elm creek
Watershed Management Commission

ADMINISTRATIVE OFFICE
3235 Fernbrook Lane ▪ Plymouth, MN 55447
PH: 763.553.1144 ▪ email: judie@jass.biz
wwwOlmcreekwatershed.org

October 28, 2026

Representatives
and
Technical Advisory Committee Members
Elm Creek Watershed Management Commission
Hennepin County, Minnesota

The meeting packet for this meeting may be found on the Commission's website:
http://www.elmcreekwatershed.org/minutes--meeting-packets.html

Dear Representatives and Members:

A regular meeting of the Elm Creek Watershed Management Commission will be held on **Wednesday, November 4, 2026, at 11:30 a.m.** at Plymouth Community Center, 14800 34th Avenue North, Plymouth, MN. We will meet in the **Birch Room** on the main level.

The Technical Advisory Committee (TAC) will meet one-half hour prior to the regular meeting, **at 11:00 a.m.**

Please email me at judie@jass.biz to confirm whether you or your Alternate will be attending the regular meeting.

Thank you.

Judie A. Anderson, Administrator
JAA:tim
Encls: Meeting Packet

cc:	Alternates	Eric Osterdyk	Lisa Tilman	Grace Neumiller	Rebecca Carlson
	TAC Members	Karen Galles	Kevin Ellis	City Clerks	Diane Spector
	Kris Guenthner	BWSR	Met Council	MPCA	Brian Vlach
	Reviewing Agencies		DNR	Official Newspaper	

Z:\Elm Creek\Meetings\Meetings 2026 EC\November\Nov Regular and TAC Meeting Notice.docx

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AGENDA

Regular Meeting | November 4, 2026

The meeting packet may be found on the Commission's website: http://elmcreekwatershed.org/minutes--meeting-packets.html

Plymouth Community Center, 14800 34th Avenue North, Plymouth, MN.

1. Call Regular Meeting to Order.
- **a.** Approve Agenda.*

2. Consent Agenda.
- **a.** Minutes last Meeting.*
- **b.** Treasurer's Report and Claims.**

3. Open Forum.

4. Action Items.
- a. Project Reviews.*

5. Old Business.
- **a.** Salt Symposium - Recap.**
- **b.** MN Plumbing Board and Stormwater Reuse – Update.**
- **c.** Proposed Governance Policy Manual.*

6. New Business.
- a. Resiliency Study - Recap.**
- b. Solicitation of Letters of Interest.*

7. Water Quality.

8. Grant Opportunities.
- **a.** WBIF Convene Process – update.*

9. Education and Outreach.
- **a.** Updates.
- **b.** New website is live.
- c. **WMWA – next meetings –8:30 a.m., via Zoom, on November 10 and December 8.** https://us02web.zoom.us/j/922390839?pwd=TklBQW1ZNXVXdzdtTDBTSDZkZmZuQT09

10. Communications.
- **a.** Staff Report.*
- **b.** Hennepin County Staff Report.**

11. Project Reviews. (See below.)

12. Other Business.

13. Adjournment.

(over)

*in meeting packet
**supplemental documents or verbal reports

Action	Encl	Project No.	Project Name	Action	Encl	Project No.	Project Name
		2014-015	Rogers Drive Extension			2026-004	Rogers Drive Industrial.
		2017-50W	E Mayers Wetland/floodplain viola,			2026-005	St. Thomas Cath. Ch., Corcoran.
		2018-046	Graco Expansion, Rogers			2026-006	Graco Dayton HQ.
		2020-009	Stetler Barn, Medina			2026-008	Tricare 9th Addn, Maple Grove.
						2026-009	Rogers Police Dept. and City Hall.
		2023-001	Chankahda Trail Recon Ph 2, Ply			2026-010	Willis Trucking/ 30402 Millhouse Flats
		2023-030	Woodland Hills of Corcoran			2026-011	Maple Grove Sr. High Baseball
						2026-012	Fernbrook Lane Ph 1 Imprv, MG.
		2024-020	Woodland Hills of Corcoran 2024.			2026-013	Reserve at Vineyard Meadow, Dayton.
		2024-021	Heather Meadows 3d Addn. Corc			2026-014	Medina Automotorplex 2.
		2024-031	Parkway Neighborhood, Dayton			2026-015	Champlin 2026 Street & Utility Imprv.
						2026-016	Suite Living, Dayton.
						2026-017	French Ridge, Medina.
		2025-001	Chankahda Trail Recon Ph 3, Plym.			2026-018	Trailers Plus, Rogers.
		2025-002	Dayton Creek Addition, Dayton			2026-019	Twin City Hose Addn, Rogers.
		2025-003	Ray J's Bar and Grill, Rogers.			2026-020	Lost Loon Cultivation, Corcoran
		2025-029	Meadows of Medina			2026-021	Dayton SW Infrastructure
		2025-035	Gardner School, Maple Grove.			2026-022	St. Therese Greenway, Corcoran.
		2025-037	Thicket Hills, Dayton.			2026-023	Sundance Greens 12th, Dayton
		2025-043	Bella Woods, Maple Grove.			2026-024	Maple Grove Senior Living
		2025-046	Edgewater Cove, Rogers.			2026-025	Rogers Drive Retail Center
		2025-047	Weaver Lake Road Rehab, MG			2026-026	Hindu Society Parking Expan, MG
						2026-027	DCM Farms II, Dayton
				A	**E**	2026-028	Fish Lake Estates, Maple Grove
						2026-029	Forgent, Dayton.
						2026-030	Dayton Complete Autocare.
						2026-031	Elsie Stephens Amphitheater Imp, Dayton
					E		MnDOT TH101 Update
						2026-032	Dayton Interchange Business Center

*in meeting packet
**supplemental documents or verbal reports

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Regular Meeting Minutes
October 14, 2026

I. CALL TO ORDER. A meeting of the Elm Creek Watershed Management Commission was called to order at 11:37 a.m., Wednesday, October 14, 2026, in the Plymouth Community Center, 14800 34th Avenue North, Plymouth, MN, by Chair Joe Trainor.

Present: Gerry Butcher, Champlin; Loren Evenrud, Corcoran; Sara VanAsten, Dayton; Joe Trainor, Maple Grove; Chris Dahl, Medina; Christina Frazier, Plymouth; and David Katzner, Rogers.

Also present: Shane Awalt, Maple Grove; Dusty Finke, Medina; Mike Albers, Rogers; Brian Vlach, Three Rivers Park District (TRPD); Kevin Ellis, Hennepin County; Eric Osterdyk, Stantec; Rebecca Carlson, Resilience Resources; Judie Anderson, JASS; and Mattie Miller and Lee Koppy, Anderson Engineering, for project 2026-030.

