Larger	5	\$15.19	\$75.95	5	\$7.91
Sewer Flat Rate per Quarter			\$125.39		
*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

2022 Surface Water Rate Schedule (Effective January 1, 2022)	
Storm Water Utility (Residential)	\$50.00 per REF/year; billed annually
Storm Water Utility (Commercial) (individual charges are based on the number of REFs assigned to a particular parcel)	\$12.50 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.	

Final Draft

EXHIBIT D
METER CHARGES

T10 METERS INSIDE	
5/8 T10 MTR V4 R900I USG	Vendor Price + 10%
5/8 X 3/4 T10 MTR V4 R900I USG	Vendor Price + 10%
3/4 T10 MTR V4 R900I USG	Vendor Price + 10%
3/4 SL T10 MTR V4 R900I USG	Vendor Price + 10%
1 T10 MTR V4 R900I USG	Vendor Price + 10%
1-1/2 T10 MTR V4 R900I USG	Vendor Price + 10%
2 T10 MTR V4 R900I USG	Vendor Price + 10%
T10 METERS PIT	
5/8 T10 MTR V4 R900I USG PIT	Vendor Price + 10%
5/8 X 3/4 T10 MTR V4 R900I USG PIT	Vendor Price + 10%
3/4 T10 MTR V4 R900I USG PIT	Vendor Price + 10%
3/4 SL T10 MTR V4 R900I USG PIT	Vendor Price + 10%
1 T10 MTR V4 R900I USG PIT	Vendor Price + 10%
1-1/2 T10 MTR V4 R900I USG PIT	Vendor Price + 10%
2 T10 MTR V4 R900I USG PIT	Vendor Price + 10%
TURBINE METER	
1-1/2 HP TURBINE V4 R900I USG PIT	Vendor Price + 10%
2 HP TURBINE MTR V4 900I USG PIT	Vendor Price + 10%
3 HP TURBINE MTR V4 900I USG PIT	Vendor Price + 10%
4 HP TURBINE MTR V4 900I USG PIT	Vendor Price + 10%
6 HP TURBINE MTR V4 900I USG PIT	Vendor Price + 10%
COMPOUND METER	
2 HP T/F CMPD MTR V4 R900I USG PIT	Vendor Price + 10%
3 HP T/F CMPD MTR V4 R900I USG PIT	Vendor Price + 10%
4 HP T/F CMPD MTR V4 R900I USG PIT	Vendor Price + 10%
6 HP T/F CMPD MTR V4 R900I USG PIT	Vendor Price + 10%
MISC	
R900 V4 WLL MIU METER COUPLING/FLANGE KIT	Vendor Price + 10%
5/8 STR MTR COUP W/WIRE HOLE (2)	Vendor Price + 10%
3/4 STR MTR COUP W/WIRE HOLE (2)	Vendor Price + 10%
1 STR MTR COUP W/WIRE HOLE (2)	Vendor Price + 10%
1-1/2 MTR FLG KIT	Vendor Price + 10%
2 MTR FLG KIT	Vendor Price + 10%
HORNS	
3/4 INCH (includes UFR and 2 swivels)	Vendor Price + 10%
1 INCH (includes 2 swivels)	Vendor Price + 10%
Corp Valve, 1 inch	Vendor Price + 10%
Curb Stops, 1 inch	Vendor Price + 10%
1-1/4 Curb Box with Rod	Vendor Price + 10%
Lockable Valve Box	Vendor Price + 10%
Locking Valve Box Lid (replacement)	Vendor Price + 10%

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