



STAFF REPORT

DATE: June 20, 2017

REGULAR

ITEM # 15

MOTION

TO: City Council
FROM: Brian A. Swanson – Finance Director
AGENDA ITEM: Summer Sewer Rate Discussion
REVIEWED BY: Kristina Handt – City Administrator

BACKGROUND:

Staff was directed to analyze the sewer rate structure as it pertains to charging properties for watering in the summer months. Information was presented to Finance Committee on June 8, 2017 resulting in the information being presented for the City Council to consider this evening. Further, illustrative information from four other cities and the City of Lake Elmo data are included as attachments to this report.

ISSUE BEFORE THE CITY COUNCIL:

Based upon the recommendation of the Finance Committee and staff, the City Council is being asked to consider the following:

- 1) Approve Ordinance 08-179, amending the 2017 City of Lake Elmo Fee Schedule to establish a base sewer charge for residential customers who are not on the 201 system.
- 2) Adopt Resolution 2017-064 Authorizing Publication of Ordinance 08-179 By Title and Summary.

PROPOSAL/ANALYSIS:

The Finance Committee and Staff are proposing establishing a base sewer charge of \$52.50 per quarter with an allowance of 10,000 gallons (10 units), with a variable charge of \$4.50 per partial or full additional unit thereafter on residential properties. Summer sewer charge would be calculated on the winter quarter consumption, as well as for the other two quarters. If no winter quarter is available such as with new properties, then the \$52.50 fixed fee per quarter would apply, until a winter quarter water consumption reading is available. Further, for those properties not on City water service, but on City sewer service, such as the 201 systems, the existing \$75.00 fixed fee per quarter would still apply. This proposed residential base sewer charge would not apply to properties that have a separate meter for an irrigation system, as those meters are charged for water consumption only.

Staff analyzed several different aspects when recommending the sewer rate structure. First, how sewer rates were determined, meaning based on winter quarter water consumption, current quarter, or lowest quarter of the last four. Of the four cities included in the chart, three used the winter quarter and Oakdale uses the minimum quarter. With the City of Oakdale, staff stated that the lowest quarter is essentially the winter quarter in most cases. Next, staff reviewed if there are a base charge and if so, is a consumption allowance included in this base charge. The allowance amount is noted for each city on the tables. Mahtomedi was the only one that did not include an allowance in their base charge. Further staff analyzed if no allowance was provided, are a minimum number of units billed. Staff also reviewed existing consumption with the existing customer base in proposing an allowance and base charge. In addition, information was compiled on the rate per unit that cities were using. Finally, sample sewer bills were calculated to show comparisons, based on existing structure for the City of Lake Elmo, a recommended quarterly fixed fee with the same sample consumption, and a higher volume consumption sample.

FISCAL IMPACT:

This would be contingent upon the number of users connecting to the system and consumption during the warmer months when sewer was determined by the current quarter water usage. With sewer charges starting in the third quarter of 2015 and adding more users each quarter, which currently is at 359 customers, there is not significant historical data to compile information from that would be meaningful.

RECOMMENDATION:

Staff recommends the City Council approve the following:

Motion to approve:

- 1) Approve Ordinance 08-179, amending the 2017 City of Lake Elmo Fee Schedule to establish a base sewer charge for residential customers who are not on the 201 system of \$52.50 per quarter, which includes an allowance of 10,000 gallons (10 units) per quarter, then a variable charge of \$4.50 per partial or full additional unit thereafter, based on the winter quarter water consumption.

And

- 2) Adopt Resolution 2017-064 Authorizing Publication of Ordinance 08-179 By Title and Summary.