II. Motion by Butcher, second by Evenrud to approve the **October 14, 2026 agenda**. *Motion carried unanimously.*

III. Motion by Frazier, second by Trainor to approve **minutes of the September 9, 2026 regular meeting and public hearing.*** *Motion carried unanimously.*

Motion by Butcher, second by Trainor to approve the October **Treasurer's Report and Claims totaling $44,127.00.*** *Motion carried unanimously.*

IV. OPEN FORUM.

V. PROJECT REVIEWS.

A. 2026-013 The Reserve at Vineyard Meadows, Dayton.* This_is a 49.39 acre proposed development flanked by Brockton Lake North on the west and Dayton River Road on the east. The site is bisected by the border of the Crow River and Mississippi River subwatersheds. The applicant proposes the construction of single-family homes, roads and stormwater BMPs on an existing agricultural/single family home site. The project will disturb 4.69 acres of the 49.39-acre site and result in 3.45 acres of new impervious surface. There is a 10-acre land-locked public water wetland on site with a large drainage area. There are two other wetlands on site as well. Staff provided notice on June 1, 2026 to extend the initial 60-day review period to August 22, 2026. The applicant requested a 90-day extension via email on August 3, 2026 which extended the review period to November 20, 2026. In their findings dated October 6, 2026, Staff recommend approval with three conditions: (1) document infiltration through in-situ test post construction, provide documentation to City and Commission; (2) provide maintenance plan and agreement for all stormwater infrastructure as required by the City; and (3) escrow reconciliation. Motion by Katzner, second by Dahl to approve this project with those conditions. *Motion carried unanimously.*

B. 2026-023 Sundance Greens 12th, Dayton.* The site is located within the broader Sundance Greens development north of Rush Creek Parkway and west of Fernbrook Lane North and west/south of east/west portion of where 113th Avenue North tees into 110th Avenue North. The applicant proposes construction of three stormwater ponds, 48 single-family homes, a maintenance building and associated roadways. Rule D, F, G and I requirements were permitted previously, so this review entailed erosion control and that the current proposed development plans remained consistent with the prior Commission findings on Rules D, F G and I. A complete application was received June 29, 2026. At their August meeting the Commission voted to table the project due to citizen concerns and the revised plat not yet having been approved by the City. Staff extended the review window by 60 days following that meeting to October 27, 2026. Staff coordinated with City staff who indicated that the project would move forward with adjustments in the northwest corner of the development to address resident concerns surrounding the proposed maintenance shed. In their findings dated October 6, 2026, Staff recommend five conditions: (1) escrow reconciliation; (2) provide outlet control structure detail for Pond 3AP which shows the project meets Commission requirements; (3) provide tabulated updates in filtration/irrigation reuse volumes for each phase of the project with updated impervious areas and filtration/reuse volumes that document the project is still meeting Commission standards. Update this table for each subsequent submittal. With that, also provide the original model files or printouts from the 2018 project along with the original plan set; (4) provide spot elevations, grading plans, and a hydraulic rating curve to show that capacity for flow between the two wetlands is the same in the existing and proposed conditions. This should include determining the limiting capacity of both the roadway overtop and the changes to proposed grading/capacity at the 908 elevation on the south side of the existing and proposed roadway; and (5) the applicant shall provide a Stormwater Maintenance Agreement acceptable to the City and Commission within 90 days after the plat is recorded. In addition to presenting review findings and the Staff memo for the Commission in great detail, Staff asked the Commission to first hear both comments from the concerned resident and an update from the Dayton Commissioner in attendance on the status of the project at the City level before making a decision. Staff read the resident's questions to the Commission and provided technical responses to the questions and Dayton Commission Alternate VanAsten provided an update on the project approval with the City based on the October 13, 2026 Dayton City Council meeting. Motion by Frazier, second by Dahl to table action on this project. *After considerable discussion, the motion was withdrawn.* Motion by Butcher, second by Trainor to approve this project with Staff's five recommendations. *Motion carried unanimously..*

C. 2026-024 Maple Grove Senior Living.* The project site is approximately 12.4 acres in size and is located at Commerce Boulevard and George Weber Drive. The site proposes to disturb approximately 12.4 acres (~10.5 acres of private land and ~1.9 acres in an existing roadway easement) to construct a senior living complex and parking, triggering rules D, E and I. A complete project review application was received on July 10, 2026. In their findings dated September 22, 2026, Staff recommend approval with four conditions: (1) escrow reconciliation; (2) recordation of a drainage and utility easement with the City of Maple Grove for protection of

approved wetland buffers; (3) an executed buffer maintenance plan and agreement for the first two growing seasons following approval, and an escrow or an alternate surety to assure successful vegetation establishment that is approved by the City; and (4) a stormwater system operation and maintenance plan approved by the City. Motion by Butcher, second by Dahl to approve this project with those conditions. *Motion carried unanimously.*

D. 2026-029 Forgent Dayton.* This proposed development is located southeast of Dayton Parkway and 117th Avenue across three parcels totaling 32.2 acres, on the border inside the Rush Creek subwatershed. The developer proposes construction of a 352,000 square foot industrial building, parking and stormwater facilities. There are three NWI wetlands on site and no floodplain. The southeast corner of the proposed development is adjacent to a tributary of Rush Creek. The project will disturb 35 acres and will result in 19 acres of new or reconstructed impervious surface. Submittals constituting a complete application were received August 26, 2026. In their findings dated October 6, 2026, Staff recommend approval with three conditions: (1) provide the wetland delineation approved by the Technical Evaluation Panel (TEP), add the measurements of the impacted wetland areas and the proposed replacement credits. Provide documentation of the approved replacement plan signed by the TEP. Provide documentation to the City and Commission; (2) provide maintenance plan and agreement if required by the City; and (3) escrow reconciliation. Motion by Trainor, second by Frazier to approve this project with those three conditions. *Motion carried unanimously.*

E. 2026-030 Dayton Complete Autocare.* The proposed development is located at 18950 Territorial Road on a 1.85-acre lot on the border inside the Rush Creek subwatershed, south and east of French Lake. The developer proposes demolition of two existing buildings, construction of a new 8,062 square foot shop, and expanding and paving the existing gravel parking lot. The gravel lot will be paved over the existing surface and so is not counted in the reconstructed impervious. The project will disturb 1.29 acres of the site and will increase total impervious on site from 0.77 acres to 0.92 acres. Submittals constituting a complete application were received September 21, 2026. Staff recommend approval with four conditions in their findings dated October 6, 2026: (1) provide the wetland delineation approved by the TEP and documentation of any approved replacement plan required, signed by the TEP. Provide documentation to the City and Commission; (2) provide design drawings for the underground storage and filtration unit that meet Commission filtration volume standards for review by City and Commission; (3) provide maintenance plan and agreement if required by the City; and (4) escrow reconciliation. Motion by Trainor, second by Dahl to approve this project with Staff's recommendations. *Motion carried unanimously. [While included on the agenda, this project was inadvertently missing from the e-packet on the website.]*

F. 2026-031 Elsie Stephens Amphitheater Improvements, Dayton.* The City of Dayton proposes to improve the amphitheater at Elsie Stephens Park located along the Mississippi River. The proposed development drains to the Mississippi River. The City proposes construction of a dance floor, retaining wall, sidewalk and steps which require grading in the Mississippi River Base Flood Elevation. The City's engineer reports the project will disturb 0.19 acres of the 15.28-acre site and will result in a total of 0.16 acres of total impervious post construction, up from 0.12 acres of construction

in the existing condition. The project triggers Rules E and F. A complete application was received September 30, 2026. In their findings dated October 6, 2026, Staff recommend approval with one condition, escrow reconciliation. Motion by Dahl, second by Katzner to approve project 2026-031 with that condition. *Motion carried unanimously.*

