COON CREEK WATERSHED DISTRICT
BOARD OF MANAGERS' MEETING

The Board of Managers of the Coon Creek Watershed District held their regular meeting on Monday, October 26, 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: Jim Hafner, Jason Lund, Mary Campbell, Dwight McCullough and Nathanial Schneider
Staff Present: Jon Janke, Corinne Elfelt, Erin Margle, Erik Bye, Hattie Hillukka and Michelle Ulrich

2. Approval of the Agenda

Board Member Campbell moved to add Permit Item #8 P21-161 Harmony Estates 4th Addition and Permit Item #9 P21-033 North Metro Storage, to the Consent Items. Seconded by Board Member Schneider. The motion carried with five (5) yeas (Board Members Hafner, Lund, Campbell, McCoullough and Schneider) and no nays.

Board Member Lund moved to approve the amended agenda. Seconded by Board Member McCoullough. The motion carried with five (5) yeas (Board Members Hafner, Lund, Campbell, McCoullough and Schneider) and no nays.

3. Announcements

District Administrator Jon Janke stated that the state of Minnesota is doing an update on the Public Waters Inventory and Anoka County will be going through the process soon. Mr. Janke provided a brief description regarding the procedural update, stating the waters in the state were mapped in 1980's and determined any water body that has more than 2 square miles draining to them is considered public water. The Department of Natural Resources (DNR) is going through the process of updating the maps to reflect the definition.

4. Open Mic/Public Comment

No one was present for comment.

CONSENT ITEMS

5. Approval of Minutes of October 12, 2026

6. Bills/Accounts Payable

Claims totaling $155,587.92 on the following disbursement list will be issued and released upon Board approval.

Vendor	Amount
V0054--MICHELLE J ULRICH PA	2,102.50
V0110--RESPEC COMPANY LLC	9,351.25
V0120--PARENT CUSTOM HOMES LLC	2,171.25
V0138--RMB ENVIRONMENTAL LABORATORIES INC	260.00
V0138--RMB ENVIRONMENTAL LABORATORIES INC	195.00
V0138--RMB ENVIRONMENTAL LABORATORIES INC	195.00
V0195--STANTEC CONSULTING SERVICES INC	13,360.00
V0195--STANTEC CONSULTING SERVICES INC	16,199.00
V0195--STANTEC CONSULTING SERVICES INC	62,544.25
V0197--VANDERBILT, CHASE	38.24
V0299--MP+G MARKETING SOLUTIONS LLC	7,224.55
V0348--BLUE CROSS BLUE SHIELD OF MN	26,321.27
V0350--FIRST UNUM LIFE INSURANCE COMPANY	748.45
V0351--DELTA DENTAL OF MN	1,958.93
V0352--HEALTH EQUITY INC	331.00
V0352--HEALTH EQUITY INC	288.46
V0352--HEALTH EQUITY INC	1,158.35
V0360--PAYLOCITY	594.61
V0362--PUBLIC EMPLOYEES RETIREMENT ASSOCIATION	9,070.79
V0363--MINNESOTA STATE RETIREMENT SYSTEM	1,365.00
V0366--KRAUSE, EMMA	110.02
	155,587.92

The following permit items were moved to the Consent Agenda.

8. P21-161 Harmony Estates 4th Addition

The purpose of this item is the 4th phase of the Harmony Estates Development including homes, utilities, road work and stormwater ponds located at Westlund Drive in Ham Lake, Minnesota.

The application proposes the 4th Addition of the Harmony Estates development. The scope of work includes grading, utilities, road reconstruction and stormwater management features. This work will be added to the existing Permit 2423 for Harmony Estates 3rd Addition. The 4th Addition will disturb 40.16 acres and create 15.68 acres of regulated impervious. The area drains to County Ditch 11. The relevant water resource concerns are Stormwater Management (District Rule

3), Soil & Erosion Control (District Rule 4), Wetlands (District Rule 5), and Floodplain (District Rule 6).

Based on the findings and exhibits as presented in the Staff Report, the staff recommendation was to Approve with 2 Conditions and 4 Stipulations.

Conditions:

Rule 2.7 – Procedural Requirements

1. Submittal of a performance escrow in the amount of $160,640.00 and execute a signed escrow agreement.

Rule 4.0 – Soils and Erosion Control
2. Update to SWPPP to stabilize soils and soil stockpiles within 24 hours of inactivity.