ATTACHMENTS:

- 1) Comparisons of sample cities with existing, recommended and higher volume sewer bills. 4 - worksheets
- 2) Ordinance 08-179
- 3) Resolution 2017-064
- 4) 2017 Amended City of Lake Elmo Fee Schedule

CITY OF LAKE ELMO
Sewer Rate Comparisons to Assist Summer Rate Discussion
EXISTING STRUCTURE

SEWER BILL - NEW RESIDENTIAL WATER/SEWER CUSTOMER AND 10 UNITS OF WATER

CITY	<u>LAKE ELMO*</u>	<u>HUGO#</u>	<u>MAHTOMEDIA^</u>	<u>OAKDALE~</u>	<u>WOODBURY+</u>
BILLING FREQUENCY	Quarterly	Quarterly	Quarterly	Quarterly	Quarterly
WATER USAGE QTR. TO DETERMINE SEWER	Current	Current	Current	Minimum	Average
BASE CHARGE	\$ -	\$ 47.00	\$ 14.37	\$ 18.00	\$ 44.29
RATE PER 1000 GALLONS (UNIT)	\$ 4.50	\$ 1.85	\$ 7.25	\$ 3.50	\$ 3.00
UNITS	10.00	1.00	10.00	12.00	6.00
CHARGE FOR UNITS	\$ 45.00	\$ 1.85	\$ 72.46	\$ 42.00	\$ 18.00
BILL	\$ 45.00	\$ 48.85	\$ 86.83	\$ 60.00	\$ 62.29

* Correlates directly to water units used in current quarter.

Includes first 9 units in minimum bill. Therefore need to bill 1 additional unit in example.

^ Measures in cubic feet instead of gallons, so converted to gallons for comparison. Uses current quarter.

~ Requires billing for 12 units per quarter minimum.

+ Base rate includes 8 units per quarter and then bills on city average of 14 units for new residential customer.

**CITY OF LAKE ELMO
COUNTY OF WASHINGTON
STATE OF MINNESOTA**

ORDINANCE NO. 08-179

AN ORDINANCE ADOPTING A FEE SCHEDULE FOR THE CITY OF LAKE ELMO

The City Council of the City of Lake Elmo ordains:

SECTION I. Schedule Adopted. The attached fee schedule is hereby adopted.

SECTION II. Not Codified. This ordinance is transitory in nature and shall not be codified in the City Code. This ordinance and the fee schedule established hereby shall be placed on file and available for public inspection at City Hall.

SECTION III. Effect. The fees set out in the attached fee schedule apply notwithstanding any other fees the City has established which may be inconsistent. Any other fees imposed by the City which do not appear on the attached fee schedule remain in full force and effect.

SECTION IV. Effective Date. This ordinance shall become effective for all billings rendered after June 30, 2017, and upon adoption and publication in the official newspaper of the City of Lake Elmo.

SECTION V. Adoption Date. This Ordinance No. 08-179 was adopted on this 20th day of June, 2017, by a vote of ___Ayes and ___Nays.

LAKE ELMO CITY COUNCIL

Mike Pearson, Mayor

ATTEST:

Julie Johnson, City Clerk

This Ordinance _____ was published on the _____ day of _____, 2017.

**CITY OF LAKE ELMO
COUNTY OF WASHINGTON
STATE OF MINNESOTA**

RESOLUTION NO. 2017-064

**RESOLUTION AUTHORIZING PUBLICATION OF ORDINANCE 08-179 BY TITLE
AND SUMMARY**

WHEREAS, the City Council of the City of Lake Elmo has adopted Ordinance No. 08-179, an ordinance amending the City Code of Ordinances by amending the City's provisions related to the City Council; and

WHEREAS, the Ordinance includes a chart 8 pages in length; and

WHEREAS, Minnesota Statutes Section 412.191, subdivision 4, allows publication by title and summary in the case of lengthy ordinances or those containing charts or maps; and

WHEREAS, the City Council believes that the following summary would clearly inform the public of the intent and effect of the Ordinance; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Lake Elmo, that the City Clerk shall cause the following summary of Ordinance No. 08-179 to be published in the official newspaper in lieu of the entire ordinance:

Public Notice

The City Council of the City of Lake Elmo has adopted Ordinance No. 08-179, which amends the City's 2017 Fee Schedule to clarify the City Sewer Base charge and when payments are due.

