

elm creek Watershed Management Commission

ADMINISTRATIVE OFFICE
3235 Fernbrook Lane
Plymouth, MN 55447
PH: 763.553.1144
email: judie@jass.biz
www.elmcreekwatershed.org

TECHNICAL OFFICE
Barr Engineering
4300 Market Point Drive, Suite 200
Minneapolis, MN 55435
PH: 612.834.1060
Email: jHerbert@barr.com

July 13, 2020

Members

Elm Creek Watershed Management Commission
Hennepin County, MN

Dear Members:

A meeting of the Technical Advisory Committee of the Elm Creek Watershed Management Commission will be held on **Monday, July 27, 2020 at 1:00 p.m.** This will be a virtual meeting.

Until further notice, all meetings will be held online to reduce the spread of COVID-19. To join a meeting, click <https://us02web.zoom.us/j/88012181743> or go to www.zoom.us and click Join A Meeting. **The meeting ID is 880 1218 1743.** No password is needed.

If your computer is not equipped with audio capability, you need to dial into one of these numbers:

1 929 205 6099 US (New York)
1 312 626 6799 US (Chicago)
1 253 215 8782 US (Tacoma)

1 301 715 8592 US (Germantown)
1 669 900 6833 US (San Jose)
1 346 248 7799 US (Houston)

The meeting is open to the public via the instructions above.

Thank you.



Judie A. Anderson
Administrator
JAA:tim

Encls: Current Elm Creek Fee Schedule
2021 Budget Spreadsheet
Project Reviews Fee v Expense Analysis, June 30, 2020

Z:\Elm Creek\Meetings\Meetings 2020\04 Notice_reg and TAC meetings.docx

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AGENDA Technical Advisory Committee Meeting July 27, 2020 • 1:00 – 3:00 p.m.

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1. Call to Order.
2. Approve Agenda.
3. Approve Minutes of last TAC meeting – *not available at this time.*
4. Background/Issue/Concerns
 - a. Recover all or a greater portion project review costs to reduce member city subsidies of project reviews and better control the ECWMC budget
 - b. Eliminate or reduce disproportionate fees charged for projects, i.e., some projects are overcharged and some are undercharged.
5. TAC Objective
The TAC has been requested to evaluate project review history, including revenue generated and cost to review, and to make recommendations, if any, to the Commission.
6. Fees
 - a. Generally, fees do not over the cost of the reviews (see budget document). Projects are submitted in varying levels of complexity that a static fee structure cannot adequately address. Characteristics such as size, type, design, developer/designer experience, number of rules triggered, municipality review, etc., all affect review cost.
 - b. Fairness. What is fair?
 - 1) Larger differences in reviews costs that sometimes subsidize other projects

- 2) Should any projects be subsidized? (none, single family lot splits, municipal projects, DNR applications, MnDOT and statutory reviews)
- 3) Escrows?
- 4) Administrative Fees?

7. Fee Schedule Structure

- a. No change or modification of existing fee structure
- b. Revised structure based on add-on fees (similar to BCWMC)
- c. Surety/Time & Material Structure – application surety based on which rules are triggered. If surety is exhausted, applicant must post additional funds; if surety collected exceeds review costs, extra funds are returned to applicant.
- d. Other?

8. Next Meeting

9. Adjournment

Attachments: Current Elm Creek Fee Schedule 9/1/19
2021 Budget Spreadsheet – rows 78-84
Project Reviews Fee v Expense Analysis June 30, 2020

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Elm Creek Watershed Management Commission - Proposed 2021 Operating Budget

