

BOARD MEETING AGENDA

Board Room
Coon Creek Watershed District Offices
Monday, October 13, 2025
5:30 p.m.

Board of Managers:

Jim Hafner, President; Erin Lind, Vice President; Jason Lund, Secretary; Mary Campbell, Treasurer; Dwight McCullough, Member at Large

Note: Individuals with items on the agenda or who wish to speak to the Board are encouraged to be in attendance when the meeting is called to order.

1. Call to Order

2. Approval of the Agenda (*Additions/Corrections/Deletions*)

3. Announcements

4. Open Mic/Public Comment

*Members of the public at this time may address the Board, for **up to three minutes**, on a matter not on the Agenda. Individuals wishing to be heard must sign in with their name and address at the door. Additional comments may be accepted in writing. Board action or discussion should **not** be expected during the presentation of public comment/open mic. Board members may direct staff to research the matter further or take the matter under advisement for consideration at a future Board meeting.*

CONSENT ITEMS

The consent agenda is considered as one item of business. It consists of routine administrative items or items not requiring discussion. Items can be removed from the consent agenda at the request of a Board member, staff member or a member of the audience.

5. Approval of Minutes of September 22, 2025

6. Receive Administrator's Report

7. Advisory Committee Report

8. Bills/Accounts Payable

POLICY ITEMS

9. Water Quality Cost Share Grant Award

PERMIT ITEMS

10. CenterPoint – Elwell Farms connection

11. Kohler Farms

12. Northtown Villas

13. TH 65 Local Access Road Improvement Project

DISCUSSION ITEMS

14. Administrator Transition Plan

INFORMATIONAL ITEMS

15. Minnesota Watersheds Annual Conference

16. Anoka County sues MnDOT over \$6.2M Reallocation of Funding

ADJOURN

COON CREEK WATERSHED DISTRICT BOARD OF MANAGERS' MEETING

The Board of Managers of the Coon Creek Watershed District held their regular meeting on Monday, September 22, 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: Mary Campbell, Jim Hafner, Erin Lind, Jason Lund, and Dwight McCullough.

Staff Present: Jon Janke, Tim Kelly, Corinne Elfelt, Erin Margl, Erik Bye, and Michelle Ulrich

Via Video Conference: Tyler Thompson (CCWD), Jennie Lattin (City of Columbus)

2. Approval of the Agenda

Board Member Lund moved to add permit item #11 CSAH 18/20 Roundabout to the Consent Items. Seconded by Board Member Campbell. The motion carried with five (5) yeas (Board Members Campbell, Hafner, Lind, Lund, and McCullough) and no nays.

Board Member Lind moved to approve the amended agenda. Seconded by Board Member McCullough. The motion carried with five (5) yeas (Board Members Campbell, 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 September 8, 2025

6. Approval of Bills for Payment

Claims totaling \$266,542.25 on the following disbursement list will be issued and released upon Board approval.

Vendor	Amount
V0027--CITY OF FRIDLEY	10,000.00
V0036--EBERT CONSTRUCTION	2,500.00
V0068--PLM LAKE AND LAND MGT CORP	400.00
V0068--PLM LAKE AND LAND MGT CORP	1,833.40
V0102--US GEOLOGICAL SURVEY	29,208.50
V0110--RESPEC COMPANY LLC	9,038.75
V0190--MARGL, ERIN	1,333.00
V0195--STANTEC CONSULTING SERVICES INC	2,580.50
V0195--STANTEC CONSULTING SERVICES INC	46,386.65
V0195--STANTEC CONSULTING SERVICES INC	58,461.25
V0195--STANTEC CONSULTING SERVICES INC	15,269.50
V0195--STANTEC CONSULTING SERVICES INC	16,167.25
V0221--ABDO LLP	5,466.67
V0221--ABDO LLP	15,948.00
V0221--ABDO LLP	1,050.00
V0348--BLUE CROSS BLUE SHIELD OF MN	22,490.38
V0350--FIRST UNUM LIFE INSURANCE COMPANY	1,208.30
V0351--DELTA DENTAL OF MN	1,772.36
V0352--HEALTH EQUITY INC	35.10
V0352--HEALTH EQUITY INC	803.06
V0360--PAYLOCITY	559.63
V0362--PUBLIC EMPLOYEES RETIREMENT ASSOCIATION	8,523.60
V0363--MINNESOTA STATE RETIREMENT SYSTEM	1,370.00
V0406--CONSTANCE BLVD TERRACE LLC	9,388.58
V0407--EGAN COMPANY	1,598.82
V0408--PREMIER INDUSTRIES	2,384.25
V0409--REC INC	764.70
	266,542.25

The following permit items were moved to the Consent Agenda.

11. CSAH 18/20 Roundabout

The purpose of this project is the construction of a new roundabout located at the intersection of Crosstown Blvd and Constance Blvd (County State Aid Highways 18 and 20) in Andover, Minnesota.

Anoka County Highways is proposing the construction of a roundabout at the intersection CSAH 18 and CSAH 20 and associated stormwater treatment. The project will disturb 4.7 acres and create 2.07 acres of regulated impervious surface. The drainage in the area is split between the Coon Creek Watershed District and the Lower Rum River Water Management Organization. The runoff portion within the District drains toward County Ditches 37 and 20. The relevant water resource concerns are stormwater management, soils and erosion control, and wetlands, which correspond to District Rules 3, 4, and 5.

Based on the findings and exhibits as presented in the staff report, the Staff recommendation was to Approve with two (2) Conditions and three (3) Stipulations as follows:

Conditions to be Met Before Permit Issuance:

Rule 2.7 – Procedural Requirements

1. Submittal of a performance escrow in the amount of \$4,350.00.

Rule 3.0 – Stormwater Management

2. Confirm that the proposed project plans have been submitted to the LRRWMO and that permitting requirements have been met.

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 the stormwater management practices and associated structures listed in Tables 2 and 3, including volume, critical elevations and proof of installation for hydrodynamic separators.
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.
3. The applicant must apply for coverage under the Minnesota Pollution Control Agency's (MPCA's) Construction Stormwater Permit (Permit No: MNR100001)

Board Member McCullough moved to approve the Consent Agenda Items. Seconded by Board Member Lund. The motion carried with five (5) yeas (Board Members Campbell, Hafner, Lind, Lund, and McCullough) and no nays.

POLICY ITEMS

7. Water Education Grant 25-02 – Field Trip to Blaine Wetland Sanctuary

Jon Janke, Director of Operations, presented: This request for the Water Education Grant of \$250 for the costs associated with a guided tour of the Blaine Wetland Sanctuary for 25 5th-grade students at Avail Academy. The applicants' students have been studying living systems within the biosphere and learning about the impacts of pollution on land and resources.

Staff recommendation is to Approve Water Education grant application of \$250 for the cost associated with a guided tour of the Blaine Wetland Sanctuary for 25 5th grade students at Avail Academy.

Board Member Lund moved to Approve Water Education grant application of \$250 for the cost associated with a guided tour of the Blaine Wetland Sanctuary for 25 5th grade students at Avail Academy. Seconded by Board Member Campbell. The motion carried

with five (5) yeas (Board Members Campbell, Hafner, Lind, Lund, and McCullough) and no nays.

8. Water Education Grant 25-03 – Smart Salt Training

Jon Janke presented Water Education grant application 25-03, noting this request was for a grant of \$2,000 for the costs associated with hosting a county-wide Smart Salting Operator Training.

The applicant stated in her grant application that the Smart Salting training will be offered to cities, counties, and other organizations to improve operator effectiveness and reduce chloride pollution by learning best practices, while keeping roads, parking lots, and sidewalks safe. This training has helped organizations reduce their salt use by 30-70%, reducing costs for product and minimizing infrastructure damage. These reductions have been shown to reduce chloride contamination in lakes, rivers and streams. A water education grant from Coon Creek Watershed District (CCWD) would allow the County to offer the Smart Salting training free of charge. She states that free attendance provides an incentive for communities with limited budgets to allow staff to be trained.

Staff recommendation was to Approve Water Education grant application of \$2,000 for the costs associated with hosting a Minnesota Pollution Control Agency (MPCA) Smart Salting training for winter maintenance operators within Anoka County.

Board Member Hafner moved to Approve Water Education grant application of \$2,000 for the costs associated with hosting a Minnesota Pollution Control Agency (MPCA) Smart Salting training for winter maintenance operators within Anoka County. Seconded by Board Member Lund. The motion carried with five (5) yeas (Board Members Campbell, Hafner, Lind, Lund, and McCullough) and no nays.

9. Minor Plan Amendment

Erik Bye, Planning Coordinator, reviewed the history of this item as outlined in the staff report. The CIP updates previously discussed have been incorporated into the 2024-2033 Comprehensive Watershed Management Plan as a proposed minor amendment with deleted content stricken out and new content underlined.

The minor plan amendment process is as follows:

- 30-day public review and comment period.
- Present proposed minor amendment to the Technical Advisory Committee (TAC)
- Public meeting with published legal notice to explain the amendments.
- Board of Water and Soil Resources (BWSR) has 5 days following 30-day public comment period to agree that the proposed amendments are minor.
- Board adopts the amended plan.

Staff recommendation was for the Board to direct staff to initiate the minor plan amendment process.

Board Member Campbell asked about having ranges for the cost of projects verses specific dollar amounts. Kelly indicated that ranges are not used in comprehensive plans by watershed districts in their Capital Improvement Plans (CIP).

Board Member Lind asked about the impact of a new MS4 permit on the CIP. Bye indicated the changes have not yet come through for the MS4 permit and any significant changes would be included in the next minor amendment to the CIP.

Board Member Lind moved to Direct Staff to Initiate the Minor Plan Amendment Process. Seconded by Board Member Campbell. The motion carried with five (5) yeas (Board Members Campbell, Hafner, Lind, Lund, and McCullough) and no nays.

10. Notice of Administrator's Intent to Retire December 31, 2025

Board President Hafner announced that Administrator, Tim Kelly, has submitted a notice of his intent to retire effective December 31, 2025.

Board Member Campbell made a motion acknowledging receipt of the notice of Tim Kelly, District Administrator's intent to retire and proposed aligning the end date to November 21, 2025, consistent with the 60-day notice requirement of Kelly's Employment Agreement.

Board Member Lund stated his preference was to accept the notice for December 31, 2025, allowing the District sufficient time to process the transition.

Board Member McCullough stated that he would abstain from voting as he felt Kelly has done an outstanding job.

Board Member Lind indicated that more than 60-days were needed to make a smooth transition and would accept the December 31, 2025, retirement date.

Board Member Hafner seconded Board Member Campbell's motion. The motion failed with two yeas (Campbell, Hafner), three nays (Lund, McCullough, Lind).

Board Member Lund made a motion accepting Tim Kelly's notice to retire for December 31, 2025. Seconded by Board Member Lind. The motion passed with one abstention (McCullough), three yeas (Lund, Hafner, Lind) and one nay (Campbell).

PERMIT ITEMS – *(moved to Consent Agenda)*

DISCUSSION ITEMS

None

INFORMATIONAL ITEMS

ADJOURNMENT

Board Member Campbell moved to adjourn at 6:02 pm. Seconded by Board Member Lund. The motion carried with five (5) yeas (Board Members Campbell, Hafner, Lind, Lund, and McCullough) and no nays.

President,

DRAFT

COON CREEK WATERSHED DISTRICT

Request for Board Action

MEETING DATE: October 13, 2025
AGENDA NUMBER: 6
ITEM: Administrator's Report

AGENDA: Consent

REQUESTED ACTION:
 Receive report.

ADMINISTRATOR'S EVALUATION

District Capacity and Capability

The District currently possesses the required resources and is trained to undertake most of its legislative mission for which it is organized and designed.

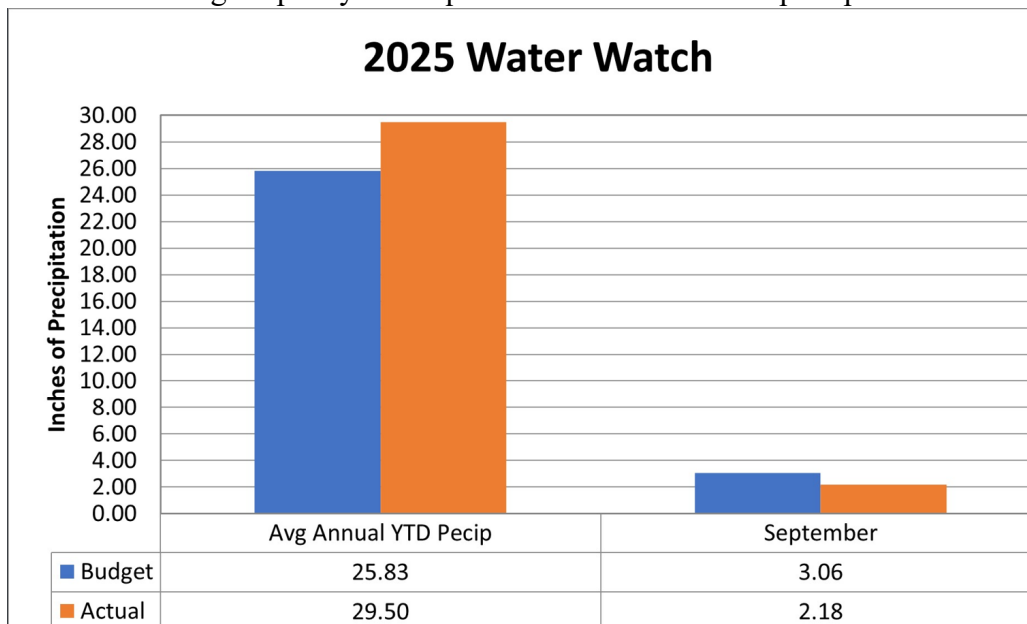
The District can accomplish most required tasks to the required standard under most conditions. However, sustained effort may be at risk.

MANAGEMENT SITUATION

Natural Environment

The District received an average of 2.18 inches of precipitation in the month of September. This puts the District 0.88 inches (29%) below for the month and 3.67 inches (14%) above average for the year. Growing season precipitation is 4.3 inches (22%) above average.

According to the latest US Drought Monitor release (September 25th), the District is free of drought. Water levels and flows throughout the District are in normal range for this time of year and surface water storage capacity is adequate to handle forecasted precipitation.



Economic Environment

Net general fund revenues were \$2.1 billion in August, \$86 million (4.2%) above forecast. Individual income tax revenues were above forecast due mainly to higher than forecast withholding. Fiscal year-to-date receipts are now \$4.3 billion, \$22 million (0.5%) above forecast.

Management Environment

Agency	Status
Federal Government	Closed
Board of Water & Soil Resources	- Michelle Jordan, Board Conservation is leaving BWSR. - Her position was posted 10/9/25
Minnesota Pollution Control Agency	MPCA will be responding to the petition to develop water quality standards and regulate discharges to public ditches by the end of October (60 days)
Minnesota Association of Watersheds (MAWD)	

COLLABORATOR ACTIONS CAPACITY AND CAPABILITY

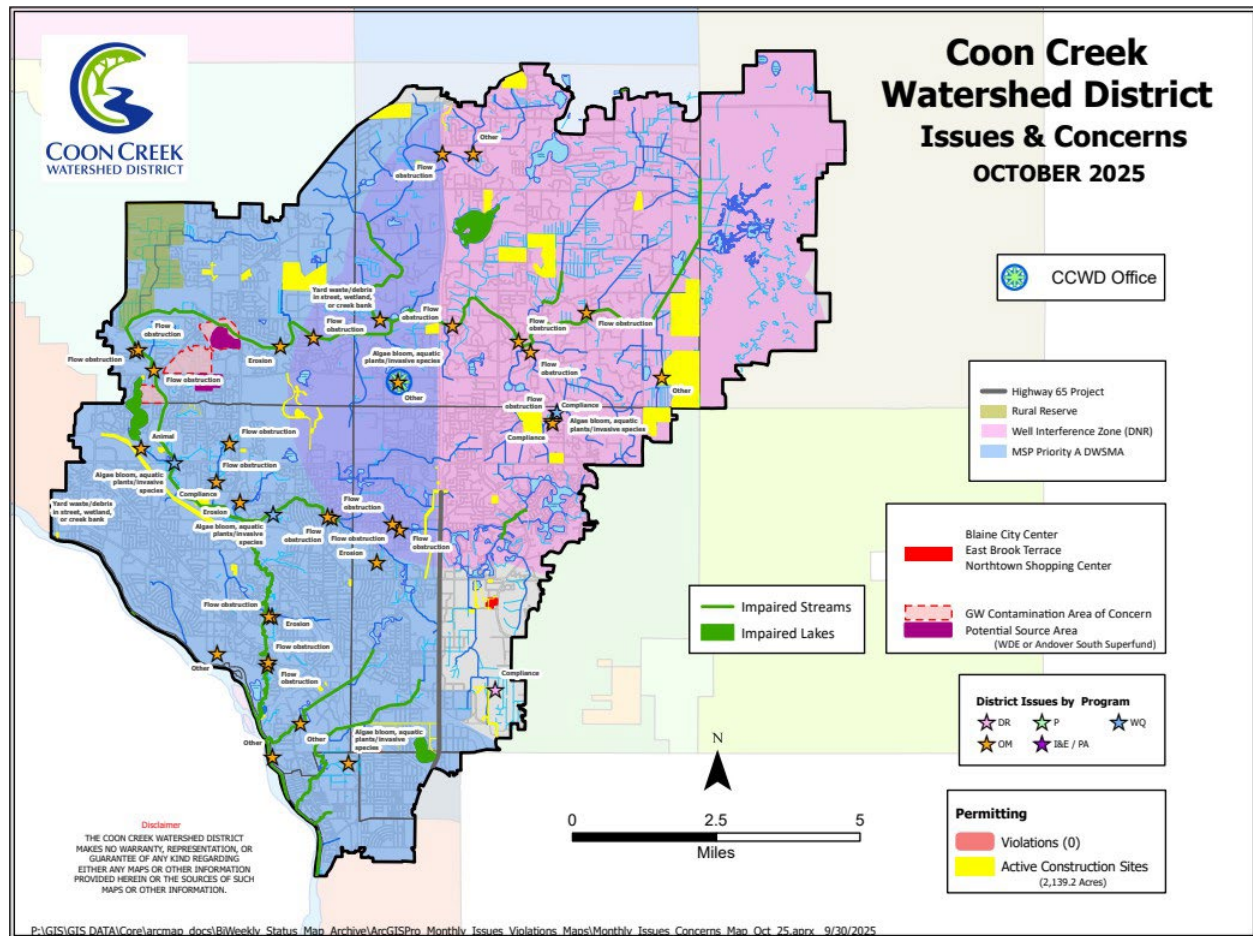
Collaborator	Description
Blaine	Eric Thorvig, Community Development Director, has been named the new City Manager

PROBLEMS, ISSUES, AND CONCERNS

Strategic Issues and Concerns

- State Regulatory Inconsistency and Unevenness:**
 - Draft legislative language was reviewed by the MAWD work group in September
 - Anoka County Legislative committee will be reviewing legislative priorities in October
- Minneapolis & St Paul Drinking Water Supply Area - Surface Water.**
No report

Operational Issues and Concerns

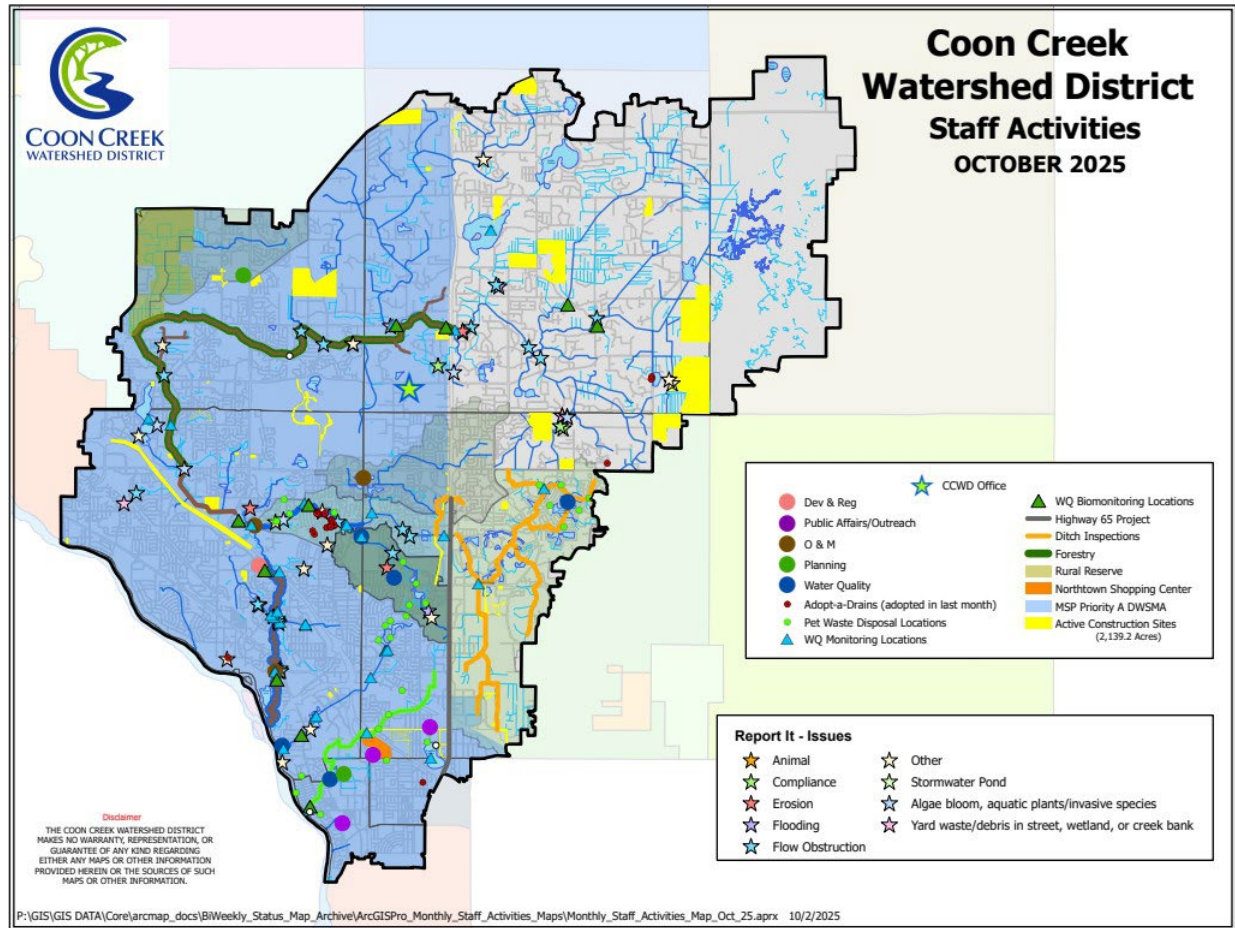


STAFF ACTIVITIES

Strategic Management Activities

- 1) **Goal: To Keep Comp Plan current:** The Comp Plan Amendment - CIP was reviewed by the TAC and select state agency reviewers 10/9/25. No comment were received.

