New Brighton City Council
Work Session Agenda
New Brighton City Hall | City Conference Room
803 Old Hwy 8 NW, New Brighton , MN 55112
5:00 PM August 25, 2026

Members of the City Council will attend the meeting in person unless eligible to attend remotely per MN Stat. 13D.02

To participate in this meeting, members of the public may:

- **Attend the meeting in person.**
- **Watch the meeting electronically.** Tune into CTV Channel 8023 (CenturyLink) or Channel 16 (Comcast). To observe the meeting as a livestream or a webcast, visit NBMN.info/View-A-Meeting
- **Join the meeting electronically.** Members of the public who need to interact with our public officials about agenda items, City Administration, and matters that are otherwise of public concern to the City Council but are unable to or not comfortable attending the meeting in person, may join the meeting electronically at: *https://newbrightonmn.gov/zoom* (no app needed), by scanning the QR Code on the right, or by using their Zoom app to join and entering: Meeting ID 898 6240 2361, Passcode 867530

I. Work Session Item

1. Overview of the Financial Management Plan and Utility Rate Study Conducted by Northland Securities, Inc.

NEW BRIGHTON
building tomorrow today

Agenda Section:	Work Session Item
Meeting Date:	August 25, 2026

REQUEST FOR COUNCIL CONSIDERATION – EXECUTIVE SUMMARY

ITEM DESCRIPTION: Overview of the Financial Management Plan and Utility Rate Study Conducted by Northland Securities, Inc.

Action Requested: Discussion Informational
Form of Action: N/A
Votes Needed: N/A

Summary Statement:	Earlier this year, the City contracted with Northland Securities, Inc to conduct a financial management plan review and utility rate study for the Water, Sewer and Stormwater Funds. Northland will now present their findings and proposed changes to the City's current rate structure. The information presented, along with the discussion during the meeting, will provide important guidance for staff in developing the 2027 budget for the utility funds. The utility fund budgets will be discussed at the October 27th Work Session and final rates will be adopted at the December 8th Council Meeting.

Recommendations:	Review the findings of the utility rate study and provide feedback or direction on the proposed fee adjustments.

Applicable Deadlines:	n/a

Community Impact:	The results of this engagement will inform future rate-setting decisions, affecting the rates charged to community members on future utility bills. Sound financial management ensures the City's ability to continue funding the services and infrastructure the community relies on.

Legislative History:	n/a

Strategic Priority:	**Financial Sustainability**

Fiscal Impact:

Financial Consideration?	**No**
Revenue/Expenditure Amount:	$
Financing Source:	**N/A**
Notes:	

Attachments:

1.	Presentation Slides
2.	Northland Utility Study

City of New Brighton, Minnesota

Overview of Financial Management Plan for Utility Funds

August 25, 2026

Purpose of Presentation

What Should be Considered

- Review the findings of the Utility Rate Study
- Understand the financial condition of the three Utility Funds
- Consider proposed changes to the rate structure beginning in 2028
- Provide direction on proposed annual fee adjustments

“The Plan is a guide — final fee schedules are adopted by the Council annually.”

Key Takeaways

What Should be Considered

- Plan is not the city budget – the city budget is where decisions are made
- Plan is based on certain assumptions that reflect a "snapshot" in time
- Actual results will require the City to adjust its plans
- Plan is intended to provide a guide for the City to pivot in response to changes in the economy, community, and unforeseen events that will impact city services

"City has a history of long-term financial planning for the Utility Funds."

How the Utility Funds Work

Enterprise Funds: Self-Supporting by Design

- Water, Sewer, and Stormwater are each accounted for as **Enterprise Funds**
- Modeled like a business — services must be financed through **user charges**, not property taxes
- Costs to recover include:
  - Day-to-day operations
  - Debt service
  - Depreciation
  - Capital improvements

"The City's utility customers are over 90% residential."

What We Evaluated

Study Objectives

Objective	What it Means
Revenue Sufficiency	Do rates generate enough to cover operations, capital, and debt?
Rate Structure Review	Are rates fair, equitable, and competitive with peer cities?
Capital Planning	Are future infrastructure needs funded appropriately?

Planning Period: 2026-2036

Prepared by: Northland Securities, in cooperation with City staff

Financial Health Targets

Two Measures of Financial Soundness

1. Year-End Cash Balance – Four Components
   - ✓ 3 months of operating expenses
   - ✓ Following year's debt service
   - ✓ Following year's planned capital (cash-funded)
   - ✓ Reserves for future capital improvements

2. Unrestricted net Position*
   - Target: ≥ 50% of the following year's expenses
   - Comparable to the City's General Fund reserve policy

** For purposes of this report, interfund loan balances are recognized as bonds payable and not factored into the calculation of unrestricted net position.*

The Bottom Line: All Three Funds Are Sound

Current Financial Condition

Fund	Status
Water Fund	Sound – cash and net position targets met throughout the planning period
Sewer Fund	Sound, but tighter – net position target achieved by 2030 with proposed rate increases
Stormwater Fund	Sound — strong net position well above 50% target throughout

"Annual fee increases are needed in all three funds to sustain this condition."

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Proposed Rate Structure Change (2028)

Residential – Moving from a Two-Part to a Four-Tier Structure

Current Structure (through 2027)

- Fixed quarterly charge (includes first 8,000 gallons)
- Single per-1,000-gallon rate above 8,000 gallons

Proposed Structure (beginning 2028)

- Fixed base charge (no usage included)
- **Four progressive tiers** for volume charges

Tier	Volume Range for Residential
Tier 1	0 – 6,000 gallons
Tier 2	6,001 – 12,000 gallons
Tier 3	12,001 – 24,000 gallons
Tier 4	Above 24,000 gallons

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Proposed Rate Structure Change (2028)

Commercial – Moving from a Two-Part to a Four-Tier Structure

Current Structure (through 2027)

- Fixed quarterly charge (includes first 8,000 gallons)
- Single per-1,000-gallon rate above 8,000 gallons

Proposed Structure (beginning 2028)

- Fixed base charge (no usage included)
- **Four progressive tiers** for volume charges

Tier	Volume Range for Commercial
Tier 1	0 – 12,000 gallons
Tier 2	12,001 – 48,000 gallons
Tier 3	48,001 – 96,000 gallons
Tier 4	Above 96,000 gallons

Who Pays More, Who Pays Less

Impact of the 2028 Rate Structure Change

- **Most residential customers** → minimal change to quarterly bills
- **Lower-volume users** → may see modest decreases
- **Higher-volume users** → will pay more, reflecting actual cost of service
- **Apartments/Condos** → transition to same tier structure as single-family residential; many will see reductions
- **Commercial/Industrial** → higher-volume users will see increases

"The structure change is not expected to materially change total revenue collected — it redistributes cost more equitably."

What Does this Mean for a Typical Resident?

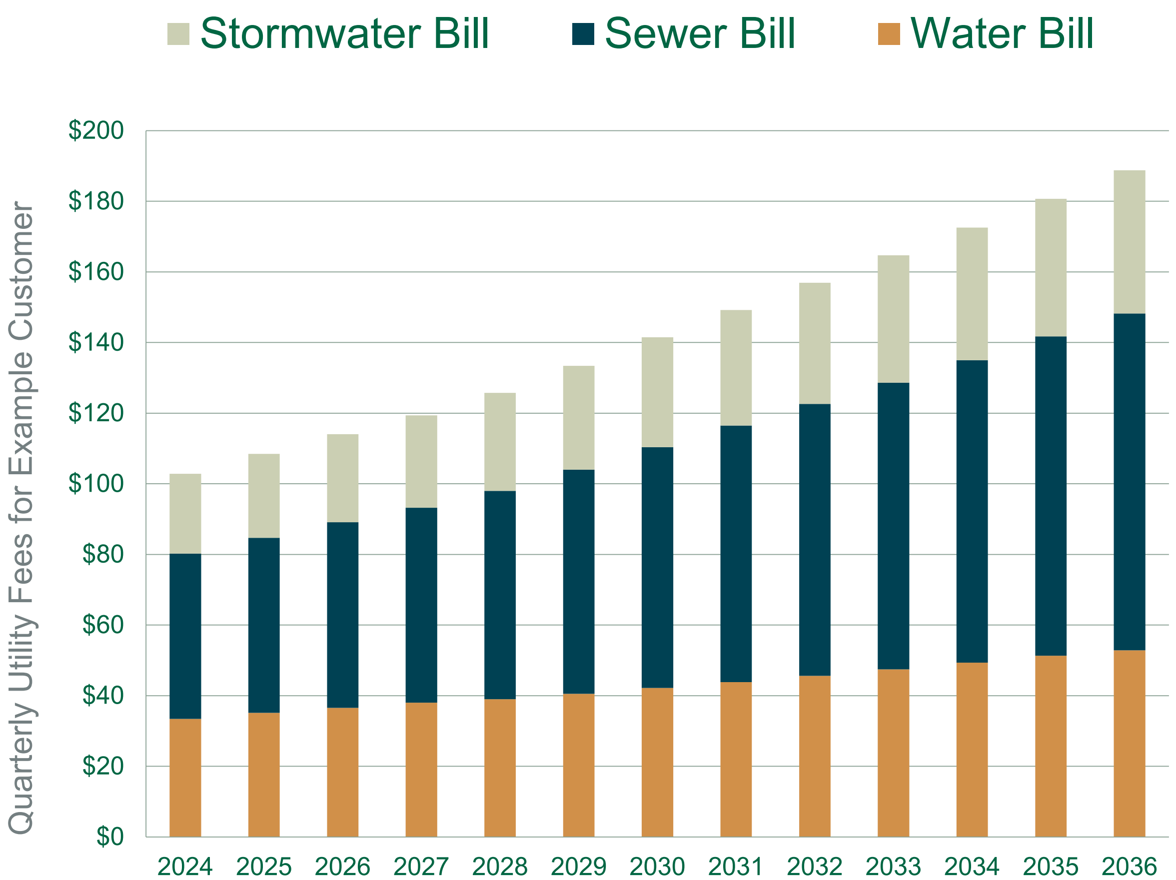
Example Quarterly Bills – Residential Single Family

Usage	2026 Bill	2028 Bill	2030 Bill	2036 Bill
6,000 gal/qtr	$114	$126	$141	$189
12,000 gal/qtr	$159	$172	$194	$259
24,000 gal/qtr	$292	$316	$356	$475

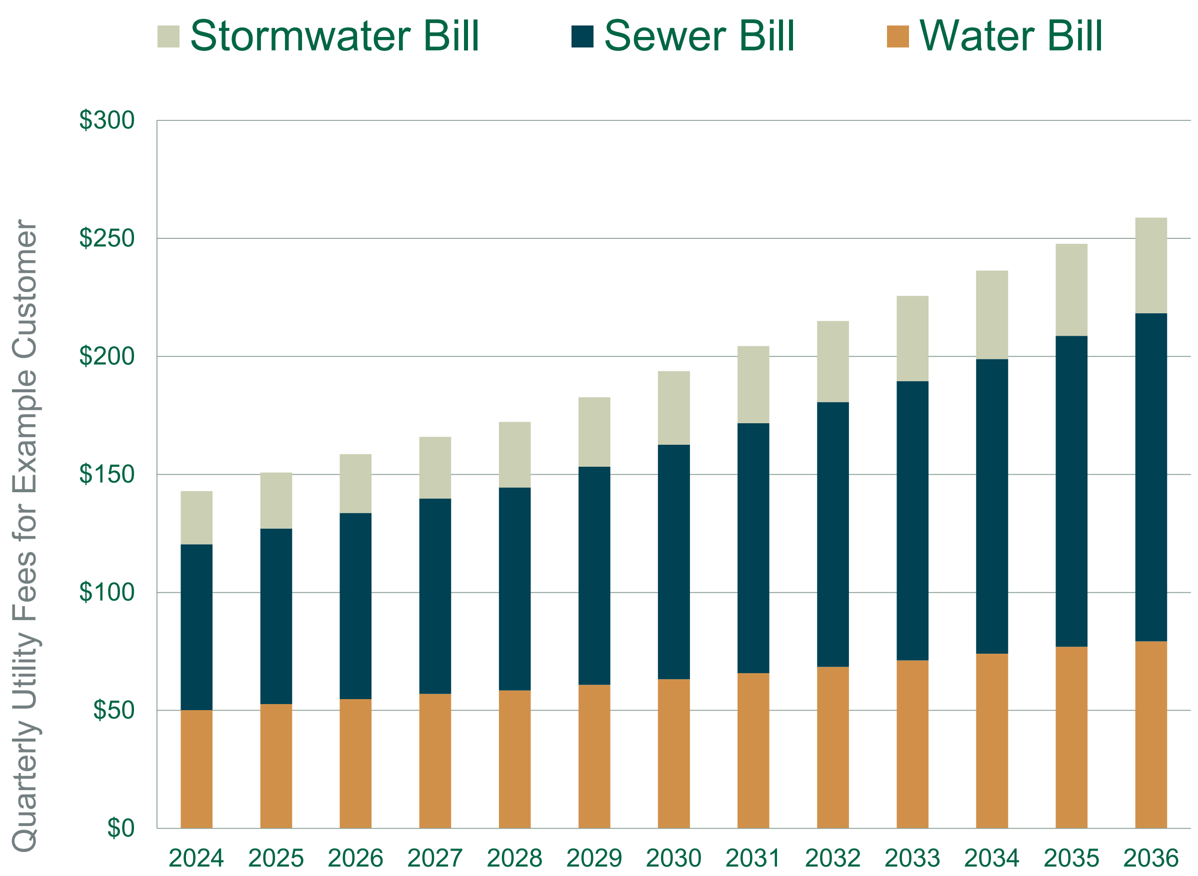
Includes water, sewer, and stormwater charges.

"Annual increases average 4.0–7.0% depending on the fund, consistent with infrastructure and operational cost growth."

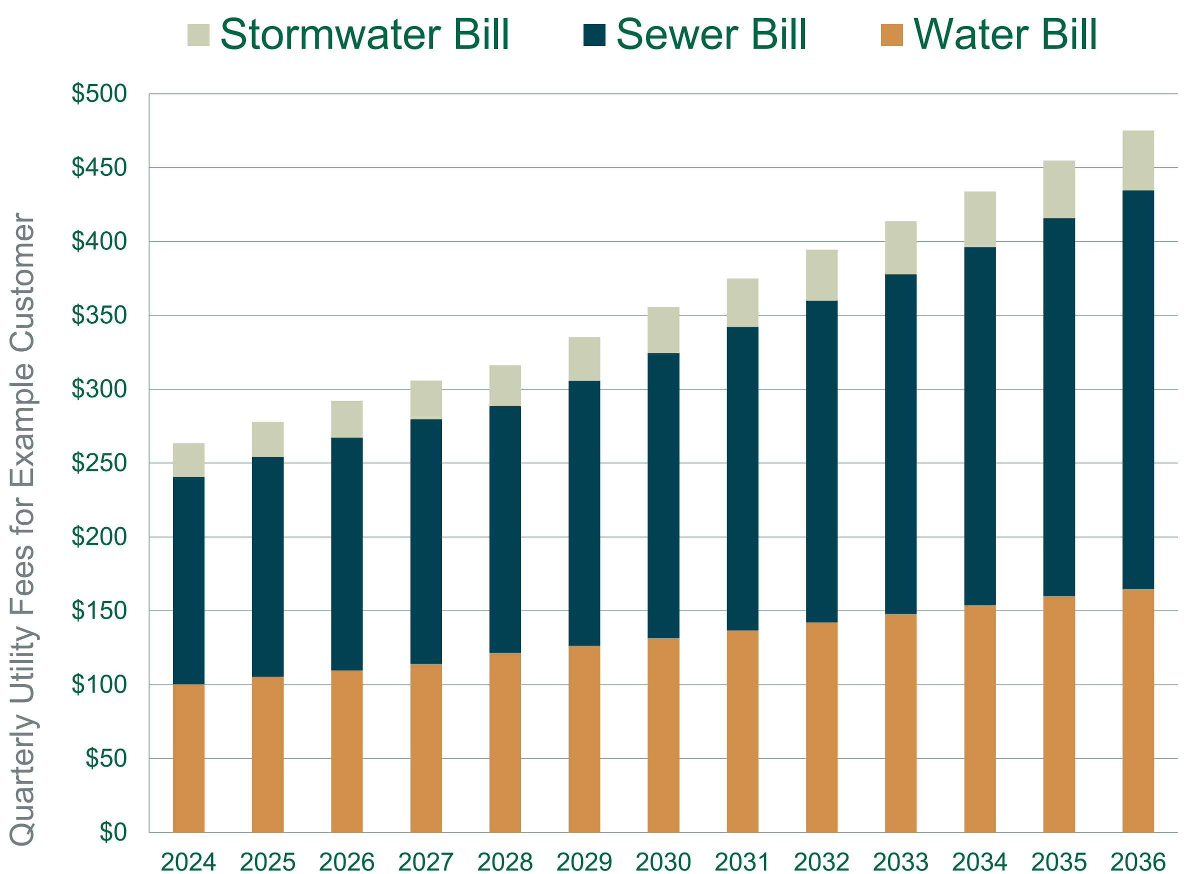
Utility Bill Residential Customer Example
6,000 Gallons Quarterly Water Usage



Utility Bill Residential Customer Example
12,000 Gallons Quarterly Water Usage



Utility Bill Residential Customer Example
24,000 Gallons Quarterly Water Usage



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Proposed Annual Fee Increases

Summary of Recommended Rate Adjustments

Fund	2027	2028 (New Structure)	2029–2036
Water	+4.0%	New tier structure	~4.0%/year
Sewer	+5.0%	New tier structure	5.5%–7.5%/year
Stormwater	+5.0%	No structure change	4.0%–6.0%/year

Multi-Family: Beginning in 2028, will pay based on residential fee schedule. Currently based on commercial schedule.

Stormwater: No structural change proposed — fixed fee per lot (residential) or per acre (all others). City plans to undertake a comprehensive review of structure in 2028 to ensure equitable charging for services, working with an engineering firm. Stormwater is sound financial condition and projected to remain so.

How New Brighton Compares to Peer Cities

New Brighton's Rates are Competitive

Based on 2026 published fee schedules for 11 comparable Twin Cities communities:

- **Lower-to-medium volume users** → New Brighton bills are at or below most peer cities
- **Higher-volume users** → New Brighton is approximately in the middle of peer cities
- After 2028 structure changes, New Brighton is expected to **remain competitive**

Peer cities include Shoreview, White Bear Lake, Fridley, Crystal, Golden Valley, Hopkins, Columbia Heights, New Hope, South St. Paul, and West St. Paul.

Capital Improvement Plan Overview

Significant Infrastructure Investment Planned: 2026-2036

Fund	Total CIP (2026–2036)
Water	~$21.8 million
Sewer	~$5.9 million
Stormwater	~$6.7 million

How Projects are Funded:

- Combination of **pay-as-you-go** (cash reserves) and **internal borrowing** from the Community Reinvestment Fund (CRF)
- CRF loans: 10-year term at 3.0% interest
- Solely cash-funding all projects would require larger rate increases than proposed

“The City will need to carefully manage project timing to align with CRF availability.”

Debt Outlook

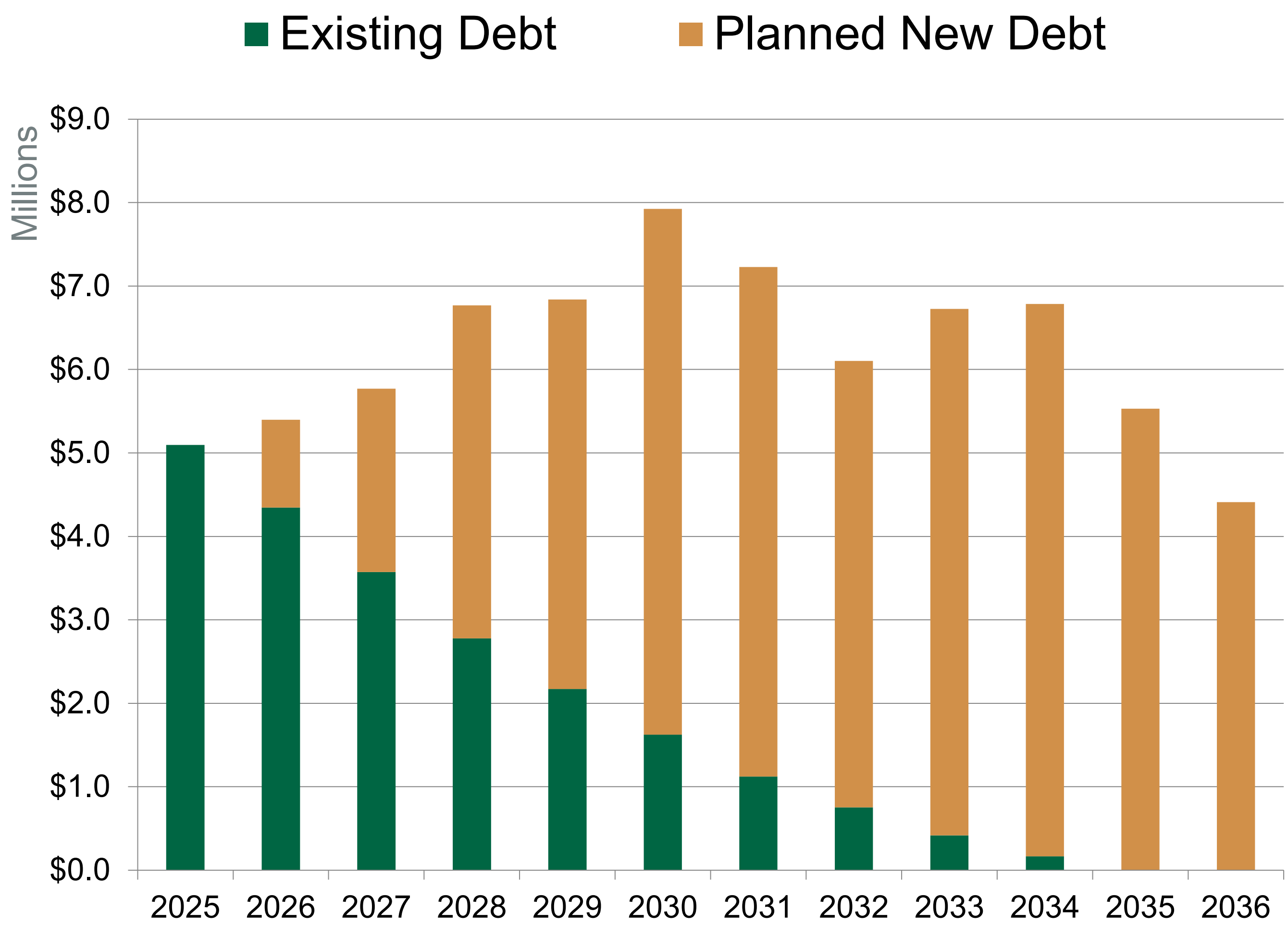
Existing and Planned Debt – All Three Combined Funds

- Total debt outstanding peaks in the **2028–2031** timeframe as new CRF loans are issued for capital projects
- Annual debt service remains **manageable** relative to fund revenues
- Debt declines steadily after 2031 as loans are repaid
- No external bond issuance is proposed — all borrowing is internal (CRF)

"Debt is supported entirely by utility revenues — no property tax impact."

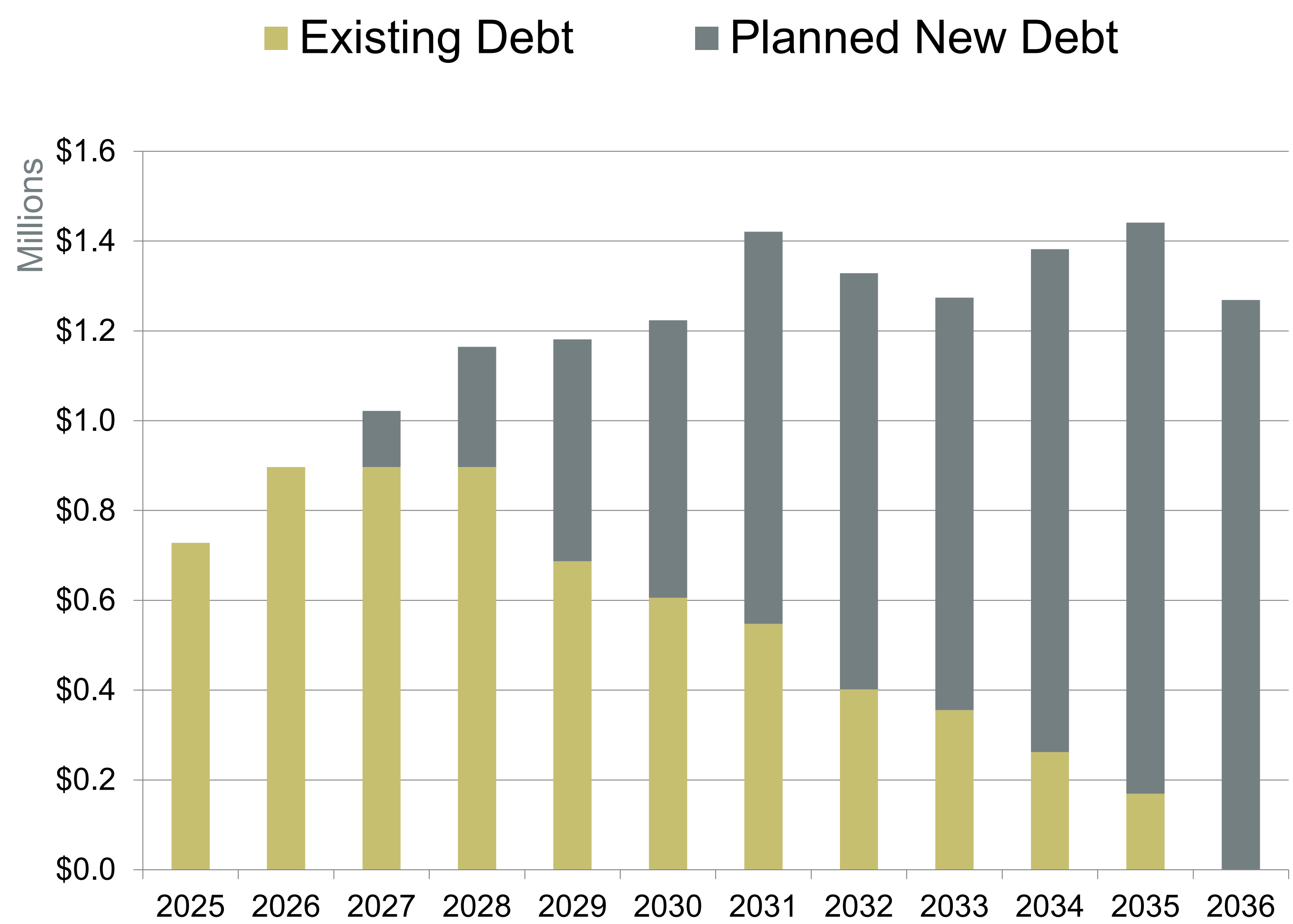
Debt Outlook

DEBT OUTSTANDING – All Three Combined Funds



Debt Outlook

DEBT SERVICE PAYMENTS – All Three Combined Funds



Water Fund Highlights
Water Fund Key Projections

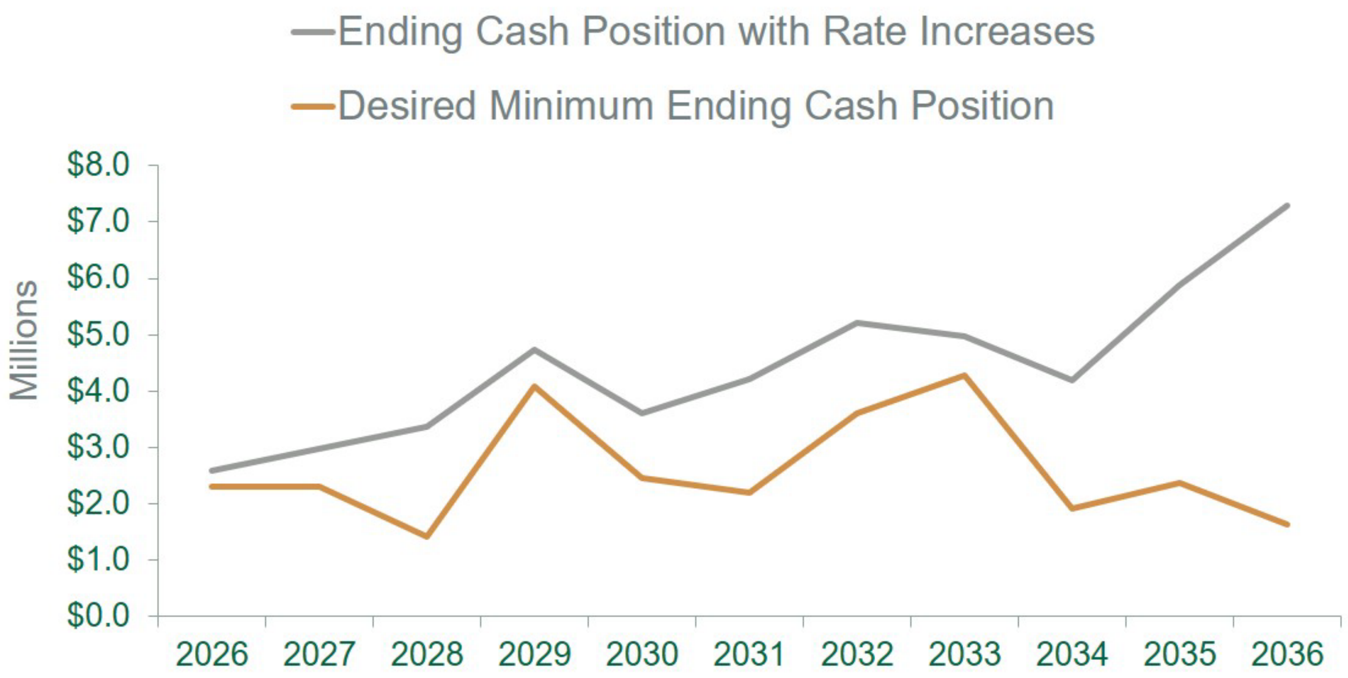
- ~6,252 customer accounts; volume projected stable at ~716 million gallons/year
- Revenues grow from **$4.7M (2026) to $6.7M (2036)**
- Ending cash remains above minimum targets throughout the period
- Unrestricted net position stays **above 50% of expenses** in all years
- Capital reserve target: **$500,000 minimum**

"Fund is in sound financial condition with proposed rate increases."

Water Fund Highlights

Water Fund Key Projections

Projected Ending Cash Position is projected to be sufficient to meet policy objectives and to position City to accumulate cash for future infrastructure improvements

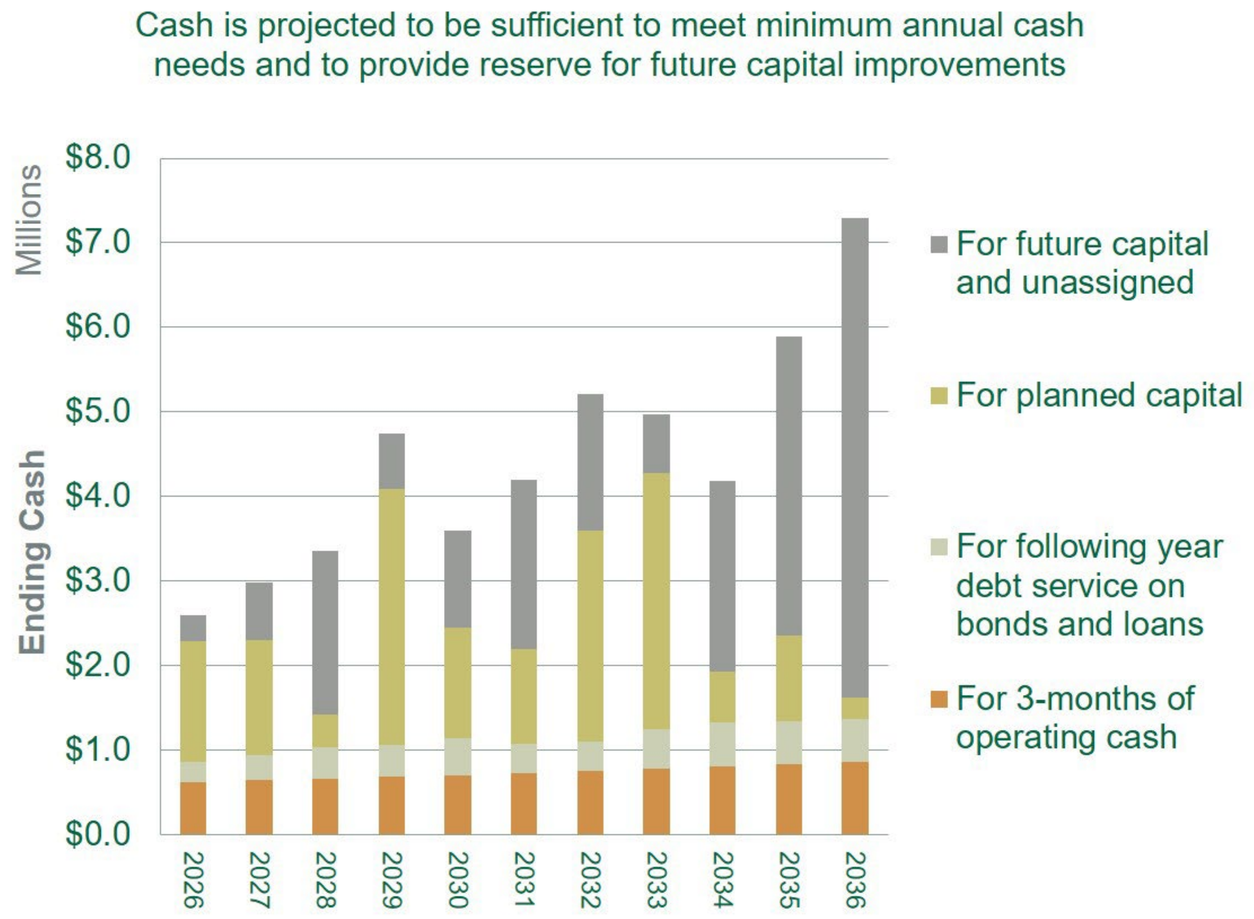


Note: Desired Minimum Ending Cash Position includes the following: 1) cash to pay following year debt service; 2) cash to pay 3 months of operating expense; and 3) cash to cover following year planned pay-go capital.

