COON CREEK WATERSHED DISTRICT
BOARD OF MANAGERS' MEETING

The Board of Managers of the Coon Creek Watershed District held their regular meeting on Monday, Monday October 12, 2026, at the Coon Creek Watershed District Office.

1. Call to Order

The meeting was called to order at 5:30 PM
Board Members Present: Jason Lund, Mary Campbell, and Dwight McCullough
Board Member attending via zoom: Nathanial Schneider due to communications error
Board Member absent: Jim Hafner
Staff Present: Jon Janke, Tyler Thompson, Erin Margl, Corinne Elfelt, Michelle Ulrich and Hattie Hillukka

2. Approval of the Agenda

Board Member Campbell moved to approve the Agenda. Seconded by Board Member Lund. Roll call vote taken pursuant to Minn. Stat. 13D.02: Schneider – Aye, McCullough – Aye, Campbell – Aye, Lund – Aye. The motion carried with four (4) yeas (Board Members Lund, Campbell, McCullough and Schneider) and no nays.

3. Announcements

No Announcements

4. Open Mic/Public Comment

No one was present for comment

CONSENT ITEMS

5. Approval of minutes
6. Receive Administrator's Report
7. Advisory Committee Report
8. Bills/Accounts Payable

Claims totaling $71,697.31 on the following disbursement list will be issued and released upon Board approval.

Vendor	Amount
V0008--US BANK	18,873.92
V0010--A1 FLOOR AND CARPET CARE	1,119.30
V0026--CITY OF COON RAPIDS	2,480.00
V0068--PLM LAKE AND LAND MGT CORP	7,435.68
V0111--WELL GROOMED LAWNS INC	728.00
V0128--YTS COMPANIES LLC	8,170.00
V0138--RMB ENVIRONMENTAL LABORATORIES INC	437.00
V0138--RMB ENVIRONMENTAL LABORATORIES INC	57.00
V0138--RMB ENVIRONMENTAL LABORATORIES INC	228.00
V0138--RMB ENVIRONMENTAL LABORATORIES INC	152.00
V0138--RMB ENVIRONMENTAL LABORATORIES INC	152.00
V0138--RMB ENVIRONMENTAL LABORATORIES INC	1,715.00
V0138--RMB ENVIRONMENTAL LABORATORIES INC	209.00
V0138--RMB ENVIRONMENTAL LABORATORIES INC	418.00
V0221--ABDO LLP	3,333.33
V0221--ABDO LLP	1,245.50
V0242--METRO I NET	7,330.00
V0352--HEALTH EQUITY INC	331.00
V0352--HEALTH EQUITY INC	692.95
V0352--HEALTH EQUITY INC	900.00
V0352--HEALTH EQUITY INC	37.10
V0352--HEALTH EQUITY INC	1,158.35
V0362--PUBLIC EMPLOYEES RETIREMENT ASSOCIATION	9,064.43
V0363--MINNESOTA STATE RETIREMENT SYSTEM	1,365.00
V0452--GREENHAVEN PRINTING	165.00
V0453--FAMILY PROMISE	3,899.75
	71,697.31

Board Member Campbell moved to approve the Consent Items. Seconded by Board Member McCullough. Roll call vote taken pursuant to Minn. Stat. 13D.02: Schneider – Aye, Lund – Aye, McCullough – Aye, Campbell – Aye. The motion carried with four (4) yeas (Board Members Lund, Campbell, McCullough and Schneider) and no nays.

POLICY ITEMS

9. Award Work Office Rear Parking

This item was presented by Operations and Management Coordinator Tyler Thompson. He stated at the July 2025 Board meeting the Board authorized staff to seek quotes for the rear parking lot addition referred to as the auxiliary rear parking. The auxiliary parking layout was selected and designed to provide 11 additional parking spaces for current and near future needs while maintaining the flexibility to expand parking, storage, and/or landscaping further as needed in the future. The layout takes vehicle maneuverability and snow removal into consideration. The design uses materials that allow rainfall to permeate through

the surface and infiltrate into the ground. This avoids adding any impervious surface to the property.

From September 11, 2026, through October 2, 2026, a solicitation for quotes was released to a select list of 7 qualified contractors. The current design that was released for quotes has been approved for construction through the City of Ham Lake Planning Commission and City Council and 2 contractors submitted quotes with 2 additional materials options. The quotes came back nearly double what is currently budgeted.

