

## Section 575 – Public Utilities Department Fees

Section 575:00. Purpose and Policy. The purpose of this ordinance is to set and recover fees from users of the St. Cloud Public Utilities System, on an equitable basis to provide funds for the operation and maintenance, debt service, replacement and improvements to the St. Cloud Public Utilities System.

Section 575:01. Accounts. All accounts shall be carried in the name of the property owner or their designee, if approved on the City provided request form. The owner shall be liable for water and sewer services supplied to the property, whether the property owner occupies the property or not, and any unpaid charges shall be a lien upon the property.

Section 575:05. Due Date. All bills shall be due and payable by due date stated on the bill.

Section 575:10. Billing. Customers of the Water, Wastewater and Stormwater Utility may be billed annually or, on a monthly, bimonthly, or quarterly basis.

Section 575:15. Penalty for Late Payment. A penalty in the amount of Twenty Dollars (\$20.00) or 7.5% of the balance, whichever is greater, shall be added to all Public Utilities accounts not paid in full by the due date. The penalty for late payment shall be added to the balance for which the account remains unpaid.

Section 575:20. Certification Fee. A Fifty Dollar (\$50.00) charge will be added to all accounts certified to the County Auditor's office for collection. This fee is to be considered separate and distinct from any penalty or interest that may be charged by the County as a result of the certification.

Section 575:25. Water Availability Charge (WAC) and Sewer Availability Charge (SAC). The WAC and SAC units for all structures/properties to be connected to the municipal water and/or sanitary sewer systems will be determined by the following tables (Table 1, 2 and 3). The total SAC and WAC fee will be determined by the number of respective units multiplied by the applicable SAC and WAC rate. The respective SAC and WAC rate(s) will be reviewed annually, and any proposed changes will be approved by City Council and included on the fee schedule referenced in Section 575:99. All building safety permits that request a change in building use are required to be evaluated for SAC and WAC fee adjustments. The fee will be payable at the time of building permit.

Table 1 – Gross Square Foot SAC Criteria for Residential Properties

Facility Type	Parameter	SAC/WAC
Single Family Residential	Residential Unit	1
Multiple Family Residential (per residential unit) (>2 Units is considered a Multi Family Facility Type)	Residential Unit	1

\*See Fee Schedule referenced in Section 575:99 for multifamily discounts available.

Table 2 – Gross Square Foot SAC Criteria for Commercial and Industrial Properties

Business Type	Parameter	SAC/WAC
<b>Bakery/Butcher</b> Includes office, retail, warehouse/storage; Process discharge is charged additional	-	-
Retail Bakery with production area, no customer seating	1300 square feet	1
Retail Bakery with production area and customer seating, calculate at <i>Food &amp; Drink</i>	-	-
Wholesale Bakery/Food Production with no retail area or customer seating, calculate at <i>Mixed Use</i> or <i>Warehouse</i> ; production area fixtures are charged additional	-	-
<b>Banquet Hall</b> Includes office, meeting, kitchen, warehouse/storage, lounge, bride/groom suites, lockers/showers	1650 square feet	1
<b>Barber/Salon Spa</b> Includes office, retail, meeting, warehouse/storage, hair stations, nail stations, lockers/showers, and massage tables (if business also has hair and/or nail stations, if not, massage is charged a different criteria); Whirlpool/tub is charged additional	700 square feet	1
Vichy Shower – 4 shower heads or fewer per treatment station	1 treatment station	4
Vichy Shower – 5 or more showers heads per treatment station	1 treatment station	8
<b>Brewery/Distillery</b> Includes office, retail, meeting, warehouse/storage, production space, customer seating; Process discharge is charged additional	-	-
Production area is more than 10% of total gross square feet and has customer seating	950 square feet	1
Production area is 10% or less total gross square feet and has customer seating, calculate at <i>Food &amp; Drink</i>	-	-
No customer seating, calculate at <i>Mixed Use</i> or <i>Warehouse</i>	-	-
<b>Car/Vehicle Dealership</b> Includes office, retail, warehouse, service bays, lockers/showers, floor drains; Wash Bays/Hose Bibs for vehicle washing are charged additional	3250 square feet	1

