CITY OF LONSDALE
ORDINANCE 2014-258

AN ORDINANCE AMENDING ORDINANCE 2014-256 (2014 FEE SCHEDULE),

The City Council of the City of Lonsdale hereby ordains:

Ordinance 2014-256 of the City Code of the City of Lonsdale is hereby deleted and in lieu of, the following shall be inserted.

WHEREAS, certain provisions of City ordinances provide for the establishment of fees and charges by the City; and

WHEREAS, staff has submitted recommendations for fees to be charged under certain ordinances set forth below for the calendar year 2014.

NOW, THEREFORE, THE CITY OF LONSDALE DOES HEREBY ORDAIN:

SECTION 1. This Ordinance shall establish the fees identified herein for the calendar year 2014 and the level of such fees shall continue thereafter until changed by City Council ordinance. Any fee currently charged by the City which is not changed by this ordinance shall continue at the level charged prior to the adoption of this ordinance until changed by Council action. Omission from this ordinance shall not be deemed to be a waiver by the City of its right to charge a particular fee.

SECTION 2. The City of Lonsdale shall charge fees pursuant to the respective ordinances listed below as hereinafter set forth:

Land Use Fees	Application Fee	Escrow Fee
1. Annexation	$ 750.00	$ 2,500.00
2. Concept Plan *	$ N/A	$ 25,000.00
3. Conditional Use Permit	$ 300.00	$ 500.00
4. Common Interest Community (CIC)	$ 750.00	$ 2,500.00
5. Comprehensive Plan Amendment	$ 750.00	$ 2,500.00
6. Environmental Assessment Worksheet	Actual Cost	$ 5,000.00
7. Environmental Impact Statement	Actual Cost	$ 5,000.00
8. Final Plat *	$ 750.00	$ 750.00
9. Interim Use Permit	$ 750.00	$ 750.00
10. Minor Subdivision **	$ 750.00	$ 750.00
11. Official Zoning Map Amendment / Rezone	$ 400.00	$ 750.00
12. Ordinance Amendment	$ 750.00	$ 750.00
13. Parcel Combination ***	$ 750.00	$ 750.00
14. Planned Unit Development (PUD)	$ 750.00	$ 2,500.00
15. Site Plan Review (single family exempt)	$ 750.00	$ 750.00
16. Special Meeting Fee	$ 300.00	$ N/A
17. Preliminary Plat *	$ 750.00	$ 2,500.00
18. R.O.W., Easement, Vacation Requests	$ 750.00	$ 750.00
19. Variance	$ 300.00	$ 500.00
20. Administrative Permit	$ 50.00	

21. Local Government Unit (LGU)
Wetland Application Review
and Decisions — Actual Cost — $ 5,000.00

* Indicates a City approved Letter of Credit (LOC) is required for all plats involving public improvements. The total LOC amount shall be approved as part of the applicable development agreement.

** Minor Subdivisions of less than three (3) parcels do not require an escrow.

*** Additional fees may apply.

Water and Sewer Fees

1. Water Access Connection (WAC):

Size	2014
1"	$ 3,750.00
1 ¼"	$ 4,125.00
1 ½ "	$ 4,500.00
2"	$ 5,250.00
4"	$ 8,250.00
6"	$11,250.00
8"	$14,250.00

2. Sewer Access Connection (SAC):

Size	2014
4"	$5,500.00
6"	$7,250.00
8"	$9,000.00

Upon the City and Builder entering into a Deferred Payment Agreement, the Water and Sewer Access Connection (WAC/SAC) fees for residential dwellings shall be deferred until the earliest of the following events: (1) a change in ownership of the Subject Property including a change in Builder's corporate identity or (2) twelve (12) months from the City issuing a building permit for the Subject Property.