	A	B	C	D	AT	AV	AW	AX	AY	AZ	BA	BB	BC	BD
3	From line				2018 Budget	2018 Audit	2019 Budget	2019 Preliminary Audit		2020 Budget	2020 activity YTD (thru May Treas Report)	2020 Budget adjustments to general fund	2021 Budget	Notes
4														
5	OPERATING BUDGET													
6	GENERAL OPERATING EXPENSES													
7	7	Administrative			90,000	84,728	90,000	95,972		90,000	37,273		95,000	
8	8	Watershed-wide TMDL Admin			2,500		1,500	0		300	0	300	0	will not be spent in 2020
9	9	Grant Writing			4,000		4,000	0		1,000	0	500	650	will not be spent in 2020
10	10	Website			6,000	1,973	5,000	1,073		3,000	526		2,000	
11	11	Legal Services			2,000	271	2,000	1,850		2,000	31		2,000	
12	12	Audit			5,000	4,500	5,000	4,500		5,000			5,000	
13	13	Insurance			3,900	2,993	3,900	2,661		3,900	3,644		3,800	
14	14	Technical support - HCEE - conservation promotion, landowner outreach, and project implementation.								15,000		7,000	12,000	only \$8,000 will be spent in 2020. in 2021 budget, \$12,000 is projected per Karen Galles. Replaces line 57.
15	15	Contingency			1,000		1,000			1,000	0		1,000	
16				Subtotal General Operating Expenses lines 7-15	114,400	94,465	112,400	106,056		121,200	41,474	7,800	121,450	
17														
18	EDUCATION													
19	48	Education												
20	49	Education - City/Citizen Programs			4,000	2,269	4,000	2,493		3,000	375		2,500	In part, supports programs by others - workshops, symposia, etc.
21		West Metro Water Alliance												
22	51	WMWA General Admin			4,000	2,000	5,000	3,000		5,000	3,000		5,000	
23	52	WMWA Implementa Activities incl Watershed PREP			6,500	3,250	6,500	4,000		6,500	2,000		6,500	
24	54	RG Workshop/Intensive BMPs/Special Projects			2,000	2,924	2,000	2,000		3,000	1,625		3,000	
25	55	Education Grants			2,000		1,000	0		1,000			1,000	
26	56	Macroinvertebrate Monitoring-River Watch			3,000	3,000	3,000	3,000		3,000			3,000	three sites monitored by HS volunteers thru Henn County
27	57	Ag Specialist						0						included in line 14
28				Subtotal Education lines 20-27	21,500	13,443	21,500	14,493		21,500	7,000	0	21,000	
29														
30	WATERSHED MANAGEMENT PLAN													
31	64	Plan Amendments			2,000	1,388	2,000	1,396		2,000			2,000	anticipate minimum one minor plan amendment each in 2020 and 2021
32	65	Local Plan Review			8,000			0						not required in 2020 or 2021
33	66	Contribution to 4th Generation Plan											10,000	begin set-aside for 2024 Plan, est. cost = \$45-50,000. Will be new restricted fund.
34				Subtotal Watershed Management Plan lines 31-33	10,000	1,388	2,000	1,396		2,000	0	0	12,000	
35														