<b>Business Type</b>	<b>Parameter</b>	<b>SAC/WAC</b>
<b>Church/Worship</b> Includes worship and congregation space, office, meeting, warehouse/storage, lockers/showers, classrooms, nursery, stage, banquet, small coffee café, ablution rooms	2300 square feet	1
<b>Clinic</b> Includes dental vacuum, sterilizers, office, meeting, warehouse, lockers/showers; Dialysis is charged additional	-	-
50% or more of the exam rooms have sinks	2150 square feet	1
Less than 50% of the exam rooms have sinks, calculate at <i>Office</i>	-	-
<b>Community Center</b> Includes office, meeting, classrooms, banquet, warehouse/storage, prayer, library, fitness, lockers/showers	-	-
Less than 50% of total gross square feet is fitness area (pool, courts, weight rooms, track, workout area, etc.)	1750 square feet	1
50% or more of total gross square feet is fitness area, calculate at <i>Fitness</i>	-	-
<b>Daycare</b> Includes office, preschool classrooms, meeting, warehouse/storage, shower/lockers	900 square feet	1
<b>Educational</b> Includes elementary, secondary, college and learning centers. Includes classroom, lab, office, meeting, auditorium, gymnasium, showers/lockers	1150 square feet	1
<b>Dorm Room</b> (on and off campus)	5 beds	1
<b>Exterior Bleachers</b> (with restroom facilities available)	110 seats	1
<b>Fitness</b> Includes fitness, dance, office, meeting, retail, warehouse/storage, daycare, salon, massage, tanning, small café, showers/lockers, pool/whirlpool, team sport courts/cages, roller rinks (excluding tennis courts as those are charged separately)	1600 square feet	1
<b>Food &amp; Drink</b> Include bar, coffee shop, tap room, dance floor, brewery/distillery with 10% or less production space, bakeries with seating, and restaurant with customer seating.  The gross square feet includes all areas associated with the business on each level/floor. This may include seating area, bar area, bathrooms, hallways, storage, prep space, coolers, kitchen, minimal retail area, etc.	300 square feet	1
<b>Food &amp; Drink – Outdoor</b> (75% outdoor spaces discount already applied)	1200 square feet	1
<b>Funeral Home</b> Includes prep area, viewing area, office, meeting, banquet, fixture units; Residential unit charged separately	1200 square feet	1
<b>Gas Station</b> Includes gas pump, retail, storage, office, customer seating	1950 square feet	1
Customer seating area does not have a clear delineation of space and is greater than 10% of the total gross square feet, calculate at <i>Food &amp; Drink</i>	-	-

<b>Business Type</b>	<b>Parameter</b>	<b>SAC/WAC</b>
<b>Massage</b> Includes office, retail, storage, showers/lockers	-	-
Massage stations only	1200 square feet	1
Massage stations with hair and/or nail stations, calculation at <i>Barber/Salon Spa</i>	-	-
Vichy Shower – 4 shower heads or fewer per treatment station	1 treatment station	4
Vichy Shower – 5 or more showers heads per treatment station	1 treatment station	8
<b>Mixed Use</b> Mixture of office, warehouse and retail that exceed 10% accessory use threshold; Includes office, warehouse, retail, meeting, cafeteria, fixture units, showers/lockers	3800 square feet	1
<b>Wholesale Bakery/Food Production</b> (in addition to <i>Mixed Use</i> )	*17 fixture units	1
<b>Mixed Use Entertainment</b> Mixture of fitness or interactive space such as trampolines, gaming, climbing towers, arcade, thrill rides, indoor golf, bowling, office, warehouse/storage, retail, meeting, party rooms, etc. that may include food and drink space. Go-karts, bowling/throwing lanes, golf course/driving range, etc. are charged in addition to gross square feet criteria.  <i>See individual use criteria for go-karts, bowling/throwing lanes, golf/driving range</i>	-	-
Food & Drink area less than 10% of gross square feet	1600 square feet	1
Food & Drink area 10%-24% of gross square feet	1000 square feet	1
Food & Drink area 25%-50% of gross square feet	600 square feet	1
Food & Drink area 51% or more of gross square feet	300 square feet	1
<b>Office</b> Includes meeting, shower/lockers, cafeteria, fixture units	2650 square feet	1
If warehouse use exceeds 10% of the total gross square feet, calculate at <i>Mixed Use</i>	-	-
<b>Police Station</b> Includes cells, office, meeting, storage, showers/lockers, vehicle bays, private shooting range, floor drains, drivers	2400 square feet	1
<b>Public Library</b> Includes office, meeting, storage, fixture units, showers/lockers	3950 square feet	1
<b>Restaurant – Takeout</b> No indoor customer seating. If it has indoor customer seating, calculate at <i>Food &amp; Drink</i> . If it has outdoor seating only, in addition to <i>Restaurant-Takeout</i> criteria for indoor use, calculate outdoor area at <i>Food &amp; Drink – Outdoor</i>	1300 square feet	1

<b>Business Type</b>	<b>Parameter</b>	<b>SAC/WAC</b>
<b>Retail</b> Includes office that is part of the main function of the business (e.g., managers, accounting, etc.), meeting, warehouse/stock, showers/lockers, and fixture units; Individual tenant spaces will be excluded from the gross square feet calculation and charged based on their individual use	3050 square feet	1
Additional uses (e.g., clinic, salon, café, etc.) that exceed the 10% accessory use threshold and does not have a clear separation of tenant space, calculate at <i>Retail- Mixed</i>	-	-
<b>Retail-Mixed</b> Retail criteria where additional uses exceed the 10% accessory use threshold; Individual tenant spaces will be excluded from the gross square feet calculation and charged based on their individual use	1900 square feet	1
<b>Vehicle Garage/Public Works Maintenance Facilities</b> Primary use is vehicle storage or fleet operations. Includes office, meeting, warehouse/storage, showers/lockers, service bays for private use only, drivers, fixture units; Process discharge and wash bays/hose bibs used for vehicle washing are charged additional	4300 square feet	1
<b>Vehicle Service</b> Primary use is service performed on customer vehicles. Includes office, meeting, retail, warehouse/storage, service bays, showers/lockers, fixture units; Wash bay/hose bib used for vehicle washing are charged additional  If the gross square feet of the vehicle service building has 50% or more warehouse or storage, then the Individual Use Criteria applies	2550 square feet	1
<b>Warehouse</b> Includes office, meeting, showers/lockers, and fixture units	6950 square feet	1
If office use exceeds 10% of the total gross square feet, calculate at <i>Mixed Use</i>	-	-
<b>Wholesale Bakery</b> (in addition to <i>Warehouse</i> )	*17 fixture units	1

