



STAFF REPORT

DATE: 5/6/2025

Consent

TO: City Council
FROM: Marty Powers, Public Works Director
AGENDA ITEM: Storm Water Appeal
REVIEWED BY: Nicole Miller, City Administrator

CORE STRATEGIES:

- | | |
|---|--|
| <input type="checkbox"/> Vibrant, inclusive, connected community | <input type="checkbox"/> Efficient, reliable, innovative services |
| <input type="checkbox"/> Responsive, transparent, adaptive governance | <input checked="" type="checkbox"/> Balanced Finances now and future |
| <input type="checkbox"/> Managed Growth | <input checked="" type="checkbox"/> Resilient Infrastructure |

BACKGROUND: The city has a surface water management fee to maintain ditches, culverts, ponds, storm sewer capital improvements, equipment, planning, inventories, weed control and surface water quality improvement in the city for all residents.

ISSUE BEFORE COUNCIL: Should the council approve a 75% reduction in the stormwater fee for four of the seven Utility Accounts on the six MHC Cimarron LLC parcels for 2024 and future years?

PROPOSAL DETAILS/ANALYSIS: Applicant has submitted a surface water fee appeal for 7 utility accounts on 6 PIDs. With Assistance from Valley Branch Watershed District, it was determined that four utility accounts on parcels 36.029.21.24.0001, 36.029.21.23.0002, 36.029.21.23.0001 and the west utility acct on 36.029.21.21.0001 have been identified as having stormwater improvements to help convey and retain stormwater on site, reducing impacts of the city's stormwater system.

Three of the utility account on PIDs 36.029.21.13.0001, 36.029.21.12.0001, and the east utility acct on 36.029.21.21.0001 were found to have no stormwater retention improvements and convey surface water directly into Rose Lake.

Staff is recommending a reduction in the surface water fees for only four of the utility accounts. This fee also supports the activities which all property owners utilize regardless of water retention capacity.

FISCAL IMPACT:

None

OPTIONS:

Approve a 75% reduction of stormwater fees on the four utility accounts in 2024 and for future years

Deny stormwater fee reduction

RECOMMENDATION:

Motion to approve a 75% reduction in surface water fees for the four utility accts on PIDs 36.029.21.24.0001, 36.029.21.23.0002, 36.029.21.23.0001 and west utility acct on 36.029.21.21.0001 in 2024 and future years

ATTACHMENTS:

Storm Water Fee Appeal

Storm Water Ordinance

PID/Utility Acct Investigation Details



3880 Laverne Ave.
Lake Elmo, MN 55042
Phone: 651-747-3906

STORM WATER FEE APPEAL

Name	<u>MHC Cimarron LLC</u>	Telephone No.	<u>(651) 436-6188</u>
Street Address	<u>901 Lake Elmo Ave N</u>	Cell Phone No.	<u>()</u>
Account No.	<u>05-00030010-00-7</u>	Property ID No.	<u>36-029.21.23.0001</u>

City Ordinance 5.16.070(a) states: If a property owner or person responsible for paying the surface water management fee believes that a particular assigned fee is incorrect, the person may request that the fee be recomputed. Please provide an explanation for your request to have the fee recomputed.

This is private property. We service all our own storm drains. The storm water pumps into our pond on our property. We are requesting to be Reimbursed from prior years.

Please attach sheet or documentation for additional information.


Signature

1/8/2025
Date

* Deadline to submit -July 31st of the current year.

For Office Use Only	Yes	No	Comment
Administrative Adjustment	<input type="checkbox"/>	<input type="checkbox"/>	
Forward to Council	<input type="checkbox"/>	<input type="checkbox"/>	
Council Action	<input type="checkbox"/>	<input type="checkbox"/>	

CITY OF LAKE ELMO
3880 LAVARNE AVENUE N
(651) 747-3906
WWW.LAKEELMO.GOV

SERVE AT PID # 36.029.21.23.0001 DATE 1/2/2025
1240

For Service From 1/1/2024 to 12/31/2024

CHARGES/CREDITS	DATE	METER READING PREVIOUS	USAGE	AMOUNT
PREV BAL				\$985.10
RECEIPT				-\$985.10
STRM WTR C				\$985.10
CUR CHRG				\$985.10
TOTAL DUE			10.3694916	\$985.10