Water Fund Highlights

Water Fund Key Projections

- Cash balance is projected to need to increase 2035–2036 in anticipation of major projects in 2039–2041, and pay-as-you-go strategy



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Water Fund Highlights

Water Fund Key Projections

Ending Unrestricted Net Position as % of Expense is projected to be at or above the minimum 50% target

Sewer Fund Highlights

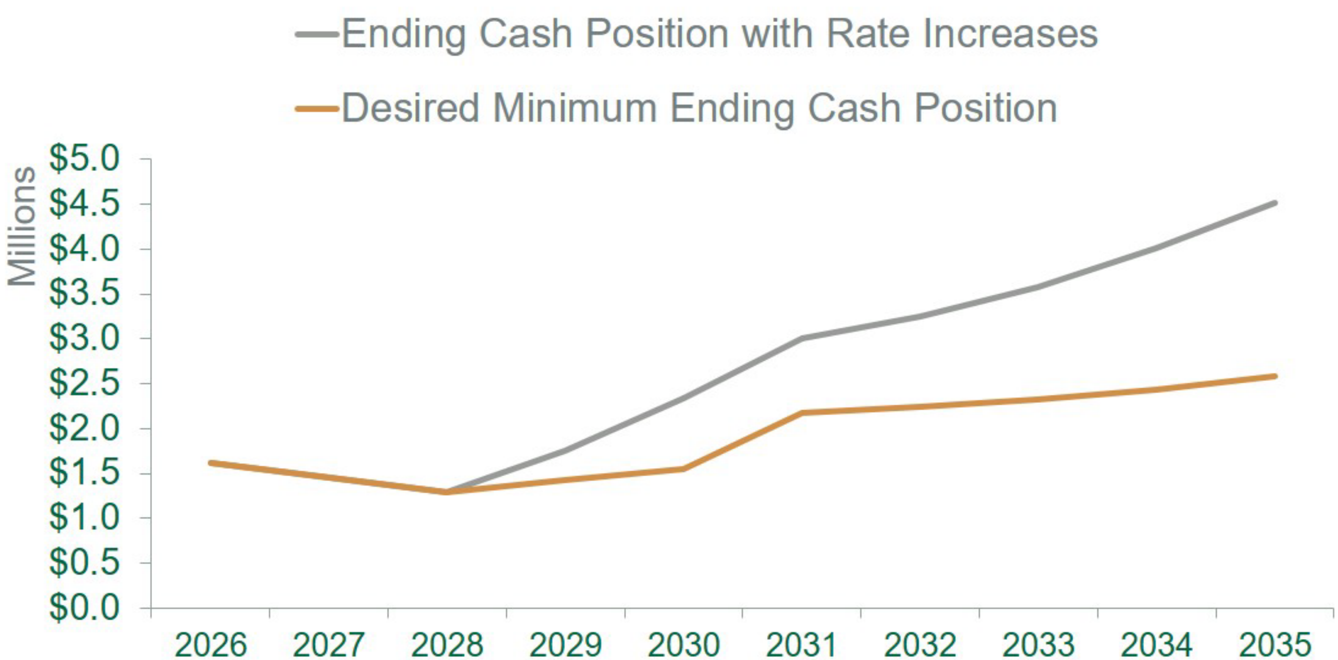
Sewer Fund Key Projections

- ~5,897 customer accounts; volume stable at ~600 million gallons/year
- Revenues grow from **$4.8M (2026) to $8.5M (2036)**
- **Largest expense**: Metropolitan Council Environmental Services (MCES) disposal charges — projected to increase ~6%/year; outside City control
- Unrestricted net position reaches 50% target by 2030
- Capital reserve target: **$200,000 minimum**

"Sewer Fund requires the most attention – higher annual increases needed due to MCES cost growth and increase in cost of sewer linings."

Sewer Fund Highlights
Sewer Fund Key Projections

Projected Ending Cash Position is projected to be sufficient to meet policy objectives and to position City to accumulate cash for future infrastructure improvements



Note: Desired Minimum Ending Cash Position includes the following: 1) cash to pay following year debt service; 2) cash to pay 3 months of operating expense; and 3) cash to cover following year planned pay-go capital.

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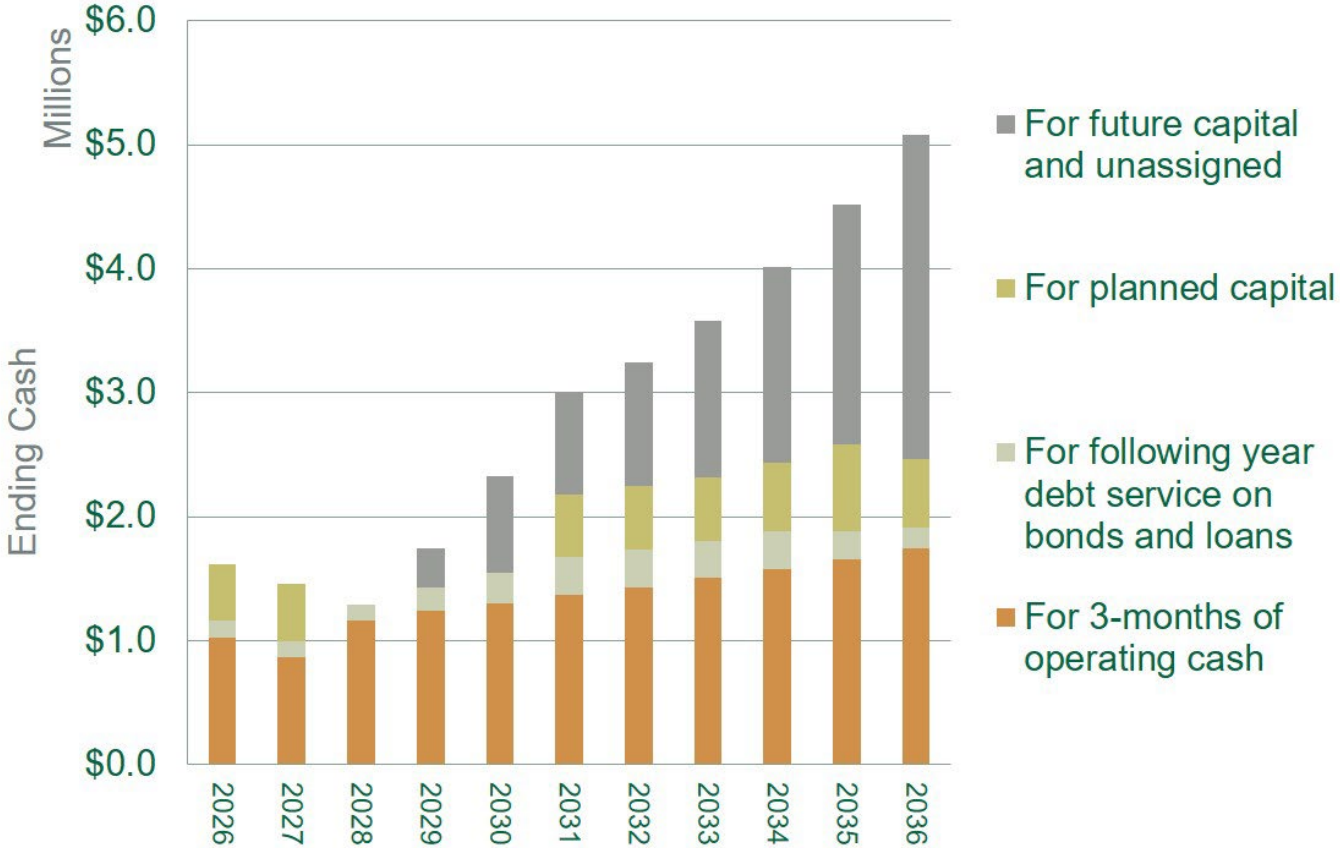
Sewer Fund Highlights

Sewer Fund Key Projections

Cash is projected to be sufficient to meet minimum annual cash needs and to provide reserve for future capital improvements



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Sewer Fund Highlights

Sewer Fund Key Projections

Ending Unrestricted Net Position as % of Expense is projected to achieve a minimum 50% target by year 2030

Stormwater Fund Highlights

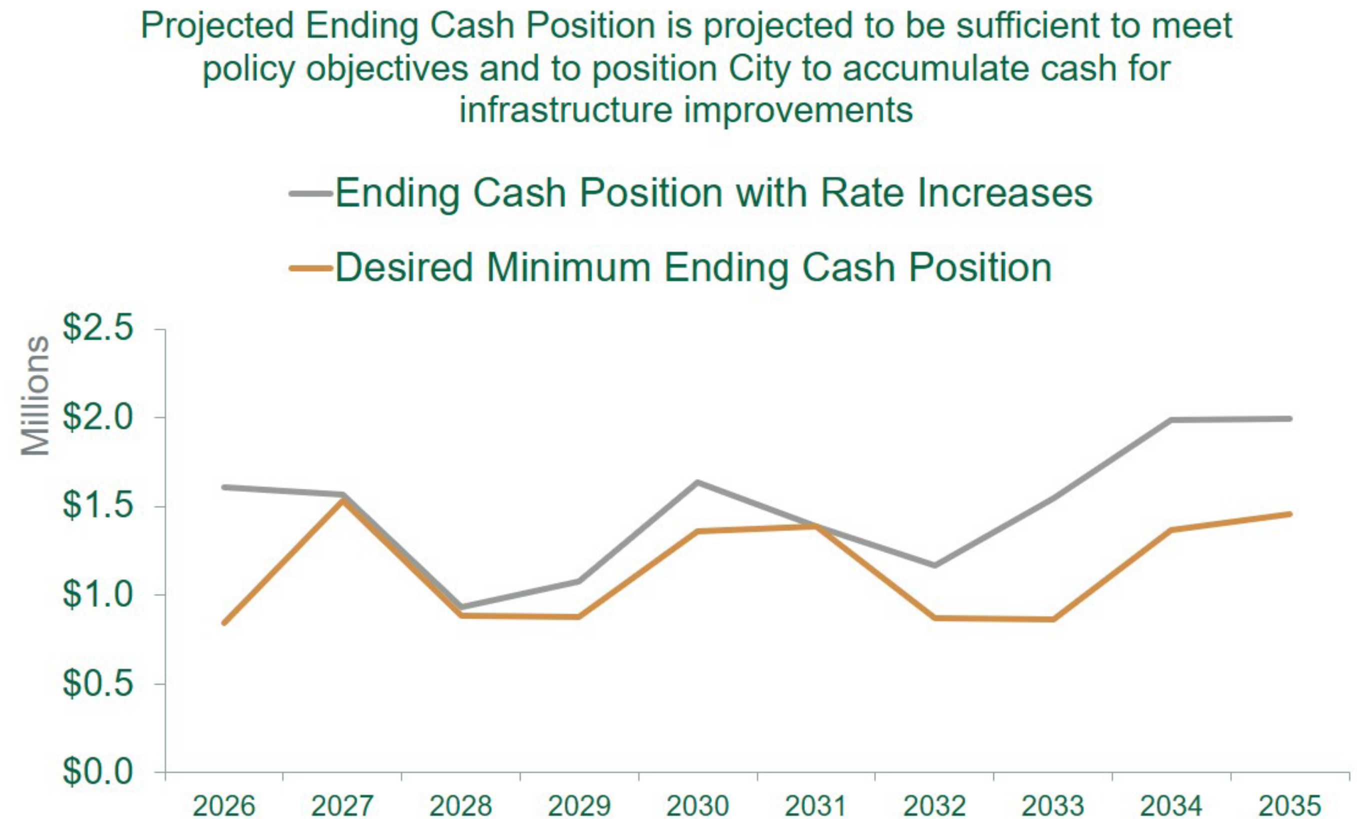
Stormwater Fund Key Projections

- ~6,911 billing units (residential equivalent factors)
- Revenues grow from **$2.0M (2026) to $2.4M (2036)**
- Unrestricted net position remains **well above 50%** throughout — ranging from 70% to 125%
- No structural change to billing (per lot / per acre)
- No intergovernmental revenues (grants) assumed between 2027–2036
- No minimum capital reserve target set — greater uncertainty in future project costs and timing

"Stormwater Fund is the strongest of the three funds. City has positioned the fund well to address capital project spending"

Stormwater Fund Highlights

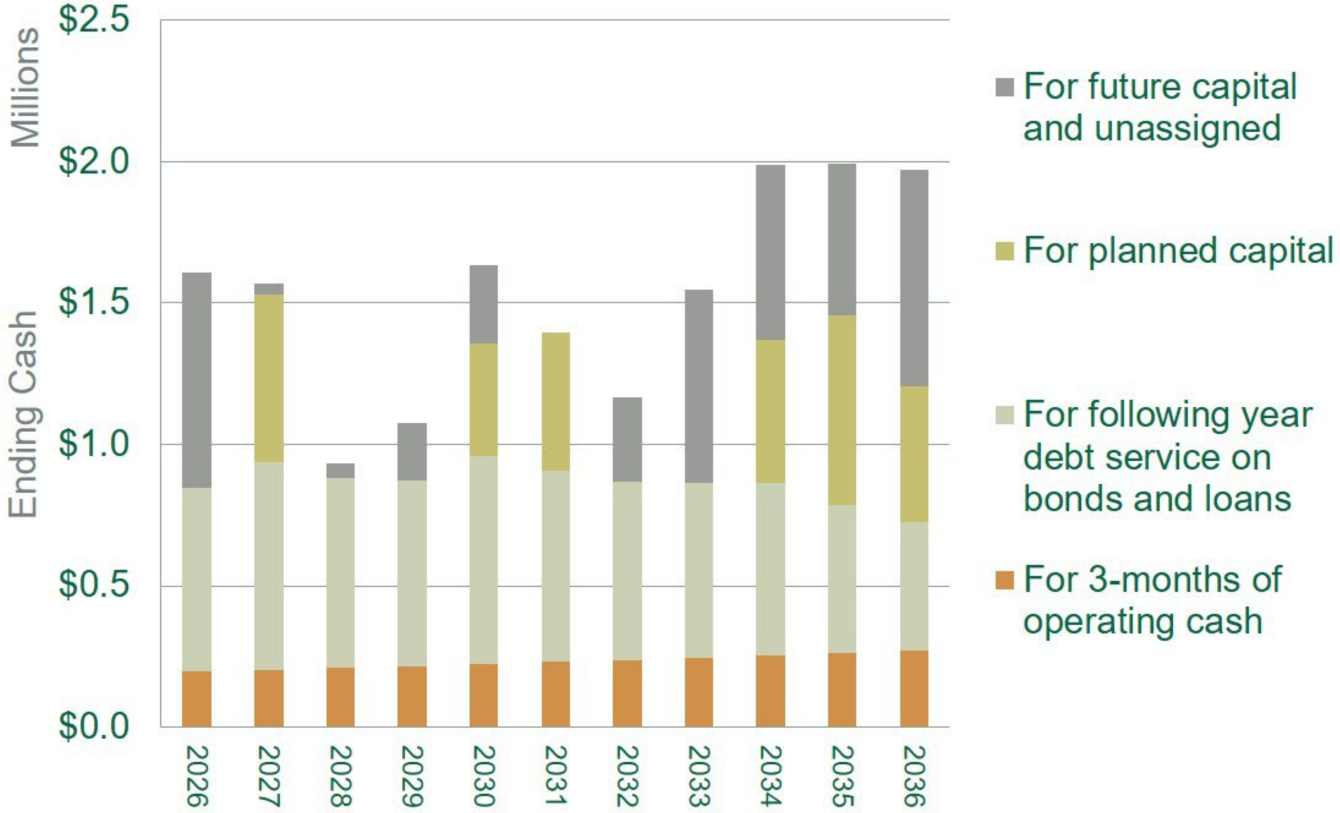
Stormwater Fund Key Projections



Note: Desired Minimum Ending Cash Position includes the following: 1) cash to pay following year debt service; 2) cash to pay 3 months of operating expense; and 3) cash to cover following year planned pay-go capital.

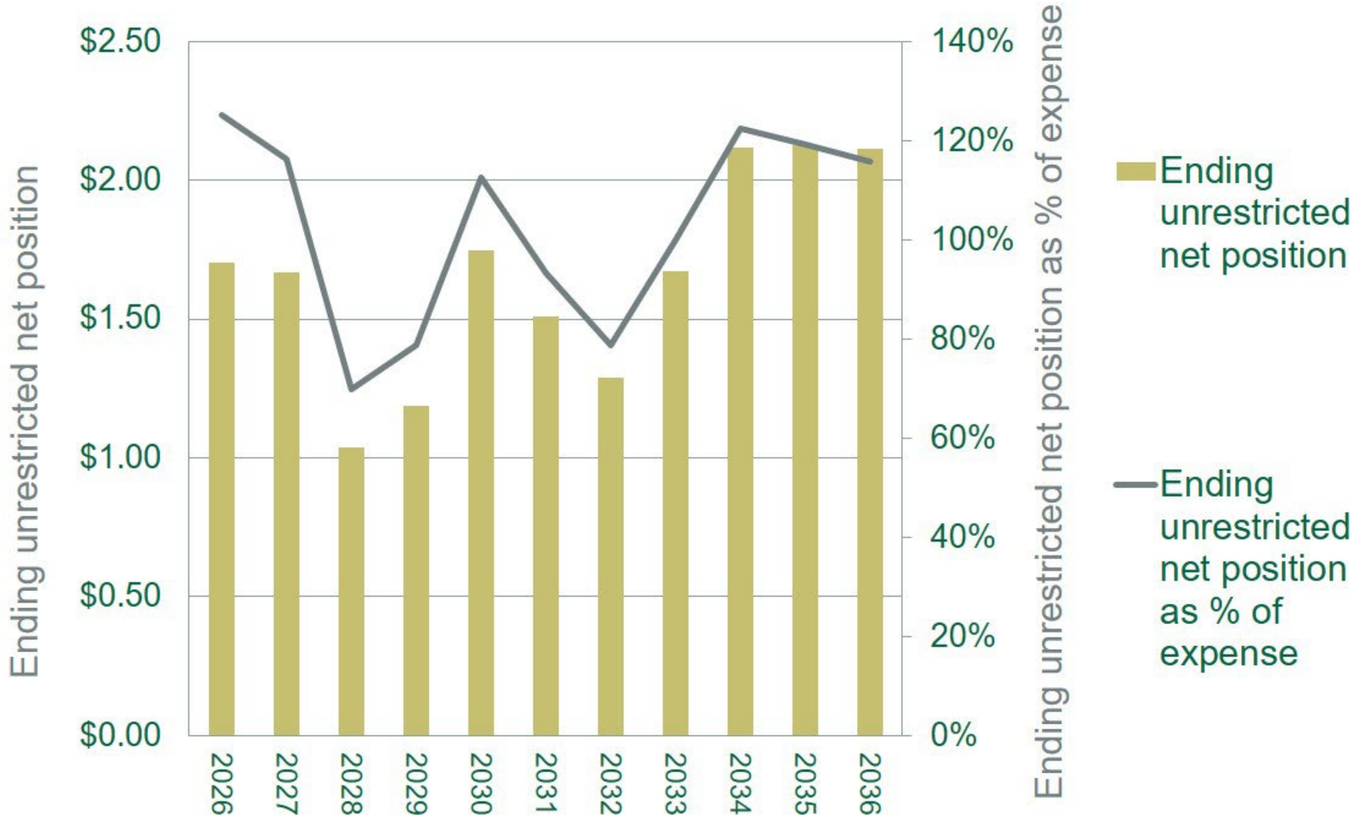
Stormwater Fund Highlights
Stormwater Fund Key Projections

Cash is projected to be sufficient to meet minimum annual cash needs and to provide reserve for future capital improvements



Stormwater Fund Highlights
Stormwater Fund Key Projections

Ending Unrestricted Net Position as % of Expense is projected to be at or above the minimum 50% target



Key Recommendation Summary

What Northland Recommends the City Consider

- ✓ Adopt proposed annual fee increases for 2027 across all three funds
- ✓ Adopt the new four-tier rate structure for water and sewer, effective 2028
- ✓ Maintain quarterly billing cycle for now; revisit monthly billing after 2028 transition
- ✓ Review billing units for stormwater accounts to ensure accuracy
- ✓ Monitor MCES charges annually and adjust sewer fees as needed
- ✓ Review fee schedules annually — actual performance will vary with weather, development, and other factors

Looking Ahead: Annual Review is Essential

The Plan is a Starting Point, Not a Fixed Path

Actual financial performance will be affected by:

- Seasonal rainfall (impacts stormwater and water demand)
- Redevelopment activity in the City
- MCES fee changes (outside City control)
- Actual capital project timing and costs
- Changes in customer counts or usage patterns

"Northland recommends the City review utility fees annually and adjust as needed based on actual data."

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Questions for Ongoing City Discussions
Suggested Discussion Points

- Are the proposed rate increases acceptable given the infrastructure needs?
- Does the Council support moving to a four-tier structure in 2028?
- Does the Council support moving Multi-Family customers to residential fee schedule in 2028?
- Should the City explore monthly billing in the future?
- Any questions about the CIP priorities or timing?

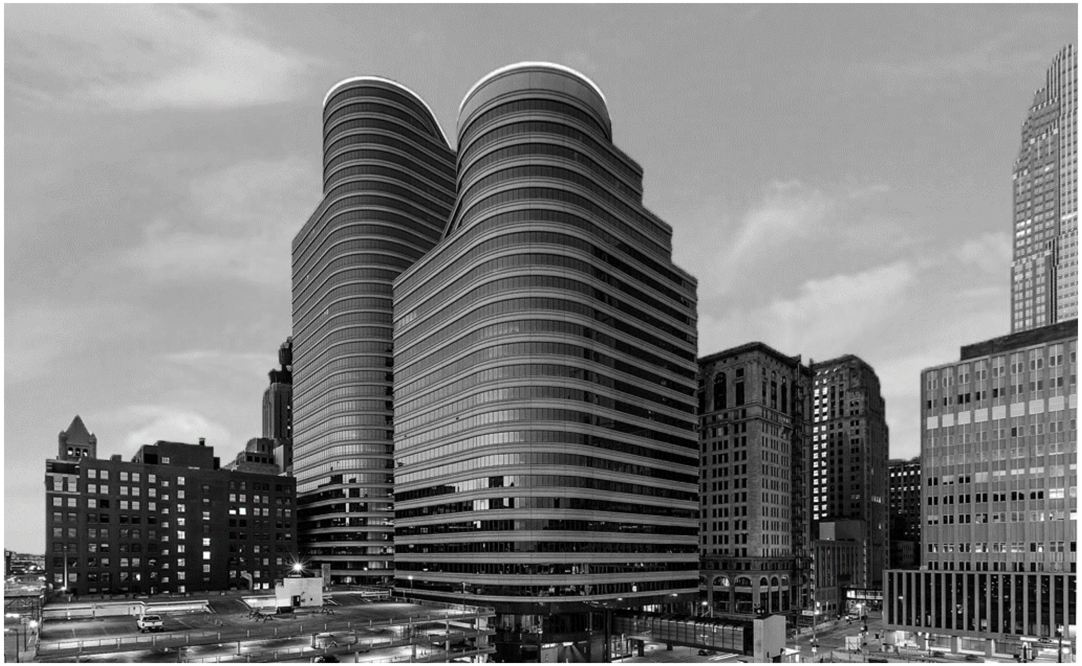
Thank You

Northland Securities, Inc.
150 South 5th Street, Suite 3300
Minneapolis, Minnesota 55402
800-851-2920
www.northlandsecurities.com/public_finance

Member FINRA and SIPC
Registered with SEC and MSRB

Jessica Green
Managing Director
Dir: 612-851-5930
jgreen@northlandsecurities.com

Tammy Omdal
Managing Director
Dir: 612-851-4964
tomdal@northlandsecurities.com



City of New Brighton, MN

Financial Management Plan For Utility Funds

Water Fund, Sewer Fund, and Stormwater Fund

As of August 19, 2026

Public Finance

Northland Securities, Inc.
150 South Fifth Street , Suite 3300
Minneapolis, MN 55402
Toll Free 1-800-851-2920 Main 612-851-5900
www.northlandsecurities.com

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August 19, 2026

Gina Foschi, Finance Director
City of New Brighton, Minnesota
Via Email: gina.foschi@newbrightonmn.gov

RE: Financial Management Plan for Utility Funds

Dear Gina,

Northland Securities, Inc. ("Northland") is pleased to have had the opportunity to provide service to the City of New Brighton (the "City") for a Utility Rate Study (Rate Structure Review), inclusive of the City's water, sewer, and stormwater services funds (the "Funds").

This document includes the Financial Management Plan for the Utility Funds, including the Water Fund, Sewer Fund, and Stormwater Fund (the "Plan"). The Plan provides the results of our analytical and cooperative work with the City. The Plan is intended to provide the City with useful insights to inform decision making as the City considers changes to its fee schedule and rate structure for the Utility Funds.

The Plan provides options for a revenue generation structure that is projected to provide revenue sufficient for the Funds.

As requested by the City, Northland completed a review of the City's internal long-term financial plan for the Funds, including 20-year cash flow projections, as part of preparing the Plan. Northland relied on the City's planning documents and assumptions within, specifically the City-prepared revenue targets.

Sincerely,

NORTHLAND SECURITIES, INC.

Tammy Omdal
Managing Director

Jessica Green
Managing Director

150 South Fifth Street, Suite 3300, Minneapolis, MN 55402

Main: (612) 851-5900 / Direct: (612) 851-4964 / Email: tomdal@northlandsecurities.com

INTRODUCTION AND SUMMARY

Overview

The Financial Management Plan for the Utility Funds (the "Plan") is intended to serve as a guide for fiscal management of the water, sewer, and stormwater systems of the city (together, the "Utilities").

The study objectives were as follows:

- Revenue Sufficiency - develop a forecasting model to determine the level of revenue needed to satisfy projected operating, capital, and debt service needs while maintaining adequate reserves for future capital needs.
- Rate Calculation - Review existing rate structures for the Utilities and propose modifications to ensure that rates reflect accepted practices, promote fair and equitable distribution, encourage conservation, and remain competitive with other communities.

The Plan includes anticipated future capital improvements for the Utility Fund for years 2026–2036 (the "CIP"). The City prepared estimates that include future costs and timing of projects. While the specific timing of projects may vary, awareness of these future improvement needs is important when considering rates and reserve levels as presented in the Plan.

Revenue Sufficiency

The study evaluated the sufficiency of revenues to meet current and projected financial requirements for the Utility Funds over the next decade, and determined rates necessary in each year of the projection period to provide sufficient revenues to meet those objectives. Over 90% of the City's utility customers are residential; however, residential usage accounts for approximately half of total water consumption, with the remainder attributed to other customer classifications.

For purposes of the Plan, the objectives included providing revenue sufficient to achieve year-end cash balances to cover the following purposes:

- Three-months of operating expense
- Following year debt service payments
- Following year capital acquisition (planned to be paid from cash)
- Reserves for future capital improvements

The City accounts for water, sewer, and stormwater services as Enterprise Funds in the City's financial statements. Enterprise Funds are used by cities to account for ongoing activities similar to businesses found in the private sector.

The Enterprise Funds, such as the City's Utility Funds, are considered self-supporting in that the services they render are financed primarily through user charges. The costs of providing services, such as capital costs, depreciation, and debt service, are to be recovered with fees and charges, rather than with property taxes or similar revenues.

The Plan provides a second criteria to evaluate revenue sufficiency. The second criteria is ending unrestricted net position as percent of expense. The unrestricted net assets of the Utility Funds can be considered a measure of available financial resources. For purposes of this report, interfund loan balances are recognized as bonds payable and not factored into the calculation of unrestricted net position.

The Plan sets a target (floor) to strive to maintain an unrestricted net position in the Utility Funds greater than 50% of the subsequent year's estimated expenditures.

The majority of revenue in the Utility Funds comes from user charges. Maintaining an unrestricted net position that is equal to at least 50% of the subsequent year's expenditures will help to ensure that sufficient resources are available to fund services between receipts of user charges.

Utility Fees

The City has increased utility rates for water, sewer, and stormwater services in recent years, consistent with prior studies and plans prepared by the City.

The City currently has a two-part rate structure for water and sewer services, comprised of a minimum fixed charge and a variable charge for volume billed.

A two-part rate structure, inclusive of multi-tier fee structure, is consistent with generally accepted practices and is followed by most cities within the Twin Cities metropolitan area. A two-part rate structure recovers a portion of system costs in a fixed charge, recognizing that water and sewer services have certain fixed costs incurred regardless of the level of water usage by customers.

The City bills stormwater services to customers based on a fixed fee per residential unit for single and two-family per lot per quarter, and for all other properties, the quarterly charge is based on acreage.

Based on 2025 financial results, approximately 60% of the Water Fund expenses - including depreciation - are fixed costs. For the Sewer Fund, fixed costs represent approximately 25% of total expenses. For the Sewer Fund, the charges paid to the Metropolitan Council Environmental Services for regional collection and treatment of wastewater (disposal charges) comprise the largest expense to the Sewer Fund and are considered variable for purposes of the Plan.

Key Assumptions and Recommendations

The Plan was developed based on the following key proposals for the City, and key planning assumptions as outlined below.

- Implement a **four-tier structure** for billing water and sewer usage beginning in 2028. The new structure will replace the current tier structure, which charges a minimum fee for the first 8,000 gallons and a single fixed fee per 1,000 gallons thereafter, with a rate structure that consists of a fixed base fee for all customer classifications, plus four progressive volume tiers, each charged at a set rate per 1,000 gallons, up to a maximum volume per tier. The proposed four-tier structure for both water and sewer will be an inclining block rate structure with the volume for each tier set to continue to promote water conservation.
- With adoption of a four-tier structure in 2028, begin to **bill Multi-Family customers for water and sewer services using the same fee schedule as for all other residential propertie**s. Currently, the City bills Multi-Family customers based on the same fee schedule as commercial. Multi-Family customers includes customers classified as Apartments, Condominium, Senior Living Facilities, Nursing Homes, and Mobile Homes (which the City classifies as “S06” and “S09” properties in its billing system). This transition will result in a one-time reduction in 2028 for most of these Multi-Family customers.
- Maintain **existing fee structure for billing stormwater services**. As noted earlier, the City bills stormwater services to customers based on a fixed fee per residential equivalency factor (REF) or billing units that as determined by the City. Northland did not review the REF calculations for properties as part of the study. Northland recommends the City review its current billing units per account to ensure that the information is current or is adjusted as needed.
- Continue to charge sewer fees for single- family, two-family, and townhome residential properties based on the lesser of actual water usage or the **winter quarter water usage**. Winter quarter usage is based upon usage billed during the months of February, March, and April. If an irrigation meter is installed on the property, then actual usage will be charged. For all other types of properties, the sewer charges shall be based on the actual quarterly water usage.

- Maintain a **quarterly billing cycle**. The benefits of a monthly billing cycle are discussed later in the Plan on page 29. Monthly billing should be considered after tier structure changes are implemented and customers have become familiar with the new rates, taking into account other operational considerations that effect the timing of such a transition.

- Adopt future annual rates based on the new tier structure at levels that **maintain appropriate cash reserves for future capital improvements**. The reserves should be maintained at a level that is consistent with the City's past experience for contingency and at a level that reflects uncertainty about cost and timing of future infrastructure needs, as well as the intent to limit the issuance of debt financing.

- Adopt the following annual fee adjustments, including for base fees per account or billing unit and for volume based fees as outlined below. Annual rate increases are approximate average annual increases, and reflect the anticipated net cost increases and revenue sufficiency objectives in the Plan:

  - **4.0% rate increase across all water fees in 2027, implementation of rate structure changes in 2028, then 4.0% annual increases after 2028.**

  - **5.0% rate increase across all sewer fees in 2027, implementation of rate structure changes in 2028, then 5.5%–7.5% average annual increases after 2028.**

  - **4.0%–6.0% average annual rate increase across all stormwater fees between 2027–2036. The Plan does not propose any changes to the current fee structure for charging for stormwater services.**

Figures 1, 2, and 3 on pages 4 and 5 provide a snapshot of utility fees for customers from 2025–2030, including the proposed fees under a new structure for charging water and sewer services proposed to be effective beginning in 2028.

It is anticipated that the proposed rate structure changes, based on combined water and sewer bills, will result in minimal impact to a majority of the utility customers, with certain exceptions for higher usage (volume) customers that will pay more and for Multi-Family properties that will transition from the commercial fee schedule to residential fee schedule. This is shown in Charts 1 through 8 on pages 7-10. In summary the proposed changes starting in 2028 compare as follows to the current structure:

	Before 2028	Starting 2028
Fixed (Minimum /Base) Fee Per Customer	Includes first 8,000 gallons	Base charge only (no volume included)
Volume Billing	Single rate above 8,000 gallons	Four progressive tiers
Multi-Family Billing	Same as commercial	Same as single-family residential

The utility fees, including the tier structure, should be reviewed annually to ensure that user fees provide adequate revenues based on actual experience. Fees should be set based on actual data and financial performance, which will be impacted by seasonal factors (i.e., rainfall), redevelopment of property in the City, among other factors.

Figure 1
Snapshot of Residential (Single Family) Quarterly Utility Fees

	2025	2026	2027	2028	2029	2030
RESIDENTIAL CUSTOMERS FEES						
Fixed (Minimum / Base) Fee Per Customer Unit						
Water	35.12	36.56	38.00	30.00	31.20	32.45
Sewer	49.60	52.56	55.20	35.00	37.63	40.45
Stormwater	23.72	24.91	26.16	27.72	29.39	31.15
Water Volume Fees (Per 1000 gallons)						
Usage above 8,000 gal	4.39	4.57	4.75			
Tier 1 (0 to 6,000 gal)				1.50	1.56	1.62
Tier 2 (6,001 to 12,000 gal)				3.25	3.38	3.52
Tier 3 (12,001 to 24,000 gal)				5.25	5.46	5.68
Tier 4 (24,001 and above gal)				5.80	6.03	6.27
Sewer Volume Fees (Per 1000 gallons)						
Usage above 8,000 gal	6.20	6.57	6.90			
Tier 1 (0 to 6,000 gal)				4.00	4.30	4.62
Tier 2 (6,001 to 12,000 gal)				4.50	4.84	5.20
Tier 3 (12,001 to 24,000 gal)				6.75	7.26	7.80
Tier 4 (24,001 and above gal)				8.78	9.43	10.14
RESIDENTIAL CUSTOMERS ANNUAL % CHANGE IN FEES						
Fixed (Minimum / Base) Fee Per Customer Unit						
Water	5.0%	4.1%	3.9%	-21.1%	4.0%	4.0%
Sewer	6.0%	6.0%	5.0%	-36.6%	7.5%	7.5%
Stormwater (per acre)	5.0%	5.0%	5.0%	6.0%	6.0%	6.0%
Water Volume Fees (Per 1000 gallons)						
Usage above 8,000 gal	5.0%	4.1%	3.9%			
Tier 1 (0 to 6,000 gal)					4.0%	4.0%
Tier 2 (6,001 to 12,000 gal)					4.0%	4.0%
Tier 3 (12,001 to 24,000 gal)					4.0%	4.0%
Tier 4 (24,001 and above gal)					4.0%	4.0%
Sewer Volume Fees (Per 1000 gallons)						
Usage above 8,000 gal	6.0%	6.0%	5.0%			
Tier 1 (0 to 6,000 gal)					7.5%	7.5%
Tier 2 (6,001 to 12,000 gal)					7.5%	7.5%
Tier 3 (12,001 to 24,000 gal)					7.5%	7.5%
Tier 4 (24,001 and above gal)					7.5%	7.5%

Note: The Plan proposes changes in 2028 to the structure for charging customers.

