The Board of Managers of the Coon Creek Watershed District held their regular meeting on May 26, 2015, at Bunker Hills Activity Center.

**POLICY ITEMS**

1. **Call to Order:** The meeting was called to order at 7:30 PM

   Present: Warren Hoffman, Clayton Kearns, Nick Phelps, and Byron Westlund.

   Staff: Tim Kelly, Diana Shonyo, and Michelle Ulrich

   Others: Charlie Christopherson of Hakanson-Anderson

2. **Approval of the Agenda:** Item 10: Harmony Estates was added. Motion to approve the Agenda, as amended, was made by Hoffman and seconded by Kearns. Motion carried with four yeas (Hoffman, Kearns, Phelps, and Westlund) and no nays.

3. **Open Mike:** Christopherson discussed concerns that the AR North America project was not on tonight’s agenda. Westlund asked that staff provide comments to Christopherson and extend the deadline if possible.

**POLICY ITEMS:**

4. **Approval of Minutes:** Motion to approve the Minutes was made by Hoffman and seconded by Kearns. Motion carried with four yeas (Hoffman, Kearns, Phelps, and Westlund) and no nays.

**PERMIT ITEMS:**

5. **Chrysler Dodge Jeep Ram Dealership:** The purpose of this project is a new 302 stall parking lot to serve an existing car dealership SE of Egret Blvd. and Woodcrest Drive in Coon Rapids, MN.

   The staff report provided to the Board identified the following issues and concerns:

<table>
<thead>
<tr>
<th><strong>Maintenance:</strong> A drainage and utility easement is not provided for the storm water/infiltration ponds shown on the drainage plan.</th>
<th><strong>1.</strong> Provide a drainage easement around the infiltration basins and storm water pond.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Stormwater &amp; Hydraulics:</strong> The applicant is meeting the volume management requirement equivalent to infiltrating runoff from the first inch of precipitation. A post construction test on the infiltration basin</td>
<td><strong>2.</strong> The applicant must acknowledge that they will conduct a post construction test on the infiltration basin by filling the basin to a minimum depth of 6 inches with</td>
</tr>
</tbody>
</table>
will be required to verify the assumed infiltration rates are obtained. The applicant must acknowledge that they will conduct a post construction test on the infiltration basin by filling the basin to a minimum depth of 6 inches with water and monitor the time necessary to drain or another approved method to verify the infiltration rate. The Coon Creek Watershed District shall be notified prior to the test to witness the results.

HydroCAD model and grading plan are inconsistent for overflow berm between forebay and infiltration basin. Grading plan berm elevation is 874.6’ and model is at 874.1’.

Soils & Erosion Control: Infiltration basins are not protected from erosion and sedimentation during construction. After initial grading the District requires that infiltration basins be completely surrounded by erosion control measures to prevent the basin from clogging.

Escrows: $2,000 + (3.1 ac * $500/ac) = $3,550.00

Staff recommendation is to Approve with 5 Stipulations:
1. Receipt of escrows of $3,550.00.
2. The applicant must acknowledge that they will conduct a post construction test on the infiltration basin by filling the basin to a minimum depth of 6 inches with water and monitor the time necessary to drain or another approved method to verify the infiltration rate. The Coon Creek Watershed District shall be notified prior to the test to witness the results.
3. After initial grading completely surrounded the proposed infiltration basins with erosion control measures to prevent the basin from clogging.
4. Provide consistent information between grading plan and HydroCAD model for berm between forebay and infiltration basin.
5. Provide a drainage easement around the infiltration basins and storm water pond.

Staff recommendation to Approve with 5 Stipulations was moved by Westlund and seconded by Hoffman. Motion carried with four yeas (Hoffman, Kearns, Phelps, and Westlund) and no nays.
6. **Dominium Senior Housing-Coon Rapids:** The purpose of this project is construction of senior housing apartments with associated parking, utilities, landscape and hardscape at the SW quadrant of Coon Rapids Blvd. and Crooked Lake Blvd. NW in Coon Rapids, MN.

