The Board of Managers of the Coon Creek Watershed District held their regular meeting on October 24, 2016 at the Bunker Hills Activities Center.

1. Call to Order: The meeting was called to order at 5:30 PM
Staff: Corinne Elfelt, Tim Kelly, Ed Matthiesen, Michelle Ulrich.
Others:

2. Approval of the Agenda: Hoffman moved to approve the Agenda. Seconded by Phelps. Motion carried with four yea (Bromley, Hoffman, Phelps, and Westlund) and no nays.

3. Announcements: None

4. Open Mike: No one present for Open Mike

POLICY ITEMS

5. Minutes: Motion to approve the Minutes was made by Westlund, seconded by Hoffman. Motion carried with four yea (Bromley, Hoffman, Phelps, and Westlund) and no nays.

6. Citizen Advisory Committee Appointment: On October 17, 2016, an application was received from Keith Johansen who lives in Spring Lake Park. No other CAC members currently live in Spring Lake Park.

Staff recommendation was to appoint Keith Johansen to the Citizen Advisory Committee.

Motion to Approve appointment of Keith Johansen to the Citizen Advisory Committee was made by Hoffman, seconded by Phelps. Motion carried with four yea (Bromley, Hoffman, Phelps, and Westlund) and no nays.

7. Catcher’s Creek 2nd Addn. Variance Request: Although this was a request for variance, and a follow-up to the October 10, 2016 Board of Managers Meeting requesting clarification on details of the request, Kelly noted there has been a significant material change to the grading plan submitted in September from the approved plans of July, 2015. He stated there is a need for staff to have time to research and review the change in the grading plans and the effect this may have on the request for variance.

Concerning the request for variance, Kelly noted the staff reports and board reviews of July 13, 2015, and October 10, 2016, and Minutes of those meetings. The staff report
provided to the Board and published on the District website noted seven issues and concerns:

1. Significant Material Change to Grading Plan
2. Floodplain/Floodway Fill
3. Nature and Extent of the Easement
4. Buildability
5. Preclusion of Reasonable Uses of the Property
6. Nature of a Variance
7. Findings and Conclusions

Options presented to the Applicant:

1. Revise plan to original grades approved in 2015.
2. Request a 15’ variance, the minimum required to make Lot 15 buildable
3. Calculate and plot location of the floodway.

The District’s Attorney recommended a meeting of parties involved to collect complete information and clarify the request for variance for Lot 15. Kelly will coordinate the meeting.

The Board reviewed the prior decisions made on this project and the options available to the Board and Applicant. Motion to Table pending a meeting of parties involved to collect complete information and clarify the request of variance for Lot 15 was made by Westlund, seconded by, Hoffman. Motion carried with four yeas (Bromley, Hoffman, Phelps, and Westlund) and no nays.

PERMIT ITEMS

8. Blaine Medical Office Bldg (TCO): The purpose of this project is the construction of a medical office building to be located on Ulysses Street NE in Blaine, Minnesota.

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

<table>
<thead>
<tr>
<th>ISSUE</th>
<th>NEED</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Escrows:</strong> $2,000 + (4.30 ac * $500/ac) = $4,150.00</td>
<td>1. Receipt of escrows.</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.</td>
<td>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.</td>
</tr>
<tr>
<td></td>
<td>3. The applicant must submit detail sheets for the underground</td>
</tr>
<tr>
<td>Soils &amp; Erosion Control: District requires all stabilization vegetation be within seven (7) days of rough grading or inactivity.</td>
<td>4. Update construction plans to stabilize vegetation in 7 days of rough grading or inactivity.</td>
</tr>
<tr>
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</tr>
<tr>
<td>Water Quality: All discharges into wetlands/water quality basins are not pretreated by a sediment sump manhole. These sump manholes are not designed correctly for water quality treatment prior to discharge into a wetland or receiving water.</td>
<td>5. Need to provide construction schedules detailing when sediment trapping measures will occur.</td>
</tr>
<tr>
<td>Maintenance: It is unknown who will be responsible for the inspection and maintenance of stormwater facilities. A maintenance agreement has not been executed. The applicant has not submitted a Maintenance Plan for each Stormwater Treatment Practice.</td>
<td>6. The applicant must submit detail sheets for the underground stormwater facilities with proper pretreatment; either sump manhole or a header row.</td>
</tr>
<tr>
<td>Wetlands: The TEP has not approved the Wetland Replacement Plan.</td>
<td>7. Provide an O&amp;M Agreement that meets District requirements.</td>
</tr>
<tr>
<td>The City of Blaine has not approved the purchase of the wetland credits from the City’s bank.</td>
<td>8. Wetland Replacement Plan must be approved by the TEP.</td>
</tr>
<tr>
<td>9. Proof of purchase of wetland credits must be provided to CCWD.</td>
<td></td>
</tr>
</tbody>
</table>