The full text of Ordinance No. 08-179 is available for inspection at Lake Elmo city hall during regular business hours.

BE IT FURTHER RESOLVED by the City Council of the City of Lake Elmo that the City Administrator keep a copy of the Ordinance at City Hall for public inspection and that a copy be placed for public inspection at the Lake Elmo Public Library.

Dated: June 20, 2017.

Mike Pearson, Mayor

ATTEST:

Julie Johnson, City Clerk

(SEAL)

The motion for the adoption of the foregoing resolution was duly seconded by member

_____ and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against same:

Whereupon said resolution was declared duly passed and adopted.



City of Lake Elmo Fee Schedule 2017

APPLICATION/FEE/PERMIT TYPE	2017 FEE	ESCROW OR ADDITIONAL CHARGE	DEPARTMENT
Amateur Radio Antenna	\$875.00		Planning
Appeal (to Board of Adjustment and Appeals)	\$250.00		Administration
Bee Keeping Permit	\$25.00	Valid for 2 years from issuance	Administration
Building Demolition			Administration
Residential	\$200.00	Plus Surcharge (State Mandated)	Building
Commercial	\$300.00		Building
Burning Permit			Fire
Residential	\$45.00		Fire
Commercial	\$80.00		Fire
Illegal Burn	see notes →	Additional fees may be incurred based on Wash. Cty. Chief's fee schedule and # of responding units	Fire
Chicken Keeping Permit	\$25.00	Initial permit expires on 12/31 of 2nd year.	Administration
Comprehensive Plan Amendment	\$1,300.00	Land Use Escrow \$2500	Planning
Conditional Use Permit (CUP)		Wireless Communication Facilities Fee Escrow \$6,000.00. Flood Plain Ordinance Fee Escrow \$500.00 Land Use Escrow \$2500	Planning
New	\$1,050.00		Planning
Amended	\$500.00		Planning
Contractor License Fees			Licensing
Demolition	\$50.00		Licensing
Driveway	\$50.00		Licensing
Excavator	\$50.00		Licensing
HVAC	\$50.00		Licensing
Irrigation	\$50.00		Licensing
Sewer/Water Line Installer	\$50.00		Licensing
Sign Installer	\$50.00		Licensing
Solid Waste Hauler	\$120.00		Licensing
Copy Services (Paper/Electronic)			Administration
Copies (B&W)	\$0.25 per page	100 pages or more are charged at actual cost of production	Administration
Copies (Color)	\$0.50 per page	100 pages or more are charged at actual cost of production	Administration
Copies (B&W) 11x17	\$1.00 per page	100 pages or more are charged at actual cost of production	Administration
Copies (Color) 11x17	\$2.00 per page	100 pages or more are charged at actual cost of production	Administration
Data DVD Fee	\$15.00		Administration
GIS Scaled Aerial	\$25.00		Administration
Existing Maps	\$5.00		Administration
Custom (Per Hour Rate)	\$70.00		Administration
Plan Size Maps (Larger than 11x17)	\$15.00		Administration