AMT. \$985.10
ACCT. NO. 05-00030010-00-7
Due By 02/05/2025

After 02/05/2025 Pay \$1,083.61
PIN # 36.029.21.23.0001

MHC CIMARRON LLC
901 LAKE ELMO AVENUE N
LAKE ELMO MN 55042

AFTER 2/5/2025 PAY \$1,083.61
AMOUNT DUE NOW \$985.10

Pay online at LakeElmo.PayaCP.com - 651-747-3906

ACCOUNT NUMBER
05-00030010-00-7



1st Class Mail
U.S. POSTAGE
PAID
Lake Elmo, MN
Permit No. 3



3880 Laverne Avenue N
Lake Elmo, MN 55042
651-747-3906

- Pay online at PAYA, our new Payment Portal
LakeElmo.payaCP.com
- The old payment portal, PSN, is no longer in use.
Go to the website above to manage your account, make payments and setup automatic payments.
- Delinquent utility bills are certified to property taxes if full payment is not received by November 15 of each year.
- Subscribe to our weekly newsletter: www.LakeElmo.gov
Click RESIDENTS tab and select NEWSLETTER



3880 Laverne Ave.
Lake Elmo, MN 55042
Phone: 651-747-3906

STORM WATER FEE APPEAL

Name	<u>MHC Cimarron LLC</u>	Telephone No.	<u>(651) 436-6188</u>
Street Address	<u>901 Lake Elmo Ave N</u>	Cell Phone No.	<u>()</u>
Account No.	<u>05-00030000-00-4</u>	Property ID No.	<u>36.029.21.21.0001</u>

City Ordinance 5.16.070(a) states: If a property owner or person responsible for paying the surface water management fee believes that a particular assigned fee is incorrect, the person may request that the fee be recomputed. Please provide an explanation for your request to have the fee recomputed.

this is private property. We service all our
own storm drains. The storm water
pumps into our pond on our property.
We are requesting to be Reimbursed from
prior years.

Please attach sheet or documentation for additional information.


Signature

1/8/2025
Date

* Deadline to submit -July 31st of the current year.

For Office Use Only	Yes	No	Comment
Administrative Adjustment	<input type="checkbox"/>	<input type="checkbox"/>	
Forward to Council	<input type="checkbox"/>	<input type="checkbox"/>	
Council Action	<input type="checkbox"/>	<input type="checkbox"/>	



3880 Laverne Avenue N
Lake Elmo, MN 55042
651-747-3906

- Pay online at PAYA, our new Payment Portal
LakeElmo.payaCP.com
- The old payment portal, PSN, is no longer in use.
Go to the website above to manage your account, make payments and setup automatic payments.
- Delinquent utility bills are certified to property taxes if full payment is not received by November 15 of each year.
- Subscribe to our weekly newsletter: www.LakeElmo.gov
Click RESIDENTS tab and select NEWSLETTER



3880 Laverne Ave.
Lake Elmo, MN 55042
Phone: 651-747-3906

STORM WATER FEE APPEAL

Name	<u>MHC Cimarron LLC</u>	Telephone No.	<u>(651) 436-6188</u>
Street Address	<u>901 Lake Elmo Ave N</u>	Cell Phone No.	<u>()</u>
Account No.	<u>05-00030030-00-3</u>	Property ID No.	<u>36.029.21.24.0001</u>

City Ordinance 5.16.070(a) states: If a property owner or person responsible for paying the surface water management fee believes that a particular assigned fee is incorrect, the person may request that the fee be recomputed. Please provide an explanation for your request to have the fee recomputed.

This is private property. We service all our
own storm drains. The storm water
pumps into our pond on our property.
We are requesting to be Reimbursed from
prior years.

Please attach sheet or documentation for additional information.


Signature

1/8/2025
Date

* Deadline to submit -July 31st of the current year.

