

Policy for the Determination and Review of the Storm Sewer System Charge



Saint Paul Capital of Minnesota



January 2026

**City of Saint Paul
Department of Public Works**

Introduction and Statement of Purpose

The City of Saint Paul has adopted an ordinance establishing a Storm Sewer System Charge for the purpose of paying a portion of the cost of construction, reconstruction, repair, enlargement and improvements necessitated by the separation of the combined sewer system and for the maintenance, operation and use of the separated storm sewer system. The storm sewer system includes all facilities pertaining to the management of storm water discharged from property, including but not limited to drainage ways, ponds, lakes, flood preventative measures, catch basins, storm sewer pipe, curbs and gutters.

The storm sewer system charge shall be based on a parcel's anticipated contribution of storm water runoff to the storm sewer system, which is a function of the parcel's size and its land use. Typically, more intensively developed land uses have a higher percentage of impervious surfaces and contribute a greater volume of storm water to the storm sewer system. Similarly, a large parcel would contribute more runoff than a smaller parcel with the same land use.

Under the charging system established in this policy statement, a parcel that contributes a higher peak storm water runoff rate will pay a higher Storm Sewer System Charge. As a result, charges allocated under this methodology will better reflect a parcel's fair share of the costs of the storm sewer system. It is not feasible to inspect every parcel in the City of Saint Paul to determine its individual hydrological response to storm water. Therefore, to implement this charging policy, the numerous land uses found in the City of Saint Paul are classified by their expected peak storm water runoff. Each land use is grouped with other land uses that share similar hydrologic responses under certain standard conditions. Thus, two parcels of the same size with different land uses would pay an equal share of the costs of the storm sewer system if their land uses are determined to have a similar hydrologic response to storm water. Both parcels would be classified in the same land use classification for purposes of applying this charge.

It is recognized that assigning costs and making charges based on expected hydrologic response cannot be done with mathematical precision with the technology available at the present time and can only be accomplished within reasonable and practical limits. It is intended that this policy and procedures will establish a just, equitable and practical methodology for making such charges.

Some parcels due either to their unique topographic, vegetative, geologic and other characteristics, or the existence and maintenance of an on-site storm drainage control, detention or retention facilities have a hydrologic response substantially different from that of similarly sized parcels of the same land use. Therefore, provisions are adopted in this policy statement to permit adjustments or credits to the Storm Sewer System Charge for those parcels with these unique and unusual characteristics.

Methodology for Developing Standardized Peak Runoff Rates

Runoff

Historically, the city's storm sewer system was designed and developed utilizing the peak storm water runoff rate for the TP-40 five-year storm. Since that time, industry professionals and the city have updated precipitation rainfall depths to Atlas-14. Storm sewer system expansion and replacement activities have adopted the new precipitation depths for appropriate sizing for this level of service. The Storm Sewer System Charge is in part determined by utilizing this same criterion.

To establish the standardized peak runoff rate for a particular land use, Saint Paul utilizes the Modified Curve Number Method as outlined in the U.S. Department of Agriculture, Soil Conservation Service Technical Release No. 55. This method takes into consideration the primary factors of land use and area among other factors such as soil types and topography or slope and develops a mathematical model to predict the runoff rates for rainstorms of various intensities and duration. The rainstorm applied to this analysis of runoff is a 5-year 24-hour storm with MSE3 rainfall distribution and a total rainfall of 3.6 inches.

Land Use Classifications

To organize its analysis of the numerous land uses within its boundaries, the city applied an already existing property identification system known as the Sub-Usage Code List which is prepared and used by the Ramsey County Department of Taxation (see Appendix A.). These Sub-Usage Code Listings were reviewed and regrouped according to their land use and the similarities of their runoff characteristics. The end results for purposes of this charging system are designated as "land use classifications".

For each of these land use classifications a standardized peak runoff rate was determined. The analytic method that was applied included examination of data provided by the above referenced five-year storm model, as well as information derived from a random sampling of numerous parcels within the City of Saint Paul.

Standardized Peak Rates of Runoff

The standardized peak runoff rate identified for each land use classification is as follows:

Table 1
Standardized Peak Rates

Land Use Classification	Example of Land Use	Standardized Peak Runoff Rate Per Acre in cubic feet per second
A	Cemeteries, golf courses, parks, unimproved vacant land, and residential land in excess of 1/3 rd acre	0.25 cfs
B	Railroad land	0.50 cfs
C	Residential, 1 & 2 family homes (up to 1/3 rd acre)	1.00 cfs
D	Condominiums and town homes	2.00 cfs
E	Schools and community centers	1.50 cfs
F	Multiple dwellings; religious and government buildings	2.00 cfs
G	Commercial and industrial land; parking lots	2.70 cfs

Determination of the Storm Sewer System Rates

In General

The Council of the City of Saint Paul shall annually adopt a storm sewer system budget based on the anticipated expense to construct, operate and maintain the storm sewer system. A portion of this budget will be apportioned to all of the land use classifications, based on their standardized peak runoff rates per acre. The resultant rate per acre is the Storm Sewer System Rate. This amount reflects that portion of the annual expenses charged to a one-acre parcel of a specific land use classification for providing some of these services.