City of Lake Elmo Fee Schedule 2017

APPLICATION/FEE/PERMIT TYPE	2017 FEE	ESCROW OR ADDITIONAL CHARGE	DEPARTMENT
Development Standards Specs/Details	\$55.00		Administration
Video reproduction	\$10.00		Administration
Culverts in Developments with Rural Section	\$160.00		Administration
Daycare Inspection Fee	\$50.00		Building
Dog License- altered	\$20.00		Licensing
Dog License- unaltered	\$25.00		Licensing
Dog License- late fee	\$2.50 per month	Maximum \$10	Licensing
Service Dog License	No Charge		Licensing
Duplicate License or Tag	\$1.00		Licensing
First Impound- Unlicensed Dog	\$60.00	All Impound Fees plus \$20/day Boarding Fee	Licensing
First Impound- Licensed Dog	\$42.00		Licensing
First Impound- Cat	\$42.00		Licensing
Subsequent dog/ cat impound	\$85.00		Licensing
Driveway			Planning
Residential	\$70.00		Planning
Commercial	\$160.00		Planning
Easement Encroachment	\$100.00	Staff & Recording Fee	Planning
Electronic Fund Withdrawal/Bill Payment	Fee + Trans. Charge		Administration
Environmental Review (EAW/EIS)	\$1,500.00		
Village Area AUAR Fee	\$230.00	Per REC Unit. To be charged to development applications that increase the number of REC units above existing conditions within the Village AUAR Area. The fee will be based on the difference between the proposed and existing REC units. Fee to be paid as part of a developer's agreement for larger projects or at the time a building permit is issued for smaller projects. Once paid, the same land will not be charged again.	Planning
Erosion Control			Building
Re-inspection Fee (portal to portal from City Hall: 1 Hr. min)	\$50.00 per hour	\$5,000.00 Security	Building
Excavating & Grading ≥ 50 cubic yards, up to 400 cubic yds	\$125.00	Security \$500.00	Building
Excavating & Grading ≥ 400 cubic yards/acre of site area	\$500.00	\$500.00 fee escrow plus security \$1,500.00 per acre with \$1,500 minimum.	Engineering
False Alarms (12 Month Period)* (*1-3 no charge)			Fire
Residential			Fire



City of Lake Elmo Fee Schedule 2017

APPLICATION/FEE/PERMIT TYPE	2017 FEE	ESCROW OR ADDITIONAL CHARGE	DEPARTMENT
4-6 False Alarms	\$110.00		Fire
In Excess of 6 False Alarms	\$185.00		Fire
Commercial			Fire
4-6 False Alarms	\$315.00		Fire
In Excess of 6 False Alarms	\$520.00		Fire
Fire Alarm Permit	2% of value	plus surcharge; Minimum \$100	Building
Fire Suppression Permit	2% of value	plus surcharge; Minimum \$100	Building
Flood Plain District Delineation	\$500.00		Planning
Fuel Tank Removal (Underground)	\$250.00	Plus Surcharge (State Mandated)	Administration
Fuel Tank Install	2% of value of work	Minimum \$100.00	Administration
HVAC			Building
Residential	\$60.00/unit	Up to 3 units, max fee \$180.00 plus Surcharge (State Mandated)	Building
Commercial	\$60.00/unit	Up to 3 units or 1% of total valuation, whichever is greater. Plus Surcharge (State Mandated)	Building
Fireplace Permit	\$60.00/unit	Plus State surcharge (State Mandated)	Building
Interim Use Permit (IUP)			Planning
Fee	\$1,050.00	\$2,500.00 Escrow	Planning
Renewal	\$300.00		Planning
Liquor License			Licensing
Club On-Sale Intoxicating	\$100.00		Licensing
On-Sale Intoxicating	\$1,500.00		Licensing
Off-Sale Intoxicating	\$200.00		Licensing
Off-Sale Non-Intoxicating	\$150.00		Licensing
On-Sale Intoxicating- 2nd Building	\$750.00		Licensing
On-Sale Non-Intoxicating	\$100.00		Licensing
Investigation	\$350.00		Licensing
On-Sale Sunday Intoxicating	\$200.00		Licensing
Temporary Intoxicating	\$25.00		Licensing
Wine	\$300.00		Licensing
Lot Line Adjustment	\$325.00	None	Planning
Manufactured Home Parks			Planning
Move home out of the city	\$200.00	Plus Surcharge (State Mandated)	Building
Move home into the city	\$200.00	Plus Surcharge (State Mandated)	Building