The staff report provided to the Board identified the following issues and concerns:

<table>
<thead>
<tr>
<th><strong>Stormwater &amp; Hydraulics:</strong> The applicant is meeting the volume management requirement equivalent to infiltrating runoff from the first inch of precipitation. A post construction test on the infiltration basin will be required to verify the assumed infiltration rates are obtained. The applicant must acknowledge that they will conduct a post construction test on the infiltration basin by filling the basin to a minimum depth of 6 inches with water and monitor the time necessary to drain or another approved method. The Coon Creek Watershed District shall be notified prior to the test to witness the results.</th>
<th>6. The applicant must acknowledge that they will conduct a post construction test on the infiltration basin by filling the basin to a minimum depth of 6 inches with water and monitor the time necessary to drain or another approved method. The Coon Creek Watershed District shall be notified prior to the test to witness the results.</th>
</tr>
</thead>
<tbody>
<tr>
<td>It is unknown if the applicant is meeting rate control requirements due to plan set and HydroCAD inconsistencies. The following issues need to be addressed:</td>
<td></td>
</tr>
<tr>
<td>• 2P</td>
<td>• 7P</td>
</tr>
<tr>
<td>o Outlet should be modeled as a horizontal orifice grate.</td>
<td>o Grading contours labels do not match contours used in</td>
</tr>
<tr>
<td>• 3P</td>
<td>o 8” outlet pipe has different length and outlet invert in plan set and model</td>
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</tr>
<tr>
<td>• 4P</td>
<td>o Pond 7P drains west to the Ice Rink Pond. Provide written permission from the owner that the pond has the capacity for the additional drainage.</td>
</tr>
<tr>
<td>• 5P</td>
<td></td>
</tr>
<tr>
<td>o 8” outlet pipe has different length and outlet inverts in plan set and model</td>
<td></td>
</tr>
<tr>
<td>• 7P</td>
<td></td>
</tr>
<tr>
<td>o Grading contours labels do not match contours used in</td>
<td></td>
</tr>
</tbody>
</table>
### Model
- **20P**
  - DT pipe length in plan set and model
  - 15” pipe length and inverts in plan set and model
- **21P**
  - DT pipe length and inverts in plan set and model
  - 15” inverts in plan set and model

### Tables 1.1 and 1.2
Tables 1.1 and 1.2 in the Stormwater Management Plan do not appear to be consistent with HydroCAD labels and outputs. Provide updated tables with names consistent with HydroCAD model and runoff values.

### Maintenance
A drainage and utility easement is not provided for the storm water/infiltration ponds shown on the drainage plan. Provide easements over the infiltration areas and outlets for the basins shown on the plan set.

### Soils & Erosion Control
Infiltration basins are not protected from erosion and sedimentation during construction. After initial grading the District requires that infiltration basins be completely surrounded by erosion control measures at their NWLs to prevent the basin from clogging during construction.

### Water Quality
Sediment basin/water quality ponds are not designed correctly. To maintain functionality, drain tiles must have cleanouts shown on plan set.

### Escrows
\[ \text{Escrows: } $2,000 + (4.72 \text{ ac} \times $500/\text{ac}) = $4,360.00 \]
Staff recommendation was to Table with 7 Stipulations:
1. Receipt of escrows of $4,360.00.
2. The applicant must acknowledge that they will conduct a post construction test on the infiltration basin by filling the basin to a minimum depth of 6 inches with water and monitor the time necessary to drain or another approved method. The Coon Creek Watershed District shall be notified prior to the test to witness the results.
3. After initial grading completely surrounded the proposed infiltration basins with erosion control measures to prevent the basin from clogging.
4. Show clean outs on plan set.
5. Provide consistent information between HydroCAD model, plan set and Tables 1.1 and 1.2 in Stormwater Management Plan.
6. Provide clearly labeled drainage and utility easements over the infiltration areas and outlets for proposed ponds.
7. Pond 7P drains west to the Ice Rink Pond. Provide written permission from the owner that the pond has the capacity for the additional drainage.

Motion to Table with 7 Stipulations was moved by Hoffman and seconded by Kearns. Motion carried with four yeas (Hoffman, Kearns, Phelps, and Westlund), and no nays.

7. **Springbrook Nature Center:** The purpose of this project is the renovation and expansion of the Nature Center Building over 2.7 acres at 100 85th Ave. NE in Fridley, MN.

The staff report provided to the Board identified the following issues and concerns:

<table>
<thead>
<tr>
<th>A post construction test on the infiltration basin will be required to verify the assumed infiltration rates are obtained. The applicant must acknowledge that they will conduct a post construction test on the infiltration basin by filling the basin to a minimum depth of 6 inches with water and monitor the time necessary to drain. The Coon Creek Watershed District shall be notified prior to the test to witness the results.</th>
<th>1. The applicant must acknowledge that they will conduct a post construction test on the infiltration basin by filling the basin to a minimum depth of 6 inches with water and monitor the time necessary to drain. The Coon Creek Watershed District shall be notified prior to the test to witness the results.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Escrows: $2,000 + (2.69 ac * $500/ac) = $3,345.00</td>
<td>2. Receipt of escrows.</td>
</tr>
</tbody>
</table>

Staff recommendation was to Approve with 2 Stipulations:
1. Receipt of escrows of $3,345.00.
2. The applicant must acknowledge that they will conduct a post construction test on the infiltration basin by filling the basin to a minimum depth of 6 inches with water and monitor the time necessary to drain. The Coon Creek Watershed District shall be notified prior to the test to witness the results.
Staff recommendation to Approve with 2 Stipulations was moved by Westlund and seconded by Phelps. Motion carried with four yeas (Hoffman, Kearns, Phelps, and Westlund) and no nays.