For Office Use Only	Yes	No	Comment
Administrative Adjustment	<input type="checkbox"/>	<input type="checkbox"/>	
Forward to Council	<input type="checkbox"/>	<input type="checkbox"/>	
Council Action	<input type="checkbox"/>	<input type="checkbox"/>	

WWW.LAKEELMO.GOV

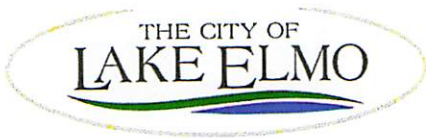
Lake Elmo, MN
Permit No. 3

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	524	5
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	---



3880 Laverne Avenue N
Lake Elmo, MN 55042
651-747-3906

- Pay online at PAYA, our new Payment Portal
LakeElmo.payaCP.com
- The old payment portal, PSN, is no longer in use.
Go to the website above to manage your account, make payments and setup automatic payments.
- Delinquent utility bills are certified to property taxes if full payment is not received by November 15 of each year.
- Subscribe to our weekly newsletter: www.LakeElmo.gov
Click RESIDENTS tab and select NEWSLETTER



3880 Laverne Ave.
Lake Elmo, MN 55042
Phone: 651-747-3906

STORM WATER FEE APPEAL

Name	<u>MHC Cimarron LLC</u>	Telephone No.	<u>(651) 436-6188</u>
Street Address	<u>901 Lake Elmo Ave N</u>	Cell Phone No.	<u>()</u>
Account No.	<u>05-00029990-00-2</u>	Property ID No.	<u>36.029.21.21.001</u>

City Ordinance 5.16.070(a) states: If a property owner or person responsible for paying the surface water management fee believes that a particular assigned fee is incorrect, the person may request that the fee be recomputed. Please provide an explanation for your request to have the fee recomputed.

this is private property. We service all our
own storm drains. The storm water
pumps into our pond on our property.
We are requesting to be Reimbursed from
prior years.

Please attach sheet or documentation for additional information.


Signature

1/8/2025
Date

* Deadline to submit -July 31st of the current year.

For Office Use Only	Yes	No	Comment
Administrative Adjustment	<input type="checkbox"/>	<input type="checkbox"/>	
Forward to Council	<input type="checkbox"/>	<input type="checkbox"/>	
Council Action	<input type="checkbox"/>	<input type="checkbox"/>	

CITY OF LAKE ELMO

3880 LAVERNE AVENUE N

(651) 747-3906

WWW.LAKEELMO.GOV

1st Class Mail
U.S. POSTAGE
PAID
Lake Elmo, MN
Permit No. 3

SERVE AT PID # 36.029.21.21.0001

DATE 1/2/2025

284

For Service From 1/1/2024 to 12/31/2024

RETURN THIS PORTION WITH YOUR
PAYMENT

CHARGES/CREDITS	DATE	METER READING		USAGE	AMOUNT
		PREVIOUS	PRESENT		
PREV BAL					\$3,894.62
RECEIPT					-\$3,894.62
STRM WTR C				40.9959553	\$3,894.62
CUR CHRGS					\$3,894.62
TOTAL DUE					\$3,894.62

ACCT. NO.

Due By 02/05/2025

05-00029990-00-2

AMT.

\$3,894.62

After 02/05/2025 Pay \$4,284.08

PIN # 36.029.21.21.0001

CIMARRON PARK
901 LAKE ELMO AVENUE N
LAKE ELMO MN 55042

AFTER

PAY

2/5/2025

\$4,284.08

AMOUNT DUE NOW

\$3,894.62Pay online at LakeElmo.PayaCP.com - 651-747-3906

05-00029990-00-2

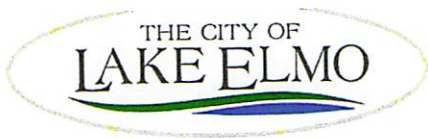
ACCOUNT NUMBER





3880 Laverne Avenue N
Lake Elmo, MN 55042
651-747-3906

- Pay online at PAYA, our new Payment Portal
LakeElmo.payaCP.com
- The old payment portal, PSN, is no longer in use.
Go to the website above to manage your account, make payments and setup automatic payments.
- Delinquent utility bills are certified to property taxes if full payment is not received by November 15 of each year.
- Subscribe to our weekly newsletter: www.LakeElmo.gov
Click RESIDENTS tab and select NEWSLETTER