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 grading as-builts for the project to confirm adequate floodplain compensatory storage has been provided.
2. The applicant must apply for coverage under the Minnesota Pollution Control Agency's PAN # P-21-161 Project Name: Harmony Estates Ph 3/4 | 2 (MPCA's) Construction Stormwater Permit (Permit No: MNR100001).
3. Submittal of as-builts for the stormwater management practices and associated structures listed in Table 2, including volume, critical elevations and proof of installation for hydrodynamic separators.
4. If dewatering is required, provide DNR dewatering permit prior to construction. If a DNR permit is not required, provide well-field location, rates, discharge location, schedule and quantities prior to construction.

9. P236-033 North Metro Storage

The purpose of this item is the expansion of new storage building additions and a stormwater management feature located at 14205 MN-65, Ham Lake, Minnesota.

North Metro Storage is proposing an expansion which includes new storage buildings, driving aisles and stormwater pond expansion. The project will disturb 2.3 acres and create 1.25 acres of new impervious. The parcel drains to County

Ditch 59. The relevant water resource concerns are stormwater management (District Rule 3), Soils & Erosion Control (District Rule 4) and Floodplain (District Rule 6).

Based on the findings and exhibits as presented in the Staff Report, the staff recommendation was to Approve with 4 Conditions and 4 Stipulations.

Conditions:

Rule 2.7 – Procedural Requirements

1. Provide a performance escrow in the amount of $9,200.00 and execute a signed escrow agreement.
2. Provide additional $300 floodplain review fee.

Rule 3.0 – Stormwater Management

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

Rule 4.0 – Soils and Erosion Control
4. Update the soils and erosion control plan to include the following:
a. include a note to stabilize soils and soil stockpiles within 24 hours of inactivity.
PAN # P-26-033 Project Name: North Metro Storage | 2
b. include standard details for concrete washout and inlet protection.

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 grading as-builts for the project to confirm adequate floodplain compensatory storage has been provided.
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.
4. Submittal of as-builts for the stormwater management practices and associated structures listed in Table 2, including volume, critical elevations and proof of installation for hydrodynamic separators.

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

POLICY ITEMS

7. Award Work Economic Analysis

The purpose of this item is to award work for an economic analysis from a consultant. Mr. Janke reminded the Board at the October 12, 2026, meeting, those present reviewed the proposals and tabled action until all Board Members are in attendance.

A discussion was held regarding authorizing travel expenses listed on the Stantec proposal. It was mentioned that it would be a better option to meet with the consultants via Zoom to reduce the cost.

Based on the findings and exhibits as presented in the Staff Report, the staff recommendation was to Award Economic Analysis contract to Stantec Consulting Services.

Board Member Lund moved to Award Economic Analysis contract to Stantec Consulting Services. Seconded by Board Member McCullough. The motion carried with five (5) yeas (Board Members Hafner, Lund, Campbell, McCoullough and Schneider) and no nays.

PERMIT ITEMS – *(moved to Consent Agenda)*

8. P21-161 Harmony Estates 4th Addition

9. P236-033 North Metro Storage

DISCUSSION ITEMS

10. Water Quality Model Update (ABM)

Planning Coordinator Erik Bye presented part two of the Water Quality Model Update. Part one of the Water Quality Model Update was presented by Water Quality Coordinator Justine Dauphinais at the September 28th Board Meeting.

The purpose of this item was to provide an update on the water quality model of pollutant loading across the District, to inform strategic targeting of future

restoration and protection projects, and evaluation of progress towards achieving required reductions.

Key findings discussed were that the pollutant reduction targets significantly decreased compared to the 2016 TMDL and pollutant stressors are still contributing to impaired waters just smaller in magnitude and there is a large variance in pollutant loading across the landscape.

Overall, staff was optimistic about the results and there is more trust in the model verses the 2016 numbers. The results will have impacts at the highest level of our capital projects – which in this current comp plan have been most heavily targeted at reducing pollutant loads.

The model will help answer the question of "how much" better water chemistry do we need. There will also be more confidence when requesting partner funding on joint projects. The highly variable loading rates help to answer the question of "where" to determine locations of BMPs to able to parse out landscape types if needed and also just how much did the reduction targets change.

This was an informational item and has no staff recommendation.

11. MS4 General Permit Reissuance Update

Mr. Janke shared the purpose of this item is to discuss the proposed MS4 General Permit and anticipated District impacts.