3. Water Meter:

Size	2014
5/8"	$310.50
> than 5/8"	Based on actual cost

Water And Sewer Usage Charges As of 1/06/14

1. Residential and Business Water Charges:

Base Fee	=	$ 9.00 per month
0-3,000 gallons	=	$ 2.75 per 1,000 gallons
3,001 – 6,000 gallons	=	$ 2.90 per 1,000 gallons
6,001 – 9,000 gallons	=	$ 3.15 per 1,000 gallons
9,001 +	=	$ 3.40 per 1,000 gallons

Bulk Water Charge (< 5,000 gallons) = $50.00
(> 5,000 gallons) = $50.00 for the first 5,000 gallons and $5.00 per 1,000 gallons thereafter

Water Reconnection Fee: $75.00

2. Sewer Charges:
Base Fee = $20.00 per month
$6.20 per 1,000 gallons

The sewer rate is based on the average of the January, February and March water usage. The sewer rate for new utility customers who begin service other than the first full three months of the year shall have a base rate of 10,000 gallons if usage is greater than 10,000 gallons. If the usage is less than 10,000 gallons, the customer will be charged for the exact usage. This rate will be charged to the customer each billing cycle until the first full month of the following year. For the months of January, February and March, customers will be billed on the actual water usage. Between the months of April and December, customers will be billed on the average water usage for January, February and March.

All customers of the municipal water system shall be billed the base fee for water and sewer unless the City has disconnected their water supply by shutting off the water at the curb stop.

3. Finance Charge:
   a. No Approved Payment Plan: 10% of unpaid balance on bills past due
   b. Approved Payment Plan: 10% of unpaid balance on most recent month past due and 5% on remaining unpaid balance. Payment Plans shall only be allowed for accounts 90 days or less past due.
   c. Convenience Fee: $2.99 for each payment made by debit/credit card or e-check.

Trunk Sewer and Water Fees

1. Commercial — $7,231.00 per adjusted acre
2. Industrial — $7,231.00 per adjusted acre
3. Residential
   a. Single family — $3,615.50 per lot
   b. Twinhome/Duplex/Townhome — $2,711.63 per unit
   c. Multiple Family (Apartment) — $1,807.75 per unit

   Adjusted gross acre shall be interpreted as all property excluding only State Highway and County Right-of-way, wetlands and steep slopes over 35%

Civil Defense Siren Fee

1. Residential
   a. Single Family — $53.20 per dwelling unit
   b. Multi-family — $39.91 per dwelling unit
2. Commercial / Industrial
   a. Industrial — $106.40 per acre
   b. Commercial — $106.40 per acre

Development Fee For Signs Within Subdivision

Signs (regulatory, advisory, directional, trail, etc.) $250.00 per sign.

Park Dedication Requirements

1. Residential 10% of Land Area or
   a. Single Family — $1,500.00 per dwelling unit
   b. Multi-family — $1,500.00 per dwelling unit

2. Commercial / Industrial 10% of Land Area or
   a. Industrial — $2,300.00 per acre
   b. Commercial — $2,300.00 per acre

Building Permit Fees

1.

2014 Building Permit Fee Schedule

The following valuation table is used for all general construction when no specific fee is provided:

Table 1: 1997 Uniform Building Code Fees

TOTAL VALUATION	FEE
$1.00 to $500.00	$23.00
$501.00 to $2,000.00	$23.50 for the first $500.00 plus $3.05 for each additional $100.00, or fraction thereof, to and including $2,000.00
$2,001.00 to $25,000.00	$69.25 for the first $2,000.00 plus $14.00 for each additional $1,000.00, or fraction thereof, to and including $25,000.00
$25,001.00 to $50,000.00	$391.25 for the first $25,000.00 plus $10.10 for each additional $1,000.00, or fraction thereof, to and including $50,000.00
$50,001.00 to $100,000.00	$643.75 for the first $50,000.00 plus $7.00 for each additional $1,000.00, or fraction thereof, to and including $100,000.00
$100,001.00 to $500,000.00	$993.75 for the first $100,000.00 plus $5.60 for each additional $1,000.00, or fraction thereof, to and including $500,000.00
$500,001.00 to $1,000,000.00	$3,233.75 for the first $500,000.00 plus $4.75 for each additional $1,000.00, or fraction thereof , to and including $1,000,000.00
$1,000,001.00 and up	$5,608.75 for the first $1,000,000.00 plus $3.15 for each additional $1,000.00, or fraction thereof

OTHER INSPECTIONS AND FEES:

1. Inspections outside of normal business hours	$50.00 *
2. Reinspection fees	$50.00 *
3. Inspections for which no fee is specifically indicated (minimum charge – one-half hour)	$50.00 *
4. Additional plan review required by changes, additions or revisions to plans	$50.00 *
5. For use of outside consultants for plan checking and inspections, or both	Actual costs **

* Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages, and fringe benefits of the employees involved.

