

**CITY OF HERMANTOWN
AGENDA**

**Utility Commission Meeting Thursday, May 14, 2026 at 5:30 pm
Large Conference Room, City Hall - Hermantown Governmental Services Building**

1. ROLL CALL

2. MINUTES

Approval or Correction

A. 03/12/2026 Meeting Minutes

3. PUBLIC COMMENT

This is the time for individuals to address the Commission about any item not on the agenda. The time limit is three minutes per person. Speakers who wish to comment at this time or later on agenda items should be signed up prior to the start of the meeting. A sign-up sheet is available prior to the meeting for verbal remarks.

4. COMMUNICATIONS

A. WLSSD Discharge Monitoring Report

B. Utility Billing Update

C. 2025 Consumer Confidence Report - Drinking Water Report

D. Stebner Rd Feasibility Study

E. Waste Management Plan Amendment — Public Comment Period

F. Wastewater Treatment Capacity Allocation Permit (2027-2030)

5. PRESENTATIONS

A. Adolph Utility Extension Economic Impact Study — Chad Ronchetti, Economic Development Director

6. OLD BUSINESS

7. NEW BUSINESS

A. Utility Bill Credit Request - Holt

B. Utility Bill Credit Request - Anderson

C. Utility Bill Credit Request - Somers

8. **REPORTS**

- A. Budget to Actual Expenditure Report
- B. Public Works Director Report
- C. Utility & Infrastructure Director Report
- D. Water Loss Report
- E. WLSSD Monthly Flow - Rain Fall & Flow Report
- F. Comfort Systems Invoice
- G. New Connections Report

9. **COMMISSION MEMBERS REPORT**

- A. William Berg -
- B. Robert McLachlan -
- C. Doug Kerfeld -
- D. James Sweeney -
- E. Barry Simonson
- F. Councilor Andy Hjelle -

10. **RECESS**

CITY OF HERMANTOWN
Utility Commission
Thursday, March 12, 2026
5:30 PM Central

MEETING CONDUCTED IN PERSON

CITY STAFF: Trish Crego, Utility & Infrastructure Director; David Bolf, City Engineer;
Paul Senst, Public Works Director; Joe Wicklund, Assistant City
Administrator

VISITORS: 6

1. ROLL CALL

Bill Berg:	Present
Councilor Andy Hjelle:	Present
Doug Kerfeld:	Present
Robert McLachlan:	Present
James Sweeney	Present
Barry Simonson	Present

2. MINUTES

Approval or Correction

A. 01/15/2026 Meeting Minutes

Motion to approve January 15th, 2026 meeting minutes. This motion, made by Bill Berg and seconded by James Sweeney, Carried.

Bill Berg:	Yea
Councilor Andy Hjelle:	Yea
Doug Kerfeld:	Yea
Robert McLachlan:	Yea
James Sweeney:	Yea
Barry Simonson	Yea
Yea: 6, Nay: 0	

3. PUBLIC COMMENT

This is the time for individuals to address the Commission about any item not on the agenda. The time limit is three minutes per person. Speakers who wish to comment at this time or later on agenda items should be signed up prior to the start of the meeting. A sign-up sheet is available in the lobby prior to the meeting for verbal remarks. As always, written comments may be submitted to the City Clerk before the end of the meeting.

A. Jan Holt – 5050 W Arrowhead Rd.: Requesting some forgiveness on her water bill for having a running toilet. – *additional information from Utility Billing Clerk will be provided at next meeting.*

B. Dale Anderson – 4843 Anderson Rd. : Requesting some forgiveness on his water bill. He had a pipe burst outside and water ran under his deck. - *additional information from Utility Billing Clerk will be provided at next meeting.*

C. Jill Somers – 4934 Greystone St. : Requesting some forgiveness on her water bill, unable to determine source of water usage. - *additional information from Utility Billing Clerk will be provided at next meeting.*

4. COMMUNICATIONS

A. WLSSD Discharge Monitoring Report – *placed on file.*

B. Utility Billing Update- *placed on file.*

C. MN Dept of Health - Sample Number 26A1203-01 Results – *placed on file.*

D. Email Communication — Jill Somers 4934 Greystone St. – *Jill presented during public comment. Looking for a credit on her water bill.*

E. 2025 WLSSD Wastewater Treatment Year-End Adjustment – *place on file.*

5. PRESENTATIONS

A. Capital Planning for Utilities - David Bolf, City Engineer – *The City Engineer, David Bolf, gave a presentation to the Utility Commission about the process of how utilities are installed and funded in the City of Hermantown. This explanation included the covering how the Utility Commission is involved in the process. The presentation also included examples of projects the have been built, projects that were not built, and the projects that are in the planning stages.*

6. OLD BUSINESS

7. NEW BUSINESS

8. REPORTS

- A. Budget to Actual Expenditure Report – *placed on file.*
- B. Public Works Director Report – *placed on file.*
- C. Utility & Infrastructure Director Report – *placed on file.*
- D. Water Loss Report – *placed on file.*
- E. WLSSD Monthly Flow - Rain Fall & Flow Report – *placed on file.*
- F. Comfort Systems Invoice – *placed on file.*
- G. New Connections Report – *placed on file.*

9. **COMMISSION MEMBERS REPORT**

- A. Barry Simonson – *Great to see what we do.*
- B. William Berg - *None*
- C. Robert McLachlan - *None*
- D. Doug Kerfeld - *None*
- E. James Sweeney - *None*
- F. Councilor Andy Hjelle - *None*

10. **RECESS**

Motion to adjourn at 8:01pm. This motion, made by Robert McLachlan and seconded by Barry Simonson, Carried.

Bill Berg:	Yea
Councilor Andy Hjelle:	Yea
Doug Kerfeld:	Yea
Robert McLachlan:	Yea
James Sweeney:	Yea
Barry Simonson	Yea

Yea: 6, Nay: 0

March 13, 2026

Minnesota Pollution Control Agency
520 Lafayette Road North
St. Paul, Minnesota 55155
ATTN: Discharge Monitoring Report

Dear Regulatory Authority,

This cover letter is a summary of Western Lake Superior Sanitary District's Wastewater Treatment Plant Report for February 2026 (as per NPDES/SDS permit MN0049786). An electronic copy of this month's report will be submitted to MPCA. If anyone would like a paper or electronic version of the attachments, please contact WLSSD at (218) 722-3336.

The average daily flow to the plant in February was 28.77 MGD.

The average influent cBOD5 concentration was 264 mg/L and the average effluent concentration was 6.8 mg/L. The cBOD5 removal efficiency for the month of February was 97 percent. The average influent and effluent suspended solids concentrations were 277 mg/L and 4.9 mg/L, respectively, providing a monthly suspended solids removal rate of 98 percent.

For the month of February, the effluent phosphorus calendar month average concentration was 0.7 mg/L and the average mass was 79 kg/d, compared to the respective calendar month average limits of 1.0 mg/L and 115 kg/d.

For the month of February, the effluent's average mercury concentration was 1.2 ng/L and the daily maximum was 1.3 ng/L. The NPDES permit limits for mercury are 5.2 ng/L calendar month average and 6.5 ng/L daily maximum. In milligrams per day, the calendar month average limit is 953 and the daily maximum limit is 1191. For the month of February, the calendar month average mercury was 129.4 mg/d, and the daily maximum was 151 mg/d.

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March 13, 2026

The submittal contains: Cover Letter, Sample Values Spreadsheet, DMR Calculated Values Spreadsheet, Multimedia Filter Bypass Report.

Sincerely,



Carrie Clement
Executive Director

CC/AP

Attachments

CC: Ms. Alieca Johnson
Ms. Tiffany Parr
Ms. Jill Wartner
Mr. Caleb Peterson
Mr. Derek Wolf
Mr. John Mulder

TO: Utility Commission Members



FROM: Lindsay Townsend, Utility
Billing Clerk

DATE: 05/07/2026

Meeting Date: 05/14/2026

SUBJECT: Utility Billing Update

Agenda Item: 4B

-
- Past Due Accounts as of May 7th:

120 days – 1

90 days – 16

60 days – 12

30 days – 78

- Currently have about 1905 accounts on the AMI system. About 600 more radios to switch over.

- April 2026 Billing Summary – 14,729,740 Gallons Billed

Service	Total Amount
WATER	167419.67
W-SERVICE CHARG	29478.95
WATER INFRA FEE	18067.50
STATE TAX	2466.38
HERM CITY TAX	421.05
DULUTH CITY TAX	117.05
SEWER	155484.20
S-SERVICE CHARG	8252.46
SEWER FRONT FT	43.03
STORMWATER	37234.41
COUNTY TAX	178.74
Grand Totals:	419163.44

Hermantown 2025 Drinking Water Report

Making Safe Drinking Water

Your drinking water comes from a surface water source: purchased water from Duluth.

Hermantown works hard to provide you with safe and reliable drinking water that meets federal and state water quality requirements. The purpose of this report is to provide you with information on your drinking water and how to protect our precious water resources.

Contact Trish Crego, Utility and Infrastructure Director, at (218) 729-3600 or tcrego@hermantownmn.com if you have questions about Hermantown's drinking water. You can also ask for information about how you can take part in decisions that may affect water quality.

The U.S. Environmental Protection Agency sets safe drinking water standards. These standards limit the amounts of specific contaminants allowed in drinking water. This ensures that tap water is safe to drink for most people. The U.S. Food and Drug Administration regulates the amount of certain contaminants in bottled water. Bottled water must provide the same public health protection as public tap water.

Drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants. The presence of contaminants does not necessarily mean that water poses a health risk. More information about contaminants and potential health effects can be obtained by visiting the website epa.gov/safewater.

Hermantown Monitoring Results

This report contains our monitoring results from January 1 to December 31, 2025.

We work with the Minnesota Department of Health to test drinking water for more than 100 contaminants. It is not unusual to detect contaminants in small amounts. No water supply is ever completely free of contaminants. Drinking water standards protect Minnesotans from substances that may be harmful to their health.

Learn more by visiting the Minnesota Department of Health's webpage [Basics of Monitoring and testing of Drinking Water in Minnesota](https://www.health.state.mn.us/communities/environment/water/factsheet/sampling.html) (<https://www.health.state.mn.us/communities/environment/water/factsheet/sampling.html>).

How to Read the Water Quality Data Tables

The tables below show the contaminants we found last year or the most recent time we sampled for that contaminant. They also show the levels of those contaminants and the Environmental Protection Agency's limits. Substances that we tested for but did not find are not included in the tables.

We sample for some contaminants less than once a year because their levels in water are not expected to change from year to year. If we found any of these contaminants the last time we sampled for them, we included them in the tables below with the detection date.

We may have done additional monitoring for contaminants that are not included in the Safe Drinking Water Act. To request a copy of these results, call the Minnesota Department of Health at 651-201-4700 between 8:00 a.m. and 4:30 p.m., Monday through Friday.

Definitions

- **AL (Action Level):** The concentration of a contaminant which, if exceeded, triggers treatment or other requirements which a water system must follow.
- **Contaminant:** Any physical, chemical, biological, or radiological substance or matter in water.
- **EPA:** Environmental Protection Agency
- **MCL (Maximum contaminant level):** The highest level of a contaminant that is allowed in drinking water. MCLs are set as close to the MCLGs as feasible using the best available treatment technology.
- **MCLG (Maximum contaminant level goal):** The level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs allow for a margin of safety.
- **MRDL (Maximum residual disinfectant level):** The highest level of a disinfectant allowed in drinking water. There is convincing evidence that addition of a disinfectant is necessary for control of microbial contaminants.
- **MRDLG (Maximum residual disinfectant level goal):** The level of a drinking water disinfectant below which there is no known or expected risk to health. MRDLGs do not reflect the benefits of the use of disinfectants to control microbial contaminants.
- **N/A (Not applicable):** Does not apply.
- **ppb (parts per billion):** One part per billion in water is like one drop in one billion drops of water, or about one drop in a swimming pool. ppb is the same as micrograms per liter ($\mu\text{g}/\text{l}$).
- **ppm (parts per million):** One part per million is like one drop in one million drops of water, or about one cup in a swimming pool. ppm is the same as milligrams per liter (mg/l).
- **ppt (parts per trillion):** One part per trillion is like one drop in one trillion drops of water, or about one drop in 20 Olympic sized swimming pools. ppt is the same as nanograms per liter (ng/l).
- **PWSID:** Public water system identification.

Monitoring Results – Regulated Substances

LEAD AND COPPER – Tested at customer taps.

Contaminant (Date, if sampled in previous year)	EPA’s Ideal Goal (MCLG)	EPA’s Action Level	90% of Results Were Less Than	Number of Homes with High Levels	Range of Detected Test Results	Violation	Typical Sources
Lead (10/17/24)	0 ppb	90% of homes less than 15 ppb	<2 ppb	0 out of 20	0 - 2.8 ppb	NO	Corrosion of household plumbing.
Copper (10/17/24)	1.3 ppm	90% of homes less than 1.3 ppm	0.04 ppm	0 out of 20	0 - 0.07 ppm	NO	Corrosion of household plumbing.

CONTAMINANTS RELATED TO DISINFECTION – Tested in drinking water.

Substance (Date, if sampled in previous year)	EPA’s Ideal Goal (MCLG or MRDLG)	EPA’s Limit (MCL or MRDL)	Highest Average or Highest Single Test Result	Range of Detected Test Results	Violation	Typical Sources
Total Trihalomethanes (TTHMs)	N/A	80 ppb	13.9 ppb	8.50 - 19.70 ppb	NO	By-product of drinking water disinfection.
Total Chlorine	4.0 ppm	4.0 ppm	1.64 ppm	1.32 - 2.86 ppm	NO	Water additive used to control microbes.
Total Haloacetic Acids (HAA)	N/A	60 ppb	11.2 ppb	6.30 - 15.60 ppb	NO	By-product of drinking water disinfection.

Total HAA refers to HAA5

Some People Are More Vulnerable to Contaminants in Drinking Water

Some people may be more vulnerable to contaminants in drinking water than the general population. Immuno-compromised persons such as persons with cancer undergoing chemotherapy, persons who have undergone organ transplants, people with HIV/AIDS or other immune system disorders, some elderly, and infants can be particularly at risk from infections. These people should seek advice about drinking water

from their health care providers. EPA/CDC guidelines on appropriate means to lessen the risk of infection by *Cryptosporidium* and other microbial contaminants are available on [EPA's website epa.gov/safewater](https://www.epa.gov/safewater).

Service Line Material Inventory

Hermantown has completed and submitted our service line materials inventory to the Minnesota Department of Health. The service line inventory is publicly available, and you can check the materials for your service line by visiting the [Lead Inventory Tracking Tool \(LITT\) \(https://maps.umn.edu/LSL/\)](https://maps.umn.edu/LSL/). You may also contact us at tcrego@hermantownmn.com (Trish Crego). There are no known lead or galvanized services in the city. As of 11/07/2025, our inventory contains 0 lead, 0 galvanized requiring replacement, 0 unknown material, and 2366 non-lead service lines.

Learn More about Your Drinking Water

Drinking Water Sources

Groundwater supplies 75 percent of Minnesota's drinking water, and is found in aquifers beneath the surface of the land. Surface water supplies 25 percent of Minnesota's drinking water, and is the water in lakes, rivers, and streams above the surface of the land.

Contaminants can get in drinking water sources from the natural environment and from people's daily activities. There are six main types of contaminants in drinking water sources.

- **Microbial contaminants**, such as viruses, bacteria, and parasites. Sources include sewage treatment plants, septic systems, agricultural livestock operations, pets, and wildlife.
- **Inorganic contaminants** include salts and metals from natural sources (e.g. rock and soil), oil and gas production, mining and farming operations, urban stormwater runoff, and wastewater discharges.
- **Pesticide**: Generally, any substance or mixture of substances intended for preventing, destroying, repelling, or mitigating any pest.
- **Herbicide**: Any chemical(s) used to control undesirable vegetation.
- **Organic chemical contaminants** include synthetic and volatile organic compounds. Sources include industrial processes and petroleum production, gas stations, urban stormwater runoff, and septic systems.
- **Radioactive contaminants** such as radium, thorium, and uranium isotopes come from natural sources (e.g. radon gas from soils and rock), mining operations, and oil and gas production.

The Minnesota Department of Health provides information about your drinking water source(s) in a source water assessment, including:

- How Hermantown is protecting your drinking water source(s);
- Nearby threats to your drinking water sources;
- How easily water and pollution can move from the surface of the land into drinking water sources, based on natural geology and the way wells are constructed.

Find your source water assessment at [Source Water Assessments \(https://www.health.state.mn.us/communities/environment/water/swp/swa.html\)](https://www.health.state.mn.us/communities/environment/water/swp/swa.html) or call 651-201-4700 between 8:00 a.m. and 4:30 p.m., Monday through Friday.

Lead in Drinking Water

Lead can cause serious health problems, babies, children under six years, and pregnant women are at the highest risk. You may be in contact with lead through paint, water, dust, soil, food, hobbies, or your job. There is no safe level of lead.

Lead in drinking water is primarily from materials and components associated with service lines and home plumbing. Our water system is responsible for providing high quality drinking water and removing lead pipes from service lines but cannot control the variety of materials used in plumbing components in your home. You can take responsibility by identifying and removing lead materials within your home plumbing and taking steps to reduce your family's risk.

Read below to learn how you can protect yourself from lead in drinking water.

1. **Let the water run** before drinking tap water flush your pipes for several minutes by running your tap. If you have a lead service line, you may need to let the water run longer. A service line is the underground pipe that brings water from the main water pipe under the street to your home.
 - Activities such as taking a shower, doing laundry or dishes help keep water moving in your home system but are not a replacement for running the tap before you drink if it has not been used for a long period of time.
 - The only way to know if lead has been reduced by letting it run is to check with a test. If letting the water run does not reduce lead, consider other options to reduce your exposure.
2. **Know your service line materials by** contacting your public water system, or you can search for your address online at the [Minnesota Lead Inventory Tracking Tool \(https://maps.umn.edu/LSL/\)](https://maps.umn.edu/LSL/).
 - [Protect Your Tap: A quick check for lead \(https://www.epa.gov/ground-water-and-drinking-water/protect-your-tap-quick-check-lead\)](https://www.epa.gov/ground-water-and-drinking-water/protect-your-tap-quick-check-lead) is EPA's step by step guide to learn how to find lead pipes in your home.
3. **Use cold water** for drinking, making food, and making baby formula. Hot water releases more lead from pipes than cold water.
4. **Test your water.** In most cases, letting the water run and using cold water for drinking and cooking should keep lead levels low in your drinking water. If you are still concerned about lead, arrange with a laboratory to test your tap water. Testing your water is important if young children or pregnant women drink your tap water.
 - Contact a Minnesota Department of Health accredited laboratory to purchase a sample container and instructions on how to submit a sample:
[Environmental Laboratory Accreditation Program \(https://eldo.web.health.state.mn.us/public/accreditedlabs/labsearch.seam\)](https://eldo.web.health.state.mn.us/public/accreditedlabs/labsearch.seam)
 The Minnesota Department of Health can help you understand your test results.
5. **Treat your water** if a test shows your water has high levels of lead after you let the water run. You can use a filter certified with ANSI/NSF standards 53 and 42 for lead reduction.

- Read about water treatment units:
[Point-of-Use Water Treatment Units for Lead Reduction](https://www.health.state.mn.us/communities/environment/water/factsheet/poulead.html)
(<https://www.health.state.mn.us/communities/environment/water/factsheet/poulead.html>)

Information on lead in drinking water, testing methods, and other steps you can take to minimize exposure are available at:

- Visit EPA [Basic Information about Lead in Drinking Water](http://www.epa.gov/safewater/lead) (<http://www.epa.gov/safewater/lead>)
- Visit the Minnesota department of Health [Lead in Drinking Water](https://www.health.state.mn.us/communities/environment/water/contaminants/lead.html)
(<https://www.health.state.mn.us/communities/environment/water/contaminants/lead.html>)
- To learn about how to reduce your contact with lead from sources other than your drinking water, visit [Lead Poisoning Prevention: Common Sources](https://www.health.state.mn.us/communities/environment/lead/fs/common.html)
(<https://www.health.state.mn.us/communities/environment/lead/fs/common.html>)

6. **Be Aware:** Head Start Programs, Child Care Centers, Public and Charter Schools all have requirements to test for lead in drinking water. These programs can learn more about requirements and resources for testing and remediation at [MDH Drinking Water in Schools and Child Cares](https://www.web.health.state.mn.us/communities/environment/water/schools/index.html)
(<https://www.web.health.state.mn.us/communities/environment/water/schools/index.html>)

CITY OF HERMANTOWN

PRELIMINARY ENGINEERING REPORT

AND

FEASIBILITY STUDY

Prepared: April 22nd, 2026

Stebner Road Feasibility Study

(MSAS 103)

Morris Thomas Road to Maple Grove Road

(CSAH 56 to CSAH 6)

NCE JOB NUMBER: 26-8000

RECOMMENDED:

_____ **Hermantown City Engineer**

_____ **Date**

TABLE OF CONTENTS

1. LEGAL BASIS FOR REPORT
2. REPORT
3. APPENDICIES
 - I. Appendix A – Overall Map
 - II. Appendix B – Typical Roadway Sections
 - III. Appendix C – Engineer’s Estimate of Cost

DRAFT

LEGAL BASIS FOR REPORT

This report is prepared pursuant to a Resolution approved by the Hermantown City Council calling for the preparation of a preliminary engineering report, pursuant to Minnesota Statutes Section 429.031.

This report is prepared in accordance with said Section 429.031. Specifically, this report hereby advises the City Council, in a preliminary way, as to whether the proposed improvement is necessary, cost-effective, and feasible and as to whether it should best be made as proposed or in connection with some other improvement.

This report also includes the estimated cost of the improvements as recommended.

The compensation paid to Northland Consulting Engineers, LLC. for preparing this report is based on the following factors:

1. The time and labor required.
2. The experience and knowledge of the preparer.
3. The complexity and novelty of the problems involved.
4. The extent of the responsibilities assumed.

The compensation paid to Northland Consulting Engineers, LLC. for preparing this report is not based on a percentage of the estimated cost of the improvement.

PURPOSE

The purpose of this report is to determine the necessity, cost effectiveness, and economic feasibility for a reconditioning project on Stebner Road (MSAS 103) between Morris Thomas Road and Maple Grove Road (approx. 10,500 lineal feet). It is anticipated this project will be an urban reconditioning project that will utilize Municipal State Aid dollars to fund a majority or all of the project.

EXISTING CONDITIONS

Stebner Road is an urban municipal road that runs north-south from Hwy 53 to Getchell Road. Two miles of Stebner Road, between Morris Thomas Road and Maple Grove Road, are due for roadway improvements to repair significant deterioration. NCE has found that this section of Stebner Road is in poor condition and quickly deteriorating. The stress of aging and weathering on the pavement, sidewalk, and utilities have caused various cracking and drainage issues that create unsuitable driving conditions that are beyond the scope of incremental repairs. The existing sidewalk along this section of Stebner Road is out of compliance with current ADA standards due to the sidewalk width, grades, and ramps. The existing roadway segment is broken into three sections based on the year it was last reconstructed.

- Morris Thomas Road to Hermantown Road – Reconstructed in 2004
- Hermantown Road to Radar Road – Reconstructed in 1999
- Radar Road to Maple Grove Road – Reconstructed in 1994

Listed in the table below is the segment identified for reconstruction.

Existing Conditions - Street Improvement				
Segment	Road Name	Length	Width	Infrastructure Condition
1	Stebner Road (Morris Thomas Rd to Hermantown Rd)	3,700'	32'	Bituminous – Poor Sidewalk – Poor Curb and Gutter – Moderate
2	Stebner Road (Hermantown Rd to Radar Rd)	4,200'	32'	Bituminous – Poor Sidewalk – Poor Curb and Gutter – Moderate
3	Stebner Road (Radar Rd to Maple Grove Rd)	2,600'	32'	Bituminous – Poor Sidewalk – Poor Curb and Gutter – Moderate

Corridor Condition

Most of the current road is in poor/failing condition with visible signs of deterioration throughout this section of Stebner Road. The most prominent distress is transverse cracks that run perpendicular to the traffic direction. Longitudinal and fatigue cracks are also prevalent throughout section of roadway. This shows the pavement has outlived the expected 25-year life span with a majority of the road being 27 and 32 years old. In addition to the failing bituminous pavement, the curb and gutter, and sidewalks have also deteriorated in select locations.



Example of Transverse cracks



Example of Longitudinal cracks

Utilities Condition

The steel castings for water, storm, and sanitary have shifted from yearling freeze thaw conditions. This has resulted in the deterioration of pavement around the utility structures along with the casting elevations to move out of tolerance causing adverse driving conditions. The condition of the utilities is unknown at this time and requires further inspection. This includes fire hydrants, watermain, sanitary sewer main, and the storm water system along this stretch of Stebner Road. Public Works will conduct testing of the watermain for leaks and will televise the sanitary sewer for pipe integrity and I & I. The sanitary sewer was installed in 1999 and the watermain was installed in 1994.



Example of Fatigue cracks



Example of utility casting conditions

DESIGN

It is NCE’s recommendation that the roadway improvements are designed and constructed to the City of Hermantown Standard construction specifications for an urban road design to match the current roadway section and profile. This includes 32’ bituminous pavement with curb and gutter along with sidewalk. NCE is proposing a mill and overlay for this section of roadway along with complete sidewalk replacement along with curb and gutter. A mill and overlay includes the grinding and removal of the entire bituminous section followed by the placement of a new bituminous section. Per the State Aid requirements, up to 20% of the sidewalk and curb/gutter can be placed using State Aid funding.