The rates may be revised or amended by resolution; **Appendix B** gives the current Storm Sewer System Rates for properties located within the City of Saint Paul.

One- and Two-Family Residences

All one- and two-family residential parcels less than 1/3 of an acre in area are placed into a single land use classification to be charged on an equal per parcel basis.

Most of the parcels within the city falls within this land use classification, which also is the most diverse in terms of area and intensity of use. For purposes of simplification and to provide equity in the allocation of costs, all one- and two-family residence parcels less than 1/3 of an acre in area are assumed to have the standardized peak runoff rate of a one and two family residence parcel of 7500 square feet.

Generally, smaller sized parcels of this land use have more impervious area in relation to their overall size, and larger sized parcels have less impervious area in relation to their overall size. Because of that, one- and two-family parcels less than 7500 square feet when compared to parcels greater than 7500 square feet but less than 1/3 of an acre, are likely to have a similar peak rate of storm water runoff. Therefore, the peak runoff rate of one- and two-family residence parcels less than 1/3 of an acre are considered equivalent for the purposes of the Storm Sewer System Charge Policy.

For parcels larger than 1/3 acre, the excess will be considered equal to park land and charged on an area basis.

Condominiums and Townhouses

All condominium and townhouse parcels have also been placed into a single land use classification to be charged on an equal per unit basis.

A one-acre parcel of townhouse units or condominium units has a standardized peak runoff rate equal to the standardized peak runoff rate for a one-acre parcel of multiple unit dwellings. Unlike the individual units in multiple dwellings, a condominium or townhouse unit is typically owned by a single entity or person. As a result, the Ramsey County Department of Taxation bills condominium and townhouse units separately despite the fact they may be part of a single structure.

For the purpose of simplification in the billing process and to provide equity in the allocation of costs under this policy, a one-acre parcel containing condominium units and/or townhouse units is assumed to have a density of 19 units per acre, which is the density of a typical multiple unit dwelling parcel. The per-unit charge in Appendix B reflects this.

Determination of the Storm Sewer System Charge

With the previously discussed exceptions of one- and two-family residence parcels and condominium and townhouse unit parcels, the Storm Sewer System Charge for a parcel shall be the sum of the multiplication of its area times the Storm Sewer System Rate specified for that parcel's land use classification.

Adjustment of the Storm Sewer System Charge

Where storm water management is employed or where other conditions exist such that the peak storm water runoff rate for a given parcel is substantially different as compared to the standardized peak runoff rates for parcels within its land use classification, the Director of Public Works or his designate may adjust the parcel's storm sewer system charge to an appropriate level in accordance with the following guidelines:

Procedure Statement

A request for a review of the charge must be made within 30 days after receiving the annual bill. To permit for an accurate assessment of the existing conditions of the parcel's hydrologic characteristics, the request for a review must include, but is not limited to:

1. A site plan showing location of all buildings and other development contained within the parcel.
2. The total parcel area and area of impervious surfaces.
3. Site topography and contours of sufficient detail to ascertain flow directions, rates and volumes.
4. Size, details and/or volumetric characteristics of any drainage control facilities.

Land Use Intensity Credits

Where the actual peak storm water runoff rate from a parcel is shown to differ from the standardized peak runoff rate given in Table 1 by more than 10%, the Director of Public Works or his designate may adjust that parcel's storm sewer system charge in accordance with the following parameters:

1. Calculation of the parcel's peak storm water runoff rate shall be determined by the methods outlined in the USDA Soil Conservation Service Technical Release No. 55. The design storm shall be the Atlas-14 24-hour, MSE3 rainfall distribution for a 5-year storm in Saint Paul, utilizing the parcel's soil group and a normal antecedent moisture

condition. The total rainfall for this storm is 3.60 inches. The data for this storm is given in **Appendix C**.

2. If a parcel's calculated peak storm water runoff rate on a per acre basis differs from the rate listed in Table 1 by more than 10%, the parcel's storm sewer system charge will be adjusted by the ratio of the actual runoff rate to the parcel's assigned peak runoff rate.
3. Because the charges for 1 and 2 family residences under 1/3rd acre, condominium and townhouses are not based on actual parcel acreage, no adjustment for peak rate of runoff differences will be made.
4. For parcels with public drainage easements, calculation of the peak storm water runoff rate shall be based on the non-easement area.