The auxiliary uses listed below are charged in addition to the gross square feet criteria above. Also see the Independent Use criteria in Table 3:

- Bowling Lanes
- Car Wash/Wash Bay/Hose Bib
- Dialysis
- Go-Karts
- Golf/Driving Range
- Parking Garage
- Process Discharge
- Production Area Fixtures in Wholesale Bakery
- Tennis Court
- Tub/Whirlpool

Table 3 – Independent Use Criteria for Commercial Properties

<b>Business Type</b>	<b>Parameter</b>	<b>SAC/WAC</b>
<b>Airport/Terminals</b>	<i>Determined by PSD</i>	-
<b>Animal Clinic</b> (e.g., veterinarian, humane societies, animal research, boarding, etc.)	-	-
Fixture Units	*17 fixture units	1
Animal Washing	1 tub	1
<b>Animal Grooming</b>	-	-
Animal Grooming	4 stations	1
Animal Washing	1 tub	1
Office	2400 square feet	1
Meeting	1650 square feet	1
Retail	3000 square feet	1
Warehouse/Storage	7000 square feet	1
Kennel Floor Drains/Showers	*17 fixture units	1
<b>Apartment</b> (See <i>Fee Schedule</i> referenced in Section 575:99 for multi-family discount); NOTE: No charge for a pool inside the apartment building used by residents only	1 apartment	1
Office (speculative)	<i>Use GSF Criteria</i>	-
Office (administrative)	2400 square feet	1
Retail	<i>Use GSF Criteria</i>	-
Parking Garage	*17 fixture units	1
Car Wash Bay	1 bay	3
Clubhouse (See <i>Clubhouse/Mechanical/Maintenance Building/Pool House, etc.</i> )	-	-
<b>Arena</b>	-	-
Bleachers (1.5 feet per seat)	110 seats	1
Spectator Viewing	1650 square feet	1
Office/Press Box	2400 square feet	1
Meeting	1650 square feet	1
Warehouse	7000 square feet	1
Retail	3000 square feet	1
Concessions	*17 fixture units	1
Team/Referee Rooms	*17 fixture units	1
Ice Resurfacers	1 resurfacers	4
Food & Drink Area (non-concessions)	<i>Use GSF Criteria</i>	-
Banquet	<i>Use GSF Criteria</i>	-
Parking Garage	*17 fixture units	1
<b>Assisted Living</b> (See <i>Elderly or Assisted Housing</i> )	-	-
<b>Bingo Hall</b> (used only for bingo; if serves food and/or drink, calculate at <i>Food &amp; Drink GSF</i> )	1650 square feet	1
<b>Boarding House</b> (with food service)	5 beds	1

<b>Business Type</b>	<b>Parameter</b>	<b>SAC/WAC</b>
<b>Bowling Alley</b>	-	-
Alley	3 alleys	1
Retail	3000 square feet	1
Office/Daycare	2400 square feet	1
Meeting	1650 square feet	1
Warehouse/Storage	7000 square feet	1
Game Room with liquor	590 square feet	1
Game Room without liquor	2060 square feet	1
Food & Drink	<i>Use GSF Criteria</i>	1
Banquet	<i>Use GSF Criteria</i>	1
<b>Camp</b>	-	-
Children's camps (central toilet and bath; overnight, primitive cabins; number of occupants x 50 gallons/occupant)	274 gallons	1
Day camps (no meals served; number of occupants x 10 gallons/occupant)	274 gallons	1
Labor/construction camps (number of occupants x 50 gallons/occupant)	274 gallons	1
Resorts	-	-
Housekeeping cabins with private baths (number of beds x 60 gallons/bed)	274 gallons	1
Resort building (e.g., game, office, groundskeeper, manager, etc.)	*17 fixture units	1
Resort Only Dining (resort guests only; If open to public, calculate at <i>Food &amp; Drink GSF criteria</i> ; Includes the gross square feet of the kitchen, wait area, kitchen/bar storage, seating area, and bathroom designated for the dining room)	450 square feet	1
Travel trailer parks	-	-
With water and sewer hookup (number Sites x 100 gallons/Site)	274 gallons	1
With central toilet and showers (number of Sites x 75 gallons/Site)	274 gallons	1
Sanitary dump (Sites without hookup; number of Sites x 10 gallons/Site)	274 gallons	1
<b>Card Room</b>	<i>Determined by PSD</i>	-
<b>Car Wash</b>	-	-
Self-Serve (Non-automatic); Other Car Wash Bay or Hose Bib Area	1 Bay	3
Roll-Over (Automatic) (Spec sheet stating the number of gallons per each wash type divided by number of wash types x 100 cars)	274 gallons	1
Conveyor/Pull-Through (Automatic) (Spec sheet stating the number of gallons per each wash type divided by number of wash types x 200 cars)	274 gallons	1
Reclaim System	<i>Determined by PSD</i>	-