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36	WATER MONITORING PROGRAMS													
37	Expenses													
38	30			Stream Monitoring										
39	31			Stream Monitoring - USGS	24,900	21,660	41,000	20,840		24,000		1,000	24,000	in 2020 w/b \$20,940 + amy charges for extra samples
40	32			Stream Monitoring - TRPD	7,600	7,600	6,875	6,875		7,200			7,200	per cooperative agreement
41	33			Extensive Stream Monitoring										
42	34			DO Longitudinal Survey	1,000	1,000				1,000			1,000	per cooperative agreement
43	35			Gauging Station - Elec Bill	250	208	250	208		250	114	150	400	due to gauge relocation, beginning in 2020, surcharge is being assessed by City of Dayton
44				Subtotal Stream Monitoring lines 39-43	33,750	30,468	48,125	27,923		32,450	114	850	32,600	
45														
46	37			Lake Monitoring										
47	38			Lake Monitoring - CAMP	720	550	760	0		760			760	Volunteer program through Metropolitan Council. Teal Lake in 2020.
48	39			Lake Monitoring - TRPD										
49	40			Sentinel Lakes	3,300	3,300	8,100	8,100		8,100			8,100	per cooperative agreement
50	41			Additional lake	825		1,500	0		2,500			2,500	per cooperative agreement
51	42			Aquatic Vegetation Surveys	1,100	1,100	325	325		1,100			1,100	per cooperative agreement
52				Subtotal Lake Monitoring lines 47-51	5,945	4,950	10,685	8,425		12,460	0	0	12,460	
53														
54				Other Water Monitoring										
55	36			Rain Gauge Network	100		100	0		100			0	will not be spent in 2020. Network is not active, equipment is in storage
56	43			Source Assessment	0									
57	44			Watershed-wide TMDL-Followup-TRPD	5,000		2,500			1,000		1,000		now part of routine monitoring, will not be spent in 2020
58	45			Wetland Monitoring - WHEP	4,000	4,000	4,000	4,000		4,000			4,000	four sites, adult volunteers through Hennepin County
59				Subtotal Other Monitoring lines 55-58	9,100	4,000	6,600	4,000		5,100	0	1,000	4,000	
60				Total Monitoring Expense lines 44,52,59	48,795	39,418	65,410	40,348		50,010	114	1,850	49,060	
61														
62	Floodplain Modeling													
63	19			Barr - Floodplain modeling	46,386		46,386			39,360	34,903	0.0	0.0	total expense allowed per contract w/DNR = \$92,773. Carryover line item. Conract extends thru December 2020.
64				TOTAL GENERAL OPERATING EXP - lines 63,60,34,28,16	241,081	148,714	247,696	162,293		234,070	83,491	9,650	203,510	
65														
66	GENERAL OPERATING REVENUE													
67	95			Membership Dues	225,000	225,000	230,400	230,400		237,300	237,300		237,300	0% increase
68	97			Interest Income	250	18,382	2,500	26,203		8,000	4,924	2,000	15,000	at 12/31/2019, interest rates were 1.38% and 1.46% monthly. (16.56%, 17.52% annually)
69	98			Dividend Income	750	223	500	204		250			250	LMCIT insurance
70	91			TRPD Cooperative Agreement	6,500	5,000	5,000	5,000		5,500			5,500	
71	89			DNR Contract - Floodplain Modeling	46,386		46,386			39,360				total expense allowed per contract w/DNR = \$92,773. Carryover line item, had difficulty securing DUNS # in order to be reimbursed. DUNS # received 5/29/2020 . Contract extends thru December 2020.
72	99			Miscellaneous Income										
73				Subtotal General Operating Revenue lines 67-72	278,886	248,605	284,786	261,807		290,410	242,224	2,000	258,050	
74				TOTAL GENERAL ACTIVITIES lines 64,73	37,805	99,891	37,090	99,514		56,340	158,733	11,650	54,540	
75														

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76	PROJECT REVIEWS and WCA													
77	Expenses													
78	18			Technical - Barr Engineering/SWS . Per Proposal	95,000	92,477	97,400	70,473		185,000	17,824		185,000	Per Barr invoice:
79				Task 1: Pre-Project Review Assistance										Task 100 TAC and Comm meeting preparation and attendance
80				Task 2: Project Reviews										Pre-Project Review
81				Task 3: Meeting Attendance										General administration - invoicing, project set-up
82				Task 4: Wetland Conservation Act Assistance										Task 200 Other Assistance
83				Task 5: Misellaneous Technical Assistance										MTDs
84														Task 300 Project Reviews
85	20			Technical Support - Other	12,000	37,553	15,000	21,236		0	27,783			thru 2019, project review support of Henn County was performed by Barr Engineering
86	22			Admin Support - includes project intake, liaison w/cities. developers, citizens.	14,000	13,543	15,000	8,542		15,000	2,362	3,000	12,000	Based on history, can be adjusted downward in 2020.
87	25			WCA Expense	17,750	15,886	18,200	3,710		3,000		3,000	0	Commission is no longer LGU, any carryover work is included in line 27 above
88	26			WCA Expense - Legal	500	683	500	31		500		500	0	will not be spent in 2020
89	27			WCA Expense - Admin	1,500	3,388	2,000	424		1,000		1,000	0	will not be spent in 2020
90	23			Subtotal Project Review / WCA Expenses lines 78-83	140,750	163,530	148,100	104,416		204,500	47,969	7,500	197,000	
91	Revenue													
92	90			Project Review Fees	80,000	73,305	80,000	45,874		80,000	30,318		100,000	review and adjust fee schedule to capture expense
93	93			WCA Fees and Escrows Earned	10,000	3,450	5,000	14,297		0			0	no longer serving as LGU
94	94			Forfeited/Reimbursed Sureties	0	2,733	4,000	655			1,765			
95				Subtotal Project Review / WCA Revenue line 86-88	90,000	79,488	89,000	60,826		80,000	28,553	0	100,000	
96	TOTAL PROJECT REVIEWS / WCA - lines 84,89				50,750	84,042	59,100	43,590		124,500	19,416	7,500	97,000	
97														
98														
99	RECAP													
100														
101	Line 74	TOTAL GENERAL ACTIVITIES			37,805	99,891	37,090	99,514		56,340	158,733	11,650	54,540	
102	Line 90	TOTAL PROJECT REVIEW & WCA ACTIVITY			50,750	84,042	59,100	43,590		124,500	19,416	7,500	97,000	
103	TOTAL lines 95-96				12,945	15,849	22,010	55,924		68,160	139,317	19,150	42,460	
104														
105														