City of Lake Elmo Fee Schedule 2017

APPLICATION/FEE/PERMIT TYPE	2017 FEE	ESCROW OR ADDITIONAL CHARGE	DEPARTMENT
Annual License for retail sales of consumer fireworks	\$100.00		
Massage Therapy Premises License			Licensing
Application Fee	\$100.00	Fee includes one Therapist	Licensing
Investigation Fee	\$100.00		Licensing
Massage Therapy Practitioner License			Licensing
Application Fee	\$50.00		Licensing
Investigation Fee	\$25.00		Licensing
Massage Therapy Premises License Renewal	\$50.00	Fee includes one Therapist	Licensing
Massage Therapy Practitioner License Renewal	\$25.00		Licensing
Massage Therapy License Amendment	\$25.00		Licensing
Minor Subdivision	\$525.00	\$1,000.00 escrow	Planning
Moving House or Primary Structure into City	\$520.00	Plus security w/amount to be determined by the City w/recommendation from building official	Administration
Moving Accessory Structure into City	\$305.00	Plus security to be determined by the City w/recommendation from building official	Administration
Other Inspections and Fees			Building
Inspection outside of business hours	\$100.00 (2 Hr. Min.)		Building
Re-inspection Fees Assessed	\$50.00 per hour		Building
Inspections with no fee assigned	\$50.00 per hour		Building
Construction Escrow	\$2,000.00	Or determined by Building Official	Building
Construction Escrow Administrative Fee	\$100.00		Building
Cancelled or Refunded Permits	\$25.00		Building
Work without Permit	see notes	Investigative fee to equal permit fee	Building
Duplicate Inspection Card	\$25.00		Building
Park Dedication			Planning
Residential - Up to three lots	\$3,600.00 per lot	Four or more lots per \$153.14	Planning
Commercial	\$4,500.00 per acre		Planning
Parking Lots			Planning
New Commercial	\$175.00	\$500 Fee Escrow. Security \$1,500.00 per acre with \$1,500.00 minimum.	Planning
Existing Commercial	\$200.00		Planning
Platting			
Sketch Plan Review (Subdivision)	\$500.00	\$3,500.00 Fee Escrow	Planning
Preliminary Plat (Subdivision)	\$1,850.00	\$10,000.00 Fee Escrow	Planning
Final Plat (Subdivision)	\$1,250.00	\$8,000.00 Fee Escrow	Planning
		\$5,000.00 (<100 units) Fee Escrow	



City of Lake Elmo Fee Schedule 2017

APPLICATION/FEE/PERMIT TYPE	2017 FEE	ESCROW OR ADDITIONAL CHARGE	DEPARTMENT
		\$7,500.00 (>100 units) Fee Escrow	
Preliminary Plat Review (OP Development)	\$1,850.00	\$5,000.00 (<100 units) Fee Escrow \$7,500.00 (>100 units) Fee Escrow	Planning
Final Plat (OP Development)	\$1,250.00	\$5,000.00 (<100 units) Fee Escrow \$7,500.00 (>100 units) Fee Escrow	Planning
		(City will retain escrows to reimburse review costs for each stage of development review)	Planning
Planned Unit Development			Planning
General Concept Plan	\$1,250.00	\$7,500.00 Fee Escrow (Waive Subdivision Escrow)	Planning
Development Stage Plan	\$1,850.00	\$10,000.00 Fee Escrow (Waive Subdivision Escrow)	Planning
Final Plan	\$1,250.00	\$8,000.00 Fee Escrow (Waive Subdivision Escrow)	Planning
		(City will retain escrows to reimburse review costs for each stage of development review)	Planning
Plumbing			Administration
Residential	\$60.00/unit	Up to 3 units, max fee \$180.00 plus Surcharge (State Mandated)	Building
Commercial	\$60.00/unit	Up to 3 units or 1.5% of total valuation, whichever is greater. Plus Surcharge (State Mandated)	Building
Private Roads (Permitted only in AG zone)	\$150.00		Planning
Restrictive Soils and Wetland Restoration Protection and Preservation Permit	\$800.00	\$1,500.00 Fee Escrow	Planning
Retaining Walls over 4'	\$150.00	Plus State Surcharge	Building
Returned Check (NSF)	\$25.00		Administration
Right-of-Way Permit			Engineering
Annual Registration	\$200.00	\$5,000.00 Security	Engineering
Excavation Permit	\$275.00 + \$.60/foot		Engineering
Joint Trench Permit (per lot per utility)	\$275.00 + \$.60/foot		Engineering
Obstruction Permit	\$275.00		Engineering
Permit Extension	\$100.00		Engineering
Delay Penalty (per calendar day)	\$25.00		Engineering
Roofing			Building
Residential	see notes	Based on valuation + state surcharge	Building
Commercial	see notes	Based on valuation + state surcharge	Building
SAC Charge (City) (Sewer Availability Charge)	\$3,000.00	Per REC Unit: collected at time of plat for new lot. This fee may be deferred through special assessment for parcels with existing structures.	Engineering