<b>Business Type</b>	<b>Parameter</b>	<b>SAC/WAC</b>
<b>Catering/Meal-to-Go</b> (no customer seating; if has customer seating calculate at <i>Food &amp; Drink</i> )	-	-
Food Prep with No Dishwashing – Maximum number of meals prepared in one day x 1.5 gallons/meal	274 gallons	1
Food Prep & Dishwashing – Maximum number of meals prepared in one day x 3 gallons/meal	274 gallons	1
Office	2400 square feet	1
Meeting	1650 square feet	1
Warehouse/Storage	7000 square feet	1
Shower	*17 fixture units	1
<b>Clubhouse/Mechanical/Maintenance Building/Pool House, etc.</b> (for general use by residents of residential complex only; must be restricted with key or keycard access)	1 unit	1
If used by public or does not have restricted access	*17 fixture units	1
<b>Condominiums</b>	1 unit	1
Parking Garage	*17 fixture units	1
Meeting	1650 square feet	1
Office (speculative)	<i>Use GSF Criteria</i>	-
Office (administrative)	2400 square feet	1
Retail	<i>Use GSF Criteria</i>	-
<b>Convention Center</b> (15 square feet/person)	14 people	1
Office	2400 square feet	1
Meeting	1650 square feet	1
Warehouse/Storage	7000 square feet	1
Banquet	<i>Use GSF Criteria</i>	1
Food & Drink	<i>Use GSF Criteria</i>	1
Showers	*17 fixture units	1
Parking Garage	*17 fixture units	1
<b>Correction Facility</b> (e.g., prison)	-	-
Inmates	3 inmates	1
Guards	14 people	1
Office	2400 square feet	1
Meeting	1650 square feet	1
Warehouse/Storage	7000 square feet	1
Shooting Range (6 feet/lane); <i>See Fee Schedule referenced in Section 575:99 for outdoor space discount</i>	6 lanes	1
Showers/Lockers (employee)	*17 fixture units	1
<b>Court Room</b>	1650 square feet	1
Office	2400 square feet	1
Meeting	1650 square feet	1
Warehouse/Storage	7000 square feet	1

<b>Business Type</b>	<b>Parameter</b>	<b>SAC/WAC</b>
<b>Dialysis Center</b> (See <i>Clinic</i> in addition to the dialysis charge below)	<i>Use GSF Criteria</i>	-
Calculate the number of gallons for dialysis as follows: Dialysis – number of chairs x gallons/treatment x number of treatments/day + Dialyzer – number of chairs x gallons/treatment x number of treatments/day + Filters – number of filters x gallons/filter + Regeneration/Backwash – number of units x gallons/unit + RO Reject – number of units x gallons/unit Total number of gallons for SAC calculation	274 gallons	1
<b>Drive-In Restaurant</b>	9 parking spaces	1
<b>Elderly or Assisted Housing</b> (Includes Assisted/Independent Living, 55+ Apartment, & Memory Care)	-	-
Office	2400 square feet	1
Meeting	1650 square feet	1
Warehouse/Loading Dock	7000 square feet	1
Parking Garage	*17 fixture units	1
Guest Unit (With washer/dryer)	1 unit	1
Guest Unit (No washer/dryer)	1 unit	0.80
Guest Unit (No kitchen and no washer/dryer)	1 unit	0.50
Nursing Home	2 beds	1
No washer/dryer in any unit ( <i>see formula below to determine number of residents</i> )	3 residents	1
Washer/dryer in unit ( <i>see formula below to determine number of residents</i> )	2.5 residents	1
Calculate the number of residents as follows: Number of studio/suite 1 bed units x 1.0 resident/unit + Number of studio/suite 2 bed units x 2.0 residents/unit + Number of one-bedroom units x 1.5 residents/unit + Number of two-bedroom units x 2.0 residents/unit + Number of three-bedroom units x 3.0 residents/unit Total number of residents for SAC calculation	-	-
<b>Fairgrounds</b> (For an open area without fixed limit of attendance and with buildings that have facilities connected to sanitary sewer)	<i>Determined by PSD</i>	-
<b>Fire Station</b>	-	-
Office	2400 square feet	1
Meeting	1650 square feet	1
Warehouse/Storage	7000 square feet	1
Washing Machine (Residential-type, limited use)	*17 fixture units	1
Hose Tower	1 tower	1
Vehicle Washing (3.5 gallons per minute x 20 minutes x number of vehicles)	274 gallons	1

