

COON CREEK WATERSHED DISTRICT BOARD OF MANAGERS' MEETING

The Board of Managers of the Coon Creek Watershed District held their regular meeting on Monday, July 28, 2025, at the Coon Creek Watershed District Office.

1. Call to Order

The meeting was called to order at 5:30 PM

Board Members Present: Jim Hafner, Erin Lind, Jason Lund, and Dwight McCullough.

Board Member Absent: Mary Campbell

Staff Present: Tim Kelly, Corinne Elfelt, Erin Margle, Hattie Hillukka and Michelle Ulrich

Zoom attendees: Jon Janke

2. Approval of the Agenda

Board Member Lund moved to add permit item 8 - Boulder Prairie Estates, permit item 9 - Kwik Trip 1790 Ham Lake and permit number 10 - CenterPoint Hwy 65 Reconstruct Phase 1&2 to the Consent Items. Member Lund also moved to add three Informational Items to the agenda. Seconded by Board Member Lind. The motion carried with four (4) yeas (Board Members, Hafner, Lind, Lund, and McCullough) and no nays.

Board Member McCullough moved to approve the amended agenda. Seconded by Board Member Hafner. The motion carried with four (4) yeas (Board Members Hafner, Lind, Lund, and McCullough) and no nays.

3. Announcements

No announcements

4. Open Mic/Public Comment

No one was present for comment

CONSENT ITEMS

5. Approval of Minutes of July 14, 2025

6. Approval of Bills for Payment

Claims totaling \$202,682.18 on the following disbursement(s) list will be issued and released upon Board approval.

Vendor	Amount
V0026--CITY OF COON RAPIDS	94,400.00
V0027--CITY OF FRIDLEY	2,375.00
V0096--RANDY WESP EXCAVATING LLC	23,090.00
V0102--US GEOLOGICAL SURVEY	29,208.50
V0110--RESPEC COMPANY LLC	8,330.00
V0138--RMB ENVIRONMENTAL LABORATORIES INC	1,464.00
V0138--RMB ENVIRONMENTAL LABORATORIES INC	144.00
V0138--RMB ENVIRONMENTAL LABORATORIES INC	1,485.00
V0138--RMB ENVIRONMENTAL LABORATORIES INC	269.00
V0138--RMB ENVIRONMENTAL LABORATORIES INC	140.00
V0300--HASBROOK, KAILEE	14.00
V0342--PARK CONSTRUCTION COMPANY	2,280.00
V0348--BLUE CROSS BLUE SHIELD OF MN	23,669.11
V0350--FIRST UNUM LIFE INSURANCE COMPANY	222.08
V0351--DELTA DENTAL OF MN	1,772.36
V0352--HEALTH EQUITY INC	803.06
V0352--HEALTH EQUITY INC	500.00
V0360--PAYLOCITY	559.63
V0362--PUBLIC EMPLOYEES RETIREMENT ASSOCIATION	8,437.36
V0363--MINNESOTA STATE RETIREMENT SYSTEM	1,370.00
V0393--CWP West LLC	1,899.08
V0394--RECTANGLE DESIGNS LLC	250.00
	202,682.18

The following permit items were moved to the Consent Agenda.

8. Boulder Prairie Estates

The purpose of this project is a single-family residential development with associated stormwater treatment features located at 888 Crosstown Blvd NE, and 15540 Prairie Rd NW, Andover, Minnesota.

The applicant is proposing the construction of a 27-lot single family home development with associated stormwater treatment features. The project will disturb 12.8 acres and create 3.66 acres of regulated impervious. The project is within the County Ditch 20 sub watershed. The relevant water resources include stormwater management and erosion and sediment control.

Staff recommendation was to approve with (five) 5 Conditions and (four) 4 Stipulations as outlined in the complete Permit Application Review Report dated July 23, 2025, and before the Board of Managers on July 28, 2025.

Conditions to be Met Before Permit Issuance:

Rule 2.7 – Procedural Requirements

1. Submittal of a performance escrow in the amount of \$8,000.00.

Rule 3.0 – Stormwater Management

2. The "Volume Required" values listed in the volume control table of the narrative are not correct. Please update these values based on 1.1" over the new/reconstructed and future impervious areas.
3. The double ring infiltrometer results for Basin #3 indicate infiltration rates around 16.0 in/hr. The MPCA prohibits infiltration if field measured rates exceed 8.3 in/hr. Soil amendments will be required to slow if the infiltration rate to an acceptable level. Please provide a soil amendment plan/procedure for the basins. Infiltration tests will also be required after amendments have been made to verify that the infiltration rates are within the acceptable range. Note that the amended infiltration rate must be higher than the design rate of 8.1 in/hr and lower than the maximum rate of 8.3 in/hr. This is a very narrow range and would recommend reducing the design infiltration rate to increase the acceptable range.

