

August 16, 2022

Shari Moore  
City Clerk  
310 City Hall  
15 Kellogg Boulevard West  
Saint Paul, MN 55102

Re: District Cooling Service Rates

Dear Ms. Moore:

Pursuant to Section 11 E. of the district cooling franchise (City Ordinance No. 07-1109, §§ 1 and 2, adopted December 12, 2007), District Energy St. Paul, Inc. hereby files notice of the rates to be charged to district cooling customers effective October 1, 2022.

These rates were determined in accordance with the District Cooling Service Agreement and approved unanimously by District Energy St. Paul's Board of Directors on June 9, 2022. As detailed on the enclosed exhibit, the new rates are:

**Two-Part Rate:**

<b>Demand:</b>	\$32.08 per ton per month
<b>Energy:</b>	\$0.096 per ton-hour

**Transition Rate:**

\$0.417 per ton-hour

District Energy St. Paul will, of course, abide by the provisions of the City of Saint Paul's Ex Parte Ordinance set forth in Chapter 11 of the Administrative Code. Please contact me at 651.297.8955 if there are any questions.

Sincerely,  
DISTRICT ENERGY ST. PAUL INC.



Kenneth W. Smith  
President

Enclosures: Rate Calculations Summary, Schedule A (Amended) and Attachment 1

cc: City Council Members  
District Energy Board  
John McCarthy, Director, Office of Financial Services  
Sarah Brown, Treasurer, Office of Financial Services  
Lyndsey Olson, City Attorney  
Saint Paul BOMA

**SCHEDULE A (AMENDED)**  
to  
**DISTRICT COOLING FRANCHISE**  
granted to  
**DISTRICT ENERGY ST. PAUL, INC.**  
by the  
**CITY OF ST. PAUL**  
(Ordinance No. 07-1109, §§ 1 and 2, adopted December 12, 2007 and  
Ordinance 13-45, § 1, adopted September 25, 2013)

**RATES:** The following rates for the Chilled Water service shall be effective beginning with the billing month of **October 2022** and shall remain in effect until superseded:

**Two-Part Rate:**

<b>Demand</b>	\$32.08 per ton per month
<b>Energy</b>	\$0.097 per ton-hour

**Transition Rate:** \$0.417 per ton-hour

**TRANSITION RATE:** The Transition Rate is the single rate charge per ton-hour of energy usage, subject to utilization hour adjustments, due to exceptional circumstances where a Customer building is undergoing major modifications that substantially and temporarily reduce chilled water service requirements, Customer and District Energy may agree to a single rate for the transition period.

**PROMPT PAYMENT PROVISION:** A charge of 5 percent will be added to the net bill computed at the rates shown above, which charge shall constitute a discount from the gross bill for payment within the discount period, all as more specifically provided in the District Cooling Service Agreement.

**FUEL ADJUSTMENT:** As provided in the District Cooling Service Agreement, the energy charge may be appropriately adjusted (i.e., spread over the remaining months in the fiscal year) from time to time during the fiscal year to cover cost increases (or decreases) occurring subsequent to the establishment of projected energy-related costs for such period regarding energy purchased by District Energy St. Paul, Inc. for the Chilled Water service, to the extent such costs are in excess of (or below) those costs projected by District Energy St. Paul, Inc. in establishing the energy charge for such period.

**SURCHARGE:** A City franchise fee surcharge of 3.51965 percent will be added to the gross and net monthly bills computed under this rate schedule except as otherwise provided by law.

**SERVICE CHARGES:** The attached service charges shall be effective beginning with the billing month of October 2022 and shall remain in effect until superseded.

**DISTRICT ENERGY ST. PAUL, INC.**  
**District Cooling Service Charges**  
**Effective October 2022**

Pursuant to Sections 8.3 and 8.4 of the District Cooling Service Agreement as amended, the following district cooling rates are established for performance of specific services more properly charged to an individual Customer than to all Customers as a whole. Service charges are payable within 30 days of billing and are in addition to Demand Charges and Energy Charges.

1. **Restoration of district cooling service after shutoff by District Energy:**

Flat charge: \$500.00

2. **Damage to District Energy's district cooling system equipment:**

Actual cost of repair or replacement as determined by District Energy plus service charge of \$100.00/hour.

3. **Unauthorized drainage of district cooling system water:**

The sum of the following:

(a) Estimated quantity of water lost times combined water and sewage rate and prorated water treatment cost paid by District Energy during period of drainage;

(b) Estimated thermal energy value of water lost times applicable Energy Rate; and

(c) Service charge of \$100.00/hour.

Note: Drainage of system water may cause harm to other Customers and is cause for suspension of service until corrected.

4. **Service calls made at Customer's request by District Energy personnel for problems found to be in Customer's and not District Energy's district cooling equipment:**

Between 8:00 a.m. and 3:30 p.m. on Monday through Friday (excluding holidays observed by District Energy): \$100.00/hour

All other times: \$200.00/hour

5. **Charge for chilled water flow exceeding 110 gallons per ton-hour during June, July, August or September billing period:** \$0.60 per thousand gallons above 103 gallons per ton-hour.

6. **Credit for chilled water flow below 75 gallons per ton-hour during June, July, August or September billing period:** (\$0.60) per thousand gallons below 75 gallons per ton-hour to a floor of 32 gallons per ton-hour for the credit.