Staff recommendation was to Table with 9 Stipulations as follows:

1. Receipt of escrows, $4,150.00.
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.
3. The applicant must submit detail sheets for the underground stormwater facilities that match their HydroCAD.
4. Update construction plans to stabilize vegetation in 7 days of rough grading or inactivity.
5. Need to provide construction schedules detailing when sediment trapping measures will occur.
6. The applicant must submit detail sheets for the underground stormwater facilities with proper pretreatment; either sump manhole or a header row.
7. Provide an O&M Agreement that meets District requirements.
8. Wetland Replacement Plan must be approved by the TEP.
9. Proof of purchase of wetland credits must be provided to CCWD.
Motion to Table with 9 Stipulations was moved by Hoffman and seconded by Bromley. The motion carried with four yea (Bromley, Hoffman, Phelps, and Westlund) and no nays.

9. Coon Rapids Public Works Facility: The purpose of this project is to replace the public works building watermain and expand the parking lot located at 1831 111th Ave NW in Coon Rapids, Minnesota.

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

<table>
<thead>
<tr>
<th>ISSUE</th>
<th>NEED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Escrows: $2,000 + (1.94 ac * $500/ac) = $2,970.00</td>
<td>1. Receipt of escrows.</td>
</tr>
</tbody>
</table>

Staff recommendation was changed to Approve with 0 Stipulations as the escrows, $2,970.00, was received on October 24, 2016.

Motion to Approve with 0 Stipulations was moved by Phelps and seconded by Bromley. The motion carried with four yea (Bromley, Hoffman, Phelps, and Westlund) and no nays.

10. Gasoline Alley Demo: The purpose of this project is to demolish existing structures and go-kart track located at 10254 Central Avenue NE in Blaine, Minnesota.

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

<table>
<thead>
<tr>
<th>ISSUE</th>
<th>NEED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Escrows: $2,000 + (1.4 ac * $500/ac) = $2,700.00</td>
<td>1. Receipt of escrows.</td>
</tr>
</tbody>
</table>

Staff recommendation was to Approve with 1 Stipulation as follows:

1. Receipt of escrows, $2,700.00.

Motion to Approve with 1 Stipulation was moved by Hoffman and seconded by Bromley. The motion carried with four yea (Bromley, Hoffman, Phelps, and Westlund) and no nays.

11. Kinghorn Residence Shoreline: The purpose of this project is to replace the retaining wall and landscape located a 10800 Mississippi Blvd in Coon Rapids, Minnesota.

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

<table>
<thead>
<tr>
<th>ISSUE</th>
<th>NEED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Escrows: $2,000 + (0.14 ac * $500/ac) = $2,070.00</td>
<td>1. Receipt of escrows.</td>
</tr>
<tr>
<td>Soils &amp; Erosion Control: Construction</td>
<td>2. Construction path needs to be provided</td>
</tr>
</tbody>
</table>
path is not clearly labeled on plans.

| to ensure adjacent properties are not impacted. If drainage is toward adjacent property, silt fence should be placed along construction path. |

Provisions have not been made for cleaning road surfaces where sediment is transported by the end of the day.

| 3. Provide note that any sediment tracked onto the street from construction activities will be removed on a daily basis. |

Riprap details for shoreline stabilization were not provided.

| 4. Riprap for shoreline stabilization must follow DNR standards. |

Staff recommendation was to Approve with 4 Stipulations as follows:

1. Receipt of escrows, $2,070.00.
2. Construction path needs to be provided to ensure adjacent properties are not impacted. If drainage is toward adjacent property, silt fence should be placed along construction path.
3. Provide note that any sediment tracked onto the street from construction activities will be removed on a daily basis.
4. Riprap for shoreline stabilization must follow DNR standards.

