

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

ORDINANCE NO. XXX

AN ORDINANCE REPEALING AND REPLACING CITY CODE CHAPTER 35, FEES AND SERVICE CHARGES

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

Section 1. Repeal and Replace. Title III, Administration, Chapter 35, Fees and Service Charges, of the Forest Lake City Code is hereby repealed and replaced as follows:

ADMINISTRATION AND FINANCE	
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	\$30.00
Notary Fee	\$1.00/document
Photocopies	\$0.25/page-100 or fewer pages, black/white, legal/letter sized paper copies. For: <ul style="list-style-type: none"> • 101 or more pages • All other copy sizes • Electronic Data 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
Room Rentals**	
City Center	**Government agencies and local non-profits excluded
Residents	\$50.00/hr (three-hour minimum required)
Non-Residents	\$75.00/hr (three-hour minimum required)
Refundable deposit	\$150.00 per rental
Forest Lake Senior Center	
Membership	
Full Year	\$20.00
Half Year (July 1 and Later)	\$10.00
Room Rentals	
Residents	\$50.00/hr (3-hour minimum)
Non-Residents	\$75.00/hr (3-hour minimum)
Refundable Deposit	\$150.00/rental
Licenses and Permits	
Adult Oriented Business	\$50.00 annual
Background Check	\$25.00/background
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	\$200.00/seven day week
Group Peddler	\$200.00
Transient Merchant	\$200.00/seven day week
Solicitor	No charge
Tobacco	\$250.00/annual
Liquor	
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

ADMINISTRATIVE CITATIONS

Violation Description	City Code Section	Penalty Amount
Abandoned Vehicles		\$200
Animal – Wild or Dangerous		\$200
Animal – General Violations (including chickens and domestic farm animals)		\$50
Building Code Violations		\$100
Building Maintenance and Appearance, Residential (including Graffiti)		\$50
Building Maintenance and Appearance, Commercial (including Graffiti)		\$100
Excessive Intrusion Alarm (3-6) in a 12-month period		\$100
Excessive Intrusion Alarm (6+) in a 12-month period		\$200
Excessive Fire or Emergency Alarm (3-6) in 12-month period		\$100
Excessive Fire or Emergency Alarm (6+) in a 12-month period		\$200

Failure to obtain a license, registration, or permit		\$250
Fence Regulations		\$50
Fire Code/Prevention Violations		\$100
Garbage & Rubbish		\$50
Grass or Weed Mowing		\$50
Public nuisance, general (including noise)		\$100
Public Nuisances Affecting Health, including hazardous waste (except as otherwise noted)		\$250
Sidewalk or ROW Snow and Ice Removal		\$50
Sign Regulation Violations		\$50
Public Property or ROW Obstructions		\$200
Stormwater Violations		\$200
Unsheltered Storage		\$100
Utility (Water and Sewer) Violations		\$100
Watering restriction violations		\$50
Repeat Violations within 12 months (except parking violations)	Double the amount of scheduled fine for the previous violation, up to a maximum of \$2,000	
Appeals		\$250

AIRPORT

Hangar E	\$125.00/month
Hangar Lease Transfer	\$200.00/transaction
Non-Commercial Leased Land	\$0.114/sq. ft./year
Commercial Use Leased Land	\$0.172/sq. ft./year
Tie Downs	
Monthly	\$45.00/month
Daily	\$2.00/day

BUILDING CONSTRUCTION INSPECTIONS

Valuation Based Permit Fee Schedule	See EXHIBIT A for fees
Plan Review Fee	See EXHIBIT A for fees
Renewal Fee	See EXHIBIT A for fees
Refunds	See EXHIBIT A for fees
Investigation Fee (Work without a permit)	See EXHIBIT A for fees
Fixed Fee Schedule for One and Two Family Dwellings	
Attic Insulation	\$50.00
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
Demolition Permit	
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
Manufactured Home Permit Fee (manufactured home park)	
New installation or replacement (valuation based fee scheduled to be applied for manufactured homes installations outside of parks)	\$100.00
Moving Permit Fee	
Moving a building within or into the City	\$55.00
Salon Compliance Inspection	
Building code compliance inspection when required for license requirements	\$55.00
Building Service Equipment Fees	
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>	
Inspection Fees	
Inspections outside normal business hours	\$80.00/hour, two (2) hour minimum
Re-inspections	\$55.00/hour, one (1) hour minimum
Licenses	
Excavator License	\$50.00/annual

