

**ST. CLOUD CITY COUNCIL REGULAR MEETING**  
**Thursday, June 28, 2018**  
**City Hall – Council Chambers**  
**1300 9th Street**  
**6:30 p.m.**  
**Agenda**

**ADD-ON ITEM**

**IX. COUNCIL ACTION**

3. Discussion and possible action regarding the stormwater pond at Villa Home Village.

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**MEMORANDUM REPORT  
FOR CITY COUNCIL  
June 14, 2018**

**To:** Mayor Blackwell and Council Members  
**From:** DiAnna Rawleigh - Public Services Administrator  
**Subject:** Villa Homes Village  
**Date:** June 25, 2018

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**BACKGROUND:**

In May 2012, the City Council approved the Pond Inspection Ordinance, 2012-20, providing for proper pond maintenance, specifying terms and procedures along with enforcement and right to appeal. The Public Services Department inspects the 384 stormwater ponds located within the City limits for compliance and issues letters to the pond owner or designee when out of compliance. Mr. and Mrs. Arnold, residents and landowners in Villa Homes Village have requested the City of St. Cloud to maintain the Tract A of the Villa Homes Village Subdivision, which is located approximately 420 feet west of the intersection of Barco Ct and Villa Angelo Blvd.

**STRATEGIC PLAN GOAL:**

- **Growth Management:** To create a vibrant, progressive and diverse community through collaborative planning.
- **Infrastructure:** To provide safe and adequate infrastructure to meet current and future needs.

**COST:** Up to \$5,000 annually in maintenance and up keep, and \$4,000 in annual auditing costs.

**STAFF RECOMMENDATION:** Staff recommends the property owners of the Villa Homes Village Subdivision reinstate the homeowners association and maintain the pond.





## Villa Home Village Stormwater Pond





## **Villa Home Village Stormwater Pond**

### **Background:**

- **May 2012, City Council approved Pond Inspection Ordinance.**
  - This Ordinance helps comply with City's NPDES permit proactive stormwater inspection requirements.
- **November 2012, Villa Home Village Pond was found to be Non-compliant**
  - City tried to contact HOA, but letters were returned
  - Research was completed and it was determined HOA was no longer active



## **Villa Home Village Stormwater Pond**

### **Background:**

- April 2015, Non-compliant letters were sent to all property owners in Villa Home Village
- June 2015, second notice was sent to all property owners
- June 2015, a public meeting was held with Villa Home Village



## Villa Home Village Stormwater Pond

**Compliant Dry Pond**



**Non-Compliant Dry Pond**





## Villa Home Village Stormwater Pond

### Staff Analysis:

There are two options:

- Villa Home Village reinstates the Homeowner Association and maintains pond.
- The City contracts with the Homeowner Association/property owners. A special assessment for mowing this pond would be approximately **\$7,000-\$9,000/year**
  - \$3,000-\$5,000 for contracted mowing and \$4,000 for auditing cost
  - One time cost to bring pond into compliance is unknown