Road Improvements

The table below summarizes the road segments to be improved as part of the Street Improvement District.

Proposed Construction - Street Improvement District				
Segment	Road Name	Road Length	Road Width	Improvement Strategy
1	Stebner Road (Morris Thomas Rd to Hermantown Rd)	3,700’	32’	Mill & Overlay Full Sidewalk Replacement ADA Improvements Curb & Gutter Replacement
2	Stebner Road (Hermantown Rd to Radar Rd)	4,200’	32’	
3	Stebner Road (Radar Rd to Maple Grove Rd)	2,600’	32’	



Damaged Sidewalk



Damaged Curb & Gutter

Mill & Overlay: The existing bituminous (4"-5") will be grinded away and replaced with a new bituminous section.

Curb & Gutter: Up to 20% of the existing curb and gutter will be removed and replaced.

Sidewalk: Removal and reconstruction of all sidewalk in compliance with ADA requirements.

Utility Evaluation

Storm Sewer: Manhole and catch basin casting will be required to be replaced or adjusted to match the finished grade of the improved roadway.

Sanitary Sewer: Sanitary sewer main will need to be televised prior to design to determine if any sewer will need to be replaced. Manhole and catch basin casting will be required to be replaced or adjusted to match the finished grade of the improved roadway.

Watermain and Fire Hydrants: It is not anticipated for any watermain replacement work to be done as part of this improvement. NCE will coordinate with the Public Works Department to determine if there are any areas of concern for watermain and fire hydrants that need to be part of this roadway improvement that would require repairs.

Other Utilities: Minnesota Power, Charter, and Lumen likely have utilities along this corridor. A utility design meeting will identify the extent of the private utilities.

Overall inspection of these utilities is needed to assess the current conditions to make the necessary improvements. With the roadway being exposed for the reconstruction, the repair and reconstruction of any utility infrastructure is more cost effective and makes this an advantageous opportunity to make the necessary repairs.

STATE AID FUNDING

This roadway improvement project will utilize Municipal State Aid funding to help fund the project. The project will be subject to the Local State-Aid Standards, 8820.9946 *Minimum Design Standards, Urban; Reconditioning Projects*.

"Reconditioning" includes resurfacing, replacement, or rehabilitation of the pavement structure to extend the life of the roadway and effectively address critical safety and operations needs through minor improvements to the existing facility. Reconditioning projects generally utilize the existing horizontal and vertical alignment, may entail minor widening or geometric improvement, and normally require little or no additional right-of-way. Reconditioning may include changes in vertical or horizontal alignment involving no more than 20 percent of the length of the project. Reconditioning may include curb replacement along no more than 20 percent of the length of the project, not including curb replacement for purposes of meeting the Americans with Disabilities Act requirements. Work does not normally extend beyond the existing ditch bottom.

CONCLUSION

Based on discussions with the City Administrator and Public Works Director, it is NCE's recommendation that the City Council approve a mill and overlay project for this section of Stebner Road. Northland Consulting Engineers believe the improvements above are beneficial to the City of Hermantown. The improvements to roadways will be a major benefit, allowing for improved travel along Stebner Road. Below is a summary of the projected cost for the improvements to the Street Improvement District.

PROJECTED COSTS

Cost Estimates for the Street Improvement District have been developed and are attached. The estimated costs are broken down below. These costs are developed by looking at the pavement improvement strategy. See attached Project Cost Estimate.

PROJECTED COSTS

See Appendix C for a breakdown of the cost projections of the project.

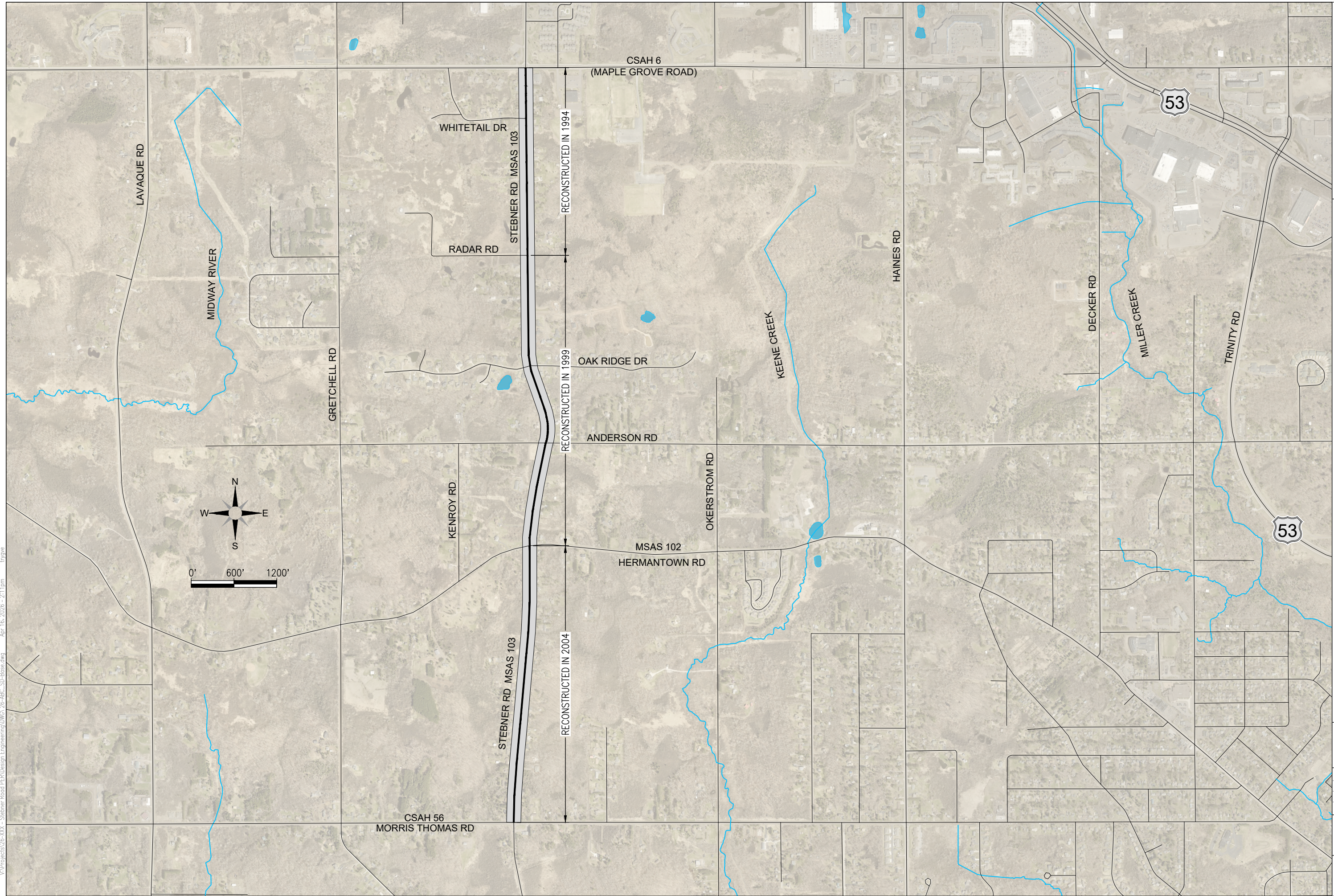
Estimated Construction Costs:	
Stebner Road Mill & Overlay	\$2,719,400
Design and Construction Engineering (7.5% for Each)	\$ 271,940
Surveying	\$ 25,000
Construction Contingency (10%)	\$ 271,940
City Administrative Cost (5%)	\$ 135,970
Estimated Total Project Costs	\$ 3,560,220
Funding Sources:	
Stormwater Utility Fund	\$ 50,000
Assessments (92 Parcels \$9,400)	\$ 864,800
MNDOT State-Aid	\$ 2,645,420
Total	\$ 3,560,220

APPENDICES

DRAFT

Appendix A - Overall Map

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W:\Projects\26-ABC - Stebner Road\PER Design\Engineering\DWG\26-ABC-SP-Base.dwg Apr 16, 2026 - 2:11 pm tryne

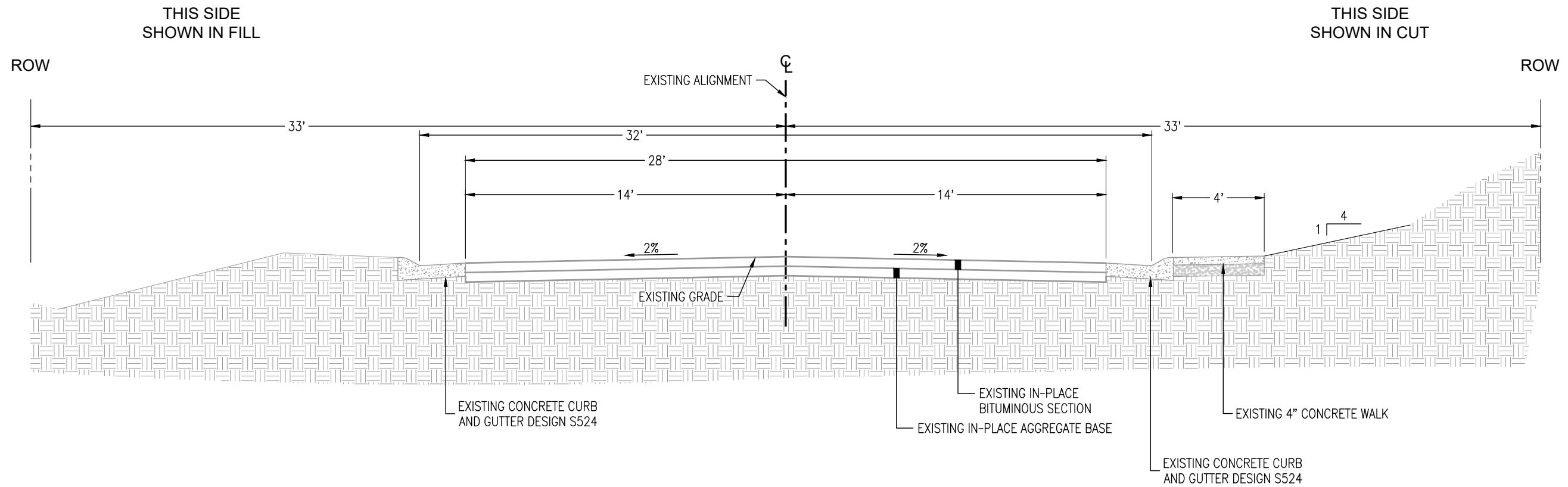
STEBNER ROAD
 FEASIBILITY STUDY
 HERMANTOWN, MN

revision	
Proj:	26-ABC
Date:	04/07/26
Drawn:	JFM
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OVERALL MAP	
Sheet Title	
Sheet Number	A

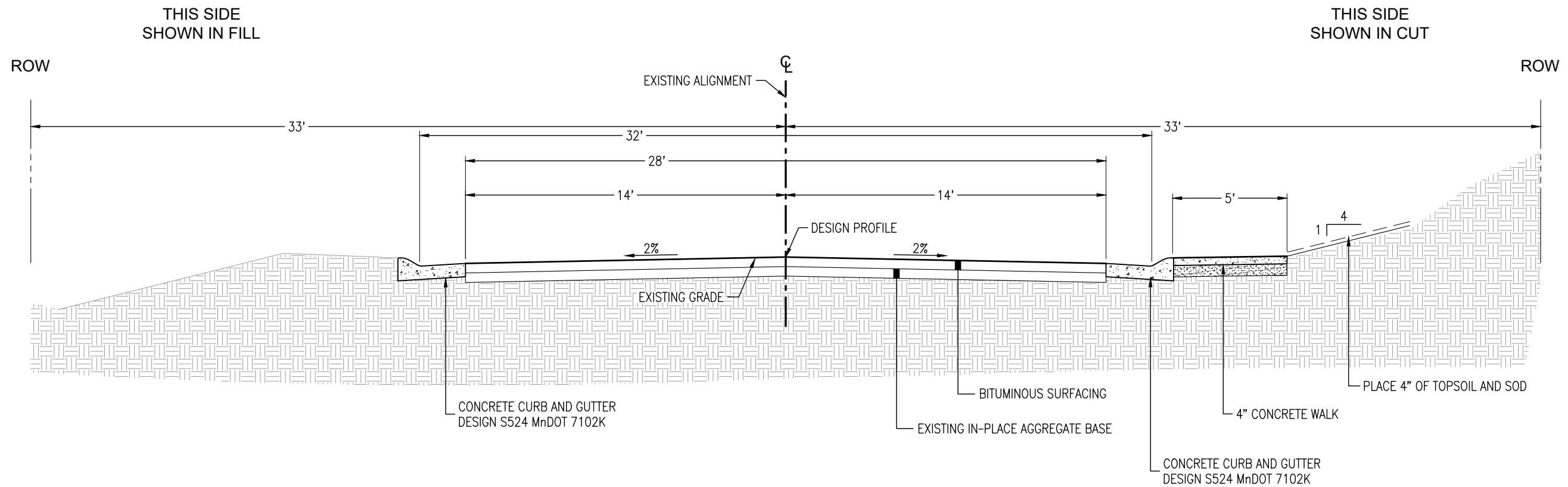
Appendix B - Typical Roadway Sections

DRAFT

**EXISTING TYPICAL SECTION
 STEBNER ROAD**



**DESIGN TYPICAL
 MILL & OVERLAY
 STEBNER ROAD**



**STEBNER ROAD
 FEASIBILITY STUDY
 HERMANTOWN, MN**

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TYPICAL SECTION
 Sheet Title
 Sheet Number

B

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Appendix C – Engineer’s Estimate of Cost

DRAFT



Item No.	Spec. No.	Item Description	Unit of Measure	Total Estimated Quantities	NCE Estimated Unit Price	NCE Estimated Total Cost
1	2021.501	MOBILIZATION	LS	1	\$ 125,000.00	\$ 125,000.00
2	2104.502	REMOVE SIGN	EACH	30	\$ 40.00	\$ 1,200.00
3	2104.502	REMOVE MAIL BOX SUPPORT	EACH	70	\$ 40.00	\$ 2,800.00
5	2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LF	1000	\$ 5.00	\$ 5,000.00
6	2104.503	REMOVE CURB AND GUTTER	LF	4224	\$ 5.00	\$ 21,120.00
7	2104.504	REMOVE CONCRETE WALK	SY	4700	\$ 10.00	\$ 47,000.00
8	2106.507	EXCAVATION - COMMON	CY	500	\$ 25.00	\$ 12,500.00
9	2106.507	COMMON EMBANKMENTN (CV)	CY	500	\$ 25.00	\$ 12,500.00
10	2211.507	AGGREGATE BASE (CV) CLASS 5 (DRIVEWAY)	CY	250	\$ 50.00	\$ 12,500.00
11	2211.51	AGGREGATE BASE (CV) CLASS 5	CY	500	\$ 30.00	\$ 15,000.00
12	2531.62	TRUNCATED DOMES	SF	500	\$ 75.00	\$ 37,500.00
13	2232.504	MILL BITUMINOUS SURFACE (5.0")	SY	33,000	\$ 12.00	\$ 396,000.00
14	2360.509	TYPE SP 9.5 WEARING COURSE MIXTURE (3;B)	TON	5,667	\$ 100.00	\$ 566,700.00
15	2360.509	TYPE SP 9.5 WEARING COURSE MIXTURE (3;B) (DRIVEWAY)	TON	400	\$ 150.00	\$ 60,000.00
16	2360.509	TYPE SP 12.5 NON WEARING COURSE MIXTURE (3;B)	TON	3,778	\$ 100.00	\$ 377,800.00
17	2504.602	ADJUST VALVE BOX	EACH	10	\$ 75.00	\$ 750.00
18	2504.602	ADJUST CURB STOP	EACH	10	\$ 75.00	\$ 750.00
19	2506.502	ADJUST FRAME AND RING CASTING	EACH	55	\$ 400.00	\$ 22,000.00
20	2521.518	4" CONCRETE WALK	SF	52,800	\$ 12.00	\$ 633,600.00
21	2531.503	CONCRETE CURB AND GUTTER DESIGN S524	LF	4,224	\$ 35.00	\$ 147,840.00
22	2540.602	MAIL BOX SUPPORT	EACH	70	\$ 150.00	\$ 10,500.00
23	2563.601	TRAFFIC CONTROL	LS	1	\$ 75,000.00	\$ 75,000.00
24	2564.502	INSTALL SIGN TYPE C	EACH	30	\$ 150.00	\$ 4,500.00
25	2564.618	SIGN TYPE C	SF	250	\$ 20.00	\$ 5,000.00
26	2573.501	STABILIZED CONSTRUCTION EXIT	LS	1	\$ 3,500.00	\$ 3,500.00
27	2573.502	CULVERT END CONTROLS	EACH	50	\$ 250.00	\$ 12,500.00
28	2573.503	SILT FENCE; TYPE HI	LF	10,000	\$ 5.00	\$ 50,000.00
29	2575.504	SODDING TYPE LAWN	SY	3,000	\$ 10.00	\$ 30,000.00
30	2575.523	RAPID STABILIZATION METHOD 4	SY	3,000	\$ 5.00	\$ 15,000.00
31	2580.503	INTERIM PAVEMENT MARKING	LF	10,560	\$ 0.50	\$ 5,280.00
32	2582.503	4" DOUBLE SOLID LINE PAINT	LF	5,280	\$ 1.00	\$ 5,280.00
33	2582.503	4" SOLID LINE PAINT	LF	5,280	\$ 1.00	\$ 5,280.00

NCE'S Estimated Construction Costs Subtotal	\$ 2,719,400.00
Construction Contingency (10%)	\$ 271,940.00
gn and Construction Engineering (7.5%+75%)	\$ 407,910.00
Surveying	\$ 25,000.00
City Administrative Costs (5%)	\$ 135,970.00
Estimated Total Project Costs	\$ 3,560,220.00

April 16, 2026.

RECEIVED

APR 20 2026

City of Hermantown
Alissa McClure
5105 Maple Grove Rd
Hermantown MN 55811

**RE: NORTHEAST MINNESOTA REGIONAL SOLID WASTE MANAGEMENT PLAN
AMENDMENT PUBLIC COMMENT PERIOD**

Dear Alissa McClure:

The Western Lake Superior Sanitary District (WLSSD) and the seven counties of the northeast region of Minnesota have submitted a draft amendment to the Northeast Minnesota Regional Solid Waste Management Plan, which was originally approved by the Minnesota Pollution Control Agency (MPCA) in 2023. The amended Plan proposes an integrated solid waste management system through the year 2036. This amendment was completed due to recent changes in the regional solid waste management system; primarily a change in final landfill destination of municipal solid waste (MSW) for six of the eight entities in the northeast region. Beginning July 1, 2026, MSW generated from Carlton, Cook, Koochiching, Lake counties and WLSSD will be disposed of at the St. Louis County Regional Landfill in Virginia, MN. Waste from Itasca County will be disposed of at the General Waste MSW Landfill in Keewatin, which is currently in the process of being permitted. Pertinent details regarding WLSSD and County recycling programs were also updated as part of the amendment.

The Northeast Minnesota Regional Solid Waste Management Plan is available for viewing online at <http://wlssd.com/news>. In addition, a physical copy of the Plan is available for review at the WLSSD Administration Building at 2626 Courtland Street in Duluth. A public comment period for the amended Plan is currently open, and a public hearing will occur in the WLSSD Board Room at 4:30 PM on Monday, June 22, 2026. Final adoption of the Plan by the WLSSD Board of Directors is anticipated following the public hearing.

Comments on the amended Northeast Minnesota Regional Solid Waste Management Plan can be sent to my attention by email at brandon.kohlts@resourcerenew.com or mailed to 2626 Courtland Street, Duluth, MN, 55806. All comments should be submitted

prior to 4:30 PM on Monday, June 22, 2026, or presented at the public hearing scheduled for 4:30 PM on this day.

If you have any questions in this regard, I can be reached by email at brandon.kohlts@resourcerenew.com or by phone at 218-740-4798.

Sincerely,

A handwritten signature in black ink, appearing to read 'Brandon Kohlts', written in a cursive style.

Brandon Kohlts

Director of Planning and Technical Services



Western Lake Superior Sanitary District
2626 Courtland Steet, Duluth, MN 55806
ResourceRenew.com

April 30, 2026

RECEIVED

MAY - 6 2026

John Mulder
City of Hermantown
5105 Maple Grove Road
Hermantown, MN 55811

Re: Western Lake Superior Sanitary District
Wastewater Treatment Capacity Allocation Permit (2027 - 2030) - Reissuance

Dear John Mulder:

As you are aware, your Capacity Allocation Permit for 2022 – 2026 is set to expire the end of this year. District staff has reviewed the existing allocation permit limits against your actual flows and loads and have updated permit limits accordingly for next permit term, 2027 – 2030. These permit limits represent the maximum discharge of flow, peak flow, biochemical oxygen demand (BOD) and total suspended solids (TSS) allocated to you based upon total available capacity. These allocations also form the basis for debt service payments.

The enclosed packet includes:

- 1) A copy of the Wastewater Treatment Capacity Allocation Ordinance.
- 2) Your historic flow and loads for 2020-2025, your historic allocations for the period of 2016-2021 and 2022-2026, and your proposed allocation limits for 2027–2030.
- 3) A Capacity Allocation Permit for 2027–2030 with proposed flows and loads for your review.
- 4) Special conditions related to your permit if any (Exhibit B).

If you do not have changes to the proposed allocations, please sign the enclosed permit and return it by mail no later than **July 1, 2026**. If you have changes to the proposed allocations, have questions upon review of the enclosed information or wish to meet individually with District staff in this regard, please contact Dan Belden at 218-740-4774 prior to June 19, 2026.

Sincerely,

Carrie Clement
Executive Director

**WASTEWATER TREATMENT
CAPACITY ALLOCATION ORDINANCE
As Amended, August 28, 2017**

**SECTION 1
Authority and General Provisions**

Section 1.1. Authority.

This Ordinance is adopted by the Western Lake Superior Sanitary District ("District") pursuant to Chapter 458D, and other provisions of Minnesota Law and is declared necessary for the efficient, economic and safe operation of the Treatment Works and for the protection of the health, safety, and general welfare of the public throughout the District.

Section 1.2. Purpose.

The Treatment Works have limited or finite capacity, both in a physical sense and from the standpoint of achieving acceptable wastewater treatment. The purpose of the rules and regulations established in this Ordinance is to recognize the finite capacity of the Treatment Works and to provide a system of allocating on a periodic basis that capacity among Users. This will allow the District to comply with provisions of its National Pollutant Discharge Elimination System permit and other provisions of applicable state and federal law.

Section 1.3. Definitions.

All terms in this Ordinance shall have the meaning hereinafter established, unless otherwise expressly provided or clearly indicated by the context:

Act - The Federal Water Pollution Control Act (PL92-500), also known as the Clean Water Act, as amended, 33 U.S.C. 1251, et. seq.

Actual Biochemical Oxygen Demand (BOD) - The total quantity of Biochemical Oxygen Demand (BOD) discharged by a User during a calendar day (24-hour period) in pounds based on measurement determined and recorded by WLSSD.

Actual Flow – The total quantity of Wastewater discharged by a User during a calendar day (24-hour period) in million gallons per day (MGD) based on measurement determined and recorded by WLSSD.

Actual Peak Flow – The highest one-hour wastewater flow rate measured in million gallons per day (MGD) actually discharged by a User within any

individual clock hour (60-minute average) of any calendar day (24-hour period) based on measurement determined and recorded by WLSSD.

Actual Total Suspended Solids (TSS) - The total quantity of Total Suspended Solids (TSS) discharged by a User during a calendar day (24-hour period) in pounds based on measurement determined and recorded by WLSSD.

Agreement, Capacity Allocation - The Capacity Allocation Agreement ("Agreement") is that Agreement (also known as a Participation Agreement) previously made between the District and a User to permit the User to discharge a Permitted Share of Flow or Load to the Treatment Works.

Average Dry Weather Flow - The flow in a sanitary sewer during periods of dry weather in which the sanitary sewer is under minimum influence of inflow and infiltration. The average daily flow in the month of January is typically used.

Board (or WLSSD Board) - The governing body of the WLSSD.

BOD - Five (5) day Biochemical Oxygen Demand of Wastewater, as determined under standard laboratory procedures as set forth in the latest edition of Standard Methods for the Examination of Water and Wastewater, published jointly by the American Public Health Association, the American Water Works Association and the Water Environment Federation. BOD is measured in milligrams per liter and is monitored as pounds discharged during a calendar day (twenty-four (24) hours).

Debt Service - The principal and interest necessary to pay bonded indebtedness and any other indebtedness of the District.

Debt Service Costs - All costs incurred by the District in paying Debt Service.

Design Capacity - Capacity of the Treatment Works to collect and treat Wastewater consistent with all requirements of the Act, the NPDES Permit and all other requirements established by the Board and otherwise without incurring unreasonable operating expense or causing damage to the Treatment Works. The listed specifications for Flow, TSS and BOD (plant design capacity) and Peak Flow (present hydraulic capacity as documented in the April 2001 Effluent Quality Plan) represent the maximum amount of capacity that can be permitted without compromising plant performance. Current plant capacity specifications are as follows:

- Flow – 48.4 Million gallons per day (MGD)
- Peak Flow – 100.0 Million gallons per day (MGD)
- TSS – 112,000 lbs/day
- BOD – 121,000 lbs/day

Plant capacity specifications can, and may, be modified should capital investment or aging infrastructure expand or reduce plant capacity.