ECONOMIC DEVELOPMENT

	Fee	Escrow
Public Financial Assistance Application	\$1,000	\$15,000

FIRE INSPECTIONS

Valuation Based Permit Fee Schedule	See EXHIBIT A
Plan Review Fee	See EXHIBIT A
Renewal Fee	See EXHIBIT A
Refunds	See EXHIBIT A
Investigation Fee (Work without a permit)	See EXHIBIT A
Fire Code Inspection	
Initial Inspection and Follow Up Inspection	No charge
All Subsequent Re-inspections	\$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)
Daycare Inspection	\$50.00/inspection
Permit Re-inspection (upon request revoked permit holder)	\$55.00/hour (one (1) hour minimum)
Fire Suppression and Fire Alarm Permit (valuation based)	See EXHIBIT A
Construction Permits Required in MNFC Section 105.7	See EXHIBIT A
Required Operational Permits	
Open Burning Permit	No charge

Fireworks/Pyrotechnic Display	\$250.00/event
Retail Sale of Fireworks	\$250.00/application
Temporary Tent or Canopy (as defined by State Fire Code)	
< 400 sq. ft.	No Permit/No Fee Required
> 400 sq. ft. but < 700 sq. feet with no enclosures on any side	No Permit/No Fee Required
> 400 sq. ft. but < 700 sq. ft. enclosed on any one or more sides	\$50.00
>700 sq. ft. but =< 2,500 sq. ft.	\$50.00
> 2,501 sq. ft. but =< 5,000 sq. ft.	\$75.00
> 5,001 sq. ft.	\$100.00
Each additional tent or canopy beyond initial (5)	\$25.00
Hazardous Material (storage tank)	\$150.00/tank
Permits Required in IFC Section 105.6	\$100.00/application

PLANNING AND ZONING DEPARTMENT

Land Use Applications

	Fee	Escrow Deposit
Appeal	\$250.00	\$250.00
Comprehensive Plan Amendment	\$4,000.00	\$2,500.00
Conditional Use Permit (includes Site Plan Review)	\$1,000.00	\$500.00
Conditional Use Permit Amendment	\$500.00	\$500.00
Encroachment Agreement	\$1,000.00	
Environmental Assessment Worksheet		\$10,000.00
Interim Use Permit	\$1,000.00	\$500.00
Planned Unit Development		
Concept Plan	\$500.00	\$500.00
Preliminary Plan	\$2,500.00	\$2,500.00
Plus Per Acreage Charge	\$20.00 per acre	
Final Plan	\$1,000.00	
PUD Amendment	\$1,000.00	\$1,000.00
Site Plan Review		
Site: Less Than One (1) Acre	\$500.00	\$500.00
Site: One (1) Acre or More	\$1,000.00	\$500.00
Site Plan Amendment	\$1,000.00	\$500.00
Subdivision		
Concept Plan	\$500.00	\$500.00
Preliminary Plat	\$2,500.00	\$2,500.00
Residential	Add \$10.00 per unit	
Commercial/Industrial	Add \$50.00 per unit	
Final Plat	\$1,000.00	
Minor Subdivision	\$500.00	\$1,000.00
Administrative – Lot Line Adjustment	\$250.00	\$250.00
Other Subdivision (waive of subdiv per State Statute)	\$250.00	\$250.00
Lot Combination	\$25.00	
Vacation		
ROW	\$500.00	\$500.00