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106	CIPS, GRANTS, SPECIAL PROJECTS, STUDIES, SWAs													
107		CIPs												
108	69		Capital Outlay - CIPs - Ad Valorem		490,000	323,545	462,500	432,547		448,935			175,000	In 2018, in order to minimize the occurrence of insufficient tax settlements from the County, the Commission adopted a policy by which 5% is added to the project cost for administrative and other expenses and an additional 1% to cover levy shortfalls. The base levy amounts payable in 2020 and 2021 are \$423,323 and \$175,000, respectively.
109		Grants												
110	71		Grants			27,631		124,092		125,000			125,000	For budgeting purposes, assume Commission share of \$100,000 grant (line 129) is \$125,000
111	70		Floodplain Modeling - see lines 63 and 71											
112			Special Projects, Studies, SWAs											
113	72-76		Projects ineligible for ad valorem; Studies, Subwatershed Assessments		85,000	3,534	35,000			0	802		0	On 5/8/2019 the Commission voted to reassign \$50,000 from this fund to the General Fund. Because balance in this account at 12/31/20 w/b approx. \$155,400, no funding is recommended in 2021. Unspent amount in 2019 will be added to assigned fund dedicated for this purpose.
114	77		Cash Sureties										0	
115			Subtotal Expense - CIPs,Grants,Special Projects,Studies,SWAs- lines 102-108		575,000	354,710	497,500	556,639		573,935	802	0	300,000	
116	82	Contingency			0	0	0	0		0			0	
117														
118			Revenue											
119		CIPs - Ad Valorem			490,000	436,393	462,500	458,032		448,935			185,588	See lines 163-182
120		Fish Lake Cooperative Agreement						62,804						
121		Grant Revenue				99,411		45,028		100,000			100,000	assume 25% contribution line 104.
122			Subtotal Revenue - CIPs,Grants,Special Projects,Studies,SWAs- lines 113-115		490,000	535,804	462,500	565,864	0	548,935	0	0	285,588	
123			Total - CIPs,Grants,Special Projects,Studies,SWAs- lines 109,110,116		85,000	181,094	35,000	9,225	0	25,000	802	0	14,412	
124			Surplus (Deficit)- lines 97,117		97,945	196,943	57,010	65,149	0	93,160	138,515	19,150	56,872	
125														