Rule 4.0 – Soils and Erosion Control

4. Update Note 8.4 on sheet C1.4 to stabilize soils within 7 days of inactivity.
5. Update Note on sheet C1.5 under "Narrative – Permanent Stormwater Treatment Systems" to be consistent with the plan.

Stipulations: The permit will be issued with the following stipulations as conditions of the permit. By accepting the permit, the applicant agrees to these stipulations:

1. The applicant must apply for coverage under the Minnesota Pollution Control Agency's (MPCA's) Construction Stormwater Permit (Permit No: MNR100001)
2. Submittal of as-builts for the stormwater management practices and associated structures listed in Tables 2 and 3, including volume, critical elevations and proof of installation for hydrodynamic separators.
3. Completion of post construction infiltration tests on Infiltration Basin 1, 2, 3, and 4 by filling the basin to a minimum depth of 6 inches with water and monitoring the time necessary to drain, or multiple double ring infiltration tests to ASTM

standards. The Coon Creek Watershed District shall be notified prior to the test to witness the results.

4. If dewatering is required, provide DNR dewatering permit prior to construction. If a DNR permit is not required, provide well-field location, rates, discharge location, schedule and quantities prior to construction.

9. Kwik Trip – Ham Lake

The purpose of this project is the construction of a convenience store and associated stormwater treatment features located at Parcel 3 - Elwell Commercial Park, Ham Lake, Minnesota.

The applicant is proposing the construction of a new convenience store/gas station with associated stormwater treatment features. This parcel is within the Elwell Commercial Park development (P-24-048) and utilizes the regional pond for a portion of the required stormwater treatment. The project will disturb 2.79 acres and create 1.35 acres of regulated impervious. The parcel drains to County Ditch 57. The relevant water resource concerns are stormwater management and erosion and sediment control.

Staff recommendation was to approve with (three) 3 Conditions and (four) 4 Stipulations as outlined in the complete Permit Application Review Report dated July 23, 2025, and before the Board of Managers on July 28, 2025.

Conditions to be Met Before Permit Issuance:

Rule 2.7 – Procedural Requirements

1. Submittal of a performance escrow in the amount of \$3,395.00.

Rule 3.0 – Stormwater Management

2. Provide MnDOT approval for discharge into ditch.
3. Provide proof of recording of a fully executed Operations and Maintenance Agreement for the perpetual inspection and maintenance of all proposed stormwater management practices after review and approval by the District.

Stipulations: The permit will be issued with the following stipulations as conditions of the permit. By accepting the permit, the applicant agrees to these stipulations:

1. The applicant must apply for coverage under the Minnesota Pollution Control Agency's (MPCA's) Construction Stormwater Permit (Permit No: MNR100001).

2. Submittal of as-builts for the stormwater management practices and associated structures listed in Tables 2 and 3, including volume, critical elevations and proof of installation for hydrodynamic separators.
3. Completion of a post construction infiltration test on the Filtration Basin by filling the basin to a minimum depth of 6 inches with water and monitoring the time necessary to drain, or multiple double ring infiltration tests to ASTM standards. The Coon Creek Watershed District shall be notified prior to the test to witness the results.
4. If dewatering is required, provide DNR dewatering permit prior to construction. If a DNR permit is not required, provide well-field location, rates, discharge location, schedule and quantities prior to construction.

10. CenterPoint Hwy 65 Reconstruct Phase 1 & 2

The purpose of this project is the directional bore relocation and abandonment of utility lines located along Hwy 65 between 121st Ave NE and 93rd Ln NE, Blaine, Minnesota.

CenterPoint Energy is proposing the directional boring of new utility lines and utility line abandonment near the HWY 65 corridor in Blaine, MN. The project will disturb 0.16 acres and create no regulated impervious surface. The project drains toward County Ditches 60, 39 and 41. The relevant water resource concerns are erosion and sediment control and ditch crossing, which correspond to District Rules 3 and 7.

Staff recommendation was to approve with (four) 4 Conditions and (two) 2 Stipulations as outlined in the complete Permit Application Review Report dated July 23, 2025, and before the Board of Managers on July 28, 2025.