Utility Easement	\$500.00	\$500.00
Variance		
Residential	\$250.00	\$250.00
Commercial	\$500.00	\$500.00
Zoning Map or Ordinance Text Amendment	\$1,000.00	\$1,000.00
Zoning Permits and Certificates of Compliance		
Certificate of Compliance: Chickens, Fence, Kennel, Shed, Etc.	\$50.00	
Certificate of Compliance: Seasonal Sales	\$250.00	
Driveway / Access Permit	\$50.00	
Grading Permit		
50-100 Cubic Yards	\$50.00	\$500.00
More Than 100 Yards	\$500.00	\$500.00
Signs		
Sign Installer License	\$50.00	
Permit for Valuation Exceeding \$2,000.00	See EXHIBIT A	
Permit for Valuation Under \$2,000.00	\$50.00	
Temporary Banner Permit	\$50.00	
Zoning Letter	\$100.00	
Copies		
Documents		
Comprehensive Plan	\$25.00/flash drive	
Zoning Ordinance	\$25.00/flash drive	
Other Studies and Ordinances	\$25.00/flash drive	
Misc. Fees		
Development Fees	See EXHIBIT B	
Recording Fee (Washington County)	As per Washington County fee rate	
Single Family Landscape Escrow (pd w/bldg permit)	\$1,000.00 per unit	
Single Family Erosion Control Escrow (pd w/bldg permit)	\$1,000.00 per unit	
Tree Mitigation Fee	\$200.00 per caliper inch	
City Staff and Consulting Billing		
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.		

POLICE		
Recording on USB	\$10.00	
Photos on USB	\$10.00	
Photos (hard copy)	\$0.25 per page	
Body Worn Camera Video on DVD or USB drive	\$25.00 pre-payment + staff costs	
911 Transcriptions	\$25.00 pre-payment + \$0.25 per page or USB drive cost	
Police Reports	\$0.25 per page	
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.		
Services		

Background Check		\$25.00
Finger Printing		\$50.00
Lock-out (opening a locked vehicle)		\$25.00
Administrative Citation	City Code Section	Citation Fee
Allowing Curfew/Adult	130.05	\$100.00
Animal Waste	99.17	\$20.00
Illegal All-Terrain Vehicle Operation	71.06	\$60.00
Illegal Snow-Mobile Operation	71.04	\$60.00
Illegal U-Turn	71.02	\$60.00
Parking		
Municipal Lot		
10,000 lb. Gross Weight Vehicle	72.01(B)	\$35.00
Overnight (2:00-6:00 am)	72.01(A)	\$35.00
On-Street		
1-Ton	72.02(2)(a)	\$35.00
All-Terrain	72.02(2)(a)	\$35.00
Emergency (Public Works and Snow)	72.02(A)(1)(b)	\$35.00
Overnight, Seasonal (Nov. 1- April 15)	72.02(A)(1)(a)	\$35.00
Greater than 24 Hours	72.02(A)(1)(b)	\$35.00
Public Consumption of Alcohol	119.05	\$100.00
Public Parks		
Alcohol Possession/Consumption	90.14	\$100.00
Domestic Animals	90.10	\$50.00
Erecting Structures	90.03	\$50.00
Littering	90.04	\$50.00
Motorized Vehicle Traffic	90.05	\$60.00
Use Hours	90.06	\$60.00
Slow-No Wake (Forest Lake Bay)	71.03	\$60.00
Unreasonable acceleration	71.01	\$60.00

PUBLIC WORKS

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)

Fees are in Accordance with Current FEMA Rates	Schedule of Equipment Rates FEMA.gov
Street Signs	Vendor Price + 10%
Public Works Operator/Inspector	\$56.50/hr.

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	See EXHIBIT C

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. Summary Publication. Pursuant to Minnesota Statutes Section 412.191, in the case of a lengthy ordinance, a summary may be published. While a copy of the entire ordinance is available without cost at the office of the City Clerk, the following summary is approved by the City Council and shall be published in lieu of publishing the entire ordinance:

This ordinance repeals and replaces City Code Chapter 35, Schedule of Fees and Service Charges, and adopts the 2024 fee schedule.