Operations Activities



DISTRICT CAPACITY AND CAPABILITY

Equipment:

- Equipment On Hand: Good condition
- Field and Hard Asset Condition:
 - Field assets are performing well
 - Natural assets, particularly channels, are seeing routine non-scheduled maintenance
- Scheduled Equipment Purchases:

Facilities

- Oak tree came down in the back and will be removed

Training

- General/Basic training curriculum under development
- 6 staff will be attending the water resource conference in October

Staffing:

- Compliment & Strength: 13.8 FTEs

- Vacancies/New Hires: District has two vacancies effective 9/22/2025.

Sustaining:

- Agency Collaboration:
 - CAC Meeting 11/12
 - TAC Meeting: 11/13

Budget & Financials

Coon Creek Watershed District CCWD - Budget Report

As of Date:

09/30/2025

	Year Ending 12/31/2025	Year To Date 09/30/2025			
	CCWD 2025 Budget	CCWD 2025 Budget	Actual Expenses YTD	Variance YTD	
Revenue					
Property Taxes	6,189,240.00	4,641,930.00	3,228,452.67	1,413,477.33	-30%
Fees & Charges	298,423.00	223,821.00	151,804.22	72,016.78	-32%
Grants	2,566,549.00	1,924,920.00	801,520.60	1,123,399.40	-58%
Other Revenue	115,000.00	86,247.00	130,347.93	(44,100.93)	51%
Total Revenue	9,169,212.00	6,876,918.00	4,312,125.42	2,564,792.58	-37%
Expense					
Salaries & Benefits	2,414,928.00	1,811,205.00	1,451,980.47	359,224.53	-20%
Professional Services	489,487.00	367,119.00	279,967.21	87,151.79	-24%
Operating Expenses	314,577.00	235,935.00	164,866.86	71,068.14	-30%
Program Expense	5,864,452.00	4,398,399.00	2,026,203.55	2,372,195.45	-54%
Capitalized Expenses	198,174.00	148,653.00	88,407.78	60,245.22	-41%
Total Expense	9,281,618.00	6,961,311.00	4,011,425.87	2,949,885.13	-42%

Created on : 10/06/2025 9:04 AM PST

Coon Creek Watershed District Cash Balance

As of Date:

09/30/2025

	Escrow Fund	General Fund	All Funds
	Month Ending 09/30/2025	Month Ending 09/30/2025	Month Ending 09/30/2025
Cash and Cash Equivalents			
Cash	1,536,923.46	(1,963,366.77)	(426,443.31)
Petty Cash	0.00	250.00	250.00
Investment Account	20,570.00	5,544,320.74	5,564,890.74
Total Cash and Cash Equivalents	1,557,493.46	3,581,203.97	5,138,697.43

Created on : 10/06/2025 9:04 AM PST

September started with an operational fund balance of approximately \$3,885,673.84

Change in net cash position was - \$304,469.90

Balance of the escrow trust fund is \$1,575,235.12

Nine months into the fiscal year, the budget variance is -5% less than planned

COON CREEK WATERSHED DISTRICT
Request for Board Action

MEETING DATE: October 13, 2025
AGENDA NUMBER: 7
ITEM: Advisory Committees Report

AGENDA: Policy Discussion Information

ACTION REQUESTED

Receive Report

BACKGROUND

The Citizen Advisory Committee (CAC) met on September 10th. The Technical Advisory Committee (TAC) met on September 11th.

- The next CAC meeting is scheduled: October 9th from 4:00-6:00 pm
Volunteer Native Planting
Coon Rapids Dam Regional Park
- The next TAC meeting is scheduled: October 9th at 8:30 am hybrid with Zoom.

ISSUES/CONCERNS

Citizen Advisory Committee (CAC)

The majority of the CAC were present at the meeting. Absent were Nathan Schneider and Joe MacPherson

1. Open Forum

No comments.

2. District Update

Jessica Lindemyer gave a brief update on various District activities including the adoption of the 2026 budget, street sweeping analysis, bacteria source tracking, and two new water education grant applications.

The committee expressed interest in learning more about bacteria source tracking efforts at future meetings.

3. Municipal Insight Survey Findings

Jessica Lindemyer presented an overview of the completed Municipal Insight Survey, including key insights from the final research report. The objective of the Municipal Insight Survey was to determine the best methods for engaging with CCWD's municipal partners by identifying their needs, values, and priorities as they relate to water management with the goal of improving the District's Engagement and Public Information Strategy. Insights from the research report included key factors for justifying water management funding, trusted sources of information, and meaningful differences between audience groups.

There was general discussion about the number of participants, next steps, and implementation ideas.

4. Next Board meeting: September 22nd, 5:30 p.m.

5. Next CAC meeting: October 9th, 4:00 p.m.

Jessica confirmed the Committee's interest in participating in the volunteer native planting at Coon Rapids Dam Regional Park on October 9th. The planting will take place within the project area of the Lower Coon Creek Corridor Restoration Project. More details will be provided as the event gets closer.

6. Adjourn – 5:20 PM

Technical Advisory Committee (TAC)

The majority of the TAC was present at the meeting. Absent were the Board of Water & Soil Resources (BWSR), City of Columbus, the Department of Transportation, and City of Spring Lake Park.

1. Announcements

Jon Janke announced that Kailee Vik, CCWD Watershed Development Specialist, has taken a position with Sherborn County. Her last day at CCWD is scheduled for Thursday, September 18th.

The DNR has hired Ryan Toot to fill the role of Area Hydrologist for the North Metro.

Water Quality Cost Share Awards

Justine Dauphinais congratulated the City of Coon Rapids and the City of Fridley for their Water Quality Cost Share grants. Both cities received their full grant request.

Justine shared that there is still \$67,000 left in the 2025 cost share budget and she encouraged city staff to reach out with any proposal ideas they may have.

2. Situation

Hydrology

Jon Janke provided the TAC with a brief update on recent weather and hydrology stating

that the District is roughly 30% above average on precipitation for the growing season. Going into the fall, CCWD staff will be keeping an eye on soil moisture.

Things to know

Jon Janke shared information regarding MCEA's petition to the MPCA, encouraging the MPCA to permit ditches for pollution. The MPCA has 30-days to respond to this petition. Depending on how this petition plays out, there may be some adverse impacts on the drainage law. CCWD will be keeping an eye on the progress of this petition.

Jon Janke gave an update on the potential changes to the definition of "Waters of the United States" stating that the discussion is largely around the definition and use of the "wet foot test" and how that may affect the classification and protection of wetlands that are isolated from water courses.

Erik Bye announced that a Judge has ordered the MPCA and the Department of Agriculture to review their nitrate protection rules for groundwater. This order was the result of a lawsuit filed by MECA (MN Erosion Control Association) based on a research report published by the University of Minnesota that found Minnesotans spend approximately \$745M annually on indirect health costs from nitrate pollution. The MPCA and Department of Agriculture have one year to complete their review.

Rebecca Haug shared that the Minnesota Cities Stormwater Coalition (MCSC) is looking at information to go to the legislature regarding salting practices since limited liability isn't going anywhere. They are considering a certification requirement for salt applicators that would be similar to the certification requirements for fertilizer applicators. MCSC is also keeping an eye on MCEA's petition to the MPCA.

Area Hydrologist, Ryan Toot, introduced himself to the TAC and provided a brief overview of his educational background in geological engineering and forest ecology. He comes to the DNR from his role as a Watershed Forester at the USDA Forest Service. Jon Janke welcomed Ryan to the TAC and asked everyone to briefly introduce themselves.

3. Concerns

None.

4. Briefs

HUC 8 Update / Maps

Erik Bye provided a brief update on the HUC 8 process, stating that everything is now in the hands of the DNR.

Erik noted that CCWD now has more refined floodplain maps that have been QA/QC'd and are available for use by local partners. CCWD is working with GIS staff to determine the best method for sharing those maps.

MS4 Permit Comment Period & Implementation Guide

Jon Janke reminded the group that the current MS4 permit is set to expire at the end of the year. Earlier this year the MPCA put out a call for comments and feedback relating to the current MS4 permit. That comment period closed in May and we have since been waiting

on step two of their process which will be an informal pre-public notice. This notice would provide MS4s with the opportunity to review and comment on an initial redlined draft of the permit. However, no information has been released relating to the expected timeline for step two. Rebecca Haug shared that from what she has heard, everyone should expect to continue working under an expired permit.

Jon provided a brief overview of the MS4 Implementation Guide that was recently released by the MPCA. CCWD staff have reviewed the Implementation Guide and feel that while the guide is well-intended, MS4 staff should not rely on it as their only source of guidance when determining compliance of materials.

5. Other Water Management Concerns

None.

RECOMMENDATION

Receive the report.

COON CREEK WATERSHED DISTRICT

Request for Board Action

MEETING DATE: October 13, 2025
AGENDA NUMBER: 8
ITEM: Bills to Be Paid

FISCAL IMPACT: Budgeted
POLICY IMPACT: Policy

REQUEST

Approve bills

BACKGROUND

Claims totaling \$296,095.01 on the following disbursement(s) list will be issued and released upon Board approval.

Vendor	Amount
V0005--LEAGUE OF MINNESOTA CITIES	2,242.00
V0008--US BANK	17,739.01
V0010--A1 FLOOR AND CARPET CARE INC	1,119.30
V0026--CITY OF COON RAPIDS	13,000.00
V0054--MICHELLE J ULRICH PA	4,582.50
V0071--SUNRAM CONSTRUCTION INC	116,184.59
V0111--WELL GROOMED LAWNS INC	700.00
V0138--RMB ENVIRONMENTAL LABORATORIES INC	642.00
V0138--RMB ENVIRONMENTAL LABORATORIES INC	843.00
V0138--RMB ENVIRONMENTAL LABORATORIES INC	248.00
V0138--RMB ENVIRONMENTAL LABORATORIES INC	140.00
V0138--RMB ENVIRONMENTAL LABORATORIES INC	144.00
V0138--RMB ENVIRONMENTAL LABORATORIES INC	165.00
V0138--RMB ENVIRONMENTAL LABORATORIES INC	144.00
V0138--RMB ENVIRONMENTAL LABORATORIES INC	269.00
V0138--RMB ENVIRONMENTAL LABORATORIES INC	140.00
V0195--STANTEC CONSULTING SERVICES INC	1,887.00
V0195--STANTEC CONSULTING SERVICES INC	3,274.40
V0195--STANTEC CONSULTING SERVICES INC	17,122.50
V0195--STANTEC CONSULTING SERVICES INC	60,186.80
V0195--STANTEC CONSULTING SERVICES INC	766.50
V0217--COORDINATED BUSINESS SYSTEMS LTD	19,130.00
V0217--COORDINATED BUSINESS SYSTEMS LTD	214.46
V0221--ABDO LLP	1,085.00
V0221--ABDO LLP	5,466.67
V0242--METRO I NET	6,753.00
V0296--FRESHWATER SCIENTIFIC SERVICES	1,380.00
V0310--DOUGLAS-KERR UNDERGROUND LLC	4,850.00
V0352--HEALTH EQUITY INC	803.06
V0352--HEALTH EQUITY INC	33.35
V0352--HEALTH EQUITY INC	500.00
V0362--PUBLIC EMPLOYEES RETIREMENT ASSOCIATION	8,535.87
V0363--MINNESOTA STATE RETIREMENT SYSTEM	1,370.00
V0411--COOL AIR MECHANICAL INC	3,300.00
V0412--LARIAT COMPANIES	1,134.00
	296,095.01