City of Lake Elmo Fee Schedule 2017

APPLICATION/FEE/PERMIT TYPE	2017 FEE	ESCROW OR ADDITIONAL CHARGE	DEPARTMENT
SAC Charge (Met Council) (Sewer Availability Charge)	\$2,485.00	Per REC Unit: \$2,485.00 to Met Council at time of connection.	Engineering
Sewer Connection Charge	\$1,000.00	Per REC Unit collected at time of plat for new lot. This fee may be deferred through special assessment for parcels with existing structures.	Engineering
Sewer Lateral Benefit Charge	\$11,000.00	Per REC Unit connecting to a Trunk Sewer Main and that has never been assessed	Engineering
Sewer Base Charge – Residential – Non 201 Off Site	\$52.50 per quarter	Allowance of 10,000 gallons (10 Units) per quarter	Administration
Sewer Rate	\$4.50/1,000 Gal		Administration
201 Off-Site Maintenance Fee	\$75.00/unit/quarter		Administration
Real Estate Searches	\$15.00/Search	For special assessment or utility search	Administration
Siding			Building
Residential	see notes	Based on valuation + state surcharge	Building
Commercial	see notes	Based on valuation + state surcharge	Building
Signs - Permanent	\$180.00		Planning
Signs - Temporary	\$75.00		Planning
Temporary Renewal	\$25.00		Planning
Re-inspection Fee	\$25.00		Planning
Special Event Permit	\$75.00	City must be listed as additional insured	Planning
Fire Suppression Permit	2% of value	plus state surcharge; Minimum \$100	Building
Sprinkler System (Re-Inspection Fee)	\$50.00		Building
Surface Water			Administration
Residential	\$50.00		Administration
Non-Residential (Commercial etc.)	\$50.00	Utility rate factor per code	Administration
Review Fee	\$125.00	\$75 Review/\$50 Storm Water Fund	Administration
Vacations (Streets or Easements)			Planning
Easements	\$515.00	\$500.00 Fee Escrow	Planning
Streets	\$515.00	\$500.00 Fee Escrow	Planning
Variance	\$750.00	\$500.00 Fee Escrow	Planning
Shoreland Variance	\$1,500.00	\$500.00 Fee Escrow	Planning
Water Availability Charge (WAC)	\$3,000.00	Per REC Unit; collected at time of plat for new lot. This fee may be deferred through special assessment for parcels with existing structures.	Engineering
Water Connection Charge	\$1,000.00	Per REC Unit, collected at time of plat for new lot. This fee may be deferred through special assessment for parcels with existing structures.	Administration