Full time, overnight people (75 gallons/person)	274 gallons	1
Volunteer (occasional overnight stays)	14 volunteers	1
Showers	*17 fixture units	1
Floor Drains	*17 fixture units	1
<b>Business Type</b>	<b>Parameter</b>	<b>SAC/WAC</b>
<b>Game Room</b> (e.g., billiards, video, pinball games and outdoor games; If area does not have a clear separation of space and has food or drink, calculate at <i>Food &amp; Drink GSF criteria</i> )	-	-
With liquor	590 square feet	1
Without liquor	2060 square feet	1
<b>Golf Course/Dome</b> See Fee Schedule referenced in Section 575:99 for outdoor space discount	-	-
18 hole	1 course	3
9 hole	1 course	2
Miniature Golf	1 course	3
Office	2400 square feet	1
Meeting	1650 square feet	1
Retail/Pro Shop	3000 square feet	1
Country Club Dining Room (members only; used evenings and weekends only; If open more hours, calculate at <i>Food &amp; Drink GSF criteria</i> ; Includes the gross square feet of the kitchen, wait area, kitchen/bar storage, seating area, and bathroom designated for the dining room)	450 square feet	1
Warehouse/Storage	7000 square feet	1
Showers/Locker Room	*17 fixture units	1
Cart Washing	1 bay	3
Tennis Courts	1 court	2
Fitness (e.g., weights, workout, track, handball/racquetball, etc.)	<i>Use GSF Criteria</i>	-
Barber/Salon Spa	<i>Use GSF Criteria</i>	-
Massage	<i>Use GSF Criteria</i>	-
Golf Dome or Driving Range	6 stations	1
<b>Greenhouse</b>	-	-
Area not open to the public (e.g., employees only)	15,000 square feet	1
Area open to the public	3000 square feet	1
<b>Group Home</b>	-	-
Secondary treatment (residents leave during the day)	5 beds	1
Primary treatment (residents stay all day)	3 beds	1
<b>Hangars (Corporate/Commercial)</b>	<i>Determined by PSD</i>	-
<b>Hangars (Private/Individual Aircraft)</b>	1 hangar	1
Plane/Vehicle Washing (3.5 gallons per minute x 20 minutes x # of Bays)	274 gallons	1

<b>Business Type</b>	<b>Parameter</b>	<b>SAC/WAC</b>
<b>Hospital</b>	-	-
Licensed beds or baby cribs	1 bed/crib	1
Sleep Center/Overnight	5 beds	1
Clinic (outpatient)	<i>Use GSF Criteria</i>	-
Food & Drink (e.g., cafeteria, coffee shop)	<i>Use GSF Criteria</i>	-
Office (administration)	2400 square feet	1
Meeting (administration)	1650 square feet	1
Warehouse/Storage	7000 square feet	1
Showers (employee use only)	*17 fixture units	1
<b>Laundromat</b> (number of gallons of water per cycle x 8 cycles/day x # of washers of each type)	274 gallons	1
<b>Marina</b> (Dumping Station)	1 station	1
Areas Open to Public	<i>Determined by PSD</i>	-
<b>Meals to Go</b> (prepared bulk meals)	-	-
# Meals prepared in one day x 1.5 gallons/meal ( <i>no dishwashing</i> )	274 gallons	1
<b>Memory Care</b> (see <i>Assisted Living</i> )	-	-
<b>Mini-Storage</b>	-	-
Apartment	1 apartment	1
Public Area/Storage	*17 fixture units	1
<b>Mobile Home</b>	1 unit	1
<b>Motel and Hotel</b> (no charge for pool/saunas, game rooms, or fitness used by guests only)	-	-
Hotel Room	2 rooms	1
Office	2400 square feet	1
Meeting	1650 square feet	1
Warehouse/Storage	7000 square feet	1
Parking Garage	*17 fixture units	1
Banquet	<i>Use GSF Criteria</i>	1
Food & Drink (non-complimentary)	<i>Use GSF Criteria</i>	1
Breakfast only (complimentary; includes the gross square feet of the kitchen, prep, storage, seating area, and designated bathrooms; if no kitchen there is no charge)	1350 square feet	1
Kitchenette (number of kitchenettes x 10 gallons/day)	274 gallons	1

<b>Business Type</b>	<b>Parameter</b>	<b>SAC/WAC</b>
<b>Museum/Exhibit Hall</b>	-	-
Exhibit Hall (gross square feet x 45% usable space @ 7 square feet/person)	64 people	1
Office	2400 square feet	1
Meeting	1650 square feet	1
Retail	3000 square feet	1
Warehouse/Storage	7000 square feet	1
Banquet	<i>Use GSF Criteria</i>	1
Food & Drink	<i>Use GSF Criteria</i>	1
Process Discharge	<i>Determined by PSD</i>	-
<b>Nursing Home</b> ( <i>See Assisted Living</i> )	-	-
<b>Parking Garage</b> (if connected to sanitary sewer)	*17 fixture units	1
Vehicle Washing	1 bay	3
<b>Park Building</b> <i>See Fee Schedule referenced in Section 575:99 for outdoor space discount</i>	*17 fixture units	1
Swimming Pool/Hot Tub	900 square feet	1
Splash Pads	<i>Determined by PSD</i>	-
<b>Private Vehicle Storage and Maintenance Bays</b>	-	-
Private Vehicle Storage Garage & Maintenance Bays	7000 square feet	1
Vehicle Wash (3.5 gallons/minute x 15 minutes x # of bays)	274 gallons	1
<b>Community Building</b>	-	-
Office	2400 square feet	1
Meeting	1650 square feet	1
Warehouse/Storage	7000 square feet	1
Banquet	<i>Use GSF Criteria</i>	1
Shower	*17 fixture units	1
<b>Process Discharge</b>	<i>Determined by PSD</i>	-
<b>Restaurant – Drive-In</b>	9 parking spaces	1
Food & Drink – Outdoor	1200 square feet	1
<b>Roller Rink (skating area only)</b>	825 square feet	1
Concessions	*17 fixture units	1
<b>Rooming House</b> (no food service)	7 beds	1
<b>RV Dumping Station</b> (not in association with campgrounds)	1 station	1
<b>Shooting Range</b> (rifle and handgun ranges, 6 feet/lane); <i>See Fee Schedule referenced in Section 575:99 for outdoor space discount</i>	6 lanes	1
<b>Tennis Court</b> (non-Residential); <i>See Fee Schedule referenced in Section 575:99 for outdoor space discount</i>	-	-
Shower facilities available	1 court	2
No showers available	5 courts	1