Rate of Discharge Credits

Where the peak storm water runoff rate from a parcel is limited by on-site facilities such as ponds that are owned and maintained by the property owner, up to a 25% reduction in the Storm Sewer System Charge may be granted in accordance with the following parameters:

1. A 10% credit will be granted to parcels that provide on-site storage for the TP-40 5-year design storm that also limits its discharge to a maximum of 1.64 cfs per acre (applied to parcels that complied with the City's storm water management policy for site plan review prior to March 2023). Calculation of the parcel's peak storm water runoff rate shall be determined by the methods outlined in the USDA Soil Conservation Service Technical Release No. 55.
2. An additional 15% credit will be granted to parcels that provide on-site storage for the TP-40 100-year design storm that also limits its discharge to a maximum of 1.64 cfs per acre (applied to parcels that complied with the City's storm water management policy for site plan review prior to March 2023). Calculation of the parcel's peak storm water runoff rate shall be determined by the methods outlined in the USDA Soil Conservation Service Technical Release No. 55.
3. For parcels that redeveloped and complied with the City's storm water management policy for site plan review after March 2023 (no net increase in discharge rates), any credits will be based on the Land Use Intensity Credit procedure detailed above.
4. For parcels with public drainage easements, calculation of the peak storm water runoff rate shall be based on the non-easement area.

Flood Plain Credits

Parcels in the RC-1 River Corridor Floodway District will be granted a 100% credit. Parcels in the RC-2 River Corridor Floodway District will be granted a 50% credit.

Multiple Credits

A property may be eligible for both a Land use intensity credit and Rate of Discharge credit but they cannot be applied together. If a parcel is eligible for both credits, the credit giving the higher discount will be granted.

Retroactivity

Credit adjustments shall not be made retroactively with respect to previous billing years.

Increases

A parcel's Storm Sewer System Charge shall be subject to increases as well as decreases by this procedure.

Special Cases

For special and unusual cases where the above procedures do not result in an appropriate storm sewer system charge, the Director of Public Works, upon recommendation of his staff, has the authority to make adjustments consistent with the intent of the ordinance establishing the storm sewer system charge and with this policy. This includes an analysis of platted outlots, their land use, and runoff characteristics.

Periodic Inspection and Credit Adjustments

The Director of Public Works reserves the right to inspect periodically all storm drainage control facilities to ascertain that they are operating properly. If such a system due to improper maintenance or other reason, fails to detain storm water runoff in an effective manner, the director shall issue an order to complete the repairs of the facility within 60 days. If such repairs are not completed in a timely manner, the director may eliminate or reduce detention credits to an appropriate level. Any such facility shall not be eligible to apply for Storm Sewer System Charge adjustments for a period of 12 months following any credit adjustment.

Land Use Change

The issuance of any building permit or other action which changes or intensifies an existing land use shall be cause for an adjustment of the Storm Sewer System Charges to an appropriate level.

Connected Rain Leaders

No credits will be given for a property which has rain leaders (downspouts), catch basins or any other source of clear water discharge that is connected to the sanitary or combined sewer system.

Appendix A **Ramsey County Sub-Usage Codes**

The following Sub-Usage Codes are included in Land Use Classification A

- 101. Cash Grain or General Farm
- 120. Timber or Forest Land
- 190. Other Agriculture Use
- 300. Industrial Vacant Land
- 400. Commercial Vacant Land
- 405. Apartment Vacant Land
- 463. Golf Courses
- 496. Marina (Small Boat)
- 500. Residential Vacant Land Lot
- 509. Residential New Plats Initial Year
- 519. Residential New Plats Initial + 1/3 difference
- 529. Residential New Plats Initial + 2/3 difference
- 539. Residential New Plats Third Year
- 549. Residential Problem Vacant Pins
- 559. Residential Condo / Co-Op Vacant
- 578. Residential Townhome Vacant
- 641. Vacant Land
- 645. Exempt HRA Vacant Land
- 646. Exempt Cultural & Nature Exhibits
- 690. Graveyards Monuments Cemeteries
- 821. Vacant Land

The following Sub-Usage Code is included in Land Use Classification B:

- 840. Railroad Real Property Used in Operations

The following Sub-Usage Codes are included in Land Use Classification C:

- 510. Single Family Dwelling Platted Lot
- 520. Two Family Dwelling Platted Lot
- 540. Double Dwelling
- 545. ½ Double Dwelling
- 525. Conversion

The following Sub-Usage Codes are included in Land Use Classification D:

- 550. Condo / Co-Op
- 570. Townhome - Inner
- 575. Townhome - Outer

The following Sub-Usage Codes are included in Land Use Classification E:

- 650. Exempt Property Owned by The Board of Education
- 670. Exempt Property Owned by Private Schools

The following Sub-Usage Codes are included in Land Use Classification F:

- 401. Apartments 1-9 Rental Units
- 402. Apartments 10-19 Rental Units
- 403. Apartments 20-49 Rental Units
- 404. Apartments 50 or More Rental Units
- 406. Apartment Misc. Improvements
- 407. Fraternity / Sorority House
- 412. Nursing Homes & Private Hospitals
- 415. Trailer or Mobile Home Park
- 530. Three Family Dwelling Platted Lot
- 560. Mobile Home on Real Estate
- 599. Other Residential
- 600. Exempt Property Owned by USA
- 610. Exempt Property Owned by State of Minnesota
- 620. Exempt Property Owned by Counties
- 635. Fire Stations
- 640. Exempt Property Owned By Municipals
- 647. Exempt Community Recreational Facility
- 649. Library
- 680. Charitable Exempt Hospitals / Nursing Homes
- 685. Churches Etc. Public Worship Private

The following Sub-Usage Codes are included in Land Use Classification G:

108. Nurseries	447. Office Building 1-2 Stories
109. Greenhouses Vegetables & Floraculture	448. Office Building 3 or More Stories Walk-up
310. Food & Drink Process Plants & Storage	449. Office Building 3 or More Stories Elevator
320. Foundries & Heavy Manufacturing Plants	450. Condominium Office Units
340. Manufacturing & Assembly Light	451. Gas Station
370. Small Shops (Machine Tool & Die etc)	452. Automotive Service Station
390. Grain Elevators	453. Car Washes
399. Other Industrial Structures	454. Auto Car Sales & Services
410. Motels & Tourist Cabins	456. Parking Garage Structure & Lots
411. Hotels	457. Parking Ramp
420. Small (Under 10,000 sf) Detach Retail	460. Theaters
421. Supermarkets	461. Drive-in Theaters
422. Discount Stores & Jr. Dept. Stores	462. Golf Driving Range & Mini Golf Courses
423. Medium Detached Retail	464. Bowling Alleys
424. Full Line Department Stores	465. Lodge Hall & Amusement Parks
425. Neighborhood Shopping Center	479. Flex Industrial Center
426. Community Shopping Center	480. Commercial Warehouses
427. Regional Shopping Center	481. Mini Warehouse
428. Veterinary Clinic	482. Commercial Truck Terminals
429. Other Retail Structures	485. Research & Development Facility
430. Restaurant Cafeteria and / or bar	490. Marine Service Facilities
431. Small Strip Center	499. Other Commercial Structures
432. Convenience Store	625. St. Paul Airport & MAC Property
435. Drive-in Restaurant / Food Service Facility	644. Sport / Public Assemble Facility
437. Day Care Centers	682. Welfare / Charitable Facility
440. Dry Cleaning Plant & Laundries	687. Exempt Office Buildings
441. Funeral Homes	695. Skyways
442. Medical Clinic & Offices	830. Comm LD & Impro Own by Pub Uti Th Rail
444. Full-Service Banks	850. Railroad Real Property Not Used in Operations
445. Savings & Loans	

Appendix B

Storm Sewer System Charge Rates

The Council of the City of Saint Paul adopted the following Storm Sewer System Charge Rates for various Land Use Classifications within the City for 2026:

STORM SEWER SYSTEM CHARGE			
Class	Land Use Classification	2026 RATE	SIZE
A	Cemeteries, golf courses, parks, unimproved vacant land & and one- and two-family residential land more than 1/3rd acre	\$251.08	Acre
B	Railroad right of way	\$502.18	Acre
C	One- and two-family residential properties less than 1/3rd acre	\$150.11	Parcel
D	Condominiums and town houses	\$100.97	Unit
E	Public and private schools and community centers	\$1,378.21	Acre
F	Multiple dwellings, churches, synagogues and Gov't Bldgs.	\$1,839.43	Acre
G	Commercial and industrial properties	\$2,478.03	Acre

