

RESOLUTION NO. 062

**RESOLUTION ESTABLISHING CITY POLICY ON
OPERATION OF SURFACE WATER MANAGEMENT UTILITY**

WHEREAS, the City Council has created a surface water management utility, and

WHEREAS, the operation of said surface water management utility requires the establishment of criteria directing operations.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF LAKE ELMO, MINNESOTA:

That the following is hereby established as City Policy for the operation of the Lake Elmo Surface Water Management Utility:

**Lake Elmo Surface Water Management Utility
City Policy**

1. Policy Statement

All properties within the City of Lake Elmo shall contribute to the Surface Water Management Utility in an amount proportional to the runoff contributed by each particular parcel.

2. Credits

In an effort by the City of Lake Elmo to preserve open space and encourage farming, the utility factor for agricultural land shall be changed from 6.0 to 3.0.

3. Exemptions

A. Street and Highway Right-of-way

Street and highway right-of-way shall be exempt from all charges.

B. Lakes

Lakes listed by the Minnesota Department of Natural Resources as Natural Environment Waters, Recreational Development Waters or General Development Waters shall be exempt from charges.

C. Parks

Parks under the ownership of the City or Washington County shall be exempt from charges.

D. Railroad Property

Railroad property shall be exempt from all charges.

4. Fee Basis

A. Land Use

Land use for determining surface water management fees shall be the existing land use at the date of enactment of the Surface Water Management Ordinance. As land is developed, or redeveloped, the fees will be recomputed based on the revised land use.

B. Conditional Use Permits

The curve number for conditional use permits shall be determined by the following formula:

$$CN = \frac{(A_{IM}) 98 + (A_P) 58}{A_T}$$

Where:

- A_{IM} = Acres of Impervious Surface
- A_P = Acres of Pervious Surface
- A_T = Total Acreage

C. Soils

Soil Conservation Service (SCS) - Type B soils shall be assumed for determining the runoff index (CN) in the revenue equation.

D. Rainfall (P)

A 2" rainfall will be used on the revenue equation.

E. Runoff Amounts

The curve numbers and runoff amounts for the property classifications are as follows:

Classi- fication	Current Land Use	Curve Number (CN)	Inches of Runoff (Q)
1	Residential (1.5 acre average)	67	0.26/Lot
2	Agricultural (40 acre average)	58	1.56/Parcel
3	MANUFACTURED HOME PARK	65	0.14/Acre
4	Commercial/Industrial	85	0.80/Acre
5	Vacant Land	58	0.04/Acre
6	Golf/Park	62	0.09/Acre
7	School/Church	72	0.29/Acre
8	Conditional Use Permit	*	*

* as determined by Staff

E. Revenue Equation

The revenue equation for computing the runoff volume (Q) shall be based on the runoff equation in the Soil Conservation Service (SCS) National Engineering Handbook Section 4/Hydrology. The equation is as follows:

$$Q = \frac{(P - 0.2S)^2}{P + 0.8S}$$

Where:

$$S = (1000/CN) - 10$$
$$P = 2''$$

5. Adjustment of Fees

Surface water management fees will be adjusted under the following conditions:

A. Revision of Yearly Surface Water Revenue

The estimated expenditures for the management of surface water shall be revised at a frequency specified in the ordinance. The fees will be adjusted accordingly and will follow established City procedures for this adjustment of utility (water and sewer) rates.

B. Application for Credit

C. Change In Developed Condition of Parcel

D. Recomputation of Curve Number


Property owners may request that the City review the curve number established for a particular parcel. The property owner shall provide the City with any necessary information.

If the City Engineer and the City Council determine a reduction in the curve number is warranted, the property owner will be given a credit for the last payment made. The parcel's curve number will remain lowered for all future billings, until the land use is changed.

The property owner must apply for recalculation prior to September 1st. The Council will act upon any recalculations by resolution at the first meeting in November.

Changes in curve number will not be given for residential properties.

ADOPTED by the Lake Elmo City Council on the 15th day of July, 2003.



Lee Hunt, Mayor

ATTEST:



Charles E. Dillerud, Acting City Administrator