G. MNDOT TH101, Rogers.* This project proposes to mill and overlay portions of TH101 and construct new adjacent walkways from 0.1 miles south of I-94 to 0.5 miles south of CSAH 39 in Rogers, St. Michael, and Otsego, MN. The portion of the project from 0.1 miles south of I-94 to the Crow River in Rogers is located within the Elm Creek watershed. The project disturbs approximately 2.36 acres. *[This project was withdrawn from the agenda upon the receipt of new information.]*

VI. OLD BUSINESS.

2026 Salt Symposium. The 2026 symposium will be held October 27-28 and is hosted by the University of Minnesota Cold Climate Stormwater Center of Excellence (CCSCoE). The Elm Creek, Shingle Creek, and West Mississippi Commissions voted to participate as bronze sponsors. Each Commission must nominate someone to attend on its behalf. These registrations can be filled by Staff, a TAC member, or a Commissioner. This is a virtual conference. Attendees will be expected to give a brief update on what they learned at the Commissions' November meetings.

Carlson will represent the Elm Creek Commission at the symposium and members of the Technical Advisory Committee, who are presently attending the Water Resources Conference, may attend as well.

VII. NEW BUSINESS.

A. Motion by Trainor, second by Butcher to **reschedule the Commission's regular November meeting** to November 4 due to the Veterans Day holiday. *Motion carried unanimously.*

B. Local Plan Updates. Osterdyk reminded the Commissioners and TAC members of the scheduling of updated local plans.

Governmental units having land use planning and regulatory responsibility are required by statute to prepare or amend their local water management plans no sooner than two years prior to the required completion of their 10 Year Comprehensive Plans (December 31, 2028). Prior to adoption by the cities, local water management plans must be submitted to the Commissions and Metropolitan Council for review and approval. Met Council's review period is 45 days and the Commission's review period is 60 days after receipt of a local plan.

VIII. GRANT OPPORTUNITIES.

2026-2027 WBIF. The Board of Water and Soil Resources (BWSR) biennially appropriates funding for a program called Watershed-Based Implementation Funding (WBIF). WBIF funding is allocated to targeted watersheds to be distributed according to guidelines agreed upon by the eligible entities in the allocation area ("the Partnership"). BWSR approved an allocation for fiscal year 2026-2027 of **$373,590** for Elm Creek. A minimum 10% match is required.

Voting representatives chosen at the first Elm Creek convene meeting, held September 18, were Drew Kessler, Commissioner, as Watershed representative, Kris Guentzel, Hennepin County, as Hennepin County in its capacity as the SWCD representative, and Steven Touney, Champlin, and Derek Asche, Maple Grove, as the two representatives from member cities. Lisa Tilman, Stantec, on behalf of the Elm Creek WMC, was selected as facilitator. The selected decision process was voting with a simple majority.

The partnership put together an initial list of potential projects for funding consideration: (1) WMWA Conservation Specialist, (2) AgBMPs, (3) Diamond Lake Alum Treatment (if study demonstrates need), and (4) French Lake Internal Load Carp Management (if study demonstrates need). Grant agreements must be completed by June 1, 2027, and grant funding expires December 31, 2029.

IX. EDUCATION AND OUTREACH.

A. **West Metro Water Alliance (WMWA**) will meet via Zoom at 8:30 a.m., Tuesday, November 10, 2026. The link is:

https://us02web.zoom.us/j/922390839?pwd=TklBQW1ZNXVXdzdtTDBTSDZkZmZuQT09.

B. An update from yesterday's WMWA meeting was not available for this meeting.

X. COMMUNICATIONS.

A. **Staff Report.** The October 6, 2026 Staff Report* provides updates on the development projects currently under review by Staff.

B. **October 6, 2026 Hennepin County Staff Report.***

1. **Cain Wetland Fencing, Corcoran.** An updated invoice for the project has been received and filed. A future template will be issued to contractors to ensure that they are complying with what BWSR requires for allowable expenses (such as itemized materials and labor for the project.) The voucher is being circulated for final signature, and payment will be issued to the landowner once the voucher is fully executed.

2. **Van Asten Manure Bunker and Gutters, Dayton.** Hennepin County staff are working with on-call engineering staff to find a suitable sub-contractor to develop a plan set and CAD drawing for the project.. Once plans are approved by the contractor and landowner, installation of the bunker will begin. A cost-share application was fully executed, and a cost-share contract is in circulation.

3. **Sovereign Stables, Dayton.** Hennepin County staff met on-site with the landowner, MPCA and contractor for the manure bunker project. MPCA gave approval for the site of the project. County staff are working with on-call engineering staff to find a suitable sub-contractor to develop a plan set for the project. Once plans are approved and the contracting stage is completed, the contractor will receive a notice to proceed. County staff also discussed shoreline zoning requirements with the City of Dayton. This information will be incorporated into the final plan set for the project.

4. WBIF FY23 Budget Amendment. Hennepin County staff met to discuss the current FY23 and FY25 WBIF budgets. Projects are on track to likely exhaust funds after the 2026 projects are invoiced. However, County Staff recommend that the Commission request a one-year extension to ensure that all funds are spent before expiration.

Motion by Trainor, second by Butcher to request a one-year extension to the WBIF FY23 grant. *Motion carried unanimously.* Ellis will request the extension from BWSR.

5. Project funding and other **County programming** complete the report.

XI. OTHER BUSINESS.

The Proposed Policy Manual and cover memo* are included in the meeting packet for review and comment. Comments should be sent via email to Osterdyk, Anderson and Lisa Tilman (eric.osterdyk@stantec.com; judie@jass.biz; and Lisa.Tilman@stantec.com). It is the intent to go through one or two rounds of comments so that a final version can be adopted by the end of the year.

XII. ADJOURNMENT. There being no further business, the meeting was adjourned at 1:32 p.m.

Respectfully submitted,

Judie A. Anderson
Recording Secretary
JAA:tim

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Fish Lake Estates

Maple Grove Project #2026-028

Project Overview:

Location: The site is located at East Fish Lake Rd and Maple Ln N in Maple Grove, MN. (PID 2211922230012). The project disturbs approximately 1.73 acres.

Purpose: The project proposes to construct 4 single family homes with associated driveways and utilities.