** Actual costs include administrative and overhead costs.

PLAN CHECK FEE (FOR PERMITS BASED ON VALUATION):

- Residential = 50% of permit fee
- Commercial = 65% of permit fee

1. State Surcharge:	
a. Based on valuation of project cost:	0.0005 x valuation
b. Based on a flat fee building permit:	$ 5.00
2. Inspection Card Replacement	$ 50.00
3. Building Permit Refund for Cancelled Permit	cost less 50% of plan review and permit fees
4. Flat Fee Building Permit Refund for Canceled Permit	cost less 50%
5. Penalty for Work Started Prior to Obtaining an Approved Building Permit	Double Permit Fee
6. Demolition Permits	$100.00 plus state surcharge of $0.50 and a $5,000 security deposit

Building:

1. Re-Roof	$ 126.50
2. Re-Side	$ 126.50
3. Window Replacement (No structural alterations)	$ 126.50
4. Window Replacement (2 windows or less)	$ 85.50
5. Building Permit Renewals	½ the cost of the original Permit
6. Finish Lower Level (2 rooms or less/no plumbing)	$ 184.50
7. Finish Lower Level (1 room + bathroom with plumbing)	$ 244.50
8. Finish Lower Level (building/mechanical/plumbing)	$ 364.50
9. Deck	$ 224.50
10. Deck (major repair)	$ 154.50
11. Deck (footings only)	$ 84.50

*Includes State Surcharge Fee

Mechanical / HVAC (residential only)

1. General	$ 84.50
2. New Home Plumbing	$ 144.50
3. Furnace Replacement	$ 84.50
4. Air Conditioning	$ 84.50
5. Garage and Accessory Building Heater	$ 84.50
6. Fireplace	$ 84.50

* Includes State Surcharge Fee

Plumbing (residential only):

1. General	$ 84.50
2. New Home Plumbing	$ 144.50
3. Finish or Remodel Bathroom	$ 84.50
4. Lawn Irrigation System	$ 84.50
5. Water Heater Replacement	$ 84.50

* Includes State Surcharge Fee

Zoning/Other (commercial & residential):

1. Sign (wall/building)	$ 79.50
2. Sign (free standing)	$ 99.50
3. Swimming Pool (permanent above ground)	$ 184.50
4. Swimming Pool (In ground)	$ 334.50
5. Fence (6 feet tall or less)	$ 99.50
6. Sheds/Accessory Buildings (Less than 120 square feet)	$ 79.50
7. Encroachment Agreement	$ 89.50
8. Erosion Control (new construction/addition)	$ 99.50
9. Residential Principle Building Landscape Escrow	$3,000.00
10. Commercial/Industrial Principle Building Landscape Escrow	$3,000.00 or 125% of the approved landscape plan, whichever is greater

Public Works / Engineering

1. Curb Cut	$ 50.00 plus $1,000.00 security deposit
2. City Property, Right-of-Way, Easement Permit	$ 150.00
3. Grading Permit (less than 50 yards)	$ 75.00
4. Grading Permit (greater than 50 yards)	$ 500.00

Liquor License Fees

1. On Sale Liquor	$2,000.00
2. Sunday Liquor	$ 200.00
3. Club License	$ 100.00
4. 3.2 Off Sale	$ 10.00

Misc. Fees and Permits

1. Tobacco License	$ 100.00
2. Dog Registration License	$ 12.50 if paid at City Hall $ 25.00 if paid upon release of impoundment
3. Park Reservation Permit	$ 25.00
4. Construction Site Violation Fee	$ 250.00
5. Erosion Control Violation	$ 250.00
6. Snow Removal Fee	$ 1.00 per Square Yard
7. Fire Call	$ 500.00
8. Kennel License	$ 50.00
9. Adopt-a-Bench Program	
Without a Backrest	$ 250.00
With a Backrest	$ 350.00
10. Adopt-a-Tree Program	$ 350.00

Misc. Office Fees

1. Photo Copies	$ 0.25 per copy
2. Fax	$ 1.00 per page
3. Record and Research	Based on Hourly Rate
4. Staff Time (Non-Development)	$ 59.00 per hour
5. Assessment Search Fee	$ 25.00
6. Copy of Zoning Ordinance	$ 25.00
7. Copy of Subdivision Ordinance	$ 25.00