Director - The person occupying the position of Executive Director of the District or the designee of the Executive Director.

Discontinued User - A User that goes out of business or otherwise discontinues discharging Wastewater to the District.

Flow - The total quantity of Wastewater discharged during a calendar day (24 hours) to the Treatment Works.

Influent - Wastewater entering the Treatment Works.

Load - Quantities of Wastewater components such as BOD and TSS, or other constituents that may be established from time to time for the Treatment Works.

NPDES Permit - A discharge permit issued to the District for operation of its wastewater treatment facilities pursuant to the National Pollutant Discharge Elimination System established under the Act.

Operation and Maintenance Costs - The cost of operation, maintenance and administration of the Treatment Works, together with, unless otherwise apportioned by the District, costs expended by the District for pollution prevention, the District's planning functions, and the District's regulatory programs, together with capital costs not funded with borrowed funds. Operation and Maintenance Costs do not include Debt Service and Debt Service Costs.

Operation and Maintenance Rate (or O & M Rate) - The separate rates established by the Board from time to time applicable to Flow, BOD, TSS or other constituents, respectively.

Permit - Means the permit issued by the District to the User for an Allotted Share of Peak Flow, Flow and components of Load to the User, and defining such other conditions for discharge to the Treatment Works as determined by the District, as described in Section 3 hereof.

Permitted Biochemical Oxygen Demand (BOD) - The total quantity of Biochemical Oxygen Demand (BOD) allowed to be discharged by a User during a calendar day (24-hour period) measured in pounds.

Permitted Flow - The total quantity of Wastewater allowed to be discharged by a User during a calendar day (24-hour period) under normal conditions measured in million gallons per day (MGD).

Permitted Peak Flow – The highest one-hour wastewater flow rate measured in million gallons per day (MGD) allowable per User within any individual clock hour (60-minute average) of any calendar day (24-hour period) as identified in the User's Capacity Allocation Permit. This value is determined by averaging on a five-year basis the Average Dry Weather Flow for each municipal customer and applying the wet weather Municipal Peak Flow Standards (attached) as included in the WLSSD Comprehensive Wastewater Services Plan. For industrial customers the Permitted Peak Flow rate is based upon the remaining hydraulic capacity of the WLSSD system.

Permitted Share - The quantity of Permitted Flow, Permitted Peak Flow, Permitted BOD and Permitted TSS that are allowed or allotted a User in the manner provided for in this Ordinance.

Permitted Total Suspended Solids (TSS) – The total quantity of Total Suspended Solids (TSS) allowed to be discharged by a User during a calendar day (24-hour period) measured in pounds.

Residuals Disposal - The disposal of solids and associated liquids removed from Wastewater.

TSS - Total Suspended Solids of Wastewater as determined under laboratory procedures set forth in the latest edition of Standard Methods for the Examination of Water and Wastewater, published jointly by the American Public Health Association, the American Water Works Association, and the Water Environment Federation. TSS is measured in milligrams per liter and is monitored as pounds discharged for a calendar day (twenty-four (24) hours).

Treatment Works - The entire wastewater system operated by the District including, but not limited to, the interceptors, pumping stations, sampling and flow monitoring stations, the wastewater treatment plant, effluent discharge and Residuals Disposal facilities and any other equipment of the District in any way connected with or utilized in the treatment of Wastewater.

User - The cities of Duluth, Proctor, Hermantown, Cloquet, Carlton, Rice Lake, Scanlon and Wrenshall, the townships of Midway, Thomson and Twin Lakes, Jay Cooke State Park, the Pike Lake Area Wastewater Collection System, the Duluth North Shore Sanitary District, the Village of Oliver, Wisconsin, and the Knife River-Larsmont Sanitary District. Any other person, firm, corporation or other entity or organization of any kind or nature, whether a municipal or local governmental entity or a state or federal entity, agency or subdivision which discharges directly to the Treatment Works and is not a customer of another governmental entity.

Wastewater - The words "wastewater" and "sewage" are used interchangeably herein and have the following meaning: all liquid or water-carried waste products from whatever source derived, together with such

groundwater infiltration and surface water inflow as may be present, which enters or is intended to enter the Treatment Works.

Wastewater Collection System - The network of interceptor sewers owned and operated by the WLSSD.

WLSSD (or District) - The Western Lake Superior Sanitary District, a public corporation and political subdivision of the State of Minnesota, existing under the authority of Chapter 458D.

SECTION 2 Regulations

Section 2.1. Establishment of Treatment Capacity Allocation System.

No User shall discharge to the Treatment Works any quantity of Wastewater without first obtaining a Permit from the District pursuant to the requirements and provisions of this Ordinance.

Section 2.2. Board Allocates Treatment Capacity.

A. Allocation. The Board, in its discretion, shall on a periodic basis in the manner and subject to the limitations set forth in this Ordinance, provide for the allocation of capacity of the Treatment Works among the Users. In allocating capacity, the Board may take into account the Permitted Share of all Users during the previous five years, projected or anticipated increases in Actual Flow, Actual Peak Flow, Actual TSS and Actual BOD of all Users, the anticipated requirements of potential new Users and such other factors as in the judgment of the Board will fairly allocate capacity among both current and potential Users. The Board may afford each User the opportunity to present information about the User's anticipated capacity needs during the period of the Permit. The District shall make a preliminary allocation of capacity to apply during the period of the Permit and advise each User of that preliminary allocation. The User may accept such allocation or request a higher or lower allocation. Thereafter the Board shall make a final allocation determination specifying the Permitted Share of each User, which shall be incorporated in the User's Permit.

B. Board Reallocation During Permit Period. If, during the period a Permit is in effect, the Board determines that during the balance of the Permit period the User will not utilize all of its Permitted Share and determines that another User or potential User has need for capacity, or the Board determines that the User is frequently exceeding its Permitted Share, the Board shall have the right but not the obligation to adjust the User's Permitted Share up or down consistent with the Board's new findings as to the User's Permitted Share for the balance of the period of the Permit. Prior to making a determination as allowed hereunder, the Board shall afford the existing User the opportunity to present

information about that User's capacity needs during the balance of the period of the Permit. The Board may, to the extent that the Design Capacity of the Treatment Works allows, assign the User an increased Permitted Share for the remainder of the Permit period or for a new Permit period.

C. User Requested Capacity Adjustment. During the period of the Permit, any User that projects a significant increase or decrease in Flow and Load from the User's Permitted Share may petition the Board for an increase or decrease in Permitted Share. The petition shall include sufficient factual information to enable the Board to determine the User's Permitted Share needs, the parameters thereof, and such other information as to the User's process as may be requested by the Board. The Board may, to the extent that the Design Capacity of the Treatment Works allows, modify the User's Permitted Share for the remainder of the Permit period or for a new Permit period.

D. Correction of Errors. If during the period of the Permit the District concludes that the User's Permitted Share was calculated in error, the Board may correct the error and adjust the User's Permitted Share. The maximum period of a retroactive adjustment is up to twelve months from the date of correction of the error. The period of retroactive adjustment shall be determined in the discretion of the Director.

E. New Users. Potential new Users may petition the Board for Permitted Share. The petition shall contain the information specified in Subsection 2.2.C. above. The Board, in acting on such petition, shall follow the procedure set forth in Subsection 2.2.C. above.

Section 2.3. Discharge in Accordance with Allocation. All Users shall be permitted to discharge Flow and Load to a maximum of the User's Permitted Share at the O & M Rates then in effect.

Section 2.4. Cost Apportionment. The Board will adopt a cost apportionment policy establishing a framework for apportioning Operation and Maintenance Costs and Debt Service Costs among the Users, which policy may be modified from time to time.

A. Allocation of Operation and Maintenance Costs. The Board will implement the cost apportionment policy by resolution, specifically prescribing the method of apportioning Operation and Maintenance Costs among all of the Users of the Treatment Works. The District will apportion Operation and Maintenance Costs among the Users based upon the operation and maintenance component of the District's cost apportionment policy. Such apportionment shall be based upon each User's Permitted Share, subject to the discretion of the Director.

B. Allocation of Debt Service and Debt Service Costs. The Board will adopt a resolution implementing the cost apportionment policy and specifically prescribing the method of apportioning Debt Service and Debt Service Costs among all of the Users of the Treatment Works. Each User shall, at a minimum, be responsible for that portion of District Debt Service incurred or for which the District became obligated during the period of each particular Capacity Allocation Agreement or Permit equal to the User's Permitted Share as assigned to the User for that period (whether or not such User actually discharges Flows and Loads to the maximum of the User's Permitted Share).

C. Continuing Debt Service Obligation of Discontinued User. A Discontinued User shall continue to pay its share of Debt Service until all Debt Service Costs for debt existing at the time of the start of such User's first Capacity Allocation Agreement or Permit and all debt incurred during the subsequent period during which such User discharged Wastewater to the Treatment Works has been paid. The Discontinued User shall have no ownership interest in or rights to the unused capacity upon which the Discontinued User pays Debt Service. If there is another User that requires capacity the Board may, but shall not be required to, reallocate all or a portion of the Permitted Share of the Discontinued User to such other User and to make adjustments in the Debt Service obligation of the Discontinued User to the extent deemed reasonable and appropriate by the Board.

Section 2.5. User Operating Upsets.

A. Any User that experiences an upset in operations that places the User in a temporary state of noncompliance with this Ordinance or its Permit shall inform the Director immediately upon first awareness of commencement of the upset.

B. Where such information is given orally, a written follow-up report may be requested by the Director and shall be filed by the User with the District within five (5) days, providing the following:

- (1) Description of the upset, the cause thereof and the upset's impact on a User's compliance status;
- (2) Duration of noncompliance, including exact dates and times of noncompliance, and if the noncompliance continues, the time by which compliance is reasonably expected to occur; and
- (3) All steps taken or to be taken to reduce, eliminate, and prevent reoccurrence of such an upset or other conditions of noncompliance.

SECTION 3
Capacity Allocation Permit

Section 3.1. Permit Required.

All Users now existing, together with any person, firm, corporation or other entity, whether municipal or otherwise, which hereafter becomes a User, are required to obtain a Permit from the District.

Section 3.2. Permit Provisions.

A. The Permit shall be subject to all provisions of this Ordinance and all other regulations and applicable fees established by the District. Permits shall be made for a specified time period, not to exceed five (5) years.

B. The Permit shall specifically include the following conditions as applicable:

- (1) The User's Permitted Share of Flow and Load.
- (2) Requirements for notification to the Director of any substantial change in the volume or characteristics of the Wastewater constituents being introduced to the District Treatment Works;
- (3) Other conditions as deemed appropriate by the District to insure compliance with this Ordinance.

Section 3.3. Permit Modifications.

The terms and conditions of a Permit may be subject to modification by the Board pursuant to Section 2.2.

Section 3.4. Permit Transfer.

A. Permits are made with a specific User for a specific operation and are not assignable to another User or transferrable to any other entity or to any other location without prior written approval of the Board.

B. In the event there is a pending change in the ownership of the property, operations or premises for which a Permit applies, the owner shall notify the District of the pending change in ownership, and shall notify the expected owner of the provisions of the Permit and the rules and regulations contained herein.

C. A new owner shall petition the Board for a Permitted Share pursuant to Subsection 2.2.E. The Board may continue in effect the existing

Permit until its expiration date, subject to such modification as the Board determines to be required, or issue a new Permit.

SECTION 4 Enforcement

Section 4.1 Suspension of Service.

A. The Director may suspend or limit wastewater treatment service and the quantity of Flow and Load which may be discharged by a particular User or Users when the Director determines that such suspension or limitation is necessary in order to stop an actual or threatened discharge by the User which may present an endangerment to the health or welfare of persons, an endangerment to the environment, interfere with the operation of the Treatment Works, or cause the District to violate any condition of its NPDES Permit.

B. Any User notified of the suspension or reduction in wastewater treatment service or a reduction in the Flow and Load which may be discharged shall, within a reasonable period of time as determined by the Director, cease or reduce discharges to the Treatment Works. If determined to be necessary by the Director, the District may sever the sewer connection of the User to prevent or minimize damage to the Treatment Works or endangerment to any individuals.

C. The Director shall reinstate the wastewater treatment service or Permit upon proof by the User of the elimination of the non-complying discharge.

D. The provisions of Sections 4.3, 4.4 and 4.5 do not apply to a suspension of service under Section 4.1.

Section 4.2. Violation.

A violation of this Ordinance occurs if the User:

- A. Fails to factually report the User's Flow or Load;
- B. Fails to report significant changes in the User's Flow or Load;
- C. Violates any conditions of the Permit; or
- D. Fails to comply with any of the provisions of this Ordinance, or applicable District, state and federal regulations.

Section 4.3. Notice of Violation.

Whenever the Director finds that any User has violated this Ordinance, the Director shall serve or cause to be served upon such User a written notice stating

the nature of the alleged violation, any penalty to be imposed as a result of the violation, and any other proposed enforcement action. Service may be made on any agent, officer, or authorized representative of a User or by mail to the address of the User. Within thirty (30) days of the date of the notice, the User shall respond to the allegations in writing to the Director.

Section 4.4. Order.

After receipt of User's written response, the Director shall issue an administrative order ("Order") which shall include:

- A. a concise statement of the facts constituting the violation;
- B. reference to the provision of the Permit, this Ordinance, or applicable District, state and federal regulation that was violated;
- C. a statement of the amount of the civil penalty as provided in Section 5.2, any civil liability to be imposed as provided in Section 5.3, and any other enforcement action imposed as a result of the violation; and
- D. actions that must be taken by the User to comply with the Order.

Section 4.5. Show Cause Hearing.

If the Director's Order or a suspension of service under Section 4.1 requires the User to take an action, and the User does not timely comply, the Director may order any User which causes or allows such prohibited conduct to show cause before the Board why further enforcement action should not be taken. A written notice shall be served on the User specifying the time and place of a hearing to be held by the Board regarding the violation, the reasons why the enforcement action is being taken, and the proposed enforcement action. Notice of the hearing shall be served no less than ten (10) days before the hearing. Service may be made on any agent, officer, or authorized representative of a User or by mail to the address of the User. Proceedings of the hearing shall be considered by the Board which shall then issue a decision or order with respect to the alleged improper activities of the User. The decision or order of the Board shall be the final administrative determination.

Section 4.6. Judicial Enforcement Proceedings.

Following the entry of a decision or order by the Director under Sections 4.1 or 4.4, or the Board under Section 4.5, the attorney for the District may, following authorization of such action by the Board, commence an action for appropriate legal and/or equitable relief.

Section 4.7. Appeals.

Any person affected by any decision or order made by the Director in interpreting or administering the provisions of this Ordinance may file with the Director a written notice of appeal within ten (10) days after receipt of the decision or order of the Director. The appeal shall be heard and considered by the Board utilizing such procedure as the Board may establish. Notice of a scheduled hearing before the Board shall be mailed to the appealing User by the Director. The decision by the Board on such appeal shall be the final administrative determination.

Section 4.8. Performance Bond.

The Director may decline to reissue a Permit to any User which has failed to comply with the provisions of this Ordinance, any District orders, or a previous Capacity Allocation Agreement or Permit, unless such User first deposits a satisfactory bond, in a form acceptable by the District, payable to the District, in an amount determined by the Director to be necessary to achieve consistent compliance.

**SECTION 5
Penalties**

Section 5.1. Remedies Nonexclusive.

The remedies provided for in this Ordinance are not exclusive. The Director may take any, all, or any combination of these actions against any User that is in violation of the Ordinance. However, the Director may take other action against any User when the circumstances warrant such action.

Section 5.2. Civil Penalties.

A. Any person who willfully or negligently violates any provision of this Ordinance or any provision of a Permit shall be subject to a civil penalty in an amount to be determined in the discretion of the Director but not more than \$1,000 for each violation.

B. Any person who continues any violation of any provision of this Ordinance or any provisions of a Permit beyond the time limit provided for in the Director's written notice of violation shall be subject to payment of a civil penalty in an amount to be determined in the discretion of the Director but not more than \$1,000 for each violation.

C. Each day in which a violation referred to in either Subsections 5.2 A. or B. continues shall be deemed a separate offense.

D. The civil penalty provided for hereunder may be recovered by the District in a civil proceeding in the State District Court.

Section 5.3. Civil Liability.

Any person discharging waste in violation of this Ordinance or of any provision or condition of a Permit shall be subject to civil liability to the District for any or all of the following:

- (1) The added costs to the District of handling the improper discharge;
- (2) The costs incurred by the District in correcting the violation, in repairing damage to the Treatment Works, and in cleanup of the unauthorized discharge; or
- (3) Any costs or penalties imposed upon the District by regulatory authorities by reason of the violating discharge.

The civil liability provided for hereunder may be recovered by the District in a civil proceeding in the State District Court.

Section 5.4. Injunctions.

Any violation of this Ordinance or any provision or condition of any Permit which causes, or threatens to cause, an imminent endangerment to the health or welfare of a person, an endangerment to the environment, or interference with the operation of the District's Treatment Works may be enjoined by the District as provided by law.

Section 5.5. Interest.

Interest at the rate established in Minn. Stat. § 549.09 begins to accrue on penalties under Section 5 of this Ordinance on the 31st day after the Order with the penalty was mailed or delivered to the User.

**SECTION 6
Charges and Fees**

The District may adopt charges and fees to be imposed upon Users which may include:

- (1) Fees to recover costs incurred by the Board in establishing and maintaining the Capacity Allocation System and in issuing the Permits or renewals;

- (2) Fees for appeals; and
- (3) Other charges the District may deem necessary to carry out the requirements contained herein.

SECTION 7
Effective Date and Severability

Section 7.1. Severability.

If any provision, paragraph, word, or section of this Ordinance is invalidated or held to be unconstitutional by a court of competent jurisdiction, the remaining provisions, paragraphs, words, or sections shall not be affected and shall continue in full force and effect.

Section 7.2. Conflicts.

All other ordinances and parts of other ordinances previously adopted by the District that are inconsistent or conflicting with any part of this Ordinance are hereby repealed to the extent of such inconsistency or conflict, except that nothing herein is intended to repeal or in any way modify the requirements of the Industrial Pretreatment Ordinance originally adopted by the Board on June 17, 1985, and revised and amended from time to time thereafter.

Section 7.3. Adoption and Effective Date.

This Capacity Allocation Ordinance was originally approved and adopted by the Western Lake Superior Sanitary District on the 30th day of October, 1995 and revised and amended from time to time thereafter. This Amended Ordinance shall be effective upon publication in a newspaper of general circulation in the District.

**WESTERN LAKE SUPERIOR
SANITARY DISTRICT**

By: Ruth Janke
Ruth Janke

Its: Chair

By: Dave Manderfeld
Dave Manderfeld

Its: Secretary

**WESTERN LAKE SUPERIOR SANITARY DISTRICT
WASTEWATER TREATMENT CAPACITY ALLOCATION**

PERMIT

This Wastewater Treatment Capacity Allocation Permit is issued as of the 1st day of January, 2027, by the Sanitary Board of the Western Lake Superior Sanitary District (the “District”) to the **City of Hermantown, Minnesota** (the “User”).

User is authorized to discharge wastewater to the District Treatment Works only in accordance with the limitations, monitoring requirements, and other provisions and conditions set forth herein.

RECITALS

A. Pursuant to its Enabling Legislation, now codified as Minn. Stat. Chapter 458D, the District has adopted an amended Wastewater Treatment Capacity Allocation Ordinance on August 28, 2017, a copy of which is attached hereto as Exhibit A (the “Allocation Ordinance”).

B. Section 2.1 of the Allocation Ordinance prohibits any User from discharging wastewater to the District’s Treatment Works without first obtaining Wastewater Treatment Capacity Allocation Permit.

PERMIT CONDITIONS

1. Permitted Share. The User’s Permitted Share of the capacity of the District’s Treatment Works is as follows:

<u>Parameter</u>	<u>Discharge Limit</u>
Permitted Flow (MGD)	1.000
Permitted Peak Flow (MGD)	5.000
Permitted Biochemical Oxygen Demand (BOD) (lb./day)	2,100
Permitted Total Suspended Solids (TSS) (lb./day)	2,100

User’s permitted share may be reallocated by the District in accordance with the Allocation Ordinance.

2. Term. The term of this permit shall commence on January 1, 2027 and terminate on December 31, 2030. At least one hundred eighty (180) calendar days prior to the expiration of the term of this Permit, User will submit to the District an application for reissuance of its capacity allocation with information concerning the User's anticipated capacity needs during the succeeding five year period. In addition, the permit may be modified at any time in accordance with Section 2.2 of the Allocation Ordinance.

3. Payment of Charges. The User shall pay for its wastewater discharges to the Treatment Works in accordance with the District's Cost Apportionment Policy and District resolutions implementing such Cost Apportionment Policy and the Allocation Ordinance, as either may be amended from time to time.

4. Monitoring and Reporting. User shall monitor its wastewater discharges to the Treatment Works and report the results of such monitoring to the District, all in accordance with Exhibit B.

5. Special Reports. User shall submit to the District such additional reports as the District may reasonably request from time to time.

6. Change in Wastewater Discharge. The User shall immediately notify the District's Director, or his or her designee, of any known substantial change in the volume or characteristics of wastewater discharged by User to the Treatment Works, other than a change in volume caused by a wet weather event.

7. Inspection. The District may enter User's premises during normal business hours for the purpose of inspecting User's monitoring and sampling equipment and procedures, conducting its own sampling and monitoring of User's wastewater discharge and inspecting and copying User's books, records, documents, memoranda, reports, correspondence and any summaries thereof relating to monitoring, sampling and chemical analysis of User's wastewater discharge made by or on behalf of User.

8. Compliance and Enforcement User will comply with all of the provisions of the Allocation Ordinance and this Permit.

9. Pretreatment Neither the Allocation Ordinance nor this Permit in any way abrogates the District's Pretreatment Ordinance or the User's Pretreatment Permit, if any, both of which remain in full force and effect.

10. Nonassignability. The User may not assign or transfer any rights pursuant to this Permit, except as provided in Section 3.4 of the Allocation Ordinance.

11. User Signature. This permit is only valid if executed by an authorized representative of User.

12. Additional Conditions. Exhibit B, if attached, contains additional conditions that the User must meet when discharging wastewater pursuant to this Permit.

13. Miscellaneous. Nothing in this Permit shall be construed to abrogate, annul or modify the authority vested in the District by Minn. Stat., Chapter 458D, or the Allocation Ordinance, as the same may be amended from time to time. Capitalized terms used but not defined in this Permit shall have the definition given them in the Allocation Ordinance.

I am a duly authorized representative of User and verify that User will comply with the terms and conditions of the Permit and the District ordinances and regulations concerning wastewater discharges.

USER: _____

By: _____

Its: _____

**SANITARY BOARD OF THE
WESTERN LAKE SUPERIOR
SANITARY DISTRICT**

By _____

Print Name Carrie Clement

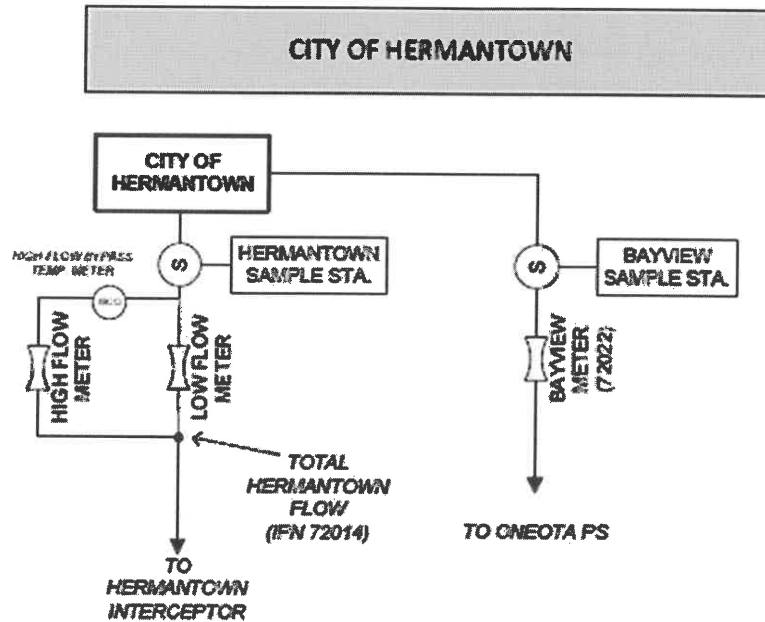
Title Executive Director

City of Hermantown

Historical Data

Measure	2020	2021	2022	2023	2024	2025	2026 Budget	2020-25 Avg	2016-2021 Allocation	2022-2026 Allocation	Proposed 2027-2030 Allocation
Average Flow (MGD)	0.3730	0.6000	0.6591	0.6743	0.6635	0.6577	0.6750	0.6147	0.7600	0.7600	1.0000
Peak Flow (MGD)	1.0166	2.1324	1.7032	2.1699	3.2651	1.8849		2.0287	3.5300	3.8000	5,000
BOD (lbs)	605	1008	1067	1049	1045	1011	1100	983.5714	1600	1600	2100
TSS (lbs)	646	987	1050	1111	1116	1108	1150	1024.0000	1600	1600	2100

Exhibit B



Permit Conditions:

1. FLOW IS BASED ON READINGS FROM THE PCS FROM MAGNETIC FLOW METERS AT THE WLSSD HAINES ROAD AND BAYVIEW HEIGHTS METERING STATIONS
2. HAINES ROAD METERING STATION BOD AND TSS CONCENTRATIONS (MG/L) ARE BASED ON THE AVERAGE OF COMPOSITE SAMPLES COLLECTED BY WLSSD BASED ON AVERAGE OF 8-10 SAMPLES PER MONTH
3. BAYVIEW HEIGHTS METERING STATION BASED ON STANDARD DOMESTIC EQUIVALENT BOD AND TSS CONCENTRATIONS (200/200 MG/L) APPLIED TO MEASURED FLOW
4. IPN 72014 (HERMANTOWN TOTAL) INCLUDES BOTH HIGH AND LOW FLOW METERS

Adolph Utility Extension Economic Impact Study



April 20, 2026



UNIVERSITY OF MINNESOTA DULUTH
Driven to Discover®



Bureau of Business and Economic Research

About the BBER

The Bureau of Business and Economic Research (BBER) has been in official existence since 1970s, though it began with the *Duluth Business Index* in the early 1960s.