Motion to Approve with 4 Stipulations was moved by Westlund and seconded by Hoffman. The motion carried with four yees (Bromley, Hoffman, Phelps, and Westlund) and no nays.

12. Malibu Aerospace: The purpose of this project is to construct a new airplane hanger to be located at 2180 Oklahoma Avenue in Blaine, Minnesota.

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

<table>
<thead>
<tr>
<th>ISSUE</th>
<th>NEED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Escrows: $2,000 + (0.67 ac * $500/ac ) = $2,335.00</td>
<td>1. Receipt of escrows.</td>
</tr>
<tr>
<td>Stormwater &amp; Hydrology: The infiltration rate needs to be confirmed post construction but due to the difficulty of conducting an in-situ test an alternative method is required.</td>
<td>2. Give the CCWD staff 24-hours’ notice of the construction of the infiltration basin so as to verify that the approved design is constructed as shown.</td>
</tr>
<tr>
<td>Maintenance: It is unknown who will be responsible for the inspection and maintenance of stormwater facilities. A maintenance agreement has not been executed. The applicant has not submitted a Maintenance Plan for each Stormwater Treatment Practice.</td>
<td>3. Provide an O&amp;M Agreement that meets District requirements.</td>
</tr>
</tbody>
</table>

Staff noted the escrows had already been paid.
Staff recommendation was to Approve with 2 Stipulations as follows:
  1. Provide the District with 24-hours’ notice of the commencement of construction of the underground infiltration basin.
  2. Provide an O&M Agreement that meets District requirements.

Motion to Approve with 2 Stipulations was moved by Bromley and seconded by Hoffman. The motion carried with four yeas (Bromley, Hoffman, Phelps, and Westlund) and no nays.

13. **Quail Creek 10th Addition:** The purpose of this project is site development for 96 single family homes and associated infrastructure to be located approximately 2 miles north of Interstate 35W and half mile east of Radisson Road in Blaine, Minnesota.

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

<table>
<thead>
<tr>
<th>ISSUE</th>
<th>NEED</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Escrows:</strong> $2,000 + (112 ac * $500/ac) = $58,000.00</td>
<td>1. Receipt of escrows.</td>
</tr>
<tr>
<td><strong>Soils &amp; Erosion Control:</strong> Storm sewer table was provided; however, it is unclear how modeled outlets are reflected on table. It is unclear if dewatering is needed during the construction of the proposed project.</td>
<td>2. Provide final storm sewer information to compare with model.</td>
</tr>
<tr>
<td><strong>Floodplain:</strong> The project does propose to place fill within the floodplain. It is unknown what floodplain impact is, no calculations provided.</td>
<td>3. Provide statement whether dewatering will be required for the construction of the proposed project. If yes, provide well-field location, rates, discharge location, schedule and quantities.</td>
</tr>
<tr>
<td><strong>Wetlands:</strong> The TEP has not approved the Wetland Replacement Plan.</td>
<td>4. Provide calculations indicating floodplain impacts. See figure below for current District models HWLs to be used in floodplain calculations.</td>
</tr>
<tr>
<td>The City of Blaine has not approved the purchase of the wetland credits from the City’s bank.</td>
<td>5. Wetland Replacement Plan must be approved by the TEP</td>
</tr>
<tr>
<td></td>
<td>6. Proof of purchase of wetland credits must be provided to CCWD</td>
</tr>
</tbody>
</table>
Wildlife: The proposed project does include endangered or threatened species, rare natural communities, colonial waterbird nesting sites, migratory waterfowl concentration areas, deer wintering areas or wildlife travel corridors.

7. Submit plant survey report from Critical Connections Ecological Services (CCES) to the DNR

Staff recommendation was to Table with 7 Stipulations as follows:
1. Receipt of escrows, $58,000.00.
2. Provide final storm sewer information to compare with model.
3. Provide statement whether dewatering will be required for the construction of the proposed project. If yes, provide well-field location, rates, discharge location, schedule and quantities.
4. Provide calculations indicating floodplain impacts. See attached figure for current District models HWLs to be used in floodplain calculations.
5. TEP approval of the Wetland Replacement Plan.
6. Proof of purchase of wetland credits must be provided to CCWD.
7. Submit plant survey report from CCES to the DNR.