3880 Laverne Ave.
Lake Elmo, MN 55042
Phone: 651-747-3906


STORM WATER FEE APPEAL

Name	<u>MHC Cimarron LLC</u>	Telephone No.	<u>(651) 436-6188</u>
Street Address	<u>901 Lake Elmo Ave N</u>	Cell Phone No.	<u>()</u>
Account No.	<u>05-00030020-00-0</u>	Property ID No.	<u>36.029.21.23.0002</u>

City Ordinance 5.16.070(a) states: If a property owner or person responsible for paying the surface water management fee believes that a particular assigned fee is incorrect, the person may request that the fee be recomputed. Please provide an explanation for your request to have the fee recomputed.

This is private property. We service all our
own storm drains. The storm water
pumps into our pond on our property.
We are requesting to be reimbursed from
prior years.

Please attach sheet or documentation for additional information.


Signature

1/8/2025
Date

* Deadline to submit -July 31st of the current year.

For Office Use Only	Yes	No	Comment
Administrative Adjustment	<input type="checkbox"/>	<input type="checkbox"/>	
Forward to Council	<input type="checkbox"/>	<input type="checkbox"/>	
Council Action	<input type="checkbox"/>	<input type="checkbox"/>	

CITY OF LAKE ELMO

3880 LAVERNE AVENUE N

(651) 747-3906

WWW.LAKEELMO.GOV

1st Class Mail
U.S. POSTAGE**PAID**Lake Elmo, MN
Permit No. 3

SERVE AT PID # 36.029.21.23.0002

DATE 1/2/2025

1241

For Service From 1/1/2024 to 12/31/2024

RETURN THIS PORTION WITH YOUR
PAYMENT

CHARGES/CREDITS	DATE	METER READING		USAGE	AMOUNT
		PREVIOUS	PRESENT		
PREV BAL					\$985.69
RECEIPT					-\$985.69
STRM WTR C				10.3756788	\$985.69
CUR CHRGS					\$985.69
TOTAL DUE					\$985.69

ACCT. NO.

Due By 02/05/2025

05-00030020-00-0

AMT.

\$985.69

After 02/05/2025 Pay \$1,084.26

PIN # 36.029.21.23.0002

MHC CIMARRON LLC
901 LAKE ELMO AVENUE N
LAKE ELMO MN 55042

AFTER

2/5/2025

PAY

\$1,084.26

AMOUNT DUE NOW

\$985.69Pay online at LakeElmo.PayaCP.com - 651-747-3906

05-00030020-00-0

ACCOUNT NUMBER





3880 Laverne Avenue N
Lake Elmo, MN 55042
651-747-3906

- Pay online at PAYA, our new Payment Portal
LakeElmo.payaCP.com
- The old payment portal, PSN, is no longer in use.
Go to the website above to manage your account, make payments and setup automatic payments.
- Delinquent utility bills are certified to property taxes if full payment is not received by November 15 of each year.
- Subscribe to our weekly newsletter: www.LakeElmo.gov
Click RESIDENTS tab and select NEWSLETTER



3880 Laverne Ave.
Lake Elmo, MN 55042
Phone: 651-747-3906

STORM WATER FEE APPEAL

Name	<u>MHC Cimarron LLC</u>	Telephone No.	<u>(651) 436-6188</u>
Street Address	<u>901 Lake Elmo Ave N</u>	Cell Phone No.	<u>()</u>
Account No.	<u>05-00029970-00-6</u>	Property ID No.	<u>36.029.21.12.0001</u>

City Ordinance 5.16.070(a) states: If a property owner or person responsible for paying the surface water management fee believes that a particular assigned fee is incorrect, the person may request that the fee be recomputed. Please provide an explanation for your request to have the fee recomputed.

This is private property. We service all our own storm drains. The storm water pumps into our pond on our property. We are requesting to be reimbursed from prior years.

Please attach sheet or documentation for additional information.