The BBER has become a respected go-to resource for unbiased research and analyses, and directors have long been sought for media responses to current economic issues.

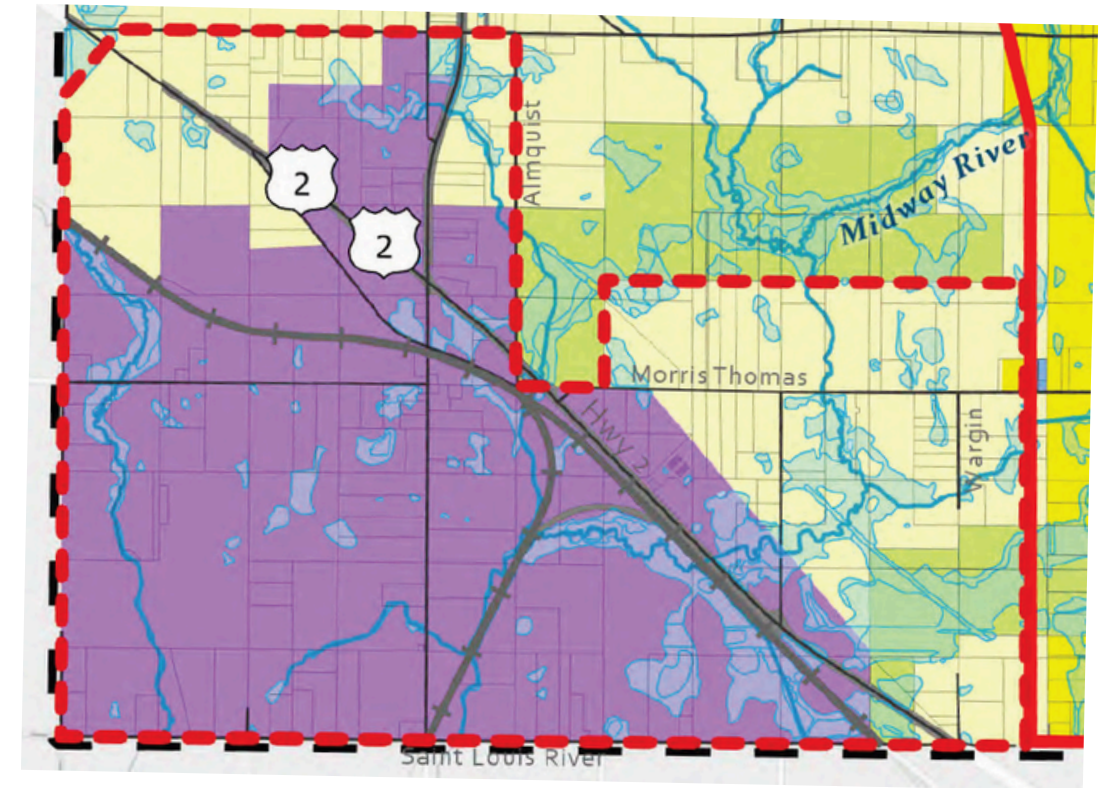
BBER collects, analyzes, and disseminates economic information, delivers unbiased data and analysis concerning economic viability, and provides research to identify economic problems and opportunities.

Project Scope

In partnership with the City of Hermantown, APEX (Area Partnership for Economic Expansion) contracted with the Bureau of Business and Economic Research (BBER) at the University of Minnesota Duluth to conduct an economic impact analysis of the development potential for industrial and commercial expansion in the Adolph area, as called for in the 2045 Comprehensive Plan.

The analysis included five hypothetical, but realistic, development scenarios. The scenarios used were selected from real-life opportunities that were previously explored in the region but not realized due to the lack of large development sites.

These scenarios — ranging from high-tech industrial and heavy machinery manufacturing to regional logistics and wood product production— could feasibly occupy the district if utilities were expanded to the area.

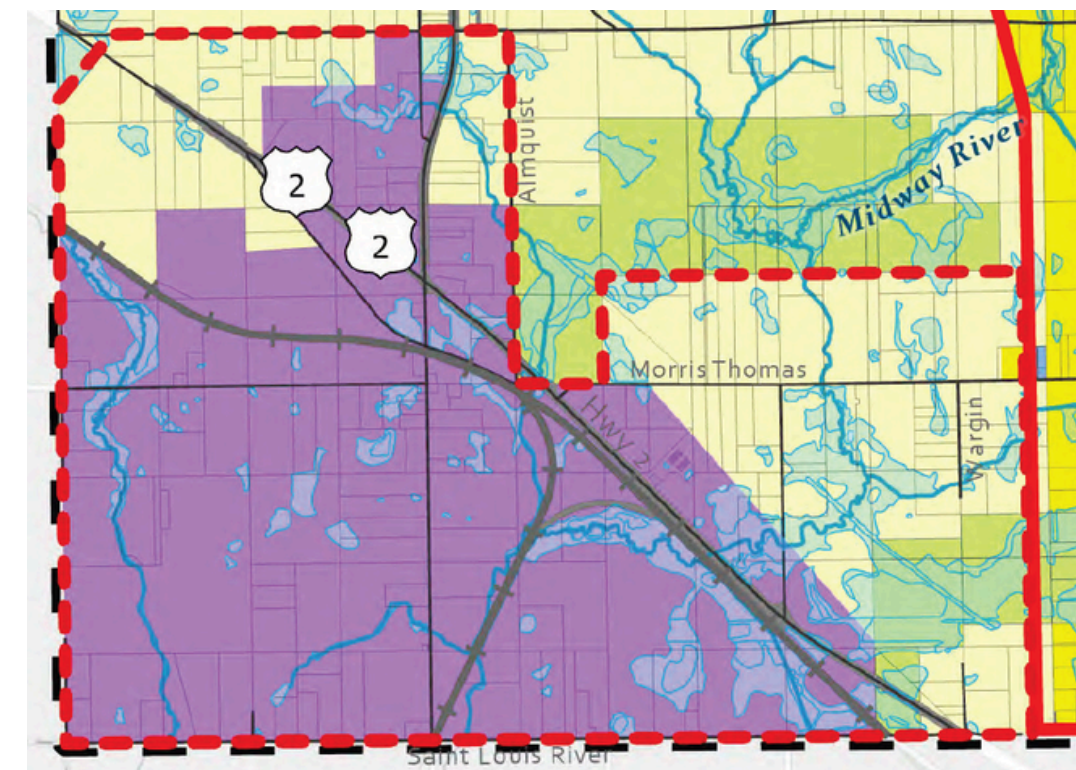


Project Scope

The study quantifies the economic effects that could result from developing this area, specifically focusing on how new development would impact the regional economy.

The primary focus of this study is on the long-term, ongoing operational impacts of the development scenarios on the study area of St. Louis County.

While each project would generate significant one-time economic activity during its construction phase, but this report quantifies only the permanent ripple effects that could result from stabilized operations.



Study Definitions

The BBER used the IMPLAN input-output modeling data and software for modeling economic impacts.

The analysis used 2024 data and impacts were modeled in the year 2026.

Economic impact analysis: an initial economic shock or activity — such as a new business operation — using multiple rounds of industry and consumer spending to show the multiplier (or ripple effects) through a local economy. The initial shock or activity is considered the direct effect, the resulting increase in industry spending is the indirect effect, and the resulting increase in consumer spending is the induced effect.

Direct effect:

initial economic activity such as wages & direct spending.

Indirect effects :

spending by industries within the study area to supply goods/services to support operations.

Induced effects:

economic activity generated by increased household spending from employees.

Total effects:

the sum of direct, indirect, and induced impacts.

A multiplier:

how much additional spending is generated throughout the study area for each dollar of direct spending.

Value Added:

industry's contribution to the local community; it includes wages, rents, interest, and profits

Study Scenarios

The five scenarios were selected with the primary objective of being representative sample for developments aligning with the future land use of the 2045 Comprehensive Plan, such as light industrial, manufacturing, warehousing, and logistics.

The team then used opportunities previously brought to the region through Requests for Information either by the Minnesota Department of Employment and Economic Development or from site selectors working directly with APEX.

Each of these five scearios are real

Each scenario represents an actual businesses that compared our region to other areas in the state (or even nationally) as a place to start operations, hire people, and produce or distribute goods.

Though without development sites that met all of the requirements – e.g. large enough in acreage, power availability, rail access, water and sewer served – the companies chose other locations.

This study showcases how extending water and sewer utilities to Adolph creates those development sites that are a regional shortage.

Study Scenarios

Scenario 1:

Regional Fulfillment and Logistics Center - Mid-sized storage and distribution facility

Scenario 2:

Advanced Specialty Material Manufacturing - high-tech industrial facility focused on the production of specialized components or refined materials

Scenario 3:

Heavy Machinery and Equipment Manufacturing - facility dedicated to the manufacturing of heavy construction machinery, such as those used for earthmoving or industrial infrastructure projects

Scenario 4:

Specialized Manufacturing and Distribution - facility dedicated to the production and regional distribution of prefabricated wood buildings and/or miscellaneous wood products

Scenario 5:

Reconstituted Wood Product Manufacturing - facility dedicated to the production of wood-based construction materials, such as trim and siding

Study Scenarios

Scenario 1: Regional Fulfillment and Logistics Center

A hub for regional logistics, involving the sorting and fulfillment of products for an e-commerce or retail network, such as a fulfillment center. Operations would include inventory management and the transport of goods. Employment at a facility of this scale typically includes a mix of logistics personnel, warehouse staff, and management.

Input Category	Baseline Assumption
Facility footprint	--
Direct employment	215 jobs
Total annual employee compensation	\$11.6 million
Average annual salary (per worker)	\$54,400
Estimated land requirement	--
IMPLAN sector	404 warehousing and storage

Impact Type	Employment	Labor Income	Value Added	Output
Direct effect	215	\$11.6	\$12.4	\$18.0
Indirect effect	17	\$1.1	\$1.7	\$3.3
Induced effect	42	\$2.4	\$4.7	\$7.6
Total effect	274	\$15.1	\$18.8	\$28.9
Multiplier	1.27	1.30	1.52	1.61

- The direct effect: initial economic activity such as wages & direct spending.
- Indirect effects: spending by industries within the study area to supply goods/services to support operations.
- Induced effects: economic activity generated by increased household spending from employees.
- Total effects: the sum of direct, indirect, and induced impacts.
- A multiplier: how much additional spending is generated throughout the study area for each dollar of direct spending.

Study Scenarios

Scenario 2: Advanced Specialty Material Manufacturing

High-tech industrial facility producing specialized components or refined materials utilizing advanced chemical, metallurgical, or precision-engineering processes to create high-value goods for clean energy, aerospace, or defense sectors. Likely a sophisticated facility with a workforce comprising specialized engineers, technicians, and precision operators. Likely a regional exporter.

<i>Input Category</i>	<i>Baseline Assumption</i>
Facility footprint	700,000 sq ft
Direct employment	180 jobs
Total annual employee compensation	\$11.4 million
Average annual salary (per worker)	\$64,100
Estimated land requirement	80-100 acres
IMPLAN sector	251 Other fabricated metal manufacturing

<i>Impact Type</i>	<i>Employment</i>	<i>Labor Income</i>	<i>Value Added</i>	<i>Output</i>
Direct effect	180	\$11.6	\$15.7	\$57.5
Indirect effect	48	\$3.3	\$5.6	\$11.8
Induced effect	49	\$2.8	\$5.5	\$8.9
Total effect	277	\$17.7	\$26.8	\$78.2
Multiplier	1.54	1.52	1.70	1.36

- The direct effect: initial economic activity such as wages & direct spending.
- Indirect effects: spending by industries within the study area to supply goods/services to support operations.
- Induced effects: economic activity generated by increased household spending from employees.
- Total effects: the sum of direct, indirect, and induced impacts.
- A multiplier: how much additional spending is generated throughout the study area for each dollar of direct spending.

Study Scenarios

Scenario 3: Heavy Machinery and Equipment Manufacturing

Manufacturing of heavy construction machinery, such as earthmoving equipment, with a large land requirement of 110–130 acres to accommodate both the primary manufacturing plant and necessary outdoor staging or testing areas. This type of manufacturing would require skilled labor in fabrication, assembly, and industrial engineering.

Table 6. Inputs and Assumptions Used in Modeling

<i>Input Category</i>	<i>Baseline Assumption</i>
Facility footprint	--
Direct employment	80 jobs
Total annual employee compensation	\$7 million
Average annual salary (per worker)	\$87,500
Estimated land requirement	110-130 acres
IMPLAN sector	254 construction machinery manufacturing

**Table 7. Heavy Machinery and Equipment Manufacturing Economic Impacts in St. Louis County
(Millions of 2026 Dollars)**

<i>Impact Type</i>	<i>Employment</i>	<i>Labor Income</i>	<i>Value Added</i>	<i>Output</i>
Direct effect	80	\$7.1	\$15.4	\$60.0
Indirect effect	59	\$4.6	\$8.1	\$15.7
Induced effect	39	\$2.2	\$4.4	\$7.1
Total effect	178	\$14.0	\$27.8	\$82.8
Multiplier	2.22	1.97	1.81	1.38

- The direct effect: initial economic activity such as wages & direct spending.
- Indirect effects: spending by industries within the study area to supply goods/services to support operations.
- Induced effects: economic activity generated by increased household spending from employees.
- Total effects: the sum of direct, indirect, and induced impacts.
- A multiplier: how much additional spending is generated throughout the study area for each dollar of direct spending.

Study Scenarios

Scenario 4: Specialized Manufacturing and Distribution

Production and regional distribution of prefabricated wood buildings such as saunas, and operations would include the precision milling, assembly, and finishing of structures. Finished goods would distribute to regional and national markets requiring space for industrial fabrication and supply chain management. Workforce needs include skilled woodworkers, assemblers, and logistics coordinators.

Table 8. Inputs and Assumptions Used in Modeling

<i>Input Category</i>	<i>Baseline Assumption</i>
Facility footprint	360,000 sq. ft.
Direct employment	190 jobs
Total annual employee compensation	\$15.2 million
Average annual salary (per worker)	\$79,000
Estimated land requirement	--
IMPLAN sector	135 all other miscellaneous wood product manufacturing

Table 9. Specialized Manufacturing and Distribution Economic Impacts in St. Louis County (Millions of 2026 Dollars)

<i>Impact Type</i>	<i>Employment</i>	<i>Labor Income</i>	<i>Value Added</i>	<i>Output</i>
Direct effect	190	\$15.7	\$25.1	\$76.9
Indirect effect	69	\$4.7	\$7.9	\$16.6
Induced effect	67	\$3.8	\$7.5	\$12.3
Total effect	328	\$24.2	\$40.5	\$105.8
Multiplier	1.71	1.54	1.61	1.38

- The direct effect: initial economic activity such as wages & direct spending.
- Indirect effects: spending by industries within the study area to supply goods/services to support operations.
- Induced effects: economic activity generated by increased household spending from employees.
- Total effects: the sum of direct, indirect, and induced impacts.
- A multiplier: how much additional spending is generated throughout the study area for each dollar of direct spending.

Study Scenarios

Scenario 5: Reconstituted Wood Product Manufacturing

Manufacturing plant producing wood-based construction materials, such as trim and siding, utilizing wood fiber. A key operational requirement for this type of development is industrial zoning with direct access to a Class 1 rail line. Support from industries related to the procurement of raw materials (e.g., trucking, logging) would be necessary - important to St. Louis County.

Table 10. Inputs and Assumptions Used in Modeling

<i>Input Category</i>	<i>Baseline Assumption</i>
Facility footprint	750,000 sq. ft.
Direct employment	205 jobs
Total annual employee compensation	\$15 million
Average annual salary (per worker)	\$73,000
Estimated land requirement	n/a
IMPLAN sector	128 reconstituted wood product manufacturing

**Table 11. Reconstituted Wood Product Manufacturing Economic Impacts in St. Louis County
(Millions of 2026 Dollars)**

<i>Impact Type</i>	<i>Employment</i>	<i>Labor Income</i>	<i>Value Added</i>	<i>Output</i>
Direct effect	205	\$19.4	\$48.5	\$239.5
Indirect effect	144	\$11.0	\$20.7	\$47.4
Induced effect	104	\$6.0	\$11.7	\$19.0
Total effect	454	\$36.4	\$80.9	\$305.9
Multiplier	2.21	1.88	1.67	1.28

- The direct effect: initial economic activity such as wages & direct spending.
- Indirect effects: spending by industries within the study area to supply goods/services to support operations.
- Induced effects: economic activity generated by increased household spending from employees.
- Total effects: the sum of direct, indirect, and induced impacts.
- A multiplier: how much additional spending is generated throughout the study area for each dollar of direct spending.

Study Scenarios

Combined Impacts

The aggregate economic effects if these developments were to be fully realized, focusing on the total impact of ongoing operations, including the secondary ripple effects generated through industry supply chain purchases (indirect effects) and household spending (induced effects) throughout St. Louis County.

Table 12. Scenarios 1-5 Combined Economic Impacts in St. Louis County (Millions of 2026 Dollars)

<i>Total Effects</i>	<i>Employment</i>	<i>Labor Income</i>	<i>Value Added</i>	<i>Output</i>
Scenario 1: Regional fulfillment & logistics	274	\$15.1	\$18.8	\$28.9
Scenario 2: Advanced specialty material mfg	277	\$17.7	\$26.8	\$78.2
Scenario 3: Heavy machinery and equipment mfg	178	\$14.0	\$27.8	\$82.8
Scenario 4: Specialized mfg and distribution	328	\$24.2	\$40.5	\$105.8
Scenario 5: Reconstituted wood product mfg	454	\$36.4	\$80.9	\$305.9
Total (all scenarios)	1,510	\$107.3	\$194.8	\$601.6

- The direct effect: initial economic activity such as wages & direct spending.
- Indirect effects: spending by industries within the study area to supply goods/services to support operations.
- Induced effects: economic activity generated by increased household spending from employees.
- Total effects: the sum of direct, indirect, and induced impacts.
- A multiplier: how much additional spending is generated throughout the study area for each dollar of direct spending.

Combined impact of all five scenarios:

Over 1,500 total jobs

\$107.3 million in labor income

Nearly \$200 million in value added

Over \$600 million in total output.



Southwest Hermantown already has much of the infrastructure necessary for creating a warehousing, manufacturing, and light-industrial district. If the district were served by water and sewer, the activation would ultimately lead to significant economic benefit.

Five potential real-world scenarios were evaluated, but what the study truly showcases is the meaningful economic opportunity benefiting the entire region that is created by having a BLM district served by municipal utility services.

Combined impact:

- Over 1,500 total jobs
- \$107.3 million in labor income
- Nearly \$200 million in value added
- Over \$600 million in total output

University Digital Conservancy

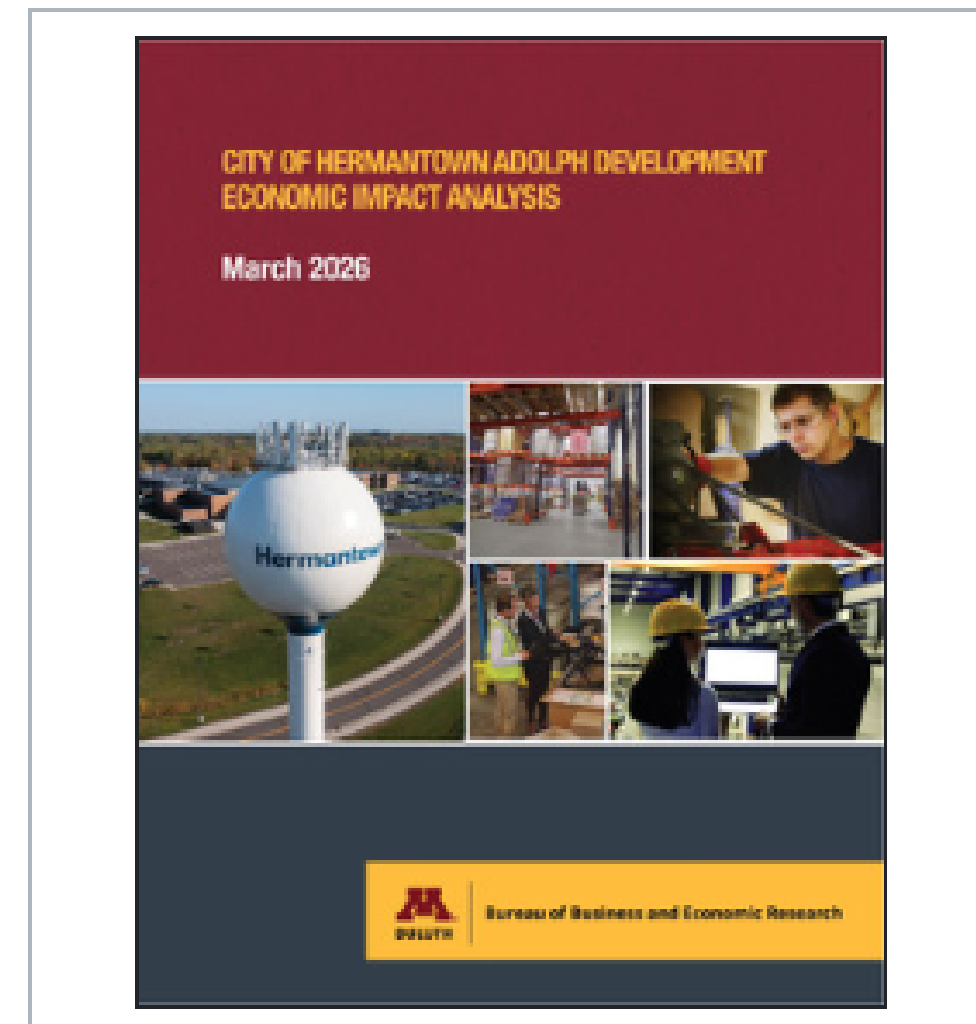
University of Minnesota Duluth

City of Hermantown Adolph Development Economic Impact Analysis

[Haynes, Monica](#); [Chiodi Grensing, Gina](#); [Shaw, Sam](#); [Klennert, Ava](#) (2026-03)

Persistent link to Study

<https://hdl.handle.net/11299/279729>



View/Download File

UMD BBER City of Hermantown Adolph Development Impacts March 2026.pdf (718.19 KB)

Persistent link to this item

<https://hdl.handle.net/11299/279729>

Statistics

[View Statistics](#)

TO: Utility Commission Members



FROM: Lindsay Townsend, Utility
Billing Clerk

DATE: March 18, 2026

Meeting Date: May 14, 2026

SUBJECT: 5050 W Arrowhead Rd –
Running Toilet

Agenda Item: 7a

REQUESTED ACTION

Customer John & Jan Holt are requesting a credit on their water bill for having a running toilet.

BACKGROUND

- Average water usage for this customer is between 2000 and 6000 gallons with 6000 being in the summer months when plants are being watered.
- November 14th, 2025, we read meters and it was discovered that there was a jump in usage. Usage was at 11,500 gallons. An email was sent to customer to notify them of the usage. An attachment was included to help identify the usage culprit.
- December 15, 2025, we read meters again and there was an even larger jump in usage. Usage was 117,300 gallons. The phone number on file was called with no answer and there was no voicemail set up. Another email was sent as well to notify customer of high usage.
- December 18, 2025 called number on file again with no answer and no voicemail set up to leave a message.
- February 19th, 2026 Jan called and said that she had a plumber come out and found the issue was a running toilet.
- At the March 12, 2026 Utility Commission meeting Jan attended and requested any forgiveness on the water bill and the commission talked about maybe only charging Tier 1 rate for all usage.
- The City of Hermantown pays the City of Duluth for the water and pays WLSSD for sewer service.
- In the past the Utility Commission has not offered any concessions in situations similar to this one.

ATTACHMENTS

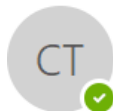
- Customer water usage history.
- Notification emails sent.
- November, December, January and February utility bills.
- Cost breakdown if just charged for Tier 1 usage for all usage per bill.

Customer Name: HOLT, JOHN & JANICE
Account: 3378-00
Route - Meter: 21-3378 **From 3-2025 to 3-2026**
Service Address: 5050 W ARROWHEAD RD
Mtr Id - Type - Size: 86754257 B 0.750"

Meter Serial #:

(Readings in Actual Units)						
AP-Year	Reading	Reading Date	Monthly Usage	YTD Usage	Reading Type	
03-2026	395400	03/16/2026	2300	21500	HANDHELD	
02-2026	393100	02/13/2026	9000	19200	HANDHELD	
01-2026	384100	01/15/2026	10200	10200	HANDHELD	
12-2025	373900	12/15/2025	117300	156500	HANDHELD	
11-2025	256600	11/14/2025	11500	39200	HANDHELD	

4 months of higher than normal water usage identified.