Item 8: Bills to be Paid Page 2 of 2

Company name Created on:	Coon Creek Watershed District 10/26/2025	Bill number	Date	Fundname	Department name	Account	Capital Project ID	Grant ID	Transaction amount	Memo
9262025	MINNESOTA STATE RETIREMENT SYSTEM	06262025	9/26/2025	General Fund	Planning	60718			200.00	06262025 MERSPYRLPLAN
	MINNESOTA STATE RETIREMENT SYSTEM	06262025	9/26/2025	General Fund	Watershed Development	60718			60.00	06262025 MERSPYRLWQ
	MINNESOTA STATE RETIREMENT SYSTEM	06262025	9/26/2025	General Fund	Administration	60718			600.00	06262025 MERSPYRLADM
	MINNESOTA STATE RETIREMENT SYSTEM	06262025	9/26/2025	General Fund	Operations & Maintenance	60718			100.00	06262025 MERSPYRLCOM
	MINNESOTA STATE RETIREMENT SYSTEM	06262025	9/26/2025	General Fund	Water Quality	60718			385.00	06262025 MERSPYRLWQ
Sumfor 06262025	MINNESOTA STATE RETIREMENT SYSTEM	06262025	9/26/2025	General Fund	Public & Governmental Affairs	60718			25.00	06262025 MERSPYRLPCR
1025CCWD	AT FLOOR AND CARPET CARING	1025CCWD	9/26/2025	General Fund	Administration	61105			1,379.00	
Sumfor 1025CCWD	AT FLOOR AND CARPET CARING	1025CCWD	9/26/2025	General Fund	Administration	61105			1,379.00	
15WGVK2	HEALTH EQUITY INC	15WGVK2	10/3/2025	General Fund	Operations & Maintenance	60713			500.00	OCTOBER TIDEDUCTIONS
Sumfor 15WGVK2	HEALTH EQUITY INC	15WGVK2	10/3/2025	General Fund	Operations & Maintenance	60713			500.00	
2025-102	FRESH WATER SCIENTIFIC SERVICES	2025-102	10/3/2025	General Fund	Water Quality	61549	PRCU-25-001		1,380.00	PRCU25 SURFICAN WATER MFLCCL DELINEATION PAWLAKE
24 WQCSFIAL	CITY OF COON RAPIDS	24 WQCSFIAL	9/18/2025	General Fund	Water Quality	61549	PRCU-24-026		10,000.00	WQCS2024 FINAL 2015 WATERCITY OF CR
Sumfor 24 WQCSFIAL	CITY OF COON RAPIDS	24 WQCSFIAL	9/18/2025	General Fund	Water Quality	61549	PRCU-24-026		3,000.00	PRCU2024 FINAL 2016 MUNICIPAL TACTICITY OF CR
2459919	STANTEC CONSULTING SERVICES INC	2459919	9/26/2025	General Fund	Watershed Development	63246			1,887.00	PRCU22770626 WCA925
Sumfor 2459919	STANTEC CONSULTING SERVICES INC	2459919	9/26/2025	General Fund	Watershed Development	63246			1,887.00	
2460770	STANTEC CONSULTING SERVICES INC	2460770	9/29/2025	General Fund	Water Quality	63246	PRCU-25-009	G24-001-M	2,960.40	PRCU22770626 LCCCH925
	STANTEC CONSULTING SERVICES INC	2460770	9/29/2025	General Fund	Administration	63246	PRCU-25-010	G24-001-M	120.00	PRCU22770626 BRIDGEWATERBMP925
Sumfor 2460770	STANTEC CONSULTING SERVICES INC	2460770	9/29/2025	General Fund	Water Quality	63246	PRCU-25-010	G24-001-M	3,274.40	
2460772	STANTEC CONSULTING SERVICES INC	2460772	9/29/2025	General Fund	Watershed Development	63246			17,122.50	PRCU22770626 PERMITPR90925
Sumfor 2460772	STANTEC CONSULTING SERVICES INC	2460772	9/29/2025	General Fund	Watershed Development	63246			17,122.50	
2460774	STANTEC CONSULTING SERVICES INC	2460774	9/29/2025	General Fund	Planning	63246	PRCU-25-300		25,803.25	PRCU22770627 WQMODEL925
	STANTEC CONSULTING SERVICES INC	2460774	9/29/2025	General Fund	Water Quality	63246	PRCU-25-310	G25-001-M	10,000.00	PRCU22770627 BRIDGEWATER925
	STANTEC CONSULTING SERVICES INC	2460774	9/29/2025	General Fund	Water Quality	63246	PRCU-24-018		18,581.25	PRCU22770627 FCMFL925
	STANTEC CONSULTING SERVICES INC	2460774	9/29/2025	General Fund	Planning	63246	PRCU-24-311		408.00	PRCU22770627 WQMODEL925925
	STANTEC CONSULTING SERVICES INC	2460774	9/29/2025	General Fund	Planning	63246	PRCU-24-311		1,850.00	PRCU22770627 ACPH925
	STANTEC CONSULTING SERVICES INC	2460774	9/29/2025	General Fund	Planning	63246	PRCU-24-305	G25-003	30.00	PRCU22770627 CDD SWAG925
	STANTEC CONSULTING SERVICES INC	2460774	9/29/2025	General Fund	Water Quality	63246	PRCU-24-023		800.00	PRCU22770627 BRIDGEWATERBMP925
	STANTEC CONSULTING SERVICES INC	2460774	9/29/2025	General Fund	Administration	63246	PRCU-25-002		60.10	PRCU22770627 GENLPER925
Sumfor 2460774	STANTEC CONSULTING SERVICES INC	2460774	9/29/2025	General Fund	Administration	63246	PRCU-25-002		60,186.00	
2460851	STANTEC CONSULTING SERVICES INC	2460851	9/29/2025	General Fund	Operations & Maintenance	63246	PRCU-25-402		766.50	PRCU22770625 FEASIBILITY STUDIES925
Sumfor 2460851	STANTEC CONSULTING SERVICES INC	2460851	9/29/2025	General Fund	Operations & Maintenance	63246	PRCU-25-402		766.50	
25 SURVEY	LEAGUE OF MINNESOTA CITIES	25 SURVEY	10/1/2025	General Fund	Administration	61557			2,242.00	2025 GOVT SALARY INERT SURVEY
Sumfor 25 SURVEY	LEAGUE OF MINNESOTA CITIES	25 SURVEY	10/1/2025	General Fund	Administration	61557			2,242.00	
27007	WELL GROOMED LAWNS INC	27007	9/30/2025	General Fund	Administration	61250			700.00	CCWDMOW SEPT EMBER 2025
Sumfor 27007	WELL GROOMED LAWNS INC	27007	9/30/2025	General Fund	Administration	61250			700.00	
3007	METRONET	3007	10/1/2025	General Fund	Administration	63066			6,753.00	MTHLYTV SERVICES OCT 25
Sumfor 3007	METRONET	3007	10/1/2025	General Fund	Administration	63066			6,753.00	
34VWV1C5	HEALTH EQUITY INC	34VWV1C5	10/1/2025	General Fund	Administration	60713			33.38	HESEPT25 FEES
Sumfor 34VWV1C5	HEALTH EQUITY INC	34VWV1C5	10/1/2025	General Fund	Administration	60713			33.38	
512465	ABCOLP	512465	9/30/2025	General Fund	Administration	63052			1,085.00	ACCT 30006 WSPYRL SEPT 25
Sumfor 512465	ABCOLP	512465	9/30/2025	General Fund	Administration	63052			1,085.00	
512612	ABCOLP	512612	9/30/2025	General Fund	Administration	63052			5,466.67	ACCT 90223 WSPYRL SEPT 25
Sumfor 512612	ABCOLP	512612	9/30/2025	General Fund	Administration	63052			5,466.67	
8019247	RMEN ENVIRONMENTAL LABORATORIES INC	8019247	9/18/2025	General Fund	Water Quality	61549	PRCU-25-004		642.00	WQ8019247 MONITORING
Sumfor 8019247	RMEN ENVIRONMENTAL LABORATORIES INC	8019247	9/18/2025	General Fund	Water Quality	61549	PRCU-25-004		642.00	
8019353	RMEN ENVIRONMENTAL LABORATORIES INC	8019353	9/22/2025	General Fund	Water Quality	61549	PRCU-25-004		246.00	WQ8019353 MONITORING
Sumfor 8019353	RMEN ENVIRONMENTAL LABORATORIES INC	8019353	9/22/2025	General Fund	Water Quality	61549	PRCU-25-004		246.00	
8019354	RMEN ENVIRONMENTAL LABORATORIES INC	8019354	9/22/2025	General Fund	Water Quality	61549	PRCU-25-003		140.00	WQ8019354 MONITORING
Sumfor 8019354	RMEN ENVIRONMENTAL LABORATORIES INC	8019354	9/22/2025	General Fund	Water Quality	61549	PRCU-25-003		140.00	
8019355	RMEN ENVIRONMENTAL LABORATORIES INC	8019355	9/22/2025	General Fund	Water Quality	61549	PRCU-25-004		144.00	WQ8019355 MONITORING
Sumfor 8019355	RMEN ENVIRONMENTAL LABORATORIES INC	8019355	9/22/2025	General Fund	Water Quality	61549	PRCU-25-004		144.00	
8019356	RMEN ENVIRONMENTAL LABORATORIES INC	8019356	9/22/2025	General Fund	Water Quality	61549	PRCU-25-004		160.00	WQ8019356 MONITORING
Sumfor 8019356	RMEN ENVIRONMENTAL LABORATORIES INC	8019356	9/22/2025	General Fund	Water Quality	61549	PRCU-25-004		160.00	
8019573	RMEN ENVIRONMENTAL LABORATORIES INC	8019573	10/3/2025	General Fund	Water Quality	61549	PRCU-25-004		260.00	WQ8019573 MONITORING
Sumfor 8019573	RMEN ENVIRONMENTAL LABORATORIES INC	8019573	10/3/2025	General Fund	Water Quality	61549	PRCU-25-004		260.00	
8019574	RMEN ENVIRONMENTAL LABORATORIES INC	8019574	10/3/2025	General Fund	Water Quality	61549	PRCU-25-003		140.00	WQ8019574 MONITORING
Sumfor 8019574	RMEN ENVIRONMENTAL LABORATORIES INC	8019574	10/3/2025	General Fund	Water Quality	61549	PRCU-25-003		140.00	
8019664	RMEN ENVIRONMENTAL LABORATORIES INC	8019664	9/30/2025	General Fund	Water Quality	61549	PRCU-25-004		144.00	WQ8019664 MONITORING
Sumfor 8019664	RMEN ENVIRONMENTAL LABORATORIES INC	8019664	9/30/2025	General Fund	Water Quality	61549	PRCU-25-004		144.00	
Charge payoffs - 2359	USIBANK	Charge payoffs - 2359	10/2/2025	General Fund	Administration	20020			299.98	
	USIBANK	Charge payoffs - 2359	10/2/2025	General Fund	Administration	20020			18.81	
	USIBANK	Charge payoffs - 2359	10/2/2025	General Fund	Administration	20020			262.74	
	USIBANK	Charge payoffs - 2359	10/2/2025	General Fund	Administration	20020			1,050.00	
	USIBANK	Charge payoffs - 2359	10/2/2025	General Fund	Administration	20020			100.00	
	USIBANK	Charge payoffs - 2359	10/2/2025	General Fund	Administration	20020			500.80	
	USIBANK	Charge payoffs - 2359	10/2/2025	General Fund	Public & Governmental Affairs	20020	PRCU-25-002	G25-001	101.10	
	USIBANK	Charge payoffs - 2359	10/2/2025	General Fund	Public & Governmental Affairs	20020	PRCU-25-002	G25-001	53.70	
	USIBANK	Charge payoffs - 2359	10/2/2025	General Fund	Public & Governmental Affairs	20020	PRCU-25-002	G25-001	161.10	
	USIBANK	Charge payoffs - 2359	10/2/2025	General Fund	Public & Governmental Affairs	20020	PRCU-24-019		121.79	
	USIBANK	Charge payoffs - 2359	10/2/2025	General Fund	Public & Governmental Affairs	20020	PRCU-24-019		89.50	
	USIBANK	Charge payoffs - 2359	10/2/2025	General Fund	Public & Governmental Affairs	20020	PRCU-25-002	G25-001	101.10	
	USIBANK	Charge payoffs - 2359	10/2/2025	General Fund	Public & Governmental Affairs	20020	PRCU-25-002	G25-001	53.70	
	USIBANK	Charge payoffs - 2359	10/2/2025	General Fund	Public & Governmental Affairs	20020	PRCU-24-019		89.50	
	USIBANK	Charge payoffs - 2359	10/2/2025	General Fund	Public & Governmental Affairs	20020	PRCU-25-002	G25-001	161.10	
	USIBANK	Charge payoffs - 2359	10/2/2025	General Fund	Public & Governmental Affairs	20020	PRCU-25-002	G25-001	53.70	
	USIBANK	Charge payoffs - 2359	10/2/2025	General Fund	Public & Governmental Affairs	20020	PRCU-25-002	G25-001	161.10	
	USIBANK	Charge payoffs - 2359	10/2/2025	General Fund	Public & Governmental Affairs	20020	PRCU-25-002	G25-001	53.70	
	USIBANK	Charge payoffs - 2359	10/2/2025	General Fund	Public & Governmental Affairs	20020	PRCU-25-002	G25-001	161.10	
	USIBANK	Charge payoffs - 2359	10/2/2025	General Fund	Administration	20020			1,000.00	
	USIBANK	Charge payoffs - 2359	10/2/2025	General Fund	Administration	20020			148.62	
	USIBANK	Charge payoffs - 2359	10/2/2025	General Fund	Administration	20020			40.98	
	USIBANK	Charge payoffs - 2359	10/2/2025	General Fund	Administration	20020			504.00	
	USIBANK	Charge payoffs - 2359	10/2/2025	General Fund	Administration	20020			45.87	
	USIBANK	Charge payoffs - 2359	10/2/2025	General Fund	Planning	20020			500.00	
	USIBANK	Charge payoffs - 2359	10/2/2025	General Fund	Administration	20020			263.48	
	USIBANK	Charge payoffs - 2359	10/2/2025	General Fund	Administration	20020			23.98	
	USIBANK	Charge payoffs - 2359	10/2/2025	General Fund	Administration	20020			298.52	
	USIBANK	Charge payoffs - 2359	10/2/2025	General Fund	Administration	20020			85.40	
	USIBANK	Charge payoffs - 2359	10/2/2025	General Fund	Administration	20020			134.03	
	USIBANK	Charge payoffs - 2359	10/2/2025	General Fund	Administration	20020			65.00	
	USIBANK	Charge payoffs - 2359	10/2/2025	General Fund	Administration	20020			174.47	
	USIBANK	Charge payoffs - 2359	10/2/2025	General Fund	Administration	20020			49.18	
	USIBANK	Charge payoffs - 2359	10/2/2025	General Fund	Administration	20020			116.08	
	USIBANK	Charge payoffs - 2359	10/2/2025	General Fund	Administration	20020			121.93	
	USIBANK	Charge payoffs - 2359	10/2/2025	General Fund	Administration	20020			40.77	
	USIBANK	Charge payoffs - 2359	10/2/2025	General Fund	Administration	20020			45.18	
	USIBANK	Charge payoffs - 2359	10/2/2025	General Fund	Watershed Development	20020			250.00	
	USIBANK	Charge payoffs - 2359	10/2/2025	General Fund	Watershed Development	20020			26.55	
	USIBANK	Charge payoffs - 2359	10/2/2025	General Fund	Watershed Development	20020			12.00	
	USIBANK	Charge payoffs - 2359	10/2/2025	General Fund	Watershed Development	20020			10.31	
	USIBANK	Charge payoffs - 2359	10/2/2025	General Fund	Water Quality	20020	PRCU-24-016	G24-001	106.38	
	USIBANK	Charge payoffs - 2359	10/2/2025	General Fund	Water Quality	20020	PRCU-24-016	G24-001	117.17	
	USIBANK	Charge payoffs - 2359	10/2/2025	General Fund	Operations & Maintenance	20020	PRCU-25-401		15.00	
	USIBANK	Charge payoffs - 2359	10/2/2025	General Fund	Operations & Maintenance	20020			101.40	
	USIBANK	Charge payoffs - 2359	10/2/2025	General Fund	Operations & Maintenance	20020			36.60	
	USIBANK	Charge payoffs - 2359	10/2/2025	General Fund	Administration	20020			37.48	
	USIBANK	Charge payoffs - 2359	10/2/2025	General Fund	Operations & Maintenance	20020			37.05	
	USIBANK	Charge payoffs - 2359	10/2/2025	General Fund	Water Quality	20020			100.00	
	USIBANK	Charge payoffs - 2359	10/2/2025	General Fund	Water Quality	20020			500.00	
	USIBANK	Charge payoffs - 2359	10/2/2025	General Fund	Water Quality	20020			500.00	
	USIBANK	Charge payoffs - 2359	10/2/2025	General Fund	Water Quality	20020	PRCU-24-020		2,800.00	
	USIBANK	Charge payoffs - 2359	10/2/2025	General Fund	Water Quality	20020			3,040.00	
	USIBANK	Charge payoffs - 2359	10/2/2025	General Fund	Water Quality	20020			37.78	
	USIBANK	Charge payoffs - 2359	10/2/2025	General Fund	Public & Governmental Affairs	20020	PRCU-25-006		20.00	
	USIBANK	Charge payoffs - 2359	10/2/2025							

COON CREEK WATERSHED DISTRICT
Request for Board Action

MEETING DATE: October 13, 2025
AGENDA NUMBER: 9
ITEM: Water Quality Cost Share Award

AGENDA: Policy

ACTION REQUESTED

Award cost-share funds to identified project in accordance with Staff recommendations

PURPOSE & SCOPE OF THE ITEM

To ensure progress towards achieving required pollutant reductions and addressing identified stressors to aquatic life by administering cost share program for water quality improvement and protection projects.

This item specifically addresses applications received after reopening a request for proposals on September 24, 2025.

BACKGROUND

Section 303(d) of the federal Clean Water Act requires states to identify waters that do not meet water quality standards in support of designated beneficial uses. Coon, Sand, Pleasure, and Springbrook Creeks were listed as impaired for both aquatic life and recreation in 2006 and 2014, respectively. The Coon Creek Watershed TMDL and WRAPS, approved in 2016, established pollutant load allocations and implementation strategies to reduce total suspended sediments, total phosphorus, and *E. coli* and to address non-pollutant stressors in all impaired streams. As part of the 2016 Twin Cities Metropolitan Area Chloride TMDL study, Sand, Pleasure, and Springbrook Creeks were designated at high risk for chloride impairment; Pleasure and Springbrook Creeks were formally listed as impaired for chlorides in 2024. All MS4s within the District including CCWD, Andover, Blaine, Coon Rapids, Fridley, Ham Lake, Spring Lake Park, Anoka County, and MnDOT are jointly responsible for meeting required pollutant loading allocations by the target date of 2045.

COORDINATION

The Technical Advisory Committee (TAC) participated in initial program development and provides feedback on any proposed revisions to program guidelines. Applicants often request pre-application meetings to discuss identified projects. A pre-application meeting was held with City of Andover staff for the proposal submitted this round.

FACTS

In 2018, the Board approved establishment of a CCWD Water Quality Cost Share Program in the amount of \$100,000 and issuance of the first annual RFP for 2019.

In 2019-2024, \$868,246 in requests were received and the Board awarded \$609,699 to twenty-five water quality improvement projects by seven different applicants.

In 2024, continuation and expansion of the program was approved for 2025 totaling \$290,000 in available cost share funds under three categories: General Water Quality Improvement Projects and Practices (\$125,000), Enhanced Street Sweeping (\$150,000) and Water Quality Improvement Planning/Feasibility (\$15,000).

Year-to-date in 2025, eight applications have been awarded totaling \$222,592.50 with a remaining balance of \$67,407.50. An RFP was re-opened on September 24, 2025 with applications accepted on a rolling basis to be scored and awarded in batches at regularly scheduled Board meetings through 2025 or until all budgeted funds are awarded.

Since September 24, 2025, one application was received:

Title (Applicant)	Request	Description
General Projects & Practices		
2026 Street Reconstruction Water Quality Improvements (Andover)	\$39,475	Construction of three new sump structures including installation of dissipator/skimers as part of planned 2026 road reconstruction work, providing treatment (80% TSS removal) to 30 acres draining to Ditch 37/Coon Creek that is currently untreated.
TOTAL	\$39,475 (of \$67,407.50 available)	

SCORING RESULTS & AWARD RECOMMENDATIONS

The District Engineer and Staff determined eligibility and scored all proposals. Funding recommendations are listed below:

Title (Applicant)	Eligible?	Average Score (out of 30)	Water Quality Benefits & Notes	Funding Recommendation (of requested amount)
General Projects & Practices				
2026 Street Reconstruction Water Quality Improvements (Andover)	Y	22.4	-TSS and TP load reductions in Coon Cr (joint CCWD TMDL WLAs) -The road reconstruction work as proposed does not trigger CCWD stormwater management rules and therefore any water quality treatment is above and beyond	\$39,475 (of \$39,475)
TOTAL Recommended Awards				\$39,475

ISSUES/CONCERNS

Cost Share Demand

Historically, more cost share funds have been requested than available, leaving a funding shortfall. Presently, if the \$39,475 in cost share awards recommended by Staff are approved, there would be \$27,932.50 in remaining 2025 funds (9.6% of initial \$290,000).

PRIOR DECISIONS

1. September 9, 2024: Approval of the 2025 budget including \$290,000 to implement the cost share program to support water quality improvement projects

2. February 24, 2025: Approval of the 2025 Q1 cost share awards totaling \$55,837.50
3. June 9, 2025: Approval of the 2025 Q2 time-sensitive cost share awards totaling \$118,000
4. Sept 8, 2025: Approval of the 2025 Q3 cost share awards totaling \$50,755 and to re-open an RFP for the remaining balance.

OPTIONS

1. Award cost-share funds to identified project in accordance with Staff recommendations
2. Award cost-share funds to project in accordance with amended recommendations
3. Do not award cost-share funds to identified project with explanation and direction for refinement of qualification and/or allocation criteria

RECOMMENDATION

Award cost-share funds to identified project in accordance with Staff recommendations

Permit Application Review Report
Date: 10/8/2025**Board Meeting Date: 10/13/2025**
Agenda Item: 10Applicant/Landowner:

CenterPoint Energy
Attn: Olivia Meurette
505 Nicollet Mall
Minneapolis, MN 55402-11-13

Project Name: CenterPoint Elwell Farms Connection (WO# 119050737)**Project PAN:** P-25-034**Project Purpose:** installation of gas service lines**Project Location:** Along Lexington Ave NE between 133rd Ln NE & 136th Ave NE, along 136th Ave NE, and Elwell Farms Development, Ham Lake**Site Size:** size of disturbed area - 0.16 acres; size of regulated impervious surface - 0 acres**Applicable District Rule(s):** Rule 2, Rule 4, Rule 7

Recommendation: Approve with 1 Condition and 1 Stipulation

Description: CenterPoint Energy is proposing the installation of new gas services to the Elwell Farms development. The work will be done via open trench and directional boring techniques. The project will cross below County Ditches 59-10 and 44-7. The project will disturb 0.16 acres. The area drains toward County Ditch 44. The relevant water resource concerns are soils and erosion control and ditch crossing which corresponds to District Rules 4 and 7. See Figure 1: Project Location.

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.

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 the ditch and top of the utility line.

Exhibits:

Exhibit Type	Exhibit Author	Signature Date	Received Date
Project Figures	Merjent	undated	09/19/2025
Project Narrative	Merjent	undated	09/19/2025

Findings

Fees and Escrows (Rule 2.7):

The applicant has submitted a \$1,800.00 application fee and deposit which corresponds with the nonrefundable application fee (\$10), base fee for a directional bore of a cable & other project (\$750.00), and addition to base fee (\$1,040.00 for ditch crossing). The applicant will be required to submit a performance escrow in the amount of \$2,080.00. This corresponds to a base escrow of \$2,000, plus an additional \$500/acre of disturbance (0.16 acres of land disturbance proposed).

Stormwater Management (Rule 3.0):

The proposed project does not create a cumulative total of 10,000 sf or more of new or fully reconstructed impervious surface, or 5,000 sf or more of new or fully reconstructed impervious surface for non-residential or multifamily residential within one mile of and draining to an impaired water. The proposed project is not a public linear project where the sum of the new and fully reconstructed impervious surface is equal to one or more acres. Stormwater Management standards do not apply.

Soils and Erosion Control (Rule 4.0)

Rule 4.0 applies to the proposed project because it is a land disturbing activity that requires a permit under another District rule.

The proposed project drains to Ditch 44. The soils affected by the project include Zimmerman, Lino, Markey, Isanti and Rifle and have a soil erodibility factor of 0.15 or greater. Disturbed areas are proposed to be stabilized within 24 hours, as required. The proposed erosion and sediment control plan includes perimeter control, street sweeping, and inlet protection. The erosion control plan meets District Requirements. The site does not require an NPDES permit. See attached Figure 2: Soils and Erosion Control.

Wetlands (Rule 5.0)

Wetlands exist on site, but no impacts are proposed. Rule 5.0 does not apply.

Floodplain (Rule 6.0)

The proposed project does not include land disturbing activities within the floodplain as mapped and modeled by the District. Rule 6.0 does not apply.

Drainage, Bridges, Culverts, and Utility Crossings (Rule 7.0)

Rule 7.0 applies to the proposed project because it includes land disturbing activities which involve a pipeline or utility crossing of a creek-public ditch or major watercourse.

The regulated waterways are CD 59-10 and CD 44-7. The proposed crossing involves replacement of a pipeline or utility. The top elevation of the pipeline or utility line must be placed at least 4 feet below the Approved low elevation of the ditch or waterway. The approved elevations are 895.2 and 890.07 ft NAVD 88. The proposed top elevations of the utility line are 884.4 and 891.5 ft NAVD 88, which is equal to 4 feet below the Approved low elevation of the waterway.

Buffers (Rule 8.0)

The proposed project does not include a land disturbing activity on land adjacent or directly contributing to a Public Water, Additional Waters, High or Outstanding Ecological Value Waters, a Public Ditch, or Impaired Waters/waters exceeding state water quality standards. Rule 8.0 does not apply.