Section 3. EFFECTIVE DATE. This ordinance becomes effective upon its adoption and publication according to law, but not prior to January 1, 2024.

Adopted by the City Council of the City of Forest Lake this _____ day of _____, 2024.

CITY OF FOREST LAKE

By: _____

Mara Bain

Its: Mayor

Attested:

By: _____

Patrick G. Casey

Its: City Clerk

(Summary published in the *Forest Lake Times* on _____, 2024)

DRAFT

EXHIBIT A

BUILDING CONSTRUCTION AND FIRE INSPECTION FEES

VALUATION BASED 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 and/or fire official. The value to be used in computing the permit and plan review fees shall be the total of all work for which the permit is issued. For building permitting, this shall include all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire-extinguishing systems and any other permanent equipment.

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

PLAN REVIEW FEE

When a building 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 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 permit fees specified and are in addition to the permit fee. 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 rate contained herein.

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 and/or fire official. The building and/or fire official may extend the time for action by the applicant for a period of 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 review action on an application after expiration, the applicant shall resubmit plans and pay a new plan review fee.

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.

REFUNDS

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

The building and/or 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 building and/or 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 building/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.

INVESTIGATION FEE

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.

DRAFT

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	125% of construction costs
Sealcoat Fee	\$0.30 per square foot of public road
Water System Area Charges	\$5,000.00 per acre (pay at time of signing Development Agreement)
Sanitary Sewer Area Charges	\$4,000.00 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	\$4,500.00 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	\$3,600.00 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 Estimate Guidelines; See City Code §152.090 for information on the individualized Assessment.	
Residential Zoned Property	\$500.00 per residential unit
Non-Residential Zoned Property	\$7,000.00 per acre
Mixed-Use Property	Fees shall generally follow the amounts listed above and shall be based on the amount of land designated to residential uses and the amount of the land designated to non-residential uses.

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 UTILITY USER RATES/CHARGES

WATER RATE SCHEDULES

2024 Water Rate Schedule (Effective January 1, 2024)										
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	\$7.84	\$39.20	5	\$5.58	\$6.13	15	\$5.84	\$8.00	\$3.12
1	10	\$7.56	\$75.60	10	\$5.58	\$6.13	30	\$5.84	\$8.00	\$3.54
1-1/2	22	\$7.56	\$166.32	22	\$5.58	\$6.13	66	\$5.84	\$8.00	\$3.82
2	40	\$7.56	\$302.40	40	\$5.58	\$6.13	120	\$5.84	\$8.00	\$4.25
3	90	\$7.56	\$680.40	90	\$5.58	\$6.13	270	\$5.84	\$8.00	\$4.53
4	160	\$7.56	\$1,209.60	160	\$5.58	\$6.13	480	\$5.84	\$8.00	\$4.95
6	320	\$7.56	\$2,419.20	320	\$5.58	\$6.13	960	\$5.84	\$8.00	\$4.95

Lead Testing: \$2.43 per quarter

2025 Water Rate Schedule (Effective January 1, 2025)										
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	\$8.31	\$41.55	5	\$5.91	\$6.50	15	\$6.19	\$8.48	\$3.31
1	10	\$8.01	\$80.10	10	\$5.91	\$6.50	30	\$6.19	\$8.48	\$3.75
1-1/2	22	\$8.01	\$176.22	22	\$5.91	\$6.50	66	\$6.19	\$8.48	\$4.05
2	40	\$8.01	\$320.40	40	\$5.91	\$6.50	120	\$6.19	\$8.48	\$4.51
3	90	\$8.01	\$720.90	90	\$5.91	\$6.50	270	\$6.19	\$8.48	\$4.80
4	160	\$8.01	\$1,281.60	160	\$5.91	\$6.50	480	\$6.19	\$8.48	\$5.25
6	320	\$8.01	\$2,563.20	320	\$5.91	\$6.50	960	\$6.19	\$8.48	\$5.25