Fri 11/14/2025 9:52 AM

CH-Lindsay Townsend

5050 W. Arrowhead Rd - High Water Usage

To JLJVHOLT@YAHOO.COM

HIGH-UTILITY-BILL-POSSIBLE-ANSWERS . - Copy.pdf
62 KB

Good morning,

We are reading water meters today and it looks like this last billing cycle there was much more water usage at your property. I wanted to make you aware so that you can check on everything that uses water within the home. The biggest culprit is usually a toilet that is running or runs intermittently. I attached an article that might be helpful in locating the issue.

Page 1

UTILITY BILLING SYSTEM Report ID: 1137

CITY OF HERMANTOWN

CUSTOMER WATER READINGS

09:50:53 - 11/14/2025

Customer Name: HOLT, JOHN & JANICE
Account: 3378-00
Route - Meter: 21-3378 **From 11-2024 to 11-2025**
Service Address: 5050 W ARROWHEAD RD
Mtr Id - Type - Size: 86754257 B 0.750"

Meter Serial #:

(Readings in Actual Units)					
AP-Year	Reading	Reading Date	Monthly Usage	YTD Usage	Reading Type
11-2025	256600	11/14/2025	11500	39200	HANDHELD
10-2025	245100	10/15/2025	6100	27700	HANDHELD
09-2025	239000	09/15/2025	3000	21600	HANDHELD
08-2025	236000	08/13/2025	2900	18600	HANDHELD

Lindsay Townsend

Utility Billing Clerk

ltownsend@hermantownmn.com

o: 218-729-3609

f: 218-729-3620



5105 Maple Grove Road
Hermantown, MN 55811

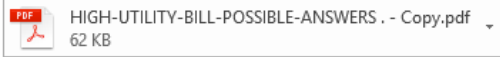


Mon 12/15/2025 11:49 AM

CH-Lindsay Townsend

5050 W. Arrowhead Rd. - High Water Usage

To 'JLVHOLT@YAHOO.COM'



Hello,

We read water meters today and there was a huge jump in your usage. I wanted to make you aware so that you can check on things within the home. Make sure you don't have a running toilet or a broken outdoor spigot. I attached an article that might be helpful in identifying the issue.

Page 1

UTILITY BILLING SYSTEM Report ID: 1137 CITY OF HERMANTOWN
 CUSTOMER WATER READINGS 11:46:52 - 12/15/2025

Customer Name: HOLT, JOHN & JANICE
Account: 3378-00
Route - Meter: 21-3378 From 12-2024 to 12-2025
Service Address: 5050 W ARROWHEAD RD
Mtr Id - Type - Size: 86754257 B 0.750"

Meter Serial #:

(Readings in Actual Units)					
AP-Year	Reading	Reading Date	Monthly Usage	YTD Usage	Reading Type
12-2025	373900	12/15/2025	117300	156500	HANDHELD
11-2025	256600	11/14/2025	11500	39200	HANDHELD
10-2025	245100	10/15/2025	6100	27700	HANDHELD
09-2025	239000	09/15/2025	3000	21600	HANDHELD
08-2025	236000	08/13/2025	2900	18600	HANDHELD
07-2025	233100	07/14/2025	1700	15700	HANDHELD
06-2025	231400	06/13/2025	4400	14000	HANDHELD
05-2025	227000	05/15/2025	2400	9600	HANDHELD
04-2025	224600	04/15/2025	1700	7200	HANDHELD
03-2025	222900	03/14/2025	1400	5500	HANDHELD
02-2025	221500	02/12/2025	1900	4100	HANDHELD
01-2025	219600	01/14/2025	2200	2200	HANDHELD
12-2024	217400	12/17/2024	2500	29700	HANDHELD

November 2025

TIER BREAKDOWN CURRENT USAGE		
	GALLONS	CHARGES
TIER 1	2500	24.67
TIER 2	2000	22.70
TIER 3	7000	87.36
TOTAL WATER USAGE	<u>11500</u>	<u>134.73</u>

Tier 1 Rate \$9.87/1000 gallons.

$$11,500 / 1000 = 11.5 * \$9.87 = \$113.51$$

$$\$134.73 - \$113.51 = \$21.22 \text{ difference}$$

December 2025

TIER BREAKDOWN CURRENT USAGE		
	GALLONS	CHARGES
TIER 1	2500	24.67
TIER 2	2000	22.70
TIER 3	112800	1,407.74
TOTAL WATER USAGE	<u>117300</u>	<u>1455.11</u>

Tier 1 Rate \$9.87/1000 gallons.

$$117,300 / 1000 = 117.3 * \$9.87 = \$1,157.75$$

$$\$1,455.11 - \$1,157.75 = \$297.36 \text{ difference}$$

January 2026

TIER BREAKDOWN CURRENT USAGE		
	GALLONS	CHARGES
TIER 1	2500	25.78
TIER 2	2000	23.72
TIER 3	5700	74.31
TOTAL WATER USAGE	10200	123.81

Tier 1 Rate \$10.31/1000 gallons.

$$10,200 / 1000 = 10.2 * \$10.31 = \$105.16$$

$$\$123.81 - \$105.16 = \$18.65 \text{ difference}$$

February 2026

TIER BREAKDOWN CURRENT USAGE		
	GALLONS	CHARGES
TIER 1	2500	25.78
TIER 2	2000	23.72
TIER 3	4500	58.67
TOTAL WATER USAGE	9000	108.17

Tier 1 Rate \$10.31 / 1000 gallons.

$$9,000 / 1000 = 9 * \$10.31 = \$92.79$$

$$\$108.17 - \$92.79 = \$15.38 \text{ difference}$$

Total difference for 4 months of Tier 1 rate only being charged:

\$352.61



CITY OF HERMANTOWN
 5105 Maple Grove Road
 Hermantown, MN 55811
 utility@hermantownmn.com
 218-729-3600

Total Amount Due:

\$292.76

Web ID	Account Number	Due Date
6267	3378-00	12/10/2025



YSYOWKZNGJ



JOHN & JANICE HOLT
 5050 W ARROWHEAD RD
 HERMANTOWN MN 55811

CITY OF HERMANTOWN
 5105 Maple Grove Road
 Hermantown, MN 55811



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PLEASE RETURN TOP PORTION WITH YOUR PAYMENT

Billing Date: 11/20/2025

Billing Period: 10/15/2025 to 11/14/2025

Service Address: 5050 W ARROWHEAD RD

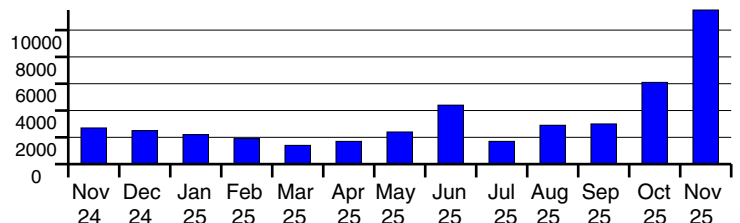
Account Number	Web ID	Current Charges	Past Due Amount	Total Amount Due	Last Payment Date	Last Payment Amount	Late Fee After
3378-00	6267	\$292.76	\$0.00	\$292.76	11/10/2025	\$165.48	12/10/2025

CURRENT CHARGES	
WATER	134.73
W-SERVICE CHARG	10.88
WATER INFRA FEE	7.50
SEWER	127.54
S-SERVICE CHARG	3.54
STORMWATER	8.57
>> AUTOMATIC PAYMENT - DO NOT PAY <<	
TOTAL CURRENT CHARGES	\$292.76
PRIOR CREDIT BALANCE	\$0.00
LATE FEE/PAST DUE	\$0.00
CURRENT BALANCE	\$292.76

METER READING		TOTAL GALLONS USED
PREVIOUS	PRESENT	
245100 10/15/2025	256600 11/14/2025	11500

TIER BREAKDOWN CURRENT USAGE		
	GALLONS	CHARGES
TIER 1	2500	24.67
TIER 2	2000	22.70
TIER 3	7000	87.36
TOTAL WATER USAGE	11500	134.73

WATER USAGE HISTORY



ONLINE SERVICES
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<ul style="list-style-type: none"> Pay Online View History Auto Pay Paperless Billing Access Forms Online Transfer Service New Service

IMPORTANT INFORMATION
Utility rates in 2026 will increase per Ordinance 2025-18 as approved by City Council.
The City of Hermantown has completed and submitted our service line materials inventory to the Minnesota Department of Health. The service line inventory is publicly available, and you can check the materials for your service line by visiting the Lead Inventory Tracking Tool (LITT) at https://maps.umn.edu/LSL/ you may also contact us at 218-729-3600.
For more information visit: https://hermantownmn.com/wp-content/uploads/2023/04/Public-Notification-2025.pdf
Happy Thanksgiving!

00152560-00001268



Check out our **Utility Portal**

www.hermantownmn.com/utilityportal

- Pay your bill
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Late Fee: 10% Late Fee will be applied, based on your current utility charges, if unpaid in full by the due date.

Return Check Fee: \$30.00 fee will be applied for each dishonored Check or returned Autopayment.

Disconnect Fee: \$75.00 fee will be applied if your service is shut off for non-payment. Service will be restored the next business day following payment of required charges.

MN Annual State Test Fee: Collected each year in August from all water customers to cover the costs of additional water testing programs that are required by the U.S. EPA. \$9.72 billed annually.

Billing Questions: Utility Department (218) 729-3600
Monday - Friday 8:00am to 4:30pm.
Email: utility@hermantownmn.com

Duluth Water Infrastructure Fee: This fee is instituted to pay for infrastructure repairs & upgrades required by the EPA to the entire system that treats & delivers water from Duluth to Hermantown. All Hermantown water customers are assessed this fee monthly.

Billing and Payment Options: Cash, Check, or Money Order via mail, in person or 24 hour outside drop off box. Autopay and Email Billing available on website. Credit and debit card payments available on-line, in person or by phone.

Stormwater Utility: Fees are calculated based on the number of Equivalent Residential Units (ERU)s on a property. 1 ERU = 9,100 square feet of impervious surface. Residential will be billed 1 ERU per living unit. Non-residential will be billed based on total square footage of impervious surface and may be eligible for water quality and rate control credits.

Payment Assistance: Contact St. Louis County Social Services at (218) 726-2101 or Salvation Army at (218) 722-7934 to see if you qualify.

Non Payment: Unpaid utility charges constitute a lien against the property or disconnection of service.

After Hour Utility Emergencies: Call (877) 797-9839

MONTHLY BILLING RATES

WATER RATES: (PER 1,000 GALLONS)				SEWER RATES: (PER 1,000 GALLONS)	
	TIERS	RATE	USAGE		
RESIDENTIAL	TIER 1	\$9.87	UP TO 2,500 GALLONS	SEWER	\$11.09 PER 1,000 GALLONS
	TIER 2	\$11.35	2,501 - 4,500 GALLONS		
	TIER 3	\$12.48	OVER 4,501 GALLONS		
MULTI-FAMILY	TIER 1	\$11.35	ALL USAGE	SERVICE CHARGE	\$3.54 PER MONTH
	TIER 2	\$11.35	ALL USAGE	MINIMUM SEWER CHARGES	
	TIER 3	\$11.35	ALL USAGE	UNMETERED - RESIDENTIAL	\$39.61 FLAT FEE
COMMERCIAL	TIER 1	\$10.20	UP TO 20,000 GALLONS	UNMETERED - COMMERCIAL	\$49.91 FLAT FEE
	TIER 2	\$10.72	20,001 - 50,000 GALLONS	STORMWATER*	\$8.57/ERU PER MONTH
	TIER 3	\$11.78	OVER 50,001 GALLONS		
IRRIGATION	TIER 1	\$12.48	ALL USAGE		
	TIER 2	\$12.48	ALL USAGE		
	TIER 3	\$12.48	ALL USAGE		
SERVICE CHARGES		\$ 0.00	PER MO (IRRIGATION METERS)		
		\$10.88	PER MO (5/8" TO 1" METER)		
		\$16.33	PER MO (1 1/4" METER)		
		\$16.33	PER MO (1 1/2" METER)		
		\$40.81	PER MO (2" METER)		
		\$47.60	PER MO (3" METER)		
		\$61.21	PER MO (4" METER)		
	\$88.41	PER MO (6" METER)			
INFRASTRUCTURE FEE		\$7.50	PER MONTH PER ACCOUNT		



CITY OF HERMANTOWN
 5105 Maple Grove Road
 Hermantown, MN 55811
 utility@hermantownmn.com
 218-729-3600

Total Amount Due:

\$2,786.46		
Web ID	Account Number	Due Date
6267	3378-00	01/12/2026



YSYOWKZNGJ



JOHN & JANICE HOLT
 5050 W ARROWHEAD RD
 HERMANTOWN MN 55811

CITY OF HERMANTOWN
 5105 Maple Grove Road
 Hermantown, MN 55811



CITY OF HERMANTOWN
 5105 Maple Grove Road
 Hermantown, MN 55811
 utility@hermantownmn.com
 218-729-3600

PLEASE RETURN TOP PORTION WITH YOUR PAYMENT

Billing Date: 12/19/2025

Billing Period: 11/14/2025 to 12/15/2025

Service Address: 5050 W ARROWHEAD RD

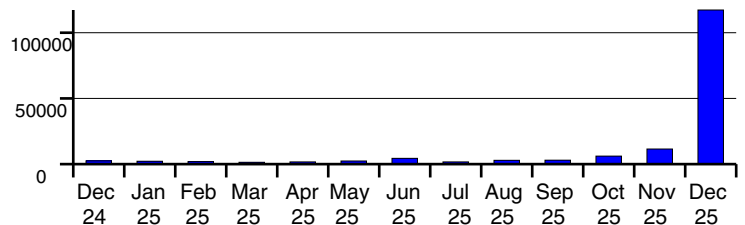
Account Number	Web ID	Current Charges	Past Due Amount	Total Amount Due	Last Payment Date	Last Payment Amount	Late Fee After
3378-00	6267	\$2,786.46	\$0.00	\$2,786.46	12/11/2025	\$292.76	01/12/2026

CURRENT CHARGES	
WATER	1455.11
W-SERVICE CHARG	10.88
WATER INFRA FEE	7.50
SEWER	1300.86
S-SERVICE CHARG	3.54
STORMWATER	8.57
>> AUTOMATIC PAYMENT - DO NOT PAY <<	
TOTAL CURRENT CHARGES	\$2,786.46
PRIOR CREDIT BALANCE	\$0.00
LATE FEE/PAST DUE	\$0.00
CURRENT BALANCE	\$2,786.46

METER READING		TOTAL GALLONS USED
PREVIOUS	PRESENT	
256600 11/14/2025	373900 12/15/2025	117300

TIER BREAKDOWN CURRENT USAGE		
	GALLONS	CHARGES
TIER 1	2500	24.67
TIER 2	2000	22.70
TIER 3	112800	1,407.74
TOTAL WATER USAGE	117300	1455.11

WATER USAGE HISTORY



ONLINE SERVICES	
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<ul style="list-style-type: none"> Pay Online View History Auto Pay Paperless Billing 	<ul style="list-style-type: none"> Access Forms Online Transfer Service New Service

IMPORTANT INFORMATION
Set up Automatic Payment and paperless billing on the Utility Portal at: https://hermantownmn.com/departments/utility-department/
Happy Holidays!

00155641--00001284



Check out our **Utility Portal**

www.hermantownmn.com/utilityportal

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- View history
- Setup Autopay

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Email: utility@hermantownmn.com

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Billing and Payment Options: Cash, Check, or Money Order via mail, in person or 24 hour outside drop off box. Autopay and Email Billing available on website. Credit and debit card payments available on-line, in person or by phone.

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MONTHLY BILLING RATES

WATER RATES: (PER 1,000 GALLONS)				SEWER RATES: (PER 1,000 GALLONS)	
	TIERS	RATE	USAGE		
RESIDENTIAL	TIER 1	\$9.87	UP TO 2,500 GALLONS	SEWER	\$11.09 PER 1,000 GALLONS
	TIER 2	\$11.35	2,501 - 4,500 GALLONS		
	TIER 3	\$12.48	OVER 4,501 GALLONS		
MULTI-FAMILY	TIER 1	\$11.35	ALL USAGE	SERVICE CHARGE	\$3.54 PER MONTH
	TIER 2	\$11.35	ALL USAGE	MINIMUM SEWER CHARGES	
	TIER 3	\$11.35	ALL USAGE	UNMETERED - RESIDENTIAL	\$39.61 FLAT FEE
COMMERCIAL	TIER 1	\$10.20	UP TO 20,000 GALLONS	UNMETERED - COMMERCIAL	\$49.91 FLAT FEE
	TIER 2	\$10.72	20,001 - 50,000 GALLONS	STORMWATER*	\$8.57/ERU PER MONTH
	TIER 3	\$11.78	OVER 50,001 GALLONS		
IRRIGATION	TIER 1	\$12.48	ALL USAGE		
	TIER 2	\$12.48	ALL USAGE		
	TIER 3	\$12.48	ALL USAGE		
SERVICE CHARGES		\$ 0.00	PER MO (IRRIGATION METERS)		
		\$10.88	PER MO (5/8" TO 1" METER)		
		\$16.33	PER MO (1 1/4" METER)		
		\$16.33	PER MO (1 1/2" METER)		
		\$40.81	PER MO (2" METER)		
		\$47.60	PER MO (3" METER)		
		\$61.21	PER MO (4" METER)		
	\$88.41	PER MO (6" METER)			
INFRASTRUCTURE FEE		\$7.50	PER MONTH PER ACCOUNT		



CITY OF HERMANTOWN
 5105 Maple Grove Road
 Hermantown, MN 55811
 utility@hermantownmn.com
 218-729-3600

Total Amount Due:

\$270.52

Web ID	Account Number	Due Date
6267	3378-00	02/10/2026



YSYOWKZNGJ



JOHN & JANICE HOLT
 5050 W ARROWHEAD RD
 HERMANTOWN MN 55811

CITY OF HERMANTOWN
 5105 Maple Grove Road
 Hermantown, MN 55811



CITY OF HERMANTOWN
 5105 Maple Grove Road
 Hermantown, MN 55811
 utility@hermantownmn.com
 218-729-3600

PLEASE RETURN TOP PORTION WITH YOUR PAYMENT

Billing Date: 01/21/2026

Billing Period: 12/15/2025 to 01/15/2026

Service Address: 5050 W ARROWHEAD RD

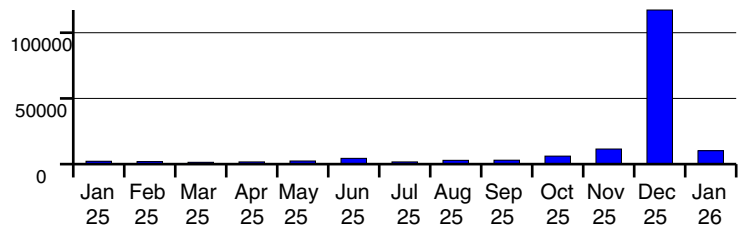
Account Number	Web ID	Current Charges	Past Due Amount	Total Amount Due	Last Payment Date	Last Payment Amount	Late Fee After
3378-00	6267	\$270.52	\$0.00	\$270.52	01/12/2026	\$2,786.46	02/10/2026

CURRENT CHARGES	
WATER	123.81
W-SERVICE CHARG	11.37
WATER INFRA FEE	7.50
SEWER	115.36
S-SERVICE CHARG	3.61
STORMWATER	8.87
>> AUTOMATIC PAYMENT - DO NOT PAY <<	
TOTAL CURRENT CHARGES	\$270.52
PRIOR CREDIT BALANCE	\$0.00
LATE FEE/PAST DUE	\$0.00
CURRENT BALANCE	\$270.52

METER READING		TOTAL GALLONS USED
PREVIOUS	PRESENT	
373900 12/15/2025	384100 01/15/2026	10200

TIER BREAKDOWN CURRENT USAGE		
	GALLONS	CHARGES
TIER 1	2500	25.78
TIER 2	2000	23.72
TIER 3	5700	74.31
TOTAL WATER USAGE	10200	123.81

WATER USAGE HISTORY



ONLINE SERVICES	
Create Your Online Account at www.hermantownmn.com	
<ul style="list-style-type: none"> Pay Online View History Auto Pay Paperless Billing 	<ul style="list-style-type: none"> Access Forms Online Transfer Service New Service

IMPORTANT INFORMATION
2026 Utility Rates in effect. Please see back side of bill for rates, per Ordinance 2025-18 as approved by City Council.
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00158685-00001264



Check out our **Utility Portal**

www.hermantownmn.com/utilityportal

- Pay your bill
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- Setup Autopay

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MN Annual State Test Fee: Collected each year in August from all water customers to cover the costs of additional water testing programs that are required by the U.S. EPA. \$15.22 billed annually.

Billing Questions: Utility Department (218) 729-3600
Monday - Friday 8:00am to 4:30pm.
Email: utility@hermantownmn.com

Duluth Water Infrastructure Fee: This fee is instituted to pay for infrastructure repairs & upgrades required by the EPA to the entire system that treats & delivers water from Duluth to Hermantown. All Hermantown water customers are assessed this fee monthly.

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MONTHLY BILLING RATES

WATER RATES: (PER 1,000 GALLONS)				SEWER RATES: (PER 1,000 GALLONS)	
	TIERS	RATE	USAGE		
RESIDENTIAL	TIER 1	\$10.31	UP TO 2,500 GALLONS	SEWER	\$11.31 PER 1,000 GALLONS
	TIER 2	\$11.86	2,501 - 4,500 GALLONS		
	TIER 3	\$13.04	OVER 4,501 GALLONS		
MULTI-FAMILY	TIER 1	\$11.86	ALL USAGE	SERVICE CHARGE	\$3.61 PER MONTH
	TIER 2	\$11.86	ALL USAGE	MINIMUM SEWER CHARGES	
	TIER 3	\$11.86	ALL USAGE	UNMETERED - RESIDENTIAL	\$40.40 FLAT FEE
COMMERCIAL	TIER 1	\$10.66	UP TO 20,000 GALLONS	UNMETERED - COMMERCIAL	\$50.91 FLAT FEE
	TIER 2	\$11.20	20,001 - 50,000 GALLONS	STORMWATER*	\$8.87/ERU PER MONTH
	TIER 3	\$12.31	OVER 50,001 GALLONS		
IRRIGATION	TIER 1	\$13.04	ALL USAGE		
	TIER 2	\$13.04	ALL USAGE		
	TIER 3	\$13.04	ALL USAGE		
SERVICE CHARGES		\$ 0.00	PER MO (IRRIGATION METERS)		
		\$11.37	PER MO (5/8" TO 1" METER)		
		\$17.06	PER MO (1 1/4" METER)		
		\$17.06	PER MO (1 1/2" METER)		
		\$42.65	PER MO (2" METER)		
		\$49.74	PER MO (3" METER)		
		\$63.96	PER MO (4" METER)		
	\$92.39	PER MO (6" METER)			
INFRASTRUCTURE FEE		\$7.50	PER MONTH PER ACCOUNT		



CITY OF HERMANTOWN
 5105 Maple Grove Road
 Hermantown, MN 55811
 utility@hermantownmn.com
 218-729-3600

Total Amount Due:

\$241.31	
Web ID	Account Number
6267	3378-00
Due Date	
03/10/2026	



YSYOWKZNGJ



JOHN & JANICE HOLT
 5050 W ARROWHEAD RD
 HERMANTOWN MN 55811

CITY OF HERMANTOWN
 5105 Maple Grove Road
 Hermantown, MN 55811



CITY OF HERMANTOWN
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 utility@hermantownmn.com
 218-729-3600

PLEASE RETURN TOP PORTION WITH YOUR PAYMENT

Billing Date: 02/20/2026

Billing Period: 01/15/2026 to 02/13/2026

Service Address: 5050 W ARROWHEAD RD

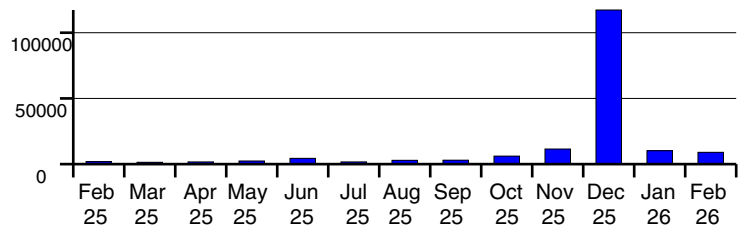
Account Number	Web ID	Current Charges	Past Due Amount	Total Amount Due	Last Payment Date	Last Payment Amount	Late Fee After
3378-00	6267	\$241.31	\$0.00	\$241.31	02/10/2026	\$270.52	03/10/2026

CURRENT CHARGES	
WATER	108.17
W-SERVICE CHARG	11.37
WATER INFRA FEE	7.50
SEWER	101.79
S-SERVICE CHARG	3.61
STORMWATER	8.87
>> AUTOMATIC PAYMENT - DO NOT PAY <<	
TOTAL CURRENT CHARGES	\$241.31
PRIOR CREDIT BALANCE	\$0.00
LATE FEE/PAST DUE	\$0.00
CURRENT BALANCE	\$241.31

METER READING		TOTAL GALLONS USED
PREVIOUS	PRESENT	
384100 01/15/2026	393100 02/13/2026	9000

TIER BREAKDOWN CURRENT USAGE		
	GALLONS	CHARGES
TIER 1	2500	25.78
TIER 2	2000	23.72
TIER 3	4500	58.67
TOTAL WATER USAGE	9000	108.17

WATER USAGE HISTORY



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<ul style="list-style-type: none"> Pay Online View History Auto Pay Paperless Billing Access Forms Online Transfer Service New Service

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00168011--00001277



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Billing Questions: Utility Department (218) 729-3600
Monday - Friday 8:00am to 4:30pm.
Email: utility@hermantownmn.com

Duluth Water Infrastructure Fee: This fee is instituted to pay for infrastructure repairs & upgrades required by the EPA to the entire system that treats & delivers water from Duluth to Hermantown. All Hermantown water customers are assessed this fee monthly.