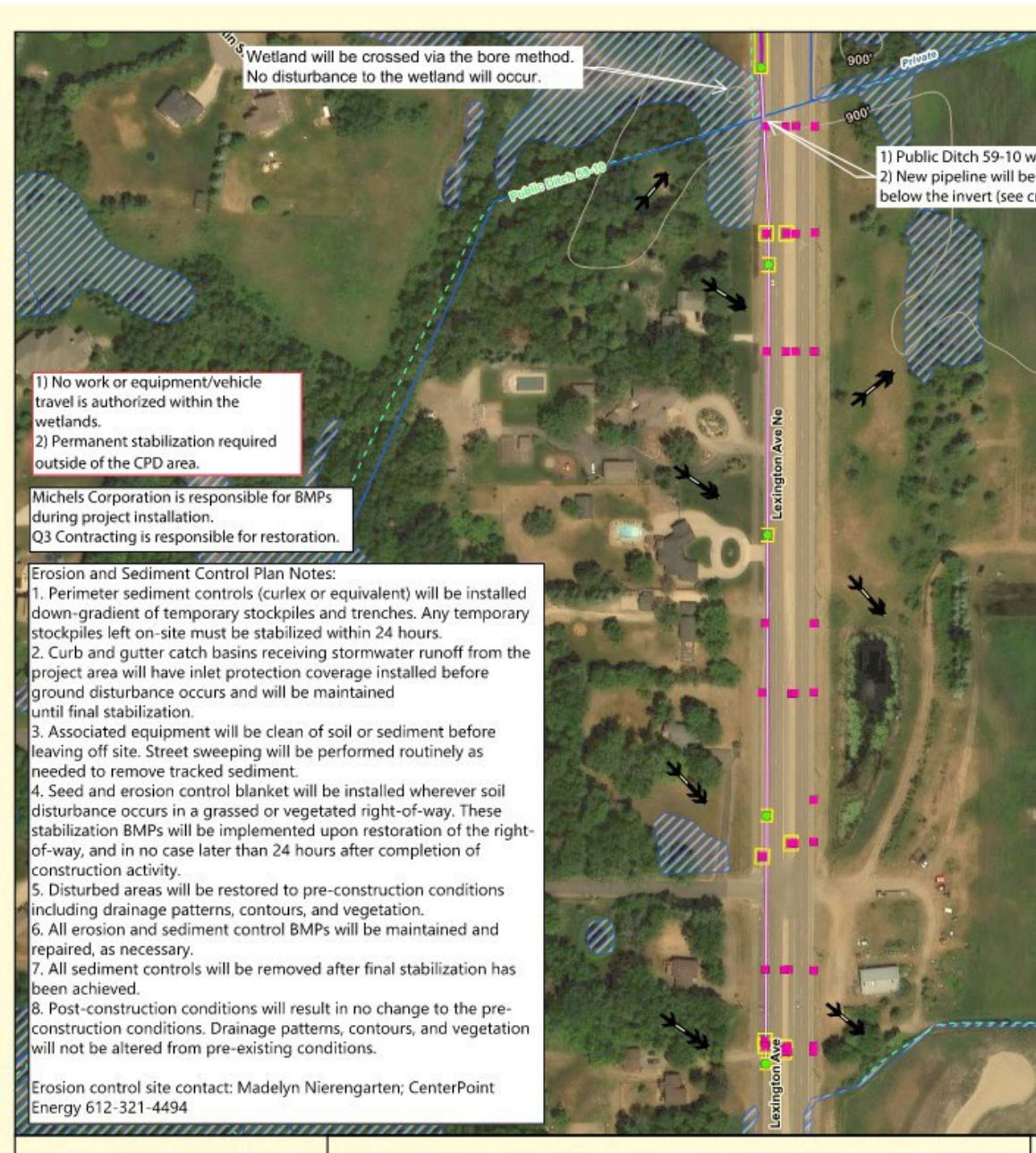
Variances (Rule 10.2)

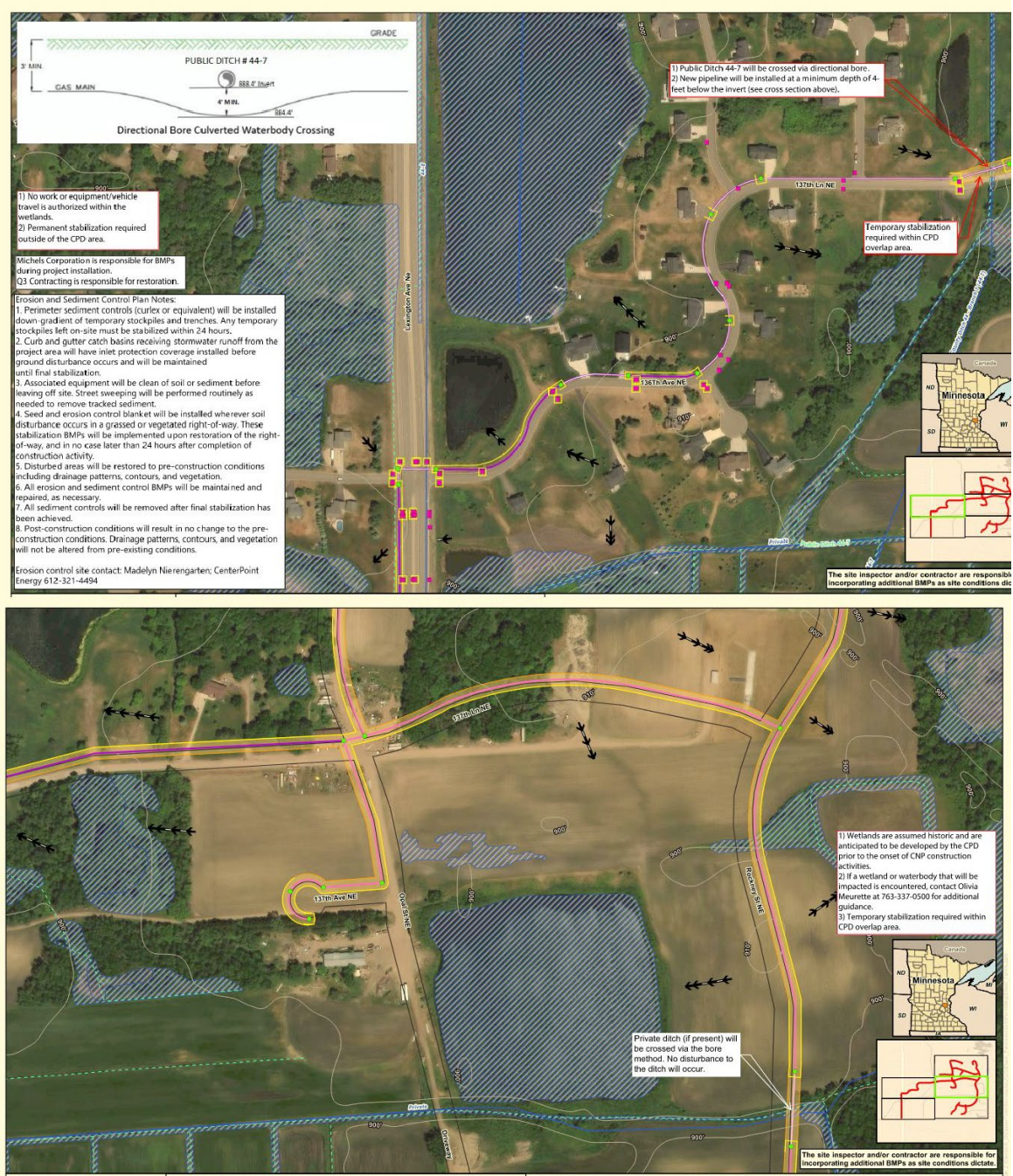
The proposed project is not requesting a variance from the District's rules, regulations, and policies. Rule 10.2 does not apply.

P25-034 CP Elwell Connection



Figure 1: Project Location





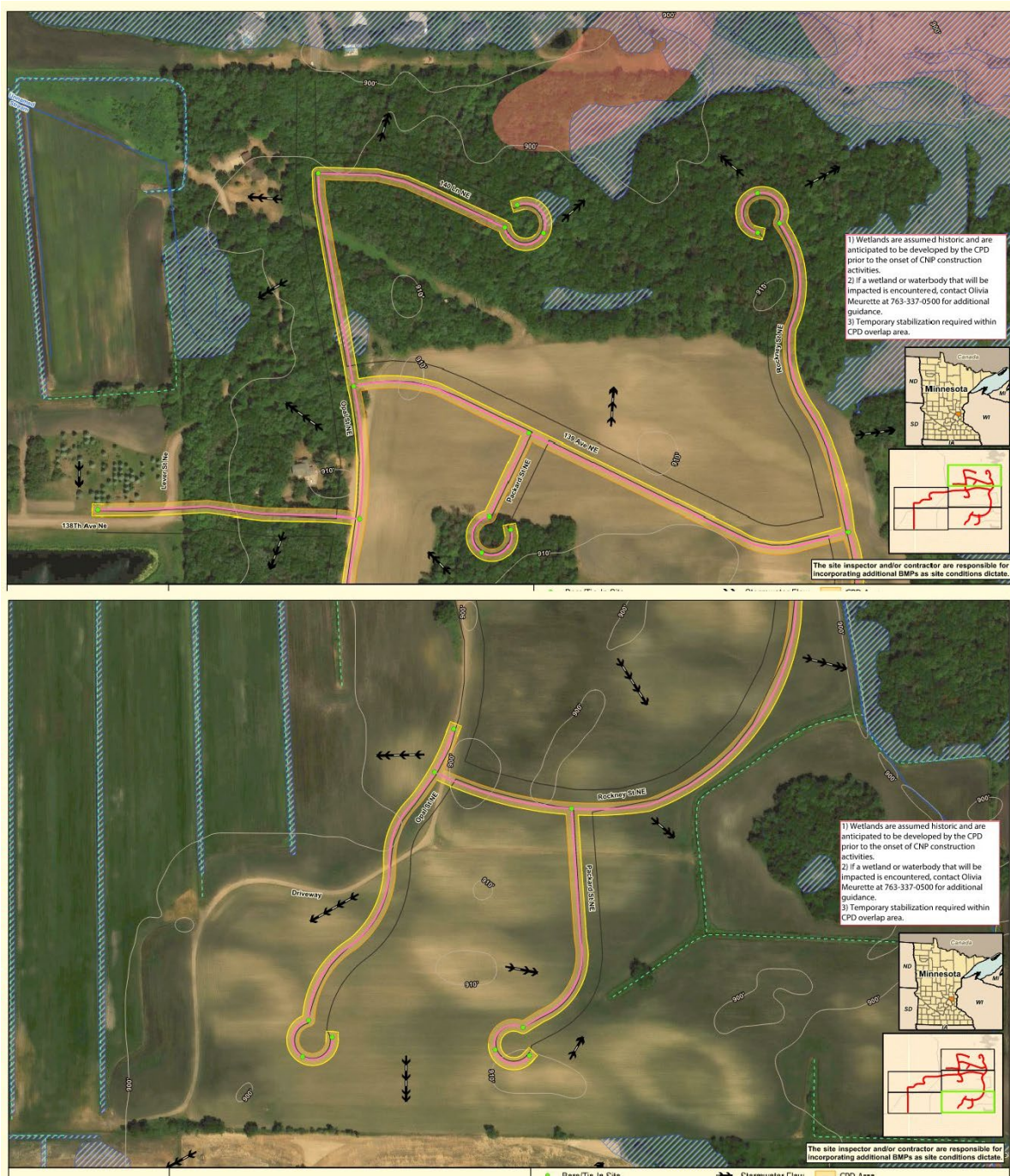


Figure 2: Soils and Erosion Control Plan

Permit Application Review Report
Date: 10/8/2025

Board Meeting Date: 10/13/2025
Agenda Item: 11

Applicant/Landowner:

Landform Development Partners
Attn: Darren Lazan
105 5th Ave S Suite 513
Minneapolis, MN 55401

Project Name: Ham Lake Residential - Kohler Farms

Project PAN: P-25-020

Project Purpose: 42-lot subdivision of single-family homes with associated stormwater management features

Project Location: Lexington Ave NE, Ham Lake

Site Size: size of disturbed area - 65.95 acres; size of regulated impervious surface - 10.98 acres

Applicable District Rule(s): Rule 2, Rule 3, Rule 4, Rule 5, Rule 6

Recommendation: Approve with 6 Conditions and 3 Stipulations

Description: The applicant is proposing the construction of a new 42 lot subdivision in the City of Ham Lake. The project will disturb 65.95 acres and create 10.98 acres of new/regulated impervious surface. The area drains to County Ditch 44. The relevant water resource concerns are stormwater management, soils and erosion control, wetlands, and floodplain which correspond to District Rules 3, 4, 5 and 6. See attached Figure 1: Project Location and Figure 2: Site Plan.

Conditions to be Met Before Permit Issuance:

Rule 2.7 – Procedural Requirements

1. Submittal of a performance escrow in the amount of \$34,975.00.

Rule 3.0 – Stormwater Management

2. The stage-storage curve for Pond P-12 in the Post-Development HydroCAD model needs to be updated to reflect the current grading of Pond P12.
3. The invert elevation of outlet device #2 for Pond P-6 in the Post-Development HydroCAD model is inconsistent with the control structure detail. Please update invert elevation to be 898.0.
4. Post-development discharge rates exceed pre-development rates for the western discharge point to 159th Ave NE. Written approval from the City will be required for the increase in discharge rates.

Rule 4.0 – Soils and Erosion Control

5. Update the erosion and sediment control plan to include the following:
 - a. Provide a detail for the proposed inlet protection.
 - b. Include a note to stabilize soil and soil stockpiles within 24 hours of inactivity.
 - c. Provide a double row of perimeter control around wetlands PB7A, PB7B, and PB7C.

Rule 5.0 – Wetlands

6. Provide plan sufficient to avoid the draining of wetland 1 or provide a 3 year groundwater monitoring plan to determine if wetland 1 has been impacted as required by the WCA NOD.

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 the stormwater management practices and associated structures listed in Tables 2 and 3, including volume, critical elevations and proof of installation for hydrodynamic separators.
2. The applicant must apply for coverage under the Minnesota Pollution Control Agency's (MPCA's) Construction Stormwater Permit (Permit No: MNR100001).
3. 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.

Exhibits:

Exhibit Type	Exhibit Author	Signature Date	Received Date
Construction Plans	Landform	9/26/2025	9/26/2025
Wetland Delineation Report	Kjolhaug Environmental Services	06/04/2025	06/04/2025
Joint Application	Kjolhaug Environmental Services	08/19/2025	08/20/2025
Soil Boring Test Report	Tradewell Soil Testing	04/2025, 06/2025, 07/2025	07/23/2025
Geotechnical Evaluation Report	Braun Intertec	07/09/2025	07/23/2025
Piezometer Readings	Landform	07/03/2025	07/23/2025
Storm Sewer Calculations	Landform	08/15/2025	08/19/2025
Floodplain Analysis	AE2S	09/10/2025	09/10/2025
P8	Landform	09/11/2025	09/10/2025
Stormwater Management Plan	Landform	09/25/2025	09/26/2025
Floodplain Memo	AE2S	09/26/2025	09/26/2025
Neighbor Approval	JD Ham Lake Holdings LLC	09/05/2025	09/26/2025

Findings

Fees and Escrows (Rule 2.7):

The applicant has submitted a \$10,310.00 application fee and deposit which corresponds with the nonrefundable application fee (\$10), base fee for a Single Family/Multifamily Residential Development project of 20+ acres (\$10,000.00), and addition to base fee for floodplain impact

(\$300.00). The applicant will be required to submit a performance escrow in the amount of \$34,975.00. This corresponds to a base escrow of \$2,000, plus an additional \$500/acre of disturbance (65.95 acres of land disturbance proposed).

Stormwater Management (Rule 3.0):

Rule 3.0 applies to the proposed project because it includes land disturbing activities creating a cumulative total of 10,000 sf or more of new or fully reconstructed impervious surface.

The Hydrologic Soil Group (HSG) of soils on site are HSG B. Curve Numbers have been shifted down one classification to account for the impacts of grading on soil structure.

Rate Control: Peak stormwater flow rates at the Enchanted Estates, SE to Ditch A and SW to Ditch B points of discharge increase from the pre-development condition for the 24-hour precipitation event with a return frequency of 2-, 10-, 100- years as shown in Table 1. The project will impact Drainage Sensitive Use areas. City of Ham Lake approval is required for the rate increase west to the Enchanted Estates discharge point. The rate increase SW to Ditch 44-9-1 has been reviewed and no adverse impacts are anticipated. The rate increase SE to private ditch B is within model tolerance. The rate control standard is met to the maximum extent practicable.

Point of Discharge	2-year (cfs)		10-year (cfs)		25-year (cfs)		100-year (cfs)	
	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed
W to Enchanted Estates	1.38	3.41	2.08	5.85	2.59	7.75	3.5	11.25
SW to CD 44-9-1	0.48	1.43	11.15	4.8	25.66	10.25	55.38	20.85
SE to Private Ditch B	3.04	3.28	12.36	7.52	21.84	11.22	41.9	18.63
SW to Private Ditch A	5.59	2.88	12.86	6.62	19.12	8.24	31.41	10.24
E to Lexington Ave Ditch	1.47	0	5.86	0	10.31	0	19.77	0
W to Wetland	1.12	1.12	5.1	3.6	9.01	5.96	26.67	21.13
N to Ditch 44	4.74	2.72	20.42	10.64	36.14	18.31	69.17	34.26

Table 1.

Volume Control:

The proposed project is new development; therefore, the volume reduction requirement is equal to 1.1 inches over the area of all impervious surface. The amount of proposed impervious required to be treated is 478,520 ft².

The applicant is proposing the Stormwater Management Practices (SMPs) described below:

Drainage Area	Impervious required to be treated (ft ²)	Proposed SMP	TP Removal Factor	Required Water Quality Volume (ft ³)	Water Quality Volume Provided (ft ³)
untreated	10,000	none	0	1,833	0
Disconnected Impervious	56,494	disconnected impervious	1	10,357	10,357
Pond P-6	43,336	Pond P-6	0.5	7,945	67,800

Pond P-12	180,116	Pond P-12	0.5	33,021	430,200
Pond P-8	10,800	Pond P-8	0.5	1,980	72,200
Pond P-3B	12,000	Pond P-3B	0.5	2,200	120,400
Pond P-3A	165,774	Pond P-3A	0.5	30,392	665,000
Totals:	478,520			82,550	1,360,779

Table 2.

Infiltration may not be used as a volume control practice because the practice would need to be placed in areas with less than three feet of separation from the bottom of the infiltration system to the seasonally saturated soils or the top of bedrock.

Geotechnical information from 07/2025 has been submitted which indicates that seasonally high saturated soils are likely at an approximate elevation of 898.5 ft NAVD 88. The bottom of an infiltration system would need to be at elevation 901.5 or above. This is infeasible because of existing onsite grades.

Because the volume reduction standard cannot be met due to these site constraints, the project proposes the use of the stormwater management practices and their corresponding TP conversion factors listed in Table 2.

The untreated area listed in the table discharges from site and into existing offsite ponds, where adequate treatment is provided. The volume control standard has been met as shown in Table 2.

Water Quality: The total Water Quality Volume has been provided in aggregate.

Stormwater treatment on site must remove at least 80% of the average annual post development TSS per discharge location. The following TSS removal has been provided:

Discharge Point	TSS Removal Provided
W to Enchanted Estates pond	0
SW to CD 44-9-1	95
SE to private ditch B	96
SE to private ditch A	88
E to Lexington Ditch	N/A
W to wetlands	80
N to CD 44-3-1	80

Table 3.

The east discharge point to Lexington does not discharge under proposed conditions. The area draining to the Enchanted Estates pond is treated within the existing offsite ponds. The TSS removal standard is met at each other discharge point as shown in Table 3.

Discharges to Wetlands: Stormwater from the proposed project is being discharged into the following wetlands.

Wetland ID	7C
Wetland Type	Highly Susceptible
Change of Bounce 2-yr (ft)	0
Change of Bounce 10-yr (ft)	0
Change of Inflow Velocity (fps)	0
Change of Inundation on 2-yr (hrs)	0
Change of Inundation on 10-yr (hrs)	0
Change of Run out Control (ft)	0

Wetland ID	7B
Wetland Type	Slightly Susceptible
Change of Bounce 2-yr (ft)	-0.1

Change of Bounce 10-yr (ft)	-0.1
Change of Inflow Velocity (fps)	0
Change of Inundation on 2-yr (hrs)	0
Change of Inundation on 10-yr (hrs)	0
Change of Run out Control (ft)	0

Wetland ID	7A
Wetland Type	Slightly Susceptible
Change of Bounce 2-yr (ft)	0.1
Change of Bounce 10-yr (ft)	0
Change of Inflow Velocity (fps)	0
Change of Inundation on 2-yr (hrs)	0
Change of Inundation on 10-yr (hrs)	0
Change of Run out Control (ft)	0

Wetland ID	6
Wetland Type	Slightly Susceptible
Change of Bounce 2-yr (ft)	0
Change of Bounce 10-yr (ft)	0
Change of Inflow Velocity (fps)	0
Change of Inundation on 2-yr (hrs)	25
Change of Inundation on 10-yr (hrs)	25
Change of Run out Control (ft)	0

Wetland ID	1C
Wetland Type	Slightly Susceptible
Change of Bounce 2-yr (ft)	0
Change of Bounce 10-yr (ft)	0
Change of Inflow Velocity (fps)	0
Change of Inundation on 2-yr (hrs)	0
Change of Inundation on 10-yr (hrs)	2.5
Change of Run out Control (ft)	0

Wetland ID	1B
Wetland Type	Slightly Susceptible
Change of Bounce 2-yr (ft)	0
Change of Bounce 10-yr (ft)	0
Change of Inflow Velocity (fps)	0
Change of Inundation on 2-yr (hrs)	2.5
Change of Inundation on 10-yr (hrs)	2.5
Change of Run out Control (ft)	0

Wetland ID	1A
Wetland Type	Slightly Susceptible
Change of Bounce 2-yr (ft)	-0.2
Change of Bounce 10-yr (ft)	-0.5
Change of Inflow Velocity (fps)	0
Change of Inundation on 2-yr (hrs)	0
Change of Inundation on 10-yr (hrs)	0
Change of Run out Control (ft)	0

Table 4.

The proposed project meets bounce, discharge rate, inundation, and runout control requirements for all wetlands receiving discharge from the site as shown in Table 4.

Landlocked Basins: The proposed drainage system does not outlet to a landlocked basin, therefore this section does not apply.

Low Floor Freeboard: The proposed project is new development which includes buildings and habitable structures. Therefore, SMPs must be designed such that the lowest basement floor

elevations are at least 2 feet above the 100-yr high water level and 1 foot above the emergency overflow. Table 5 below outlines the low floor elevations, high water levels and emergency overflow elevations. The low floor freeboard requirement has been met.

	Pond P-3A	Pond P-3B	Pond P-8	Pond P-12	Pond P-6
HWL	900.6	900.6	900.6	899.1	899.8
Low Opening	904	905	905	902	902
Emergency Overflow	899.5	899.5	899.5	899.5	900.5

Table 5.

Maintenance:

Access: Sufficient maintenance access has been provided on the plans for all stormwater management practices.

Easements: Maintenance easements for all stormwater management practices are required for the proposed project.

All required maintenance easements have been provided on the plans.

Maintenance Agreements: All proposed stormwater management practices will be maintained as part of standard municipal public work activities. Therefore, no maintenance agreement will be required.

Soils and Erosion Control (Rule 4.0)

Rule 4.0 applies to the proposed project because it is a land disturbing activity that requires a permit under another District rule.

The proposed project drains to County Ditch 44. The soils affected by the project include Zimmerman, Lino and Isanti and have a soil erodibility factor of 0.15 or greater. Disturbed areas are not proposed to be stabilized within 24 hours, as required. The proposed erosion and sediment control plan includes perimeter control, inlet protection, stabilized construction entrance, and street sweeping. The erosion control plan does not meet District requirements because soils and soil stockpiles are not proposed to be stabilized within 24 hours of inactivity, redundant perimeter control is not present within 50 ft of all waterbodies, and the inlet protection detail has not been provided. The site does require an NPDES permit. See attached Figure 3: Soils and Erosion Control.

Wetlands (Rule 5.0)

Rule 5.0 applies to the proposed project because it includes activities which result in the filling, draining, excavating or other altering the hydrology of a wetland.