Signature

1/8/2025
Date

* Deadline to submit -July 31st of the current year.

For Office Use Only	Yes	No	Comment
Administrative Adjustment	<input type="checkbox"/>	<input type="checkbox"/>	
Forward to Council	<input type="checkbox"/>	<input type="checkbox"/>	
Council Action	<input type="checkbox"/>	<input type="checkbox"/>	

CITY OF LAKE ELMO

3880 LAVERNE AVENUE N

(651) 747-3906

WWW.LAKEELMO.GOV

1st Class Mail
U.S. POSTAGE**PAID**Lake Elmo, MN
Permit No. 3

SERVE AT PID # 36.029.21.12.0001

DATE 1/2/2025

1237

For Service From 1/1/2024 to 12/31/2024

RETURN THIS PORTION WITH YOUR
PAYMENT

CHARGES/CREDITS	DATE	METER READING		USAGE	AMOUNT
		PREVIOUS	PRESENT		
PREV BAL					\$246.78
RECEIPT					-\$246.78
STRM WTR C				2.59772883	\$246.78
CUR CHRGS					\$246.78
TOTAL DUE					\$246.78

ACCT. NO.

Due By 02/05/2025

05-00029970-00-6

AMT.

\$246.78

After 02/05/2025 Pay \$271.46

PIN # 36.029.21.12.0001

MHC CIMARRON LLC
901 LAKE ELMO AVENUE N
LAKE ELMO MN 55042

AFTER	PAY	AMOUNT DUE NOW
2/5/2025	\$271.46	\$246.78

Pay online at LakeElmo.PayaCP.com - 651-747-3906

05-00029970-00-6

ACCOUNT NUMBER





3880 Laverne Avenue N
Lake Elmo, MN 55042
651-747-3906

- Pay online at PAYA, our new Payment Portal
LakeElmo.payaCP.com
- The old payment portal, PSN, is no longer in use.
Go to the website above to manage your account, make payments and setup automatic payments.
- Delinquent utility bills are certified to property taxes if full payment is not received by November 15 of each year.
- Subscribe to our weekly newsletter: www.LakeElmo.gov
Click RESIDENTS tab and select NEWSLETTER



3880 Laverne Ave.
Lake Elmo, MN 55042
Phone: 651-747-3906

STORM WATER FEE APPEAL

Name	<u>MHC Cimarron LLC</u>	Telephone No.	<u>(651) 436-6188</u>
Street Address	<u>901 Lake Elmo Ave N</u>	Cell Phone No.	<u>()</u>
Account No.	<u>05-00629980-00-9</u>	Property ID No.	<u>36.029.21.13.0001</u>

City Ordinance 5.16.070(a) states: If a property owner or person responsible for paying the surface water management fee believes that a particular assigned fee is incorrect, the person may request that the fee be recomputed. Please provide an explanation for your request to have the fee recomputed.

This is private property. We service all our own storm drains. The storm water pumps into our pond on our property. We are requesting to be Reimbursed from prior years.

Please attach sheet or documentation for additional information.


Signature

1/8/2025
Date

* Deadline to submit -July 31st of the current year.

For Office Use Only	Yes	No	Comment
Administrative Adjustment	<input type="checkbox"/>	<input type="checkbox"/>	
Forward to Council	<input type="checkbox"/>	<input type="checkbox"/>	
Council Action	<input type="checkbox"/>	<input type="checkbox"/>	

CITY OF LAKE ELMO

3880 LAVERNE AVENUE N

(651) 747-3906

WWW.LAKEELMO.GOV

1st Class Mail
U.S. POSTAGE**PAID**Lake Elmo, MN
Permit No. 3

SERVE AT PID # 36.029.21.13.0001

DATE 1/2/2025

1238

For Service From 1/1/2024 to 12/31/2024

RETURN THIS PORTION WITH YOUR
PAYMENT

CHARGES/CREDITS	DATE	METER READING		USAGE	AMOUNT
		PREVIOUS	PRESENT		
PREV BAL					\$1,973.49
RECEIPT					-\$1,973.49
STRM WTR C				20.7736164	\$1,973.49
CUR CHRGs					\$1,973.49
TOTAL DUE					\$1,973.49

ACCT. NO.