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126				BALANCE SHEET										
127				Assets										
128				Cash and investments		1,204,595		1,185,127			of this amount \$206,513 (line 144) is unrestricted and can be used for any purpose			Cash in Bank
129				Restricted cash		98,444		78,737						includes Comm invoices outstanding plus Flood Mapping expenses unpaid
130				Accounts Receivable		15,167		114,038	v					See lines 202-207 revenue due to Commission at 12/31/2019
131				Total Assets lines 122-124		1,318,206		1,377,902						
132														
133				Liabilities										
134				Accounts payable		107,830		122,084	v					See lines 191-200 2019 expenses due for payment at 12/31/2019
135				WCA Escrows		30,000		11,494						
136				Deferred (Unearned) Revenue		68,444		67,243	v					See lines 209-210
137				Total Liabilities lines 128-130		206,274		200,821	v					
138														
139				Restricted Funds/Net Position										
140				Restricted for CIPs		732,763		763,789	v					See lines 163-182 - levy funds received, not yet expended, awaiting completion of projects
141				Closed Project Account		1,221		1,342	v					
142				Total Restricted Funds lines 134-135		733,984		765,131						
143														
144				Assigned Funds/Net Position										
145				Assigned for projects, studies		175,297		205,437	v					See lines 186-189 - used for designated purpose only, unused portion carried over from previous years
146				Assigned for other		50,000		0						
147				Total Assigned Funds lines 139-140		225,297		205,437						
148														
149				Unrestricted/unassigned fund balances		152,651		206,513						Funds not designated for any specific purpose
150				Total Unrestricted/unassigned fund bal line 143		152,651		206,513						
151														
152				Total Assigned and Unassigned Funds lines 141,144		377,948		411,950						
153														
154				Total Fund Balance/Net position lines 136,146		1,111,932		1,177,081						
155														
156				Total Liabilities and Fund Balances lines 131,148		1,318,206		1,377,902						
157														
158				Definitions										
159				Nonspendable – amounts that are not in a spendable form. The Commission does not have any items that fit this category.										
160				Restricted – amounts constrained to specific purposes <u>by their providers</u> . One example would be ad valorem levy funds received from the County for capital improvement projects. The unused portion of these funds must be set aside in a restricted account for similar projects. Another example would be BWSR Legacy Grant proceeds where the funds are received prior to the onset of a project and where any unused portion must be returned to the grantor.										
161				Committed – amounts constrained to specific purposes by the Commission itself. An example would be residual funds carried over from one year to the next for Studies, Project Identification and Subwatershed Assessments.										
162				Assigned – amounts the Commission intends to use for specific purposes. Most line items in the Commission’s Operating Budget fall under this category.										
163				Unassigned – amounts that are available for any purpose. These amounts are reported only in the general fund.										
164														
165														

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166														
167					Balance		Receipts			Balance		Closed		
168					12/31/2018	Expenditure	2019	Adjustments		12/31/2019		Project Acct		
169					Restricted for CIPs - lines 134-135									
170					66,881	66,760		121				121		
171												82		
172												1,139		
173					80,149		694			79,455				
174					74,845	74,176	669							
175					74,845	74,196	649							
176					112,211		11			112,222				
177					249,528		24			249,552				
178					74,764		7			74,771				
179					115		74,594			74,479				
180					115	211,237	211,352							
181					115		99,461			99,346				
182					115		74,594			74,479				
183						103				103				
184						103				103				
185						103				103				
186						103				103				
187						103				103				
188					732,763	426,884	458,031	121		763,789	0	1,342	0	
189					Balance	Budget	Expenditure			Balance				
190					12/31/2018	Assigned	2019	Adjustments		12/31/2019				
191														
192					Assigned Fund Balance - lines 139-140									
193					175,297	35,000	4,860			205,437				
194					50,000			50,000						
195					225,297	35,000	4,860	50,000	0	205,437				
196														
197					Accounts Payable - line 128									
198					18		Electrical							
199					434		Project Reviews							
200					15,300		2019 Monitoring							
201					10,268		Administration							
202					74,176		CIP							
203					1,780		CIPs							
204					3,405		Floodplain Modeling							
205					15,703		Technical Services							
206					121,084									
207														
208					Accounts Receivable - line 124									
209					101,603									
210					3,564									
211					5,000									
212					3,871									
213					114,038									
214														
215					Deferred (Unearned) Revenue - line 130									
216					67,243		unearned revenue from BWSR Watershed-based Funding Grant							
217														

