

**CITY OF CALEDONIA, MINNESOTA**

**NOTICE OF AMENDMENT TO STORMWATER DRAINAGE UTILITY PROVISIONS IN CHAPTER 54 OF THE CALEDONIA CITY CODE**

On February 25, 2019, the Caledonia City Council adopted Ordinance No. 2019-01, an ordinance amending the stormwater drainage utility provisions in Chapter 54 of the Caledonia City Code to establish a definition of impervious surface, to revise the method of calculating equivalent residential units (ERUs) for non-residential properties, and to revise the provisions for payment of stormwater drainage utility fees. The ordinance approved by Council reads as follows:

**WHEREAS**, on October 8, 2018, the Caledonia City Council passed an ordinance creating a stormwater drainage utility fund and stormwater utility fee, as set forth in City Code Chapter 54; and

**WHEREAS**, in preparing to implement this stormwater drainage utility fund and collect the stormwater utility fee the City discovered that City Code Chapter 54 needed amendments to more clearly set forth the procedures for determining ERUs for non-residential properties and collecting stormwater drainage utility fees;

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF CALEDONIA, MINNESOTA, AS FOLLOWS:**

Section 1. Amendment. Caledonia City Code Section 54.03 (“Definitions”) is amended to read as follows (with underlining indicating additions and ~~strikeout~~ indicating deletions):

**Equivalent residential unit (ERU).** For the purpose of this chapter, one equivalent residential unit (ERU) is defined as the average impervious area of a residential developed property per dwelling unit located within the City, which has been determined by the City to be 4,000 square feet of impervious surface area, ratio of the average volume of surface water runoff generated by one acre of a given land use to the average volume of runoff generated by one acre of typical single-family residential land, during a standard one-year rainfall event. The ERU values for various property types are as follows, with ERU values rounded to the nearest whole number:

STORMWATER EQUIVALENT RESIDENTIAL UNIT (ERU) VALUES

Property Use	ERU Method
Single-family residential	1.0 ERU
Farm or agricultural land with dwelling unit	1.0 ERU
Townhouse/duplex/triplex/quadplex with all dwelling units on first floor	1.0 ERU per dwelling unit
Apartments and multifamily structures with dwelling units on two or more levels	1.0 ERU plus 0.5 ERU per dwelling unit
Mobile and manufactured homes	1.0 ERU per dwelling unit or pad
Commercial, industrial, and governmental	1.0 ERU per 4,000 sq. ft. property
Parking lots and vacant lots with impervious surfaces	1.0 ERU per 4,000 sq. ft. of property
Schools, churches, and fairgrounds	1.0 ERU per 12,000 sq. ft. of property

**Impervious Surface.** A constructed hard surface that impedes the entry of water into the soil and causes water to run off the surface in greater quantities and at an increased rate of flow than prior to development. Examples include rooftops, sidewalks, patios, driveways, parking lots, storage areas, and concrete, asphalt, or gravel roads.

Section 2. Amendment. Caledonia City Code Section 54.06 (“Standardized Acreage”) is amended to read as follows (with underlining indicating additions and ~~strikeout~~ indicating deletions):

For the purpose of calculating stormwater drainage utility fees, all parcels in the City shall be assigned equivalent residential unit values as follows, with ERU values rounded to the nearest whole number: all developed single-family parcels shall be considered to have an ERU of one.

STORMWATER EQUIVALENT RESIDENTIAL UNIT (ERU) VALUES

Property Use	ERU Method
Single-family residential	1.0 ERU
Farm or agricultural land with dwelling unit	1.0 ERU
Townhouse/duplex/triplex/quadplex with all dwelling units on first floor	1.0 ERU per dwelling unit
Apartments and multifamily structures with dwelling units on two or more levels	1.0 ERU plus 0.5 ERU per dwelling unit
Mobile and manufactured homes	1.0 ERU per dwelling unit or pad
Commercial, industrial, and governmental	1.0 ERU per 4,000 sq. ft. of impervious surface
Parking lots and vacant lots with impervious surfaces	1.0 ERU per 4,000 sq. ft. of impervious surface
Schools, churches, and fairgrounds	1.0 ERU per 4,000 sq. ft. of impervious surface

The number of equivalent residential units on each property shall be calculated by City staff based on the most recent aerial photography and geographic information system data available to the City. For properties where the ERUs are based on the amount of impervious surface, a property owner may submit impervious surface data as prepared by a licensed engineer or surveyor for the property.

Section 3. Amendment. Caledonia City Code Section 54.09 (“Payment of Fee”) is amended to read as follows (with underlining indicating additions and ~~strikeout~~ indicating deletions):

~~Stormwater drainage utility services shall be billed and paid once per year for agricultural or vacant lots (with no impervious services) that do not have electric, water, or sewer charges. Stormwater drainage utility services shall otherwise be billed and paid as part of monthly utility bills, in accordance with the procedures for billing and paying electric, water, and sewer charges established in Title V of the City Code. Parcels with impervious surfaces that are not billed for electric, water, or sewer charges will receive a monthly stormwater utility bill.~~

Section 4. Effective Date. This ordinance shall become effective upon its passage and publication.

**ADOPTED** this 25th day of February, 2019, by the City Council of the City of Caledonia.

By: /s/ DeWayne “Tank” Schroeder, Mayor  
Attest: /s/ Adam Swann, City Clerk/Administrator

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