The Minnesota Pollution Control Agency (MPCA) is in the process of reissuing the statewide Municipal Separate Storm Sewer System (MS4) General Permit. Coon Creek Watershed District (CCWD) is regulated as a nontraditional MS4 because of its operation of stormwater conveyance and drainage systems.

In November 2020, MPCA issued the current MS4 General Permit which expired November 15, 2025, but remains in effect until the replacement permit is issued.

In early 2026, MPCA circulated an early draft replacement permit for stakeholder review. On February 9, 2026, the Board authorized CCWD to submit comments following review and coordination by District staff, the Technical Advisory Committee, the countywide MS4 taskforce, and MPCA permit staff.

On October 19, 2026, MPCA released the proposed Municipal Separate Storm Sewer System General Permit for formal public comment through November 19, 2026.

On October 28, 2026, MPCA will host a webinar on the proposed permit. District staff are reviewing the proposed permit and will participate in the webinar.

MPCA is currently targeting summer 2027 for reissuance of the new permit. One of the District's comments was to recognize the water quality modeling software Soil and Water Assessment Tool (SWAT), which we used for the districtwide water quality model, as an approved method for estimating pollutant reductions. The proposed permit now expressly identifies SWAT as an approved method.

Some District comments remain unresolved in the proposed permit, including public education documentation requirements and review of construction contractor self-inspection records.

The proposed permit remains open for public comment through November 19, 2026. Staff will continue reviewing the permit and participate in MPCA's October 28 webinar before the comment period closes.

12. MN Watersheds Annual Conference

Mr. Janke explained the purpose of this item is to review and discuss Board Member attendance at the 2026 Minnesota Watersheds Annual Conference.

The 2026 Annual Conference will be held December 2-4 at Grand View Lodge in Nisswa, Minnesota. Activities include Wednesday workshops and regional caucuses, Thursday technical and management sessions, trade show and awards banquet, and the annual business meeting on Friday

Board Members may attend all or part of the conference based on interest and availability. Identifying attendance will allow staff to coordinate registration, lodging, and transportation. If attendance creates a quorum, appropriate public notice will be provided. At the time of the meeting, Member Campbell and Member Schneider showed interest in attending, as well as Member Lund as a backup.

Mr. Janke also mentioned that the District nominated the Woodcrest Biochar Iron-Enhanced Sand Filter for the 2026 Minnesota Watersheds Project of the Year Award. The project has been selected as a finalist, with the award to be announced during the Thursday evening banquet.

13. District Administrator Annual Review

The purpose of this item is to initiate the 2026 District Administrator annual performance review.

The District Administrator Jon Janke began serving in the position on January 1, 2026.

At the May 26, 2026, Board Meeting, the Board appointed President Hafner and Board Member Lund to conduct a six-month review. That review has been completed, with no immediate concerns or follow-up actions identified.

The employment agreement provides for an annual performance evaluation, with the intent that the Board President and one other Board Member conduct the evaluation before the end of December each year.

Portions of the annual review process may be conducted in closed session consistent with applicable open meeting requirements. A closed session may be appropriate where the discussion involves sensitive performance information or private personnel data that would otherwise be discussed during an open public meeting.

The Board Members discussed having Board President Hafner and Member Lund conduct the evaluation by the end of the year and present the information to the Board in January 2027 as both Members were involved in the midyear evaluation.

Based on the findings and exhibits as presented in the Staff Report, the staff recommendation was to Appoint the Board President and Board Member Lund to conduct the 2026 annual performance evaluation and report back to the Board as appropriate.

Board Member Schneider moved to appoint the Board President and Board Member Lund to conduct the 2026 annual performance evaluation and report back to the Board as appropriate. Seconded by Board Member McCoullough. The motion carried with five (5) yeas (Board Members Hafner, Lund, Campbell, McCoullough and Schneider) and no nays.

14. 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

15. 2026-2027 Winter Outlook

Mr. Janke briefly discussed the 2026-2027 winter weather outlook according to the National Weather Service information currently provided.

It is predicted to be a warmer winter in Minnesota with less precipitation and snowpack. Mr. Janke noted that past El Nino winters have produced some periods of large blizzards and referred to the Halloween Blizzard of 1992 where the state's weather pattern was also in an El Nino.

ADJOURNMENT

Board Member Lund moved to adjourn at 6:35 pm. Seconded by Board Member Campbell. The motion carried with five (5) yeas (Board Members Hafner, Lund, Campbell, McCoullough and Schneider) and no nays.

President