Business Type	Parameter	SAC/WAC
<b>Theater</b>	-	-
One show per day	110 seats	1
More than one show per day	64 seats	1
Non-fixed theater seating – one show per day	1000 square feet	1
Non-fixed theater seating – more than one show per day	500 square feet	1
Drive-in Theater (parking spaces)	55 spaces	1
Office	2400 square feet	1
Meeting	1650 square feet	1
Warehouse/Loading Dock	7000 square feet	1
Food & Drink (with customer seating, inside ticketed area)	*17 fixture units	1
Food & Drink (with customer seating, outside ticketed area)	<i>Use GSF Criteria</i>	-
<b>Treatment Center</b> ( <i>includes nursing care; inpatient only</i> )	-	-
Inpatient Beds	2 beds	1
Office	2400 square feet	1
Meeting	1650 square feet	1
Warehouse/Loading Dock	7000 square feet	1
Parking Garage	*17 fixture units	1
Guest Unit (with kitchen and washer/dryer)	1 unit	1
Guest Unit (no washer/dryer)	1 unit	0.80
Guest Unit (no kitchen and no washer/dryer)	1 unit	0.50
<b>Vehicle Service</b> (When 50% or more of building is warehouse/storage, if less than 50% see Gross Square Feet Criteria in Appendix A-1)	-	-
Office	2400 square feet	1
Meeting	1650 square feet	1
Retail	3000 square feet	1
Service Bays – Fast Service (fewer than 4 hours per vehicle)	2 bays	1
Service Bays – Major Service (4 or more hours per vehicle)	14 bays	1
Warehouse/Storage	7000 square feet	1
Vehicle Drivers	28 drivers	1
Vehicle Washing	1 bay	3
Shower	*17 fixture units	1
Floor Drains	*17 fixture units	1
<b>Vichy Showers</b>	-	-
Vichy Shower – 4 shower heads or fewer per treatment station	1 treatment station	4
Vichy Shower – 5 or more showers heads per treatment station	1 treatment station	8
<b>Yard Storage</b>	15,000 square feet	1

\*Asterisks in Table 1, 2 and 3 denote facilities whose Determinations are based on fixture units, as described below:

Type of Fixture (including rough-ins)	Fixture Unit Value (f.u.)
<b>Bathtub</b>	17
<b>Drinking Fountain</b>	1
<b>Floor Drain</b> (1 f.u. per inch drain)	-
2" waste	2
3" waste	3
4" waste	4
<b>Shower</b>	-
Stall (Public/Multi-User)	17
Stall (Private/Single-User)	2
Gang Shower Head	1 per head
<b>Sinks</b>	-
Exam Room; Bathroom (per sink)	1
Breakroom (per sink)	2
Procedure; Others (per basin)	2
Surgeon (per basin)	3
Janitor; Service (per sink)	3
<b>Trench Drain</b> (per each 6-foot section)	2
<b>Urinal</b>	3
<b>Washing Machine</b> (limited use, residential- type)	2
<b>Water Closet</b>	6

Section 575:26. Any development that received an approved Planned Unit Development (PUD) by City Council between January 1, 2022, to December 31, 2022, will be eligible to receive the seventy-five (75) percent unit multi-family development discount through December 31, 2024. Assisted living and/or elderly housing shall be eligible for the multi-family discount if the PUD was approved between January 1, 2022, to December 31, 2022. An evaluation of the discount eligibility will be required if there is an increase of units that is ten (10) percent or greater.

Section 575:27. Use change shall be evaluated when determining number of WAC and SAC units for redevelopment in the Central Business District (CBD) to determine if credits are available.

Section 575:30. General Municipal Wastewater Users Unit Cost.

Subd. 1. Unmetered Municipal Users. Unmetered Residential Accounts will be charged a monthly flat rate per dwelling unit where water is not measured by a City meter. The rate(s) will be evaluated annually. Any proposed changes will be reviewed for approval by City Council, and if approved, included on the fee schedule referenced in Section 575:99.