Wetlands were delineated under PAN W25-011. The boundary and type application was reviewed and approved. The Notice of Decision was issued on 08/06/2025.

The applicant submitted a joint application form requesting an exemption and no loss decision on 08/21/2025. The application was noticed to the TEP on 08/21/2025. Wetland impacts are proposed through excavation and fill in 8 locations. A wetland impact summary is outlined below.

Wetland ID	Impact Type (F/D/E)	Impacts	Impact Duration (T/P)	Replacement Ratio	Required Mitigation (sf)
WLZ -1	Excavation	0.03 ac	Permanent	1:1	0
WLH	Excavation	0.05 ac	Permanent	1:1	0
WLE -3	Excavation	0.02 ac	Permanent	1:1	0
WLE -2	Excavation	0.09 ac	Permanent	1:1	0
WLE -1	Excavation	0.07 ac	Permanent	1:1	0

WLB	Excavation	0.70 ac	Permanent	1:1	0
WLC South	Fill	0.02 ac	Permanent	1:1	0
WLC North	Fill	0.07 ac	Permanent	1:1	0

Table 6.

The TEP agrees that the proposed project meets the requirements for an Exemption under Exemption (8420.0420) Subpart 8 and No-Loss (8424.0415) Part H. The Notice of Decision was issued on 10/02/2025. See attached Figure 4: Wetland Impacts.

Floodplain (Rule 6.0)

Rule 6.0 applies to the proposed project because it includes land disturbing activities within the boundary of the 100-year flood elevation as mapped and modeled by the District.

The existing regulatory floodplain elevation in the northern portion of the site is 902.2 ft NAVD88 and 897.3 ft NAVD88 in the southern portion of the site. The proposed floodplain elevation in the northern portion is 901 ft NAVD88 and 897.4 ft NAVD88 in the southern portion. Additional flood storage is added via a large ponding network which results in a reduction in the floodplain elevations.

Drainage, Bridges, Culverts, and Utility Crossings (Rule 7.0)

The proposed project does not include land disturbing activities which construct, improve, repair, or alter the hydraulic characteristics of a bridge profile control or culvert structure on a creek, public ditch, or major watercourse. The proposed project does not include land disturbing activities which involve a pipeline or utility crossing of a creek, public ditch, or major watercourse.

The proposed project does not include land disturbing activities which construct, improve, repair or alter the hydraulic characteristics of a conveyance system that extends across two or more parcels of record not under common ownership and has a drainage area of 200 acres or greater. Rule 7.0 does not apply.

Buffers (Rule 8.0)

The proposed project does not include a land disturbing activity on land adjacent or directly contributing to a Public Water, Additional Waters, High or Outstanding Ecological Value Waters, a Public Ditch, or Impaired Waters/waters exceeding state water quality standards. Rule 8.0 does not apply.

Variances (Rule 10.2)

The proposed project is not requesting a variance from the District's rules, regulations, and policies. Rule 10.2 does not apply.

P25-020 Kohler Farms



Figure 1: Project Location

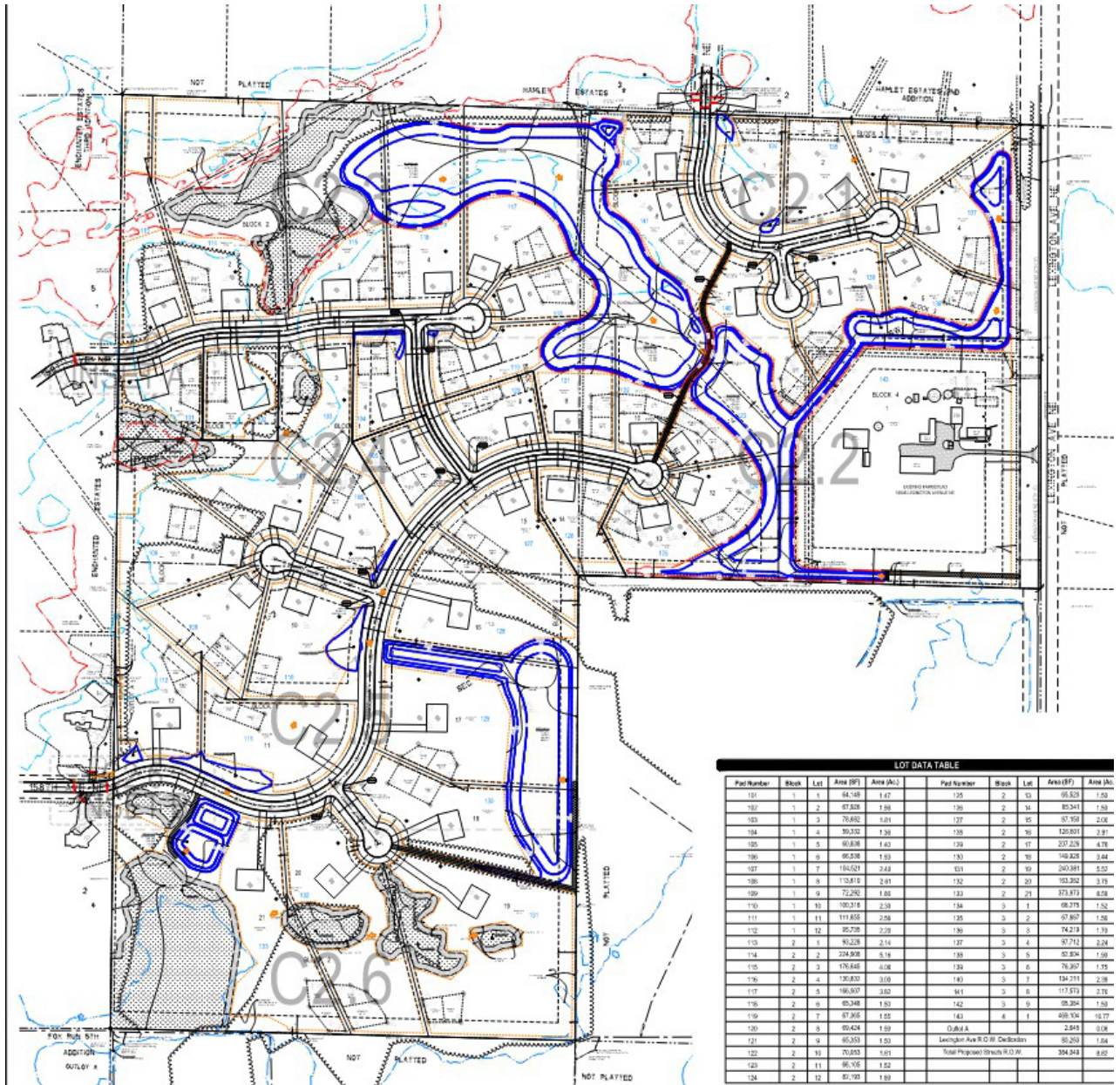


Figure 2: Site Plan

13632 Van Buren St NE | Ham Lake, MN 55304 | 763.755.0975 | www.cooncreekwd.org

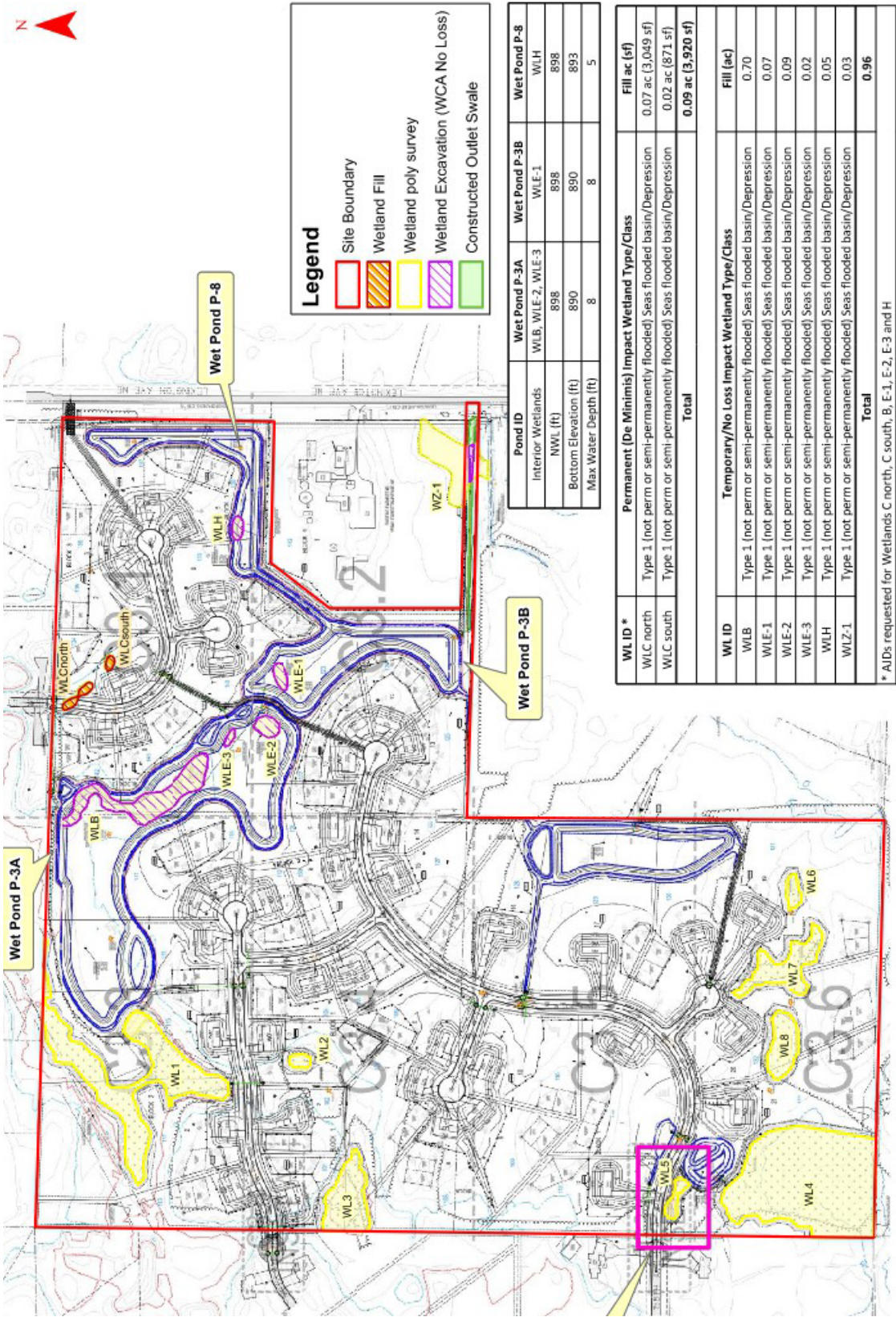


Figure 4: Wetland Impacts

Permit Application Review Report
Date: 10/8/2025

Board Meeting Date: 10/13/2025
Agenda Item: 12

Applicant/Landowner:

Blaine Economic Development Authority
Attn: Erik Thorvig
10801 Town Square Dr.
Blaine, MN 55449

Project Name: Northtown Villas

Project PAN: P-25-028

Project Purpose: construction of a new residential development with associated stormwater management features

Project Location: West of 3rd St NE; south of 90th Ln NE, 9011 University Ave NE, Blaine

Site Size: size of parcel - 2.17 acres; size of disturbed area – 2.2 acres; size of regulated impervious surface - 0.55 acres

Applicable District Rule(s): Rule 2, Rule 3, Rule 4

Recommendation: Approve with 2 Conditions and 3 Stipulations

Description: The applicant is proposing the construction of a new residential development and associated stormwater treatment features. The project proposes to remove infiltration trench #1, infiltration trench #2, and infiltration cell #5 that were constructed under P23-029. These three systems provided 740 cubic feet of water quality volume. The water quality volume that is lost by removing these three systems is provided in the proposed pond. It will disturb 2.2 acres and create 0.55 acres of new/regulated impervious surface. The site drains to Springbrook Creek. The relevant water resource concerns are stormwater management and soils and erosion control which correspond to District Rules 3 and 4. See attached Figure 1: Project Location and Figure 2: Site Plan.

Conditions to be Met Before Permit Issuance:

Rule 2.7 – Procedural Requirements

1. Submittal of a performance escrow in the amount of \$3,100.00.

Rule 3.0 – Stormwater Management

2. Due to the HSG A soils on site and the fluctuation in seasonal groundwater levels, it is recommended to line the wet pond with an impermeable liner to ensure a permanent pool is maintained.

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 the stormwater management practices and associated structures listed in Tables 2 and 3, including volume, critical elevations and proof of installation for hydrodynamic separators.
2. The applicant must apply for coverage under the Minnesota Pollution Control Agency's (MPCA's) Construction Stormwater Permit (Permit No: MNR100001).
3. 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.

Exhibits:

Exhibit Type	Exhibit Author	Signature Date	Received Date
SWPPP	Plowe Engineering Inc	07/11/2025	07/21/2025
Geotechnical Engineering Services Report	Kilo Engineering	08/08/2025	08/11/2025
Stormwater Drainage Report	Plowe Engineering, Inc.	09/30/2025	09/30/2025
Construction Plans	Plowe Engineering, Inc.	09/30/2025	09/30/2025

Findings**Fees and Escrows (Rule 2.7):**

The applicant has submitted a \$7,010.00 application fee and deposit which corresponds with the nonrefundable application fee (\$10) and base fee for a Single Family/Multifamily Residential Development project of 2.17 acres (\$7,000.00). The applicant will be required to submit a performance escrow in the amount of \$3,100.00. This corresponds to a base escrow of \$2,000, plus an additional \$500/acre of disturbance (2.2 acres of land disturbance proposed).

Stormwater Management (Rule 3.0):

Rule 3.0 applies to the proposed project because it includes land disturbing activities creating a cumulative total of 10,000 sf or more of new or fully reconstructed impervious surface.

The Hydrologic Soil Group (HSG) of soils on site are HSG A.

Rate Control: Peak stormwater flow rate at each point of site discharge does not increase from the pre-development condition for the 24-hour precipitation event with a return frequency of 2-, 10-, 100- years as shown in Table 1. The project will not impact Drainage Sensitive Use areas. The rate control standard is met.

Point of Discharge	2-year (cfs)		10-year (cfs)		100-year (cfs)	
	Existing	Proposed	Existing	Proposed	Existing	Proposed
CRB Ditch	14.08	5.9	28.37	14.76	66.94	25.47

Table 1.

Volume Control: The application proposes redevelopment which disturbs more than 50% of the site or reconstructs more than 50% of the existing impervious surface, therefore the volume reduction requirement is equal to 1.1 inches over the area of all impervious surface including existing impervious surface that is not proposed to be reconstructed. The amount of proposed impervious required to be treated is 24,204 ft².

The applicant is proposing the Stormwater Management Practices (SMPs) described below:

Drainage Area	Impervious required to be treated	Proposed SMP	TP Removal Factor	Required Water Quality	Water Quality Volume
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	(ft ²)			Volume (ft ³)	Provided (ft ³)
Untreated (Area 1)	2,360	none	0	433	0
Pond (Area A, B, OFF)	21,844	pond	0.5	4,005	18,000
Totals:	24,204			4,438	18,000

Table 2.

Infiltration may not be used as a volume control practice because the practice would need to be placed in areas with less than three feet of separation from the bottom of the infiltration system to the seasonally saturated soils or the top of bedrock.

Geotechnical information from 8/2025 has been submitted which indicates that seasonally high saturated soils are likely to be at an approximate elevation of 888 ft NAVD 88. The bottom of an infiltration system would need to be at elevation 891 NAVD 88 or above. This is infeasible because of existing grades.

Because the volume reduction standard cannot be met due to these site constraints, the project proposes the use of stormwater management practices and their corresponding TP conversion factors listed in Table 2.

The untreated Area 1 cannot be routed to a treatment feature due to existing grades and would need to reroute existing storm sewer from along the road toward the basin. The untreated impervious makes up approximately 10% of the total regulated impervious surface. The volume control standard has been met to the maximum extent practicable as shown in Table 2.

Water Quality: The total Water Quality Volume has been provided in aggregate.

Stormwater treatment on site must remove at least 80% of the average annual post development TSS per discharge location. The following TSS removal has been provided:

Discharge Point	TSS Removal Provided
CRB Ditch	84

Table 4.

The TSS removal standard is met at each discharge point as shown in Table 4.

Discharges to Wetlands: Stormwater from the proposed project is not being discharged into any wetlands, therefore this section does not apply.

Landlocked Basins: The proposed drainage system does not outlet to a landlocked basin, therefore this section does not apply.

Low Floor Freeboard: The proposed project is development which includes buildings and habitable structures. Therefore, SMPs must be designed such that the lowest basement floor elevations are at least 2 feet above the 100-yr high water level or 1 foot above the emergency overflow. The lowest basement floor elevation proposed is 897.7 ft NAVD 88. The applicable 100-year high water level is at 893.7 ft NAVD 88, and the applicable emergency overflow is at 894 ft NAVD 88. The freeboard requirement is met.

Maintenance:

Access: Sufficient maintenance access has been provided on the plans for all stormwater management practices.

Easements: Maintenance easements for all stormwater management practices are required for the proposed project.

All required maintenance easements have been provided on the plans.

Maintenance Agreements: All proposed stormwater management practices will be maintained as part of standard municipal public work activities. Therefore, no maintenance agreement will be required.

Soils and Erosion Control (Rule 4.0)

Rule 4.0 applies to the proposed project because it is a land disturbing activity that requires a permit under another District rule.

The proposed project drains to Springbrook Creek. The soils affected by the project include Sartell and have a soil erodibility factor of 0.15 or greater. Disturbed areas are proposed to be stabilized within 7 days, as required. The proposed erosion and sediment control plan includes inlet protection, perimeter control, stabilized construction entrance, street sweeping. The erosion control plan meets District Requirements. The site does require an NPDES permit. See attached Figure 3: Soils and Erosion Control.

Wetlands (Rule 5.0)

The proposed project does not include activities which result in the filling, draining, excavating, or otherwise altering the hydrology of a wetland. Rule 5.0 does not apply.

Floodplain (Rule 6.0)

The proposed project does not include land disturbing activities within the floodplain as mapped and modeled by the District. Rule 6.0 does not apply.

Drainage, Bridges, Culverts, and Utility Crossings (Rule 7.0)

The proposed project does not include land disturbing activities which construct, improve, repair, or alter the hydraulic characteristics of a bridge profile control or culvert structure on a creek, public ditch, or major watercourse. The proposed project does not include land disturbing activities which involve a pipeline or utility crossing of a creek, public ditch, or major watercourse.

The proposed project does not include land disturbing activities which construct, improve, repair or alter the hydraulic characteristics of a conveyance system that extends across two or more parcels of record not under common ownership and has a drainage area of 200 acres or greater. Rule 7.0 does not apply.

Buffers (Rule 8.0)

The proposed project does not include a land disturbing activity on land adjacent or directly contributing to a Public Water, Additional Waters, High or Outstanding Ecological Value Waters, a Public Ditch, or Impaired Waters/waters exceeding state water quality standards. Rule 8.0 does not apply.

Variances (Rule 10.2)

The proposed project is not requesting a variance from the District's rules, regulations, and policies. Rule 10.2 does not apply.