Lead Testing: \$2.43 per quarter

2026 Water Rate Schedule (Effective January 1, 2026)										
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	\$8.81	\$44.05	5	\$6.26	\$6.89	15	\$6.56	\$8.99	\$3.51
1	10	\$8.49	\$84.90	10	\$6.26	\$6.89	30	\$6.56	\$8.99	\$3.98
1- 1/2	22	\$8.49	\$186.78	22	\$6.26	\$6.89	66	\$6.56	\$8.99	\$4.29
2	40	\$8.49	\$339.60	40	\$6.26	\$6.89	120	\$6.56	\$8.99	\$4.78
3	90	\$8.49	\$764.10	90	\$6.26	\$6.89	270	\$6.56	\$8.99	\$5.09
4	160	\$8.49	\$1,358.40	160	\$6.26	\$6.89	480	\$6.56	\$8.99	\$5.57
6	320	\$8.49	\$2,716.80	320	\$6.26	\$6.89	960	\$6.56	\$8.99	\$5.57

Lead Testing: 2.43 per quarter

SEWER RATE SCHEDULES

2024 Sewer Rate Schedule (Effective January 1, 2024)					
Meter Size Inches	Minimum Units* per Quarter	Cost per Unit*	Minimum Quarterly Bill	Sewer Above Units*	Cost per Unit Above Minimum
¾ inch	5	\$15.65	\$78.25	5	\$8.15
Maximum charge for ¾ inch residential per quarter					\$129.15
1 inch & Larger	5	\$15.65	\$78.25	5	\$8.15
Sewer Flat Rate per Quarter			\$129.15		
*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					

2025 Sewer Rate Schedule (Effective January 1, 2025)					
Meter Size Inches	Minimum Units* per Quarter	Cost per Unit*	Minimum Quarterly Bill	Sewer Above Units*	Cost per Unit Above Minimum
¾ inch	5	\$16.12	\$80.60	5	\$8.39
Maximum charge for ¾ inch residential per quarter					\$133.02
1 inch & Larger	5	\$16.12	\$80.60	5	\$8.39
Sewer Flat Rate per Quarter			\$133.02		
*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					

2026 Sewer Rate Schedule (Effective January 1, 2026)					
Meter Size Inches	Minimum Units* per Quarter	Cost per Unit*	Minimum Quarterly Bill	Sewer Above Units*	Cost per Unit Above Minimum
¾ inch	5	\$16.60	\$83.00	5	\$8.64
Maximum charge for ¾ inch residential per quarter					\$137.01
1 inch & Larger	5	\$16.60	\$83.00	5	\$8.64
Sewer Flat Rate per Quarter			\$137.01		
*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					

STORM WATER UTILITY SCHEDULE

2024 Surface Water Rate Schedule (Effective January 1, 2024)	
Storm Water Utility (Residential)	\$57.00 per REF/year; billed annually
Storm Water Utility (Commercial) (individual charges are based on the number of REFs assigned to a particular parcel)	\$14.25 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.	

2025 Surface Water Rate Schedule (Effective January 1, 2025)	
Storm Water Utility (Residential)	\$60.00 per REF/year; billed annually
Storm Water Utility (Commercial) (individual charges are based on the number of REFs assigned to a particular parcel)	\$15.00 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.	

<u>2026 Surface Water Rate Schedule (Effective January 1, 2026)</u>	
<u>Storm Water Utility (Residential)</u>	<u>\$63.00 per REF/year; billed annually</u>
<u>Storm Water Utility (Commercial) (Individual charges are based on the number of REFs assigned to a particular parcel)</u>	<u>\$15.75 per REF/quarter; billed quarterly or annually (Plus, additional variable factors)</u>
<u>"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.</u>	

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.