Subd. 2. General Municipal Users. Sewer volume will be set annually in March/April. Rate per 100 cubic feet (748 gallons). The rate(s) will be evaluated annually. Any proposed changes will be reviewed for approval by City Council, and if approved, included on the fee schedule referenced in Section 575:99.

Section 575.31. Minimum Sewer Charges; Billing Minimum, The minimum sewer charge(s). The rate(s) will be evaluated annually. Any proposed changes will be reviewed for approval by the City Council, and if approved, included on the fee schedule referenced in Section 575:99.

Section 575:35. Industrial Wastewater Users-Unit Costs.

Subd. 1. Industrial Volume Charges. The rate(s) will be evaluated annually. Any proposed changes will be reviewed for approval by City Council, and if approved, included on the fee schedule referenced in Section 575:99.

Subd. 2. Industrial Strength Charges.

Surcharges for industrial strength wastewater discharges by industrial users shall be charged at a rate determined administratively and reviewed annually. Rates will be developed based off of cost of service analysis. Industrial strength shall be considered as wastewater above domestic loading of; BOD greater than 218 mg/L and /or TSS greater than 240 mg/L.

*See City Ordinance Section 360.51 for a description of strength charge system.*

Section 575:40. Industrial Wastewater Discharge Permit Fees. The Significant Industrial User and Special Discharger (non-connected) Discharge Permit fee, paid to the City, for total wastewater discharged into the St. Cloud Wastewater Treatment System (million gallons per year) for both initial and reissuance shall be paid when the permit is issued. Permit Application and Reissuance fees shall be set administratively and reviewed annually.

Section 575:45. Industrial Wastewater Discharge Permit Violation Fees. Permittees shall pay violation fees as follows by forty-five (45) days of the original report due date. Permit Violation fees shall be set Administratively and reviewed annually.

Section 575:50. Liquid Waste Hauler Permit. An Annual Permit Fee is due at the time of issuance and reissuance of the industrial discharge agreement. Load charge fees are determined by the Director and are dependent on volume, frequency, organic loading and available treatment capacity.

Section 575: 54. Sewer Trunk Area Charge. A per acre sewer trunk area charge evaluated annually, any proposed changes will be reviewed for approval by City Council and if approved, included on the fee schedule referenced in Section 575:99. This fee will be collected for all residential, multi family, commercial, and industrial properties developed. The calculation will be based on the land area platted into lots.

Section 575:55. Stormwater Utility Rates and Charges. The rate(s) will be evaluated annually. Any proposed changes will be reviewed for approval by City Council, and if approved, included on the fee schedule referenced in Section 575:99.

Section 575:56. Stormwater Trunk Area Charge. A per square foot trunk area charge shall be evaluated annually. Any proposed changes will be reviewed for approval by City Council, and if approved, included on the fee schedule referenced in Section 575:99. This fee will be collected for

all residential, multi family, commercial, and industrial properties developed. The calculation will be based on the land area platted into lots exclusive of all delineated wetlands, storm water ponds and road right of way.

Section 575:60. Land Disturbance Permit Fees. All Land Disturbance Permit fees shall be submitted to the Building Safety Department upon permit approval. The fee(s) shall be set administratively and reviewed annually.

Section 575:65. Stormwater Impact Fee. The fee is charged when the post construction stormwater standard cannot be met as required in the Land Development Code Article 19.12.

Section 575:70. General Water User Rate: The rate(s) will be evaluated annually. Any proposed changes will be reviewed for approval by City Council, and if approved, included on the fee schedule referenced in Section 575:99.

Section 575:75. Fixed Charge. A fixed charge shall be billed bi-monthly. The charge(s) will be evaluated annually. Any proposed changes will be reviewed for approval by City Council, and if approved, included on the fee schedule referenced in Section 575:99.

Section 575:80. Water Permit Fees. Fees shall be charged for the establishment of new accounts, which fees include the cost of tapping the main water line, providing the water meter, and administrative expenses in setting up the account. The fee is based on current market materials costs, plus labor and equipment. Current materials costs will be provided upon permit issuance.

Section 575:85. Meter Rental Fees. The rental fee shall be set administratively and reviewed annually.

A hydrant meter not returned to the City will be charged a fee that is set administratively and reviewed annually.

Section 575:90. Water-Turn On/Off. The fee shall be set administratively and reviewed annually.

Section 575:95. Water Trunk Area Charge. A per acre water trunk area charge shall be evaluated annually. Any proposed changes will be reviewed for approval by City Council, and if approved, included on the fee schedule referenced in Section 575:99. This fee will be collected for all residential, multi family, commercial, and industrial properties developed. The calculation will be based on the land area platted into lots.

Section 575:96. Time of Payment for Trunk Area Charges. All trunk area charges shall be paid to the City at the earlier of:

- (a) Final plat approval for any plat; or
- (b) Issuance of a building permit by the City.

No final plat approval or building permits shall be issued prior to payment of the trunk area charges unless other arrangements for the payment of the trunk area charges are made and approved by the City.

Section 575:99. Fee Schedule.

