

MEMORANDUM

To: MCWD Board of Managers
From: James Wisker, Director of Planning & Projects
CC: Jeff Spartz, Administrator
Date: January 29, 2015
Re: Zumbra Ridge Homeowners Association Correspondence

Purpose:

To inform the Board of Managers of the correspondence received from the Zumbra Ridge Homeowners Association (Attachment 1) regarding their high water concerns from June 2014, and staff's proposed response plan.

Background:

Attached to this memorandum is a letter from the President of the Zumbra Ridge Homeowners Association, dated January 12, 2015. This letter was delivered to MCWD Board Manager Bill Olson, Carver County Commissioners, the Mayor of Victoria and the Three Rivers Park District's Director of Natural Resources. MCWD Staff received this letter on January 16, 2015.

The letter details concerns regarding high water levels and the risk to residential structures. The letter also states that during a June 2014 meeting onsite, the MCWD "voiced support of budgeting for a watershed study to come up with a solution to the problems."

The MCWD (Permitting staff, District Engineer and Manager Bill Olson) attended a meeting on Friday June 13, 2014 to discuss high water concerns with the Zumbra Ridge Homeowners Association, on Zumbra Lake. Permitting Staff and the District Engineer attended on behalf of the District. The meeting was also attended by the City of Victoria, Three Rivers Park District and Carver County.

In preparation for the meeting Three Rivers Park District, a landowner around the southern perimeter of the lake, distributed information received from historic DNR files regarding the Zumbra Lake water level issue. This file included notes that the lake historically had no outlet and that in 1971 residents excavated a channel to drain the lake, which was subsequently filled back in. Information was also provided which indicated that the established Ordinary High

Water (OHW) level for the lake is 943.3 and that some homes on this lake have basement elevations at or below the OHW. More specifically, correspondence was provided from the DNR to the City of Victoria expressing concern over proposed home elevations in this area as they related to the OHW, structural flooding and natural resource impact.

During the June 2014 multi-jurisdictional site meeting emergency response versus long term planning roles were discussed. It was offered that that given the unprecedented flooding and the designation of Six Mile Creek subwatershed as a priority geography, that the District may be positioned to coordinate future technical and planning work following the flood event.

Following receipt of the letter District staff scheduled a conference call for Monday January 26, 2015 between staff from Carver County, the City of Victoria and Three Rivers Park District to discuss a coordinated response to the concerns of the Zumbra Ridge Homeowners Association.

Additional information following this call may be provided to the MCWD Board of Managers at the January 29, 2015 MCWD Board Meeting.

If there are questions in advance of the meeting, please contact James Wisker at 952-641-4509 or Jwisker@MinnehahaCreek.org

Zumbra Ridge Homeowners Association

January 12, 2015

From: Jerry Martin
President

To: Bill Olson, MCWD Board of Managers
Randy Maluchnik, Carver County Commissioner
Tom Workman, Carver County Commissioner
Tom O'Connell, Mayor, City of Victoria
John Barten, Director of Natural Resources, Three Rivers Park District

Subject: Lake Zumbra Outflow

As is well documented, Zumbra Ridge property owners experienced severe flooding in the Spring of 2014 due to high water levels in Lake Zumbra. Damage to homes and property exceeded \$400,000 and residents are still working to finish repairs.

Lake Zumbra experiences inflow from surrounding land much of which is higher in elevation. Historically, the Lake drained into a large watershed to the south. This natural watershed has been altered with the construction of elevated roadways and hiking/biking trails. The natural watershed drainage is now restricted to culverts installed under the roadways and trails.

Lake Zumbra outflow is restricted to a single 24" culvert draining into Sunny Lake and Sunny Lake outflow is restricted to a single 24" culvert that drains into a watershed.

Prior to construction of the trails in Carver Park Reserve, Lakes Zumbra and Sunny were connected as part of the natural watershed. Construction of the trails brought major changes. The trails are elevated above the natural terrain thus blocking and redirecting natural drainage into and through the watershed. Culverts were installed under the elevated roads/trails to allow water to drain but these are limited in capacity and subject to blockage. When inflow to any one or more of the culverts is higher than the culvert can accommodate or the culvert becomes blocked or clogged, little to no water can flow through causing water to backup within the watershed.

This is what occurred in the Spring of 2014. Due to heavy rainfall throughout the watershed, the culverts were unable to handle the water flowage due to inadequate capacity and blockage. Adding to the problem, the outflow culvert for Lake Zumbra, that has limited capacity, was blocked and unable to allow water to drain out of Lake Zumbra. In addition, the outflow culvert from Sunny Lake was unable to handle the water flow causing Sunny Lake water levels to rise and create back pressure on the Lake Zumbra

outflow culvert. This resulted in historically high lake water levels in both Zumbra and Sunny. On Lake Zumbra, the water exceeded it's banks resulting in flooding and considerable damage to Zumbra Ridge homes and property.

To further exacerbate the problem, once water levels in surrounding lakes and watershed began receding Lake Zumbra remained at a very high level due to the clogged outflow culvert. This significantly extended the psychological and physical misery for affected homeowners. Added to this, was a prolonged no wake restriction depriving all Zumbra Ridge property owners the opportunity of enjoying the lake for which they pay a premium to live on.

The Zumbra Ridge Homeowners Association considers the outflow restrictions to Lake Zumbra to be a significant threat to our property and way of life. Therefore we are requesting you, as representatives of responsible agencies, to work together to find a permanent solution so we don't have a repeat of the 2014 flooding. If a watershed drainage study was completed prior to construction of the hiking/biking trails then this study needs to be revisited to determine why it was inadequate. If a study was not completed, we question why as major changes were made to the watershed that had significant impact on the drainage. If there is no study, we request that one be initiated immediately so as to come up with a permanent solution. This could be elevated hiking/biking trails, additional culverts, an adjustable weir or other improvements. It is our understanding that a weir system has been discussed previously but not acted upon.

At a meeting of responsible agencies, MCWD, city of Victoria, Carver County and Three Rivers Park District with the Zumbra Ridge Homeowners Association representatives in June 2014 to discuss the situation, MCWD voiced support of budgeting for a watershed study to come up with a solution to the problems. Our Association feels MCWD should take the lead on this issue as they are ultimately responsible for the watershed. Carver County and the City of Victoria should be closely involved as local government agencies. In that the drainage restrictions and culverts are on Three Rivers Park District property they will need to be involved also.

Zumbra Ridge Homeowners experienced major damage to real property and impact to lives due to the 2014 high water levels in the Lake and surrounding flooding. Without permanent changes to the Lake Zumbra outflow this could very likely happen again. We urgently request immediate action on finding a permanent solution.

Sincerely,

Jerry Martin
President
Zumbra Ridge Homeowners Association