Appendix C Rainfall Distribution – 5 Yr. Storm

Intensity (inches/hour)							
Time of Concentration	Frequency	Time of Concentration	Frequency	Time of Concentration	Frequency	Time of Concentration	Frequency
	5 year		5 year		5 year		5 year
5 min	6.420	34 min	2.506	63 min	1.709	92 min	1.313
6 min	5.916	35 min	2.462	64 min	1.690	93 min	1.303
7 min	5.520	36 min	2.419	65 min	1.672	94 min	1.294
8 min	5.199	37 min	2.379	66 min	1.655	95 min	1.284
9 min	4.932	38 min	2.340	67 min	1.637	96 min	1.275
10 min	4.704	39 min	2.303	68 min	1.621	97 min	1.266
11 min	4.480	40 min	2.268	69 min	1.604	98 min	1.257
12 min	4.286	41 min	2.234	70 min	1.588	99 min	1.248
13 min	4.114	42 min	2.201	71 min	1.573	100 min	1.239
14 min	3.961	43 min	2.169	72 min	1.557	101 min	1.231
15 min	3.824	44 min	2.139	73 min	1.542	102 min	1.222
16 min	3.703	45 min	2.110	74 min	1.528	103 min	1.214
17 min	3.593	46 min	2.081	75 min	1.514	104 min	1.206
18 min	3.492	47 min	2.054	76 min	1.500	105 min	1.198
19 min	3.399	48 min	2.028	77 min	1.486	106 min	1.190
20 min	3.313	49 min	2.002	78 min	1.473	107 min	1.182
21 min	3.233	50 min	1.977	79 min	1.460	108 min	1.175
22 min	3.159	51 min	1.954	80 min	1.447	109 min	1.167
23 min	3.090	52 min	1.930	81 min	1.435	110 min	1.160
24 min	3.025	53 min	1.908	82 min	1.423	111 min	1.152
25 min	2.964	54 min	1.886	83 min	1.411	112 min	1.145
26 min	2.906	55 min	1.865	84 min	1.399	113 min	1.138
27 min	2.852	56 min	1.845	85 min	1.387	114 min	1.131
28 min	2.801	57 min	1.825	86 min	1.376	115 min	1.124
29 min	2.752	58 min	1.805	87 min	1.365	116 min	1.118
30 min	2.706	59 min	1.786	88 min	1.354	117 min	1.111
31 min	2.652	60 min	1.768	89 min	1.344	118 min	1.104
32 min	2.601	61 min	1.748	90 min	1.333	119 min	1.098
33 min	2.552	62 min	1.728	91 min	1.323	120 min	1.092

Rainfall Event	Atlas 14	TP-40
2-year, 24-hour	2.8	2.8
5-year, 24-hour	3.6	3.6
10-year, 24-hour	4.2	4.2
100-year, 24-hour	7.4	5.9
100-year, 10 day snowmelt	7.2	X

Appendix D Rainfall Distribution – 100 Yr. Storm

Region: Ramsey							
Counties: Ramsey							
Intensity (inches/hour)							
Time of Concentration	Frequency	Time of Concentration	Frequency	Time of Concentration	Frequency	Time of Concentration	Frequency
	100 year		100 year		100 year		100 year
5 min	12.108	34 min	4.865	63 min	3.542	92 min	2.788
6 min	11.154	35 min	4.794	64 min	3.507	93 min	2.769
7 min	10.406	36 min	4.727	65 min	3.473	94 min	2.750
8 min	9.799	37 min	4.662	66 min	3.439	95 min	2.732
9 min	9.293	38 min	4.600	67 min	3.407	96 min	2.714
10 min	8.862	39 min	4.540	68 min	3.375	97 min	2.696
11 min	8.441	40 min	4.482	69 min	3.344	98 min	2.679
12 min	8.074	41 min	4.427	70 min	3.314	99 min	2.662
13 min	7.750	42 min	4.373	71 min	3.284	100 min	2.645
14 min	7.462	43 min	4.321	72 min	3.255	101 min	2.628
15 min	7.204	44 min	4.272	73 min	3.227	102 min	2.612
16 min	6.986	45 min	4.223	74 min	3.199	103 min	2.596
17 min	6.788	46 min	4.177	75 min	3.172	104 min	2.580
18 min	6.606	47 min	4.132	76 min	3.146	105 min	2.565
19 min	6.438	48 min	4.088	77 min	3.120	106 min	2.549
20 min	6.283	49 min	4.046	78 min	3.095	107 min	2.534
21 min	6.139	50 min	4.005	79 min	3.070	108 min	2.519
22 min	6.005	51 min	3.965	80 min	3.046	109 min	2.505
23 min	5.880	52 min	3.926	81 min	3.022	110 min	2.490
24 min	5.762	53 min	3.889	82 min	2.998	111 min	2.476
25 min	5.651	54 min	3.852	83 min	2.976	112 min	2.462
26 min	5.547	55 min	3.817	84 min	2.953	113 min	2.448
27 min	5.448	56 min	3.782	85 min	2.931	114 min	2.435
28 min	5.355	57 min	3.749	86 min	2.909	115 min	2.421
29 min	5.266	58 min	3.716	87 min	2.888	116 min	2.408
30 min	5.182	59 min	3.684	88 min	2.868	117 min	2.395
31 min	5.097	60 min	3.653	89 min	2.847	118 min	2.382
32 min	5.016	61 min	3.615	90 min	2.827	119 min	2.370
33 min	4.939	62 min	3.578	91 min	2.807	120 min	2.357

