



Request for Council Action

TO: Mayor and City Council
FROM: Tim Murray, City Administrator
MEETING DATE: July 28, 2020
SUBJECT: Ordinance 2020-10 Amend Sec. 28-193. Rates and charges. of the City Code of Ordinances regarding WAC/SAC Fees for the Reuse of Existing Buildings – Second Reading

Background:

As part of an overall discussion on WAC/SAC fees at the Joint Committee meeting on October 30, 2018, the Council was supportive of changing the methodology for determining WAC/SAC charges for the re-use of existing buildings. The proposed changes to the code would simply charge the difference in the calculated number of units as compared with the previous use (there would be no "look back" beyond the previous use). The installation of fire suppression lines would also be exempt from WAC/SAC charges.

This item was reviewed at the July 7, 2020 Joint Council Committee meeting, with a consensus to move forward with making the proposed changes to the ordinance. First reading was approved on July 14, 2020, and there have been no comments received or revisions made.

Recommendation:

Approve Ordinance 2020-10 on Second Reading; and
Approve Summary Publication of Ordinance 2020-10

Attachments:

- Ordinance 2020-10
- Summary Publication of Ordinance 2020-10

**CITY OF FARIBAULT
ORDINANCE No. 2020-10**

**AMEND SEC. 28-193. – RATES AND CHARGES. OF THE CITY CODE
OF ORDINANCES REGARDING WAC/SAC FEES FOR THE REUSE OF
EXISTING BUILDINGS**

THE CITY OF FARIBAULT ORDAINS: The City Code of Ordinances shall be amended as follows:

Section 1. Section 28-193(c) of Chapter 28 of the Code of Ordinances of the City of Faribault is hereby amended by adding the double-underlined language and deleting the ~~stricken~~ language as follows:

Sec. 28-193. - Rates and charges.

(c) The following policy shall apply to promote the reuse of existing buildings:

- (1) In the event reuse requires addition of new water/sewer capacity (installation of additional or larger service lines) to the building, the units of WAC/SAC shall be calculated based on the difference between the new use and the immediate prior use ~~with no credit for any prior WAC/SAC payments.~~ Fire suppression service lines shall be exempt from WAC charges.
- (2) Reuse not requiring a building permit or a use deemed to have the same or a lower water/sewer demand from the immediate prior use on the basis of the WAC/SAC schedule of units shall be exempt from additional WAC/SAC charges at that time.
- (3) All other reuse shall be charged units of WAC/SAC based on the difference between the new use and the immediate prior use ~~with a fifty (50) percent credit given to offset prior use (WAC/SAC) charges.~~
- (4) No credits or refunds shall be issued for changes where the new use has a lower number of units than the previous use.

Section 2. This ordinance amendment shall take effect and be in force after its passage and publication in accordance with Section 3.05 of the City Charter.

First Reading: July 14, 2020

Second Reading: July 28, 2020

Publication Date: August 1, 2020

Faribault City Council

Kevin F. Voracek, Mayor

ATTEST:

Timothy C. Murray, City Administrator

Summary Publication

**City of Faribault
ORDINANCE 2020-10**

**AN ORDINANCE AMENDING ARTICLE II OF CHAPTER 14 OF THE
FARIBAULT CITY CODE**

On July 28, 2020, the Faribault City Council adopted Ordinance 2020-10. This ordinance amends Section 28-193 of the Faribault City Code related to WAC/SAC fees for the reuse of existing buildings. A printed copy of the ordinance is available for inspection during regular business hours at Faribault City Hall.

First Reading:	July 14, 2020
Second Reading:	July 28, 2020
Publication Date:	August 1, 2020