WMC Rules Triggered:	X	Rule D	Stormwater Management
	X	Rule E	Erosion and Sediment Control
		Rule F	Floodplain Alteration
		Rule G	Wetland Alteration
		Rule H	Bridge and Culvert Crossings
		Rule I	Buffer Strips
		Rule K	Variance

Applicant:	Uppal Group, LLC.	*Attention:*	Naresh Uppal
Address:	1161 Wayzata Blvd. E, Suite 167 Wayzata, MN, 55391	*Phone:* *Email:*	(952) 476-6000 advancedhomeinc@gmail.com
Agent:	Sathre-Bergquist, Inc.	*Attention:*	Bob Molstad
Address:	14000 25th Ave N, Suite 120 Plymouth, MN, 55447	*Phone:* *Email:*	(952) 476-6000 molstad@sathre.com

Exhibits:	**Description**	**Date Received**
Application	☒ Complete ECWMC Application	September 1, 2026
	☒ ECWMC Request for Review and Approval	August 26, 2026
	☒ City authorization: Maple Grove, MN	August 20, 2026
	☒ Review fee: $5,900	September 1, 2026
	☒ Project Documents (site plans, reports, models, etc.)	August 26, 2026

Submittals

1. SWMP by AE2S dated September 30, 2026
    a. Stormwater Narrative
    b. Existing and Proposed Drainage Maps
    c. Existing and Proposed HydroCAD models
2. Site development plans, prepared by Sathre-Bergquist, received October 8, 2026

Findings

General

1. A complete application was received on September 1, 2026. The initial 60-day decision period per MN Statute 15.99 expired October 31, 2026. The initial review period was extended an additional 60 days by written notice from the Commission to the applicant and the 120-day review period expires on December 30, 2026.
2. The existing site is approximately 1.99 acres and consists of wooded land. The site drains west via storm sewer under Maple Lane North and into Fish Lake.
3. The proposed site includes the construction of 4 single-family homes with associated driveways.
4. The project proposes approximately 0.27 acres of new impervious surface.
5. The project proposes an filtration basin for rate control and abstraction volume.
6. Geotechnical Report by Haugo Geotechnical Services, dated November 2, 2017, indicates the site subsurface is predominantly lean clay, which is Hydrologic Soil Group D according to USDA classification.

Rule D – Stormwater Management

General

1. The total proposed impervious surface is approximately 0.38 acres with 0.27 acres of new impervious surface.
2. The majority of the site drains via drain tile and vegetated swales into the filtration basin centrally located within the site. The basin discharges west via storm sewer under Maple Lane North and into Fish Lake, west of the site. Runoff from the site ultimately drains to Fish Lake.
3. One filtration basin located centrally within the site is proposed for rate control and abstraction volume.

Rate Controls

1. Rate control **meets** Commission requirements.
2. The applicant provided HydroCAD model output for the 2-year, 10-year, and 100-year events total outflow from each drainage from the site. The rates are summarized in Table 1.

Table 1 Rate of Discharge Leaving Site

Discharge Point	Condition	2-year (cfs)	10-year (cfs)	100-year (cfs)
Fish Lake (West)	Pre-Project	0.0	0.7	4.4
	Proposed	0.0	0.4	2.8
	Change	**0.0**	**-0.3**	**-1.7**

Abstraction Controls and Water Quality

1. Abstraction and Water Quality controls **meet** Commission requirements.

2. The total new/reconstructed impervious is 11,761 ft^2 (0.27 acres). The required 1.1" abstraction volume is 1,078 ft^3.
3. Infiltration from 1.1 inches of runoff from impervious areas is not feasible due to the presence of Type D Soils. The applicant proposes a filtration basin with underdrain.
4. The filtration practice will be pretreated by vegetated swales.
5. P8 modeling indicates the net TSS and TP discharge from site is reduced after development.

Table 2 Water Quality Summary

Condition	Abstraction Volume (ft^3)	TP (lbs/year)	TSS (lbs/year)
Pre-Project	N/A	0.1	16.2
Proposed	1,078 (required) 7,971 (provided)	0.1	16.2
Change	+6,893 (excess)	**0.0**	**0.0**

Low Floor Elevations

1. Low floors elevations **meet** Commission requirements.
2. The proposed structures fall under Rule D.8.a.4 of the low floor elevation requirements. The low floor shall be at least one foot higher than the NWL, two feet above 100-year flood elevation, and one-foot above EOF.

Operation and Maintenance

The applicant will need to enter into a stormwater maintenance agreement with the City of Maple Grove.

Rule E – Erosion and Sediment Control

1. Erosion and Sediment Control plans **meet** Commission requirements.
2. The erosion and sediment control plans are consistent with current best management practices, including:
    a. Rock construction entrance
    b. Catch basin inlet protection
    c. Perimeter control
    d. Stabilization of disturbed soil areas

Recommendation

Conditional Approval

Conditions for Approval

1. Approval is contingent upon final application escrow fee balance. Additional payment or refund of the fees will be determined when all conditions for approval are met.
2. Approval is contingent upon an operation and maintenance plan that is approved by the City of Maple Grove.

On Behalf of Stantec Consulting Services, Inc.
Advisor to the Commission

SIGNATURE HERE Date 10/13/2026

Attachments

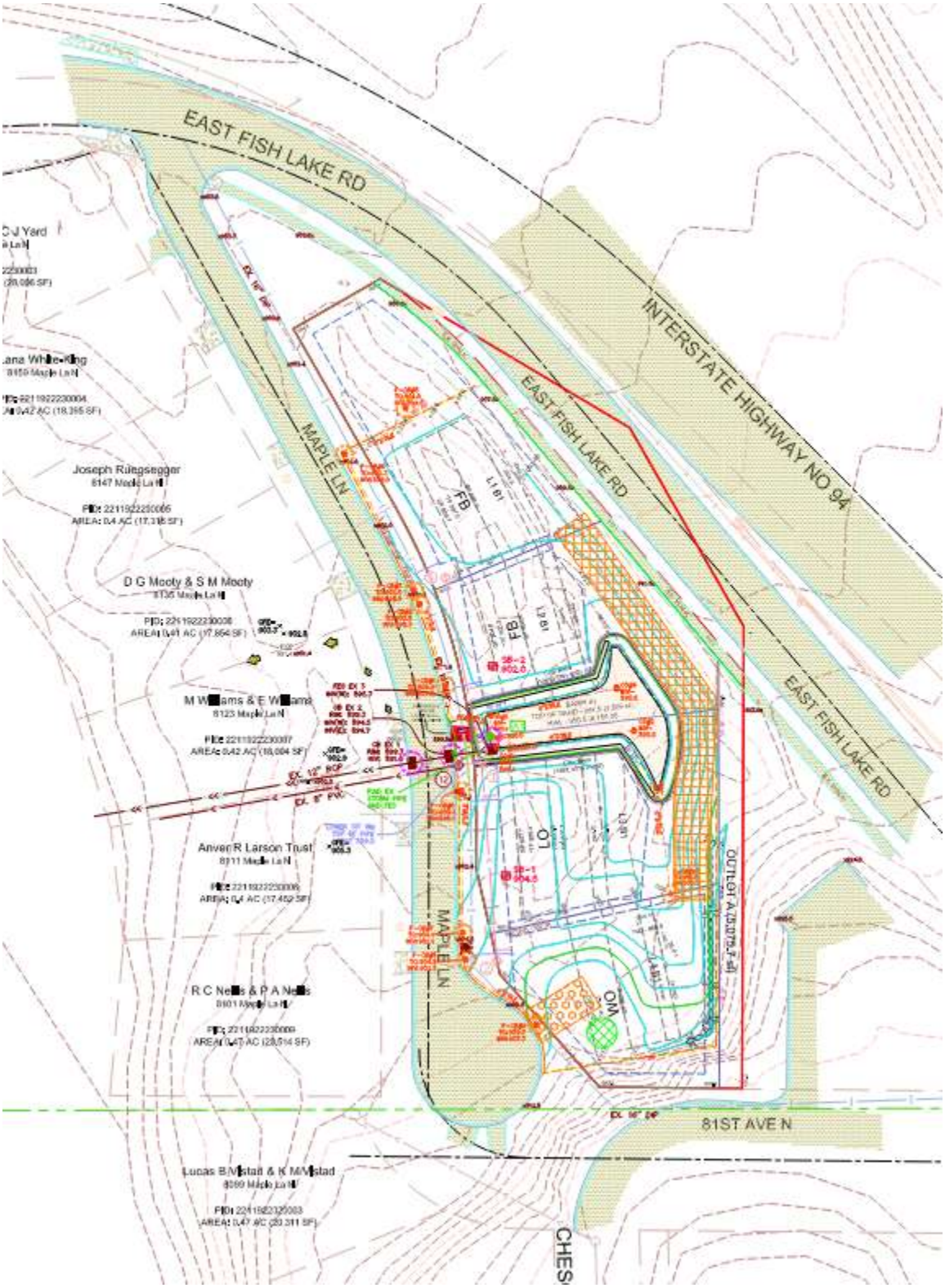
Figure 1	Project Location
Figure 2	Existing Drainage Map
Figure 3	Proposed Drainage Plan
Figure 4	Grading and Erosion Control Plan