8. **Taco Bell**: The purpose of this project is construction of a new Taco Bell restaurant in the NW corner of Northdale Blvd. NW and Hanson Blvd. NW in Coon Rapids, MN.

The staff report provided to the Board identified the following issues and concerns:

<table>
<thead>
<tr>
<th><strong>Floodplain:</strong> The district Atlas 14 model predicts the 100-Yr flood elevation of 858.7. The City of Coon Rapids requires a 2 foot separation from low floors to 100-Yr elevation. Current site design does not meet this requirement.</th>
<th>1. Provide 2’ freeboard between the low floor and the 858.7 100-Yr flood elevation.</th>
</tr>
</thead>
<tbody>
<tr>
<td>There is fill proposed below the 100-year elevation (858.7 NAVD88) at the southwest entrance.</td>
<td>2. The applicant can either re-grade the entrance so that it does not fill in the floodplain or provide compensatory storage.</td>
</tr>
<tr>
<td><strong>Maintenance:</strong> A drainage and utility easement is not provided for the storm water/infiltration infrastructure shown on the drainage plan.</td>
<td>3. Provide an easement and signed operations and maintenance agreement around any proposed infiltration infrastructure.</td>
</tr>
<tr>
<td><strong>Stormwater &amp; Hydraulics:</strong> The applicant is meeting the volume management requirement equivalent to infiltrating runoff from the first inch of precipitation. A post construction test on the infiltration basin will be required to verify the assumed infiltration rates are obtained. The applicant must acknowledge that they will conduct a post construction test on the infiltration basin by filling the basin to a minimum depth of 6 inches with water and monitor the time necessary to drain or another approved method. The Coon Creek Watershed District shall be notified prior to the test to witness the results.</td>
<td>4. The applicant must acknowledge that they will conduct a post construction test on the infiltration basin by filling the basin to a minimum depth of 6 inches with water and monitor the time necessary to drain or another approved method. The Coon Creek Watershed District shall be notified prior to the test to witness the results.</td>
</tr>
<tr>
<td><strong>Water Quality:</strong> Hydrologic Report indicates that there is a 3’ separation between perforated pipe and groundwater</td>
<td>5. Provide 3’ separation between infiltration system and groundwater</td>
</tr>
</tbody>
</table>
(850.0’). However, plan set has invert at 852.4’ which does not provide a 3’ separation between infiltration system and groundwater.

Pretreatment is provided by sumps for the proposed project. However, sumps need to have minimum 4’ depths, not the 2’ provided.

Escrows: $2,000 + (0.93 ac * $500/ac) = $2,465.00

Staff recommendation was to Table with 7 Stipulations:
1. Receipt of escrows of $2,465.00
2. Provide 2’ freeboard between the low floor and the 858.7 100-Yr flood elevation.
3. The applicant can either re-grade the entrance so that it does not fill in floodplain, or provide compensatory storage.
4. Provide an easement and signed operations and maintenance agreement around any proposed infiltration infrastructure.
5. The applicant must acknowledge that they will conduct a post construction test on the infiltration basin by filling the basin to a minimum depth of 6 inches with water and monitor the time necessary to drain, or another approved method. The Coon Creek Watershed District shall be notified prior to the test to witness the results.
6. Provide 3’ separation between infiltration system and groundwater.
7. Provide a minimum 4’ sump for pretreatment.

Staff recommendation to Table with 7 Stipulations was moved by Hoffman and seconded by Kearns. Motion carried with four yeas (Hoffman, Kearns, Phelps, and Westlund) and no nays.

DISCUSSION ITEMS
9. Legislative Update (Buffer Strip Legislation): Kelly gave a brief update of the status of this legislation. It was noted that this was among items vetoed by Governor Dayton. Ulrich stated that watershed districts will be responsible for enforcement in the present wording of the bill.

10. Harmony Estates: Westlund presented the Board a brief update of the project and asked staff to prepare a “finding of facts.”
INFORMATIONAL ITEMS

ADJOURN
The meeting adjourned at 8:59 PM on a motion by Hoffman and seconded by Kearns. Motion carried with four yeaas (Hoffman, Kearns, Phelps, and Westlund) and no nays.

Byron Westlund, President