Figure 2
Snapshot of Multi-Family Residential Quarterly Utility Fees

	2025	2026	2027	2028	2029	2030
MULTI-FAMILY RESIDENTIAL CUSTOMERS						
Fixed (Minimum / Base) Fee Per Customer Unit						
Water	45.36	47.20	49.12	30.00	31.20	32.45
Sewer	67.36	71.44	75.04	35.00	37.63	40.45
Stormwater	157.22	165.08	173.33	183.73	194.76	206.44
Water Volume Fees (Per 1000 gallons)						
Usage above 8,000 gal	5.67	5.90	6.14			
Tier 1 (0 to 6,000 gal)				1.50	1.56	1.62
Tier 2 (6,001 to 12,000 gal)				3.25	3.38	3.52
Tier 3 (12,001 to 24,000 gal)				5.25	5.46	5.68
Tier 4 (24,001 and above gal)				5.80	6.03	6.27
Sewer Volume Fees (Per 1000 gallons)						
Usage above 8,000 gal	8.42	8.93	9.38			
Tier 1 (0 to 6,000 gal)				4.00	4.30	4.62
Tier 2 (6,001 to 12,000 gal)				4.50	4.84	5.20
Tier 3 (12,001 to 24,000 gal)				6.75	7.26	7.80
Tier 4 (24,001 and above gal)				8.78	9.43	10.14
MULTI-FAMILY RESIDENTIAL CUSTOMERS ANNUAL % CHANGE IN FEES						
Fixed (Minimum / Base) Fee Per Customer Unit						
Water	5.0%	4.1%	4.1%	-38.9%	4.0%	4.0%
Sewer	6.0%	6.1%	5.0%	-53.4%	7.5%	7.5%
Stormwater (per acre)	5.0%	5.0%	5.0%	6.0%	6.0%	6.0%
Water Volume Fees (Per 1000 gallons)						
Usage above 8,000 gal	5.0%	4.1%	4.1%			
Tier 1 (0 to 6,000 gal)					4.0%	4.0%
Tier 2 (6,001 to 12,000 gal)					4.0%	4.0%
Tier 3 (12,001 to 24,000 gal)					4.0%	4.0%
Tier 4 (24,001 and above gal)					4.0%	4.0%
Sewer Volume Fees (Per 1000 gallons)						
Usage above 8,000 gal	6.0%	6.1%	5.0%			
Tier 1 (0 to 6,000 gal)					7.5%	7.5%
Tier 2 (6,001 to 12,000 gal)					7.5%	7.5%
Tier 3 (12,001 to 24,000 gal)					7.5%	7.5%
Tier 4 (24,001 and above gal)					7.5%	7.5%

Note: The Plan proposes changes in 2028 to the structure for charging customers.

For Figure 1, Residential classification includes single-family, two-family, and townhomes.

For Figure 2, Multi-Family Residential classification includes Apartments, Condominium, Senior Living Facilities, Nursing Homes, and Mobile Homes (which the City classifies as “S06” and “S09” properties in its billing system).

Figure 3
Snapshot of Commercial - Industrial Quarterly Utility Fees

COMMERCIAL - INDUSTRIAL CUSTOMERS

Fixed (Minimum / Base) Fee Per Customer Unit

	2025	2026	2027	2028	2029	2030
Water	45.36	47.20	49.12	65.00	67.60	70.30
Sewer	67.36	71.44	75.04	65.00	69.88	75.12
Stormwater	294.67	309.40	324.87	344.36	365.02	386.93

Water Volume Fees (Per 1000 gallons)

	2025	2026	2027	2028	2029	2030
Usage above 8,000 gal	5.67	5.90	6.14			
Tier 1 (0 to 12,000 gal)				2.10	2.18	2.27
Tier 2 (12,001 to 48,000 gal)				4.88	5.08	5.28
Tier 3 (48,001 to 96,000 gal)				7.35	7.64	7.95
Tier 4 (96,001 and above gal)				7.54	7.84	8.16

Sewer Volume Fees (Per 1000 gallons)

	2025	2026	2027	2028	2029	2030
Usage above 8,000 gal	8.42	8.93	9.38			
Tier 1 (0 to 12,000 gal)				6.40	6.88	7.40
Tier 2 (12,001 to 48,000 gal)				7.65	8.22	8.84
Tier 3 (48,001 to 96,000 gal)				10.80	11.61	12.48
Tier 4 (96,001 and above gal)				11.41	12.27	13.19

COMMERCIAL - INDUSTRIAL CUSTOMERS ANNUAL % CHANGE IN FEES

Fixed (Minimum / Base) Fee Per Customer Unit

	2025	2026	2027	2028	2029	2030
Water	5.0%	4.1%	4.1%	32.3%	4.0%	4.0%
Sewer	6.0%	6.1%	5.0%	-13.4%	7.5%	7.5%
Stormwater (per acre)	5.0%	5.0%	5.0%	6.0%	6.0%	6.0%

Water Volume Fees (Per 1000 gallons)

	2025	2026	2027	2028	2029	2030
Usage above 8,000 gal	5.0%	4.1%	4.1%			
Tier 1 (0 to 12,000 gal)					4.0%	4.0%
Tier 2 (12,001 to 48,000 gal)					4.0%	4.0%
Tier 3 (48,001 to 96,000 gal)					4.0%	4.0%
Tier 4 (96,001 and above gal)					4.0%	4.0%

Sewer Volume Fees (Per 1000 gallons)

	2025	2026	2027	2028	2029	2030
Usage above 8,000 gal	6.0%	6.1%	5.0%			
Tier 1 (0 to 12,000 gal)					7.5%	7.5%
Tier 2 (12,001 to 48,000 gal)					7.5%	7.5%
Tier 3 (48,001 to 96,000 gal)					7.5%	7.5%
Tier 4 (96,001 and above gal)					7.5%	7.5%

Note: The Plan proposes changes in 2028 to the structure for charging customers.

Study Approach

The following steps were taken as part of the study:

- City provided information on customer data, including number of customers, and adopted fee schedules. Northland relied on the data as presented by the City for projection of water use and volumes by tier and average number of customers and billing units per year.
- City provided historical financial data along with current budget plans and CIP.
- Information provided by the city was organized, analyzed, and used to support the development of the Plan. Prior year data is reconciled with the city's audited financial statements.
- City staff offered input and feedback on assumptions for the study.

Organization of Plan

The Plan is organized into five sections:

1. Introduction and Summary provides information on the study approach, revenue sufficiency, and rate calculations.
2. Rate Structure provides information on equity of the current rate structure, evaluation of funding approach for infrastructure, and approach for funding depreciation.
3. Capital Improvement Plan provides information on the City's plans for maintaining and improving the water, sewer, and stormwater systems. This includes estimates on project costs, timing, and sources of funds. Information on estimated debt obligations, through interfund loans from the Community Reinvestment Fund, and debt service is included in this section.
4. Financial Plan provides pro forma for the Utility Funds, including historical, current, and projected revenue and expense, ending cash balances, among other information. The financial plan considers capital improvement plans and proposed rates.
5. Appendices provide fee information and graphics, including comparison of utility bills to other cities.

Chart 1
Water Bills
Residential (Single Family) Customers
Estimated Change to Quarterly Bills Based on Implementing Proposed Changes to Structure (Base and Tiers) for Charging Fees for Water Service
Comparing Estimated 2027 to Proposed 2028

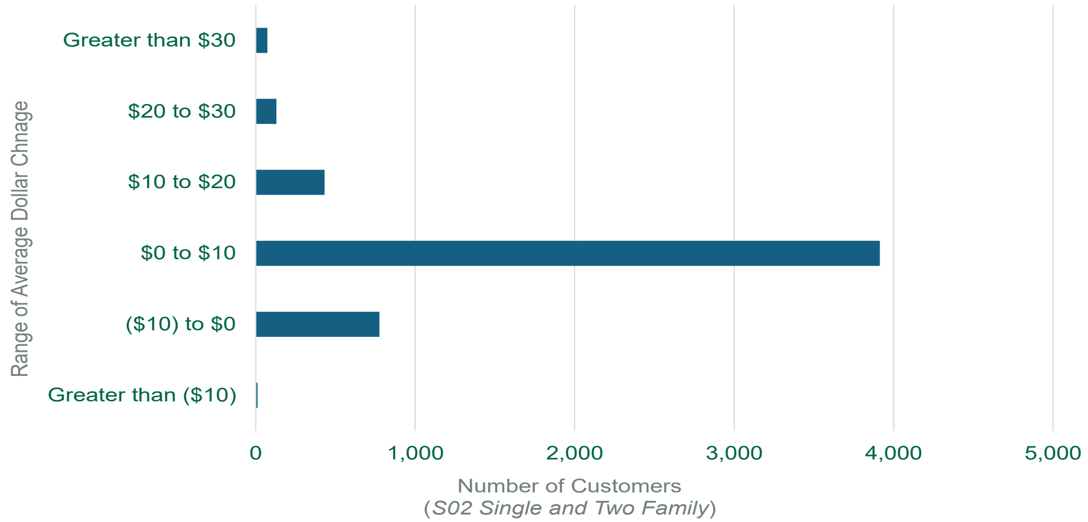
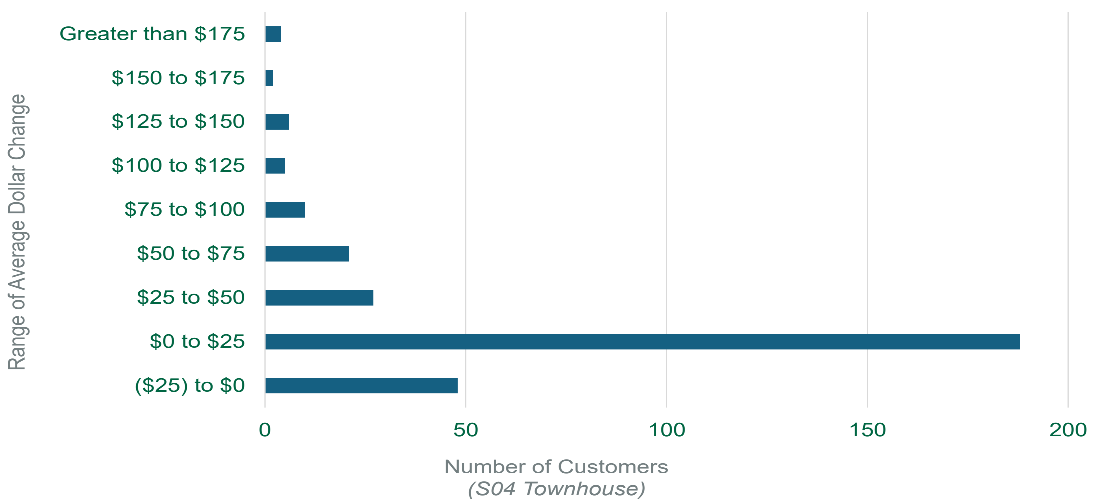


Chart 2
Water Bills
Residential (Townhome) Customers
Estimated Change to Quarterly Bills Based on Implementing Proposed Changes to Structure (Base and Tiers) for Charging Fees for Water Service
Comparing Estimated 2027 to Proposed 2028



Introduction and Summary

The change to the structure for charging **water fees**, both the fixed (base) fee and the fee per 1,000 gallons of usage will result in most customers having minimal change to their quarterly bills. Some customers with higher volume of water usage will see increases to their quarterly water bills as a result of the change in the structure for charging for water services.

The changes in the structure for charging water fees is not expected to have a material difference in the total revenue the City collects from customers for charges for service. It will result in customers that use more water paying more.

Chart 3
Water Bills
Residential Multi-Family Customers
Estimated Change to Quarterly Bills Based on Implementing Proposed Changes to Structure (Base and Tiers) for Charging Fees for Water Service
Comparing Estimated 2027 to Proposed 2028

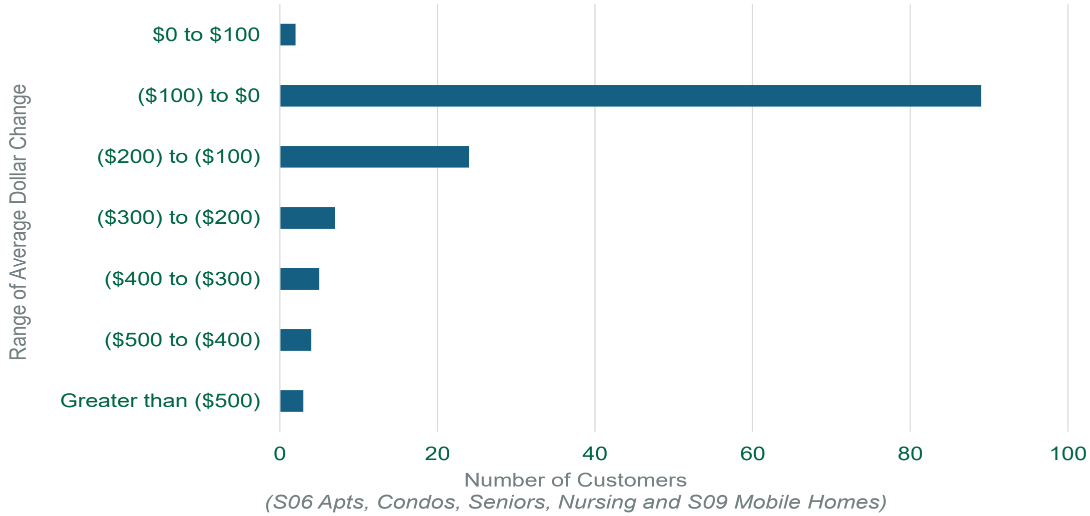
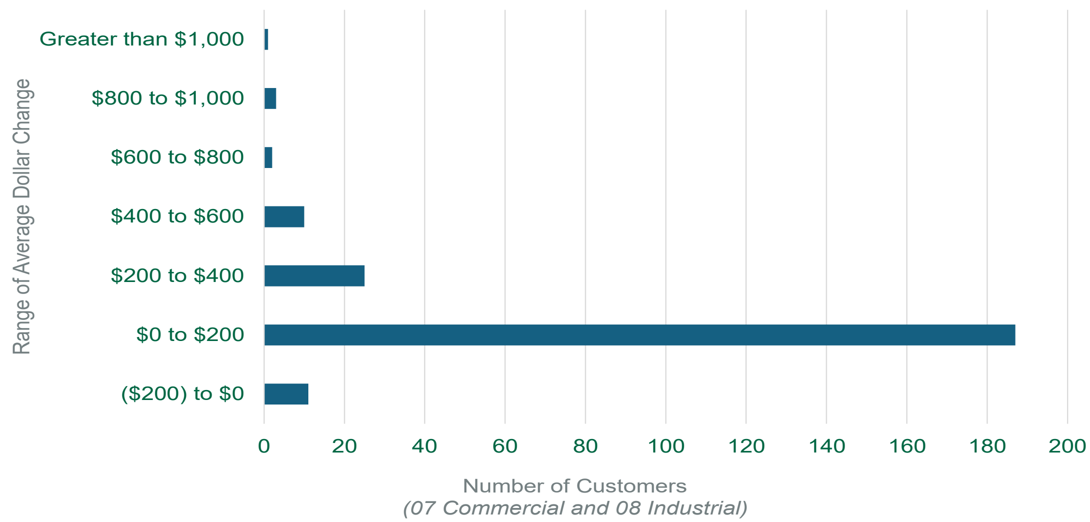
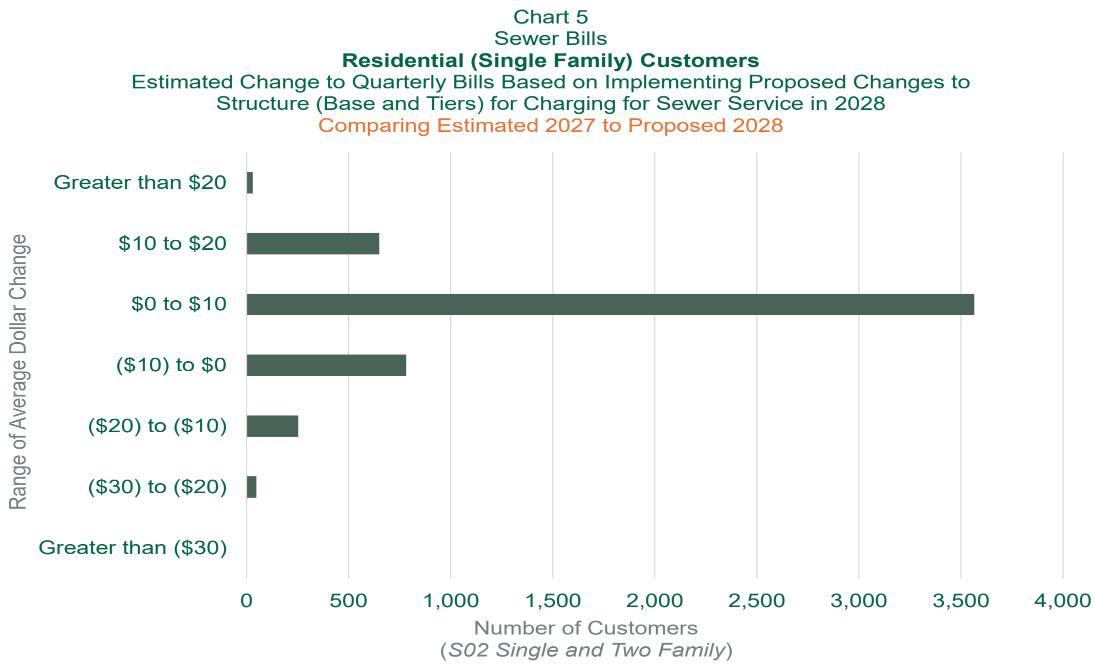
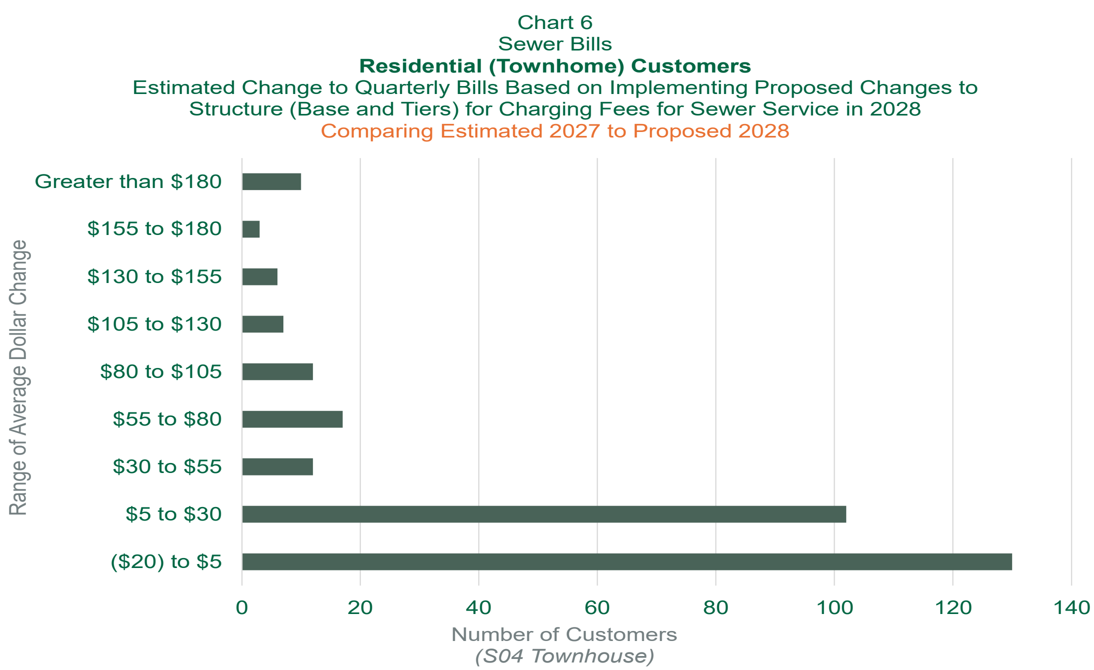


Chart 4
Water Bills
Commercial - Industrial Customers
Estimated Change to Quarterly Bills Based on Implementing Proposed Changes to Structure (Base and Tiers) for Charging Fees for Water Service in 2028
Comparing Estimated 2027 to Proposed 2028







Introduction and Summary

The change to the structure for charging **sewer fees**, both the fixed (base) fee and the fee per 1,000 gallons of usage will result in most customers having minimal change to their quarterly bills. Some customers with higher usage will see increases to their quarterly sewer bills as a result of the change in the structure for charging for sewer services.

The changes in the structure for charging sewer fees is not expected to have a material difference in the total revenue the City collects from customers for charges for service. It will result in customers that us more water (sewer volume billed) paying more.

Chart 7
Sewer Bills
Residential Multi-Family Customers
Estimated Change to Quarterly Bills Based on Implementing Proposed Changes to Structure (Base and Tiers) for Charging Fees for Sewer Service in 2028
Comparing Estimated 2027 to Proposed 2028

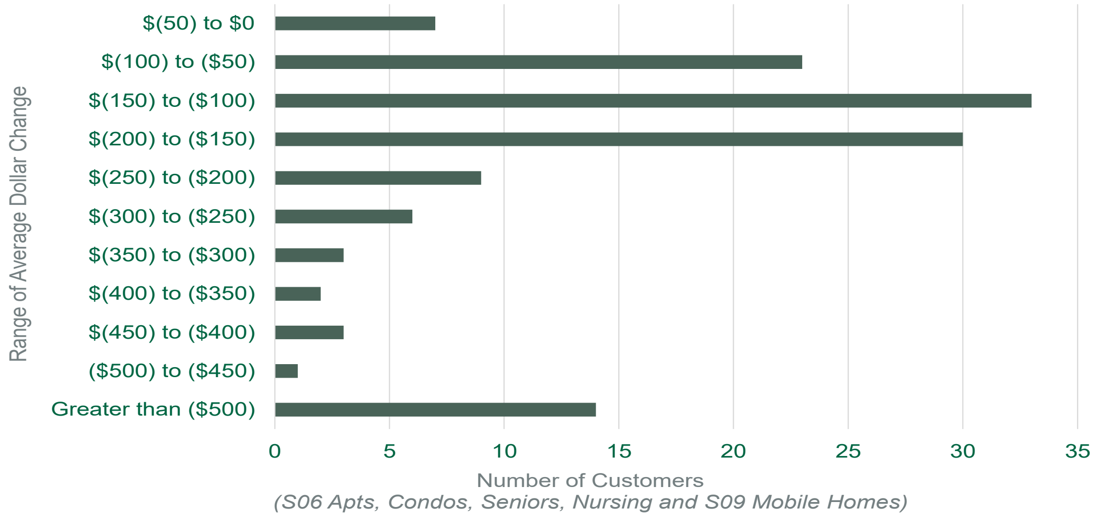


Chart 8
Sewer Bills
Commercial - Industrial Customers
Estimated Change to Quarterly Bills Based on Implementing Proposed Changes to Structure (Base and Tiers) for Charging Fees for Sewer Service in 2028
Comparing Estimated 2027 to Proposed 2028

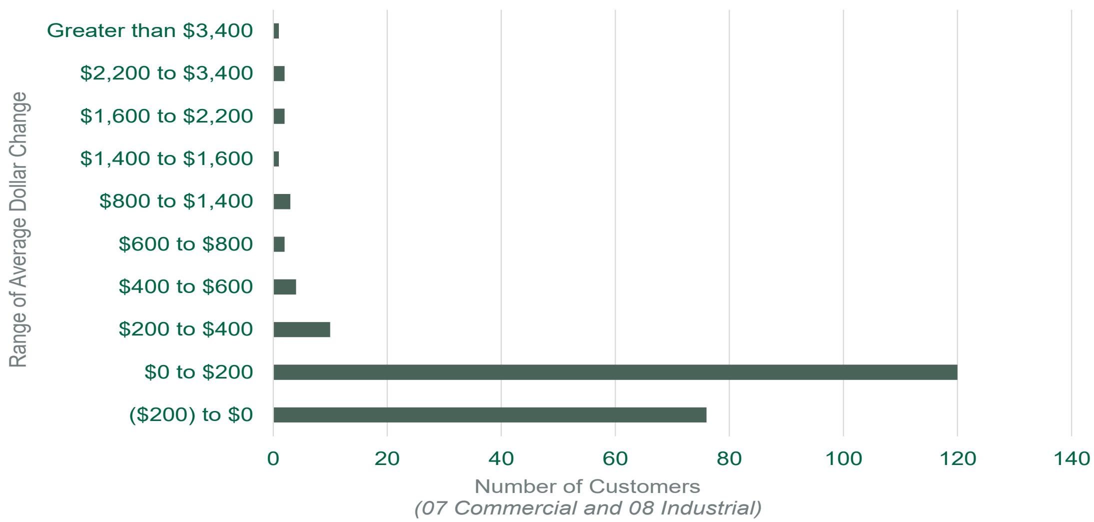


Chart 9
Utility Bill Residential Customer Example
6,000 Gallons Quarterly Water Usage

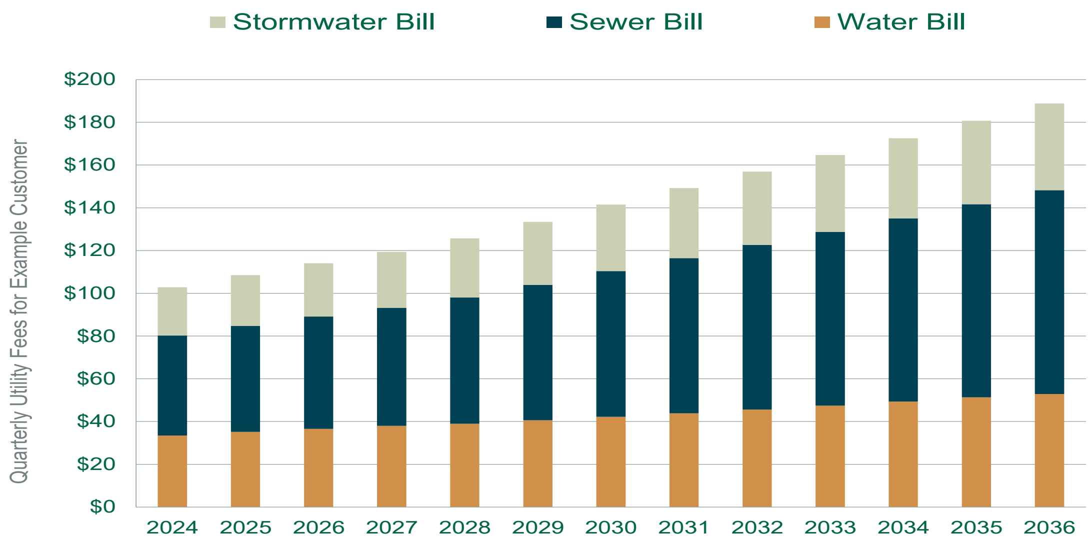
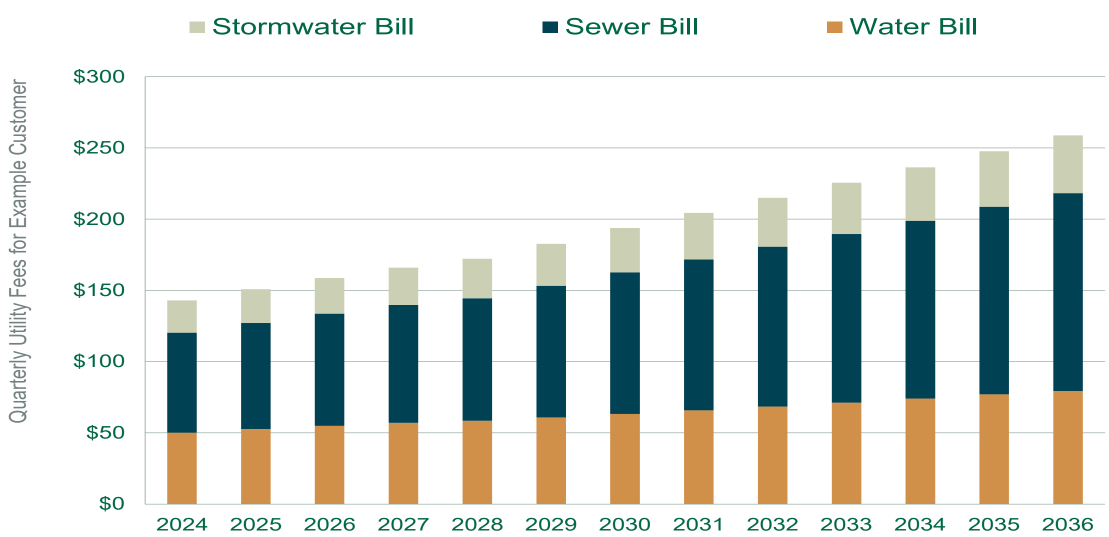


Chart 10
Utility Bill for Residential Customer Example
12,000 Gallons Quarterly Water Usage



Introduction and Summary

The Plan provides for annual fee increases over the planning period. The increase will be spread equally across customers and customers classifications after 2027, the implementation year for the proposed rate structure changes in 2028.

Charts 9–12 on pages 11–12 provide estimated quarterly utility charges for example customers.

Chart 11
Utility Bill for Residential Customer Example
24,000 Gallons Quarterly Water Usage

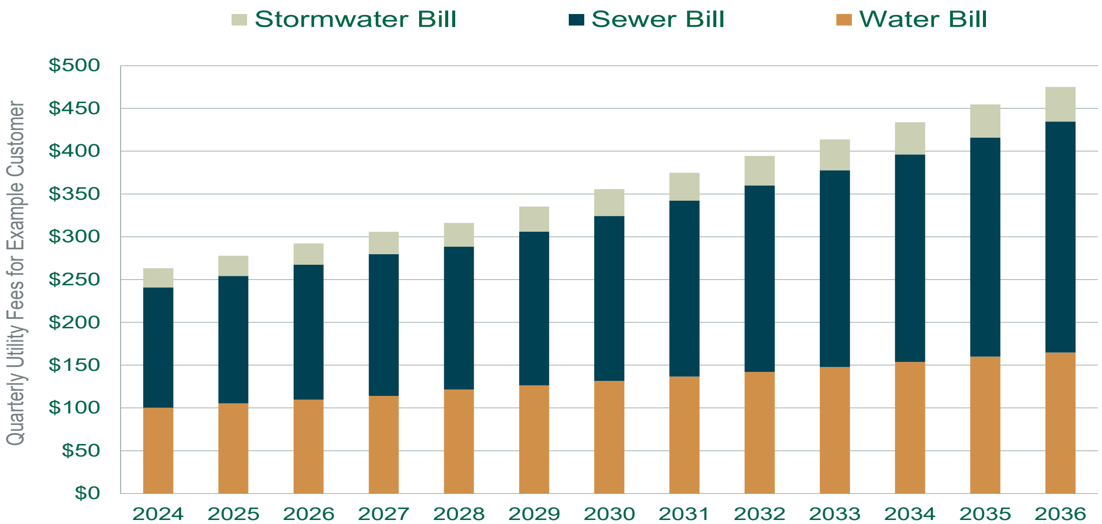


Chart 12
Utility Bill for Commercial Customer Example
48,000 Gallons Quarterly Water Usage

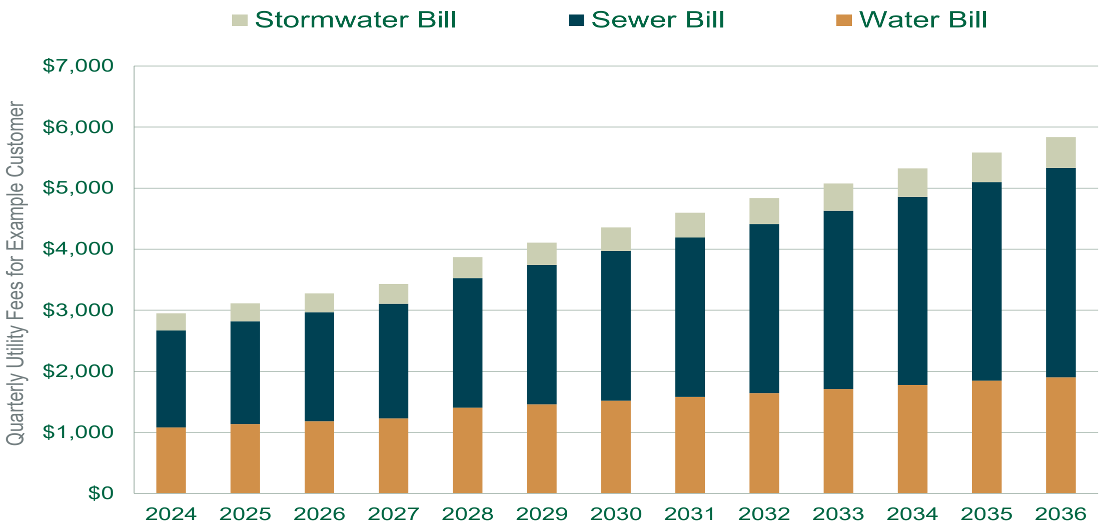


Table 1
Water Fund
Summary

City of New Brighton

SUMMARY

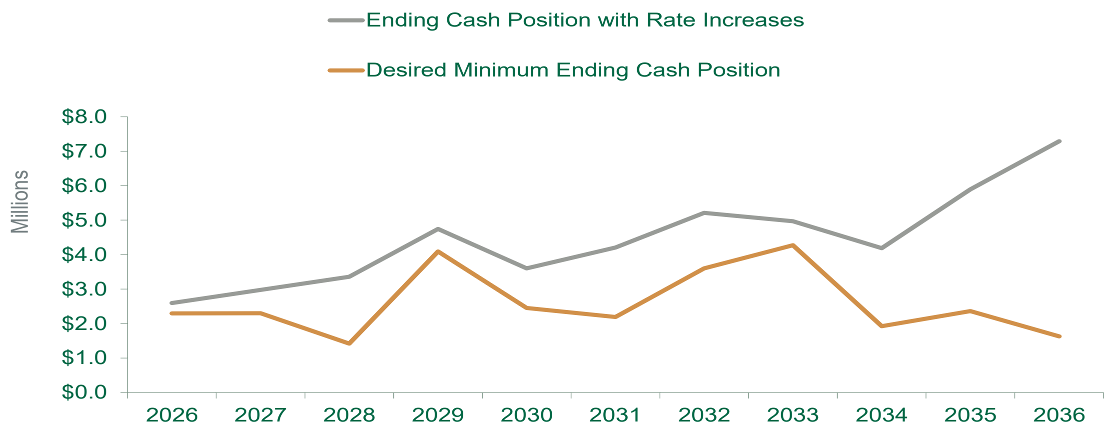
Water Fund (701)

	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Revenues	4,681,160	4,920,809	4,995,908	5,193,353	5,418,190	5,600,238	5,825,078	6,066,335	6,291,171	6,514,176	6,740,535
Expenses	3,214,460	3,440,507	3,624,316	3,779,292	3,956,693	4,095,724	4,217,818	4,404,780	4,624,468	4,756,945	4,887,630
Revenue Over (Under) Expense	1,466,700	1,480,302	1,371,593	1,414,061	1,461,497	1,504,514	1,607,259	1,661,555	1,666,703	1,757,231	1,852,905
Projected Ending Cash by Purpose											
For future capital and unassigned	299,413	678,193	1,937,720	649,601	1,148,026	2,013,275	1,613,615	694,626	2,262,763	3,528,531	5,659,752
For planned capital	1,435,000	1,358,000	380,000	3,031,000	1,308,000	1,112,000	2,500,000	3,032,000	595,000	1,013,000	258,000
For 3-months of operating cash	623,300	643,533	664,426	686,003	708,286	731,297	755,060	779,601	804,946	831,119	858,150
For following year debt service on bonds and loans	238,808	298,133	377,719	376,044	438,469	347,625	344,000	463,800	526,200	517,625	513,825
Total Projected Ending Cash	2,596,520	2,977,858	3,359,865	4,742,648	3,602,780	4,204,196	5,212,675	4,970,027	4,188,909	5,890,276	7,289,727
Net Position											
Ending unrestricted net position	2,381,521	2,760,608	3,140,299	4,520,694	3,378,367	3,977,251	4,983,122	4,737,788	3,953,902	5,652,418	7,048,934
As % of expense	74%	80%	87%	120%	85%	97%	118%	108%	85%	119%	144%
Customers											
Total Average Annual # of Customer Accounts	6,252	6,252	6,252	6,252	6,252	6,252	6,252	6,252	6,252	6,252	6,252
Total Volume Billed (1,000 of gallons)	715,685	715,685	715,685	715,685	715,685	715,685	715,685	715,685	715,685	715,685	715,685
Residential with 6,000 Gallons Quarterly Volume											
Residential Bill for Service	36.56	38.00	39.00	40.56	42.18	43.87	45.62	47.45	49.35	51.32	52.86
$ Change in Quarterly Bill	1.44	1.44	1.00	1.56	1.62	1.69	1.75	1.82	1.90	1.97	1.54
% Change in Quarterly	4.1%	3.9%	2.6%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	3.0%
Residential with 12,000 Gallons Quarterly Volume											
Residential Bill for Service	54.84	57.00	58.50	60.84	63.27	65.80	68.44	71.17	74.02	76.98	79.29
$ Change in Quarterly Bill	2.16	2.16	1.50	2.34	2.43	2.53	2.63	2.74	2.85	2.96	2.31
% Change in Quarterly Bill	4.1%	3.9%	2.6%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	3.0%

Notes:
1. Expenses includes depreciation expense.
2. For purpose of the Plan, the target "For future capital and unassigned", which is to provide reserves for future capital improvements and other reserve purposes, is $500,000. The Plan shows the reserves above and below this target in certain years due to the timing and amount of capital improvements planned from year-to-year.
3. Tier structure changes are proposed to be implemented in 2028. This will result in different percentage (and dollar) changes in customer bills based on how a customers usage billed follows against the respective tier schedule for billing.