Billing and Payment Options: Cash, Check, or Money Order via mail, in person or 24 hour outside drop off box. Autopay and Email Billing available on website. Credit and debit card payments available on-line, in person or by phone.

Stormwater Utility: Fees are calculated based on the number of Equivalent Residential Units (ERU)s on a property. 1 ERU = 9,100 square feet of impervious surface. Residential will be billed 1 ERU per living unit. Non-residential will be billed based on total square footage of impervious surface and may be eligible for water quality and rate control credits.

Payment Assistance: Contact St. Louis County Social Services at (218) 726-2101 or Salvation Army at (218) 722-7934 to see if you qualify.

Non Payment: Unpaid utility charges constitute a lien against the property or disconnection of service.

After Hour Utility Emergencies: Call (877) 797-9839

MONTHLY BILLING RATES

WATER RATES: (PER 1,000 GALLONS)				SEWER RATES: (PER 1,000 GALLONS)	
	TIERS	RATE	USAGE		
RESIDENTIAL	TIER 1	\$10.31	UP TO 2,500 GALLONS	SEWER	\$11.31 PER 1,000 GALLONS
	TIER 2	\$11.86	2,501 - 4,500 GALLONS		
	TIER 3	\$13.04	OVER 4,501 GALLONS		
MULTI-FAMILY	TIER 1	\$11.86	ALL USAGE	SERVICE CHARGE	\$3.61 PER MONTH
	TIER 2	\$11.86	ALL USAGE	MINIMUM SEWER CHARGES	
	TIER 3	\$11.86	ALL USAGE	UNMETERED - RESIDENTIAL	\$40.40 FLAT FEE
COMMERCIAL	TIER 1	\$10.66	UP TO 20,000 GALLONS	UNMETERED - COMMERCIAL	\$50.91 FLAT FEE
	TIER 2	\$11.20	20,001 - 50,000 GALLONS	STORMWATER*	\$8.87/ERU PER MONTH
	TIER 3	\$12.31	OVER 50,001 GALLONS		
IRRIGATION	TIER 1	\$13.04	ALL USAGE		
	TIER 2	\$13.04	ALL USAGE		
	TIER 3	\$13.04	ALL USAGE		
SERVICE CHARGES		\$ 0.00	PER MO (IRRIGATION METERS)		
		\$11.37	PER MO (5/8" TO 1" METER)		
		\$17.06	PER MO (1 1/4" METER)		
		\$17.06	PER MO (1 1/2" METER)		
		\$42.65	PER MO (2" METER)		
		\$49.74	PER MO (3" METER)		
		\$63.96	PER MO (4" METER)		
	\$92.39	PER MO (6" METER)			
INFRASTRUCTURE FEE		\$7.50	PER MONTH PER ACCOUNT		

TO: Utility Commission Members



FROM: Lindsay Townsend, Utility
Billing Clerk

DATE: March 20, 2026

Meeting Date: May 14, 2026

SUBJECT: 4843 Anderson Rd. – Burst
Pipe Under Deck

Agenda Item: 7b

REQUESTED ACTION

Customer Dale Anderson is requesting a credit on his utility bill for usage because of a burst pipe under his deck.

BACKGROUND

- Average water usage for this customer is about 3100 gallons per month.
- On 2/13/26 I contacted the customer because there was a jump in water usage.
- Usage from 1/15/26 to 2/13/26 was 14,400 gallons.
- On 2/23/26 customer called and stated that it was discovered that there was a burst pipe under the deck. The water did not go down the sewer system.
- Difference between average usage and high usage cycle is: 11,300 gallons.
- $11,300 / 1000 = 11.3 * \$11.31 = \127.80 Sewer Credit calculation since the water did not go through the sanitary sewer system.
- If Tier 1 was only charged for water usage, the water would have cost \$148.46 instead of \$178.58. Difference of \$30.12.

ATTACHMENTS

- Customer usage history.
- February 2026 utility bill.

Customer Name: ANDERSON, DALE
 Account: 0059-00
 Route - Meter: 21-0059 From 3-2025 to 3-2026
 Service Address: 4843 ANDERSON RD
 Mtr Id - Type - Size: 34279117 B 0.750"

Meter Serial #:

(Readings in Actual Units)

AP-Year	Reading	Reading Date	Monthly Usage	YTD Usage	Reading Type
03-2026	659700	03/16/2026	2200	21400	HANDHELD
02-2026	657500	02/13/2026	14400	19200	HANDHELD
01-2026	643100	01/15/2026	4800	4800	HANDHELD
12-2025	638300	12/15/2025	2000	35500	HANDHELD
11-2025	636300	11/14/2025	2600	33500	HANDHELD
10-2025	633700	10/15/2025	2500	30900	HANDHELD
09-2025	631200	09/15/2025	3100	28400	HANDHELD
08-2025	628100	08/13/2025	3800	25300	HANDHELD
07-2025	624300	07/14/2025	3800	21500	HANDHELD
06-2025	620500	06/13/2025	3400	17700	HANDHELD
05-2025	617100	05/15/2025	3400	14300	HANDHELD
04-2025	613700	04/15/2025	3500	10900	HANDHELD
03-2025	610200	03/14/2025	2300	7400	HANDHELD



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Return Check Fee: \$30.00 fee will be applied for each dishonored Check or returned Autopayment.

Disconnect Fee: \$75.00 fee will be applied if your service is shut off for non-payment. Service will be restored the next business day following payment of required charges.

MN Annual State Test Fee: Collected each year in August from all water customers to cover the costs of additional water testing programs that are required by the U.S. EPA. \$15.22 billed annually.

Billing Questions: Utility Department (218) 729-3600
Monday - Friday 8:00am to 4:30pm.
Email: utility@hermantownmn.com

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After Hour Utility Emergencies: Call (877) 797-9839

MONTHLY BILLING RATES

WATER RATES: (PER 1,000 GALLONS)				SEWER RATES: (PER 1,000 GALLONS)	
	TIERS	RATE	USAGE		
RESIDENTIAL	TIER 1	\$10.31	UP TO 2,500 GALLONS	SEWER	\$11.31 PER 1,000 GALLONS
	TIER 2	\$11.86	2,501 - 4,500 GALLONS		
	TIER 3	\$13.04	OVER 4,501 GALLONS		
MULTI-FAMILY	TIER 1	\$11.86	ALL USAGE	SERVICE CHARGE	\$3.61 PER MONTH
	TIER 2	\$11.86	ALL USAGE	MINIMUM SEWER CHARGES	
	TIER 3	\$11.86	ALL USAGE	UNMETERED - RESIDENTIAL	\$40.40 FLAT FEE
COMMERCIAL	TIER 1	\$10.66	UP TO 20,000 GALLONS	UNMETERED - COMMERCIAL	\$50.91 FLAT FEE
	TIER 2	\$11.20	20,001 - 50,000 GALLONS	STORMWATER*	\$8.87/ERU PER MONTH
	TIER 3	\$12.31	OVER 50,001 GALLONS		
IRRIGATION	TIER 1	\$13.04	ALL USAGE		
	TIER 2	\$13.04	ALL USAGE		
	TIER 3	\$13.04	ALL USAGE		
SERVICE CHARGES		\$ 0.00	PER MO (IRRIGATION METERS)		
		\$11.37	PER MO (5/8" TO 1" METER)		
		\$17.06	PER MO (1 1/4" METER)		
		\$17.06	PER MO (1 1/2" METER)		
		\$42.65	PER MO (2" METER)		
		\$49.74	PER MO (3" METER)		
		\$63.96	PER MO (4" METER)		
	\$92.39	PER MO (6" METER)			
INFRASTRUCTURE FEE		\$7.50	PER MONTH PER ACCOUNT		

TO: Utility Commission Members



FROM: Lindsay Townsend, Utility
Billing Clerk

DATE: March 23, 2026

Meeting Date:

May 14, 2026

SUBJECT: 4934 Greystone St – Somers
Utility Bill Credit Request

Agenda Item:

7c

REQUESTED ACTION

Customer Jill Somers is requesting a credit on her utility bill for higher than normal usage.

BACKGROUND

- Average usage for this customer is about 3527 gallons per month.
- From 11/14/25 to 12/15/25 usage was 20,700 gallons.
- 1/5/26 Jill called concerned about her large utility bill. I informed her that we got a good reading on the meter, and there is no indication of an issue with the meter. When a meter fails it essentially fails in the customers favor and stops reading usage all together. I told her that the biggest culprit in a situation like this is an intermittently running toilet. During this call we scheduled Public Works to go to the home to test the meter on 1/7/26 at 11:00am.
- 1/7/26 Meter was tested by Public Works and showed that it was reading accurately. Since Public Works was there already they did upgrade to the AMI system.
- Customer was unable to determine why there was higher than normal usage.
- If just Tier 1 (2025) was used for this billing cycle the charge for water would be \$204.31 rather than \$249.54. Difference of \$45.23.
- Customer did not pay the bill of \$509.59 by the due date which resulted in a late fee in the amount of \$50.21.
- Customer has been paying the current bill amounts for January, February and March billing cycles.
- Since she has paid the current bills for January, February and March billing cycles, I marked the account exempt from receiving late fees since the system would want to charge late fees on the current bill amount since the billing system will apply any payments to the oldest charges.
- The City of Hermantown pays the City of Duluth for the water and pays WLSSD for sewer service.
- In the past the Utility Commission has not offered any concessions in situations similar to this one.

ATTACHMENTS

- Customer usage history.
- December 2025 utility bill.

Customer Name: SOMERS, ROBERT & JILL
Account: 2156-00
Route - Meter: 21-2156 **From 3-2025 to 3-2026**
Service Address: 4934 GREYSTONE ST
Mtr Id - Type - Size: 100151650 B **0.750"**

Meter Serial #:

(Readings in Actual Units)

AP-Year	Reading	Reading Date	Monthly Usage	YTD Usage	Reading Type
03-2026	4648	03/16/2026	2035	8111	HANDHELD
02-2026	2613	02/13/2026	1971	6076	HANDHELD
01-2026	642	01/15/2026	4105	4105	CHANGE OUT METER
12-2025	664400	12/15/2025	20700	59500	HANDHELD
11-2025	643700	11/14/2025	2100	38800	HANDHELD
10-2025	641600	10/15/2025	2700	36700	HANDHELD
09-2025	638900	09/15/2025	4400	34000	HANDHELD
08-2025	634500	08/13/2025	5700	29600	HANDHELD
07-2025	628800	07/14/2025	5800	23900	HANDHELD
06-2025	623000	06/13/2025	5100	18100	HANDHELD
05-2025	617900	05/15/2025	3100	13000	HANDHELD
04-2025	614800	04/15/2025	1800	9900	HANDHELD
03-2025	613000	03/14/2025	2200	8100	HANDHELD



CITY OF HERMANTOWN
 5105 Maple Grove Road
 Hermantown, MN 55811
 utility@hermantownmn.com
 218-729-3600

Total Amount Due:

\$509.59		
Web ID	Account Number	Due Date
4239	2156-00	01/12/2026



XFA0SQH93N

1*1*52*****AUTO**5-DIGIT 55811
 |||||



ROBERT & JILL SOMERS
 4934 GREYSTONE ST
 HERMANTOWN MN 55811-1782

CITY OF HERMANTOWN
 5105 Maple Grove Road
 Hermantown, MN 55811



CITY OF HERMANTOWN
 5105 Maple Grove Road
 Hermantown, MN 55811
 utility@hermantownmn.com
 218-729-3600

PLEASE RETURN TOP PORTION WITH YOUR PAYMENT

Billing Date: 12/19/2025
Billing Period: 11/14/2025 to 12/15/2025

Service Address: 4934 GREYSTONE ST

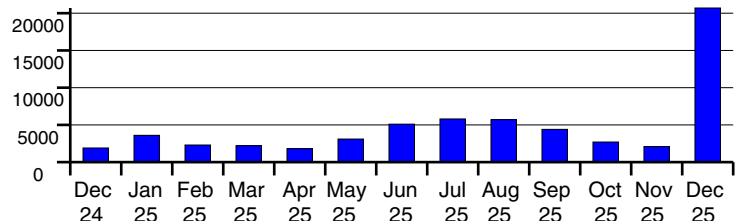
Account Number	Web ID	Current Charges	Past Due Amount	Total Amount Due	Last Payment Date	Last Payment Amount	Late Fee After
2156-00	4239	\$509.59	\$0.00	\$509.59	12/01/2025	\$74.50	01/12/2026

CURRENT CHARGES	
WATER	249.54
W-SERVICE CHARG	10.88
WATER INFRA FEE	7.50
SEWER	229.56
S-SERVICE CHARG	3.54
STORMWATER	8.57
TOTAL CURRENT CHARGES	\$509.59
PRIOR CREDIT BALANCE	\$0.00
LATE FEE/PAST DUE	\$0.00
CURRENT BALANCE	\$509.59

METER READING		TOTAL GALLONS USED
PREVIOUS	PRESENT	
643700 11/14/2025	664400 12/15/2025	20700

TIER BREAKDOWN CURRENT USAGE		
	GALLONS	CHARGES
TIER 1	2500	24.67
TIER 2	2000	22.70
TIER 3	16200	202.17
TOTAL WATER USAGE	20700	249.54

WATER USAGE HISTORY



ONLINE SERVICES
Create Your Online Account at www.hermantownmn.com
<ul style="list-style-type: none"> Pay Online View History Auto Pay Paperless Billing Access Forms Online Transfer Service New Service

IMPORTANT INFORMATION
Set up Automatic Payment and paperless billing on the Utility Portal at: https://hermantownmn.com/departments/utility-department/
Happy Holidays!

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	TIER 2	\$11.35	2,501 - 4,500 GALLONS			
	TIER 3	\$12.48	OVER 4,501 GALLONS			
MULTI-FAMILY	TIER 1	\$11.35	ALL USAGE	SERVICE CHARGE	\$3.54 PER MONTH	
	TIER 2	\$11.35	ALL USAGE	MINIMUM SEWER CHARGES		
	TIER 3	\$11.35	ALL USAGE	UNMETERED - RESIDENTIAL	\$39.61 FLAT FEE	
COMMERCIAL	TIER 1	\$10.20	UP TO 20,000 GALLONS	UNMETERED - COMMERCIAL	\$49.91 FLAT FEE	
	TIER 2	\$10.72	20,001 - 50,000 GALLONS	STORMWATER*	\$8.57/ERU PER MONTH	
	TIER 3	\$11.78	OVER 50,001 GALLONS			
IRRIGATION	TIER 1	\$12.48	ALL USAGE			*RESIDENTIAL CUSTOMERS WITH NO WATER & SEWER SERVICE WILL BE BILLED EVERY SIX MONTHS FOR STORMWATER.
	TIER 2	\$12.48	ALL USAGE			
	TIER 3	\$12.48	ALL USAGE			
	SERVICE CHARGES		\$ 0.00	PER MO (IRRIGATION METERS)		
			\$10.88	PER MO (5/8" TO 1" METER)		
			\$16.33	PER MO (1 1/4" METER)		
		\$16.33	PER MO (1 1/2" METER)			
		\$40.81	PER MO (2" METER)			
		\$47.60	PER MO (3" METER)			
	\$61.21	PER MO (4" METER)				
	\$88.41	PER MO (6" METER)				
INFRASTRUCTURE FEE		\$7.50	PER MONTH PER ACCOUNT			

260 Cable TV Fund

Account	Object	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Available Appropriation	% (33) Commit
456100							
456101	Cable						
	101 Full-Time Employees - Regular	435.36	1,568.83	5,875.00	5,875.00	4,306.17	27 %
	103 Part-Time Employees - Regular	550.00	2,200.00	5,693.00	5,693.00	3,493.00	39 %
	121 PERA Contributions -	33.90	122.13	441.00	441.00	318.87	28 %
	128 Social Security	61.23	234.52	717.00	717.00	482.48	33 %
	129 Medicare	14.33	54.88	168.00	168.00	113.12	33 %
	131 Health Insurance	113.78	380.11	1,108.00	1,108.00	727.89	34 %
	133 Life Insurance	0.75	2.70	10.00	10.00	7.30	27 %
	134 Disability Insurance	-1.79	1.32	16.00	16.00	14.68	8 %
	136 MSRS	4.80	17.32	62.00	62.00	44.68	28 %
	137 PFML	4.42	16.84	102.00	102.00	85.16	17 %
	151 Workers Compensation	0.00	0.00	18.00	18.00	18.00	%
	308 Legal Fees	0.00	0.00	500.00	500.00	500.00	%
	319 Contracted Services	0.00	0.00	2,500.00	2,500.00	2,500.00	%
	322 Internet	0.00	399.99	0.00	0.00	-399.99	%
	331 Travel Expense	16.62	59.95	0.00	0.00	-59.95	%
	404 Equipment Maintenance	0.00	427.34	9,000.00	9,000.00	8,572.66	5 %
	Account Total:	1,233.40	5,485.93	26,210.00	26,210.00	20,724.07	21 %
	Account Group Total:	1,233.40	5,485.93	26,210.00	26,210.00	20,724.07	21 %
	Fund Total:	1,233.40	5,485.93	26,210.00	26,210.00	20,724.07	21 %

601 Water Enterprise Fund

Account	Object	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Available Appropriation	% (33) Commit
494300	Water Distribution						
494300	Water Distribution						
101	Full-Time Employees - Regular	13,925.26	22,887.43	198,292.00	198,292.00	175,404.57	12 %
102	Full-Time Employees - Overtime	2,130.67	4,767.77	20,900.00	20,900.00	16,132.23	23 %
121	PERA Contributions -	1,204.16	4,046.04	16,439.00	16,439.00	12,392.96	25 %
128	Social Security	945.15	1,536.28	13,590.00	13,590.00	12,053.72	11 %
129	Medicare	221.06	359.31	3,178.00	3,178.00	2,818.69	11 %
131	Health Insurance	8,738.79	29,205.14	90,311.00	90,311.00	61,105.86	32 %
133	Life Insurance	18.48	66.59	262.00	262.00	195.41	25 %
134	Disability Insurance	-111.73	92.71	1,252.00	1,252.00	1,159.29	7 %
136	MSRS	30.00	108.22	520.00	520.00	411.78	21 %
137	PFML	70.64	243.41	1,929.00	1,929.00	1,685.59	13 %
151	Workers Compensation	0.00	0.00	7,904.00	7,904.00	7,904.00	%
212	Motor Fuels	356.35	1,067.40	7,354.00	7,354.00	6,286.60	15 %
216	Uniforms	0.00	195.82	625.00	625.00	429.18	31 %
219	Other Operating Equipment	0.00	6,000.00	12,500.00	12,500.00	6,500.00	48 %
221	General Supplies	408.52	3,161.88	12,690.00	12,690.00	9,528.12	25 %
228	Utility System Maint Supplies	0.00	16,096.21	25,750.00	25,750.00	9,653.79	63 %
314	Computer/Software Fees	0.00	0.00	4,100.00	4,100.00	4,100.00	%
315	School & Conference	108.33	340.18	2,627.00	2,627.00	2,286.82	13 %
319	Contracted Services	2,082.00	8,376.00	15,000.00	15,000.00	6,624.00	56 %
321	Telephone	0.00	0.00	1,370.00	1,370.00	1,370.00	%
325	Postage	0.00	106.11	0.00	0.00	-106.11	%
331	Travel Expense	0.00	125.89	525.00	525.00	399.11	24 %
351	Legal Notices Publishing	0.00	0.00	263.00	263.00	263.00	%
361	General Liability Insurance	0.00	0.00	5,827.00	5,827.00	5,827.00	%
382	Water Purchases	121,065.82	361,988.91	1,495,820.00	1,495,820.00	1,133,831.09	24 %
404	Equipment Maintenance	762.56	772.99	4,080.00	4,080.00	3,307.01	19 %
406	Vehicle Maintenance	0.00	318.68	2,040.00	2,040.00	1,721.32	16 %
413	Equipment Rental	0.00	4,540.00	7,650.00	7,650.00	3,110.00	59 %
417	Uniform Rental	0.00	0.00	510.00	510.00	510.00	%
451	Dues & Subscriptions	0.00	1,080.00	900.00	900.00	-180.00	120 %
460	Permits & Licenses	0.00	43.15	1,576.00	1,576.00	1,532.85	3 %
470	Booster Pump Repairs	0.00	0.00	263.00	263.00	263.00	%
471	Water Line Repairs	273.72	2,878.73	44,000.00	44,000.00	41,121.27	7 %
472	Hydrant Repairs	0.00	0.00	31,518.00	31,518.00	31,518.00	%
	Account Total:	152,229.78	470,404.85	2,031,565.00	2,031,565.00	1,561,160.15	23 %
	Account Group Total:	152,229.78	470,404.85	2,031,565.00	2,031,565.00	1,561,160.15	23 %
494400	Water Administration and General						
494400	Water Administration and General						
101	Full-Time Employees - Regular	10,412.96	14,810.38	138,598.00	138,598.00	123,787.62	11 %
102	Full-Time Employees - Overtime	0.00	0.00	713.00	713.00	713.00	%
121	PERA Contributions -	787.20	2,836.11	10,395.00	10,395.00	7,558.89	27 %
128	Social Security	609.82	792.75	8,593.00	8,593.00	7,800.25	9 %
129	Medicare	142.62	185.39	2,010.00	2,010.00	1,824.61	9 %
131	Health Insurance	4,671.00	15,354.93	42,739.00	42,739.00	27,384.07	36 %
133	Life Insurance	19.65	71.02	264.00	264.00	192.98	27 %
134	Disability Insurance	-70.64	55.57	653.00	653.00	597.43	9 %
136	MSRS	116.80	421.32	1,690.00	1,690.00	1,268.68	25 %
137	PFML	46.16	166.03	1,226.00	1,226.00	1,059.97	14 %

601 Water Enterprise Fund

Account	Object	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Available Appropriation	% (33) Commit
151	Workers Compensation	0.00	0.00	925.00	925.00	925.00	%
201	Office Supplies	119.09	119.09	240.00	240.00	120.91	50 %
202	Printing Supplies	0.00	0.00	395.00	395.00	395.00	%
301	Audit/Account Services	0.00	1,361.18	9,750.00	9,750.00	8,388.82	14 %
303	Banking Fees	1,747.81	6,733.26	14,000.00	14,000.00	7,266.74	48 %
305	Engineer Fees	0.00	487.50	13,000.00	13,000.00	12,512.50	4 %
308	Legal Fees	0.00	0.00	2,800.00	2,800.00	2,800.00	%
310	Recording/Filing Fees	0.00	1,483.77	0.00	0.00	-1,483.77	%
314	Computer/Software Fees	0.00	0.00	2,600.00	2,600.00	2,600.00	%
315	School & Conference	0.00	0.00	900.00	900.00	900.00	%
319	Contracted Services	15.90	2,131.38	11,500.00	11,500.00	9,368.62	19 %
321	Telephone	451.20	1,396.65	5,300.00	5,300.00	3,903.35	26 %
322	Internet	47.45	142.35	600.00	600.00	457.65	24 %
323	Gopher One Call Locates	0.00	130.44	1,200.00	1,200.00	1,069.56	11 %
325	Postage	0.00	62.78	555.00	555.00	492.22	11 %
331	Travel Expense	83.08	299.68	1,325.00	1,325.00	1,025.32	23 %
351	Legal Notices Publishing	0.00	0.00	1,700.00	1,700.00	1,700.00	%
361	General Liability Insurance	0.00	0.00	14,880.00	14,880.00	14,880.00	%
381	Electricity	1,261.91	4,795.58	11,450.00	11,450.00	6,654.42	42 %
383	Heating Gas	0.00	1,767.26	4,800.00	4,800.00	3,032.74	37 %
405	Computer Maintenance	335.85	14,690.67	31,896.00	31,896.00	17,205.33	46 %
420	Depreciation Expenses	0.00	0.00	300,000.00	300,000.00	300,000.00	%
451	Dues & Subscriptions	0.00	0.00	300.00	300.00	300.00	%
460	Permits & Licenses	0.00	0.00	50.00	50.00	50.00	%
720	Transfer Out	0.00	0.00	69,142.00	69,142.00	69,142.00	%
	Account Total:	20,797.86	70,295.09	706,189.00	706,189.00	635,893.91	10 %
	Account Group Total:	20,797.86	70,295.09	706,189.00	706,189.00	635,893.91	10 %
495000	Transfer Out						
495000	Transfer Out						
720	Transfer Out	0.00	0.00	40,000.00	40,000.00	40,000.00	%
	Account Total:	0.00	0.00	40,000.00	40,000.00	40,000.00	%
	Account Group Total:	0.00	0.00	40,000.00	40,000.00	40,000.00	%
	Fund Total:	173,027.64	540,699.94	2,777,754.00	2,777,754.00	2,237,054.06	19 %