Public Safety Fees

1. Reports:	
a. 1-5 pages:	$ 5.00
b. 6-10 pages:	$ 8.00
c. 11-20 pages:	$ 10.00
d. 21-30 pages:	$ 15.00
e. 31-50 pages:	$ 20.00
f. 51-100 pages:	$ 30.00
g. Over 100 pages:	$ 55.00 per hour (minimum of 1 hour)
2. Preliminary Breath Test Request	$ 2.00 per request
3. Fax	$ 1.00 per page
4. Driving Record Request	$ 5.00
5. Records / Research	$ 55.00 per hour (minimum of 15 minutes)

Equipment Fees

1. Loader with attachments	$140.00 per hour (includes operator)
2. Loader with snow plowing equipment	$150.00 per hour (includes operator)
3. Tractor	$ 93.00 per hour (includes operator)
4. Tractor with mower	$118.00 per hour (includes operator)
5. Sweeper	$ 96.00 per hour (includes operator)
6. Lawnmower	$ 96.00 per hour (includes operator)
7. Dump Truck	$ 96.00 per hour (includes operator)
8. Dump Truck with snow plow attachments and sanding equipment	$113.00 per hour plus material (includes operator)
9. Bobcat	$ 96.00 per hour (includes operator)
10. Service Truck	$ 64.00 per hour
11. Jetter/Rodder	$172.00 per hour
12. Televising Equipment (only after Certificate of Occupancy is issued)	$ 91.00 per hour
13. Water/Sewer Televising Inspection	$ 83.00 per inspection
14. 100 Gallon/Minute Water Pump	$ 54.00 per hour
15. 200 Gallon/Minute Water Pump	$ 64.00 per hour
16. 1000 Gallon/Minute Water Pump	$ 96.00 per hour

17. Abatement of Public Nuisances Affecting Health: 91.04 (K) Noxious Weeds and other rank growth of Vegetation	$130.00 / lot (based on a 13,000 square foot lot)
18. Abatement of Public Nuisances Affecting Health: 91.04 (K) Noxious Weeds and other rank growth of Vegetation (trimming only)	$65.00 / lot (based on a 13,000 square foot lot)

Development Fees

1. Attorneys' Fees

a. Paralegal Rate	$ 87.00 per hour
b. General Legal Work	$137.00 per hour
c. Development Work	$204.00 per hour

2. Engineering Fees

a. Principal	$147.00 per hour
b. Associate	$138.00 per hour
c. Senior Project Manager/Engineer	$128.00/$138.00/$147.00 per hour
d. Project Manager	$128.00/138/.147.00 per hour
e. Project Engineer	$96.00/$104.00/$113.00/ $119.00/$128.00 per hour
f. Graduate Engineer	$76.00/$82.00/$87.00/ $92.00 per hour
g. Sr. Landscape Architect/Sr Planner Sr. GIS Specialist	$104.00/$112.00/$118.00/ $127.00/$136.00 per hour
h. Landscape Architect/Planner/GIS Specialist	$63.00/$70.00/$78.00/ $83.00/$93.00/ $98.00 per hr.
i. Engineering Specialist / Sr Environmental Scientist	$86.00/$93.00/$98.00 $104.00/ $113.00/$122.00 per hour
j. Engineering Technician	$50.00/$57.00/$64.00 $71.00/$77.00/$82.00 per hour
k. Construction Observer	$85.00/$90.00/$95.00 $100.00/$106.00 per hour
l. Coring Crew (One-Person Crew)	$155.00 per hour
m. Coring Crew (Two-Person Crew)	$230.00 per hour
n. Survey Crew (One-Person/GPS)	$125.00 per hour
o. Survey (Two-Person Crew/GPS Crew)	$155.00 per hour
p. Survey (Three-Person Crew/Expanded GPS Crew)	$175.00 per hour
q. Underwater Inspection Dive Team	$450.00 per hour

r. Office Technician	$40.00/$62.00/$72.00/$81.00 per hour
3. Administrative	
a. Staff	$96.00 per hour

Effective immediately upon approval of the City Council and published in the official newspaper.

Adopted by the City Council of the City of Lonsdale this 31th day of July, 2014.

Tim Rud, Mayor

ATTEST:

Joel A. Erickson, City Administrator

(SEAL)