Chart 13
Water Fund

Projected Ending Cash Position is projected to be sufficient to meet policy objectives and to position City to accumulate cash for future infrastructure improvements



Note: Desired Minimum Ending Cash Position includes the following: 1) cash to pay following year debt service; 2) cash to pay 3 months of operating expense; and 3) cash to cover following year planned pay-go capital.

Chart 14
Water Fund
Cash is projected to be sufficient to meet minimum annual cash needs and to provide reserve for future capital improvements

Ending cash is projected to be sufficient to meet policy objectives and to position city to maintain contingency, or cash above the desired minimum, for future projects and other needs.

The Plan provides for the City to begin to position itself for a combination of "pay-as-you-go" strategy and internal borrowing for capital improvements for the Water Fund.

Chart 15
Water Fund
Ending Unrestricted Net Position as % of Expense is projected to be at or above the minimum 50% target

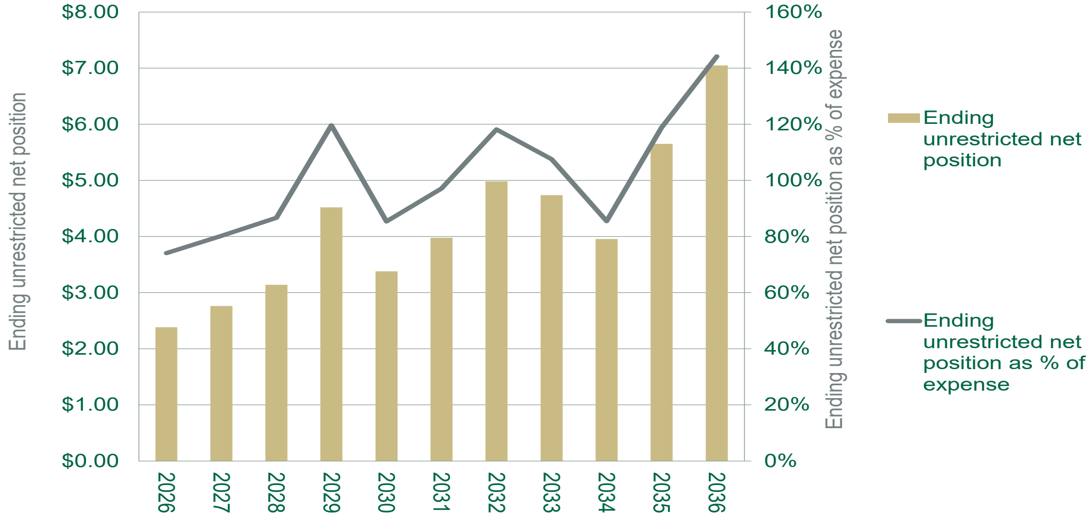
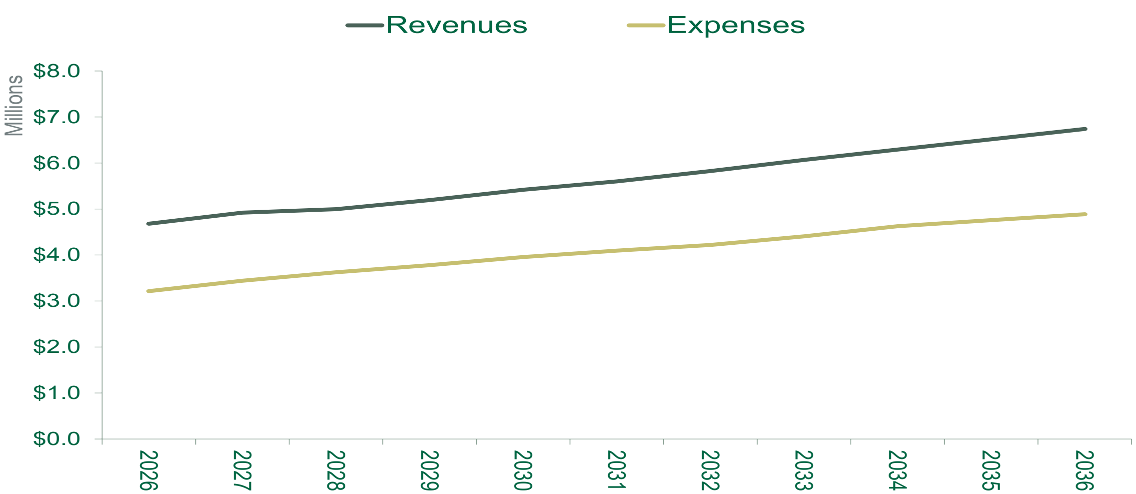


Chart 16
Water Fund
Revenues are projected to cover expenses, inclusive of depreciation, revenues in excess of expenses will provide funds for capital improvements



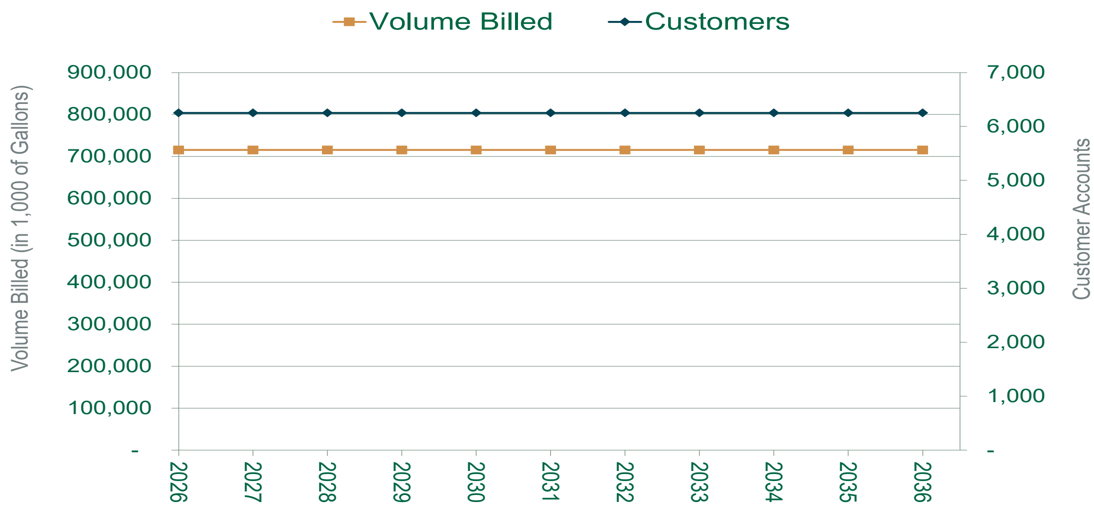
Introduction and Summary

Water Fund

The proposed fee increases in the Plan are projected over time to provide revenue in excess of expense, including depreciation expense.

The Water Fund is estimated to achieve annual ending unrestricted net position that remains above 50% of expense.

Chart 17
Water Fund
Customers and volume billed are projected to remain relatively constant



The Plan anticipates that volume billed and number of customers will remain constant over the planning period, with no major changes in volume sold or customers billed.

Table 2
Sewer Fund
Summary

City of New Brighton

SUMMARY

Sewer Fund (702)

	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Revenues	4,792,200	5,000,600	5,216,239	5,599,667	6,024,390	6,423,371	6,817,654	7,192,484	7,589,568	8,010,076	8,454,653
Expenses	4,482,662	4,793,223	5,017,421	5,252,836	5,513,980	5,787,146	6,072,192	6,355,363	6,653,097	6,966,799	7,300,640
Revenue Over (Under) Expense	309,538	207,376	198,818	346,831	510,410	636,225	745,462	837,120	936,470	1,043,277	1,154,013
Projected Ending Cash by Purpose											
For future capital and unassigned	-	-	-	317,546	783,650	828,596	1,000,147	1,259,909	1,580,566	1,940,876	2,611,955
For planned capital	455,000	460,000	-	-	-	505,000	510,000	515,000	550,000	695,000	560,000
For 3-months of operating cash	1,022,840	861,172	1,160,125	1,240,503	1,301,262	1,365,232	1,432,593	1,503,533	1,578,252	1,656,962	1,739,886
For following year debt service on bonds and loans	135,044	133,694	132,344	189,269	245,744	305,944	300,394	299,769	303,919	227,125	166,800
Total Projected Ending Cash	1,612,885	1,454,867	1,292,469	1,747,318	2,330,657	3,004,772	3,243,134	3,578,211	4,012,738	4,519,962	5,078,641
Ending Net Position											
Ending unrestricted net position	2,152,885	2,013,467	1,870,227	2,344,808	2,948,472	3,643,522	3,903,446	4,260,733	4,718,135	5,248,922	5,831,869
As % of expense	48%	42%	37%	45%	53%	63%	64%	67%	71%	75%	80%
Customers											
Total Average Annual # of Customer Accounts	5,897	5,897	5,897	5,897	5,897	5,897	5,897	5,897	5,897	5,897	5,897
Total Volume Billed (1,000 of gallons)	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000
Residential with 6,000 Gallons Quarterly Volume											
Residential Bill for Service	52.56	55.20	59.00	63.43	68.18	72.61	76.97	81.20	85.67	90.38	95.35
$ Change in Quarterly Bill	2.96	2.64	3.80	4.43	4.76	4.43	4.36	4.23	4.47	4.71	4.97
% Change in Quarterly Bill	6.0%	5.0%	6.9%	7.5%	7.5%	6.5%	6.0%	5.5%	5.5%	5.5%	5.5%
Residential with 12,000 Gallons Quarterly Volume											
Residential Bill for Service	78.84	82.80	86.00	92.45	99.38	105.84	112.19	118.37	124.88	131.74	138.99
$ Change in Quarterly Bill	4.44	3.96	3.20	6.45	6.93	6.46	6.35	6.17	6.51	6.87	7.25
% Change in Quarterly Bill	6.0%	5.0%	3.9%	7.5%	7.5%	6.5%	6.0%	5.5%	5.5%	5.5%	5.5%

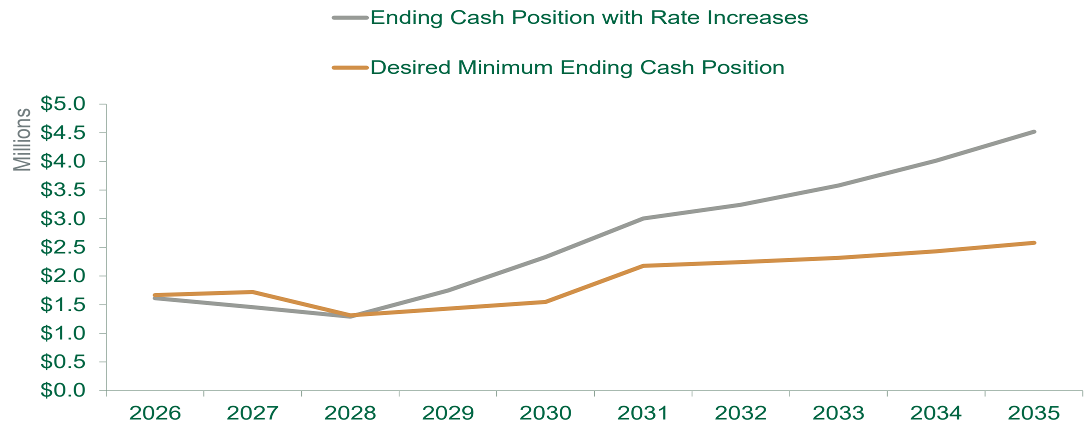
Notes:
1. Expenses includes depreciation expense.
2. For purpose of the Plan, the target "For future capital and unassigned", which is to provide reserves for future capital improvements and other reserve purposes, is $200,000. The Plan shows the reserves above and below this target in certain years due to the timing and amount of capital improvements planned from year-to-year.
3. Tier structure changes are proposed to be implemented in 2028. This will result in different percentage (and dollar) changes in customer bills based on how a customers usage billed follows against the respective tier schedule for billing.
4. For years 2026-2028, the available cash is projected to not cover 3-months of operating expense. Beginning in 2029, cash is projected to be sufficient to cover 3-months of operating expense.

Introduction and Summary

Sewer Fund

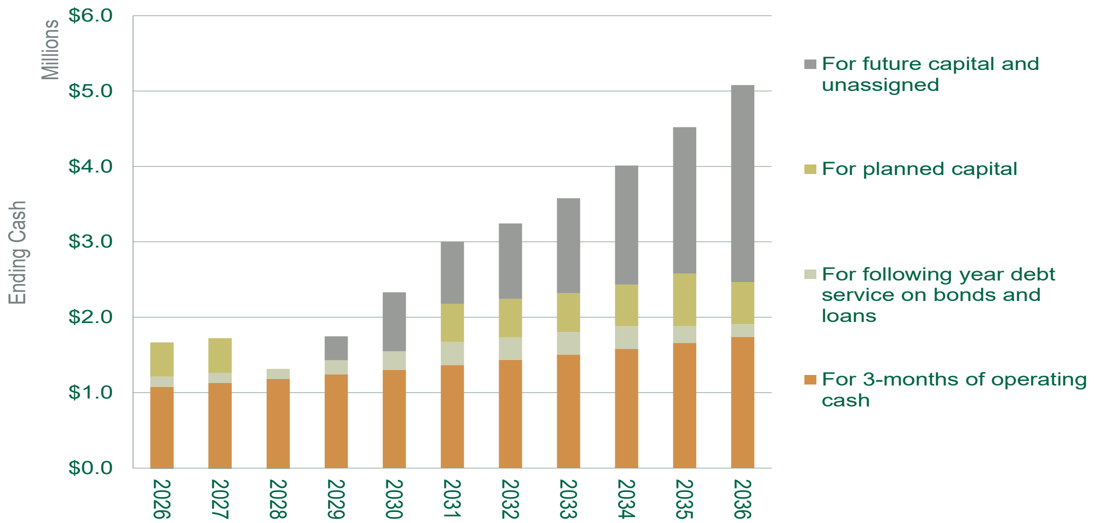
Chart 18
Sewer Fund

Projected Ending Cash Position is projected to be sufficient to meet policy objectives and to position City to accumulate cash for future infrastructure improvements



Note: Desired Minimum Ending Cash Position includes the following: 1) cash to pay following year debt service; 2) cash to pay 3 months of operating expense; and 3) cash to cover following year planned pay-go capital.

Chart 19
Sewer Fund
Cash is projected to be sufficient to meet minimum annual cash needs and to provide reserve for future capital improvements

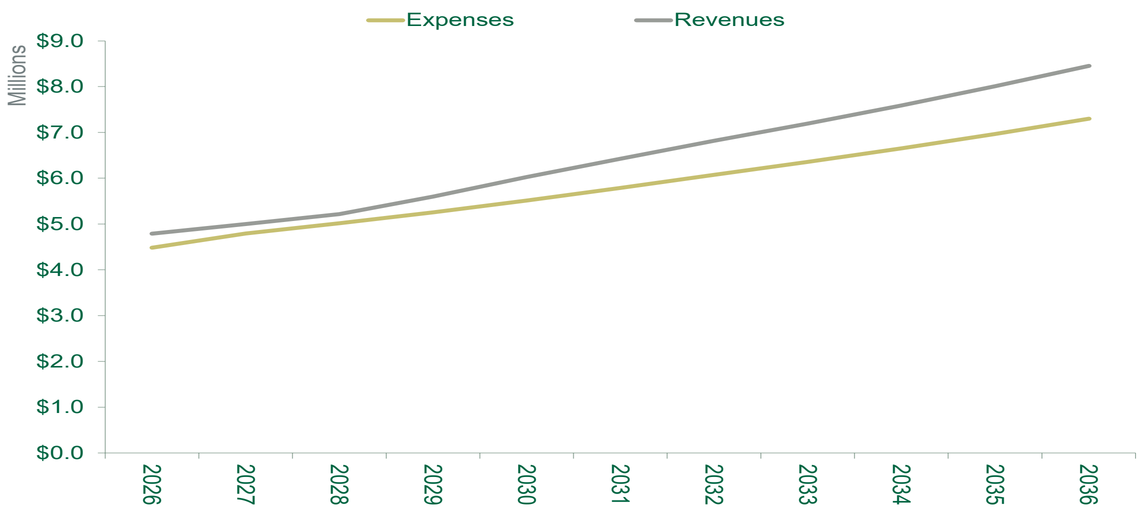


Beginning in 2029, ending cash is projected to be sufficient to meet policy objectives and to position city to maintain contingency, cash above the desired minimum, for future projects and other needs.

The Plan provides for the City to begin to position itself for a combination of "pay-as-you-go" strategy and internal borrowing for capital improvements for the Sewer Fund.

Chart 20
Sewer Fund
Ending Unrestricted Net Position as % of Expense is projected to achieve a minimum 50% target by year 2030

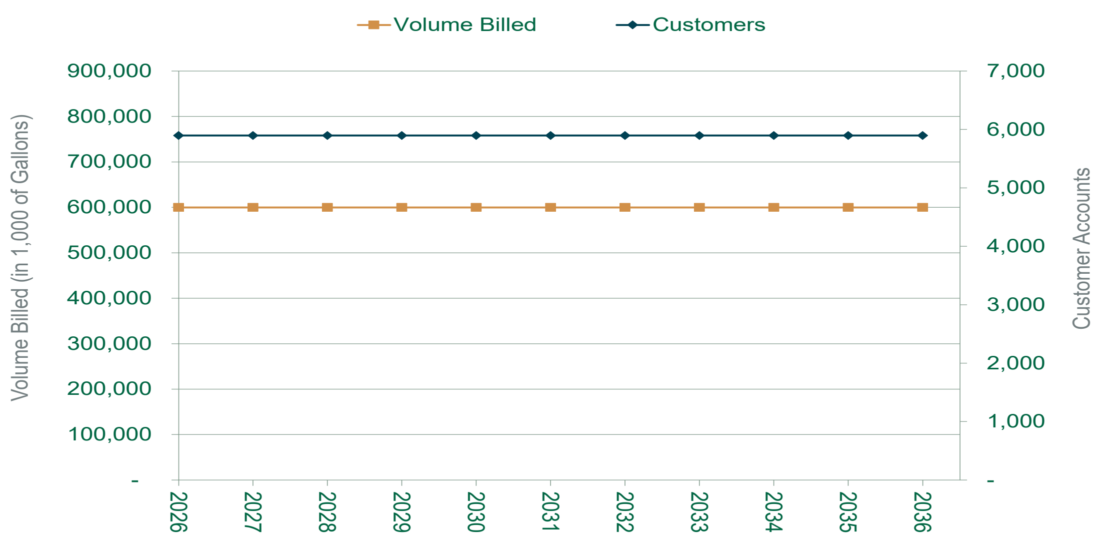
Chart 21
Sewer Fund
Revenues are projected to cover expenses, revenues in excess of expenses will provide funds for capital improvements



The proposed fee increases in the Plan are projected over time to provide revenue in excess of expense, including depreciation expense.

With the proposed rate adjustments, the Sewer Fund ending unrestricted net position is projected to increase. The Sewer Fund is estimated to begin to achieve annual ending unrestricted net position at or above 50% of expense over the planning period.

Chart 22
Sewer Fund
Customers and volume billed are projected to remain relatively constant



The Plan anticipates that volume billed and number of customers will remain constant over the planning period, with no major changes in volume sold or customers billed.

Table 3
Stormwater Fund
Summary

City of New Brighton

SUMMARY

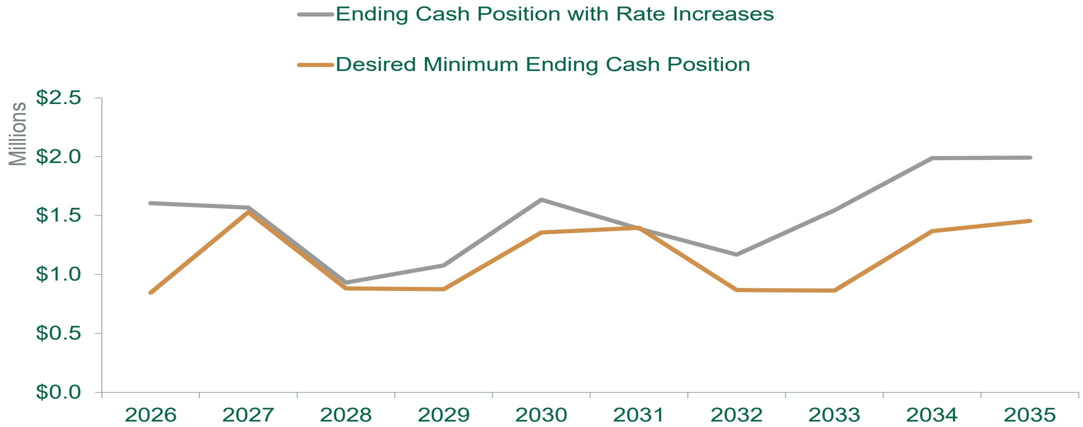
Stormwater Fund (703)

	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Revenues	2,045,602	1,517,785	1,630,736	1,713,438	1,817,490	1,917,973	2,006,865	2,100,941	2,191,289	2,286,223	2,375,853
Expenses	1,360,173	1,436,468	1,484,644	1,508,734	1,557,313	1,613,838	1,639,765	1,673,782	1,731,747	1,785,697	1,823,497
Revenue Over (Under) Expense	685,429	81,316	146,092	204,705	260,176	304,136	367,100	427,159	459,543	500,526	552,356
Projected Ending Cash by Purpose											
For future capital and unassigned	760,295	36,588	50,671	203,655	277,373	-	299,348	680,631	618,088	536,277	764,040
For planned capital	-	594,000	-	-	397,000	490,000	-	-	504,000	669,000	480,000
For 3-months of operating cash	197,075	203,324	209,773	216,427	223,294	222,991	237,691	245,237	253,023	261,057	269,348
For following year debt service on bonds and loans	648,207	732,932	671,237	658,268	736,872	675,151	629,855	618,661	611,043	524,350	456,375
Total Projected Ending Cash	1,605,578	1,566,845	931,681	1,078,350	1,634,539	1,388,142	1,166,894	1,544,529	1,986,153	1,990,684	1,969,763
Net Position											
Ending unrestricted net position	1,703,578	1,668,655	1,037,415	1,188,126	1,748,479	1,506,370	1,289,538	1,671,722	2,118,033	2,127,390	2,111,440
As % of expense	125%	116%	70%	79%	112%	93%	79%	100%	122%	119%	116%
Customers											
Total Average Annual # of Billing Units (Residential Equivalent Factor)	6,911	6,911	6,911	6,911	6,911	6,911	6,911	6,911	6,911	6,911	6,911
Customer with Average Volume Per Billing Cycle											
Per Billing Unit (Residential Equivalent Factor)	24.91	26.16	27.72	29.39	31.15	32.71	34.34	36.06	37.50	39.00	40.56
$ Change in Quarterly Bill		1.25	1.57	1.66	1.76	1.56	1.64	1.72	1.44	1.50	1.56
% Change in Quarterly Bill		5.0%	6.0%	6.0%	6.0%	5.0%	5.0%	5.0%	4.0%	4.0%	4.0%

Notes:
1. Expenses includes depreciation expense.
2. For purpose of the Plan, there is not a target for the minimum (or maximum) "For future capital and unassigned" ending cash balance for the “Reserves for future capital improvements and other reserve purposes”. This is due to there is greater uncertainty for the Storm Water Fund related to future capital improvements and the potential costs and timing of the future projects.
3. For year 2031, the available cash is projected to not cover 3-months of operating expense. For all other years, cash is projected to be sufficient to cover 3-months of operating expense.

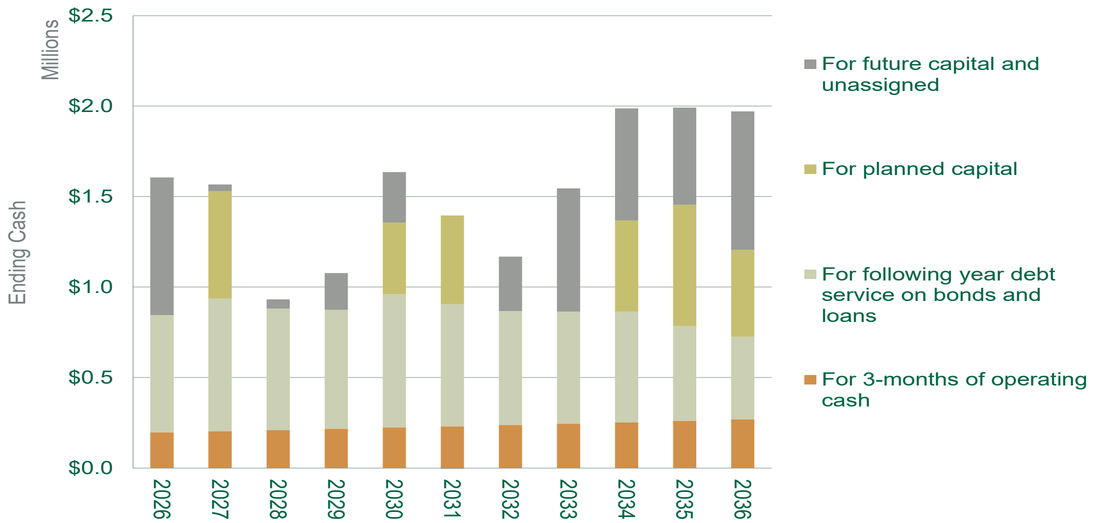
Chart 23
Stormwater Fund

Projected Ending Cash Position is projected to be sufficient to meet policy objectives and to position City to accumulate cash for infrastructure improvements



Note: Desired Minimum Ending Cash Position includes the following: 1) cash to pay following year debt service; 2) cash to pay 3 months of operating expense; and 3) cash to cover following year planned pay-go capital.

Chart 24
Stormwater Fund
Cash is projected to be sufficient to meet minimum annual cash needs and to provide reserve for future capital improvements



Introduction and Summary

Stormwater Fund

Beginning in 2029, with the exception of 2031, ending cash is projected to be sufficient to meet policy objectives and to position city to maintain contingency, cash above the desired minimum, for future projects and other needs.

The Plan provides for the City to begin to position itself for a combination of "pay-as-you-go" strategy and internal borrowing for capital improvements for the Stormwater Fund.

Stormwater Fund

Chart 25
Stormwater Fund
Ending Unrestricted Net Position as % of Expense is projected to be at or above the minimum 50% target

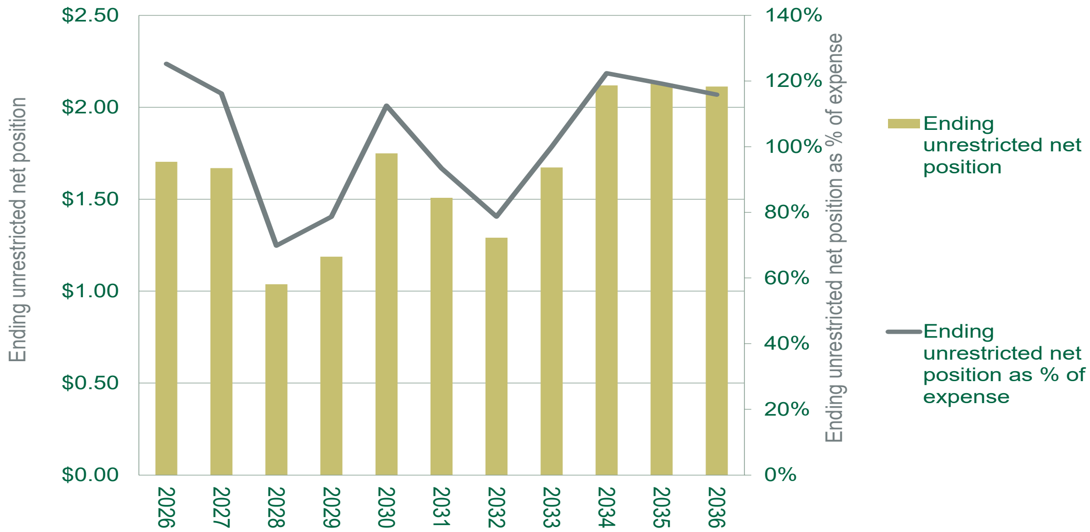
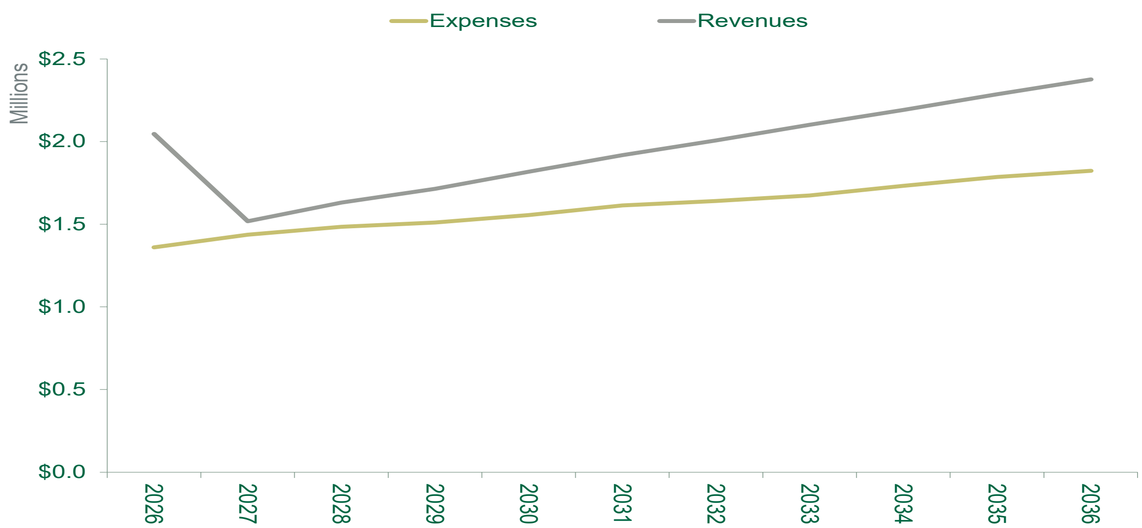


Chart 26
Stormwater Fund
Revenues are projected to cover expenses, revenues in excess of expenses will provide funds for future capital improvements

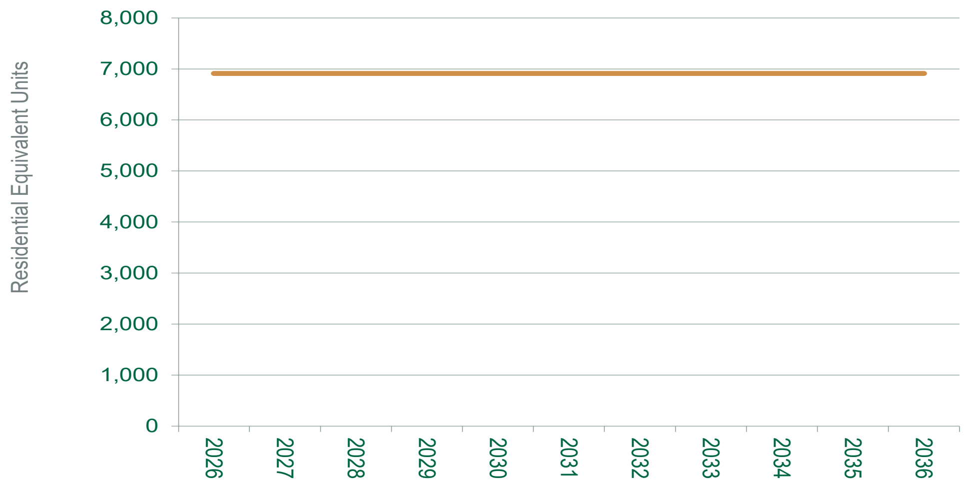


The proposed fee increases in the Plan are projected over time to provide revenue in excess of expense, including depreciation expense.