Board Discussion: Hoffman asked about the DNR process for the plant survey. Kelly explained the process. Phelps asked how the street was going to be tied into adjoining properties. A review of additional plans available at the meeting laid out the plan to join the street with the streets of Wagamon Ranch development.

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

14. Woods of Crooked Lake: The purpose of this project is the residential development of the property located at 2928 129th Avenue NW in Coon Rapids, Minnesota.

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

<table>
<thead>
<tr>
<th>ISSUE</th>
<th>NEED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Escrows: $2,000 + (1.27 ac * $500/ac) = $2,634.50</td>
<td>1. Receipt of escrows.</td>
</tr>
<tr>
<td>Stormwater &amp; Hydraulics: Project write-up indicates that runoff from front of house and driveway will be directed into rain gardens. However, grading plan shows drainage is toward the road.</td>
<td>2. Provide additional details on grading plan that illustrate how water will be directed into rain gardens. Provide note that driveways will be sloped to direct runoff into rain gardens.</td>
</tr>
<tr>
<td>The applicant is meeting the volume</td>
<td>3. The applicant must acknowledge</td>
</tr>
</tbody>
</table>
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.

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.

**Soils & Erosion Control:** District requires all stabilization vegetation be within seven (7) days of rough grading or inactivity.

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.

Provision requiring any tracked sediment onto the road must be removed on a daily basis were not included.

4. Provide following items for erosion control:
   a. Update construction plans to stabilize vegetation in 7 days of rough grading or inactivity.
   b. After initial grading completely surrounded the proposed infiltration basins with erosion control measures to prevent the basin from clogging.
   c. Provide note that any tracked sediment onto the road will be removed on a daily basis.

**Maintenance:** A maintenance agreement has not been executed. The applicant has not submitted a Maintenance Plan for each Stormwater Treatment Practice.

5. Provide an O&M Agreement that meets District requirements.

Staff recommendation was to Table with 5 Stipulations as follows:

1. Receipt of escrows, $2,634.50.
2. Provide additional details on grading plan that illustrate how water will be directed into rain gardens. Provide note that driveways will be sloped to direct runoff into rain gardens.
3. 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.
4. Provide following items for erosion control:
   a. Update construction plans to stabilize vegetation in 7 days of rough grading or inactivity.
   b. After initial grading completely surrounded the proposed infiltration basins with erosion control measures to prevent the basin from clogging.
c. Provide note that any tracked sediment onto the road will be removed on a daily basis.

5. Provide an O&M Agreement that meets District requirements.

Motion to Table with 5 Stipulations was moved by Phelps and seconded by Bromley. The motion carried with four yeas (Bromley, Hoffman, Phelps, and Westlund) and no nays.

DISCUSSION ITEMS


On October 14, 2016 District staff met with representatives from the City of Blaine, City of Coon Rapids, City of Fridley, Anoka County, HSEM and Federal Emergency Management Agency (FEMA) to review damage assessments and estimated costs of damages. Preliminary Countywide eligible damage estimate of $634,300 appears to be below federal and state thresholds for assistance.

A Motion to Receive the Report was made by Westlund, and seconded by Hoffman. The motion carried with three yeas (Hoffman, Phelps, and Westlund) and no nays.

INFORMATIONAL ITEMS

16. Update on Office Building Soil Borings: Kelly reported the borings have been done and the geotechnical report is expected in about a week. Kelly stated lots of clay was found and a couple of sand lenses. Initial findings indicate soil corrections would likely need to be done to accommodate a building. Wenck and staff are reviewing stormwater management at the property also.

17. Drone Demonstration: Wenck now has two drones and demonstrated to District staff and others the practical uses of them for examining difficult to navigate areas, such as along the Mississippi River and use for inspections of ditches and construction sites. The District will be reviewing the cost effectiveness of drone use.

ADJOURN

The meeting adjourned at 6:27 PM on a motion by Hoffman, seconded by Phelps. Motion carried with three yeas (Hoffman, Phelps, and Westlund) and no nays.

Byron Westlund, President