2020 Elm Creek Project Reviews
Fees v. Expense Analysis

	A	B	C	D	E	F	G	H	I	J	K	L	M	N
1														
2		Project Name	City	Project Description	Complete/ Incomplete	Barr Dec 20 invoice	Barr Jan 15 invoices (2)	Barr Jan 22 invoice	Fee Received	Barr Feb 28 invoices (3)	Barr March 27 invoices (2)	Barr May 1 invoice (2)	Barr June 1 invoices (3)	Barr June 29 invoices (3)
3				Floodplain Mapping		1,441.00		532.50		26,051.00	7,560.50	1,291.00	4,261.50	7,069.00
4				Ravinia wetland			586.00			1,675.50			325.50	296.00
5														
6	Task 100	TAC and Comm meeting preparation and attendance		per definition			847.00			10,267.00	5,576.65	9,662.00	4,691.50	2,022.50
7		Pre-Project Review		also including Ravinia										726.00
8		General administration - invoicing, project set-up												2,057.50
9														
10	Task 200	Other Assistance		MTDs						300.00	1,137.35	840.00	80.00	
11		MTDs - coordination with administrator												473.50
12														
13	Task 300	Project Reviews		Project Reviews										
14														
15	2017-039	Rush Creek Apartments	MG		C				872.00			220.00	275.00	
16	2017-050	Ernie Mayers	Cor		I									
17	2018-033	Cloquet Island Estates	Dayton		C				3,933.00	910.00			192.50	
18	2019-001	Fernbrook View Apartments	MG		C				542.50	220.00				
19	2019-026	Interstate Power Systems	Rogers		I				2,550.00	280.00	55.00			
20	2019-030	Rolling Hills Acres												55.00
21	2019-031	Hassan Sand & Gravel, Inc. - Zachman Property	Rogers		C				9,400.00	1,100.00				
22	2019-032	OSI, Inc. Corporate Headquarters Addition	Medina		C				2,050.00	220.00				27.50
23	2020-001	Markets at Rush Creek Outlot L Multi-Tenant	MG	1.6 acres commercial development	I				550.00	275.00				
24	2020-002	Project 100	MG	100.6 acre commercial development	I				12,300.00	1,897.50	1,182.50	220.00		
25	2020-003	Palisades at Nottingham Second Addition	MG	4.0 acre residential development	C				550.00	1,253.50	444.50			
26	2020-004	Elm Road Area Project	MG	60 acre residential development	I				5,125.00	2,198.00	232.50	765.50		55.00
27	2020-005	Territorial Development Project EAW	Rogers	statutory review	C						626.50			
28	2020-006	Zachary Villas of Dayton	Dayton	5.7 acre residential development	C				650.00		1,807.00	82.50		
29	2020-007	Pineview and Oakview Lane N Improvements	Dayton	2 acres new impervious/floodplain-12 acres disturbed	C				650.00		1,190.00	110.00		
30	2020-008	Ione Gardens	Dayton	48 acres residential development	I				4,000.00		449.50	1,072.50		
31	2020-009	Stetler Barn	Medina	35 acres. 3.5 acres disturbed	I				450.00			644.00	392.00	
32	2020-010	Birchwood	Rogers	21 acre residential development	I				2,200.00				1,196.50	55.00
33	2020-011	Bellwether 4th Addition	Cor	45.5 acre residential development	I				2,775.00			248.00	3,248.50	279.00
34	2020-012	Wayzata High School 2020 Parking Lot Improvements	Ply	3.5 acres institutional	I				1,067.50				806.50	
35	2020-013	Territorial Greens Residential (West)	MG	15.2 acres - residential??	I				1,569.00				46.50	
36	2020-014	Territorial Greens East Residential	MG	13.2 acre residential	I				1,450.00				911.00	
37	2020-015	Dayton Interchange Business Center	Dayton	w/related infrastructure creating 6.2 acres new impervious	I				3,050.00				691.00	
38	2020-016	Lennar Terr Road Development (Skye Meadows)	Rogers	130-acre residential creating 38.73 acres new impervious	I				9,130.00				139.50	3,960.50
39	2020-017	Meadow View Townhomes	Medina	125 townhomes on 22 acres					2,375.00					718.50
40	2020-018	DNR MN Health Village St Wetland	MG											117.00
41	2020-019	Sundance Greens 4th Addition	Dayton	grade 36.8 acres for 108 lots, final plat 33					3,550.00					77.50
42														
43														
44														
45		Totals				1,441.00	1,433.00	532.50						
46		highlight = review is complete												
47				TOTALS					70,789.00	8,354.00	5,987.50	3,362.50	7,899.00	5,345.00