The Stormwater Fund is estimated to achieve annual ending unrestricted net position that remains at or above 50% of expense.

The decline in revenues shown in Chart 26 is due to intergovernmental revenues received in 2026 that are not anticipated to be received in years 2027-2036.

Chart 27
Stormwater Fund
Billing units per billing period are projected to remain relatively constant



The Plan anticipates that customer billing units (including number of residential lots and acreage for all other properties) will remain constant for each property classification over the planning period, with no major changes in types of customers or billing units.

RATE STRUCTURE

The study included review and analysis of the City's current utility fees and rates. The existing rate structure consists of quarterly fixed fees per customer for water, sewer, and stormwater services, as well as volumetric rates charged based on volume billed for water and sewer. The current rate structure is described below. The Plan proposes changes to the structure for charging water and sewer services beginning in 2028 then annual adjustments to the fees to provide revenue sufficient cover expense and capital improvements.

Water Services

All properties (customers) in the city pay water fees based on the annually adopted fee schedule, with fees varying by classification of property. The quarterly bill includes a flat rate quarterly charge, which includes the first 8,000 gallons of volume billed. Volume above the first 8,000 gallon is then charged at a fixed fee per 1,000 gallons. The City currently does not have a block rate tier structure for charging for water services.

The Plan proposes a new rate structure for water services that promotes conservation by charging progressively higher fees for greater volume usage. Beginning in 2028, all water customers would be charged a fixed base rate which would vary by customer classification. The base charge does not include any charges for usage (volume). In addition to the base charge, customers will pay a fixed fee per 1,000 gallons based on progressive tier structure.

The first tier would max out at 6,000 gallons, second tier at 12,000 gallons, third tier at 24,000 gallons, and fourth tier would be for volume above 24,000 gallons. Residential customers would pay different fees for usage at these volumes compared to all other properties. See Figures 1, 2, and 3 for information on the fee per tier by customer classification and base charge proposed to begin in 2028.

Sewer Services

All properties (customers) in the city pay sewer fees based on the annually adopted fee schedule, with fees varying by classification of property. The quarterly bill includes a flat rate quarterly charge, which includes the first 8,000 gallons of volume billed. Volume above the first 8,000 gallons is then charged at a fixed fee per 1,000 gallons. The City currently does not have a block rate tier structure for charging for sewer services. The Plan proposes the City to introduce a new fee structure.

The Plan proposes a new structure for charging customers for sewer services to promote conservation through charging progressively more for higher volume usage. Beginning in 2028, all sewer customers would be charged a fixed base rate which would vary by customer classification. The base charge does not include in any charges for usage (volume). In addition to the base charge customers will pay a fixed fee per 1,000 gallons based on progressive tier structure.

The first tier for sewer would max out at 6,000 gallons, second tier at 12,000 gallons, third tier at 24,000 gallons, and fourth tier would be for volume above 24,000 gallons. Residential customers would pay different fees for usage at these volumes compared to all other properties. See Figures 1, 2, and 3 for information on the fee per tier by customer classification and base charge proposed to begin in 2028.

Stormwater Services

All properties in the city pay a fixed quarterly (base) charge for stormwater services. The City bills stormwater services to customers based on a fixed fee per residential unit for single and two-family per lot per quarter, and for all other properties the quarterly charge is based on acreage.

The residential fee is currently $24.91 per lot per quarter. The acreage fee for all other properties billed quarterly varies by the classification of the property ranging from $6.83 per acre per quarter for park, cemetery, and golf course to $309.40 per acre per quarter for commercial, industrial, and warehouse properties.

The Plan proposes the same annual (percentage) adjustments to stormwater fees across all customer classifications. See Figures 1, 2, and 3 for information on the stormwater base fee.

Funding Approach for Infrastructure

The Plan strives to provide revenue to fund infrastructure for water, sewer, and stormwater systems with cash versus debt (internal loans) when doing so does not put undue pressure on utility fees and the rate structure.

The Plan proposed the City adopt annual rate increases to ensure sufficient cash is available to pay for planned capital improvements, operations, and debt service. The Plan includes issuance of debt through interfund loans from the Community Reinvestment Fund to finance improvements to minimize the annual increase to the fees charged to customers, by spreading the cost of the capital improvements over multiple years. To transition to solely a "pay-as-you-go" strategy, to eliminate or reduce future borrowing, would require larger fee increases than what is proposed in the Plan.

Funding Depreciation

The funding of depreciation, or setting aside of funds to replace depreciated infrastructure, is an essential element for establishment of sufficient rates.

The study focused on the City's asset management practices to maintain and replace aging infrastructure, including the City's adoption of a long-range capital improvements plan.

Rather than focus solely on 'funding depreciation,' it is better to develop a thorough understanding of expected future costs and their timing, and to plan proactively for replacement of infrastructure and facilities. Using a planned schedule for capital improvements and the incorporation of those plans into the study does that. Capital improvement plans combined with fiscal management targets are an essential element that allows for the setting of rates that meet city goals.

Fiscal management targets begin with criteria for evaluating overall financial condition. For instance, do projections show sufficient revenues to cover planned operating and capital improvement expenses? The Utility Funds must do better than break even, but by how much?

Cash Balance Targets

The Plan helps to answer these questions regarding funding depreciation by allocating projected year-end cash balance to defined purposes. One of the purposes is for planned capital acquisition and reserves for future capital. The year-end cash balances are targeted to meet the following purposes:

- Three-months of operating expense
- Following year debt service payments
- Following year capital acquisition (planned to be paid from cash)
- Reserves for future capital

Taken together these targets for ending cash help determine if future financial scenarios provide adequate amounts of available financial resources.

The City has adopted policy for the Enterprise Funds that calls for available cash on hand to cover the following objectives: 1) Minimum of three months of operating cash; and 2) maximum of following year total budgeted expenditures.

Unrestricted Net Position Target

The second criteria is ending unrestricted net position as percent of expense. The unrestricted net assets of the Utility Fund can be considered a measure of available financial resources.

The Plan sets a target (a floor) to strive to maintain an unrestricted net position in the Utility Fund in the range of 50% of the subsequent year's estimated expenditures.

The majority of revenue in the Utility Fund is from user charges. Maintaining an unrestricted net position that is equal to at least 50% of the subsequent year's expenditures will help to ensure that sufficient resources are available to fund services between receipts of user charges.

The target (floor) for unrestricted net position of 50% is meant to be an equivalent of the target for an unrestricted fund balance for the General Fund. The City has a stated policy to provide and maintain an unreserved General Fund balance of at least 35% of budgeted operating expenditures.

Equity is reported as "fund balance" in the General Fund and as "net position" within the Utility Fund. Net position and fund balance are the difference between fund assets and liabilities reflected on the statement of net position or balance sheet.

Best Practices and Comparisons

This section provides information on best practices and comparisons to other cities to help inform City decisions regarding conservation and rate structure and billing cycles.

Irrigation / Rate Structures

Research regarding the relationship between inclining rate structures and demand for water is readily available. Research specific to the relationship between rates and irrigation demand is less prevalent, particularly for residential customers as these customers, who often lack separate irrigation meters.

Research has shown that inclining rate structures are often successful in reducing overall water demand, which would suggest that demand for water used for irrigation purposes would also decline.

Most studies specific to irrigation focus on the use of metering, consumption control devices, and the use of other measures specific to landscaping (soil additives, drought tolerant turf, etc.).

Separate irrigation metering has proven to be a successful tool in reducing demand for water as it identifies the specific use of outdoor watering and is separate from normal residential use.

Consumption control devices, such as weather sensitive irrigation control switches (WSICS), are powerful tools in reducing irrigation demand, particularly for high volume users. WSICS are designed to override automated or timer-controlled irrigation systems to prevent over watering during rainy or wet weather.

WSICS have proven to be valuable tools for residential customers with automated irrigation systems, particularly in suburban areas. Studies have shown that suburban properties are more likely to have in-ground irrigation systems. This, coupled with the fact that suburban lot sizes are generally larger than those in more dense urban environments, often leads to a greater demand for outdoor watering, particularly in areas with higher property values. Additionally, research indicates that property owners in these areas are more likely to be concerned with the condition and appearance of landscaping and maintaining lawn health.

High-demand residential water users are often particularly sensitive to increasing rate structures. Their outdoor water usage can be discretionary and may be scaled back should the cost of water become less palatable.

Specific example of Midwestern cities with experience in modifying water rate structures in a way that results in a reduction in irrigation demand, includes cities of all sizes, located within large metropolitan areas and suburban areas. Most of the examples of cities implementing programs for water conservation tend to be focused on providing financial assistance (grants or otherwise) to assist private property owners with acquisition of new plumbing fixtures (sinks, toilets, sprinkler systems) to improve water conservation.

Water Conservation Elements and Rate Structures

National studies support the finding that the utility rate level itself matters more than the rate structure. Rates that are kept too low do not adequately cover the costs of operations, future replacement, and infrastructure expansion, and provides customers with inaccurate signals about the long-term costs of service.

The setting of rates and rate structure needs to take into account both current and future needs for revenue. The rates and structure need to balance what are sometimes competing objectives. Those objectives may include:

- Providing a stable source of revenue, recognizing water usage can vary from year to year due to weather conditions and other factors, to cover both variable and fixed costs, both in the short term and long term.
- Promoting water conservation.
- Providing for affordable and fair structure for charging for services.
- Balancing the decision to pay for capital infrastructure with cash versus debt recognizing that future customers will benefit from the improvements funded today.

Conservation measures include placing the lowest 10-20% of users in the first tier, the more average users of 20-30% in the second tier, and the highest 20-30% and 10-20% of users in the third and fourth tiers, respectively.

Tiered rates should increase respective to the desire for water conservation. Some studies suggest that each tier should be increased by 10, 20, and 30%, while more aggressive rate structures may have each tier increasing by 20 to 50%.

In Minnesota public water suppliers serving more than 1,000 people, large private water suppliers in designated Groundwater Management Areas, and all water suppliers in the Twin Cities metropolitan area are required to prepare and submit a water supply plan (WSP). For water suppliers in the metropolitan area, the WSP helps local governmental units to fulfill their statutory requirements to complete a local comprehensive plan.

The water industry recognizes that there are many ways to design rates. American Water Works Association (AWWA) Manual M1, Principal of Water Rates, Fees, and Charges, notes “there is no one correct way...“no one size fits all” for a utility to select a rate structure. Research and studies suggest that utilizing a three-or-four tiered approach can demonstrate success in reducing water usage and encouraging conservation.

The AWWA notes in the ‘Journal AWWA’, published September 3, 2019, that: “...many utilities tend to recover significant amounts of fixed costs through volumetric rates, primarily for the purpose of promoting conservation. However, when drought related water shortages over the past five years resulted in declining water sales, those utilities found themselves at greater risk of not recovering their fixed costs.” The article further indicates that, to improve revenue stability, utilities should re-examine the pitfalls of shifting fixed costs into volumetric rates and whether they should be increasing the revenue collection through fixed charges may be more appropriate.

The proposed rate structure for New Brighton does not propose changes to shift additional fixed costs of the systems into fixed charges versus volumetric rates. After gaining experience with the proposed rate structure, the City will be able to evaluate whether future adjustments to the fixed charges would better serve its objectives going forward.

Billing Cycles

Research indicates that monthly billing cycles can be helpful in promoting water conservation as less frequent billing tends to disconnect users from monitoring usage. New Brighton has a quarterly billing cycle.

Monthly billing can more easily help to identify water supply issues (for example, plumbing that may be leaking) and allow customers to more readily observe the effects of changes in their usage, which may encourage conservation behavior. Monthly billing can sometimes be more budget friendly for the rate payer and may be beneficial in reducing late payments.

Switching to a monthly billing cycle would likely have a direct impact on costs associated with utility billing due to the need for increased administrative support and distribution expense. Providers that utilize and promote online billing may benefit from reduced costs associated with printing and mailing physical bills over the long-term.

To analyze the cost of monthly versus quarterly billing cycles, more information would be needed regarding the City's data collection (meter readings) and other information gathered by the City. The cost of a monthly versus quarterly billing cycle was not analyzed as part of this study.

Comparison to Other Cities

As part of the study, water, sewer, and stormwater rate information for other cities was compiled and compared.

As shown in Appendices E-1, E-2, and E-3 on pages 66 and 67, water and sewer bills for utility customers in New Brighton tend to fall in the mid-to lower range compared to the other cities included for comparison in the study. For equivalent comparison purposes, the bill comparisons are based on monthly equivalent bills. The actual billing cycles vary across cities.

The rates used to calculate the monthly bills for the comparative cities comes from the published fees schedule for each of the cities available on respective city websites.

The bill amounts shown for other cities is calculated based on published fee schedules. As a matter of important disclaimer, while the comparison to other cities is believed to be accurate, the interpretation of other cities fee schedules as prepared by Northland may not be correct and therefore the information presented for comparative cities may not be correct.

CAPITAL IMPROVEMENT PLAN

Overview

For purposes of the Plan, the city provided a Capital Improvement Plan (the "CIP") that included planned water, sewer, and stormwater system capital improvement projects.

A key purpose of the Plan is to provide the City with options and recommendation for achieving revenue sufficiency to support the financing of future capital improvement projects accounted for within the Utility Funds. The tables that follow in this section provide summary information on funds needed for planned capital projects.

Source of Funding for Capital Projects

The source of funding for the planned capital projects is anticipated to come from the use of estimated available cash within the Utility Funds and the borrowing of funds from the Community Reinvestment Fund (the "CRF"). The term of the debt owed to the CRF is planned at 10 years with estimated rate of 3.0%, which is consistent with terms for prior and outstanding obligations of the Utility Funds to the CRF.

The Plan includes proposed utility fees at a level to provide for a combination of pay-as-you-go funding of capital improvements and issuance of debt or borrowing from the CRF.

Based on the assumptions in the Plan, including proposed fee increases, current revenues alone are not projected to be sufficient to fund future capital improvements with current revenues (cash) only without debt issuance or borrowing from the CRF.

Capital projects and source of funding are evaluated on a regular basis by the City, including for timing and estimated costs. Changes to the City's planned capital projects will impact the need for debt issuance or borrowing from the CRF, both in timing and amount.

The City will need to continue to carefully manage the timing of future planned capital improvements to match with available cash in the Community Reinvestment Fund available to loan to the Enterprise Funds. There is the potential that certain projects may need to be pushed out or scope of projects modified to match with available funds.

Table 4
Water Fund
Capital Improveme Plan

City of New Brighton

Capital Improvement Plan (CIP)

Water Fund (701)

	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Capital Outlay											
Acquisition of capital assets	1,543,000	1,935,000	3,358,000	380,000	3,531,000	1,308,000	1,112,000	3,500,000	3,532,000	595,000	1,013,000
Bond issuance cost	-	-	-	-	-	-	-	-	-	-	-
Total Capital Outlay	**1,543,000**	**1,935,000**	**3,358,000**	**380,000**	**3,531,000**	**1,308,000**	**1,112,000**	**3,500,000**	**3,532,000**	**595,000**	**1,013,000**
Source of Funds											
Bond proceeds and/or loans	-	500,000	2,000,000	-	500,000	-	-	1,000,000	500,000	-	-
Transfers in	-	-	-	-	-	-	-	-	-	-	-
Current revenue / use of cash in fund	1,543,000	1,435,000	1,358,000	380,000	3,031,000	1,308,000	1,112,000	2,500,000	3,032,000	595,000	1,013,000
Total Source of Funds	**1,543,000**	**1,935,000**	**3,358,000**	**380,000**	**3,531,000**	**1,308,000**	**1,112,000**	**3,500,000**	**3,532,000**	**595,000**	**1,013,000**

Table 5
Sewer Fund
Capital Improvement Plan

Capital Improvement Plan

Sewer Fund

City of New Brighton

Capital Improvement Plan (CIP)

Sewer Fund (702)

	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Capital Outlay											
Acquisition of capital assets	710,000	455,000	460,000	465,000	495,000	500,000	505,000	510,000	515,000	550,000	695,000
Bond issuance cost	-	-	-	-	-	-	-	-	-	-	-
Total Capital Outlay	**710,000**	**455,000**	**460,000**	**465,000**	**495,000**	**500,000**	**505,000**	**510,000**	**515,000**	**550,000**	**695,000**
Source of Funds											
Bond proceeds and/or loans	500,000	-	-	465,000	495,000	500,000	-	-	-	-	-
Transfers in	-	-	-	-	-	-	-	-	-	-	-
Current revenue / use of cash in fund	210,000	455,000	460,000	-	-	-	505,000	510,000	515,000	550,000	695,000
Total Source of Funds	**710,000**	**455,000**	**460,000**	**465,000**	**495,000**	**500,000**	**505,000**	**510,000**	**515,000**	**550,000**	**695,000**

Table 6
Stormwater Fund
Capital Improvement Plan

Capital Improvement Plan

Stormwater Fund

City of New Brighton

Capital Improvement Plan (CIP)

Stormwater Fund (703)

	Budget 2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Capital Outlay											
Acquisition of capital assets	547,000	738,000	594,000	522,000	724,000	397,000	490,000	727,000	755,000	504,000	669,000
Bond issuance cost	-	-	-	-	-	-	-	-	-	-	-
Total Capital Outlay	**547,000**	**738,000**	**594,000**	**522,000**	**724,000**	**397,000**	**490,000**	**727,000**	**755,000**	**504,000**	**669,000**
Source of Funds											
Bond proceeds and/or loans	550,000	740,000	-	595,000	1,120,000	-	-	730,000	755,000	-	-
Transfers in	-	-	-	-	-	-	-	-	-	-	-
Current revenue / use of cash in fund	(3,000)	(2,000)	594,000	(73,000)	(396,000)	397,000	490,000	(3,000)	-	504,000	669,000
Total Source of Funds	**547,000**	**738,000**	**594,000**	**522,000**	**724,000**	**397,000**	**490,000**	**727,000**	**755,000**	**504,000**	**669,000**

Note: Any current revenue / use of cash in fund that is shown as negative means that source of funds in this year is projected to exceed use of funds for capital, and the funds will be spent in future years on capital or to reimburse prior year capital spending.

Table 7
Debt Payable from Enterprise Funds
Includes Existing and Planned New Debt

City of New Brighton

Summary of Debt (Existing and New)

Enterprise Funds

	Water Fund (701)					Sewer Fund (702)					Stormwater Fund (703)				
Fiscal Year	Principal	Interest	Total P&I	New Bonds Issued	Outstanding	Principal	Interest	Total P&I	New Bonds Issued	Outstanding	Principal	Interest	Total P&I	New Bonds Issued	Outstanding
2024	200,834	37,973	238,808	-	1,114,779	-	-	-	-	-	318,786	77,285	396,071	-	3,136,498
2025	206,904	31,903	238,808	-	907,875	-	-	-	650,000	650,000	398,133	91,131	489,264	800,000	3,538,365
2026	213,158	25,649	238,808	-	694,717	56,641	19,078	75,719	500,000	1,093,359	479,879	102,579	582,457	550,000	3,608,486
2027	219,601	19,207	238,808	500,000	975,116	103,353	31,691	135,044	-	990,006	544,383	103,824	648,207	740,000	3,804,103
2028	271,238	26,894	298,133	2,000,000	2,703,878	105,117	28,578	133,694	-	884,889	624,326	108,607	732,932	-	3,179,777
2029	300,502	77,217	377,719	-	2,403,376	106,934	25,411	132,344	465,000	1,242,955	581,038	90,199	671,237	595,000	3,193,740
2030	307,935	68,109	376,044	500,000	2,595,441	153,806	35,464	189,269	495,000	1,584,149	567,968	90,300	658,268	1,120,000	3,745,772
2031	365,441	73,027	438,469	-	2,230,000	200,734	45,010	245,744	500,000	1,883,415	631,314	105,558	736,872	-	3,114,458
2032	285,000	62,625	347,625	-	1,945,000	252,721	53,223	305,944	-	1,630,694	588,250	86,901	675,151	-	2,526,208
2033	290,000	54,000	344,000	1,000,000	2,655,000	254,768	45,626	300,394	-	1,375,926	560,469	69,385	629,855	730,000	2,695,739
2034	390,000	73,800	463,800	500,000	2,765,000	261,877	37,893	299,769	-	1,114,049	544,601	74,060	618,661	755,000	2,906,137
2035	450,000	76,200	526,200	-	2,315,000	274,049	29,870	303,919	-	840,000	531,137	79,906	611,043	-	2,375,000
2036	455,000	62,625	517,625	-	1,860,000	205,000	22,125	227,125	-	635,000	460,000	64,350	524,350	-	1,915,000
2037	465,000	48,825	513,825	-	1,395,000	150,000	16,800	166,800	-	485,000	405,000	51,375	456,375	-	1,510,000
2038	430,000	35,400	465,400	-	965,000	155,000	12,225	167,225	-	330,000	325,000	40,425	365,425	-	1,185,000
2039	205,000	25,875	230,875	-	760,000	165,000	7,425	172,425	-	165,000	340,000	30,450	370,450	-	845,000
2040	210,000	19,650	229,650	5,465,000	6,015,000	110,000	3,300	113,300	400,000	455,000	275,000	21,225	296,225	-	570,000
2041	635,000	170,925	805,925	-	5,380,000	90,000	12,300	102,300	-	365,000	160,000	14,700	174,700	-	410,000
2042	655,000	151,575	806,575	-	4,725,000	35,000	10,425	45,425	-	330,000	160,000	9,900	169,900	-	250,000
2043	675,000	131,625	806,625	-	4,050,000	35,000	9,375	44,375	-	295,000	165,000	5,025	170,025	-	85,000
2044	575,000	112,875	687,875	-	3,475,000	40,000	8,250	48,250	625,000	880,000	85,000	1,275	86,275	-	-
2045	540,000	96,150	636,150	-	2,935,000	95,000	24,975	119,975	-	785,000	-	-	-	-	-
2046	555,000	79,725	634,725	-	2,380,000	95,000	22,125	117,125	-	690,000	-	-	-	-	-
2047	570,000	62,850	632,850	-	1,810,000	100,000	19,200	119,200	-	590,000	-	-	-	-	-
2048	590,000	45,450	635,450	-	1,220,000	105,000	16,125	121,125	-	485,000	-	-	-	-	-
2049	605,000	27,525	632,525	-	615,000	105,000	12,975	117,975	-	380,000	-	-	-	-	-
2050	615,000	9,225	624,225	-	-	110,000	9,750	119,750	-	270,000	-	-	-	-	-
2051	-	-	-	-	-	65,000	7,125	72,125	-	205,000	-	-	-	-	-
2052	-	-	-	-	-	65,000	5,175	70,175	-	140,000	-	-	-	-	-
Total	11,280,613	1,706,905	12,987,518	9,965,000		3,495,000	571,520	4,066,520	3,635,000		8,745,284	1,318,460	10,063,744	5,290,000	

Note: Debt included in this table includes loans from the Community Reinvestment Fund. "New Bonds" means anticipated new approved loans from the Community Reinvestment Fund to the Enterprise Funds as shown in this table. The City will need to continue to carefully manage the timing of future planned capital improvements to match with available cash in the Community Reinvestment Fund available to loan to the Enterprise Funds. There is the potential that certain projects may need to be pushed out or scope of projects modified to match with available funds.

Chart 28
Total Debt Outstanding Existing and Planned

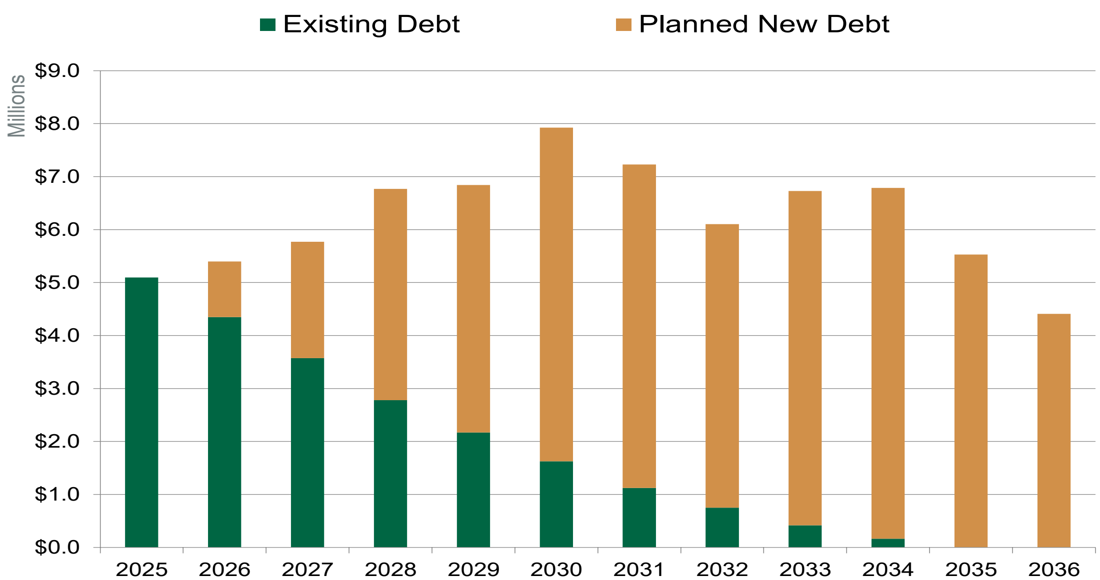
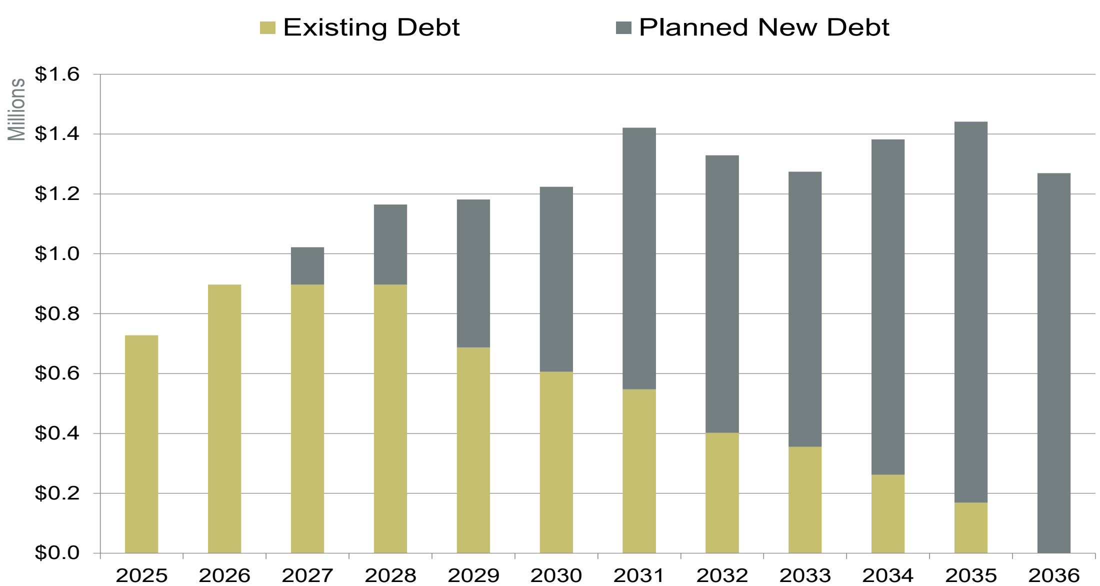


Chart 29
Total Annual Debt Service For Existing and Planned New Debt



The debt outstanding and annual debt service amounts shown in the charts here are for the combined total estimated debt payable from revenues from the Utility Funds to the Community Reinvestment Fund.

The charts include combined existing debt and estimated future debt based on anticipated bond issuance (loans from the Community Reinvestment Fund) as shown in the Plan.

The charts include debt supported by utility revenues only and do not include debt payable from property tax levy or other sources of revenue.

FINANCIAL PLANS

Background

The Utility Funds are used to account for the operating and capital improvement costs related to maintenance of the water, sewer, and stormwater utility systems.

The Utility Funds are in sound financial condition. Annual fee increases are needed to ensure revenues are sufficient to cover expenses, inclusive of depreciation expense. The Funds have had, and are projected to continue to have, sufficient cash to meet all obligations.

Future financial performance will be impacted by future fee schedules to be adopted by the City and need for future capital improvements for the utility systems. The Plan proposes fee increases to provide an increase in revenues to cover both current expenses and to provide future cash reserves to position the City for pay-as-you-go financing of future capital improvements and to provide cash for contingency.

Revenue Sufficiency

The financial plans for the Utility Funds are based on historical financial performance, current and proposed utility fees, and anticipated future capital projects, among other factors.

The reports demonstrate revenue sufficiency - defined as the level of revenue needed to satisfy the projected operating, capital costs, and debt service for the Utility Funds - while maintaining adequate reserves for future capital needs of the water, sewer, and stormwater systems.

The following reports are provided in this section:

- Pro Forma - Includes information on annual revenues and expenses and balance sheet items.
- Year End Cash Balance - Includes explanation of the projected changes in year-end cash balance.
- Customers/Usage and Revenues from Charges for Services - Includes the estimated number of customers and usage (volume billed) for prior years and projections for future years. Revenue by non-volume basis and volume basis is included.

Key Assumptions

The financial plans for the Utility Funds are based on the following key assumptions:

- Operating expenditures, including personnel costs, materials and supplies, utilities, and all other operating expense will increase by approximately 3.0%-3.5% per year, with the following exceptions:

  - Sewer disposal charge payable to the Metropolitan Council is estimated to increase by 6.0% annually between 2028-2036. The City should monitor annual increases to MCES charges and adjust proposed sewer fees to customers, as necessary.

  - No new staff positions are included in the Plan for the Utility Funds.

- Depreciation is adjusted for anticipated annual depreciable capital acquisitions. New capital is assumed to be depreciated over a 40 years period in the Plan.
- The CIP will be implemented at estimated project costs and sources of funding as included in the Plan.
- Plan assumes annual rate increases based on the schedule of fees included in the Plan.

Revenue

The major source of revenue comes from the collection of quarterly charges, including fixed base fees charges to customers, along with volume-based charges for water and sewer.

The financial plan for the Utility Fund reflects the adopted fees for

2026 and proposed future fees and structure for charging fees, as included in the Plan.

Expense

The expenses include operating expense, interest expense for debt service, and depreciation expense. Transfers out to other funds, such as to the General Fund, are included as an expense for the Utility Funds.

Cash Balance

The financial plans include projected assets and liabilities for the respective Utility Funds. This includes projected annual year-end cash balance.

Based on assumptions in the Plan, it is projected that the cash balance position of the Utility Funds will increase over the planning period, all commensurate with the objectives in the Plan. The Fund is projected to have future cash sufficient to meet the objectives for annual ending cash balances, including cash sufficient to cover the following:

- Three-months of operating expense
- Following year debt service payments
- Following year capital acquisition (planned to be paid from cash)
- Reserves for future capital improvements

The sufficiency of the estimated reserves for capital improvements will depend on future capital improvement projects that may not yet be programmed in the CIP.

WATER FUND

The Water Fund was established as an Enterprise Fund for the accounting for costs of providing municipal water services to residents and businesses. The Fund is considered self-supporting in that the services rendered are to be financed through user charges.

The financial plan includes assets and liabilities in addition to the revenues and expenditures. There is a capitalization of certain expenses and the subsequent depreciation of the capitalized costs.

Revenue

The main source of funds are charges for services, among other sources. Schedule of historical and proposed fees for water services is included in Appendix D on page 64.

The Plan proposes the following changes for water fees and charges:

- 4.0% rate increase across all water fees in 2027, implementation of rate structure changes in 2028, then 4.0% annual increases after 2028.

With proposed annual fee adjustments, the Water Fund is projected to maintain adequate cash balance over the planning period. The revenue objective is to provide revenue sufficient to achieve year-end cash balance to cover the following purposes:

- Three-months of operating expense
- Following year debt service payments
- Following year capital acquisition (planned to be paid from cash)
- Reserves for future capital improvements and other reserve purposes

For purpose of the Plan, the target for the “Reserves for future capital improvements and other reserve purposes” is $500,000.

The Plan includes internal borrowing (interfund loans) from the Community Reinvestment Fund (the “CRF”), payable from revenues from the Water Fund, to finance certain water system improvements.

Expense

The use of funds is to pay for the operation and improvements expenses, including depreciation, and interest expense related to debt service on loans from the CRF.

Approximately 60% of the Water Fund expenses are estimated to be fixed costs. This amount fluctuates somewhat from year to year but is expected to remain fairly constant in future years.

The Plan does not include any staffing additions or major changes to operating expense, other than for inflationary adjustments.

Depreciation is reported as an expense and is adjusted for anticipated annual depreciable capital acquisitions. For purposes of the Plan, capital is depreciated over a 40 year term.

The Water Fund has recurring annual transfers to the General Fund for support and to Special Revenue Fund.

Balance Sheet Items

The financial plan includes estimated assets and liabilities; this includes estimated annual year-end cash balances.

The Plan anticipates receivables and payables at historical amounts, with the exception of adjustments for changes to capital assets, accumulated depreciation, and bonds (loans) payable.