Figure 1 Project Location

Figure 2 Existing Drainage Map

Figure 3 Proposed Drainage Plan

Figure 4 Grading and Erosion Control Plan



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MnDOT SP 2738-31 TH 101

Rogers

Project Overview:

Location: The site is located on TH 101, from 0.1 miles south of I-94 to 0.5 miles south of CSAH 38 in Rogers, St. Michael and Otsego, MN. The portion of the project from 0.1 miles south of I-94 to the Crow River in Rogers, MN is located within the Elm Creek Watershed. The project disturbs approximately 2.36 acres.

Purpose: The project proposes to mill and overlay portions of TH 101 and reconstruct and construct new adjacent walkways.

WMC Rules Triggered:	X	Rule D	Stormwater Management
	X	Rule E	Erosion and Sediment Control
		Rule F	Floodplain Alteration
		Rule G	Wetland Alteration
		Rule H	Bridge and Culvert Crossings
		Rule I	Buffer Strips
		Rule K	Variance

Applicant:	MN Department of Transportation	*Attention:*	Mary McMahon
Address:	395 John Ireland Blvd, St. Paul, MN 55155	*Phone:*	(651) 234-7541
		Email:	mary.mcmahon@state.mn.us
Agent:	MN Department of Transportation	*Attention:*	Mary McMahon
Address:	395 John Ireland Blvd, St. Paul, MN 55155	*Phone:*	(651) 234-7541
		Email:	mary.mcmahon@state.mn.us

Exhibits:	Description	Date Received
Application	☒ Complete ECWMC Application	*Not Required*
	☒ ECWMC Request for Review and Approval	*Not Required*
	☒ City authorization: Rogers, MN	*Not Required*
	☒ Review fee: $0	*Not Required*
	☒ Project Documents (site plans, etc.)	September 9, 2026

Submittals

1. Site development plans, prepared by MnDOT, received September 9, 2026

Findings

General

1. An application was not required for this project since state construction is exempt from local regulation. The plans were provided on September 9, 2026.
2. The project area is commercial and industrial. The project is located along TH 101. The Crow River runs along the northern boundary of the project within the Elm Creek Watershed boundary. The project discharges into the Crow River via storm sewer outfalls and roadside ditches.
3. The project disturbs 2.36 acres and proposes 0.0 acres of fully reconstructed impervious surface and 0.28 acres of new impervious surface. Less than one acre of new or fully reconstructed impervious surface was proposed. Therefore, stormwater volume management is not applicable to this project, but rate and water quality control still apply.
4. The project proposes no new permanent stormwater management practices.

Rule D – Stormwater Management

General

1. The project proposed 0.0 acres of reconstructed impervious and 0.28 acres of new impervious.
2. The site discharges north to the Crow River via storm sewer outfalls and roadside ditches.
3. The project proposes 0.28 acres of new impervious surface. Therefore, proposed discharge rates are expected to increase.
4. The project proposes no new permanent stormwater management practices.

Rate Controls

1. Rate control **does not meet** Commission requirements.
2. The project proposes 0.28 acres of new impervious surface. Therefore, proposed discharge rates are expected to increase.
3. The project did not provide modeling to demonstrate peak runoff rates will not exceed existing rates the 2-year, 10-year, and 100-year critical storm events.
4. The project did not provide modeling to demonstrate the peak runoff rates will not exceed the capacity of downstream conveyance facilities or contribute to flooding.

Abstraction Controls and Water Quality

1. Abstraction controls **meet** Commission requirements. Water Quality controls **do not meet** Commission requirements.
2. The total new and reconstructed impervious area is less than 1 acre. Therefore, the linear project is exempt from stormwater runoff volume requirements.
3. The project proposed 0.28 acres of new impervious surface.
4. No additional water quality treatment is proposed as part of this project.
5. The project did not provide calculations or modeling to demonstrate no net increase in total phosphorus and total suspended sediment annual load.

Rule E – Erosion and Sediment Control

1. Erosion and Sediment Control plans **meet** Commission requirements.
2. The erosion and sediment control plans are consistent with current best management practices, including:
    a. Catch basin inlet protection
    b. Stabilization of disturbed soil areas
    c. Flared end outlets with rip rap
    d. Redundant perimeter protection at downgradient wetlands

Comments Provided to MnDOT

State construction, including the MnDOT construction, is exempt from local regulation, including the Elm Creek Watershed Management Commission regulations. Plans were provided to the Commission for review and comment. The comments provided to MnDOT may influence the project in a way that is beneficial to resources within the Elm Creek Watershed.

1. Revise the Site Plans, and supporting H&H models and water quality models, to address the following:
    a. Demonstrate that runoff rates for the proposed project will not exceed existing runoff rates for the 2 year, 10-year, and 100-year critical storm events.
    b. Demonstrate no net increase in total phosphorus (TP) or total suspended solids (TSS) for the proposed project. The water quality analysis should compare pre-project site condition to the proposed land cover including planned stormwater infrastructure.
2. Revise the Erosion and Sediment Control Plans to address the following:
    a. Specify double perimeter control where a 50 ft buffer is not maintained between surface waters and wetlands. The following locations were identified in the plans:
        i. Northeast corner of TH 101 and S. Diamond Lake Rd, upgradient of Wetland #2 (Sheet 110).
        ii. Southwest of TH 101 and 147th Ave N, upgradient of Wetland #7 (Sheet 113).
    b. Specify perimeter control downgradient of disturbed areas. The following locations were identified in the plans:
        i. East side of TH 101 and south of Diamond Lake Rd (Sheet 110).
        ii. East side of TH 101 and west of Main St Frontage Rd, upgradient of Ditch #6 (Sheet 111)
        iii. East side of TH 101 and north of CSAH 144, upgradient of Wetland #6 (Sheet 112 and Sheet 113).