P25-028 Northtown Villas

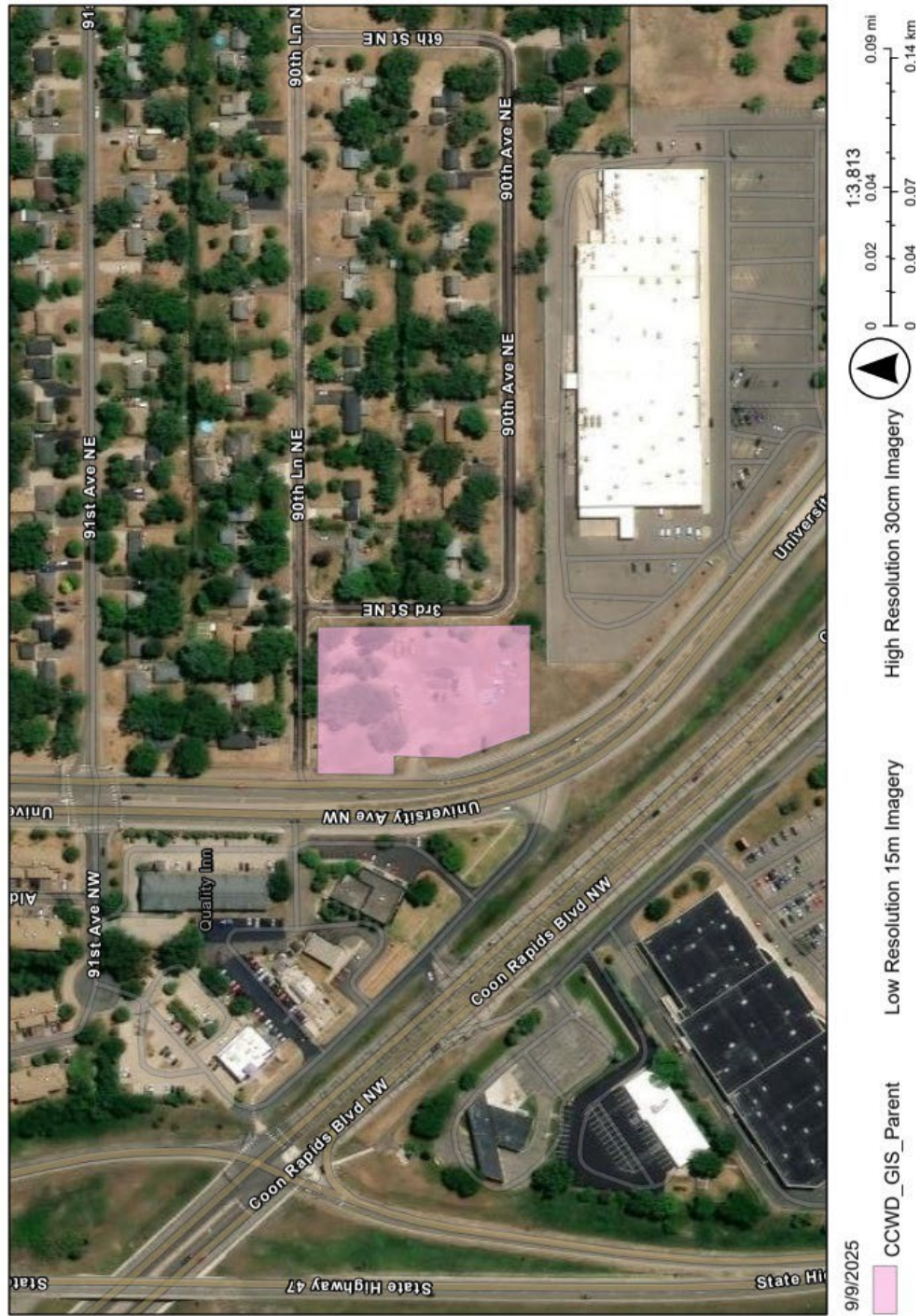


Figure 1: Project Location

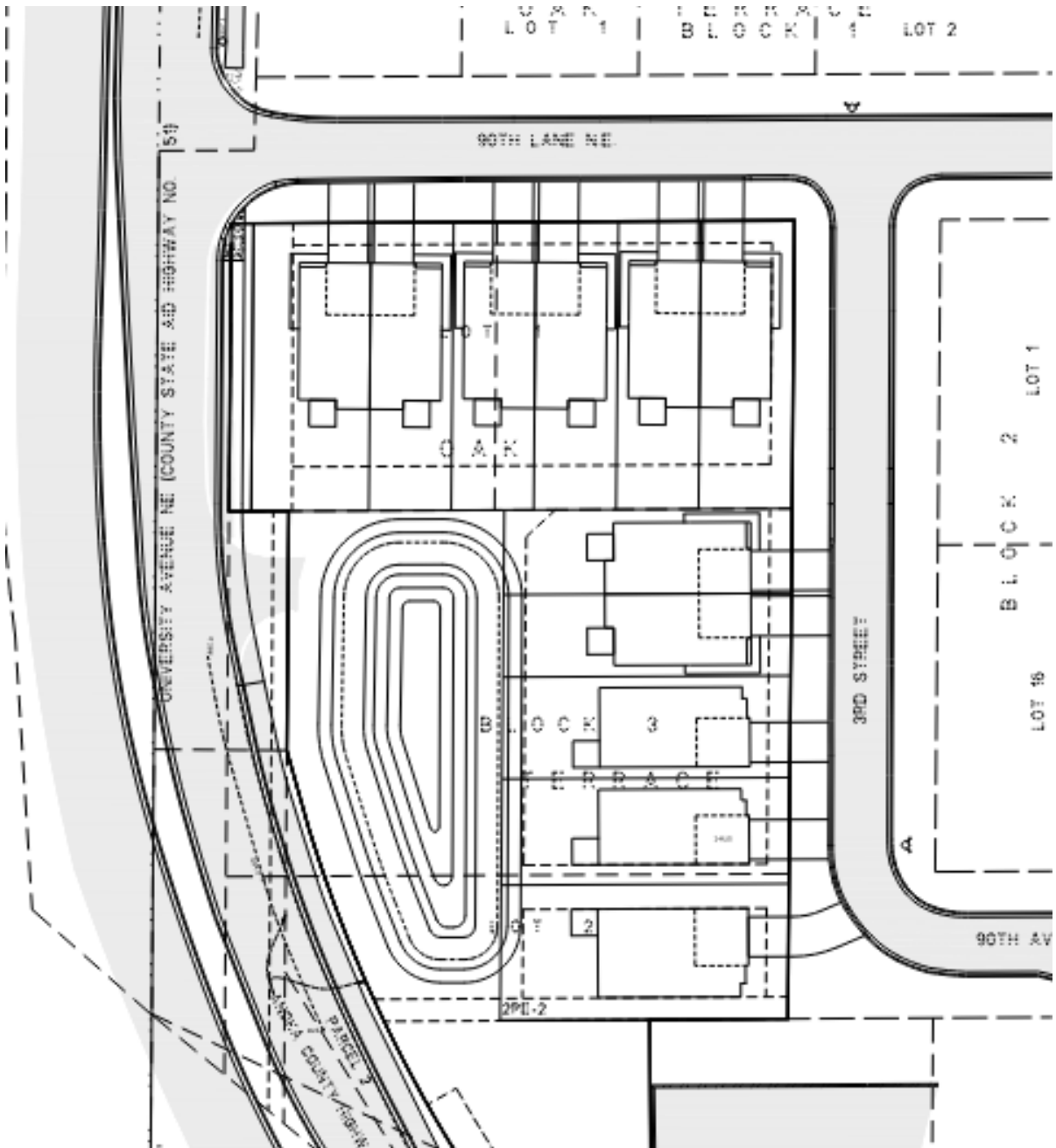


Figure 2: Site Plan

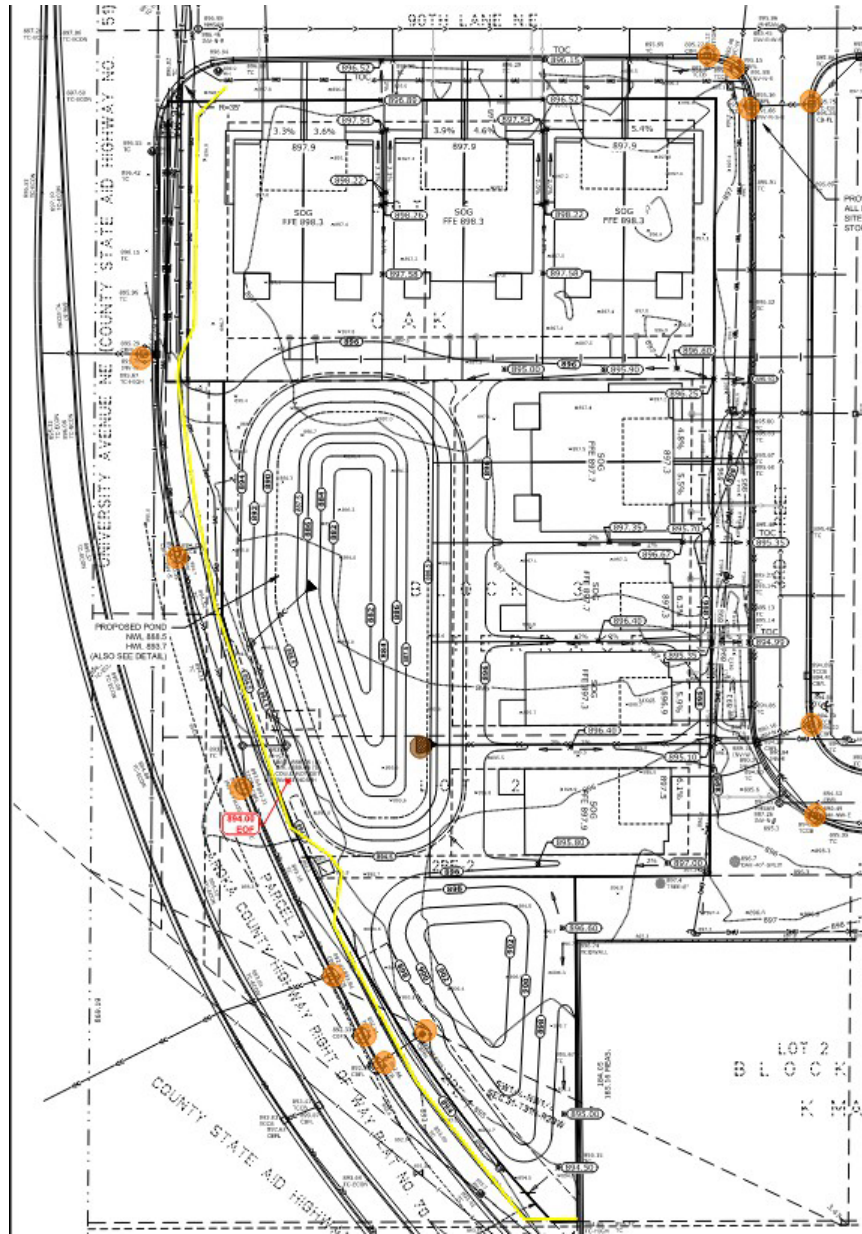


Figure 3: Soils and Erosion Control Plan

Permit Application Review Report
Date: 10/8/2025

Board Meeting Date: 10/13/2025
Agenda Item: 13

Applicant/Landowner:

MnDOT
Attn: Mike Kronzer
1500 West County Road B2
Roseville, MN 55113

Contact:

WSB
Attn: Earth Evans
701 Xenia Ave. S
Golden Valley, MN 55416

Project Name: TH 65 Local Access Road Improvement Project

Project PAN: P-25-021

Project Purpose: Reconstruction of 3.2 miles of TH 65, addition of a new frontage road, reconstruction of adjacent local road segments and associated stormwater treatment features

Project Location: Highway 65 between 97th Avenue and CR14, Blaine

Site Size: size of disturbed area - 127.6 acres; size of fully reconstructed impervious – 48.6 acres, size of regulated impervious surface - 63.7 acres

Applicable District Rule(s): Rule 2, Rule 3, Rule 4, Rule 5, Rule 6, Rule 7, Rule 8

Recommendation: Approve with 4 Conditions and 5 Stipulations

Description: MnDOT is proposing the reconstruction of 3.2 miles of TH 65 from approximately 99th Avenue and 117th Ave in Blaine. Additional work includes interchange modifications at 99th Avenue, 105th Avenue, 109th Avenue and 117th Avenue, the addition of a new west Frontage Road, and reconstruction of segments of local roads adjacent to the corridor are proposed. Additionally, new trails are proposed throughout the corridor. The project will disturb 127.6 acres and create 63.7 acres of regulated impervious. The project will drain to County Ditch 41, County Ditch 39 and Springbrook Creek. The relevant water resource concerns are stormwater management, soils and erosion control, wetlands, floodplain impact, and drainage. These correspond to District Rules 3, 4, 5, 6, and 7. Rule 8 is technically triggered, but the project is not a type which would require buffer establishment. See attached Figure 1: Project Location and Figure 2: Site plan.

Conditions to be Met Before Permit Issuance:

Rule 2.7 – Procedural Requirements

1. Submittal of a performance escrow in the amount of \$65,800.00.

Rule 4.0 – Soils and Erosion Control

2. Update the SWPPP to stabilize soils and soil stockpiles within 24 hours of inactivity.
3. Completely surround the infiltration basins with perimeter control to prevent compaction during construction.

Rule 5.0 – Wetlands

4. Provide LGU approval of the wetland replacement 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. 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.
2. The applicant must apply for coverage under the Minnesota Pollution Control Agency's (MPCA's) Construction Stormwater Permit (Permit No: MNR100001)
3. Completion of post construction infiltration tests on the 97th basin, 109th basin, 114th basin, Cloud South basin, Cloud North basin, and Paul Pkwy 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. Submittal of as-built (invert, pipe material, pipe size) for culvert installation within County Ditch 41.
5. 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.

Exhibits:

Exhibit Type	Exhibit Author	Signature Date	Received Date
XPSWMM Node Map	WSB	undated	06/18/2025
Rate Approval Correspondence	WSB	05/13/2025	06/18/2025
Floodplain Impacts	WSB	02/26/2025	06/18/2025
Geotechnical Report	Braun Intertec	02/05/2025	06/18/2025
Full Plan Set	WSB	06/09/2025	06/18/2025
CD 41 XP Model	WSB	undated	08/22/2025
Existing Drainage Area Map	WSB	08/22/2025	08/22/2025
BMP Volume Table	WSB	undated	08/22/2025
Construction Plan Sheets Rev	WSB	08/22/2025	08/22/2025
Pond Plan Sheets Rev	WSB	08/22/2025	08/22/2025
Stormwater Management Plan	WSB	08/20/2025	08/22/2025
P8 Model	WSB	undated	08/22/2025
SHSAM Calculations	WSB	undated	08/22/2025
Rate Tables	WSB	undated	09/11/2025
Proposed Drainage Area Map	WSB	09/10/2025	09/11/2025
HydroCAD Proposed S Tailwater	WSB	09/09/2025	09/11/2025
HydroCAD Proposed South	WSB	09/09/2025	09/11/2025
HydroCAD Proposed N Tailwater	WSB	09/10/2025	09/11/2025
HydroCAD Proposed North	WSB	09/10/2025	09/11/2025
Drainage Tabulation	WSB	09/08/2025	09/11/2025

Sheets			
Stream Diversion Plan	WSB	undated	09/11/2025
HydroCAD Existing	WSB	09/10/2025	09/11/2025

Findings

Fees and Escrows (Rule 2.7):

The applicant is a government agency and is therefore exempt from an application fee or a review and inspection fee deposit. The applicant will be required to submit a performance escrow in the amount of \$65,800.00. This corresponds to a base escrow of \$2,000, plus an additional \$500/acre of disturbance (127.6 acres of land disturbance proposed).

Stormwater Management (Rule 3.0):

Rule 3.0 applies to the proposed project because it is a public linear project where the sum of the new and fully reconstructed impervious surface equals one or more acres.

The Hydrologic Soil Group (HSG) of soils on site are HSG A.

Rate Control: Peak stormwater flow rate at each point of site discharge increases from the pre-development condition for the Discharge Point 2 in the 24-hour precipitation event with a return frequency of 2-, 10-, 100- years as shown in Table 1. This rate increase has been approved by the City of Blaine. The project will not impact Drainage Sensitive Use areas. The rate control standard is met to the maximum extent practicable.

Point of Discharge	2-year (cfs)		10-year (cfs)		100-year (cfs)	
	Existing	Proposed	Existing	Proposed	Existing	Proposed
DP 15	138.1	29.9	208.5	45.1	394.7	131.1
DP 14	13	10.5	19.5	15.8	37.1	30.8
DP 13	8.7	0	13.6	0.2	26.9	1.5
DP 12	3.7	3.6	5.8	5.5	13.2	12.6
DP 11	4.7	1.3	6.2	2	10.6	10.4
DP 10	91.8	10.9	138.9	35.2	263.4	98.8
DP 9	21.6	20.9	32.7	31.4	57.1	55.2
DP 8	0.3	0.2	0.5	0.3	1.4	1
DP 7	5.8	3.1	8.8	4.7	15.8	8.1
DP 6	11.4	8	17.2	9.5	32.2	11.8
DP 5	4.5	1.3	5.2	2.8	6.7	5.1
DP 4	26.7	13.7	40.3	20.5	75.3	37.5
DP 3	0	0	0.1	0	0.7	0.7
DP 2	6.7	7.6	10.3	11.6	17.4	19.7
DP 1	19.2	9.5	28.9	14.4	55.1	29.3

Table 1.

Volume Control: The proposed project is new development; therefore, the volume reduction requirement is equal to 1.1 inches over the area of all impervious surface. The amount of proposed impervious required to be treated is 3,278,369 ft². The impervious required to be treated values include the impervious for a future median expansion. The 109th Infiltration Basin and Cloud North Infiltration do not provide the required water quality volume; however, these areas flow to regional basins which provide adequate additional treatment. The untreated area is not feasible to route to a treatment feature and accounts for 11% of the total impervious.

The applicant is proposing the Stormwater Management Practices (SMPs) described below:

Drainage Area	Impervious required to be treated (ft ²)	Proposed SMP	TP Removal Factor	Required Water Quality Volume (ft ³)	Water Quality Volume Provided (ft ³)
---------------	--	--------------	-------------------	--	--

untreated	378,536	none	0	15,772	0
103rd South Pond & 103rd Central Pond	318,685	South Pond & Central Pond	0.5	26,557	19,166
113th Wet Pond (East and West)	31,363	113th Wet Pond (East and West)	0.5	2,614	16,117
113th North Wet Pond	1,058,639	113th North Wet Pond	0.5	88,220	183,823
107th Wet Pond	83,025	107th Wet Pond	0.5	6,919	15,246
105th Wet Pond	64,207	105th Wet Pond	0.5	5,351	11,761
103rd Way Wet Pond	19,123	103rd Way Wet Pond	0.5	1,594	3,485
103rd East Wet Pond	383,502	103rd East Wet Pond	0.5	31,959	70,132
Paul Pkwy Infiltration Basin	31,799	Paul Pkwy Infiltration Basin	1	1,325	2,919
Cloud North Infiltration Basin	114,650	Cloud North Infiltration Basin	1	4,777	2,483
Cloud South Infiltration Basin	97,095	Cloud South Infiltration Basin	1	4,046	8,886
114th Infiltration Basin	76,143	114th Infiltration Basin	1	3,173	6,970
109th Infiltration Basin (East and West)	153,462	109th Infiltration Basin (East and West)	1	6,394	2,744
97th Infiltration Basin	340,204	97th Infiltration Basin	1	14,175	31,189
Totals:	3,278,369			223,535	398,443

Table 2.

The following pretreatment has been provided:

SMP ID	Pretreatment Device/Method	Percent TSS Removal
Paul Pkwy Infiltration Basin	wet pond	84
Cloud North Infiltration Basin	wet pond	80
Cloud South Infiltration Basin	wet pond	85
Cloud South Infiltration Basin - Structure 5641	catch basin sump	91
114th Infiltration Basin	vegetated swale	82
109th Infiltration Basin - Structure 5547	catch basin sump	99
109th Infiltration Basin -	catch basin sump	99

structure 5546		
109th Infiltration Basin - structure 5543	catch basin sump	99
109th Infiltration Basin - Structure 5537	catch basin sump	96
97th Infiltration Basin - structure 5031	catch basin sump	99
97th Infiltration Basin	vegetated swale	92

Table 3.

Pretreatment is required to be designed such that the device/method provides removal of 80% TSS entering an infiltration or filtration Stormwater Management Practice. The proposed project meets pretreatment requirements as shown in Table 3.

The volume control standard has been met to the maximum extent practicable as shown in Table 2.

Water Quality: TSS has been reduced to the maximum extent practicable for the untreated impervious surface. The total Water Quality Volume has been provided in aggregate.

Stormwater treatment on site must remove at least 80% of the average annual post development TSS per discharge location. The following TSS removal has been provided:

Discharge Point	TSS Removal Provided
DP 15	85
DP 14	88
DP 13	100
DP 12	97
DP 11	100
DP 10	90
DP 9	91
DP 8	90
DP 7	99
DP 6	80
DP 5	97
DP 4	90
DP 3	80
DP 2	99
DP 1	94

Table 4.

The TSS removal standard is met at each discharge point as shown in Table 4.

Discharges to Wetlands: Stormwater from the proposed project is being discharged into the following wetlands.

Wetland ID	wetland 7
Wetland Type	Slightly Susceptible
Change of Bounce 2-yr (ft)	-1.13
Change of Bounce 10-yr (ft)	-1.35
Change of Inflow Velocity (fps)	1.85
Change of Inundation on 2-yr (hrs)	55
Change of Inundation on 10-yr (hrs)	55
Change of Run out Control (ft)	0

Wetland ID	wetland 13/16
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Wetland Type	Slightly Susceptible
Change of Bounce 2-yr (ft)	0
Change of Bounce 10-yr (ft)	0.01
Change of Inflow Velocity (fps)	0
Change of Inundation on 2-yr (hrs)	0
Change of Inundation on 10-yr (hrs)	0
Change of Run out Control (ft)	0

Table 5.

The proposed project exceeds the standard for Wetland 7 for inundation on a 2-year storm event. These exceedances have been reviewed, and no adverse impacts are anticipated.

Landlocked Basins: The proposed drainage system does not outlet to a landlocked basin, therefore this section does not apply.

Low Floor Freeboard: The proposed project is not a new development which includes buildings and habitable structures. Low Floor Freeboard requirement do not apply.

Maintenance:

Access: Sufficient maintenance access has been provided on the plans for all stormwater management practices.

Easements: All required maintenance easements have been provided on the plans.

Maintenance Agreements: All proposed stormwater management practices will be maintained as part of standard municipal public work activities. Therefore, no maintenance agreement will be required.

Soils and Erosion Control (Rule 4.0)

Rule 4.0 applies to the proposed project because it is a land disturbing activity that requires a permit under another District rule.

The proposed project drains to County Ditch 41, County Ditch 39 and Springbrook Creek. The soils affected by the project include Isanti, Lino, Zimmerman and Markey and have a soil erodibility factor of 0.15 or greater. Disturbed areas are not proposed to be stabilized within 24 hours, as required. The proposed erosion and sediment control plan includes perimeter control, riprap, inlet protection, and street sweeping. The erosion control plan does not meet District requirements because soils and soil stockpiles are not proposed to be stabilized within 24 hours of inactivity. The site does require an NPDES permit. Due to the large size of the plans, a copy of the erosion and sediment control plan can be provided upon request.