2020 Elm Creek Project Reviews
Fees v. Expense Analysis

	O	P	Q	R	S	T	U	V
1			Reviewed for					
2	<i>Total Expenses to date</i>	<i>Fees minus YTD Spent</i>	<i>Rule D stormwater</i>	<i>Rule E Erosion</i>	<i>Rule F Floodplain</i>	<i>Rule G Wetland</i>	<i>Rule H Bridge/Culvert</i>	<i>Rule I Buffers</i>
3	48,206.50	41,137.50						
4	2,883.00	2,587.00						
5	0.00							
6	33,066.65	31,044.15						
7	726.00							
8	2,057.50							
9	0.00							
10	2,357.35	2,357.35						
11								
12								
13								
14								
15	495.00	377.00						
16	0.00	0.00						
17	1,102.50	2,830.50						
18	220.00	322.50						
19	335.00	2,215.00						
20								
21	1,100.00	8,300.00						
22	247.50	1,802.50						
23	275.00	275.00	x	x				
24	3,300.00	9,000.00	x	x				x
25	1,698.00	1,148.00	x	x				x
26	3,251.00	1,874.00	x	x	x	x	x	x
27	626.50	626.50	x	x	x	x		
28	1,889.50	1,239.50	x	x				
29	1,300.00	650.00	x	x	x			
30	1,522.00	2,478.00	x	x		x		x
31	1,036.00	586.00	x	x				x
32	1,251.50	948.50	x	x				x
33	3,775.50	1,000.50	x	x	x	x		
34	806.50	261.00	x	x				
35	46.50	1,522.50						
36	911.00	539.00	x	x				
37	691.00	2,359.00	x	x		x		x
38	4,100.00	5,030.00	x	x	x	x		x
39			x	x	x	x		x
40				x		x		
41			x	x	x	x		
42								
43								
44	0.00							
45	0.00	0.00						
46	0.00							
47	29,980.00	34,884.00						

Elm Creek Watershed Management Commission Project Review Fee Schedule and Worksheet

The following projects require review: Any land-disturbing activity or the development or redevelopment of land as listed in Rule D.2. of Appendix O of the Commission's Watershed Management Plan. **The review period will not begin until the Commission has received a completed application form bearing city authorization to proceed, all appropriate materials, and fees.**

							Amount Due
I. Application Fee							\$ 50.00
<i>Note: When calculating acreage, round up to nearest whole no. Example, 31.35 acres = 32 acres.</i>							
II. Project Reviews							
A. New Development - Area is the Site Area							
	1	Residential					
		0 to 20 acres = Area x \$100					
		21 to 100 acres = \$2,000 + (Area minus 20 acres) x \$75					
		101 + acres = \$8,000 + (Area minus 100 acres) x \$20					
		maximum fee = \$10,000 + application fee					
	2	Commercial/industrial/institutional/governmental agency development project					
		0 to 40 acres = Area x \$250					
		41 + acres = \$10,000 + (Area minus 40 acres) x \$75					
		maximum fee = \$12,250 + application fee					
B. Re-Development							
	1	For Re-Development use the " New Development " rates above but use Disturbed Area (in acres) instead of Site Area					
		<i>Note: If more than 50% of the site is disturbed for a Re-Development project, use the New Development fee formula with Site Area</i>					
C. Development / Re-development with mapped floodplains on site							
	1	No impact or impacts ≤ 100 cubic yards.		\$	100		
	2	Impacts ≥ 100 cubic yards.		\$	500		
D. Linear Projects Sidewalks and trails that do not exceed twelve feet in width, are not constructed with other improvements, and have a minimum of five feet of vegetated buffer on both sides are exempt from Stormwater Management requirements (Rule D), but have to comply with Erosion and Sediment Control requirements (Rule E). Impervious area includes any compacted gravel surface such as road shoulders, parking lots and storage areas.							
	1	1.0 - 2.0 acres new impervious surface = \$500					
	2	Over 2.0 acres new impervious surface = \$500 + (new impervious area minus 2.0 acres) x \$250					
		maximum fee = \$5,000 + application fee					
E. Drainage alterations - Any culvert installation or replacement, bridge construction, stream cross-section alteration, or activity requiring a DNR Waters Permit							
	1	on Elm, Rush, North Fork Rush, or Diamond Creeks		\$	500		
	2	on all other tributaries within the watershed		\$	100		
F. Water appropriation permit (two years)							\$ 50
III. Failure to make application and receive approval prior to beginning work results in doubling of fees							
Total fees							1
<i>Double Fee if III. applies</i>							1
Total due (Line 1 or 2)							

Site Area = new development area. (Acreage is based on Site Area)

Buildable Area = site area excluding wetlands and floodplains. Rights-of-way are included in buildable area. Acreage is based on total Site Area unless noted

Disturbed Area = any change in existing land surface.

Density = number of units per buildable area prior to development.

(for office use only)

Date Application Received by Commission	
Project No.	
Fee Received	