602 Sewer Enterprise Fund

Account	Object	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Available Appropriation	% (33) Commit
494500	Sewer Maintenance						
494500	Sewer Maintenance						
101	Full-Time Employees - Regular	9,445.39	13,522.08	146,790.00	146,790.00	133,267.92	9 %
102	Full-Time Employees - Overtime	1,278.40	2,860.64	15,200.00	15,200.00	12,339.36	19 %
121	PERA Contributions -	804.32	2,722.05	12,149.00	12,149.00	9,426.95	22 %
128	Social Security	632.42	901.86	10,043.00	10,043.00	9,141.14	9 %
129	Medicare	147.89	210.88	2,349.00	2,349.00	2,138.12	9 %
131	Health Insurance	5,466.56	18,491.27	66,352.00	66,352.00	47,860.73	28 %
133	Life Insurance	13.57	48.96	197.00	197.00	148.04	25 %
134	Disability Insurance	-73.01	60.01	921.00	921.00	860.99	7 %
136	MSRS	30.00	108.22	416.00	416.00	307.78	26 %
137	PFML	47.19	163.36	1,426.00	1,426.00	1,262.64	11 %
151	Workers Compensation	0.00	0.00	5,926.00	5,926.00	5,926.00	%
212	Motor Fuels	237.57	711.60	5,253.00	5,253.00	4,541.40	14 %
216	Uniforms	0.00	195.82	5,253.00	5,253.00	5,057.18	4 %
219	Other Operating Equipment	0.00	3,500.00	7,626.00	7,626.00	4,126.00	46 %
221	General Supplies	0.00	471.46	0.00	0.00	-471.46	%
228	Utility System Maint Supplies	0.00	55.66	6,304.00	6,304.00	6,248.34	1 %
229	Lift Station Maintenance	0.00	0.00	10,506.00	10,506.00	10,506.00	%
314	Computer/Software Fees	0.00	0.00	5,253.00	5,253.00	5,253.00	%
315	School & Conference	108.34	340.18	1,576.00	1,576.00	1,235.82	22 %
317	Personnel Testing, Physicals,	0.00	0.00	473.00	473.00	473.00	%
319	Contracted Services	0.00	3,578.50	24,720.00	24,720.00	21,141.50	14 %
325	Postage	0.00	0.00	42.00	42.00	42.00	%
331	Travel Expense	0.00	0.00	630.00	630.00	630.00	%
361	General Liability Insurance	0.00	0.00	3,075.00	3,075.00	3,075.00	%
385	Sewer Charges	0.00	171,303.00	773,137.00	773,137.00	601,834.00	22 %
403	Road Maintenance	0.00	0.00	15,759.00	15,759.00	15,759.00	%
404	Equipment Maintenance	0.00	1,264.50	5,253.00	5,253.00	3,988.50	24 %
413	Equipment Rental	0.00	0.00	1,700.00	1,700.00	1,700.00	%
451	Dues & Subscriptions	0.00	0.00	158.00	158.00	158.00	%
460	Permits & Licenses	0.00	0.00	1,576.00	1,576.00	1,576.00	%
475	Sewerline Repairs	0.00	0.00	15,759.00	15,759.00	15,759.00	%
476	Lift Station Repairs Sewer	0.00	9,681.50	13,133.00	13,133.00	3,451.50	74 %
477	I & I Maintenance	0.00	0.00	15,300.00	15,300.00	15,300.00	%
478	Sewer Cleaning	5,895.00	5,895.00	50,000.00	50,000.00	44,105.00	12 %
590	Pumping Plant & Lift Stations	0.00	0.00	40,000.00	40,000.00	40,000.00	%
	Account Total:	24,033.64	236,086.55	1,264,255.00	1,264,255.00	1,028,168.45	19 %
	Account Group Total:	24,033.64	236,086.55	1,264,255.00	1,264,255.00	1,028,168.45	19 %
494900	Sewer Administration and General						
494900	Sewer Administration and General						
101	Full-Time Employees - Regular	10,412.96	14,810.38	138,598.00	138,598.00	123,787.62	11 %
102	Full-Time Employees - Overtime	0.00	0.00	713.00	713.00	713.00	%
121	PERA Contributions -	787.20	2,836.11	10,395.00	10,395.00	7,558.89	27 %
128	Social Security	609.82	792.75	8,593.00	8,593.00	7,800.25	9 %
129	Medicare	142.62	185.39	2,010.00	2,010.00	1,824.61	9 %
131	Health Insurance	4,224.50	14,461.93	42,739.00	42,739.00	28,277.07	34 %
133	Life Insurance	19.65	71.02	264.00	264.00	192.98	27 %
134	Disability Insurance	-70.64	55.57	653.00	653.00	597.43	9 %
136	MSRS	116.80	421.32	1,690.00	1,690.00	1,268.68	25 %

602 Sewer Enterprise Fund

Account	Object	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Available Appropriation	% (33) Commit
137	PFML	46.16	166.03	1,226.00	1,226.00	1,059.97	14 %
151	Workers Compensation	0.00	0.00	925.00	925.00	925.00	%
201	Office Supplies	119.09	119.09	190.00	190.00	70.91	63 %
202	Printing Supplies	0.00	0.00	390.00	390.00	390.00	%
301	Audit/Account Services	0.00	1,375.92	9,850.00	9,850.00	8,474.08	14 %
303	Banking Fees	1,747.80	6,733.24	14,000.00	14,000.00	7,266.76	48 %
305	Engineer Fees	0.00	0.00	2,500.00	2,500.00	2,500.00	%
308	Legal Fees	0.00	60.00	2,200.00	2,200.00	2,140.00	3 %
310	Recording/Filing Fees	0.00	1,498.99	0.00	0.00	-1,498.99	%
314	Computer/Software Fees	0.00	0.00	2,500.00	2,500.00	2,500.00	%
315	School & Conference	0.00	0.00	850.00	850.00	850.00	%
319	Contracted Services	15.90	1,898.86	12,000.00	12,000.00	10,101.14	16 %
321	Telephone	255.27	794.51	4,100.00	4,100.00	3,305.49	19 %
322	Internet	71.18	213.54	903.00	903.00	689.46	24 %
323	Gopher One Call Locates	0.00	86.96	800.00	800.00	713.04	11 %
325	Postage	0.00	41.85	415.00	415.00	373.15	10 %
331	Travel Expense	83.08	299.68	1,350.00	1,350.00	1,050.32	22 %
351	Legal Notices Publishing	0.00	0.00	250.00	250.00	250.00	%
361	General Liability Insurance	0.00	0.00	17,328.00	17,328.00	17,328.00	%
381	Electricity	778.85	3,287.08	10,000.00	10,000.00	6,712.92	33 %
383	Heating Gas	0.00	1,104.53	3,500.00	3,500.00	2,395.47	32 %
405	Computer Maintenance	224.37	14,255.88	30,148.00	30,148.00	15,892.12	47 %
420	Depreciation Expenses	0.00	0.00	560,000.00	560,000.00	560,000.00	%
434	Employee Recognition	0.00	0.00	100.00	100.00	100.00	%
451	Dues & Subscriptions	0.00	0.00	245.00	245.00	245.00	%
720	Transfer Out	0.00	0.00	24,686.00	24,686.00	24,686.00	%
	Account Total:	19,584.61	65,570.63	906,111.00	906,111.00	840,540.37	7 %
	Account Group Total:	19,584.61	65,570.63	906,111.00	906,111.00	840,540.37	7 %
495000	Transfer Out						
495000	Transfer Out						
	720 Transfer Out	0.00	0.00	60,000.00	60,000.00	60,000.00	%
	Account Total:	0.00	0.00	60,000.00	60,000.00	60,000.00	%
	Account Group Total:	0.00	0.00	60,000.00	60,000.00	60,000.00	%
	Fund Total:	43,618.25	301,657.18	2,230,366.00	2,230,366.00	1,928,708.82	14 %

603 Storm Water Enterprise Fund

Account	Object	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Available Appropriation	% (33) Commit
441100	Storm Water						
441100	Storm Water						
	101 Full-Time Employees - Regular	10,271.55	17,025.04	96,607.00	96,607.00	79,581.96	18 %
	102 Full-Time Employees - Overtime	852.28	1,907.12	4,207.00	4,207.00	2,299.88	45 %
	121 PERA Contributions -	836.37	2,896.25	7,534.00	7,534.00	4,637.75	38 %
	128 Social Security	652.51	1,042.45	6,228.00	6,228.00	5,185.55	17 %
	129 Medicare	152.57	243.68	1,457.00	1,457.00	1,213.32	17 %
	131 Health Insurance	5,930.40	19,249.24	33,955.00	33,955.00	14,705.76	57 %
	133 Life Insurance	16.72	60.40	171.00	171.00	110.60	35 %
	134 Disability Insurance	-76.85	62.09	508.00	508.00	445.91	12 %
	136 MSRS	69.20	249.62	910.00	910.00	660.38	27 %
	137 PFML	49.06	172.23	887.00	887.00	714.77	19 %
	151 Workers Compensation	0.00	0.00	2,392.00	2,392.00	2,392.00	%
	201 Office Supplies	0.00	0.00	200.00	200.00	200.00	%
	221 General Supplies	0.00	0.00	1,500.00	1,500.00	1,500.00	%
	304 Parcel Research Fees	0.00	0.00	500.00	500.00	500.00	%
	305 Engineer Fees	0.00	1,213.25	80,000.00	80,000.00	78,786.75	2 %
	308 Legal Fees	0.00	0.00	500.00	500.00	500.00	%
	310 Recording/Filing Fees	0.00	0.00	300.00	300.00	300.00	%
	314 Computer/Software Fees	0.00	0.00	2,500.00	2,500.00	2,500.00	%
	319 Contracted Services	0.00	1,812.97	40,000.00	40,000.00	38,187.03	5 %
	325 Postage	0.00	0.00	25.00	25.00	25.00	%
	331 Travel Expense	27.70	99.92	500.00	500.00	400.08	20 %
	351 Legal Notices Publishing	0.00	0.00	250.00	250.00	250.00	%
	403 Road Maintenance	0.00	0.00	60,000.00	60,000.00	60,000.00	%
	405 Computer Maintenance	0.00	6,667.77	7,395.00	7,395.00	727.23	90 %
	413 Equipment Rental	16,600.52	16,600.52	25,000.00	25,000.00	8,399.48	66 %
	451 Dues & Subscriptions	0.00	1,180.00	3,000.00	3,000.00	1,820.00	39 %
	720 Transfer Out	0.00	0.00	25,543.00	25,543.00	25,543.00	%
	Account Total:	35,382.03	70,482.55	402,069.00	402,069.00	331,586.45	18 %
	Account Group Total:	35,382.03	70,482.55	402,069.00	402,069.00	331,586.45	18 %
	Fund Total:	35,382.03	70,482.55	402,069.00	402,069.00	331,586.45	18 %

605 Street Lighting & Traffic Signalization

Account	Object	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Available Appropriation	% (33) Commit
431100	Street Department						
431160	Street Lighting						
	227 Street Lights & Signs	0.00	0.00	5,000.00	5,000.00	5,000.00	%
	381 Electricity	3,416.59	13,920.50	44,000.00	44,000.00	30,079.50	32 %
	Account Total:	3,416.59	13,920.50	49,000.00	49,000.00	35,079.50	28 %
	Account Group Total:	3,416.59	13,920.50	49,000.00	49,000.00	35,079.50	28 %
	Fund Total:	3,416.59	13,920.50	49,000.00	49,000.00	35,079.50	28 %
	 Grand Total:	 256,677.91	 0.00	 932,246.10	 5,485,399.00	 5,485,399.00	 4,553,152.90 17 %

**Public Works
Utility Maintenance Report**

Meeting Date:	5/14/2026			
Reporting Period:	From:	3/1/2026	To:	4/30/2026

1. Water Utility

a. **Project Update**

i. **Peyton Acres**

- a. 2026 Start for Phase 4
- b. In Review Process now

b. **AMI Water Radio replacement**

- 1. Have Received approximately all radios from initial order
 - a. Installed 1300 or so radios
- 2. Continue install in 2026-
 - a. +/- 15/ Day when we are able to work steady on them
- 3. Looking at an additional Radio Tower to cover Lower SE corner of town better.

c. **Irrigation meter plan for 2026**

- i. Plan approved, will be publicized in May
- ii. 5 will be available in 2026 again

d. **Watermain Repairs**

- i. Believe we have a leaky Valve @ Maple Grove Road and Hermantown Community Church
 - 1. Investigation continues.
 - a. Valve was Leaking- Bolts were rotting away- replaced
- ii. Need to look @ main replacement along Hwy 53 from Lavaque Road to Shriners main extension

Water Towers

Nothing to report this period

2. Sanitary Sewer

a. **Project Update**

b. **Lift Stations**

- i. Were cleaned for the Fall of '25

c. **Still investigating/looking at scenarios from the Roosevelt plug in early '25**

- i. Tried 2 different cameras into force-main line and no go. Pipe is deflected just outside manhole and can not get the camera "upline"
- ii. Cleaned this section of line on April 2nd
 - 1. Looking at other options for this line.
 - a. Working with MN Rural Water Assoc. On some testing for this section of Pipe.

3. Stormwater

- a. Project Update
 - i. Steam a few culverts off an on depending on the weather

4. Other Notes

- a. 2nd Water Connection Plan set going out for bids
 - i. Due back on 8/7/2025
 - ii. Bids came in HIGH!
 - iii. Will be Re-Bid this winter
 - 1. Will rebid in February
 - a. Was Rebid
 - b. 4 Bidders this time
 - c. Was Awarded to Lakehead Constructors on 3/2 Council Mtg.
 - d. Work to begin May 26+/-

5. Looking Ahead to 2026/2027

- a. Trunkline extension thru Section 14- Lightning Drive West....
- b. Alignment work starting
 - i. Work continues
 - ii. Waterline along Lightning Drive will be realigned and replaced due to Sanitary sewer depths
 - iii. Removal of 2 Lift stations
 - iv. Hopeful that it is out for bids in July of 2026
- c. Spring Lift Station Cleaning- Week of 5/11
- d. 2026 Annual Main Cleaning

TO: Utility Commission Members

FROM: Trish Crego, Utility and Infrastructure Director



DATE: 5/14/2026

SUBJECT: Utility & Infrastructure Director

Agenda Item:

Report

Communications follow up:

- WLSSD Allocation Permit (2027-2030)-Attached
- WLSSD Solid Waste Management Plan- Attached
- Required MDH 2026 Consumer Confidence Report
- CWS's RRA certification statement to EPA due before June 30, 2026

New City Improvements

- Second water will start construction this month

State/WLSSD Approved Utility Extensions

- none

Developer and Building Projects- Open Permits

- Year to Date Residential Buildings permits
 - Open permits from 2024-2026 =294
- Year to Date Commercial and Multi-family >4 Buildings permits
 - Open permits from 2024-2026 =89
- Right-of-Way Permits 2026
 - 39- Franchise ROW permits
 - 0- Private ROW Permits
 - 26 - 2026 Contractor relicense so far (33 in 2025)

Utility Development

- Presentation Reinke Road

Other Items

- Trish's has signed the city of Hermantown up for adopt-a-drain

UTILITY EXTENSION AGREEMENT

THIS UTILITY EXTENSION AGREEMENT, made and entered into this ___day of _____, 2026, between the City of Hermantown, a municipal corporation (hereinafter called “City”), and Julia Rabey and Jarrod Rabey (“Owner”) , is made in response to the following situation:

A. Owner is the owner of 4063 Reinke Road, Hermantown, Minnesota 55811 (“Property”) situated in St. Louis County, Minnesota, legally described on Exhibit A.

B. Owner wants the City to extend the public sanitary sewer line (“Sewer”) by way of the existing sanitary sewer in the right of way and private property along Reinke Road to serve their future home (“Project”).

C. The City is willing to design, bid, and construct the Project as proposed on Exhibit B.

D. The location of the Sewer is shown on Exhibit C.

E. The City will own the Sewer.

F. The Owner will grant the City a utility easement to maintain the Sewer.

G. The Owner will be responsible for paying the City one third (1/3) of the total cost of the Project.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the sufficiency of which are hereby acknowledged, the parties agree as follows:

1. As proposed on Exhibit B, the City will design, bid, and build the Project.
2. Upon completion of the Project, the Owner will pay the City one third (1/3) of the total Project cost.

The estimate cost of the
Project is \$XXX,XXX.

•

3. City will obtain all necessary permits for the Sewer extension, including the WLSSD and MPCA permits for the sanitary sewer extension.

4. Upon the completion of the engineered construction documents, the City will advertise and bid out the Project.

5. In addition to one third (1/3rd) of the Project cost, the Owner will pay to the City’s utility department the sewer hook-up fee and permit fee per the City’s Fee Schedule, as well as a

WLSSD Capacity Availability Fee of \$940.00 for each connection. All amounts required to be paid under this Agreement shall be paid in full by the Owner prior to connecting to the Sewer.

6. .

7. The parties agree that the extension of the Sewer depicted on Exhibit B will be owned by the City.

8. The Owner will grant the City a utility easement to maintain the Sewer.

9. The City may in its sole discretion terminate this Agreement.

10. It is expressly understood and agreed that a decision by the City not to exercise any rights granted it on any default shall not constitute a waiver of any such rights on any further or subsequent default.

11. If any provision of this Agreement shall be determined to be illegal or unenforceable such illegality or unenforceability shall not affect the remaining provisions of this Agreement, but it shall be construed as if such provision were not contained herein.

12. This Agreement shall be interpreted in accordance with and governed by the laws of the State of Minnesota.

[SIGNATURES APPEAR ON NEXT PAGE]

IN WITNESS WHEREOF, Owner has caused this Agreement to be executed by its duly authorized representatives as of the date first above written.

Julia Rabey

Jarrold Rabey

STATE OF MINNESOTA)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2026, by _____, the _____, of Julia Rabey and Jarrod Rabey

Notary Public

[END OF SIGNATURES]

EXHIBIT A
Legal Description of Property

That part of the North 15.00 acres of the South 30.00 acres of the East 3/4 of the E1/2 of NW1/4, described as follows: Commencing at the North Quarter corner of Section 22; thence on a bearing S00deg27'33"E, along the east line of the NW1/4 of Section 22, a distance of 1335.08 feet to the north line of the North 15 acres of the South 30 acres of the East 3/4 of the E1/2 of said NW1/4, to the Point of Beginning of the parcel to be described; thence continuing S00deg27'33"W, a distance of 270.38 feet; thence S89deg32'33"W, a distance of 93.20 feet; thence N78deg39'03"W, a distance of 218.74 feet; thence S70deg24'14"W, a distance of 283.10 feet; thence S87deg39'53"W, a distance of 110.33 feet; thence N30deg37'05"W, a distance of 265.35 feet; thence N00deg11'24"W, a distance of 96.45 feet to the north line of said North 15 acres of the South 30 acres of the East 3/4 of the E1/2 of NW1/4; thence N89deg48'36"E, along said north line, a distance of 817.91 feet to the Point of Beginning. Parcel: 395-0010-05881

Exhibit B 4063 Reinke Rd



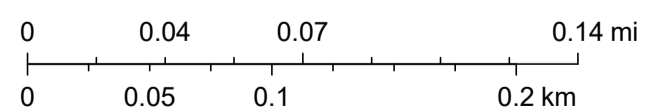
4/2/2026, 9:42:01 AM

NWI Wetlands (2019)

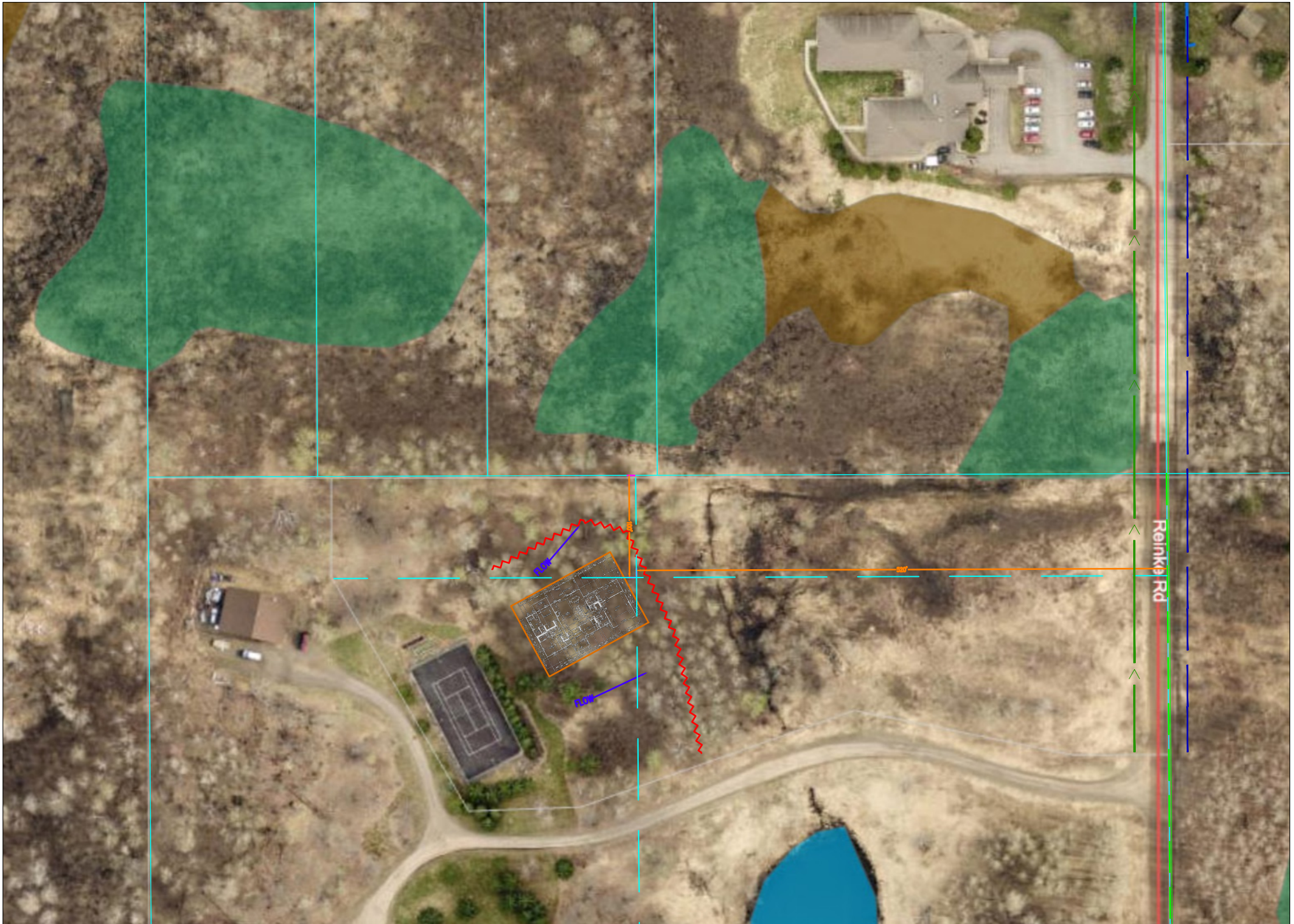
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Sanitary_Sewer_lines
- Water_Lines
- Hermantown_Roads
- Municipal Street

- County State-Aid Highway
- Tax Parcels - Neighborhood Pictometry2019
- Red: Band_1
- Green: Band_2
- Blue: Band_3

1:4,514

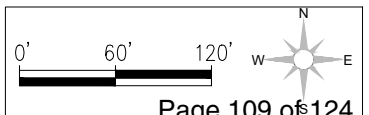


St. Louis County, MN - Enterprise GIS, Province of Ontario, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA



- | | | | | | |
|--|-------------------|--|----------------|--|--------------------|
| | PROPERTY LINE | | DIMENSION LINE | | SANITARY EXTENSION |
| | SETBACK LINE | | FILL AREA | | WATER EXTENSION |
| | PERIMETER CONTROL | | FLOW DIRECTION | | |

4063 REINKE ROAD
EXHIBIT C UTILITY EXTENSION
 APRIL 2, 2026



Adopt-a-Drain Onboarding

We're excited to get you onboarded to Adopt-a-Drain! Below is the information we need from you to get started. Please don't hesitate to reach out if you have any questions. We would be happy to set up a call to walk through all of this, just let us know.

Please send questions and information to info@adopt-a-drain.org

Data Portal Access

- Send us the names and email addresses of anyone you would like to have set up for access to the Nova data portal.

City Logos:

- Send us eps files of your logo, with a transparent background: one in color with a transparent background, one white with a transparent background
 - The color logos are used in the welcome email and on the welcome letter. The white logo is used on any of our materials with a blue background

Yard Signs

- We can create up to 4 different yard sign designs that refer to your local water bodies. Below are the standard backgrounds for Lake, River, and Creek signs. I also added the Lake Superior sign – we can remove the light house if you prefer that background.

The “We protect...” wording can be changed to refer to a specific body of water.