Quote Results:

Contractor	Base Quote (Pavers + Stormcrete)	Alternate #1 (Pavers)	Alternate #2 (Stormcrete)
MN Pavers, LLC	$347,875.00	$232,375.00	$430,000.00
BE Landscape Designs	$494,544.00	$192,744.00	$752,554.00

District Administrator Jon Janke added that this agenda item is simply on the quote itself and there can be discussion about what options we have for the rear lot in the future, but the item is strictly regarding the quotes. Additionally, the cost is significantly higher than our available budget. Even if we were able to secure additional funding, the quotes would still exceed the $175,000 threshold, triggering the requirement for a public bid.

Staff do not have a recommendation, but one option is to reject the quotes and follow up with the Board for another option and cautioned awarding this is as it requires a Public Bid.

Some discussion was held regarding the netting for the golf course and Mr. Thompson said that is now in a different category and will be addressed elsewhere. Also, some discussion was held regarding the product that would be used to do the project and that it's a superior product and labor-intensive work which really adds to the cost.

Board Member McCullough moved to approve option #3 to reject all quotes at this time. Seconded by Member Schneider. Roll call vote taken pursuant to Minn. Stat. 13D.02: Schneider – Aye, McCullough – Aye, Campbell– Aye, Lund – Aye. The motion carried with four (4) yeas (Board Members Lund, Campbell, McCullough and Schneider) and no nays.

10. Award Work Economic Analysis

Mr. Janke explained the purpose of this item is to award work for an economic analysis from a consultant. The District has budgeted funds for an Economic Analysis to support long-term planning, funding, implementation, and public cost communication. The project is intended to provide practical decision-support tools for evaluating long-term funding needs, implementation pacing, public cost, financing mechanisms, and the value of District programs and projects. Future implementation needs remain significant, and the Board will benefit from decision support tools that can be updated as assumptions and available information change. District staff continue to manage routine budgeting, forecasting, and planning.

The Board discussed the proposals.

Board member McCullough moved to table this until all Board Members are in attendance. Seconded by Member Lund. Roll call vote taken pursuant to Minn. Stat. 13D.02: Schneider – Aye, McCullough – Aye, Lund – Aye Campbell – Aye. The motion carried with four (4) yeas (Board Members Lund, Campbell, McCullough and Schneider) and no nays.

DISCUSSION ITEMS

11. District Rule Update

Watershed Development Coordinator Erin Margle explained the District adopted its current rules on October 10, 2022, with an effective date of January 1, 2023.

The intent of this update to the District Rules is to provide clarification on standards that have caused confusion during the permitting process and address any gaps that staff have identified since the current rules have been in place.

At the June 22, 2026, Meeting the Board directed staff to submit the proposed amendments to the Board of Water and Soil Resources (BWSR) and the transportation authorities for a 45-day review and comment period.

During the 45-day agency review period, comments were received from Anoka County Highway Department. Those comments and the District's respective responses are in the Staff Report in the Board Packet.

Based on the findings and exhibits presented in the Staff Report, the staff recommendation was to Receive the Draft Revised District Rules, order a public hearing on the proposed rule revision for October 26, 2026, and direct staff to publish the notice of public hearing.

Board Member Lund moved to Receive the Draft Revised District Rules. Board Member Campbell moved to order a public hearing on the proposed rule revision for October 26, 2026, and direct staff to publish the notice of public hearing. Seconded by Member Schneider. Roll call vote taken pursuant to Minn. Stat. 13D.02: Schneider – Aye, McCullough – Aye, Campbell – Aye, Lund– Aye. The motion carried with four (4) yeas (Board Members Lund, Campbell, McCullough and Schneider) and no nays.

12. Watershed Management Videos

The Board discussed the video series that is available through the Board of Water and Soil Resources (BWSR) that helps managers understand their role on the Board. At previous Board Meetings, Member Hafner explained that as time allows the Board may view a video at a Board Meeting. Due to the length of this meeting, the Board chose not to view one of the videos.

INFORMATIONAL ITEMS

ADJOURNMENT

Board Member Lund moved to adjourn at 6:25 pm. Seconded by Board Member Campbell. Roll call vote taken pursuant to Minn. Stat. 13D.02: Schneider – Aye, Lund – Aye, McCullough – Aye, Campbell – Aye. The motion carried with four (4) yeas (Board Members Lund, Campbell, McCullough and Schneider) and no nays.



President