Rainfall Event	Atlas 14	TP-40
2-year, 24-hour	2.8	2.8
5-year, 24-hour	3.6	3.6
10-year, 24-hour	4.2	4.2
100-year, 24-hour	7.4	5.9
100-year, 10 day snowmelt	7.2	X

Appendix E City Ordinance

Chapter 81. Storm Sewer System Charge

Sec. 81.01. - Statement of purpose.

For the purpose of paying for the construction, reconstruction, repair, enlargement and improvements necessitated by the separation of the combined sewer system in Saint Paul and for the maintenance, operation and use of the separated storm sewer system, the City of Saint Paul acting pursuant to Chapter 14, Article 19, 1st Special Session, Laws of Minnesota, 1985, and all other laws and Charter provisions applicable hereto, hereby establishes an annual storm sewer system charge to be made against all properties located within the city limits of Saint Paul but excluding all public street and alley rights-of-way. All charges shall be established, collected and accounted for in the manner as set forth under this chapter. The storm sewer system charge shall be under the jurisdiction of the department of public works together with existing sewer systems. (Ord. No. 17359, 6-3-86; C.F. No. 03-595, § 1, 7-9-03)

Sec. 81.02. - Findings of the council.

The determination of the annual storm sewer system charges is in part based upon expected stormwater runoff and, therefore, cannot be done with mathematical precision but can only be accomplished within reasonable and practical limits. The provisions of this chapter undertake to establish a just, equitable and practical methodology for making such changes. (Ord. No. 17359, 6-3-86; C.F. No. 03-595, § 1, 7-9-03)

Sec. 81.03. - Definitions.

The following definitions shall apply in the interpretation and enforcement of this chapter:

(1) *Land use classification* is that classification designated for a parcel in the sub-usage code list of properties as established in the record of the county department of taxation or as otherwise determined by the department of public works.

(2) *Area* is the total square footage of all the improved and unimproved property contained within the boundaries of each parcel of land in the city as determined from the records of the county department of property taxation or from other appropriate records.

(3) *Storm sewer system rate* is that portion of the total annual expenses which the city council determines is to be charged to a one-acre parcel with a specific land use classification to provide such services as the management and operation of the storm

sewer system as well as the construction, reconstruction, repair, enlargement, maintenance, use and operation of all improvements necessitated by the separation of the combined sewer system.

This per-acre rate is a function of the expected peak rate of stormwater runoff for the land use classification under consideration, based on hydrologic data developed by the Soil Conservation Service of the United States Department of Agriculture for a Type II rainfall distribution, soil group "B" with a normal antecedent moisture condition for the city five-year design storm. The five-year design storm is a storm that has a statistical probability of occurring in the city once every five (5) years.

(4) *Storm sewer system charge* is the actual charge imposed against each parcel of land within the city. (Ord. No. 17359, 6-3-86; C.F. No. 03-595, § 1, 7-9-03)

Sec. 81.04. - Determination of storm sewer system rates.

The council may from time to time, by resolution, establish the storm sewer system rate for the various land use classifications which will be based upon the data provided by the department of public works. Prior to the adoption or any amendment of these rates, the council shall conduct a public hearing and shall publish a notice of the hearing in a newspaper of general circulation at least ten (10) days prior to the hearing. (Ord. No. 17359, 6-3-86; C.F. No. 03-595, § 1, 7-9-03)

Sec. 81.05. - Calculation of storm sewer system charges.

(a) Each year, the real estate section of the office of financial services, applying the current storm sewer system rates established pursuant to section 81.04, shall calculate the storm sewer system charge to be applied to each parcel of land within the city. The charges, including any administrative costs incurred in processing the charges, shall then be collected by billing all parcels within the city. These charges are due and payable on or before October 1st of the billing year.

(b) All billing invoices shall include the parcel's county property tax identification number, its area, the applicable storm sewer system rate, the storm sewer system charge and notice of the owner's right to request a review of this charge pursuant to section 81.06. All invoices shall be sent to the person or persons shown to be the owners of the parcel in the records of the county department of property taxation or other appropriate records. All charges when collected shall be maintained in a separate activity object code account established for management of the storm sewer system. (Ord. No. 17359, 6-3-86; C.F. No. 03-595, § 1, 7-9-03; C.F. No. 04-180, § 1, 3-3-04; C.F. No. 09-346, § 1, 4-22-09)

Sec. 81.06. - Review of storm sewer system charge.