On Behalf of Stantec Consulting Services, Inc.
Advisor to the Commission

Lisa A. Joi

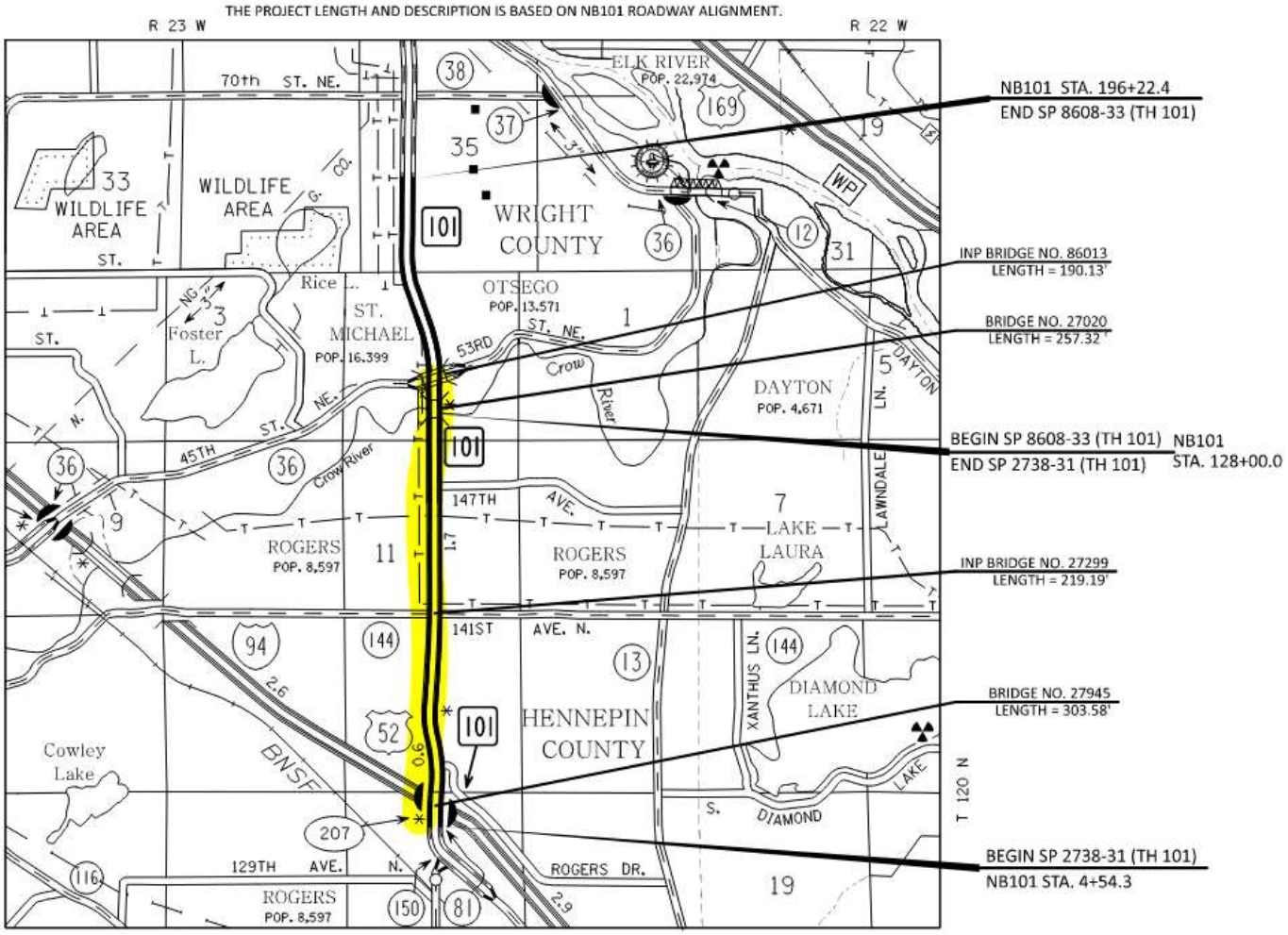
Date 10/27/2026

Attachments

Figure 1 Project Location
Figure 2 Project Extents

Figure 1 Project Location

Figure 2 Project Extends


THE PROJECT LENGTH AND DESCRIPTION IS BASED ON NB101 ROADWAY ALIGNMENT.
R 23 W
R 22 W
70th ST. NE.
ELK RIVER
POP. 22,974
WILDLIFE AREA
WRIGHT COUNTY
OTSEGO
POP. 13,571
ST. MICHAEL
POP. 16,399
53RD ST. NE.
Crow River
DAYTON
POP. 4,671
DAYTON LN.
45TH ST. NE.
Crow River
147TH AVE.
ROGERS
POP. 8,597
LAKE LAURA
LAWNDALE
141ST AVE. N.
HENNEPIN COUNTY
XANTHUS LN.
DIAMOND LAKE
Cowley Lake
BNSF
S. DIAMOND LAKE
T 120 N
129TH AVE. N.
ROGERS DR.
NB101 STA. 196+22.4
END SP 8608-33 (TH 101)
INP BRIDGE NO. 86013
LENGTH = 190.13'
BRIDGE NO. 27020
LENGTH = 257.32'
BEGIN SP 8608-33 (TH 101) NB101
END SP 2738-31 (TH 101) STA. 128+00.0
INP BRIDGE NO. 27299
LENGTH = 219.19'
BRIDGE NO. 27945
LENGTH = 303.58'
BEGIN SP 2738-31 (TH 101)
NB101 STA. 4+54.3

Stantec

Memo

To: Elm Creek WMO Commissioners
Elm Creek TAC

From: Eric Osterdyk, PE, CFM
Lisa Tilman, PE
Diane Spector
Judie Anderson

Date: October 6, 2026

Subject: Proposed Policy Manual

Recommended TAC/ Commission Action	Discuss and provide direction.

The Commission and TAC (and staff!) have on various occasions expressed that it would be convenient and desirable to have a single document that summarizes all the various policies and operational guidance. This would serve as a good introduction to the Commission to new Commissioners and TAC as well as a handy reference.

We have pulled together a rough draft of a Policy Manual for review and comment. Our hope is to go through one or two rounds of comments so that a final version can be adopted by the end of the year.

Please review the attached draft for our discussion, bearing in mind:

1. The descriptions are a summary of individual policies intended to provide an overview and highlights but not the policy in detail. Are there any policy descriptions that need more detail?
2. Are there any other policies/guidelines would you like to see added to the document?
3. Is there anything that can be deleted?
4. Some of the policies need further discussion. For example, the policies regarding the desired maximum balances in the cost share and closed projects accounts and where excess funds should be transferred.
5. Comments on the “position descriptions.”
6. Any other discussion?