Wetlands (Rule 5.0)

Rule 5.0 applies to the proposed project because it includes activities which result in the filling, draining, excavating or other altering the hydrology of a wetland.

Wetlands were delineated under PAN W24-047. The boundary and type application was reviewed and approved. The Notice of Decision was issued on 05/06/2025. See attached Figure 4: Wetland Impacts.

The applicant submitted a joint application form requesting a Replacement Plan decision on 08/08/2025. The application was noticed to the TEP on 8/13/2025. The applicant has provided an alternatives analysis which discusses wetland impact avoidance, minimization, and mitigation. A wetland impact summary is outlined in attached Figure 3. An aerial view of wetland impacts can be provided upon request.

Impact replacement proposes to be mitigated through the purchase of wetland bank credits from the MnDOT wetland bank.

Floodplain (Rule 6.0)

Rule 6.0 applies to the proposed project because it includes land disturbing activities within or adjacent to the boundary of the 100-year flood elevation as mapped and modeled by the District.

The regulatory floodplain elevation ranges from 893 to 903.4 ft NAVD 88. The application proposes the placement of 13,601 cubic yards of fill within the floodplain. Compensatory storage is required. The proposed project provides 46,140 cubic yards of compensatory storage, which exceeds the required 1:1 ratio and is within the relevant reach.

Information has been provided to show that the impact due to a created embankment can pass the 100-year flood without increasing the elevation of the 100-year flood profile or creating excessive velocities. XPSWMM modeling has been provided.

The proposed project affects the conveyance capacity of a crossing and equivalent hydraulic capacity has been provided by XPSWMM modeling has been provided. See Figure 4: Floodplain Impact.

Drainage, Bridges, Culverts, and Utility Crossings (Rule 7.0)

Rule 7.0 applies to the proposed project because it includes land disturbing activities which construct, improve, repair, or alter the hydraulic characteristics of a bridge profile control or culvert structure on a public ditch or major watercourse.

The regulated waterway is Public Ditch - CD 41. The banks of the waterway have been proposed to be stabilized with permanent vegetation.

The culvert crossing provides equivalent hydraulic capacity to existing conditions because XPSWMM modeling has been provided. Biota passage is provided by culvert width has been increased in reduced velocities and the culvert will be embedded with 1-foot of sediment to allow for biota passage, which is consistent with MnDOT's Minnesota Guide for Stream Connectivity and Aquatic Organism Passage Through Culverts.

Buffers (Rule 8.0)

The proposed project does include a land disturbing activity on land adjacent or directly contributing to a Public Water, Additional Waters, High or Outstanding Ecological Value Waters, a Public Ditch, or Impaired Waters/waters exceeding state water quality standards. However, the work in the Public Ditch is not the type of project that requires buffer establishment.

Variances (Rule 10.2)

The proposed project is not requesting a variance from the District's rules, regulations, and policies. Rule 10.2 does not apply.

P25-021 TH 65 Local Road Improvements

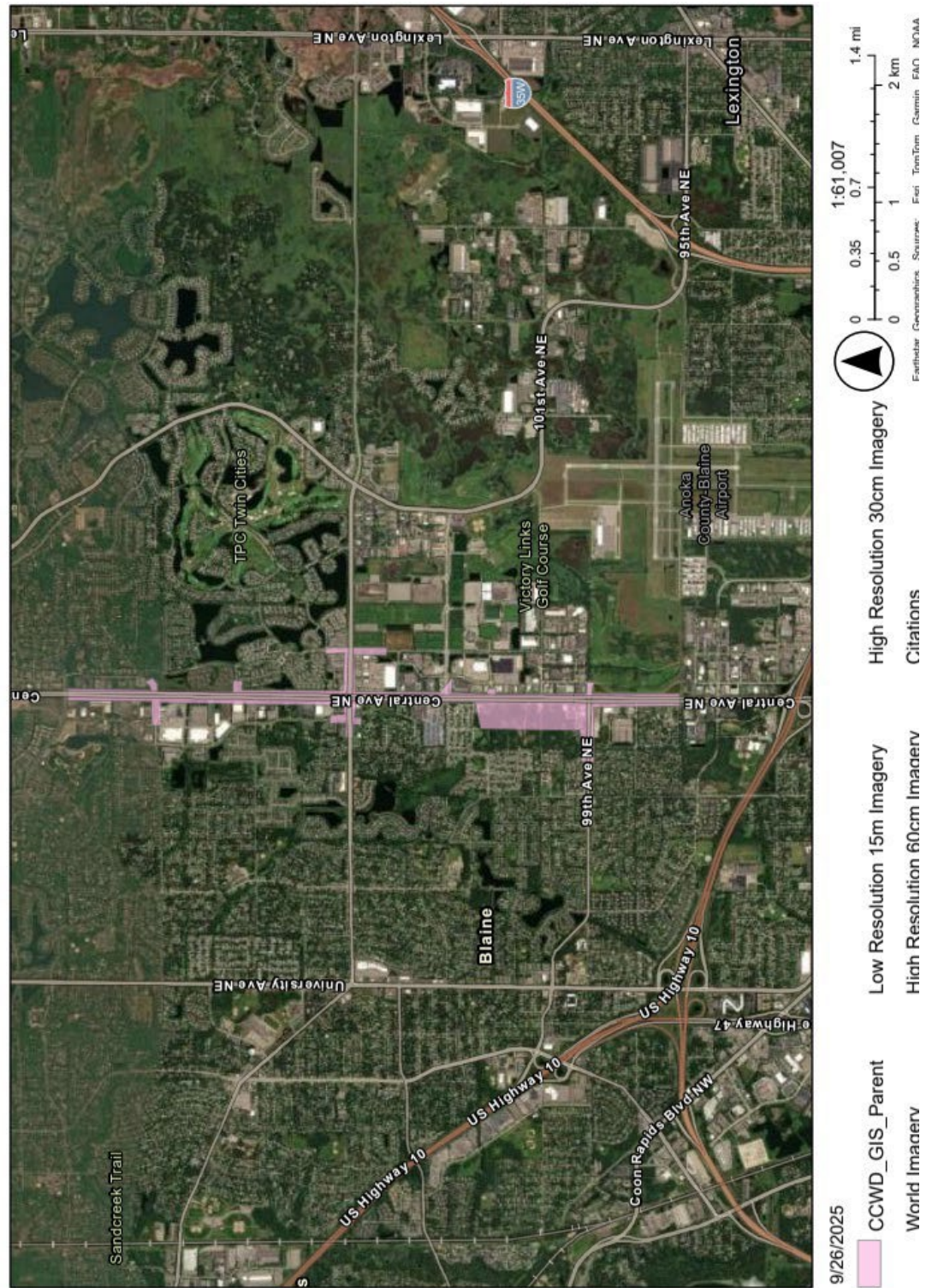
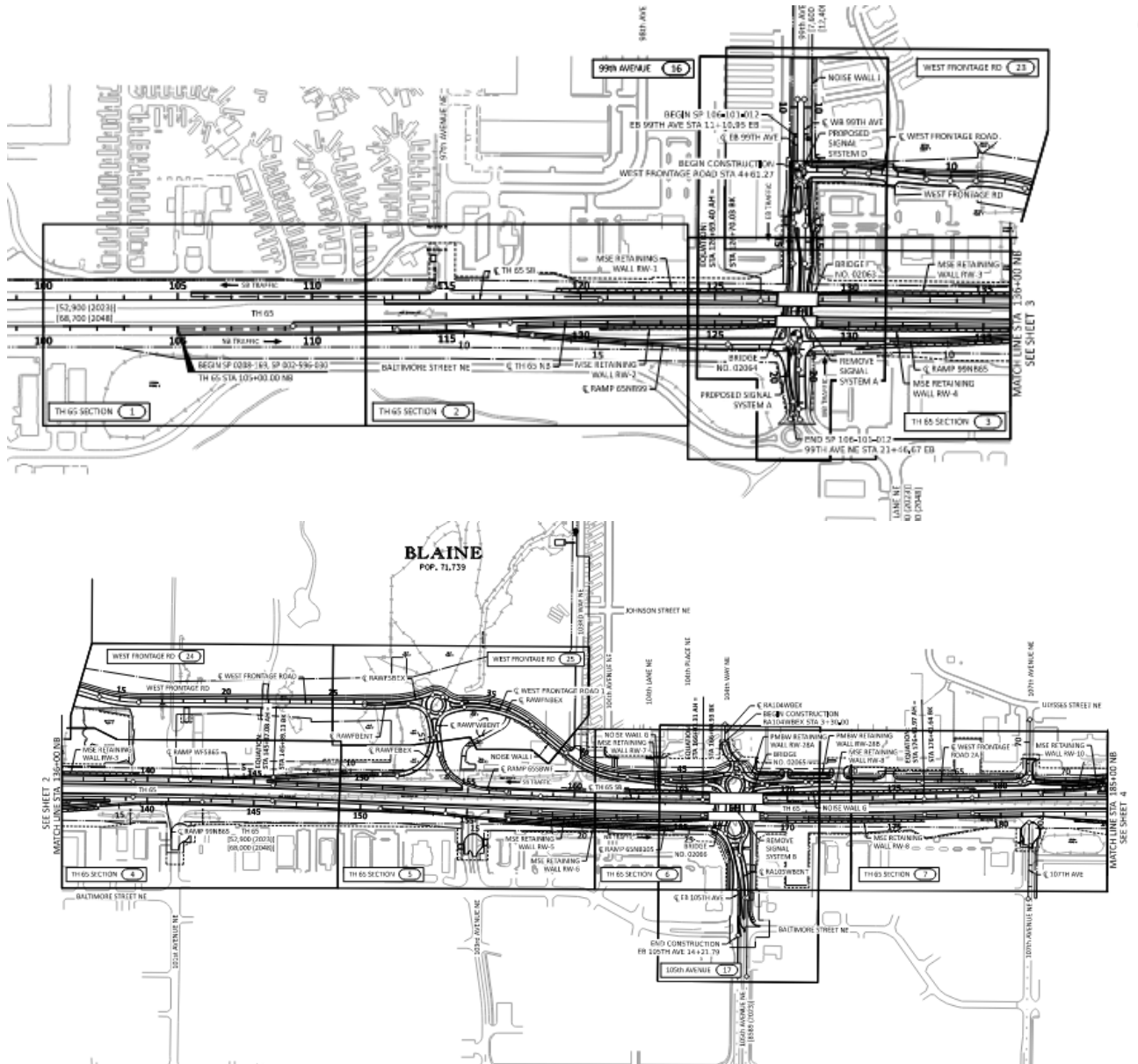


Figure 1: Project Location



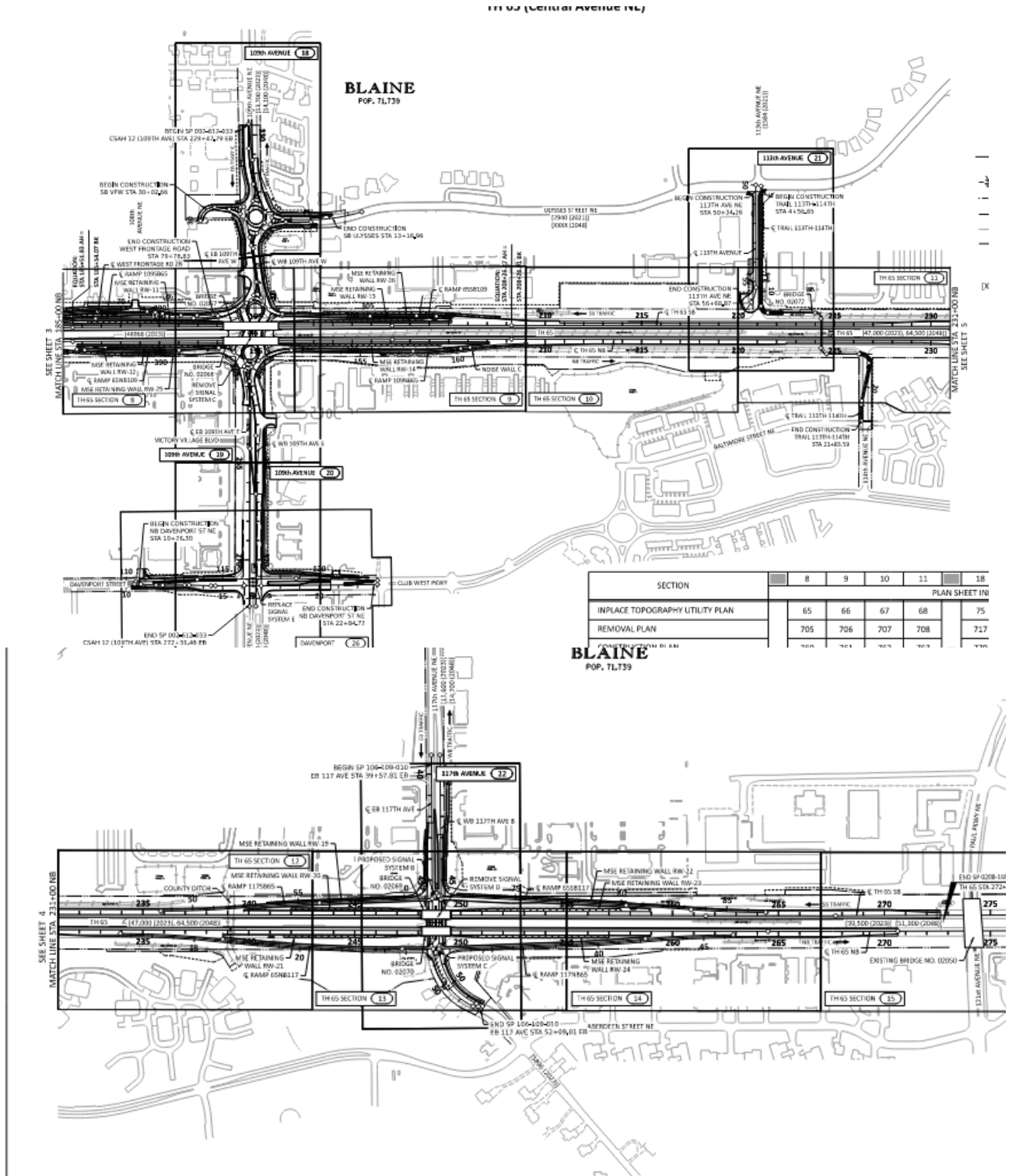
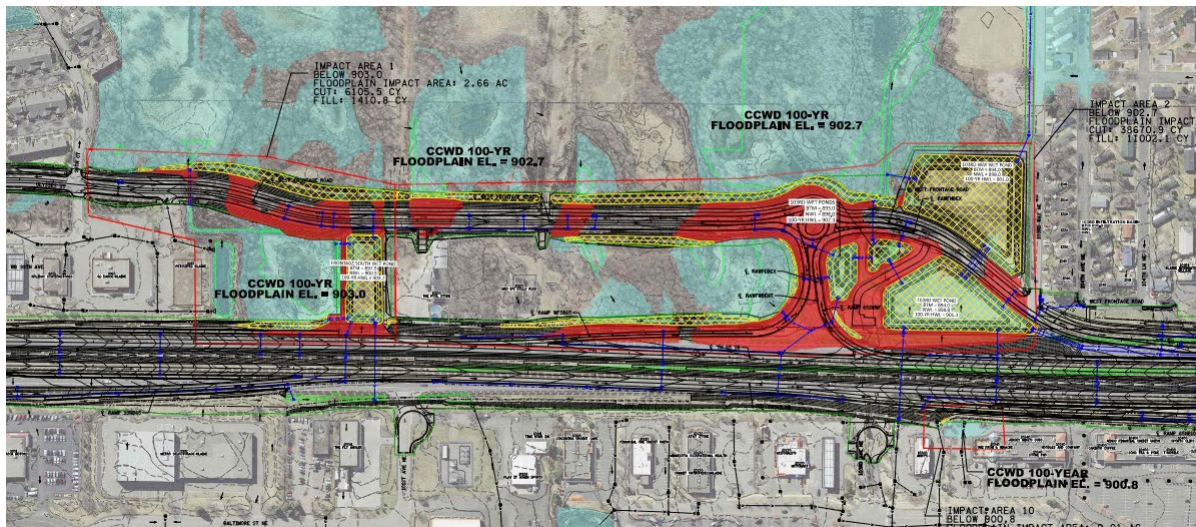


Figure 2: Site Plan

Aquatic Resource ID (as noted on overhead view)	Type of Impact (fill, excavate, drain, or remove vegetation)	Duration of Impact (P) or Temporary (T) ¹	Total Size of Impact ² (acres)	MNDOT (acres)	Local (acres)	Overall Size of Aquatic Resource ³	Existing Plant Community Type(s) in Impact Area ⁴	Cause of Impact
Wetland 1	Fill	P	0.37	0.19	0.18	0.37	Type 2	Inslope Grading, Road Fill, Wet Pond
Wetland 4	Fill	P	0.01	0.01	-	0.01	Type 2	Inslope Grading, Wet Pond, Storm Sewer Pipe
Wetland 6A	Fill	P	292-sf	-	292-sf	292-sf	Type 2	Road Fill
Wetland 6B	Fill	P	0.01	-	0.01	0.01	Type 2	Grading, Road Fill, & Wet Pond
Wetland 6C	Cut	P	0.06	-	0.06	0.06	Type 2	Wet Pond
Wetland 6D	Fill	P	0.02	-	0.02	0.02	Type 2	Grading, Road Fill
Wetland 6E	Fill	P	0.01	-	0.01	0.01	Type 2	Wet Pond
Wetland 7	Fill	P	0.92	0.72	0.20	6.16	Type 7	Inslope Grading, Road Fill, Roundabout
	Cut	T	0.04	-	0.04			Ditch Cut
Wetland 8	Fill	P	0.06	-	0.06	0.24	Type 7	Inslope Grading Road Fill, Grading
Wetland 10	Fill	P	0.39	0.39	-	0.42	Type 2	Inslope Grading, Road Fill, Storm Sewer Pipe
	Cut	T	0.03	0.03	-			Ditch Cut
Wetland 11	Fill	P	0.13	-	0.13	0.27	Type 7	Grading, Road Fill
	Cut	T	0.01	-	0.01			Ditch Cut
Wetland 12	Fill	P	0.03	-	0.03	0.15	Type 7	Grading, Road Fill
	Cut	T	0.02	-	0.02			Ditch Cut
Wetland 13	Fill	P	0.10	0.04	0.06	1.13	Type 2	Inslope Grading, Culvert, Wet Pond
Wetland 15	Fill	P	0.02	-	0.02	0.02	Type 7	Grading, Road Fill, Wet Pond
Wetland 16	Fill	P	0.03	0.03	-	0.03	Type 7	Inslope Grading, Road Fill
Total USACE Permanent Wetland Impacts			2.02-Ac					
Total USACE Temporary Impacts			0.10-Ac					
Total WCA Permanent Wetland Impacts			2.17-Ac					
Total WCA No-Loss Activities (T)			0.10-Ac					
Total Regulated Impacts (MnDOT LGU)				1.38-Ac	0.79-Ac			
Total Regulated Impacts (CCWD LGU)								
Ditch 1	Fill	P	0.06	0.06	-	0.06	Type 2	Median Grading, Culvert
Ditch 2	Fill	P	0.04	0.04	-	0.04	Type 2	Road Fill, Off-Ramp
Ditch 3	Fill	P	0.19	0.19	-	0.19	Type 2	Median Grading
Ditch 4	Fill	P	0.33	0.33	-	0.33	Type 2	Inslope Grading
Ditch 5	Fill	P	0.96	0.96	-	0.96	Type 2	Inslope Grading, Road Fill, Wet Pond, Noise Wall, On-Ramp, Storm Sewer Pipe
Ditch 6	Fill	P	0.21	0.21	-	0.21	Type 2	Inslope Grading, Road Fill, Retaining Wall, Exit Ramp, Pedestrian Crossing
Ditch 7	Fill	P	0.06	-	0.06	0.06	Type 2	Road Fill, Storm Sewer Pipe
Ditch 8	Fill	P	0.16	0.16	-	0.16	Type 2	Road Fill, Grading
Ditch 9	Fill	P	0.15	0.15	-	0.15	Type 2	Inslope Grading, Road Fill, Wet Pond