- (a) Property owners may seek review of their storm sewer system charge by filing a written request for review with the department of public works. The request must be filed within thirty (30) days of the mailing of the annual bill and shall set forth the particular grounds upon which the review is sought.
- (b) Grounds for review are limited to questions relating to the city's determination of the parcel's area and its determination of the parcel's hydrological response established as part of the storm sewer system rate. Any person who fails to file the request for review within the thirty-day time period shall be barred from raising these issues in any other proceeding.
- (c) The council, by resolution and upon the recommendation of the director of public works shall adopt guidelines and policies for the review of these petitions. The director shall follow these guidelines and policies and consider all pertinent data including that provided by the property owner before making a determination of the merits of each petition.
- (d) The payment of the annual storm system charge shall not be deferred when a property owner files a petition for review. The property owner shall pay the annual charge when due, and if not so paid, certification and collection shall be made pursuant to [section 81.07](#). Upon the director's determination of the merits of the petition any adjustments or credits shall be paid or refunded without interest. (Ord. No. 17359, 6-3-86; C.F. No. 03-595, § 1, 7-9-03)

Sec. 81.07. - Certification of unpaid charges.

The balance of any unpaid storm sewer system charges as of October 1 of any year shall be certified to the county department of property taxation for collection at an interest rate as determined by the city's "pool rate" or borrowing rate if bonds were used to finance the improvement, as set by the treasury manager at the time the storm sewer system charge is adopted by the city council plus a factor to cover the city's cost as determined by the valuation and assessments engineer and treasury manager, with real estate taxes in the following year pursuant to Minnesota Statutes, Section 444.075, Subdivision 3. (Ord. No. 17359, 6-3-86; C.F. No. 03-595, § 1, 7-9-03; C.F. No. 06-726, § 1, 9-6-06; C.F. No. 09-346, § 1, 4-22-09)

Sec. 81.08.1. -Green infrastructure stormwater management districts, intent and establishment

(a) *Statement of legislative intent and purpose.* A green infrastructure stormwater management system is engineered to capture stormwater runoff on or near its source. The system is designed to utilize the captured runoff as a sustainable asset benefiting the source properties served by the system through reinstatement of natural processes to manage runoff on or near the source properties to the extent possible. Green infrastructure systems augment but do not replace traditional stormwater management systems which will continue to service the properties within the green infrastructure stormwater management district. It is city policy to encourage construction of green infrastructure stormwater management systems where such systems are deemed feasible by the sewer utility manager and the water resources coordinator.

(b) *Establishment.* Upon the joint recommendation of the sewer utility manager and the water resources coordinator, the city council may by resolution establish a green infrastructure stormwater management district. For each such district established, the district shall utilize the best management practices developed for the district as specified in the joint recommendation. As specified in the resolution establishing the district, each parcel of land within the district is subject to the green infrastructure system charges authorized by this section in addition to the annual storm sewer system rate applicable to the parcel under this chapter. Green infrastructure system charges may be amended from time to time as necessary upon a report and joint recommendation from the sewer utility manager and the water resources coordinator and following a public hearing by the city council.

(c) *Definitions.* For the purposes of this section, the following terms are as defined:

- (1) *Best management practices:* the approved engineered means of controlling, managing, and treating stormwater runoff for each approved green infrastructure stormwater management system.
- (2) *Green infrastructure stormwater management district:* an area established by resolution of the city council of identified real property parcels served by a specific green infrastructure stormwater management system.
- (3) *Green infrastructure stormwater management system:* a storm sewer system which, through best management practices, is engineered to reinstate, to the extent possible, natural processes to manage stormwater runoff. An approved green infrastructure stormwater management system may include but is not limited to rain gardens, tree trenches, cisterns, and organic filtration basins. (Ord 19-29, § 1, 5-22-19)

Sec. 81.08.2. - Charges authorized: connection charge, method of payment, and annual surcharge.

(a) *Connection charge.* The city council, in the resolution establishing the green infrastructure stormwater management district and upon the joint recommendation of the sewer utility manager and the water resources coordinator, may establish a connection charge against each parcel of land connecting to the green infrastructure stormwater management system. The charge shall be three dollars and fifty-three cents (\$3.53) per square foot, shall apply to net developable area (land area less roads, parks, and stormwater easements), and inflate at three (3) percent annually. Connection charge funds shall only be applied to the capital cost of the green infrastructure stormwater management system for which the charge was imposed.