ELM CREEK
POLICY MANUAL

D R A F T October 2026

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Appendix A. Roles and Responsibilities Document

References (not included)

A Elm Creek Watershed Management Plan, January 2026
B. ECWMC Bylaws
C. ECWMC Joint Powers Agreement
D. Records Retention Policy
E. Data Practices Act Procedures

INTRODUCTION

This Policy Manual is meant to facilitate consistent implementation of current governance and operational policies of the Elm Creek Watershed Management Commission, and to clearly document policies and procedures for new ECWMC Commissioners and Technical Advisory Committee members. This document is the result of the Board's request for a manual that collects those policies in one place. The foundation documents for the ECWMC are:

- Minnesota Statute 103B.201
- ECWMC Joint Powers Agreement
- ECWMC Bylaws
- The 2026 ECWMC Watershed Management Plan

1. INTERNAL GOVERNANCE POLICIES

1.1. CONSULTANT DIRECTION

Policy: The Administrator, Engineer, and Attorney work at the direction of the Commission to assist the Board in meeting its obligations under Minn. Stat. 103B and Minn. Rules 8410.

Description: The policies pertaining to the consultant's obligations are governed by their contracts and the Work Plan.

Strategies to implement policy: The Roles and Responsibilities Document in Appendix A sets forth the routine activities of the Administrator.

1.2. CONSULTANT ADDITIONAL SERVICES

Policy: The Commission will establish clear guidelines which will allow the Commission and consultants to share the same expectations of duties and responsibilities.

Description: The Commission's consultants (administrator, attorney, engineer, etc.) are sometimes called on to do work or provide services on behalf of the Commission when there is not an opportunity to secure prior authorization for the work by the Commission. These guidelines are intended to provide guidance to consultants in those situations.

Strategies to implement policy:

a. When reasonably practicable, consultants will secure prior approval of the Commission for providing services to the Commission.

b. No prior authorization by the Commission is needed in the following circumstances:
    I. Work or services included in the budget (if the budget for that item has not been exceeded).
    II. Project reviews in response to applications received by the Commission.
    III. Routine telephone calls or requests for information from Commissioners, member cities, government agencies, or citizens.

IV. Responding to requests for information or assistance from member cities when services will not exceed $2,000.

c. If the work or services ordered do not fall within the exceptions listed in strategy b, above, the consultant will contact the Administrator for authorization to proceed. If the consultant is unable to contact the Administrator, the consultant may contact the Chair. The Chair may give advice to the consultant as to whether to proceed with such work. The consultant may contact the Administrator for authorization to proceed at any time the consultant is in doubt about whether to proceed.

d. Budget exceedances must be approved by the Commission if they fall outside the $2,000 limit.

1.3. BOARD MEMBER INTERACTION WITH COMMISSION CONSULTANTS

Policy: All consultants to the Commission will work under the direction of the Administrator except for legal counsel and auditors who have a professional responsibility to the ECWMC. Consistent with this professional responsibility, Commissioners will endeavor to keep the Administrator and/or Commission Chair informed of conversations and other written communication with consultants as appropriate to facilitate the coordination of Commission activities.

Description: In order for the Commission to function as a cooperative entity and avoid contradictory assignments, it is necessary for the Administrator and/or Commission Chair to be kept informed of communications with consultants.

Strategies to implement policy:

a. To comply with Open Meeting law requirements, Commissioners will route communications with other Board members through the Administrator.
b. Commissioners will bring suggestions, requests and recommendations for consultant assignments and preparation of work products to the Commission Chair for approval and assignment.
c. Individual Commissioners are encouraged to seek information and explanations, especially on upcoming agenda items, from consultants, but will exercise judgment to ensure such requests are reasonable in scope and number, and that substantial costs are not incurred in complying with such requests.
d. Individual Commissioners may not request the preparation of work product or substantial expenditures of time/effort by consultants to the Commission without authorization. The Chair, at her/his discretion, may request preparation of work product when necessary to expediently pursue the Commission's business, subject to the policies in this manual.

1.4. RECORDS AND DATA RETENTION

Policy: The Commission will establish and maintain an active, continuing program for the economical and efficient management of its records as required by Minnesota Statutes 138.17, Subdivision 7.

Adopted:

Description: The Commission has adopted a Record Retention Schedule to manage its records by

establishing minimum retention periods for the records based on their administrative, fiscal, legal and historic value and statutory requirements. It lists categories of records that are maintained by the Commission, identifies how long the Commission will retain them, their classification under the Minnesota Government Data Practices Act, Minnesota Statutes Chapter 13 and how they are being stored.

Strategies to implement policy: The Administrator is the responsible authority and the data practices compliance official for compliance with the Act and will maintain data and records in accordance with the policy and state law.

1.5. POLICIES AND PROCEDURES FOR PUBLIC ACCESS TO DOCUMENTS

Policy: Data will be available to the public as per the Data Practices Act (DPA), Minnesota Statutes, Chapter 13 and as outlined in the ECWMC Data Practices Procedures.

Adopted:

Description: This policy is adopted pursuant to Section 13.03, subdivision 2 of the DPA, which states that every public body shall establish procedures to implement the DPA. The DPA states that data of public bodies are to be available to the public unless specifically exempted under the law in cases where individual privacy would be violated or where other valid concerns outweigh the interest in public availability. The Commission recognizes the public interest in open access to its data as well as the public interest that requires that certain types of data not be publicly available. It is the intent of the Commission to comply fully with the DPA and, where the DPA allows for the exercise of judgment, to exercise that judgment consistent with the public interests underlying the law.

Strategies to implement policy: The Administrator is the responsible authority and the data practices compliance official for compliance with the Act and will provide access to data and records in accordance with the policy and state law.

1.6. CODE OF ETHICS/CONFLICT OF INTEREST

Policy: The Commission operates in accordance with high ethical standards and has established clear guidelines for the ethical conduct of Commission business.

Adopted:

Description: Ensuring that conflicts of interest do not affect Commission proceedings is an essential element of maintaining high ethical standards. In addition to compliance with the Ethics in Government Act, Minnesota Statutes section 10A.07, the Commission has adopted a conflict of interest policy.

Strategies to implement policy:

a. **Disclosure of conflicts**. A Commissioner who has a personal financial interest, or other private interest or relationship that limits the Commissioner's ability objectively to consider, deliberate or vote, in a matter scheduled to come before the board must inform the Chair of the nature of the potential conflict, prior to the board's consideration of or taking action on the matter.
b. **Abstention**. A Commissioner must abstain from chairing any meeting, participating in any vote,

offering any motion, or participating in any discussion on any matter that may substantially affect the Commissioner's financial interests or those of an associated business or family member.

2. EXTERNAL/OPERATIONAL POLICIES

2.1. PROJECT REVIEW FEES

Policy: The Commission will charge a fee for review of all project plans triggering the Commission's Requirements for Rules and Standards for Development and Redevelopment, including projects submitted by member cities and other government agencies.