Ditch 10	Fill	P	0.02	0.02	-	0.02	Type 2	Inslope Grading, Road Fill, Storm Sewer Pipe
Ditch 11	Cut	P	0.07	0.07	-	0.07	Type 2	Inslope Grading, Storm Sewer Pipe
Ditch 12	Cut	P	0.09			0.09	Type 2	Inslope Grading, Storm Sewer Pipe
Ditch 13	Fill	P	0.02	-	0.02	0.02	Type 2	Inslope Grading
Ditch 14	Fill	P	0.58	0.58	-	0.58	Type 2	Median Grading, Road Fill
Ditch 15	Fill	P	0.28	0.28	-	0.28	Type 2	Median Grading, Road Fill, Storm Sewer Pipe
Ditch 16	Fill	P	0.01	-	0.01	0.01	Type 2	Road Fill, Storm Sewer Pipe
Ditch 17	Fill	P	299-sf	299-sf	-	299-sf	Type 2	Road Fill, Storm Sewer Pipe
Ditch 18	Fill	P	0.05	0.05	-	0.05	Type 2	Inslope Grading, Road Fill, Storm Sewer Pipe
Ditch 19	Fill	P	0.03	0.03	-	0.03	Type 2	Inslope Grading
Ditch 20	Fill	P	0.42	0.42	-	0.42	Type 2	Median Grading, Storm Sewer Pipe
Ditch 21	Fill	P	0.10	0.10	-	0.10	Type 2	Inslope Grading, Infiltration Basin
Ditch 22A	Fill	P	0.03	0.03	-	0.03	Type 2	Inslope Grading, Road Fill, Culvert, Storm Sewer Pipe
Ditch 22B	Fill	P	24-sf	24-sf	-	24-sf	Type 2	Inslope Grading, Road Fill
Ditch 22C	Fill	P	51-sf	51-sf	-	51-sf	Type 2	Inslope Grading, Road Fill
Ditch 22D	Fill	P	0.03	0.03	-	0.03	Type 2	Inslope Grading, Storm Sewer Pipe
Ditch 23A	Cut	P	0.06	0.06	-	0.06	Type 2	Inslope Grading
Ditch 23B	Fill	P	0.06	0.06	-	0.06	Type 2	Inslope Grading
Ditch 24	Fill	P	0.07	0.07	-	0.07	Type 2	Inslope Grading, Road Fill, Infiltration Basin
Ditch 25	Fill	P	0.07	0.07	-	0.07	Type 2	Median Grading
Ditch 26	Cut	P	0.04	0.04	-	0.04	Type 2	Median Grading, Culvert
Ditch 27A	Fill	P	0.73	0.73	-	0.73	Type 2	Inslope Grading, Road Fill, Off-Ramp
Ditch 28	Fill	P	0.05	0.05	-	0.05	Type 2	Inslope Grading, Road Fill
Ditch 29	Cut	P	0.03	0.02	0.01	0.03	Type 2	Inslope Grading, Culvert
Ditch 30	Cut	P	124-sf	-	124-sf	124-sf	Type 2	Inslope Grading, Culvert
Total USACE Permanent Wet Ditch Impacts			5.01-Ac					
Total WCA Permanent Incidental Impacts			5.01-Ac					
Public Ditch 39	Fill	P	0.06-ac	-	0.06	N/A	Type 90	Inslope - Grading
			133-lf					
Public Ditch 41	Culvert Extension	P	0.08-ac	0.08	-	N/A	Type 90	Culvert Extension
			136.5-lf					
Public Ditch 41	Culvert Replace	T	0.06-ac	0.06	-	N/A	Type 90	Replace Within Existing Footprint
			248-lf					
Public Ditch 41-8-A	Culvert Replace	T	<0.01	65-lf	-	N/A	Type 90	Culvert replacement (existing footprint)
			65-lf					
Total Permanent Public Ditch (Tributary) Impacts			0.14-ac					
Total Temporary Public Ditch (Tributary) Impacts			0.06-ac					
			313-lf					
Pond 7	Fill	P	0.04	0.04	-	4.42	N/A	Riprap Install, Storm Sewer Pipe
Pond 11	Fill	P	131-sf	-	131-sf	0.12	N/A	Storm Sewer Pipe
Pond 14	Fill	P	0.03	0.03	-	0.033	N/A	Inslope Grading, Infiltration Basin, Culvert Extension
Total Permanent Storm Water Pond Impacts			0.07-Ac					

Figure 3: Wetland Impact List



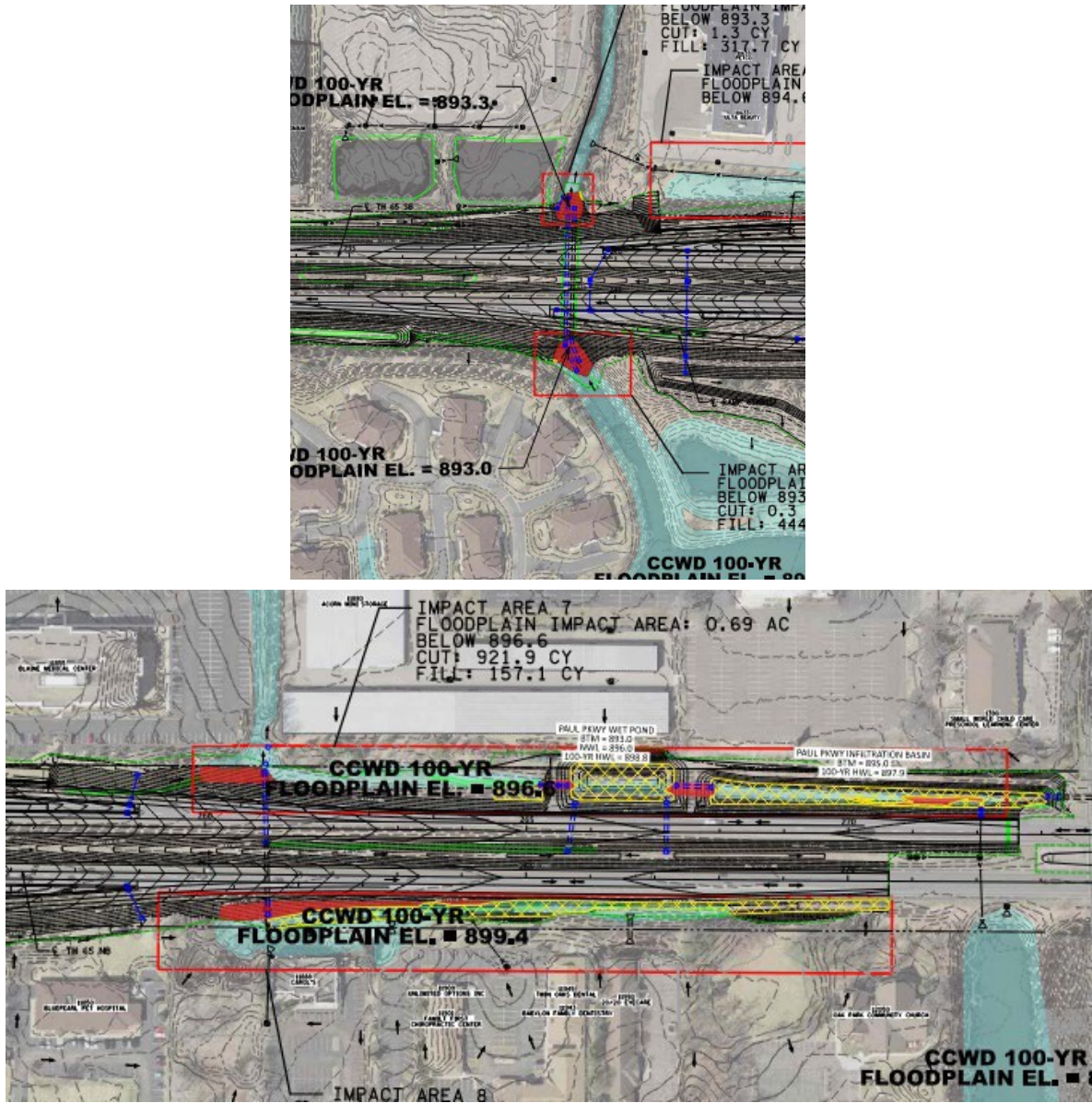


Figure 4: Floodplain Impacts

COON CREEK WATERSHED DISTRICT Request for Board Action

MEETING DATE: October 13, 2025
AGENDA NUMBER: 14
ITEM: Administrator Transition Plan

AGENDA: Discussion

ACTION REQUESTED

1. Receive plan
2. Discuss needs and future actions

BACKGROUND

On September 22 the District Administrator submitted his intent to retire December 31, 2025. The Board of Managers accepted and approved the date of December 31, 2025.

On Tuesday September 23, 2025, Kelly notified staff of his intent to retire. Also on September 23, 2025, Kelly notified all members of the Technical Advisory Committee and key partners such as BWSR, MAWD, and Met Council.

On October 7, The Administrator, District Attorney and Board President met to discuss the needs and plan for a smooth transition of leadership.

There are 56 days and 4 Board meetings between tonight's meeting and the December 8 Board meeting, typically the last Board meeting of the year

CONCERNS AND CONSTRAINTS

1. **Existing Contracts:** Ensure the Board's contractual obligations regarding the district Administrator's succession are clear and up to date.
2. **Communication:** Develop a communication strategy that outlines the transition process and informs stakeholders.
 - a. Proposed: Updates at each of the remaining 4 Board meetings:
 - i. 10/27
 - ii. 11/10
 - iii. 11/24
 - iv. 12/8
3. **Align Objectives:** Ensure that the Board's objectives align with the goals and style of the new Administrator to facilitate a smooth transition.
 - a. Comprehensive Plan goals and objectives
 - b. Needed character and qualities for CEO of a small company:
Visionary Leadership: A CEO must have a clear vision for the company's future and the ability to communicate that vision effectively to inspire and motivate the team.

Decisiveness: The ability to make tough decisions quickly and decisively is crucial for navigating the complexities of a small company.

Effective Communication: Clear and active communication is essential for conveying goals, expectations, and feedback to the team and stakeholders.

Team Building: A successful CEO is adept at identifying and recruiting top talent, nurturing leadership, and fostering a collaborative work environment.

Time Management: Effective time management allows CEOs to prioritize tasks, delegate when necessary, and focus on strategic initiatives that have the most significant impact.

These qualities are vital for steering a small organization towards success and ensuring that the CEO can lead the organization effectively in a complex and dynamic environment.

4. **Avoid Common Pitfalls:** Avoid common mistakes¹
 - a. Allocating available time properly
 - b. Involving relevant stakeholders
 - i. Who does the Board see as relevant stakeholders
 - c. Skipping over and not using the existing Administrator
 - d. Underestimating the need to formulate a detailed offer to the future Administrator
 - e. Leaving the reasons for the current Administrator's departure ambiguous
 - f. Rushing the communications or transition plan
 - g. Overlooking the legal implications of public announcements (
 - h. Failing to consider how the rights of other senior management may be triggered by the departure of the current Administrator
5. **Plan Succession:** The current succession plan recognizes Jon Janke as next in line for the District Administrator position. However, that plan was not officially acted on by the Board and it is not clear whether it needed to be given the dynamic nature of District operations and potentially the Board of Managers.

GOAL

To facilitate a successful and smooth transition of the District Administrator position and the maintenance of strong team leadership.

APPROACH

Intent: To develop a ramp up/ramp down roadmap for the interim District administrator that facilitates a successful and expedient transition of leadership. To do this we will need to:

1. Provide regular updates to the Board of Managers as they navigate and articulate their expectations and how they wish to proceed in filling the position of District Administrator.
2. Assess existing and emerging trends
3. facilitate a vision & administrative strategy for the future

By December 8, Jon will be appointed as interim administrator, and there will be a smooth transition of power and responsibility by December 31. A successful transition will be characterized by Jon's ability to:

- Read the political situation well enough to build necessary alliances.
- Understand and adapt to the District and larger cultural norms and practices
- Achieving the cultural changes required.

Board Meetings

The Board will receive updates at each of five Board meetings remaining in the year.

10/13: Prestart:

- Discuss/Review Transition Plan
- Discuss avoiding transition pitfalls
- Discuss Assessment of leadership needs & essential tasks

10/27: Step 1

- Board expectations for position, transition and succession
- Identify and build key relationships & leader integration

11/10: Step 2

- Assessing existing and emerging Industry and District culture, norms, politics, team and organization
- ID early wins
- Adapting to culture role

11/24: Step 3

- Begin creation of vision & change management plans
- Improve direct report team dynamics and performance (TaPs)

12/8: Step 4

- 2026 Annual Work Plan, refine vision & change management plans
- Evaluate stakeholder relationships

June 2026

- 360 degree check-in & development goal setting
- Finalize and communicate vision and change plans
- Assess direct report team progress

Orientation Schedule

The approach involves orienting Jon using the following phased approach

- 17-Oct Operating Environment & Trends (Financial, Industry, Operating Environment, Collaboration/Competition)
- 31-Oct Leadership & Management Factors
- 14-Nov Collaboration
- 28-Nov Finances
- 12-Dec Technical
- 26-Dec Strategy Development

Orientation Topics

One on one (or small group meeting) 1-3 times per week on specific aspects, projects, tools or issues. Both Jon and Tim developed lists of topics, priorities and concerns. Below is the list. At present it is not prioritized or scheduled. Although we have met and a couple of the items have been addressed

Topics

1. Annual and Budget calendar
2. Annual Planning
3. Audit
4. Board agenda process
5. ~~Board appointment Process Background~~
6. Budget Forecasts
7. Budget Process
8. CIP
9. CIP Software
10. Comp Plan Forecast
11. District capacity & capability - Readiness (Money/ Staffing/ Equipment/ Equipment Readiness/ Field Equipment/ Staff training & preparedness)
12. District training
13. Drainage Work Group
14. Essential Tasks
15. Fall: Program Budget Estimates
16. Field Operating Systems
 - a. Organize & position programs
 - b. Conduct intelligence: inspect & monitor
 - c. Target & prioritize projects
 - d. Leadership & Control
 - e. Collaboration & Communication
 - f. Sustainment of effort
 - g. Protecting the resource and existing investments
17. Finance (4M Funds/MAGIC)
18. ~~Future ditches as ag land gets fully developed~~
19. ~~Future XPSWMMM FP model - model update Frequency~~
20. GIS Scope of Services

21. Industry Assessment (Environmental stability/industry strength/collaborative/competitive advantage/economics & finance/ Action: Restore, Rehabilitate, improve & maintain/ - Money, authority & expertise/ command & control/ communications/collaboration/ sustainment
22. Issue identification & prioritization process for comp plan
23. ~~Legal & engineering services~~
24. Legislation (Fees (T&E)
25. Legislation (Permitting)
26. LWP Review
27. MAWA Resolution: ESA & Permitting
28. O&M SBCNC Outlet Modification
29. O&T Trend Analysis
30. Outstanding MN Watersheds and/or legislation efforts
31. ~~Partner cost share logistics and options~~
32. Personnel (Water Resource Protection Personnel)
33. Position descriptions
34. Property tax impact
35. Strategic Assessment
 - a. Management/leadership
 - b. Services & delivery processes
 - c. Marketing, collaboration & competitive advantages
 - d. Financial
36. TMDL 2045 deadline strategy
37. Wage classifications

References

1. Posey, R.C. & J.M. Yaffe, 2003. Mistakes To Avoid When Transitioning CEOs. Skaden Publications/ The Informed Board

COON CREEK WATERSHED DISTRICT
Request for Board Action

MEETING DATE: September 22, 2025
AGENDA NUMBER: 15
ITEM: MN Watersheds Conference

AGENDA: Discussion

ACTION REQUESTED

Review and discuss

PURPOSE AND SCOPE

- 1) Discuss which Board members and staff are attending certain portions of the 2025 MN Watersheds conference and to consider registration, lodging, and transportation

BACKGROUND

MN Watersheds hosts an annual conference and tradeshow for Members with opportunities for education and training, peer-to-peer learning, and networking.

MN Watersheds has announced this years conference will be December 3-5, 2025 at Grand View Lodge in Nisswa, MN.

Registration is now open however the specific conference schedule and details have not been released yet.

ISSUES/CONCERNS/OPPORTUNITIES

Event website <https://www.mnwatersheds.com/annual-conference>

Event description-Minnesota Watersheds would like to extend a warm invitation to the 2025 Annual Conference + Trade Show scheduled December 3-5. This is an excellent opportunity for managers, commissioners, staff, researchers, experts, and consultants from all different areas (data collection, permitting, construction, engineering, education and outreach, administration, etc.) to share their knowledge and findings. The Annual Conference provides Minnesota Watersheds members with opportunities for education and training, peer-to-peer learning, and networking. Members participate in regional caucuses and learn from vendors at the Trade Show. In addition, members participate in the annual business meeting to adopt a budget and approve resolutions that assist in the development of the annual legislative platform.

Registration

All Access Pass ticket-\$350.00 + Sales tax + \$20.08 fee- Registration includes access to the ENTIRE conference starting at 8AM on Wednesday, December 3rd. Includes all meals + networking activities throughout the entire conference.

Trade Show Reception + Thursday Conference ticket- \$250.00 + Sales tax + \$14.71 fee- Registration includes access to Wednesday - Trade Show Reception Thursday - Continental breakfast, concurrent workshops + lunch It does NOT include access to Wednesday's workshops or Thursday's Banquet Event. Separate tickets are available for those days.

Wednesday Workshops ONLY ticket-\$150.00 + Sales tax + \$9.34 fee- Registration includes access to Wednesday - Breakfast, Wednesday workshops + lunch *This ticket does not include access to Thursday or Friday's activities.

Thursday Night Banquet Only ticket-\$50.00+ Sales tax + \$3.97 fee- Registration includes access to Thursday - Happy hour and awards dinner banquet *This ticket does not include access to Wednesday's workshops, Thursday's sessions or Friday's activities.

Administrators MAWA Meeting ticket-\$30.00 + Sales tax + \$2.90 fee-Registration includes access to the MAWA meeting on Tuesday, December 2nd. Please RSVP to reserve your lunch.

Lodging only rate per night at Grand View Lodge in Nisswa, MN
\$145.00(++): Single Bedroom (One king OR 2 Queen)
\$290.00(++): Two Bedroom
\$435.00(++): Three Bedroom
\$580.00(++): Four Bedroom
(++) Is subject to prevailing taxes and 8% resort fee

Transportation options

District Fleet vehicles
Personal vehicles
Carpooling

IMPLICATIONS

Consideration of the remaining training and lodging budget balances.

If number of Board members in attendance creates a quorum will require a public notice.

RECOMMENDATION

None

Anoka County sues MnDOT over \$6.2M doe 'dubious boondoggle' of a project



Anoka County had a plan for more than \$6 million in transportation funds: Improved trails in Columbia Heights, an underpass at a dangerous crossing in St. Francis and park upgrades in Andover and Coon Rapids.

Instead, the money is going toward the construction of a pedestrian bridge over the Rum River in the city of Anoka, as part of a project county officials call a "dubious boondoggle" of a plan to bring whitewater surfing to the river there.

Now, Anoka County is suing the state, accusing state Rep. Zack Stephenson, [newly elected House DFL leader](#) from Coon Rapids, of "misusing the legislative process to finance his own pet project" in his district. Anoka County's lawsuit against the Minnesota Department of Transportation argues the state's Constitution does not allow the Legislature to divert funds allocated to a county without its approval.

"One legislator's desire to build a third pedestrian bridge within a quarter mile of two other existing pedestrian bridges should not trump Anoka County's ability to

fund essential parks and transportation projects for the benefit of the entire county," the complaint reads.

Stephenson said there was nothing "nefarious" about the bill and that the project received vetting in a committee and was approved as part of the House transportation budget with bipartisan support. He said only the funding source changed as other dollars were unavailable.

The legislation included in the final transportation bill directs MnDOT to divert \$6.2 million of Anoka County's transportation funds to build the Rum River pedestrian overpass. The lawsuit, filed by Anoka County Attorney Brad Johnson late last month, seeks to prohibit MnDOT from allocating the money without the county's approval.

A spokesperson with MnDOT declined to comment on ongoing litigation.

The city of Anoka has been seeking funding to upgrade the Rum River Dam, less than a mile from the river's confluence with the Mississippi River.

The long-term project includes a pedestrian bridge and a navigation lock for watercraft. It would also turn the dam into a whitewater attraction, with controlled waves allowing visitors to take a ride by paddleboard, kayak, inner tube or surfboard. Similar attractions featuring river surfing have opened across the country in recent years.

City officials, who said the plan features needed safety dam upgrades and would draw more visitors downtown, previously [estimated it could cost up to \\$55 million](#). It's a project officials have been excited would help reinforce downtown Anoka as a fun destination.

The Anoka City Council met in closed session Monday evening to discuss Anoka County's lawsuit. A city spokesperson did not immediately respond to a request for comment.

City officials previously said the curving pedestrian bridge would connect both sides of the river, and could be used for dam maintenance, fishing and whitewater sport events.

But Anoka County fiercely opposes financing the pedestrian bridge with half of its revenue from a regional special sales tax used to support transit projects. The

county alleges in its lawsuit that officials have “no interest in building a third pedestrian crossing over the Rum River” and that they were not notified of the legislation or given an opportunity to consult about it.

“This type of backroom politics is bad government,” the lawsuit reads. “It is an unlawful abuse of power that threatens every single Minnesota county.”

The lawsuit points to the state Constitution prohibiting the Legislature from enacting special laws related to local governments without their approval.

“This shift ignores the Minnesota Department of Transportation’s own rules, policies and procedures, and reallocations of this nature need County Board approval to take effect,” Anoka County Board Chair Mike Gamache said in a news release. It says \$4.9 million of the county’s transportation funds would go toward the bridge in 2026, and another \$1.3 million in 2027.

Stephenson said at the House session in June that the funding decision was not unprecedented, pointing out that as part of the transportation bill, \$6 million of Hennepin County’s transit funding was similarly directed to the [Washington Avenue pedestrian bridge project](#). A Hennepin County spokesperson declined to comment.

Republican Rep. Peggy Scott of Andover questioned the allocation: “You’re robbing their account, an account that’s supposed to benefit the entire county. And they’re supposed to be making the decisions, and you took that money out of there to fund a pet project.”

Gamache said the county hopes to receive the entirety of its transportation sales tax funding “so we can utilize it for projects that have more benefit countywide.”

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