Due By 02/05/2025

05-00029980-00-9

AMT.

\$1,973.49

After 02/05/2025 Pay \$2,170.84

PIN # 36.029.21.13.0001

MHC CIMARRON LLC
901 LAKE ELMO AVENUE N
LAKE ELMO MN 55042

AFTER

2/5/2025

PAY

\$2,170.84

AMOUNT DUE NOW

\$1,973.49Pay online at LakeElmo.PayaCP.com - 651-747-3906

05-00029980-00-9

ACCOUNT NUMBER





3880 Laverne Avenue N
Lake Elmo, MN 55042
651-747-3906

- Pay online at PAYA, our new Payment Portal
LakeElmo.payaCP.com
- The old payment portal, PSN, is no longer in use.
Go to the website above to manage your account, make payments and setup automatic payments.
- Delinquent utility bills are certified to property taxes if full payment is not received by November 15 of each year.
- Subscribe to our weekly newsletter: www.LakeElmo.gov
Click RESIDENTS tab and select NEWSLETTER

CHAPTER 53: STORM WATER MANAGEMENT UTILITY

Section

- 53.01 General operation
- 53.02 Surface water management utility equations
- 53.03 Surface water management fee
- 53.04 Credits
- 53.05 Exemptions
- 53.06 Statement of surface water management charges
- 53.07 Appeal of fee
- 53.08 Delinquent payments
- 53.09 Annual certification of delinquent accounts

§ 53.01 GENERAL OPERATION.

(A) The municipal surface water system shall be operated as a public utility (hereinafter called the surface water management utility), pursuant to M.S. § 444.075, as it may be amended from time to time, from which revenues will be derived subject to the provisions of this chapter and Minnesota Statutes.

(B) In general, revenue from the surface water utility shall be used for preparation of a Surface Water Management Plan, maintenance of existing ditches, culverts, pond, and storm sewers, capital improvement in developed areas, equipment, planning, inventories, and water quality improvements, including weed control.

(Ord. 97-122, passed 7-15-2003; Am. Ord. 08-041, passed 4-5-2011)

§ 53.02 SURFACE WATER MANAGEMENT UTILITY EQUATIONS.

The utility charge (UC) shall be reviewed and determined annually by the City Council. The utility equation for various land uses to determine the surface water management fees are assigned as follows.

<i>Property Class Code</i>	<i>Current Land Use</i>	<i>Utility Factor</i> <i>(multiplied by the utility charge (UC))</i>
151-208,402	Residential	1.0 * UC per Lot
101-111, 401	Agricultural	3.0 * UC ÷ 40 * Total Acres
210	Manufactured Home Park	0.52 * UC per Acre
230, 231, 233-241	Commercial/Industrial	3.08 * UC per Acre
250-252	Vacant Land	0.15 * UC per Acre
232	Golf/Park	0.35 * UC per Acre
900-999	School/Church	1.12 * UC per Acre

-	Conditional Use Permit	Site Specific
---	------------------------	---------------

(Ord. 97-122, passed 7-15-2003; Am. Ord. 08-041, passed 4-5-2011)

§ 53.03 SURFACE WATER MANAGEMENT FEE.

Surface water management fees shall be established for a period of time as set by City Council resolution.

(Ord. 97-122, passed 7-15-2003; Am. Ord. 08-041, passed 4-5-2011)

§ 53.04 CREDITS.

Surface water management fee adjustment credits.

(A) The City Council, upon report and recommendation of the City Administrator, Finance Director and Public Works Director, shall apply a credit to a property owner's surface water management fee provided the property owner has contributed to the management of surface water through intentional acts of retaining or re-using surface water to have a minimal impact on the municipal surface water management system or surface waters of the State of Minnesota. The Council may apply a 25% to 75% credit based on the property owner's employment of surface water retention practices in accordance with § 150.277. These practices include the installation of:

- (1) Rain barrel;
- (2) Rain garden;
- (3) Retention pond;
- (4) Swales, ditches or man-made watercourses;
- (5) Riparian area plantings;
- (6) Other practices that may be deemed as intentional detention of surface water run-off.