Table 8
Water Fund
Pro Forma
Page 1 of 2

City of New Brighton

Finance Plan

Water Fund (701)

	2024 Actual	2025 Actual	2026 Estimated	2027 Proj	2028 Proj	2029 Proj	2030 Proj	2031 Proj	2032 Proj	2033 Proj	2034 Proj	2035 Proj	2036 Proj
Revenues													
Charges for services	3,204,841	3,299,076	3,796,300	3,916,653	4,223,882	4,392,837	4,568,550	4,751,292	4,941,344	5,138,998	5,344,558	5,558,340	5,725,090
In-house engineering and administrative chg	658,721	705,048	616,600	630,500	649,415	668,897	688,964	709,633	730,922	752,850	775,435	798,699	822,659
Sale of water meters	4,000	4,664	4,000	4,000	4,120	4,244	4,371	4,502	4,637	4,776	4,919	5,067	5,219
Other - Fridley Chemicals	16,900	16,445	16,000	16,000	16,480	16,974	17,484	18,008	18,548	19,105	19,678	20,268	20,876
PFAS Settlements	-	403,053	82,260	237,336	-	-	-	-	-	-	-	-	-
Captial contributions from other funds and govts	10,737	-	-	-	-	-	-	-	-	-	-	-	-
Penalties and other revenues	32,646	32,865	36,000	36,720	37,454	38,203	38,968	39,747	40,542	41,353	42,180	43,023	43,884
Investment earnings (loss)	140,566	196,497	125,000	74,600	59,557	67,197	94,853	72,056	84,084	104,254	99,401	83,778	117,806
Intergovernmental revenues	15,182	28,160	-	-	-	-	-	-	-	-	-	-	-
Other revenues and special items	157	52,351	-	-	-	-	-	-	-	-	-	-	-
Connection charges	-	4,403	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Total Revenues	4,083,750	4,742,562	4,681,160	4,920,809	4,995,908	5,193,353	5,418,190	5,600,238	5,825,078	6,066,335	6,291,171	6,514,176	6,740,535
Expenses													
Fixed Expenses													
Personnel services	1,032,297	1,015,741	1,146,600	1,241,800	1,285,263	1,330,247	1,376,806	1,424,994	1,474,869	1,526,489	1,579,916	1,635,213	1,692,446
Transfers out General Fund	363,800	363,463	363,800	374,714	385,955	397,534	409,460	421,744	434,396	447,428	460,851	474,676	488,917
Transfer out to Capital Projects Funds	52,920	-	-	-	-	-	-	-	-	-	-	-	-
Interest expense	44,479	31,903	25,649	19,207	26,894	77,217	68,109	73,027	62,625	54,000	73,800	76,200	62,625
Depreciation	464,279	466,436	505,011	553,386	637,336	646,836	735,111	767,811	795,611	883,111	971,411	986,286	1,011,611
Subtotal Fixed Expenses	1,957,775	1,877,543	2,041,060	2,189,107	2,335,449	2,451,834	2,589,486	2,687,576	2,767,501	2,911,028	3,085,978	3,172,376	3,255,599
Variable Expenses													
Materials andsupplies	161,729	181,932	185,000	189,400	195,082	200,934	206,962	213,171	219,567	226,154	232,938	239,926	247,124
Contractual services	629,509	775,586	855,900	925,500	953,265	981,863	1,011,319	1,041,658	1,072,908	1,105,095	1,138,248	1,172,396	1,207,568
Transfer out to Special Revenue Funds	2,367	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500
Professional services	122,513	160,502	130,000	134,000	138,020	142,161	146,425	150,818	155,343	160,003	164,803	169,747	174,840
Bond issuance cost	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Variable Expenses	916,118	1,120,520	1,173,400	1,251,400	1,288,867	1,327,458	1,367,207	1,408,148	1,450,317	1,493,752	1,538,489	1,584,569	1,632,031
Total Expenses	2,873,893	2,998,063	3,214,460	3,440,507	3,624,316	3,779,292	3,956,693	4,095,724	4,217,818	4,404,780	4,624,468	4,756,945	4,887,630
Beginning net position	14,756,306	15,966,163	17,710,662	19,177,362	20,657,663	22,029,256	23,443,317	24,904,814	26,409,328	28,016,588	29,678,143	31,344,846	33,102,076
Change in Net Position	1,209,857	1,744,499	1,466,700	1,480,302	1,371,593	1,414,061	1,461,497	1,504,514	1,607,259	1,661,555	1,666,703	1,757,231	1,852,905
Ending net position	15,966,163	17,710,662	19,177,362	20,657,663	22,029,256	23,443,317	24,904,814	26,409,328	28,016,588	29,678,143	31,344,846	33,102,076	34,954,981

Table 8
Water Fund
Pro Forma
Page 2 of 2

City of New Brighton
Finance Plan
Water Fund (701)

	2024 Actual	2025 Actual	2026 Estimated	2027 Proj	2028 Proj	2029 Proj	2030 Proj	2031 Proj	2032 Proj	2033 Proj	2034 Proj	2035 Proj	2036 Proj
Assets and Deferred Outflow of Resources													
Cash and cash equivalents	3,390,238	2,342,785	2,596,521	2,977,858	3,359,866	4,742,648	3,602,781	4,204,197	5,212,676	4,970,028	4,188,910	5,890,276	7,289,728
Other assets / receivables	558,498	564,468	550,000	566,500	583,495	601,000	619,030	637,601	656,729	676,431	696,724	717,625	739,154
Capital assets	23,364,028	26,384,595	27,927,595	29,862,595	33,220,595	33,600,595	37,131,595	38,439,595	39,551,595	43,051,595	46,583,595	47,178,595	48,191,595
Less Accumulated depreciation	(9,465,591)	(9,932,027)	(10,437,038)	(10,990,424)	(11,627,760)	(12,274,596)	(13,009,707)	(13,777,518)	(14,573,129)	(15,456,240)	(16,427,651)	(17,413,937)	(18,425,548)
Deferred outflows of resources	132,923	129,249	135,000	135,000	135,000	135,000	135,000	135,000	135,000	135,000	135,000	135,000	135,000
Total Assets and Deferred Outflows	17,980,096	19,491,771	20,772,078	22,551,529	25,671,196	26,804,647	28,478,698	29,638,875	30,982,870	33,376,814	35,176,577	36,507,560	37,929,929
Liabilities and Deferred Inflow of Resources													
Other current liabilities / payables	150,297	187,893	150,000	154,500	159,135	163,909	168,826	173,891	179,108	184,481	190,016	195,716	201,587
Due to other governments	5,115	-	-	-	-	-	-	-	-	-	-	-	-
Bonds / Loans payable	1,114,780	907,874	694,717	975,116	2,703,878	2,403,376	2,595,441	2,230,000	1,945,000	2,655,000	2,765,000	2,315,000	1,860,000
Other non-current liabilities	471,210	464,219	475,000	489,250	503,928	519,045	534,617	550,655	567,175	584,190	601,716	619,767	638,360
Deferred inflows of resources	272,531	221,123	275,000	275,000	275,000	275,000	275,000	275,000	275,000	275,000	275,000	275,000	275,000
Total Liabilities and Deferred Inflows	2,013,933	1,781,109	1,594,717	1,893,866	3,641,940	3,361,330	3,573,884	3,229,546	2,966,283	3,698,671	3,831,731	3,405,483	2,974,948
Total Liabilities, Deferred Inflows, and Net Position	17,980,096	19,491,771	20,772,078	22,551,529	25,671,196	26,804,647	28,478,698	29,638,875	30,982,870	33,376,814	35,176,577	36,507,560	37,929,929

Table 9
Water Fund
Year-End Cash Balance

City of New Brighton

Ending Cash Balance

Water Fund (701)

	2026 Budget	2027 Proj	2028 Proj	2029 Proj	2030 Proj	2031 Proj	2032 Proj	2033 Proj	2034 Proj	2035 Proj	2036 Proj
Use of Cash											
Operations & Maintenance	2,320,000	2,493,200	2,574,130	2,657,705	2,744,013	2,833,142	2,925,186	3,020,241	3,118,406	3,219,783	3,324,477
Capital Acquisition and Cost of Issuance of Bonds	1,543,000	1,935,000	3,358,000	380,000	3,531,000	1,308,000	1,112,000	3,500,000	3,532,000	595,000	1,013,000
Other Interfund Transfers	363,800	374,714	385,955	397,534	409,460	421,744	434,396	447,428	460,851	474,676	488,917
Debt Service for bonds and loans	238,808	238,808	298,133	377,719	376,044	438,469	347,625	344,000	463,800	526,200	517,625
Total Use of Cash	4,465,608	5,041,722	6,616,218	3,812,958	7,060,516	5,001,355	4,819,207	7,311,669	7,575,057	4,815,659	5,344,019
Source of Cash											
Revenue from Service Charges	3,796,300	3,916,653	4,223,882	4,392,837	4,568,550	4,751,292	4,941,344	5,138,998	5,344,558	5,558,340	5,725,090
Revenue from Capital Contributions	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Revenue from Other Sources	879,860	999,156	767,027	795,516	844,639	843,946	878,734	922,337	941,613	950,835	1,010,444
Bond Proceeds and Interfund Loans	-	500,000	2,000,000	-	500,000	-	-	1,000,000	500,000	-	-
Interfund Transfers	-	-	-	-	-	-	-	-	-	-	-
Total Source of Cash	4,681,160	5,420,809	6,995,908	5,193,353	5,918,190	5,600,238	5,825,078	7,066,335	6,791,171	6,514,176	6,740,535
Net Change in Other Assets and Liabilities	38,183	2,250	2,318	2,387	2,459	2,532	2,608	2,687	2,767	2,850	2,936
Change in Cash Balance	253,735	381,337	382,008	1,382,782	(1,139,868)	601,416	1,008,479	(242,648)	(781,118)	1,701,367	1,399,451
Total Projected Ending Cash	**2,596,520**	**2,977,858**	**3,359,865**	**4,742,648**	**3,602,780**	**4,204,196**	**5,212,675**	**4,970,027**	**4,188,909**	**5,890,276**	**7,289,727**
Ending Cash by Purpose											
For future capital improvements	299,413	678,193	1,937,720	649,601	1,148,026	2,013,275	1,613,615	694,626	2,262,763	3,528,531	5,659,752
For next year planned capital	1,435,000	1,358,000	380,000	3,031,000	1,308,000	1,112,000	2,500,000	3,032,000	595,000	1,013,000	258,000
For 3-months of operating cash	623,300	643,533	664,426	686,003	708,286	731,297	755,060	779,601	804,946	831,119	858,150
For following year debt service on bonds and loans	238,808	298,133	377,719	376,044	438,469	347,625	344,000	463,800	526,200	517,625	513,825
Total Projected Ending Cash	**2,596,520**	**2,977,858**	**3,359,865**	**4,742,648**	**3,602,780**	**4,204,196**	**5,212,675**	**4,970,027**	**4,188,909**	**5,890,276**	**7,289,727**

Note: Cash balances include cash and investments. For purpose of the Plan, the target "For future capital and unassigned", which is to provide reserves for future capital improvements and other reserve purposes, is $500,000. The Plan shows the reserves above and below this target in certain years due to the timing and amount of capital improvements planned from year-to-year.

Table 10
Water Fund
Charges for Services

City of New Brighton

Customers and Charges for Sales and Development Revenue

Water Fund (701)

	2024 Actual	2025 Actual	2026 Budget	2027 Proj	2028 Proj	2029 Proj	2030 Proj	2031 Proj	2032 Proj	2033 Proj	2034 Proj	2035 Proj	2036 Proj
CUSTOMER DATA													
Average Annual Billing Units (Customers)													
Residential	5,509	5,529	5,529	5,529	5,529	5,529	5,529	5,529	5,529	5,529	5,529	5,529	5,529
Residential Multi-Family	133	133	133	133	133	133	133	133	133	133	133	133	133
Mobile Homes	2	2	2	2	2	2	2	2	2	2	2	2	2
Commercial	435	416	416	416	416	416	416	416	416	416	416	416	416
Institutional	40	42	42	42	42	42	42	42	42	42	42	42	42
Irrigation Residential	12	12	12	12	12	12	12	12	12	12	12	12	12
Irrigation	82	118	118	118	118	118	118	118	118	118	118	118	118
Total Customers	6,213	6,252	6,252	6,252	6,252	6,252	6,252	6,252	6,252	6,252	6,252	6,252	6,252
Volume (in thousands of gallons)													
Residential	327,661	324,436	365,928	365,928	365,928	365,928	365,928	365,928	365,928	365,928	365,928	365,928	365,928
Residential Multi-Family	162,142	143,427	153,427	153,427	153,427	153,427	153,427	153,427	153,427	153,427	153,427	153,427	153,427
Mobile Homes	20,747	19,910	19,910	19,910	19,910	19,910	19,910	19,910	19,910	19,910	19,910	19,910	19,910
Commercial	93,842	87,360	114,949	114,949	114,949	114,949	114,949	114,949	114,949	114,949	114,949	114,949	114,949
Institutional	12,543	17,776	17,776	17,776	17,776	17,776	17,776	17,776	17,776	17,776	17,776	17,776	17,776
Irrigation Residential	6,918	5,589	5,589	5,589	5,589	5,589	5,589	5,589	5,589	5,589	5,589	5,589	5,589
Irrigation	29,005	38,106	38,106	38,106	38,106	38,106	38,106	38,106	38,106	38,106	38,106	38,106	38,106
Total Volume	652,858	636,604	715,685	715,685	715,685	715,685	715,685	715,685	715,685	715,685	715,685	715,685	715,685
REVENUE													
Revenue - Minimum Charge First 8,000 Gal 2024 - 2026; Fixed Charge Starting 2028													
Residential	736,884	776,714	808,561	840,408	663,480	690,019	717,620	746,325	776,178	807,225	839,514	873,094	899,287
Residential Multi-Family	22,982	24,132	25,110	26,132	15,960	16,598	17,262	17,953	18,671	19,418	20,194	21,002	21,632
Mobile Homes	346	363	378	393	240	250	260	270	281	292	304	316	325
Commercial	75,168	75,479	78,541	81,736	108,160	112,486	116,986	121,665	126,532	131,593	136,857	142,331	146,601
Institutional	6,912	7,620	7,930	8,252	10,920	11,357	11,811	12,284	12,775	13,286	13,817	14,370	14,801
Irrigation Residential	1,605	1,686	1,755	1,824	1,440	1,498	1,558	1,620	1,685	1,752	1,822	1,895	1,952
Irrigation	14,170	21,410	22,278	23,185	30,680	31,907	33,183	34,511	35,891	37,327	38,820	40,373	41,584
Total Revenue	858,067	907,404	944,553	981,929	830,880	864,115	898,680	934,627	972,012	1,010,893	1,051,328	1,093,381	1,126,183
Revenue - Volume Charge													
Residential	671,115	697,894	919,760	955,987	1,247,833	1,297,746	1,349,656	1,403,642	1,459,788	1,518,179	1,578,907	1,642,063	1,691,325
Residential Multi-Family	849,300	788,834	878,063	913,781	864,346	898,920	934,877	972,272	1,011,163	1,051,609	1,093,674	1,137,421	1,171,543
Mobile Homes	111,698	112,551	117,117	121,881	115,065	119,667	124,454	129,432	134,610	139,994	145,594	151,418	155,960
Commercial	435,802	425,985	583,251	606,977	761,047	791,489	823,149	856,075	890,318	925,931	962,968	1,001,487	1,031,531
Institutional	60,959	90,711	94,391	98,230	118,254	122,985	127,904	133,020	138,341	143,875	149,630	155,615	160,283
Irrigation Residential	27,182	23,064	24,009	24,955	31,009	32,250	33,540	34,881	36,276	37,727	39,236	40,806	42,030
Irrigation	142,531	196,616	204,591	212,913	255,447	265,664	276,291	287,343	298,836	310,790	323,221	336,150	346,235
Total Revenue	2,298,587	2,335,654	2,821,181	2,934,723	3,393,002	3,528,722	3,669,871	3,816,665	3,969,332	4,128,105	4,293,230	4,464,959	4,598,908
Total Unadjusted Revenue	**3,156,653**	**3,243,058**	**3,765,734**	**3,916,653**	**4,223,882**	**4,392,837**	**4,568,550**	**4,751,292**	**4,941,344**	**5,138,998**	**5,344,558**	**5,558,340**	**5,725,090**
Adjustments / other changes [1]	*48,188*	*56,018*	*30,566*										
Total Revenue Calculated	**3,204,841**	**3,299,076**	**3,796,300**	**3,916,653**	**4,223,882**	**4,392,837**	**4,568,550**	**4,751,292**	**4,941,344**	**5,138,998**	**5,344,558**	**5,558,340**	**5,725,090**

Note:
1. The Adjustments/other changes is the difference between how the Study calculated revenue compared to revenue reported in the City's audited financial statements or budget document. The difference may come from timing of rate adjustments in first quarter of the year, among other reasons such as adjustments to bills due to issues with meters and other adjustments that are not built into the model for the Study. The adjustments are not considered to be on-going. The Study assumes that future adjustments will be minimal and not have a material impact on the future revenue projections.

SEWER FUND

The Sewer Fund was established as an Enterprise Fund for the accounting for costs of providing municipal sewer services to residents and businesses. The Fund is considered self-supporting in that the services rendered are to be financed through user charges.

The financial plan includes assets and liabilities in addition to the revenues and expenditures. There is a capitalization of certain expenses and the subsequent depreciation of the capitalized costs.

Revenue

The main source of funds are charges for services, among other sources. Schedule of historical and proposed fees for sewer services is included in Appendix D on Page 64.

The Plan proposes the following changes for sewer fees and charges:

- 5.0% rate increase across all sewer fees in 2027, implementation of rate structure changes in 2028, then 5.5%–7.5% average annual increases after 2028.

With proposed annual fee adjustments, the Sewer Fund is projected to maintain adequate cash balance over the planning period. The revenue objective is to provide revenue sufficient to achieve year-end cash balance to cover the following purposes:

- Three-months of operating expense
- Following year debt service payments
- Following year capital acquisition (planned to be paid from cash)
- Reserves for future capital improvements and other reserve purposes

As shown in Table 12 on page 47, there are a few years between 2028–2031 the Sewer Fund is projected to fall below the ending cash objectives for reserves. This is considered short term. With the proposed rate increases, the Sewer Fund is projected to meet the ending cash objectives over the long term.

For purpose of the Plan, the target for the "Reserves for future capital improvements and other reserve purposes" is $200,000.

The Plan includes internal borrowing from the Community Reinvestment Fund (the "CRF"), payable from revenues from the Sewer Fund, to finance certain sewer system improvements.

Expense

The use of funds is to pay for the operation and capital improvements, including depreciation, and interest expense related to debt service on loans from the CRF.

The largest line expense for the Sewer Fund is the payments to the Metropolitan Council Environmental Service (MCES) for regional collection and treatment of waste water. This is an operating expense that the City does not have control over. MCES has increased the fee charged based on its costs and metered volume. The payment to MCES will increase by 5.11% from 2026 to 2027. The Plan assumes 6.0% annual increase in the MCES fee for future years. The amount the City will pay to MCES changes both due to the MCES fee charged per unit of metered volume and changes to the metered volume due to seasonality among other factors.

The City also pays MCES charges for sewer availability charge (SAC) at time of redevelopment of property. The City passes this fee along as a development fee to developers or property owners.

Approximately 25% of the Sewer Fund expenses are estimated to be fixed costs, this amount fluctuates somewhat from year to year but is expected to remain fairly constant in future years.

The Plan does not include any staffing additions or major changes to operating expense, other than for inflationary adjustments.

Depreciation is reported as an expense and is adjusted for anticipated annual depreciable capital acquisitions. For purposes of the Plan, capital is depreciated over a 40 year term.

The Sewer Fund has recurring annual transfers to the General Fund for support.

Balance Sheet Items

The financial plan includes estimated assets and liabilities; this includes estimated annual year-end cash balance.

The Plan anticipates receivables and payables at historical amounts, with the exception of adjustments for changes to capital assets, accumulated depreciation, and bonds (loans) payable.

Table 11
Sewer Fund
Pro-Forma
Page 1 of 2

City of New Brighton

Finance Plan

Sewer Fund (702)

	2024 Actual	2025 Actual	2026 Estimated	2027 Proj	2028 Proj	2029 Proj	2030 Proj	2031 Proj	2032 Proj	2033 Proj	2034 Proj	2035 Proj	2036 Proj
Revenues													
Charges for services	3,973,947	4,182,462	4,699,200	4,891,300	5,142,797	5,528,507	5,943,145	6,329,449	6,709,216	7,078,223	7,467,525	7,878,239	8,311,542
In-house engineering and administrative chg	12,155	8,683	10,600	7,700	7,931	8,169	8,414	8,666	8,926	9,194	9,470	9,754	10,047
Captial contributions from other funds and govts	11,170	-	-	-	-	-	-	-	-	-	-	-	-
Penalties and other revenues	36,265	38,594	35,000	35,700	36,414	37,142	37,885	38,643	39,416	40,204	41,008	41,828	42,665
Investment earnings (loss)	51,857	57,084	27,400	45,900	29,097	25,849	34,946	46,613	60,095	64,863	71,564	80,255	90,399
Intergovernmental revenues	8,500	133	-	-	-	-	-	-	-	-	-	-	-
Other revenues and special items	278	-	-	-	-	-	-	-	-	-	-	-	-
Special assessments	20,595	24,845	20,000	20,000	-	-	-	-	-	-	-	-	-
Connection charges	-	1,110	-	-	-	-	-	-	-	-	-	-	-
Total Revenues	4,114,767	4,312,911	4,792,200	5,000,600	5,216,239	5,599,667	6,024,390	6,423,371	6,817,654	7,192,484	7,589,568	8,010,076	8,454,653
Expenses													
Fixed Expenses													
Personnel services	599,961	583,092	638,100	694,400	718,704	743,859	769,894	796,840	824,729	853,595	883,471	914,392	946,396
Personnel services FTE changes	-	-	-	-	-	-	-	-	-	-	-	-	-
Transfers out General Fund	245,352	239,400	239,400	246,582	253,979	261,599	269,447	277,530	285,856	294,432	303,265	312,363	321,734
Transfer out Debt Service Fund	-	-	-	-	-	-	-	-	-	-	-	-	-
Transfer out to Capital Projects Funds	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest expense	-	-	19,078	31,691	28,578	25,411	35,464	45,010	53,223	45,626	37,893	29,870	22,125
Depreciation	175,836	182,434	200,184	211,559	223,059	234,684	247,059	259,559	272,184	284,934	297,809	311,559	328,934
Miscellaneous expense	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Fixed Expenses	1,021,149	1,004,926	1,096,762	1,184,232	1,224,320	1,265,552	1,321,863	1,378,939	1,435,993	1,478,587	1,522,437	1,568,184	1,619,189
Variable Expenses													
Materials andsupplies	19,089	39,403	30,000	30,000	30,900	31,827	32,782	33,765	34,778	35,822	36,896	38,003	39,143
Contractual services	717,611	975,871	945,700	1,045,990	1,077,370	1,109,691	1,142,982	1,177,271	1,212,589	1,248,967	1,286,436	1,325,029	1,364,780
Professional services	245	4,245	5,000	5,000	5,150	5,305	5,464	5,628	5,796	5,970	6,149	6,334	6,524
MCES disposal charge	2,215,357	2,337,822	2,405,200	2,528,001	2,679,681	2,840,462	3,010,890	3,191,543	3,383,036	3,586,018	3,801,179	4,029,250	4,271,004
Bond issuance cost	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Variable Expenses	2,952,302	3,357,341	3,385,900	3,608,991	3,793,101	3,987,284	4,192,117	4,408,207	4,636,199	4,876,776	5,130,660	5,398,615	5,681,451
Total Expenses	3,973,451	4,362,267	4,482,662	4,793,223	5,017,421	5,252,836	5,513,980	5,787,146	6,072,192	6,355,363	6,653,097	6,966,799	7,300,640
Beginning net position	6,831,530	6,972,846	6,923,490	7,233,028	7,440,404	7,639,222	7,986,053	8,496,464	9,132,689	9,878,150	10,715,271	11,651,741	12,695,018
Change in Net Position	141,316	(49,356)	309,538	207,376	198,818	346,831	510,410	636,225	745,462	837,120	936,470	1,043,277	1,154,013
Ending net position	6,972,846	6,923,490	7,233,028	7,440,404	7,639,222	7,986,053	8,496,464	9,132,689	9,878,150	10,715,271	11,651,741	12,695,018	13,849,031

Table 11
Sewer Fund
Pro-Forma
Page 2 of 2

City of New Brighton
Finance Plan
Sewer Fund (702)

	2024 Actual	2025 Actual	2026 Estimated	2027 Proj	2028 Proj	2029 Proj	2030 Proj	2031 Proj	2032 Proj	2033 Proj	2034 Proj	2035 Proj	2036 Proj
Assets and Deferred Outflow of Resources													
Cash and cash equivalents	1,037,590	1,194,907	1,612,885	1,454,867	1,292,469	1,747,318	2,330,657	3,004,772	3,243,134	3,578,211	4,012,738	4,519,962	5,078,641
Due from other governments	13,228	56,309	-	-	-	-	-	-	-	-	-	-	-
Other assets / receivables	965,061	1,060,890	965,000	993,950	1,023,769	1,054,482	1,086,116	1,118,699	1,152,260	1,186,828	1,222,433	1,259,106	1,296,879
Capital assets	12,734,703	13,203,366	13,913,366	14,368,366	14,828,366	15,293,366	15,788,366	16,288,366	16,793,366	17,303,366	17,818,366	18,368,366	19,063,366
Less Accumulated depreciation	(7,357,246)	(7,539,680)	(7,739,864)	(7,951,423)	(8,174,482)	(8,409,166)	(8,656,225)	(8,915,784)	(9,187,968)	(9,472,902)	(9,770,711)	(10,082,270)	(10,411,204)
Deferred outflows of resources	74,374	71,991	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000
Total Assets and Deferred Outflows	7,467,710	8,047,783	8,826,387	8,940,760	9,045,122	9,760,999	10,623,914	11,571,054	12,075,792	12,670,503	13,357,826	14,140,165	15,102,682
Liabilities and Deferred Inflow of Resources													
Other current liabilities / payables	75,937	89,094	75,000	77,250	79,568	81,955	84,413	86,946	89,554	92,241	95,008	97,858	100,794
Bonds / Loans payable	-	650,000	1,093,359	990,006	884,889	1,242,955	1,584,149	1,883,415	1,630,694	1,375,926	1,114,049	840,000	635,000
Other non-current liabilities	266,388	261,940	270,000	278,100	286,443	295,036	303,887	313,004	322,394	332,066	342,028	352,289	362,857
Deferred inflows of resources	152,539	123,259	155,000	155,000	155,000	155,000	155,000	155,000	155,000	155,000	155,000	155,000	155,000
Total Liabilities and Deferred Inflows	494,864	1,124,293	1,593,359	1,500,356	1,405,900	1,774,946	2,127,450	2,438,365	2,197,642	1,955,232	1,706,085	1,445,147	1,253,651
Total Liabilities, Deferred Inflows, and Net Position	7,467,710	8,047,783	8,826,387	8,940,760	9,045,122	9,760,999	10,623,914	11,571,054	12,075,792	12,670,503	13,357,826	14,140,165	15,102,682

Table 12
Sewer Fund
Year-End Cash Balance

City of New Brighton
Ending Cash Balance
Sewer Fund (702)

	2026 Budget	2027 Proj	2028 Proj	2029 Proj	2030 Proj	2031 Proj	2032 Proj	2033 Proj	2034 Proj	2035 Proj	2036 Proj
Use of Cash											
Operations & Maintenance	4,024,000	4,303,391	4,511,805	4,731,143	4,962,010	5,205,047	5,460,929	5,730,371	6,014,131	6,313,008	6,627,847
Capital Acquisition and Cost of Issuance of Bonds	710,000	455,000	460,000	465,000	495,000	500,000	505,000	510,000	515,000	550,000	695,000
Other Interfund Transfers	239,400	246,582	253,979	261,599	269,447	277,530	285,856	294,432	303,265	312,363	321,734
Debt Service (includes transfers for debt)	75,719	135,044	133,694	132,344	189,269	245,744	305,944	300,394	299,769	303,919	227,125
Total Use of Cash	5,049,119	5,140,017	5,359,479	5,590,086	5,915,727	6,228,321	6,557,729	6,835,197	7,132,165	7,479,290	7,871,706
Source of Cash											
Revenue from Service Charges	4,792,200	5,000,600	5,216,239	5,599,667	6,024,390	6,423,371	6,817,654	7,192,484	7,589,568	8,010,076	8,454,653
Revenue from Capital Contributions	-	-	-	-	-	-	-	-	-	-	-
Bond Proceeds	500,000	-	-	465,000	495,000	500,000	-	-	-	-	-
Interfund Transfers	-	-	-	-	-	-	-	-	-	-	-
Total Source of Cash	5,292,200	5,000,600	5,216,239	6,064,667	6,519,390	6,923,371	6,817,654	7,192,484	7,589,568	8,010,076	8,454,653
Net Change in Other Assets and Liabilities	174,897	(18,600)	(19,158)	(19,733)	(20,325)	(20,934)	(21,562)	(22,209)	(22,876)	(23,562)	(24,269)
Change in Cash Balance	417,978	(158,018)	(162,397)	454,848	583,339	674,116	238,362	335,077	434,527	507,225	558,679
Total Projected Ending Cash	**1,612,885**	**1,454,867**	**1,292,469**	**1,747,318**	**2,330,657**	**3,004,772**	**3,243,134**	**3,578,211**	**4,012,738**	**4,519,962**	**5,078,641**
Ending Cash by Purpose											
For future capital improvements	-	-	-	317,546	783,650	828,596	1,000,147	1,259,909	1,580,566	1,940,876	2,611,955
For next year planned capital	455,000	460,000	-	-	-	505,000	510,000	515,000	550,000	695,000	560,000
For 3-months of operating cash*	1,022,840	861,172	1,160,125	1,240,503	1,301,262	1,365,232	1,432,593	1,503,533	1,578,252	1,656,962	1,739,886
For following year debt service	135,044	133,694	132,344	189,269	245,744	305,944	300,394	299,769	303,919	227,125	166,800
Total Projected Ending Cash	**1,612,885**	**1,454,867**	**1,292,469**	**1,747,318**	**2,330,657**	**3,004,772**	**3,243,134**	**3,578,211**	**4,012,738**	**4,519,962**	**5,078,641**

** For years 2026-2028, the available cash is projected to not cover 3-months of operating expense. Beginning in 2029, cash is projected to be sufficient to cover 3-months of operating expense.*

Note: Cash balances include cash and investments. For purpose of the Plan, the target "For future capital and unassigned", which is to provide reserves for future capital improvements and other reserve purposes, is $200,000. The Plan shows the reserves above and below this target in certain years due to the timing and amount of capital improvements planned from year-to-year.

Table 13
Sewer Fund
Charges for Services

City of New Brighton

Customers and Charges for Sales and Development Revenue

Sewer Fund (702)

	2024 Actual	2025 Actual	2026 Budget	2027 Proj	2028 Proj	2029 Proj	2030 Proj	2031 Proj	2032 Proj	2033 Proj	2034 Proj	2035 Proj	2036 Proj
CUSTOMER DATA													
Average Annual Billing Units (Customers)													
Residential	5,496	5,511	5,511	5,511	5,511	5,511	5,511	5,511	5,511	5,511	5,511	5,511	5,511
Residential Multi-Family	127	128	128	128	128	128	128	128	128	128	128	128	128
Mobile Homes	2	2	2	2	2	2	2	2	2	2	2	2	2
Commercial	226	216	216	216	216	216	216	216	216	216	216	216	216
Institutional	39	40	40	40	40	40	40	40	40	40	40	40	40
Total Customers	5,890	5,897	5,897	5,897	5,897	5,897	5,897	5,897	5,897	5,897	5,897	5,897	5,897
Volume (in thousands of gallons)													
Residential	247,275	250,508	282,000	282,000	282,000	282,000	282,000	282,000	282,000	282,000	282,000	282,000	282,000
Residential Multi-Family	152,142	143,427	148,427	148,427	148,427	148,427	148,427	148,427	148,427	148,427	148,427	148,427	148,427
Mobile Homes	20,747	19,910	19,910	19,910	19,910	19,910	19,910	19,910	19,910	19,910	19,910	19,910	19,910
Commercial	114,435	107,589	135,178	135,178	135,178	135,178	135,178	135,178	135,178	135,178	135,178	135,178	135,178
Institutional	12,174	14,485	14,485	14,485	14,485	14,485	14,485	14,485	14,485	14,485	14,485	14,485	14,485
Total Volume	546,773	535,919	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000
REVENUE													
Revenue - Minimum Charge First 8,000 Gal 2024 - 2026; Fixed Charge Starting 2027													
Residential	1,028,851	1,093,382	1,158,633	1,216,829	771,540	829,406	891,611	949,566	1,006,540	1,061,899	1,120,304	1,181,920	1,246,926
Residential Multi-Family	32,268	34,488	36,577	38,420	17,920	19,264	20,709	22,055	23,378	24,664	26,020	27,452	28,961
Mobile Homes	508	539	572	600	280	301	324	345	365	385	407	429	453
Commercial	57,422	58,199	61,724	64,835	56,160	60,372	64,900	69,118	73,265	77,295	81,546	86,031	90,763
Institutional	9,909	10,778	11,430	12,006	10,400	11,180	12,019	12,800	13,568	14,314	15,101	15,932	16,808
Total Revenue	1,128,959	1,197,386	1,268,936	1,332,691	856,300	920,523	989,562	1,053,883	1,117,116	1,178,558	1,243,378	1,311,764	1,383,911
Revenue - Volume Charge													
Residential	519,315	565,346	674,397	708,271	1,308,734	1,406,889	1,512,405	1,610,712	1,707,355	1,801,259	1,900,328	2,004,846	2,115,113
Residential Multi-Family	1,172,975	1,172,633	1,287,015	1,351,870	1,236,794	1,329,553	1,429,270	1,522,173	1,613,503	1,702,246	1,795,869	1,894,642	1,998,847
Mobile Homes	164,237	167,139	177,263	186,196	173,789	186,823	200,835	213,889	226,723	239,193	252,348	266,227	280,870
Commercial	852,280	848,828	1,131,090	1,188,088	1,420,653	1,527,202	1,641,742	1,748,456	1,853,363	1,955,298	2,062,839	2,176,295	2,295,992
Institutional	86,899	111,475	118,227	124,185	146,527	157,516	169,330	180,336	191,157	201,670	212,762	224,464	236,810
Total Revenue	2,795,705	2,865,422	3,387,992	3,558,609	4,286,497	4,607,984	4,953,583	5,275,566	5,592,100	5,899,665	6,224,147	6,566,475	6,927,631
Total Unadjusted Revenue	**3,924,664**	**4,062,808**	**4,656,928**	**4,891,300**	**5,142,797**	**5,528,507**	**5,943,145**	**6,329,449**	**6,709,216**	**7,078,223**	**7,467,525**	**7,878,239**	**8,311,542**
Adjustments / other changes [1]	*49,283*	*120,764*	*42,272*										
Total Revenue Calculated	**3,973,947**	**4,183,572**	**4,699,200**	**4,891,300**	**5,142,797**	**5,528,507**	**5,943,145**	**6,329,449**	**6,709,216**	**7,078,223**	**7,467,525**	**7,878,239**	**8,311,542**

Note:
1. The Adjustments/other changes is the difference between how the Study calculated revenue compared to revenue reported in the City's audited financial statements or budget document. The difference may come from adjustments to bills due to issues with meters and other adjustments that are not built into the model for the Study. The adjustments are not considered to be on-going. The Study assumes that future adjustments will be minimal and not have a material impact on the future revenue projections.

STORMWATER FUND

The Stormwater Fund was established as an Enterprise Fund for the accounting for costs of providing stormwater services to residents and businesses. The Fund is considered self-supporting in that the services rendered are to be financed through user charges.

The financial plan includes assets and liabilities in addition to the revenues and expenditures. There is a capitalization of certain expenses and the subsequent depreciation of the capitalized costs.