**DISTRICT ENERGY ST. PAUL, INC. - COOLING SERVICES  
RATE CALCULATIONS SUMMARY**

	ACTUAL FY-2021	FY-2022		BUDGET FY-2023	NET CHANGES			
		BUDGET	FORECAST		FY-23B (-)	FY-23B (-)	FY-23B (-)	FY-23B (-)
		FY-2022	FY-2022		FY-22B	FY-22B %	FY-22F	FY-22F %
<b><u>DEMAND CHARGE CALCULATION</u></b>								
OPERATION & MAINTENANCE EXPENSES	\$3,592,388	\$3,690,488	\$3,844,554	\$3,853,953	\$163,465	4.4%	\$9,399	0.2%
GENERAL & ADMINISTRATIVE EXPENSES	1,758,504	1,516,005	1,572,465	1,529,600	13,595	0.9%	(42,865)	-2.7%
NET CASH DEBT SERVICE	4,745,418	4,407,906	4,863,039	4,202,322	(205,583)	-4.7%	(660,717)	-13.6%
CHANGE IN OTHER ASSETS & LIABILITIES	(1,991,363)	133,010	(1,101,383)	(1,552,927)	(1,685,936)	-1267.5%	(451,544)	41.0%
NET PLANT, PROPERTY & EQUIPMENT	(43,035)	289,325	644,866	1,253,000	963,675	333.1%	608,134	94.3%
BAD DEBT EXPENSE-DEMAND	75,805	12,000	(35,936)	0	(12,000)	-100.0%	35,936	-100.0%
FORFEITED DISCOUNTS-DEMAND	<u>(18,230)</u>	<u>(10,136)</u>	<u>(8,958)</u>	<u>(10,243)</u>	<u>(106)</u>	<u>1.0%</u>	<u>(1,284)</u>	<u>14.3%</u>
TOTAL DEMAND RELATED COSTS	8,119,486	10,038,598	9,778,646	9,275,706	(762,892)	-7.6%	(502,941)	-5.1%
LESS: OTHER (REVENUE) OR COSTS	68,822	97,700	66,657	137,665	39,965	40.9%	71,008	106.5%
LESS: NEW DEBT	<u>1,713,059</u>	<u>0</u>	<u>0</u>	<u>829,356</u>	<u>829,356</u>	<u>-</u>	<u>829,356</u>	<u>-</u>
NET DEMAND REVENUE REQUIREMENT	\$9,901,366	\$10,136,298	\$9,845,304	\$10,242,727	\$106,429	1.0%	\$397,423	4.0%
DIVIDED BY AGGREGATE DEMAND (TONS)	27,485	27,381	26,595	26,607	(773)	-2.8%	13	0.0%
DIVIDED BY 12 EQUALS DEMAND RATE (\$/TON/MO)	\$30.02	\$30.85	\$30.85	\$32.08	\$1.23	4.0%	\$1.23	4.0%
% CHANGE VS. FY-22 BUDGET			0.0%	4.0%				
<b><u>ENERGY CHARGE CALCULATION</u></b>								
FUELS, THERMAL ENERGY & OTHER	\$7,376	\$52,500	\$43,910	\$105,000	\$52,500	100.0%	\$61,090	139.1%
ENERGY (ASSESSMENT) / REFUND	(363,960)	(134,618)	35,259	(52,500)	82,118	-	(87,759)	-248.9%
ELECTRICITY	3,497,666	3,766,812	3,599,638	3,566,093	(200,719)	-5.3%	(33,545)	-0.9%
BAD DEBT EXPENSE-ENERGY	(17,920)	10,000	438	10,000	0	0.0%	9,562	2182.1%
FLOW PENALTY/CREDIT	(80,745)	(25,000)	(25,000)	(25,000)	0	0.0%	0	0.0%
FORFEITED DISCOUNTS-ENERGY	<u>(2,378)</u>	<u>(3,694)</u>	<u>(3,506)</u>	<u>(3,593)</u>	<u>101</u>	<u>-2.7%</u>	<u>(87)</u>	<u>2.5%</u>
TOTAL ENERGY RELATED COSTS	\$3,040,039	\$3,666,000	\$3,650,739	\$3,600,000	(\$66,000)	-1.8%	(\$50,739)	-1.4%
DIVIDED BY TOTAL ENERGY SALES	36,400,165	39,000,000	39,348,981	37,500,000	(1,500,000)	-3.8%	(1,848,981)	-4.7%
EQUALS ENERGY RATE (\$/TON-HR)	\$0.084	\$0.094	\$0.093	\$0.096	\$0.002	2.1%	\$0.003	3.5%
% CHANGE VS. FY-22 BUDGET			-1.3%	2.1%				
<b><u>AVERAGE OVERALL COST AT 1200 UTILIZATION HOURS</u></b>								
DEMAND RATE (\$/TON/MO) x 12 / 1200	\$0.300	\$0.309	\$0.309	\$0.321	\$0.012	4.0%	\$0.012	4.0%
PLUS ENERGY RATE (\$/TON-HR)	<u>0.084</u>	<u>0.094</u>	<u>0.093</u>	<u>0.096</u>	<u>0.002</u>	<u>2.1%</u>	<u>0.003</u>	<u>3.5%</u>
EQUALS SINGLE RATE (\$/TON-HR)	\$0.384	\$0.403	\$0.401	\$0.417	\$0.014	3.5%	\$0.016	4.0%
% CHANGE VS. FY-22 BUDGET			-0.5%	3.5%				