City of Lake Elmo Fee Schedule 2017

APPLICATION/FEE/PERMIT TYPE	2017 FEE	ESCROW OR ADDITIONAL CHARGE	DEPARTMENT
Water Equipment/Set up			Administration
Meter (3/4" or less)	\$350.00	Additional fees apply to larger sized meters	Administration
Driveway Curb Stop Lid	\$100.00		Administration
Disconnect Service	\$80.00		Administration
Reconnect Service	\$80.00		Administration
Water Lateral Benefit Charge	\$5,800.00	Per REC Unit connecting to a Trunk Water Main and that has never been assessed	Engineering
Water Usage			Administration
Residential - Quarterly Rate	\$20.00 Base		Administration
Residential - Plus Rate per 1,000 Gallons			Administration
Plus Rate for 0-15,000 Gallons	\$2.00		Administration
Plus Rate for 15,001-30,000 Gallons	\$2.40		Administration
Plus Rate for 30,001-50,000 Gallons	\$2.88		Administration
Plus Rate for 50,001-80,000 Gallons	\$3.46		Administration
Plus Rate for 80,001 + Gallons	\$4.15		Administration
Water Usage			Administration
Commercial - Quarterly Rate	\$25.00 Base		Administration
Commercial - Plus Rate Per 1,000 Gallons			Administration
Plus Rate for 0 - 15,000 Gallons	\$3.11		Administration
Plus Rate for 15,001 - 30,000 Gallons	\$3.26		Administration
Plus Rate for 30,001 - 50,000 Gallon	\$3.77		Administration
Plus Rate for 50,001 - 80,000 Gallons	\$5.00		Administration
Plus Rate for 80,001 + Gallons	\$6.63		Administration
Water Usage		For metered non-irrigation (domestic) consumption	Administration
Hotel / Motel - Quarterly Rate	\$25.00 Base		Administration
Hotel / Motel - Plus Rate Per 1,000 Gallons			Administration
Plus Rate for 0 -30,000 Gallons	\$3.11		Administration
Plus Rate for 30,001 - 50,000 Gallons	\$3.26		Administration
Plus Rate for 50,001 + Gallons	\$4.00		Administration
Water Usage Delinquent Accounts			Administration
Regular	6% per quarter	Plus \$25.00 or 8%, whichever is greater, if certified to County for collection with taxes	Administration



City of Lake Elmo Fee Schedule 2017

APPLICATION/FEE/PERMIT TYPE	2017 FEE	ESCROW OR ADDITIONAL CHARGE	DEPARTMENT
Storm Water	10% per year	Plus \$25.00 or 8%, whichever is greater, if certified to County for collection with taxes	Administration
Bulk Water Purchase			Administration
Water from Hydrant	\$100.00 minimum	Plus \$3.26/additional 1,000 gallons	Administration
Sod Installation (New Construction)	\$100.00 minimum	Plus \$3.26 per 1,000 gallons. Good for up to 45 days from sod install. Residents must contact the City in advance.	Administration
Swimming Pool Fill	\$100.00 minimum	Plus \$3.26 per 1,000 gallons. Good for up to 45 days from sod ins	Administration
Wind Generator	\$850.00	\$2,000.00 Fee Escrow	Planning
Wireless Communication Permit	\$500.00	\$6,000.00 Fee Escrow	Planning
Zoning Amendment (Text or Map)	\$1,245.00	\$2,500.00 Escrow	Planning
Zoning Certification Letter	\$25.00		Planning
Zoning Permit - Certificate of Zoning Compliance			Planning
Accessory Structures < 200 SF	\$75.00		Planning
Fence (less than 6')	\$75.00		Planning
Swimming Pool	\$75.00		Planning
Other	\$75.00		
Definition of Terms			
<i>* Fee Escrow: City will maintain a fee escrow to cover all City review costs. Application fees include all professional fees and expenses incurred by the City.</i>			
<i>** Security: City will retain a security escrow to ensure completion of work as directed by the approved permit/application and compliance with the State Building Code and the City of Lake Elmo Municipal Code.</i>			
Approved by CC 6.20.17; effective 7.1.17			