Revenue

The main source of funds are charges for services, among other sources. Schedule of historical and proposed fees for stormwater services is included in Appendix D on Page 64.

The Plan proposes the following changes for stormwater fees and charges, with no proposed changes to the structure the City has for charging residential customers (per lot) and other customers (per acreage):

- 4.0%–6.0% average annual rate increase across all stormwater fees between 2027–2036. The Plan does not propose any changes to the current fee structure for charging for stormwater services.

With proposed annual fee adjustments, the Stormwater Fund is projected to maintain adequate cash balance over the planning period. The revenue objective is to provide revenue sufficient to achieve year-end cash balance to cover the following purposes:

- Three-months of operating expense
- Following year debt service payments
- Following year capital acquisition (planned to be paid from cash)
- Reserves for future capital improvements and other reserve purposes

For purpose of the Plan, a target was not set for the maximum amount for the “Reserves for future capital improvements and other reserve purposes”. This is due to there is greater uncertainty for the Stormwater Fund related to future capital improvements and the potential costs and timing of the future projects.

The Plan includes internal borrowing (interfund loans) from the Community Reinvestment Fund (the “CRF”), payable from revenues from the Stormwater Fund, to finance certain stormwater system improvements.

Expense

The use of funds is to pay for the operation and capital improvements, including depreciation, and interest expense related to debt service on loans from the CRF.

The Plan does not include any staffing additions or major changes to operating expense, other than for inflationary adjustments.

Depreciation is reported as an expense and is adjusted for anticipated annual depreciable capital acquisitions. For purposes of the Plan, capital is depreciated over a 40 year term.

The Stormwater Fund has recurring annual transfers to the General Fund for support.

Balance Sheet Items

The financial plan includes estimated assets and liabilities; this includes estimated annual year-end cash balance.

The Plan anticipates receivables and payables at historical amounts, with the exception of adjustments for changes to capital assets, accumulated depreciation, and bonds (loans) payable.

Table 14
Stormwater Fund
Pro-Forma
Page 1 of 2

City of New Brighton

Finance Plan

Stormwater Fund (703)

	2024 Actual	2025 Actual	2026 Estimated	2027 Proj	2028 Proj	2029 Proj	2030 Proj	2031 Proj	2032 Proj	2033 Proj	2034 Proj	2035 Proj	2036 Proj
Revenues													
Charges for services	1,288,863	1,348,765	1,420,900	1,495,685	1,585,426	1,680,551	1,781,384	1,870,453	1,963,976	2,062,175	2,144,662	2,230,448	2,319,666
In-house engineering and administrative chg	5,151	2,931	4,400	3,400	-	-	-	-	-	-	-	-	-
Captial contributions from other funds and govts	321,355	-	-	-	-	-	-	-	-	-	-	-	-
Penalties and other revenues	13,761	12,723	13,000	13,700	13,974	14,253	14,539	14,829	15,126	15,428	15,737	16,052	16,373
Investment earnings (loss)	52,217	87,820	42,700	5,000	31,337	18,634	21,567	32,691	27,763	23,338	30,891	39,723	39,814
Intergovernmental revenues	89,113	215,889	564,602	-	-	-	-	-	-	-	-	-	-
Other revenues and special items	9,601	5,852	-	-	-	-	-	-	-	-	-	-	-
Total Revenues	1,780,061	1,673,980	2,045,602	1,517,785	1,630,736	1,713,438	1,817,490	1,917,973	2,006,865	2,100,941	2,191,289	2,286,223	2,375,853
Expenses													
Fixed Expenses													
Personnel services	233,270	218,733	247,400	269,700	279,140	288,909	299,021	309,487	320,319	331,530	343,134	355,143	367,573
Transfers out General Fund	116,200	116,200	118,200	118,200	121,746	125,398	129,160	133,035	137,026	141,137	145,371	149,732	154,224
Transfer out to Capital Projects Funds	4,350	-	-	-	-	-	-	-	-	-	-	-	-
Interest expense	77,742	91,131	102,579	103,824	108,607	90,199	90,300	105,558	86,901	69,385	74,060	79,906	64,350
Depreciation	374,957	394,019	407,694	426,144	440,994	454,044	472,144	482,069	494,319	512,494	531,369	543,969	560,694
Subtotal Fixed Expenses	806,519	820,083	875,873	917,868	950,486	958,551	990,625	1,030,149	1,038,565	1,054,546	1,093,934	1,128,750	1,146,842
Variable Expenses													
Materials andsupplies	27,340	22,070	52,000	52,000	53,560	55,167	56,822	58,526	60,282	62,091	63,953	65,872	67,848
Contractual services	403,885	388,257	423,300	457,600	471,328	485,468	500,032	515,033	530,484	546,398	562,790	579,674	597,064
Transfer out to Special Revenue Funds	-	-	-	-	-	-	-	-	-	-	-	-	-
Professional services	8,350	4,633	9,000	9,000	9,270	9,548	9,835	10,130	10,433	10,746	11,069	11,401	11,743
Bond issuance cost	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Variable Expenses	439,575	414,960	484,300	518,600	534,158	550,183	566,688	583,689	601,200	619,236	637,813	656,947	676,655
Total Expenses	1,246,094	1,235,043	1,360,173	1,436,468	1,484,644	1,508,734	1,557,313	1,613,838	1,639,765	1,673,782	1,731,747	1,785,697	1,823,497
Beginning net position	6,378,424	6,912,391	7,351,328	8,036,757	8,118,074	8,264,166	8,468,871	8,729,047	9,033,183	9,400,282	9,827,442	10,286,985	10,787,510
Change in Net Position	533,967	438,937	685,429	81,316	146,092	204,705	260,176	304,136	367,100	427,159	459,543	500,526	552,356
Ending net position	6,912,391	7,351,328	8,036,757	8,118,074	8,264,166	8,468,871	8,729,047	9,033,183	9,400,282	9,827,442	10,286,985	10,787,510	11,339,866

Table 14
Stormwater Fund
Pro-Forma
Page 2 of 2

City of New Brighton

Finance Plan

Stormwater Fund (703)

	2024 Actual	2025 Actual	2026 Estimated	2027 Proj	2028 Proj	2029 Proj	2030 Proj	2031 Proj	2032 Proj	2033 Proj	2034 Proj	2035 Proj	2036 Proj
Assets and Deferred Outflow of Resources													
Cash and cash equivalents	1,327,138	1,543,091	1,605,578	1,566,845	931,681	1,078,350	1,634,539	1,388,142	1,166,894	1,544,528	1,986,153	1,990,684	1,969,763
Other assets / receivables	277,506	275,818	275,000	283,250	291,748	300,500	309,515	318,800	328,364	338,215	348,362	358,813	369,577
Capital assets	12,858,637	14,433,793	14,980,793	15,718,793	16,312,793	16,834,793	17,558,793	17,955,793	18,445,793	19,172,793	19,927,793	20,431,793	21,100,793
Less Accumulated depreciation	(4,237,414)	(4,631,433)	(5,039,127)	(5,465,271)	(5,906,265)	(6,360,309)	(6,832,453)	(7,314,522)	(7,808,841)	(8,321,335)	(8,852,704)	(9,396,673)	(9,957,367)
Deferred outflows of resources	27,944	26,764	28,000	28,000	28,000	28,000	28,000	28,000	28,000	28,000	28,000	28,000	28,000
Total Assets and Deferred Outflows	10,253,811	11,648,033	11,850,244	12,131,617	11,657,957	11,881,334	12,698,394	12,376,213	12,160,210	12,762,202	13,437,604	13,412,617	13,510,766
Liabilities and Deferred Inflow of Resources													
Other current liabilities / payables	49,136	617,541	50,000	51,500	53,045	54,636	56,275	57,964	59,703	61,494	63,339	65,239	67,196
Due to other governments	-	-	-	-	-	-	-	-	-	-	-	-	-
Bonds / Loans payable	3,136,498	3,538,365	3,608,486	3,804,103	3,179,777	3,193,740	3,745,772	3,114,458	2,526,208	2,695,739	2,906,137	2,375,000	1,915,000
Other non-current liabilities	98,479	94,974	98,000	100,940	103,968	107,087	110,300	113,609	117,017	120,528	124,143	127,868	131,704
Deferred inflows of resources	57,307	45,825	57,000	57,000	57,000	57,000	57,000	57,000	57,000	57,000	57,000	57,000	57,000
Total Liabilities and Deferred Inflows	3,341,420	4,296,705	3,813,486	4,013,543	3,393,791	3,412,463	3,969,347	3,343,031	2,759,928	2,934,760	3,150,619	2,625,106	2,170,900
Total Liabilities, Deferred Inflows, and Net Position	10,253,811	11,648,033	11,850,244	12,131,617	11,657,957	11,881,334	12,698,394	12,376,213	12,160,210	12,762,202	13,437,604	13,412,617	13,510,766

Table 15
Stormwater Fund
Year-End Cash Balance

City of New Brighton

Ending Cash Balance

Stormwater Fund (703)

	2026 Budget	2027 Proj	2028 Proj	2029 Proj	2030 Proj	2031 Proj	2032 Proj	2033 Proj	2034 Proj	2035 Proj	2036 Proj
Use of Cash											
Operations & Maintenance	731,700	788,300	813,298	839,092	865,709	893,176	921,519	950,766	980,946	1,012,090	1,044,229
Capital Acquisition and Cost of Issuance of Bonds	547,000	738,000	594,000	522,000	724,000	397,000	490,000	727,000	755,000	504,000	669,000
Other Interfund Transfers	118,200	118,200	121,746	125,398	129,160	133,035	137,026	141,137	145,371	149,732	154,224
Debt Service (includes transfers for debt)	582,457	648,207	732,932	671,237	658,268	736,872	675,151	629,855	618,661	611,043	524,350
Total Use of Cash	1,979,357	2,292,707	2,261,976	2,157,727	2,377,137	2,160,083	2,223,696	2,448,757	2,499,979	2,276,866	2,391,803
Source of Cash											
Revenue from Service Charges	1,481,000	1,517,785	1,630,736	1,713,438	1,817,490	1,917,973	2,006,865	2,100,941	2,191,289	2,286,223	2,375,853
Intergovernmental Grants	564,602	-	-	-	-	-	-	-	-	-	-
Revenue from Connection and Availability Charges	-	-	-	-	-	-	-	-	-	-	-
Bond Proceeds	550,000	740,000	-	595,000	1,120,000	-	-	730,000	755,000	-	-
Interfund Transfers	-	-	-	-	-	-	-	-	-	-	-
Total Source of Cash	2,595,602	2,257,785	1,630,736	2,308,438	2,937,490	1,917,973	2,006,865	2,830,941	2,946,289	2,286,223	2,375,853
Net Change in Other Assets and Liabilities	(553,758)	(3,810)	(3,924)	(4,042)	(4,163)	(4,288)	(4,417)	(4,549)	(4,686)	(4,826)	(4,971)
Change in Cash Balance	62,487	(38,733)	(635,164)	146,669	556,189	(246,398)	(221,248)	377,635	441,625	4,531	(20,921)
Total Projected Ending Cash	**1,605,578**	**1,566,845**	**931,681**	**1,078,350**	**1,634,539**	**1,388,142**	**1,166,894**	**1,544,529**	**1,986,153**	**1,990,684**	**1,969,763**
Ending Cash by Purpose											
For future capital improvements	760,295	36,588	50,671	203,655	277,373	-	299,348	680,631	618,088	536,277	764,040
For next year planned capital	-	594,000	-	-	397,000	490,000	-	-	504,000	669,000	480,000
For 3-months of operating cash*	197,075	203,324	209,773	216,427	223,294	222,991	237,691	245,237	253,023	261,057	269,348
For following year debt service	648,207	732,932	671,237	658,268	736,872	675,151	629,855	618,661	611,043	524,350	456,375
Total Projected Ending Cash	**1,605,578**	**1,566,845**	**931,681**	**1,078,350**	**1,634,539**	**1,388,142**	**1,166,894**	**1,544,529**	**1,986,153**	**1,990,684**	**1,969,763**

** For year 2031, the available cash is projected to not cover 3-months of operating expense. For all other years, cash is projected to be sufficient to cover 3-months of operating expense.*

Note: Cash balances include cash and investments. For purpose of the Plan, there is not a target for the minimum (or maximum) "For future capital and unassigned" ending cash balance for the “Reserves for future capital improvements and other reserve purposes”. This is due to there is greater uncertainty for the Storm Water Fund related to future capital improvements and the potential costs and timing of the future projects.

Table 16
Stormwater Fund
Charges for Services

City of New Brighton

Customers and Charges for Sales and Development Revenue

Stormwater Fund (703)

	2024 Actual	2025 Actual	2026 Budget	2027 Proj	2028 Proj	2029 Proj	2030 Proj	2031 Proj	2032 Proj	2033 Proj	2034 Proj	2035 Proj	2036 Proj
CUSTOMER DATA													
Average Annual Billing Units													
Residential	6,057	6,069	6,069	6,069	6,069	6,069	6,069	6,069	6,069	6,069	6,069	6,069	6,069
Residential Multi-Family	195	194	204	204	204	204	204	204	204	204	204	204	204
Commercial	487	493	503	503	503	503	503	503	503	503	503	503	503
Institutional	117	135	135	135	135	135	135	135	135	135	135	135	135
Total Customers	6,856	6,891	6,911	6,911	6,911	6,911	6,911	6,911	6,911	6,911	6,911	6,911	6,911
REVENUE													
Revenue - Base Charge													
Residential	560,029	589,181	618,738	649,675	688,655	729,974	773,773	812,462	853,085	895,739	931,568	968,831	1,007,584
Residential Multi-Family	116,789	122,003	134,705	141,441	149,927	158,923	168,458	176,881	185,725	195,011	202,812	210,924	219,361
Commercial	546,687	581,089	622,513	653,638	692,857	734,428	778,494	817,419	858,289	901,204	937,252	974,742	1,013,732
Institutional	39,141	46,195	48,506	50,931	53,987	57,226	60,659	63,692	66,877	70,221	73,030	75,951	78,989
Total Revenue	1,262,645	1,338,469	1,424,461	1,495,685	1,585,426	1,680,551	1,781,384	1,870,453	1,963,976	2,062,175	2,144,662	2,230,448	2,319,666
Total Unadjusted Revenue	**1,262,645**	**1,338,469**	**1,424,461**	**1,495,685**	**1,585,426**	**1,680,551**	**1,781,384**	**1,870,453**	**1,963,976**	**2,062,175**	**2,144,662**	**2,230,448**	**2,319,666**
Adjustments / other changes 1	*26,218*	*10,296*	*(3,561)*										
Total Revenue Calculated	**1,288,863**	**1,348,765**	**1,420,900**	**1,495,685**	**1,585,426**	**1,680,551**	**1,781,384**	**1,870,453**	**1,963,976**	**2,062,175**	**2,144,662**	**2,230,448**	**2,319,666**

Note:
1. The Adjustments/other changes is the difference between how the Study calculated revenue compared to revenue reported in the City's audited financial statements or budget document. The difference may come from adjustments to bills due to issues with meters and other adjustments that are not built into the model for the Study. The adjustments are not considered to be on-going. The Study assumes that future adjustments will be minimal and not have a material impact on the future revenue projections. Mobile Home customers are included in Residential Multi-Family for the purposes of this table.

APPENDICES

Appendix A
Example Quarterly Bill for Water, Sanitary Sewer, and Storm Sewer Services

APPENDIX A-1
City of New Brighton
Example Quarterly Utility Fees Payable by Residential Single Family Property for Different Volume Usage

TOTAL DOLLAR AMOUNT

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Example, 6,000 gallons billed													
Residential Customer													
Water Bill	33.44	35.12	36.56	38.00	39.00	40.56	42.18	43.87	45.62	47.45	49.35	51.32	52.86
Sewer Bill	46.80	49.60	52.56	55.20	59.00	63.43	68.18	72.61	76.97	81.20	85.67	90.38	95.35
Stormwater Bill	22.59	23.72	24.91	26.16	27.72	29.39	31.15	32.71	34.34	36.06	37.50	39.00	40.56
Total	102.83	108.44	114.03	119.36	125.72	133.37	141.52	149.19	156.94	164.72	172.52	180.71	188.78
% Change		5.5%	5.2%	4.7%	5.3%	6.1%	6.1%	5.4%	5.2%	5.0%	4.7%	4.7%	4.5%
Example, 12,000 gallons billed													
Residential Customer													
Water Bill	50.16	52.68	54.84	57.00	58.50	60.84	63.27	65.80	68.44	71.17	74.02	76.98	79.29
Sewer Bill	70.20	74.40	78.84	82.80	86.00	92.45	99.38	105.84	112.19	118.37	124.88	131.74	138.99
Stormwater Bill	22.59	23.72	24.91	26.16	27.72	29.39	31.15	32.71	34.34	36.06	37.50	39.00	40.56
Total	142.95	150.80	158.59	165.96	172.22	182.68	193.81	204.36	214.98	225.60	236.40	247.73	258.85
% Change		5.5%	5.2%	4.6%	3.8%	6.1%	6.1%	5.4%	5.2%	4.9%	4.8%	4.8%	4.5%
Example, 24,000 gallons billed													
Residential Customer													
Water Bill	100.32	105.36	109.68	114.00	121.50	126.36	131.41	136.67	142.14	147.82	153.74	159.89	164.68
Sewer Bill	140.40	148.80	157.68	165.60	167.00	179.53	192.99	205.53	217.87	229.85	242.49	255.83	269.90
Stormwater Bill	22.59	23.72	24.91	26.16	27.72	29.39	31.15	32.71	34.34	36.06	37.50	39.00	40.56
Total	263.31	277.88	292.27	305.76	316.22	335.27	355.56	374.91	394.35	413.73	433.73	454.72	475.14
% Change		5.5%	5.2%	4.6%	3.4%	6.0%	6.0%	5.4%	5.2%	4.9%	4.8%	4.8%	4.5%
Example, 48,000 gallons billed													
Residential Customer													
Water Bill	200.64	210.72	219.36	228.00	260.70	271.13	281.97	293.25	304.98	317.18	329.87	343.06	353.36
Sewer Bill	280.80	297.60	315.36	331.20	377.60	405.92	436.36	464.73	492.61	519.70	548.29	578.44	610.26
Stormwater Bill	22.59	23.72	24.91	26.16	27.72	29.39	31.15	32.71	34.34	36.06	37.50	39.00	40.56
Total	504.03	532.04	559.63	585.36	666.02	706.44	749.49	790.69	831.94	872.95	915.66	960.51	1,004.18
% Change		5.6%	5.2%	4.6%	13.8%	6.1%	6.1%	5.5%	5.2%	4.9%	4.9%	4.9%	4.5%

Appendix A
Example Quarterly Bill for Water, Sanitary Sewer, and Storm Sewer Services

APPENDIX A-2
City of New Brighton
Example Quarterly Utility Fees Payable by Residential Single Family Property for Different Volume Usage

ANNUAL PERCENT CHANGE

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Example, 6,000 gallons billed												
Residential Customer												
Water Bill	5.0%	4.1%	3.9%	2.6%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	3.0%
Sewer Bill	6.0%	6.0%	5.0%	6.9%	7.5%	7.5%	6.5%	6.0%	5.5%	5.5%	5.5%	5.5%
Stormwater Bill	5.0%	5.0%	5.0%	6.0%	6.0%	6.0%	5.0%	5.0%	5.0%	4.0%	4.0%	4.0%
Total	5.5%	5.2%	4.7%	5.3%	6.1%	6.1%	5.4%	5.2%	5.0%	4.7%	4.7%	4.5%
Example, 12,000 gallons billed												
Residential Customer												
Water Bill	5.0%	4.1%	3.9%	2.6%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	3.0%
Sewer Bill	6.0%	6.0%	5.0%	3.9%	7.5%	7.5%	6.5%	6.0%	5.5%	5.5%	5.5%	5.5%
Stormwater Bill	5.0%	5.0%	5.0%	6.0%	6.0%	6.0%	5.0%	5.0%	5.0%	4.0%	4.0%	4.0%
Total	5.5%	5.2%	4.6%	3.8%	6.1%	6.1%	5.4%	5.2%	4.9%	4.8%	4.8%	4.5%
Example, 24,000 gallons billed												
Residential Customer												
Water Bill	5.0%	4.1%	3.9%	6.6%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	3.0%
Sewer Bill	6.0%	6.0%	5.0%	0.8%	7.5%	7.5%	6.5%	6.0%	5.5%	5.5%	5.5%	5.5%
Stormwater Bill	5.0%	5.0%	5.0%	6.0%	6.0%	6.0%	5.0%	5.0%	5.0%	4.0%	4.0%	4.0%
Total	5.5%	5.2%	4.6%	3.4%	6.0%	6.0%	5.4%	5.2%	4.9%	4.8%	4.8%	4.5%
Example, 48,000 gallons billed												
Residential Customer												
Water Bill	5.0%	4.1%	3.9%	14.3%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	3.0%
Sewer Bill	6.0%	6.0%	5.0%	14.0%	7.5%	7.5%	6.5%	6.0%	5.5%	5.5%	5.5%	5.5%
Stormwater Bill	5.0%	5.0%	5.0%	6.0%	6.0%	6.0%	5.0%	5.0%	5.0%	4.0%	4.0%	4.0%
Total	5.6%	5.2%	4.6%	13.8%	6.1%	6.1%	5.5%	5.2%	4.9%	4.9%	4.9%	4.5%

Appendix A
Example Quarterly Bill for Water, Sanitary Sewer, and Storm Sewer Services

APPENDIX A-3
City of New Brighton
Example Quarterly Utility Fees Payable by Residential Single Family Property for Different Volume Usage

DOLLAR CHANGE

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Example, 6,000 gallons billed												
Residential Customer												
Water Bill	1.68	1.44	1.44	1.00	1.56	1.62	1.69	1.75	1.82	1.90	1.97	1.54
Sewer Bill	2.80	2.96	2.64	3.80	4.43	4.76	4.43	4.36	4.23	4.47	4.71	4.97
Stormwater Bill	1.13	1.19	1.25	1.57	1.66	1.76	1.56	1.64	1.72	1.44	1.50	1.56
Total	5.61	5.59	5.33	6.37	7.65	8.14	7.68	7.75	7.77	7.81	8.18	8.07
Example, 12,000 gallons billed												
Residential Customer												
Water Bill	2.52	2.16	2.16	1.50	2.34	2.43	2.53	2.63	2.74	2.85	2.96	2.31
Sewer Bill	4.20	4.44	3.96	3.20	6.45	6.93	6.46	6.35	6.17	6.51	6.87	7.25
Stormwater Bill	1.13	1.19	1.25	1.57	1.66	1.76	1.56	1.64	1.72	1.44	1.50	1.56
Total	7.85	7.79	7.37	6.27	10.45	11.12	10.55	10.62	10.63	10.80	11.33	11.12
Example, 24,000 gallons billed												
Residential Customer												
Water Bill	5.04	4.32	4.32	7.50	4.86	5.05	5.26	5.47	5.69	5.91	6.15	4.80
Sewer Bill	8.40	8.88	7.92	1.40	12.53	13.46	12.54	12.33	11.98	12.64	13.34	14.07
Stormwater Bill	1.13	1.19	1.25	1.57	1.66	1.76	1.56	1.64	1.72	1.44	1.50	1.56
Total	14.57	14.39	13.49	10.47	19.05	20.27	19.36	19.44	19.39	19.99	20.99	20.43
Example, 48,000 gallons billed												
Residential Customer												
Water Bill	10.08	8.64	8.64	32.70	10.43	10.85	11.28	11.73	12.20	12.69	13.19	10.29
Sewer Bill	16.80	17.76	15.84	46.40	28.32	30.44	28.36	27.88	27.09	28.58	30.16	31.81
Stormwater Bill	1.13	1.19	1.25	1.57	1.66	1.76	1.56	1.64	1.72	1.44	1.50	1.56
Total	28.01	27.59	25.73	80.67	40.41	43.05	41.20	41.25	41.01	42.71	44.85	43.66

Appendix B
Example Quarterly Bill for Water, Sanitary Sewer, and Storm Sewer Services

APPENDIX B-1
City of New Brighton
Example Quarterly Utility Fees Payable by Multi-Family Residential Property for Different Volume Usage

TOTAL DOLLAR AMOUNT

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Example, 25,000 gallons billed													
Multi-Family Residential Customer													
Water Bill	135.00	141.75	147.50	153.50	127.30	132.39	137.69	143.20	148.92	154.88	161.08	167.52	172.54
Sewer Bill	198.50	210.50	223.25	234.50	175.78	188.96	203.13	216.33	229.31	241.93	255.23	269.27	284.08
Stormwater Bill	149.73	157.22	165.08	173.33	183.73	194.76	206.44	216.77	227.60	238.98	248.54	258.49	268.82
Total	483.23	509.47	535.83	561.33	486.81	516.11	547.26	576.29	605.84	635.79	664.85	695.27	725.45
% Change		5.4%	5.2%	4.8%	-13.3%	6.0%	6.0%	5.3%	5.1%	4.9%	4.6%	4.6%	4.3%
Example, 50,000 gallons billed													
Multi-Family Residential Customer													
Water Bill	270.00	283.50	295.00	307.00	272.30	283.19	294.52	306.30	318.55	331.29	344.55	358.33	369.08
Sewer Bill	397.00	421.00	446.50	469.00	395.15	424.79	456.65	486.33	515.51	543.86	573.77	605.33	638.62
Stormwater Bill	149.73	157.22	165.08	173.33	183.73	194.76	206.44	216.77	227.60	238.98	248.54	258.49	268.82
Total	816.73	861.72	906.58	949.33	851.18	902.74	957.61	1,009.39	1,061.66	1,114.14	1,166.86	1,222.14	1,276.53
% Change		5.5%	5.2%	4.7%	-10.3%	6.1%	6.1%	5.4%	5.2%	4.9%	4.7%	4.7%	4.4%
Example, 200,000 gallons billed													
Multi-Family Residential Customer													
Water Bill	1,080.00	1,134.00	1,180.00	1,228.00	1,142.30	1,187.99	1,235.51	1,284.93	1,336.33	1,389.78	1,445.37	1,503.19	1,548.28
Sewer Bill	1,588.00	1,684.00	1,786.00	1,876.00	1,711.40	1,839.76	1,977.74	2,106.29	2,232.67	2,355.46	2,485.01	2,621.69	2,765.88
Stormwater Bill	149.73	157.22	165.08	173.33	183.73	194.76	206.44	216.77	227.60	238.98	248.54	258.49	268.82
Total	2,817.73	2,975.22	3,131.08	3,277.33	3,037.43	3,222.51	3,419.69	3,607.99	3,796.60	3,984.23	4,178.93	4,383.36	4,582.99
% Change		5.6%	5.2%	4.7%	-7.3%	6.1%	6.1%	5.5%	5.2%	4.9%	4.9%	4.9%	4.6%
Example, 300,000 gallons billed													
Multi-Family Residential Customer													
Water Bill	1,620.00	1,701.00	1,770.00	1,842.00	1,722.30	1,791.19	1,862.84	1,937.35	2,014.85	2,095.44	2,179.26	2,266.43	2,334.42
Sewer Bill	2,382.00	2,526.00	2,679.00	2,814.00	2,588.90	2,783.07	2,991.80	3,186.26	3,377.44	3,563.20	3,759.18	3,965.93	4,184.06
Stormwater Bill	149.73	157.22	165.08	173.33	183.73	194.76	206.44	216.77	227.60	238.98	248.54	258.49	268.82
Total	4,151.73	4,384.22	4,614.08	4,829.33	4,494.93	4,769.02	5,061.08	5,340.38	5,619.89	5,897.63	6,186.98	6,490.84	6,787.30
% Change		5.6%	5.2%	4.7%	-6.9%	6.1%	6.1%	5.5%	5.2%	4.9%	4.9%	4.9%	4.6%

Note: The Plan includes implementing new fee structure in 2028. Beginning in 2028, Multi-Family Residential will pay for water and sewer services based on the same fee schedules for residential single-family. This is the reason for the reduction in fees shown in 2028 above.

Appendix B
Example Quarterly Bill for Water, Sanitary Sewer, and Storm Sewer Services

APPENDIX B-2
City of New Brighton
Example Quarterly Utility Fees Payable by Multi-Family Residential Property for Different Volume Usage

ANNUAL PERCENT CHANGE

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Example, 25,000 gallons billed												
Multi-Family Residential Customer												
Water Bill	5.0%	4.1%	4.1%	-17.1%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	3.0%
Sewer Bill	6.0%	6.1%	5.0%	-25.0%	7.5%	7.5%	6.5%	6.0%	5.5%	5.5%	5.5%	5.5%
Stormwater Bill	5.0%	5.0%	5.0%	6.0%	6.0%	6.0%	5.0%	5.0%	5.0%	4.0%	4.0%	4.0%
Total	5.4%	5.2%	4.8%	-13.3%	6.0%	6.0%	5.3%	5.1%	4.9%	4.6%	4.6%	4.3%
Example, 50,000 gallons billed												
Multi-Family Residential Customer												
Water Bill	5.0%	4.1%	4.1%	-11.3%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	3.0%
Sewer Bill	6.0%	6.1%	5.0%	-15.7%	7.5%	7.5%	6.5%	6.0%	5.5%	5.5%	5.5%	5.5%
Stormwater Bill	5.0%	5.0%	5.0%	6.0%	6.0%	6.0%	5.0%	5.0%	5.0%	4.0%	4.0%	4.0%
Total	5.5%	5.2%	4.7%	-10.3%	6.1%	6.1%	5.4%	5.2%	4.9%	4.7%	4.7%	4.4%
Example, 200,000 gallons billed												
Multi-Family Residential Customer												
Water Bill	5.0%	4.1%	4.1%	-7.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	3.0%
Sewer Bill	6.0%	6.1%	5.0%	-8.8%	7.5%	7.5%	6.5%	6.0%	5.5%	5.5%	5.5%	5.5%
Stormwater Bill	5.0%	5.0%	5.0%	6.0%	6.0%	6.0%	5.0%	5.0%	5.0%	4.0%	4.0%	4.0%
Total	5.6%	5.2%	4.7%	-7.3%	6.1%	6.1%	5.5%	5.2%	4.9%	4.9%	4.9%	4.6%
Example, 300,000 gallons billed												
Multi-Family Residential Customer												
Water Bill	5.0%	4.1%	4.1%	-6.5%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	3.0%
Sewer Bill	6.0%	6.1%	5.0%	-8.0%	7.5%	7.5%	6.5%	6.0%	5.5%	5.5%	5.5%	5.5%
Stormwater Bill	5.0%	5.0%	5.0%	6.0%	6.0%	6.0%	5.0%	5.0%	5.0%	4.0%	4.0%	4.0%
Total	5.6%	5.2%	4.7%	-6.9%	6.1%	6.1%	5.5%	5.2%	4.9%	4.9%	4.9%	4.6%

Note: The Plan includes implementing new fee structure in 2028. Beginning in 2028, Multi-Family Residential will pay for water and sewer services based on the same fee schedules for residential single-family. This is the reason for the reduction in fees shown in 2028 above.

Appendix B
Example Quarterly Bill for Water, Sanitary Sewer, and Storm Sewer Services

APPENDIX B-3
City of New Brighton
Example Quarterly Utility Fees Payable by Multi-Family Residential Property for Different Volume Usage

DOLLAR CHANGE

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Example, 25,000 gallons billed												
Multi-Family Residential Customer												
Water Bill	6.75	5.75	6.00	(26.20)	5.09	5.30	5.51	5.73	5.96	6.20	6.44	5.03
Sewer Bill	12.00	12.75	11.25	(58.73)	13.18	14.17	13.20	12.98	12.61	13.31	14.04	14.81
Stormwater Bill	7.49	7.86	8.25	10.40	11.02	11.69	10.32	10.84	11.38	9.56	9.94	10.34
Total	26.24	26.36	25.50	(74.53)	29.29	31.16	29.03	29.55	29.95	29.07	30.42	30.18
Example, 50,000 gallons billed												
Multi-Family Residential Customer												
Water Bill	13.50	11.50	12.00	(34.70)	10.89	11.33	11.78	12.25	12.74	13.25	13.78	10.75
Sewer Bill	24.00	25.50	22.50	(73.85)	29.64	31.86	29.68	29.18	28.35	29.91	31.56	33.29
Stormwater Bill	7.49	7.86	8.25	10.40	11.02	11.69	10.32	10.84	11.38	9.56	9.94	10.34
Total	44.99	44.86	42.75	(98.15)	51.55	54.88	51.78	52.27	52.47	52.72	55.28	54.38
Example, 200,000 gallons billed												
Multi-Family Residential Customer												
Water Bill	54.00	46.00	48.00	(85.70)	45.69	47.52	49.42	51.40	53.45	55.59	57.81	45.10
Sewer Bill	96.00	102.00	90.00	(164.60)	128.36	137.98	128.55	126.38	122.80	129.55	136.68	144.19
Stormwater Bill	7.49	7.86	8.25	10.40	11.02	11.69	10.32	10.84	11.38	9.56	9.94	10.34
Total	157.49	155.86	146.25	(239.90)	185.07	197.19	188.29	188.62	187.63	194.70	204.43	199.63
Example, 300,000 gallons billed												
Multi-Family Residential Customer												
Water Bill	81.00	69.00	72.00	(119.70)	68.89	71.65	74.51	77.49	80.59	83.82	87.17	67.99
Sewer Bill	144.00	153.00	135.00	(225.10)	194.17	208.73	194.47	191.18	185.76	195.98	206.75	218.13
Stormwater Bill	7.49	7.86	8.25	10.40	11.02	11.69	10.32	10.84	11.38	9.56	9.94	10.34
Total	232.49	229.86	215.25	(334.40)	274.08	292.07	279.30	279.51	277.73	289.36	303.86	296.46

Note: The Plan includes implementing new fee structure in 2028. Beginning in 2028, Multi-Family Residential will pay for water and sewer services based on the same fee schedules for residential single-family. This is the reason for the reduction in fees shown in 2028 above.