Conditions to be Met Before Permit Issuance:

Rule 2.7 – Procedural Requirements

1. Submittal of a performance escrow in the amount of \$2,080.00.

Rule 4 – Soils and Erosion Control

2. Provide a note to stabilize soils and soil stockpiles within 24 hours of inactivity.

Rule 7 – Drainage, Bridges, Culverts and Utility Crossings

3. Update plans the Sand Creek crossing plan to show a minimum 4 feet below the bottom elevation of 889.2 ft NAVD 88.

4. Ditch line work on Figure 2: Site Plan is inaccurate as the proposed crossing is under a private lateral, not public ditch. Update to reflect the linework shown below.

Stipulations: The permit will be issued with the following stipulations as conditions of the permit. By accepting the permit, the applicant agrees to these stipulations:

1. Submittal of as-builts for utility crossing under all ditch crossings that shows 4-foot separation is maintained between the bottom of ditch and top of utility line.
2. If dewatering is required, provide DNR dewatering permit prior to construction. If a DNR permit is not required, provide well-field location, rates, discharge location, schedule and quantities prior to construction.

Board Member Lind moved to approve the Consent Agenda Items. Seconded by Board Member Lund. The motion carried with four (4) yeas (Board Members Hafner, Lind, Lund, and McCullough) and no nays.

POLICY ITEMS

7. Request to Seek Quotes Office Rear Area Project

Administrative Services Coordinator, Corinne Elfelt informed members that additional parking spaces are needed at the District office. Currently there are 19 parking spaces and 1 handicap space in the front parking lot, and it is proving to be inadequate for staff and visitors, causing staff to park in the back daily. The plan is to remove the current failing retaining wall and add 14 spaces with a permeable surface. The City of Ham Lake will be contacted to see if a permit is needed. There is also a need for netting to be installed as golf balls are routinely found in the area. The project is included in the budget and quotes will be brought to the August 25, 2025 Board Meeting.

Staff recommendation was to approve the request to seek quotes for the rear parking area project.

Board Member Lind moved to approve Policy Item #7 Request to Seek Quotes Office Rear Area Project. Seconded by Board Member Lund. The motion carried with four (4) yeas (Board Members Hafner, Lind, Lund and McCullough) and no nays.

PERMIT ITEMS – *(moved to Consent Agenda)*

8. Boulder Prairie Estates

9. Kwik Trip – Ham Lake

10. CenterPoint Hwy 65 Reconstruct Phase 1 & 2

DISCUSSION ITEMS

11. Preliminary Draft 2026 Budget

This is the second review of the 2026 budget that is required. Corrections have been made from the July 14, 2025, meeting and Administrator Tim Kelly asked that all questions be submitted by the August 11, 2025, Board Meeting at which time Mr. Kelly will report on any questions and the Board will be asked to approve the budget at that time for release review.

Board Member Lund moved to Receive the Preliminary Draft 2026 Budget. Seconded by Board Member McCullough. The motion carried with four (4) yeas (Board Members Hafner, Lind, Lund, and McCullough) and no nays.

INFORMATIONAL ITEMS

Mr. Kelly announced three ABC news articles included in the packet for reading. The first is regarding a \$225,000 state grant that was awarded to The City of Coon Rapids to purchase a truck that will televise sanitary sewer lines for problems. Until now, the city has contracted this service, and the purchase will significantly reduce the expense. It will also enable a prompt response to emergency situations as well as provide regular maintenance and enhanced compliance with insurance requirements. Coon Creek Watershed District Board Members were mentioned in the article as having approved a grant of \$48,900 for the purchase.

The second article identifies the impact on the county regarding the federal budget reconciliation bill that became law earlier in July 2025. Some of the changes will affect the county's Economic Assistance Department workload as well as changes in participant numbers for both SNAP and Medicaid in Minnesota beginning in the fall of 2026. Decisions will still need to be made by the Minnesota Legislature to understand the impacts on both state and county budgets, according to the response.

The third article encourages the public to get involved with their local government regarding taxes. Most of the local, regional and state officials must set a proposed property tax levy by mid-September. The local officials are now trying to determine what expenses are affordable in the coming year

ADJOURNMENT

Board Member Lund moved to adjourn at 5:53 pm. Seconded by Board Member McCullough. The motion carried with four (4) yeas (Board Members Hafner, Lind, Lund, and McCullough) and no nays.



President