(B) The City Council, may grant a one-time or ongoing credit based the effectiveness of the surface water retention as it relates to the management of the municipal surface water management system as a whole. For practices, such as rain gardens constructed in the adjacent right-of-way, the City Council may grant an ongoing credit in exchange for the adjacent property owner's participation in the maintenance of the surface water retention device. This credit will not exceed 50% of the annual surface water management fee.

(C) The City Council, upon the report and recommendation of the City Administrator and Finance Director, may apply a financial hardship credit of no greater than 75% based on a review of the property owner's ability to pay.

(Ord. 97-122, passed 7-15-2003; Am. Ord. 08-041, passed 4-5-2011; Am. Ord. 12-057, passed 5-15-2012)

§ 53.05 EXEMPTIONS.

The following land uses are exempt from the surface water management fee:

- (A) Public right-of-way;
- (B) Parks;
- (C) Lakes; and
- (D) Railroad property.

(Ord. 97-122, passed 7-15-2003; Am. Ord. 08-041, passed 4-5-2011)

§ 53.06 STATEMENT OF SURFACE WATER MANAGEMENT CHARGES.

Statements for the preceding yearly surface water management service shall be mailed to each customer on or before March 5.

(Ord. 97-122, passed 7-15-2003; Am. Ord. 08-041, passed 4-5-2011)

§ 53.07 APPEAL OF FEE.

(A) If a property owner or person responsible for paying the surface water management fee believes that a particular assigned fee is incorrect, the person may request that the fee be recomputed.

(B) Appeals will be heard once a year, in a manner determined by the Council in accordance with the schedule established for credit applications, in established city policy.

(Ord. 97-122, passed 7-15-2003; Am. Ord. 08-041, passed 4-5-2011)

§ 53.08 DELINQUENT PAYMENTS.

A penalty equal to \$5 or 10% of the amount due, whichever is greater, shall be added to accounts not paid in full on or before May 1.

(Ord. 97-122, passed 7-15-2003; Am. Ord. 08-041, passed 4-5-2011)

§ 53.09 ANNUAL CERTIFICATION OF DELINQUENT ACCOUNTS.

(A) Each year the city staff shall prepare a list of delinquent surface water management service charge accounts, including accrued penalties thereon, in the form of an assessment roll.

(B) On or before October 1 of each year, the City Council shall review the delinquent surface water management service charge assessment roll and adopt an appropriate resolution directing that the assessment roll be certified to the County Auditor as a lien against the premises served and directing that the County Auditor collect the assessment as part of the ensuing year's tax levy.

(Ord. 97-122, passed 7-15-2003; Am. Ord. 08-041, passed 4-5-2011)

2024 Cimarron Stormwater Fee Appeal Review Details

PIDs

36.029.21.21.0001

West Utility Acct- Recommend 75% Credit, 2 rain gardens, one retention pond, storm water piping and swales. A portion of the surface water from around the office buildings are captured in the rain gardens, the majority of the remaining stormwater from this parcel/west utility acct is conveyed through their storm water system and retained by a manmade retention pond with an overflow into Rose Lake Elmo

East Utility Acct – Recommend Denial, this Sewer Pond/Rose Lake Utility Account Area has no stormwater retention improvements, the surface water is conveyed directly into Rose Lake

36.029.21.24.0001 Recommend 75% credit, the surface water on this parcel is conveyed through piping and swales to a retention pond on another Cimarron parcel

36.029.21.12.0001 Recommend Denial, the surface water on this parcel is not retained on site, but is conveyed directly into Rose Lake

36.029.21.13.0001 Recommend Denial, the surface water from this parcel is not retained on site but is conveyed directly into Rose Lake

36.029.21.23.0002 Recommend 75% credit, the surface water on this parcel is conveyed through piping and swales to a retention pond on another Cimarron parcel

36.029.21.23.0001 Recommend 75% credit, the surface water on this parcel is conveyed through piping and swales to a retention pond on another Cimarron parcel

4/9/2025