Appendix C
Example Quarterly Bill for Water, Sanitary Sewer, and Storm Sewer Services

APPENDIX C-1
City of New Brighton
Example Quarterly Utility Fees Payable by Commercial-Industrial Property for Different Volume Usage

TOTAL DOLLAR AMOUNT

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Example, 25,000 gallons billed													
Commercial-Industrial Customer													
Water Bill	135.00	141.75	147.50	153.50	153.64	159.79	166.18	172.82	179.74	186.93	194.40	202.18	208.25
Sewer Bill	198.50	210.50	223.25	234.50	241.25	259.34	278.79	296.92	314.73	332.04	350.30	369.57	389.90
Stormwater Bill	280.64	294.67	309.40	324.87	344.36	365.02	386.93	406.27	426.59	447.91	465.83	484.46	503.84
Total	614.14	646.92	680.15	712.87	739.25	784.15	831.90	876.01	921.05	966.88	1,010.54	1,056.21	1,101.98
% Change		5.3%	5.1%	4.8%	3.7%	6.1%	6.1%	5.3%	5.1%	5.0%	4.5%	4.5%	4.3%
Example, 75,000 gallons billed													
Commercial-Industrial Customer													
Water Bill	405.00	425.25	442.50	460.50	464.33	482.90	502.22	522.31	543.20	564.93	587.53	611.03	629.36
Sewer Bill	595.50	631.50	669.75	703.50	708.80	761.96	819.11	872.35	924.69	975.55	1,029.20	1,085.81	1,145.53
Stormwater Bill	280.64	294.67	309.40	324.87	344.36	365.02	386.93	406.27	426.59	447.91	465.83	484.46	503.84
Total	1,281.14	1,351.42	1,421.65	1,488.87	1,517.49	1,609.89	1,708.25	1,800.93	1,894.48	1,988.39	2,082.56	2,181.30	2,278.73
% Change		5.5%	5.2%	4.7%	1.9%	6.1%	6.1%	5.4%	5.2%	5.0%	4.7%	4.7%	4.5%
Example, 100,000 gallons billed													
Commercial-Industrial Customer													
Water Bill	540.00	567.00	590.00	614.00	648.84	674.79	701.79	729.86	759.05	789.41	820.99	853.83	879.44
Sewer Bill	794.00	842.00	893.00	938.00	981.24	1,054.83	1,133.95	1,207.65	1,280.11	1,350.52	1,424.80	1,503.16	1,585.83
Stormwater Bill	280.64	294.67	309.40	324.87	344.36	365.02	386.93	406.27	426.59	447.91	465.83	484.46	503.84
Total	1,614.64	1,703.67	1,792.40	1,876.87	1,974.44	2,094.65	2,222.66	2,343.78	2,465.75	2,587.84	2,711.62	2,841.45	2,969.12
% Change		5.5%	5.2%	4.7%	5.2%	6.1%	6.1%	5.4%	5.2%	5.0%	4.8%	4.8%	4.5%
Example, 200,000 gallons billed													
Commercial-Industrial Customer													
Water Bill	1,080.00	1,134.00	1,180.00	1,228.00	1,402.84	1,458.95	1,517.31	1,578.00	1,641.12	1,706.77	1,775.04	1,846.04	1,901.42
Sewer Bill	1,588.00	1,684.00	1,786.00	1,876.00	2,122.24	2,281.41	2,452.51	2,611.93	2,768.64	2,920.92	3,081.57	3,251.05	3,429.86
Stormwater Bill	280.64	294.67	309.40	324.87	344.36	365.02	386.93	406.27	426.59	447.91	465.83	484.46	503.84
Total	2,948.64	3,112.67	3,275.40	3,428.87	3,869.44	4,105.39	4,356.75	4,596.20	4,836.35	5,075.60	5,322.44	5,581.56	5,835.13
% Change		5.6%	5.2%	4.7%	12.8%	6.1%	6.1%	5.5%	5.2%	4.9%	4.9%	4.9%	4.5%

Appendix C
Example Quarterly Bill for Water, Sanitary Sewer, and Storm Sewer Services

APPENDIX C-2
City of New Brighton
Example Quarterly Utility Fees Payable by Commercial-Industrial Property for Different Volume Usage

ANNUAL PERCENT CHANGE

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Example, 25,000 gallons billed												
Commercial-Industrial Customer												
Water Bill	5.0%	4.1%	4.1%	0.1%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	3.0%
Sewer Bill	6.0%	6.1%	5.0%	2.9%	7.5%	7.5%	6.5%	6.0%	5.5%	5.5%	5.5%	5.5%
Stormwater Bill	5.0%	5.0%	5.0%	6.0%	6.0%	6.0%	5.0%	5.0%	5.0%	4.0%	4.0%	4.0%
Total	5.3%	5.1%	4.8%	3.7%	6.1%	6.1%	5.3%	5.1%	5.0%	4.5%	4.5%	4.3%
Example, 75,000 gallons billed												
Commercial-Industrial Customer												
Water Bill	5.0%	4.1%	4.1%	0.8%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	3.0%
Sewer Bill	6.0%	6.1%	5.0%	0.8%	7.5%	7.5%	6.5%	6.0%	5.5%	5.5%	5.5%	5.5%
Stormwater Bill	5.0%	5.0%	5.0%	6.0%	6.0%	6.0%	5.0%	5.0%	5.0%	4.0%	4.0%	4.0%
Total	5.5%	5.2%	4.7%	1.9%	6.1%	6.1%	5.4%	5.2%	5.0%	4.7%	4.7%	4.5%
Example, 100,000 gallons billed												
Commercial-Industrial Customer												
Water Bill	5.0%	4.1%	4.1%	5.7%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	3.0%
Sewer Bill	6.0%	6.1%	5.0%	4.6%	7.5%	7.5%	6.5%	6.0%	5.5%	5.5%	5.5%	5.5%
Stormwater Bill	5.0%	5.0%	5.0%	6.0%	6.0%	6.0%	5.0%	5.0%	5.0%	4.0%	4.0%	4.0%
Total	5.5%	5.2%	4.7%	5.2%	6.1%	6.1%	5.4%	5.2%	5.0%	4.8%	4.8%	4.5%
Example, 200,000 gallons billed												
Commercial-Industrial Customer												
Water Bill	5.0%	4.1%	4.1%	14.2%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	3.0%
Sewer Bill	6.0%	6.1%	5.0%	13.1%	7.5%	7.5%	6.5%	6.0%	5.5%	5.5%	5.5%	5.5%
Stormwater Bill	5.0%	5.0%	5.0%	6.0%	6.0%	6.0%	5.0%	5.0%	5.0%	4.0%	4.0%	4.0%
Total	5.6%	5.2%	4.7%	12.8%	6.1%	6.1%	5.5%	5.2%	4.9%	4.9%	4.9%	4.5%

Appendix C
Example Quarterly Bill for Water, Sanitary Sewer, and Storm Sewer Services

APPENDIX C-3
City of New Brighton
Example Quarterly Utility Fees Payable by Commercial-Industrial Property for Different Volume Usage

DOLLAR CHANGE

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Example, 25,000 gallons billed												
Commercial-Industrial Customer												
Water Bill	6.75	5.75	6.00	0.14	6.15	6.39	6.65	6.91	7.19	7.48	7.78	6.07
Sewer Bill	12.00	12.75	11.25	6.75	18.09	19.45	18.12	17.81	17.31	18.26	19.27	20.33
Stormwater Bill	14.03	14.73	15.47	19.49	20.66	21.90	19.35	20.31	21.33	17.92	18.63	19.38
Total	32.78	33.23	32.72	26.38	44.90	47.74	44.12	45.03	45.83	43.66	45.68	45.78
Example, 75,000 gallons billed												
Commercial-Industrial Customer												
Water Bill	20.25	17.25	18.00	3.83	18.57	19.32	20.09	20.89	21.73	22.60	23.50	18.33
Sewer Bill	36.00	38.25	33.75	5.30	53.16	57.15	53.24	52.34	50.86	53.66	56.61	59.72
Stormwater Bill	14.03	14.73	15.47	19.49	20.66	21.90	19.35	20.31	21.33	17.92	18.63	19.38
Total	70.28	70.23	67.22	28.62	92.39	98.37	92.68	93.54	93.92	94.18	98.74	97.43
Example, 100,000 gallons billed												
Commercial-Industrial Customer												
Water Bill	27.00	23.00	24.00	34.84	25.95	26.99	28.07	29.19	30.36	31.58	32.84	25.61
Sewer Bill	48.00	51.00	45.00	43.24	73.59	79.11	73.71	72.46	70.41	74.28	78.36	82.67
Stormwater Bill	14.03	14.73	15.47	19.49	20.66	21.90	19.35	20.31	21.33	17.92	18.63	19.38
Total	89.03	88.73	84.47	97.57	120.20	128.00	121.13	121.96	122.10	123.78	129.83	127.66
Example, 200,000 gallons billed												
Commercial-Industrial Customer												
Water Bill	54.00	46.00	48.00	174.84	56.11	58.36	60.69	63.12	65.64	68.27	71.00	55.38
Sewer Bill	96.00	102.00	90.00	246.24	159.17	171.11	159.41	156.72	152.28	160.65	169.49	178.81
Stormwater Bill	14.03	14.73	15.47	19.49	20.66	21.90	19.35	20.31	21.33	17.92	18.63	19.38
Total	164.03	162.73	153.47	440.57	235.94	251.37	239.45	240.15	239.25	246.84	259.12	253.57

Appendix D
Fee Schedule for Plan
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City of New Brighton

FEE SCHEDULE FOR UTILITY FUNDS (in dollars)

Fund	Description	Customer Class	Basis	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Sewer Fund (702)	Sewer base charge (fixed charge)	CO	Billing Unit	63.52	67.36	71.44	75.04	65.00	69.88	75.12	80.00	84.80	89.46	94.38	99.57	105.05
Sewer Fund (702)	Sewer Volume Tier 1	CO	Volume	-	-	-	-	6.40	6.88	7.40	7.88	8.35	8.81	9.29	9.80	10.34
Sewer Fund (702)	Sewer Volume Tier 2	CO	Volume	7.94	8.42	8.93	9.38	7.65	8.22	8.84	9.42	9.98	10.53	11.11	11.72	12.36
Sewer Fund (702)	Sewer Volume Tier 3	CO	Volume	-	-	-	-	10.80	11.61	12.48	13.29	14.09	14.86	15.68	16.54	17.45
Sewer Fund (702)	Sewer Volume Tier 4	CO	Volume	-	-	-	-	11.41	12.27	13.19	14.04	14.89	15.70	16.57	17.48	18.44
Sewer Fund (702)	Sewer base charge (fixed charge)	IS	Billing Unit	63.52	67.36	71.44	75.04	65.00	69.88	75.12	80.00	84.80	89.46	94.38	99.57	105.05
Sewer Fund (702)	Sewer Volume Tier 1	IS	Volume	-	-	-	-	6.40	6.88	7.40	7.88	8.35	8.81	9.29	9.80	10.34
Sewer Fund (702)	Sewer Volume Tier 2	IS	Volume	7.94	8.42	8.93	9.38	7.65	8.22	8.84	9.42	9.98	10.53	11.11	11.72	12.36
Sewer Fund (702)	Sewer Volume Tier 3	IS	Volume	-	-	-	-	10.80	11.61	12.48	13.29	14.09	14.86	15.68	16.54	17.45
Sewer Fund (702)	Sewer Volume Tier 4	IS	Volume	-	-	-	-	11.41	12.27	13.19	14.04	14.89	15.70	16.57	17.48	18.44
Sewer Fund (702)	MCES Charge for Flow (Paid to MCES)	MCES	MCES Volume	3.46	3.49	3.47	3.65	3.87	4.10	4.34	4.60	4.88	5.17	5.48	5.81	6.16
Sewer Fund (702)	Sewer base charge (fixed charge)	MOBILE	Billing Unit	63.52	67.36	71.44	75.04	35.00	37.63	40.45	43.08	45.66	48.17	50.82	53.62	56.57
Sewer Fund (702)	Sewer Volume Tier 1	MOBILE	Volume	-	-	-	-	4.00	4.30	4.62	4.92	5.22	5.51	5.81	6.13	6.46
Sewer Fund (702)	Sewer Volume Tier 2	MOBILE	Volume	7.94	8.42	8.93	9.38	4.50	4.84	5.20	5.54	5.87	6.19	6.53	6.89	7.27
Sewer Fund (702)	Sewer Volume Tier 3	MOBILE	Volume	-	-	-	-	6.75	7.26	7.80	8.31	8.81	9.29	9.80	10.34	10.91
Sewer Fund (702)	Sewer Volume Tier 4	MOBILE	Volume	-	-	-	-	8.78	9.44	10.15	10.81	11.45	12.08	12.75	13.45	14.19
Sewer Fund (702)	Sewer base charge (fixed charge)	RE	Billing Unit	46.80	49.60	52.56	55.20	35.00	37.63	40.45	43.08	45.66	48.17	50.82	53.62	56.57
Sewer Fund (702)	Sewer Volume Tier 1	RE	Volume	-	-	-	-	4.00	4.30	4.62	4.92	5.22	5.51	5.81	6.13	6.46
Sewer Fund (702)	Sewer Volume Tier 2	RE	Volume	5.85	6.20	6.57	6.90	4.50	4.84	5.20	5.54	5.87	6.19	6.53	6.89	7.27
Sewer Fund (702)	Sewer Volume Tier 3	RE	Volume	-	-	-	-	6.75	7.26	7.80	8.31	8.81	9.29	9.80	10.34	10.91
Sewer Fund (702)	Sewer Volume Tier 4	RE	Volume	-	-	-	-	8.78	9.43	10.14	10.80	11.45	12.08	12.74	13.44	14.18
Sewer Fund (702)	Sewer base charge (fixed charge)	REMULTI	Billing Unit	63.52	67.36	71.44	75.04	35.00	37.63	40.45	43.08	45.66	48.17	50.82	53.62	56.57
Sewer Fund (702)	Sewer Volume Tier 1	REMULTI	Volume	-	-	-	-	4.00	4.30	4.62	4.92	5.22	5.51	5.81	6.13	6.46
Sewer Fund (702)	Sewer Volume Tier 2	REMULTI	Volume	7.94	8.42	8.93	9.38	4.50	4.84	5.20	5.54	5.87	6.19	6.53	6.89	7.27
Sewer Fund (702)	Sewer Volume Tier 3	REMULTI	Volume	-	-	-	-	6.75	7.26	7.80	8.31	8.81	9.29	9.80	10.34	10.91
Sewer Fund (702)	Sewer Volume Tier 4	REMULTI	Volume	-	-	-	-	8.78	9.43	10.14	10.80	11.45	12.08	12.74	13.44	14.18
Stormwater Fund (703)	Commercial, industrial, & warehouse	CO	Billing Unit	280.64	294.67	309.40	324.87	344.36	365.02	386.93	406.27	426.59	447.91	465.83	484.46	503.84
Stormwater Fund (703)	Park, cemetery, golf course	IS	Billing Unit	6.19	6.50	6.83	7.17	7.60	8.06	8.54	8.97	9.42	9.89	10.28	10.69	11.12
Stormwater Fund (703)	School	IS	Billing Unit	67.45	70.82	74.36	78.08	82.76	87.73	92.99	97.64	102.52	107.65	111.96	116.43	121.09
Stormwater Fund (703)	Church	IS	Billing Unit	125.66	131.94	138.54	145.47	154.20	163.45	173.25	181.92	191.01	200.56	208.59	216.93	225.61
Stormwater Fund (703)	Single and two-family per lot	RE	Billing Unit	22.59	23.72	24.91	26.16	27.72	29.39	31.15	32.71	34.34	36.06	37.50	39.00	40.56
Stormwater Fund (703)	Townhome per unit	RE	Billing Unit	22.59	23.72	24.91	26.16	27.72	29.39	31.15	32.71	34.34	36.06	37.50	39.00	40.56
Stormwater Fund (703)	Mobile home park	RE	Billing Unit	91.71	96.30	101.12	106.18	112.55	119.30	126.46	132.78	139.42	146.39	152.25	158.34	164.67
Stormwater Fund (703)	Apartment, condo, senior housing & nursing home	REMULTI	Billing Unit	149.73	157.22	165.08	173.33	183.73	194.76	206.44	216.77	227.60	238.98	248.54	258.49	268.82
Water Fund (701)	Water base charge (fixed charge)	CO	Billing Unit	43.20	45.36	47.20	49.12	65.00	67.60	70.30	73.12	76.04	79.08	82.25	85.54	88.10
Water Fund (701)	Water Volume Tier 1	CO	Volume	-	-	-	-	2.10	2.18	2.27	2.36	2.46	2.55	2.66	2.76	2.85
Water Fund (701)	Water Volume Tier 2	CO	Volume	5.40	5.67	5.90	6.14	4.88	5.08	5.28	5.49	5.71	5.94	6.17	6.42	6.61
Water Fund (701)	Water Volume Tier 3	CO	Volume	-	-	-	-	7.35	7.64	7.95	8.27	8.60	8.94	9.30	9.67	9.96
Water Fund (701)	Water Volume Tier 4	CO	Volume	-	-	-	-	7.54	7.84	8.16	8.48	8.82	9.17	9.54	9.92	10.22
Water Fund (701)	Water base charge (fixed charge)	IRRIGATION	Billing Unit	43.20	45.36	47.20	49.12	65.00	67.60	70.30	73.12	76.04	79.08	82.25	85.54	88.10
Water Fund (701)	Water Volume Tier 1	IRRIGATION	Volume	-	-	-	-	2.10	2.18	2.27	2.36	2.46	2.55	2.66	2.76	2.85

Appendix D
Fee Schedule for Plan
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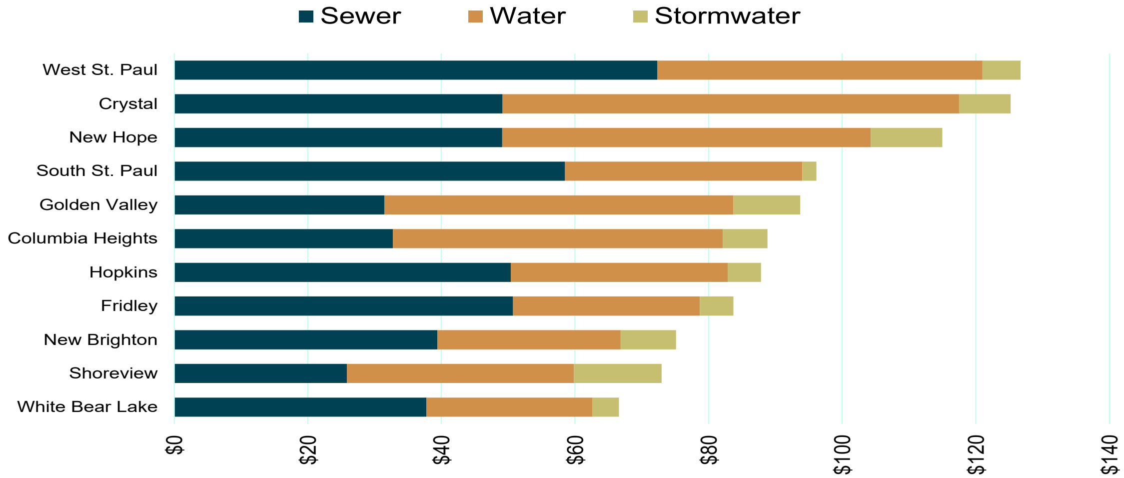
FEE SCHEDULE FOR UTILITY FUNDS (in dollars)

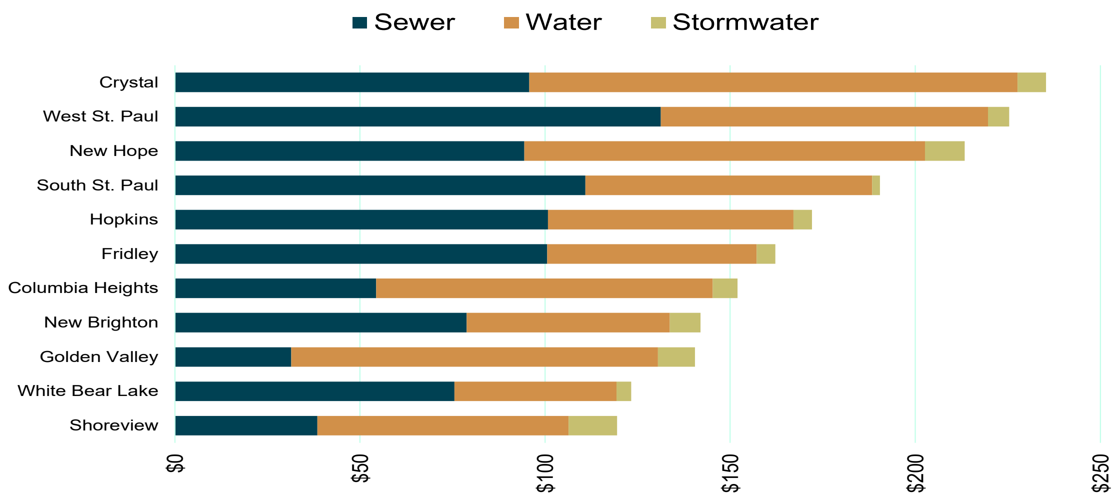
Fund	Description	Customer Class	Basis	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Water Fund (701)	Water Volume Tier 2	IRRIGATION	Volume	5.40	5.67	5.90	6.14	4.88	5.08	5.28	5.49	5.71	5.94	6.17	6.42	6.61
Water Fund (701)	Water Volume Tier 3	IRRIGATION	Volume	-	-	-	-	7.35	7.64	7.95	8.27	8.60	8.94	9.30	9.67	9.96
Water Fund (701)	Water Volume Tier 4	IRRIGATION	Volume	-	-	-	-	7.54	7.84	8.16	8.48	8.82	9.17	9.54	9.92	10.22
Water Fund (701)	Water base charge (fixed charge)	IRRIGATION RESID	Billing Unit	33.44	35.12	36.56	38.00	30.00	31.20	32.45	33.75	35.10	36.50	37.96	39.48	40.66
Water Fund (701)	Water Volume Tier 1	IRRIGATION RESID	Volume	-	-	-	-	1.50	1.56	1.62	1.69	1.75	1.82	1.90	1.97	2.03
Water Fund (701)	Water Volume Tier 2	IRRIGATION RESID	Volume	4.18	4.39	4.57	4.75	3.25	3.38	3.52	3.66	3.80	3.95	4.11	4.28	4.41
Water Fund (701)	Water Volume Tier 3	IRRIGATION RESID	Volume	-	-	-	-	5.25	5.46	5.68	5.91	6.14	6.39	6.64	6.91	7.12
Water Fund (701)	Water Volume Tier 4	IRRIGATION RESID	Volume	-	-	-	-	5.80	6.03	6.27	6.52	6.79	7.06	7.34	7.63	7.86
Water Fund (701)	Water base charge (fixed charge)	IS	Billing Unit	43.20	45.36	47.20	49.12	65.00	67.60	70.30	73.12	76.04	79.08	82.25	85.54	88.10
Water Fund (701)	Water Volume Tier 1	IS	Volume	-	-	-	-	2.10	2.18	2.27	2.36	2.46	2.55	2.66	2.76	2.85
Water Fund (701)	Water Volume Tier 2	IS	Volume	5.40	5.67	5.90	6.14	4.88	5.08	5.28	5.49	5.71	5.94	6.17	6.42	6.61
Water Fund (701)	Water Volume Tier 3	IS	Volume	-	-	-	-	7.35	7.64	7.95	8.27	8.60	8.94	9.30	9.67	9.96
Water Fund (701)	Water Volume Tier 4	IS	Volume	-	-	-	-	7.54	7.84	8.16	8.48	8.82	9.17	9.54	9.92	10.22
Water Fund (701)	Water base charge (fixed charge)	MOBILE	Billing Unit	43.20	45.36	47.20	49.12	30.00	31.20	32.45	33.75	35.10	36.50	37.96	39.48	40.66
Water Fund (701)	Water Volume Tier 1	MOBILE	Volume	-	-	-	-	1.50	1.56	1.62	1.69	1.75	1.82	1.90	1.97	2.03
Water Fund (701)	Water Volume Tier 2	MOBILE	Volume	5.40	5.67	5.90	6.14	3.25	3.38	3.52	3.66	3.80	3.95	4.11	4.28	4.41
Water Fund (701)	Water Volume Tier 3	MOBILE	Volume	-	-	-	-	5.25	5.46	5.68	5.91	6.14	6.39	6.64	6.91	7.12
Water Fund (701)	Water Volume Tier 4	MOBILE	Volume	-	-	-	-	5.80	6.03	6.27	6.52	6.79	7.06	7.34	7.63	7.86
Water Fund (701)	Water base charge (fixed charge)	RE	Billing Unit	33.44	35.12	36.56	38.00	30.00	31.20	32.45	33.75	35.10	36.50	37.96	39.48	40.66
Water Fund (701)	Water Volume Tier 1	RE	Volume	-	-	-	-	1.50	1.56	1.62	1.69	1.75	1.82	1.90	1.97	2.03
Water Fund (701)	Water Volume Tier 2	RE	Volume	4.18	4.39	4.57	4.75	3.25	3.38	3.52	3.66	3.80	3.95	4.11	4.28	4.41
Water Fund (701)	Water Volume Tier 3	RE	Volume	-	-	-	-	5.25	5.46	5.68	5.91	6.14	6.39	6.64	6.91	7.12
Water Fund (701)	Water Volume Tier 4	RE	Volume	-	-	-	-	5.80	6.03	6.27	6.52	6.79	7.06	7.34	7.63	7.86
Water Fund (701)	Water base charge (fixed charge)	REMULTI	Billing Unit	43.20	45.36	47.20	49.12	30.00	31.20	32.45	33.75	35.10	36.50	37.96	39.48	40.66
Water Fund (701)	Water Volume Tier 1	REMULTI	Volume	-	-	-	-	1.50	1.56	1.62	1.69	1.75	1.82	1.90	1.97	2.03
Water Fund (701)	Water Volume Tier 2	REMULTI	Volume	5.40	5.67	5.90	6.14	3.25	3.38	3.52	3.66	3.80	3.95	4.11	4.28	4.41
Water Fund (701)	Water Volume Tier 3	REMULTI	Volume	-	-	-	-	5.25	5.46	5.68	5.91	6.14	6.39	6.64	6.91	7.12
Water Fund (701)	Water Volume Tier 4	REMULTI	Volume	-	-	-	-	5.80	6.03	6.27	6.52	6.79	7.06	7.34	7.63	7.86

Appendix E-1
Comparison of Fees to Other Cities
6,000 Gallons Monthly Volume - Residential
Estimated Based on Published Fees and Rates and Interpretation of Schedules for 2026
Cities have different billing cycles | For comparison billing is shown on monthly



Disclaimer: Bill amounts are calculated based on published fee schedules. While the information presented in this chart is believed to be accurate, the interpretation of a city fee schedule may have not been correct and therefore the information presented for a city may not be correct.

Appendix E-2
Comparison of Fees to Other Cities
12,000 Gallons Monthly Volume - Residential
Estimated Based on Published Fees and Rates and Interpretation of Schedules for 2026
Cities have different billing cycles | For comparison billing is shown on monthly

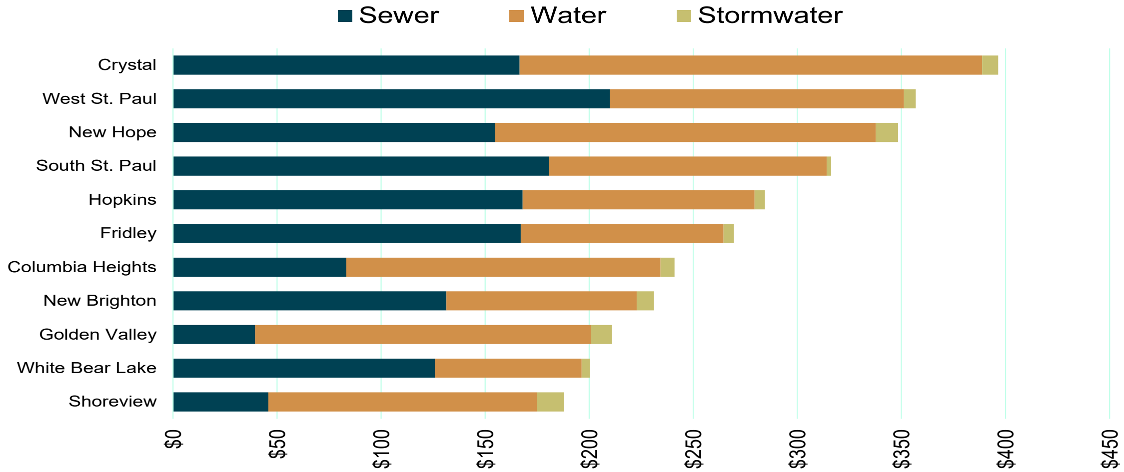


Disclaimer: Bill amounts are calculated based on published fee schedules. While the information presented in this chart is believed to be accurate, the interpretation of a city fee schedule may have not been correct and therefore the information presented for a city may not be correct.

Customers of the City of New Brighton with lower to medium monthly water volume and sewer usage charged have total utility bills for water, sewer, and stormwater that on a combined basis are lower than most of the cities that New Brighton compares itself against.

It is estimated that the proposed changes to the structure for billing water and sewer services in 2028, as included in the Plan, will likely result in New Brighton remaining at the lower end compared to these other cities, depending on what changes other cities may make to their own utility fees in 2027 and 2028.

Appendix E-3
Comparison of Fees to Other Cities
20,000 Gallons Monthly Volume - Residential
Estimated Based on Published Fees and Rates and Interpretation of Schedules for Year 2026.
Cities have different billing cycles | For comparison billing is shown as mo



Disclaimer: Bill amounts are calculated based on published fee schedules. While the information presented in this chart is believed to be accurate, the interpretation of a city fee schedule may have not been correct and therefore the information presented for a city may not be correct.

Customers of the City of New Brighton with higher monthly water volume and sewer usage charged have total utility bills for water, sewer, and stormwater that on a combined basis are about in the middle of the cities that New Brighton compares itself against.

It is estimated that the proposed changes to the structure for billing water and sewer services in 2028, as included in the Plan, may result in New Brighton being a little higher compared to these other cities, depending on what changes other cities may make to their own utility fees in 2027 and 2028.

City of New Brighton

APPENDIX F-1
Water Fees
Comparative Cities - Based on Published Fee Schedules for 2026*
Residential - Single Family
*** See Important Disclaimer under notes**

				Calculated Equivalent Maximum Monthly Volume (in thousand of gallons) by Tier for Comparison [2]					Water Fees by Tier (in Dollars)				
City	Billing Cycle	Quarterly Base Charge	Calculated Equivalent Monthly Charge for Comparison to New Brighton	Tier 1	Tier 2	Tier 3	Tier 4	Tier 5	Tier 1	Tier 2	Tier 3	Tier 4	Tier 5
New Brighton	Quarterly	$36.56	$12.19	2.67					$0.00	$4.57			
New Brighton - Based on New Structure 2028	Quarterly	$30.00	$10.00	2.00	4.00	8.00			$1.50	$3.25	$5.25	$5.80	
Columbia Heights	Quarterly	$40.09	$13.36	8.33					$6.00	$7.51			
Crystal	Quarterly	$20.68	$6.89	10.00	20.00				$10.24	$11.29	$11.82		
Fridley	Quarterly	$24.77	$8.26	2.67	5.33	8.00			$2.96	$3.41	$4.09	$5.11	
Golden Valley	Quarterly	$24.15	$8.05	0.33	26.33				$0.00	$7.80	$7.83		
Hopkins	Monthly	n/a	$4.16	3.00	5.00				$4.27	$4.92	$5.64		
New Hope	Monthly	n/a	$11.67	1.00	10.00	20.00			$0.50	$8.60	$9.33	$10.51	
Shoreview	Quarterly	$37.47	$12.49	1.67	3.33	10.00			$2.09	$3.36	$4.65	$7.65	
South St. Paul	Quarterly	$19.86	$6.62	2.33	5.33				$4.07	$4.91	$6.99		
West St. Paul	Quarterly	$26.91	$8.97						$6.62				
White Bear Lake	Quarterly	$39.23	$13.08	2.67	9.00	25.00			$0.67	$2.99	$3.33	$3.49	

Notes:

1/ West St. Paul bills volume based on cubic feet. Information included here is converted to gallons for comparison purposes.

2/ For cities that bill quarterly, this report converts published maximum volumes by tier to monthly equivalent for comparison purposes. The maximum volume by tier for customers that bill on quarterly basis does not match the published fee schedules for these cities because the published fee schedules for these cities is based on quarterly volume.

IMPORTANT DISCLAIMER: As a matter of disclaimer, while the information presented in the charts in Appendices E-1, E-2, and E-3 on pages 66 and 67 and as included here in Appendix F-1 above is believed to be accurate, the interpretation of a city fee schedules as prepared for the Plan may not be correct and therefore the information presented for a comparative cities may not be correct.

City of New Brighton

APPENDIX F-2
Sewer Fees
Comparative Cities - Based on Published Fee Schedules for 2026*
Residential - Single Family
*** See Important Disclaimer under notes**

				Calculated Equivalent Maximum Monthly Volume (in thousand of gallons) by Tier for Comparison [2]					Sewers Fees by Tier (in Dollars)				
City	Billing Cycle	Quarterly Base Charge	Calculated Equivalent Monthly Charge for Comparison to New Brighton	Tier 1	Tier 2	Tier 3	Tier 4	Tier 5	Tier 1	Tier 2	Tier 3	Tier 4	Tier 5
New Brighton	Quarterly	$52.56	$17.52	2.67					$0.00	$6.57			
New Brighton - Based on New Structure 2028	Quarterly	$35.00	$11.67	2.00	4.00	8.00			$4.00	$4.50	$6.75	$8.78	
Columbia Heights	Quarterly	$33.26	$11.09						$3.61				
Crystal	Quarterly	$17.54	$5.85	10.00	20.00				$7.22	$8.85	$10.48		
Fridley	Quarterly	$69.07	$23.02	2.67					$0.00	$8.31			
Golden Valley [3]	Quarterly	$0.00	$0.00	n/a					n/a				
Hopkins	Monthly	n/a	$0.00						$8.40				
New Hope	Monthly	n/a	$11.36	1.00					$0.00	$7.55			
Shoreview [3]	Quarterly	$54.59	$18.20	n/a					n/a				
South St. Paul	Quarterly	$18.42	$6.14						$8.73				
West St. Paul [1]	Quarterly	$40.08	$13.36						$9.83				
White Bear Lake [1]	Quarterly	$37.79	$12.60	2.00					$0.00	$6.29			

Notes:

1/ West St. Paul and White Bear Lake bill volume is based on cubic feet. Information included here is converted to gallons for comparison purposes.

2/ For cities that bill quarterly, this report converts published maximum volumes by tier to monthly equivalent for comparison purposes. The maximum volume by tier for customers that bill on quarterly basis does not match the published fee schedules for these cities because the published fee schedules for these cities is based on quarterly volume.

3/ Golden Valley and Shoreview charged a fixed total fee for different usage ranges based on published schedules.

IMPORTANT DISCLAIMER: As a matter of disclaimer, while the information presented in the charts in Appendices E-1, E-2, and E-3 on pages 66 and 67 and as included here in Appendix F-2 above is believed to be accurate, the interpretation of a city fee schedules as prepared for the Plan may not be correct and therefore the information presented for a comparative cities may not be correct.

Public Finance

Northland Securities, Inc.
150 South Fifth Street , Suite 3300
Minneapolis, MN 55402
Toll Free 1-800-851-2920 Main 612-851-5900
www.northlandsecurities.com