#### DRINKING WATER UTILITY CHARGES

1 Unit = 100 cubic feet

2024

Fixed Charge (billed bi-monthly)	\$	17.00
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Units 1-4	\$	1.00
Units 5-8	\$	4.00
Units >8	\$	4.50

**WASTEWATER UTILITY CHARGES**

**General Municipal Users & Industrial Wastewater Users Rates**

Rate per 100 cubic feet (748 gallons)

2024	2025
4.40	4.90

**Minimum Sewer Charges**

Meter Size in Inches      Minimum Charge (per month)

	2024	2025
5/8" & 3/4" meter	\$8.81	\$9.78
1" meter	\$9.71	\$10.78
1 1/2" meter	\$19.55	\$21.70
2" meter	\$23.81	\$26.43
3" meter	\$48.14	\$53.44
4" meter	\$107.89	\$119.76
6" meter	\$215.99	\$239.75

Flat Sewer Rate/month      \$35.27      \$39.27

**STORMWATER UTILITY CHARGES**

Rate Formula      Fixed Charge + (Unit Rate x Residential Equivalency Factor X Unit Area)

Unit Rate    \$1.00

Monthly Fixed Charge	2024	2025	2026	2027	2028
\$	7.80	8.80	9.80	10.80	11.80

**Definitions**

Residential Equivalency Factor (REF) is the ratio of volume of runoff generated by a Unit Area of a particular land use to the volume of runoff generated by a Unity Area of a single-family property based on typical surface conditions and average annual rainfall.

Land Use	REF
Single Family Home and Patio Home	1.00
Townhouse, Duplex, Detached	1.00
Manufactured Home Park	1.00
Multi- Family Residential containing three or More attached dwelling units (including dormitories and nursing homes)	1.50
Schools, Daycare Facilities servicing 16 or more Persons, and religious institutions	1.50
Other Institutional	1.50
Commercial, Industrial, Hospitals, Medical District	1.75

**Unit Area (US) Determination Formula**

Step 1 Divide the area of a parcel (in square feet) by 10,000

Step 2 Round Down the quotient to one decimal place

The Minimum Unit Area (US) value for any one parcel shall be 1.0

Example

Parcel Area (in Sq ft)	Unit Area (UA)
5,000	1.0 (minimum rule applies)
10,000	1.0
20,000	2.0
43,560	4.3 (see step 2)
65,000	6.5

**STORMWATER IMPACT FEE**

Fixed Charge = \$25.00

Multiplier = 1.50

**OTHER UTILITY CHARGES**

Late Payment Fee: 7.5% or \$20 (whichever is greater). The fee is applied to the account balance which remains unpaid.

Certification Fee: \$50 (charged to accounts certified to the County Auditor for collection).

Water and Sewer Availability Charges/Unit

Base Rate Schedule, Water and Sewer Availability Charges (Residential, Multi Family, Commercial, and Industrial). Effective January 1, 2024, all WAC and SAC determinations will be determined by use as defined in Section 575, Table 1 and Table 2 and not on meter size.

YEAR		WAC	SAC
2023	\$	3,100	3,100

**Multi Family Development SAC & WAC Unit Determination Schedule**

Effective Date	January 1, 2024	January 1, 2025	January 1, 2026
SAC/WAC (Multi Family, >2 units)	75% discount on total units	50% discount on total units	25% discount on total units

Outdoor Space SAC Discounts: 75% discount for the following outdoor spaces for which there is potential for minimal or no use during rain events includes the following: shooting range (rifle and handgun ranges; 6 feet/lane); golf course/dome; park building; tennis court (non-residential) and outdoor food & drink.

The calculation of the number of units shall be calculated by the Public Services Director or City Engineer.

Irrigation WAC charge shall be calculated by the Public Services Director or City Engineer.

**Trunk Area Charges**

Effective Date	January 1, 2024	January 1, 2025	January 1, 2026
Water Trunk Fee	\$1,500/acre	\$2,500/acre	\$3,000/acre
Sewer Trunk Fee	\$1,500/acre	\$2,000/acre	\$2,500/acre
Stormwater Trunk Fee (Single Family)	\$0.10/sq. ft.	\$0.10/sq. ft.	\$0.10/sq. ft.
Stormwater Trunk Fee (Multi Family, Commercial,	\$0.10/sq. ft.	\$0.11/sq. ft.	\$0.12/sq. ft.

Industrial)			
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Sanitary Sewer – Calculated on the area platted into lots for development

Water – Calculated on the area platted into lots for development

Stormwater – Calculated on the area of the plat, exclusive of delineated wetlands, stormwater ponds and road right of way.

**History:** Ord. 2333 1-8-07; Ord. 2386 1-7-08; Ord. 2485 12-20-10; Ord. 2521 12-19-11; Ord. 2544 12-17-12; Ord. 2580 1-6-14; Ord. 2613 2-9-15; Ord. 2640 12-21-15; Ord 2692 1-9-17; 2857 11-22-21; Ord 2893 3-27-23; 2913 12-18-23;

**Note: Section 575 consolidates all previous public utility fees into this one ordinance, Ord. No. 2441, October 26, 2009 sections 571, 572, 573 and 574 were repealed.**