- If you would like us to create a different yard sign background with custom elements (additional cost, [see our guide here](#)), please let us know!
- For your yard signs, we will need to know:
 - which sign template to use
 - the name of the waterbody to use on the sign

Other Outreach materials

Below are links to our Marketing and Outreach Guide, our Google Drive for outreach materials, and our starter social media kit. You are welcome to use any of these materials to help get the word out about the program. We can also add your logo and adjust wording to refer to your local bodies of water. Just let us know what you need

- [Marketing Guide](#) (includes brand standards), this walks through the materials available to you and recommended specs for printing
- [Google Drive](#) with Marketing Material files, you are welcome to download and print these
- [Starter social media kit](#)

Welcome Letter

The default welcome letter text is included below, please edit with Track Changes as you see fit and send it back to us. It would be great to include public works contact information so residents know who to contact if there are issues. You can also include any other information you want sent to residents. We will add your logo to the letter and will print the letter in Adopt-a-drain letterhead.

Default welcome letter text:

Hello and thank you for signing up to adopt a storm drain in your neighborhood!

By adopting a drain, you're committing to keeping the drain and the area around it clear of leaves, trash, and other debris. Below you'll find answers to a few questions that we hope will help you get started with the program. If you have any questions, please feel free to email us at info@adopt-a-drain.org.

How often do I need to rake, sweep, clean my storm drain?

There's no specific requirement for how often you need to sweep up. Most people clear their drain about twice a month, but be sure to check the drain before and after big rain storms to avoid flooding, during leaf collection season, and when snow begins to melt.

What special equipment / materials do I need?

A rake, broom, dust pan and bucket or yard waste bag should be all you need in terms of equipment. In the event you are interested in adopting a storm drain on a busy street, it is advised that you clear the drain from the curb, wear bright or reflective clothing and use safety cones if you have access to them. Be aware that leaves, if water-logged, can be heavy enough to break a rake!

What do I do with the debris I've collected?

Some sorting is involved. Cans, bottles, and appropriate plastic should be cleaned and recycled. Compostable material like leaves and grass clippings can be composted. Other debris like pet waste and trash should go in the garbage.

Is this a safe activity that I can do with my children or a scout troop?

Adopt-a-Drain is meant to be a safe, family activity, however all participants must be supervised by an adult and you must be an adult to sign the waiver. Please take a

moment to review our tips on how to clear your drain and stay safe while doing it at xx.adopt-a-drain.org/safety-information.

Who can adopt a drain?

You must be an adult to adopt a drain and sign the liability waiver, however, young people may work on cleanup with parental consent and adult supervision.

My time commitments have changed, can I unadopt my drain?

While we ask you to commit to clearing your adopted drain for at least one year, we will assume you are continuing to participate in the program until you notify us otherwise. You can discontinue your participation at any time by logging in to your account and unadopting your drain, or by sending us an email. We'll be happy to help.

What is entailed in estimating the amount of debris I collect? Do I need to use a scale?

In order to help us track the positive impact of Adopt-a-Drain on our watersheds, we are asking you to roughly calculate the amount of debris you collect when you clean your drain(s). You can do this online by logging into your account, clicking on "Track Impact" and then "Add a Cleaning." You can estimate the debris you collect in pounds or gallons; our online calculator will translate gallons into pounds for most types of debris. Remember, we just need a rough estimate!

If you find that the record-keeping is getting in the way of the cleaning, don't sweat it! It's much more important that you do the cleanup. But please report in the Adopt-a-Drain tool at least quarterly so we can collect some data and know that you're taking care of your drain.

What happens if there are materials by or in my drain that I don't feel comfortable or able to remove?

Safety First! Never do anything to put yourself at risk. At no time should you remove the grate or clean inside the drain. If you feel your drain needs extra cleaning (i.e. chronic flooding or blockage) please contact your city's maintenance department.

How can I promote my efforts to my neighbors and the community?

We're so glad you asked! Put a sign in your yard and be ready to tell neighbors who ask about your participation in the program.



info@adopt-a-drain.org

If you take any great photos when you're out there cleaning your drain, share them with us and follow us on social media on Facebook, Instagram, and Twitter.

Still have a question? Don't hesitate to contact us. Please email us at info@adopt-a-drain.org

[Your Logo included here]

City of Hermantown - 2026 Water Loss Report

Reading Date	Haines Rd	Hermantown	Usage Diff	Percent Difference	Public				Total Accounted	Total	
	Booster Station (Gallons)	Billed (Gallons)			Works Waterloss	Truck Fill Station	Temp Meter	City Usage		Unaccounted Gallons	Percent Unaccounted
1/15/2026	15,911,224	14,895,853	1,015,371	6.4%	100,000	26,900	-	20,318	147,218	868,153	5.5%
2/13/2026	15,437,209	14,366,973	1,070,236	6.9%	300,000	32,000	-	25,339	357,339	712,897	4.6%
3/16/2026	16,440,838	15,541,696	899,142	5.5%	30,000	50,400	-	18,635	99,035	800,107	4.9%
4/15/2026	15,525,922	14,729,740	796,182	5.1%	100,000	26,700	-	20,452	147,152	649,030	4.2%
5/15/2026	-	-	-	-						-	
6/15/2026	-	-	-	-						-	
7/15/2026	-	-	-	-						-	
8/14/2026	-	-	-	-						-	
9/15/2026	-	-	-	-						-	
10/15/2026	-	-	-	-						-	
11/13/2026	-	-	-	-						-	
12/15/2026	-	-	-	-						-	
	63,315,193	59,534,262	3,780,931		530,000	136,000	-	84,744	750,744	3,030,187	
										Total Percent of Water from Booster Station Unaccounted For: 4.79%	



Western Lake Superior Sanitary District

2626 Courtland Street
 Duluth, MN 55806-1894
 (218) 722-3336

Invoice Date	04/30/2026
Invoice Number	842020260430
Account Number	8420

TO: Hermantown, City Of WW
5105 Maple Grove Road
Hermantown, MN 55811

Transaction	Trans Date	Due Date	PO	Description	Quantity	Unit Rate	Amount
043026HER1	04/30/26	05/15/26		Wastewater Charges			\$58,965.00
043026HER2	04/30/26	05/15/26		2025 Adjustment			(\$1,864.00)

Current	1-30 Days	31-60 Days	Over 60 Days	Amount Due
\$57,101.00	\$0.00	\$0.00	\$0.00	\$57,101.00

2026 FLOW AND LOADINGS
SUMMARY ONLY

Hermantown
(Haines Road Metering Station)

BOD Biochemical Oxygen Demand
SS Suspended Solids
FLOW Million Gallons per Day

MONTH	TOTAL	AVG	PEAK HR	TOTAL	AVG	TOTAL	AVG
	FLOW	FLOW	FLOW RATE	BOD	BOD	SS	SS
	MG	MGD	MGD	LBS	LBS/DAY	LBS	LBS/DAY
JANUARY	10.4025	0.3356	0.6101	19,716	636	21,983	709
FEBRUARY	9.8758	0.3527	0.6576	17,556	627	21,140	755
MARCH	12.7384	0.4109	0.7733	24,986	806	24,304	784
APRIL							
MAY							
JUNE							
JULY							
AUGUST							
SEPTEMBER							
OCTOBER							
NOVEMBER							
DECEMBER							
TOTAL or AVG	33.0167	0.3669		62,258	692	67,427	749

Questions regarding Billing
In this summary form
should be directed to:
Cathy Remington
Director of Finance
Western Lake Superior Sanitary District
2626 Courtland Street
Duluth, MN 55806
Phone: (218) 740-4788
Fax: (218) 727-7471
Email: Cathy.Remington@wlssd.com

Data Verified by:
Tim Lundell, Environmental Services Manager - (218) 740 - 4822
Grant Brown, Director of Information Services - (218) 740 - 4777
Western Lake Superior Sanitary District
2626 Courtland Street
Duluth, MN 55806
Fax: (218) 727-7471
Email: tim.lundell@wlssd.com
Email: grant.brown@wlssd.com

Initialed By: TL
Initialed By: GB

2026 FLOW AND LOADINGS
SUMMARY ONLY



City of Hermantown
(Includes Bayview and Haines Road Metering Station)

BOD Biochemical Oxygen Demand
SS Suspended Solids
FLOW Million Gallons per Day

MONTH	TOTAL	AVG	PEAK HR	TOTAL	AVG	TOTAL	AVG
	FLOW	FLOW	FLOW RATE	BOD	BOD	SS	SS
	MG	MGD	MGD	LBS	LBS/DAY	LBS	LBS/DAY
JANUARY	16.8681	0.5442	0.9649	30,501	984	32,767	1,057
FEBRUARY	15.6904	0.5604	0.9658	27,255	973	30,839	1,101
MARCH	20.8749	0.6734	1.2281	38,558	1,244	37,876	1,222
APRIL							
MAY							
JUNE							
JULY							
AUGUST							
SEPTEMBER							
OCTOBER							
NOVEMBER							
DECEMBER							
TOTAL or AVG	53.4334	0.5937	Allocation	96,313	1,070	101,482	1,128
2026 BUDGET		0.6750	3.8000		1,100		1,150

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Email: grant.brown@wlssd.com

Initialed By: 
Initialed By: 

2026 FLOW AND LOADINGS
SUMMARY ONLY



Bayview Interceptor
(City of Hermantown)

BOD Biochemical Oxygen Demand
SS Suspended Solids
FLOW Million Gallons per Day

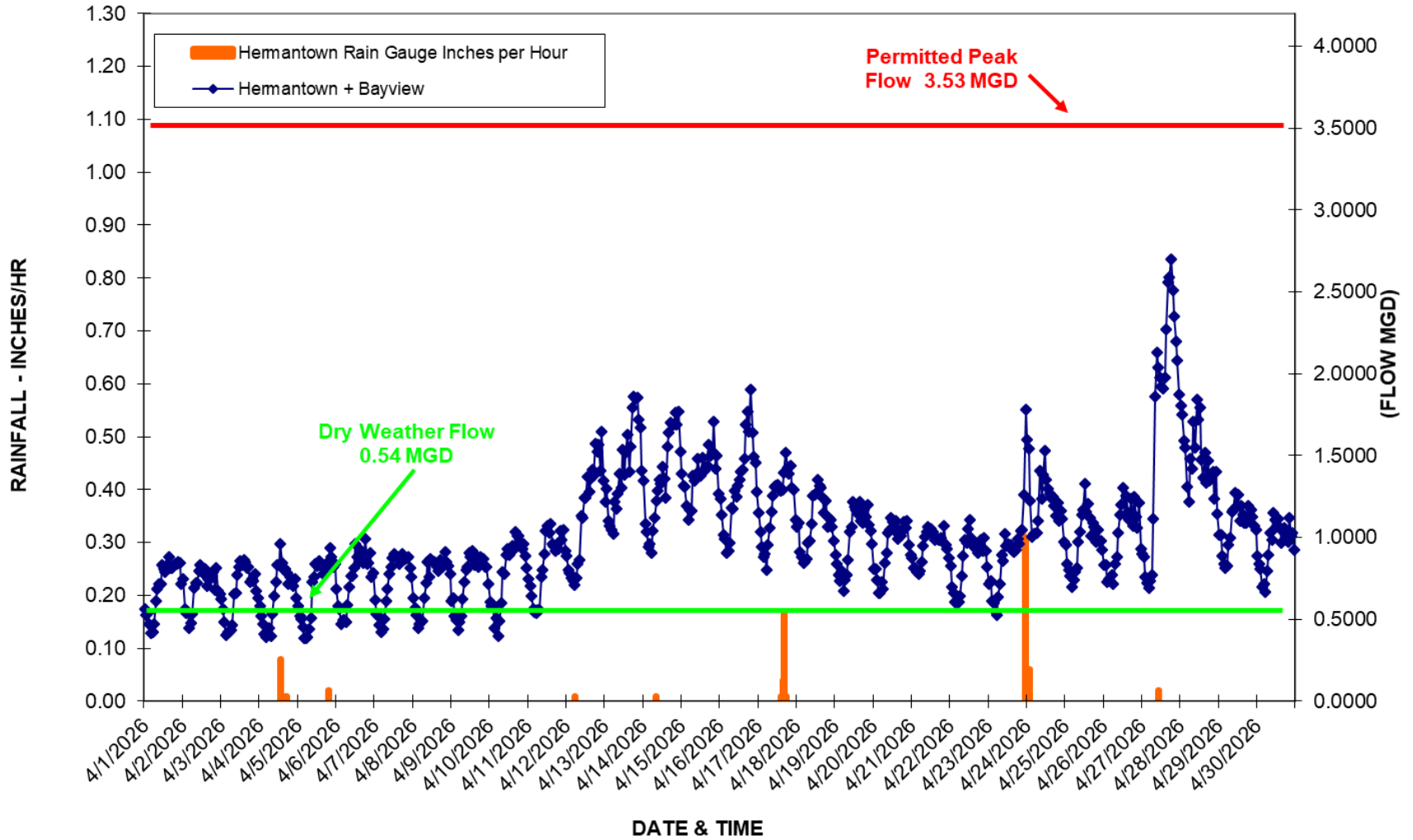
MONTH	TOTAL	AVG	PEAK HR	TOTAL	AVG	TOTAL	AVG
	FLOW	FLOW	FLOW RATE	BOD	BOD	SS	SS
	MG	MGD	MGD	LBS	LBS/DAY	LBS	LBS/DAY
JANUARY	6.4656	0.2086	0.3872	10,785	348	10,785	348
FEBRUARY	5.8146	0.2077	0.3679	9,699	346	9,699	346
MARCH	8.1365	0.2625	0.4781	13,572	438	13,572	438
APRIL							
MAY							
JUNE							
JULY							
AUGUST							
SEPTEMBER							
OCTOBER							
NOVEMBER							
DECEMBER							
TOTAL or AVG	20.4167	0.2269		34,055	378	34,055	378

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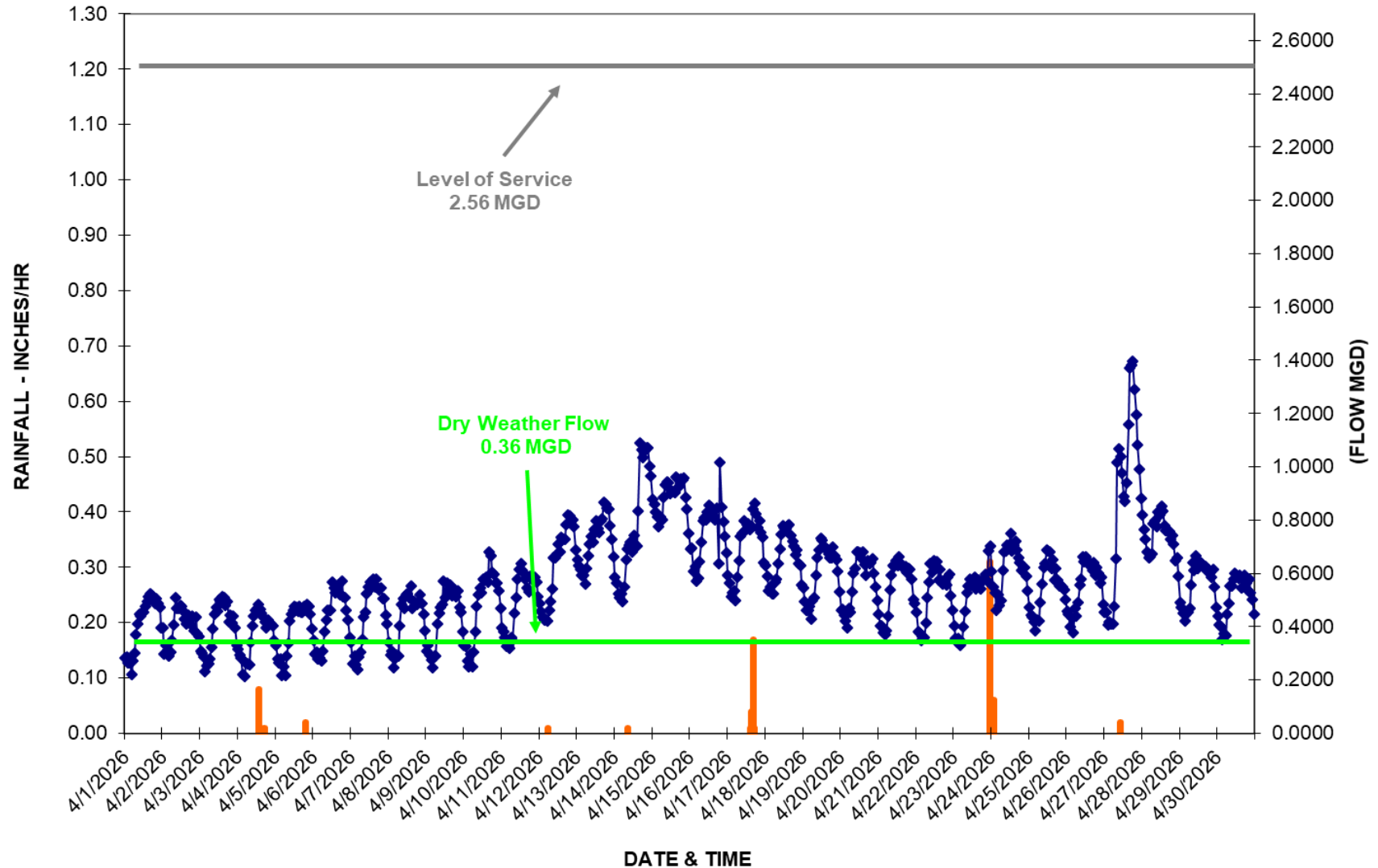
Initialed By: 
Initialed By: 

Hermantown Flow + Bayview April 2026

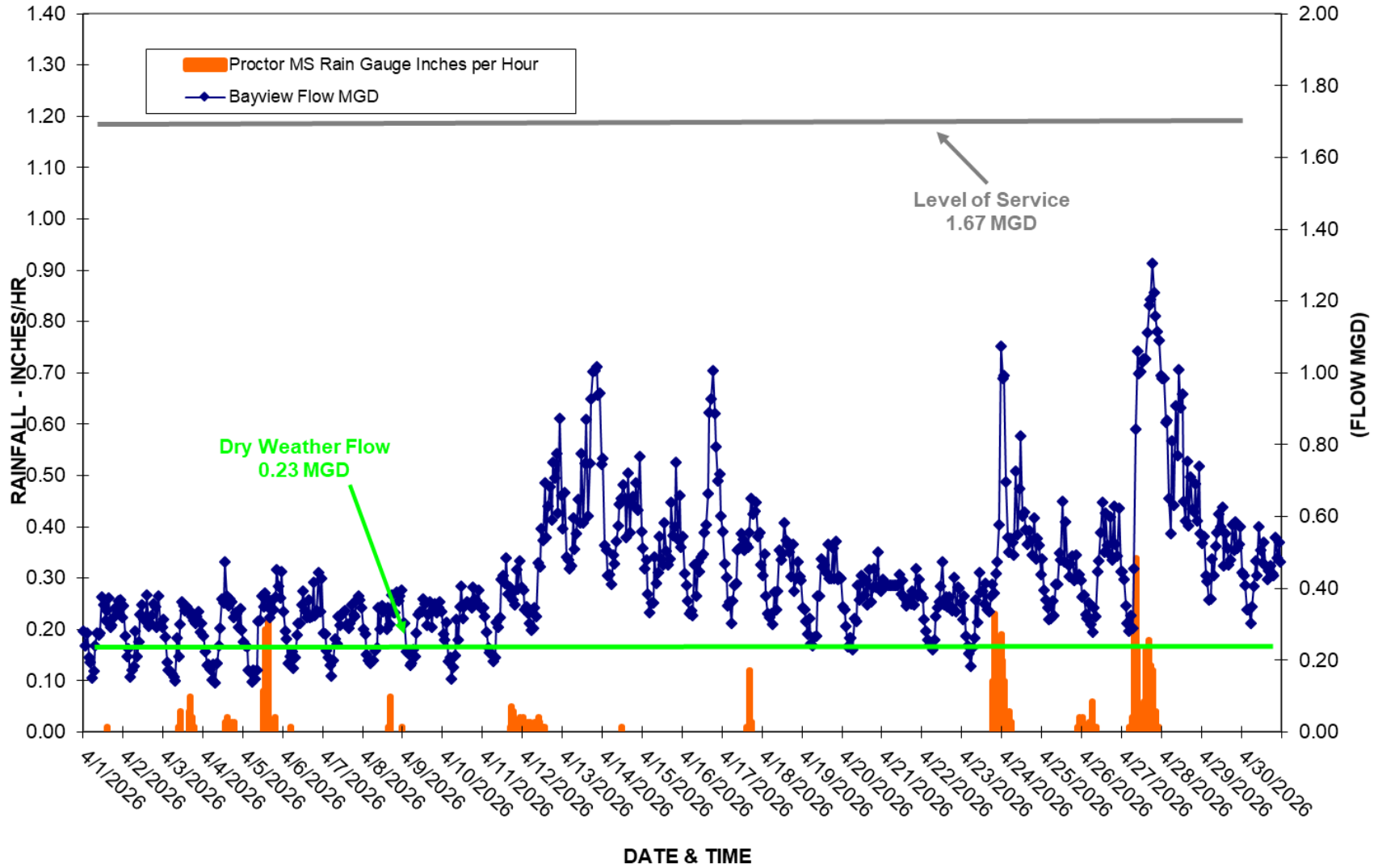




Hemantown Flow - Haines Road April 2026



BAYVIEW METERING STATION April 2026



RECEIVED

APR 13 2026



Account No. 230516840-001	Service Address 4335 HAINES RD	Billing Date 04/08/2026
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000053



Service Period 03/03/2026 - 04/01/2026	Meter Readings
---	----------------

	Meter No	Read Dates	Days	Previous	Current	Rate	Usage	Unit of Measure
51 WAT INFRA SURCHARGE								
Previous Balance	B50012997	03/02/2026-04/01/2026	29	1398080	1419093	4.950	21013	CCFW
\$118,372.48	WAT INFR SURCH							
Penalties	B50012997	03/02/2026-04/01/2026	29	1398080	1419093	0.805	21013	CCFW
\$0.00								
Adjustments								
\$0.00								
Payments Received								
\$118,372.48 CR								
Balance at Billing								
\$0.00								
Current Billing								

Charge Code	Amount
WATER FIXED CHG.....	136.00
WATER	104014.35
WATER INFRA SURCHARGE RESALE	16915.47

BE SAFE! CALL 811 BEFORE YOU DIG FOR UTILITY MARKING. THIS SERVICE IS FREE

Current Charges	\$121,065.82
Balance Due	\$121,065.82

This Account is Set Up on AutoPay. Please Do Not Pay.

Due Date	Amount Due
04/29/2026	\$121,065.82

Account No.	Due Date	Amount Due	Amount Paid
230516840-001	04/29/2026	\$121,065.82	

Service Address

4335 HAINES RD
DULUTH MN 55811

Mailing Address

IF MAILING PAYMENT PLEASE INCLUDE THIS STUB

000053_1000



CITY OF HERMANTOWN
5105 MAPLE GROVE RD
HERMANTOWN MN 558110

CITY OF DULUTH COMFORT SYSTEMS
PO BOX 860643
MINNEAPOLIS, MN 55486-0643



230516840001 0012106582 00

Pending New Connections

Address	Service Type	Owner
3645 Haines Rd	Sewer	Tim Carlson
37xx Okerstrom Rd (395-0010-07580)	Sewer	Bonita Chapin
3806 Lavaque Rd	Water & Sewer	Kaski
3808 Lavaque Rd	Water & Sewer	Kaski
3847 Getchell Rd	Water & Sewer	Brian Votava
3877 Getchell Rd	Water & Sewer	Mike Smolnikar
38xx Getchell Rd (395-0010-07843)	Water & Sewer	John Kalenowski
3908 Merganser Dr	Water & Sewer	Bryan & Brittany Denisen
3984 Lavaque Rd	Water & Sewer	Frank & Kara Hanson
4063 Reinke Rd	Water	Jarrold Rabey
4120 Ironwood Circle	Water & Sewer	Pillars of Hermantown
4121 Ironwood Circle	Water & Sewer	Pillars of Hermantown
4122 Ironwood Circle	Water & Sewer	Pillars of Hermantown
4123 Ironwood Circle	Water & Sewer	Pillars of Hermantown
4124 Aspen Way	Water & Sewer	Pillars of Hermantown
4125 Aspen Way	Water & Sewer	Pillars of Hermantown
4126 Aspen Way	Water & Sewer	Pillars of Hermantown
4127 Aspen Way	Water & Sewer	Pillars of Hermantown
4128 Aspen Way	Water & Sewer	Pillars of Hermantown
4129 Aspen Way	Water & Sewer	Pillars of Hermantown
4130 Aspen Way	Water & Sewer	Pillars of Hermantown
4131 Aspen Way	Water & Sewer	Pillars of Hermantown
4132 Aspen Way	Water & Sewer	Pillars of Hermantown
4133 Aspen Way	Water & Sewer	Pillars of Hermantown
4134 Aspen Way	Water & Sewer	Pillars of Hermantown
4135 Aspen Way	Water & Sewer	Pillars of Hermantown
4136 Aspen Way	Water & Sewer	Pillars of Hermantown
4137 Aspen Way	Water & Sewer	Pillars of Hermantown
4138 Aspen Way	Water & Sewer	Pillars of Hermantown
4139 Aspen Way	Water & Sewer	Pillars of Hermantown
4816 Anderson Rd	Water & Sewer	Clear Vision
4865 Merganser Dr	Water & Sewer	Drew Jensen
4881 Peyton Dr	Water & Sewer	Peter Graves
4926 W Arrowhead Rd	Water & Sewer	Soumis Construction
5102 Hermantown Rd	Water & Sewer	Russ Bradley