The building official shall not grant to any person, firm, corporation or association, a building permit associated with a project where storm water management controls are required as defined in [section 52.04\(c\)](#) for any parcel of land or use within a green infrastructure system service area until the applicable connection charge for each parcel of land or each use connecting to the green infrastructure system shall have been fully paid to the department of public works, unless the council specifies in the resolution establishing the green infrastructure storm water management district that the connection charge for each green infrastructure system may be paid in equal annual installments over a term of years not to exceed ten (10) years, together with interest fixed at a rate determined in accordance with [section 64.04\(a\)](#) of the Administrative Code, and all administrative costs connected with the collection and certification of the connection charge.

For the council to specify the collection of the connection charge by annual installments, all property owners in each district shall make written application to the real estate section of the office of financial services requesting annual installment payments. In the application the owners shall pledge that the amount of each annual installment is not appealable. A certified copy of the completed application shall be filed with the county recorder. In accordance with [section 64.04\(b\)](#) of the Administrative Code, connection charges paid by annual installment shall be certified by the real estate section together with interest and administrative costs, to the Ramsey County Department of Property Records and Revenue to be collected as an assessment against the property served. Additional payments can be made to the real estate section to shorten the term of the agreement.

(b) *Annual surcharge.* Upon the joint recommendation of the sewer utility manager and the city water resources coordinator, the city council, by resolution, may authorize an annual surcharge for operation and maintenance of each green infrastructure stormwater management system. Each parcel or use served by the green infrastructure system shall pay the surcharge which shall not exceed one hundred (100) percent of the annual storm sewer rate. The annual surcharge is payable in addition to the annual storm sewer system rate applicable under this chapter and no application for credit shall be allowed. The process and procedures for the establishment, calculation, billing, review and certification of the annual surcharge shall utilize the processes and procedures of this

chapter. Annual surcharge funds collected shall be deposited into separate accounts created for and dedicated to funding the green infrastructure stormwater management system serving the parcel or use from which the charge was collected. The surcharge shall only be applied to the annual costs of operating, maintaining, reconstructing, repairing or enlarging the green infrastructure stormwater management system utilized by the parcel or use from which the surcharge was collected. (Ord 19-29, § 1, 5-22-19)

Sec. 81.08.3. – Annual storm sewer system charges: dedication to green infrastructure stormwater management system district.

The annual storm sewer system charge to each parcel of land or use also served by a green infrastructure stormwater management system shall, when collected, be dedicated to the same account created under [section 81.08.2\(b\)](#) for application to the annual costs of operating, maintaining, reconstructing, repairing or enlarging the green infrastructure stormwater management system utilized by the parcel or use from which the surcharge was collected. (Ord 19-29, § 1, 5-22-19)

Appendix F Green Infrastructure Stormwater District Summary

Storm Sewer System Charge Authorization:

Per Chapter 81, all parcels within Saint Paul pay a Storm Sewer System Charge for the operation of the public storm sewer system.

Surcharge Authorization:

Per Chapter 81.08.2, properties within the Green Infrastructure Stormwater Districts pay an additional Surcharge that is utilized to operate the public storm sewer system specific to that district.

Background:

Traditionally, private properties would construct and maintain in perpetuity their own stormwater management facilities to treat water from their immediate sites. This requires dedication of private land to adequately site tanks, ponds, swales, etc. to meet the various requirements from the City, State and Watershed Districts. In Green Infrastructure Stormwater Districts, regional treatment facilities are optimized to either reduce the encumbrance on private property or eliminate it altogether. Because the majority of stormwater runoff is managed collectively by the City, an additional Surcharge is charged to the parcels within the Green Infrastructure Stormwater Districts allowing the City the financial resources to maintain the regional stormwater system. The Surcharge is currently capped at 100% of the Storm Sewer System Charge. It can be below 100% depending on the selected infrastructure and annual maintenance needs.

Green Infrastructure Stormwater Districts

Snelling-Midway Superblock (City Council Resolution 19-1246) includes an extensive stormwater tree trenches in the Right-of-Way and a rainwater harvesting and reuse system for irrigation. The Surcharge is 100% of the Storm Sewer system Charge resulting in bills double the normal rate.

Ford Site Redevelopment (City Council Resolution 20-672) includes management of various surface ponding areas, pretreatment devices, iron-enhanced stormwater stormwater filters and stormfilter cartridges. The Surcharge is 100% of the Storm Sewer system Charge resulting in bills double the normal rate.

The Heights (City Council Resolution 24-628) will include management of various surface ponding areas, swale systems, pretreatment devices, iron-enhanced stormwater filters and stormfilter cartridges. The Heights infrastructure is currently under design and construction with no anticipated Surcharge costs needed in 2025.