Description: Review fees are charged to the applicants for review to recover costs of the program. The project review fee is the actual cost to review the project from initial contact through final submittals. The Commission will maintain a fee schedule establishing initial fee escrows. If that escrow is exceeded the review is considered incomplete until additional funds are deposited. If the cost is less than the escrow, on completion the Commission will promptly refund the balance.

2.2. GENERAL OPERATIONS

Policy: Commission administration and programmatic costs will be funded through charges to member cities based on area and taxable value.

Description: Member cities are allocated their share of administrative costs based on a formula in the Joint Powers Agreement. Each year the Commission adopts a budget in accordance with the joint powers agreement between the member cities. The budget is adopted before July 1, and cities may comment on or object to the budget before August 15. The Commission adopts a budget after adjustments as necessary at the August meeting.

2.3. ADEQUATE FUND BALANCE POLICY

Policy: it is considered good financial practice to retain a reserve of funds to help with monthly cash flow and as a "rainy day reserve" in the event something unusual occurs.

Adopted: May 10, 2023

Description: The Commission's policy is to maintain a cash reserve equal to the greater of five months of operating expenses or 50% of annual operating revenues. This is reviewed each year during the budget and audit process.

2.4. CAPITAL IMPROVEMENT PROGRAM FUNDING

Policy: To facilitate implementation of improvement projects within the watershed, the Commission may elect to share in the costs of high-priority watershed capital improvements and demonstration projects that go above and beyond general city management activities and are intended to provide a significant improvement to the water resources in the watershed.

Adopted: Revised March 9. 2022

Description: The Commission operates in accordance with a CIP Cost Share Policy. As called for in the approved watershed management plan, the Commission's share of projects are funded using an ad valorem tax levy administered by Hennepin County (MN Statutes 103B.251). The member cities are responsible for constructing the CIP projects. Other funds such as grants and cash on hand may be used to fund or supplement levy funding. The member cities are responsible for constructing the CIP projects.

Strategies to Implement Policy:

a. The Commission will use a maximum annual levy of $750,000 as a working guideline.
b. The cities' share will be a minimum of 75% of the cost of the project. The 75% share will be apportioned to the city/cities in some other manner acceptable to them. Each city will decide the funding mechanism for their share that is best suited to them.
c. Lake internal Load projects may be eligible for up to 100% cost share
d. Approved non-structural practices such as street sweepers and chloride management equipment may be eligible for up to 25% cost share.
e. Early each year, the Commission and TAC will review the working CIP with recommendations from the TAC to consider whether new projects should be added to the CIP or whether project implementation dates and funding sources should be changed, as necessitated by changing priorities, funding availability, partnering opportunities, or other factors.
f. The Commission will enter an agreement with the responsible city to design and construct the project.
g. The Commission may apply for grant funding for the implementation of CIP projects.

2.5. ADMINISTRATIVE EXPENSE CHARGES TO CAPITAL IMPROVEMENT PROJECTS

Policy: The Commission will recover administrative and legal costs incurred to review, approve, levy, and manage CIP costs.

Description: The Commission will charge a flat fee to reimburse its General Fund for administrative expenses associated with CIP projects.

Strategies to Implement Policies:

a. $5,000 per capital project and $2,500 for each cost share program is included in the CIP project levy to reimburse the Commission for administrative expenses.
b. These fees are transferred from the CIP account to the Administrative Account

2.6. CAPITAL IMPROVEMENT PROGRAM CLOSED PROJECT ACCOUNT POLICY

Policy: Funds remaining in the CIP construction account from completed projects may be used to reduce future tax levies for future CIP projects.

Adopted: November 14, 2018

Description: The Commission established CIP Closed Project Accounts to receive remaining funds from

completed project accounts and may utilize these funds in accordance with the Closed Projects Account Policy.

Strategies to Implement Policy:

a. Upon completion of CIP projects funded in whole or in part by a County tax levy and after reimbursement of Commission expenses and administrative charges and final payment to the City with responsibility for construction of the project, the construction account for that project will be closed and remaining funds will be transferred to the Closed Project Account.
b. As a general guiding principle, the Account will be used for expenses incurred for other projects in the Commission's CIP that are proposed to be funded with a County tax levy. Such expenses include:
    I. The administrative and construction costs of CIP projects. Monies from the Account may be used to reduce or eliminate a tax levy for capital projects in the CIP by transferring monies to the construction accounts for those projects.
    II. Reimbursement to the Commission's General Fund of expenses or administrative fees incurred in connection with a project if the tax settlement for that project is not sufficient to cover such expenses.
    III. Reimbursement to cities that construct projects for administrative or construction costs if tax settlements received from the County are not sufficient to cover such costs. These costs might include cost overruns on projects, change orders, corrective follow-up work or repairs, or other unforeseen project costs.
    IV. Prepayment of project costs to the Commission or to cities for project costs that are incurred before receipt of tax settlement from the County for that project.
    V. Completion of feasibility and subwatershed assessments that will identify, plan, design, or redesign capital projects to be funded with a County tax levy.
c. The Commission does not intend to accumulate unreasonable balances in the Account. Because the Account could be used to fund projects in advance of receipt of tax settlement from the County, and because a number of larger projects in the CIP have total costs, or annual project costs, the Commission finds that an accumulation of funds of up to $100,000 is reasonable. Money will not be accumulated to an amount in excess of $100,000 unless a specific use for such funds has been identified. The Account balances may be kept within this amount by expending funds for any of the purposes identified in this policy.
d. Each year the Commission will consider the status of the Account prior to certification to Hennepin County of requests for tax levies for capital projects.
e. If project costs exceed projections, cities responsible for construction may request additional funds.

2.7. COST SHARE PROGRAM ACCOUNT POLICY

Policy: The Commission will from time to time make funds available to its member cities to help fund the cost of Best Management Practices (BMPs) projects not on the CIP. Funds are levied as needed.

Adopted: August 11, 2021

Description: The Commission established the City Cost Share Program for city projects and the Partnership Cost Share Program for projects on private property.

Strategies to Implement Policy:

a. Projects must be for water quality improvement and must be for improvement above and beyond what would be required to meet Commission rules. Only the cost of "upsizing" a BMP above and beyond is eligible.
b. The Commission will share in funding city projects on a 1:1 basis up to $100,000. The Commission may reimburse up to 100% of the cost of private qualifying BMPs up to $50,000.
c. Projects must be reviewed by the Technical Advisory Committee (TAC) and recommended to the Commission for funding. The TAC has discretion on a case-by-case basis to consider and recommend to the Commission projects that do not meet the letter of the guidelines
d. Unallocated funds are carried over from year to year. Accumulated funds in excess of $100,000 in the Partnership Cost Share Account may be transferred to the City Cost Share Account.
e. For Partnership projects the property owner must dedicate a public easement or equivalent sufficient to install and maintain the BMP. The Member City must obtain a recordable maintenance agreement from the property owner that specifies maintenance requirements and schedule; authorizes the City to inspect the BMP and order maintenance and improvement; and authorizes the City to undertake ordered maintenance and improvement not completed by the property owner and assess the cost that work to the property.

APPENDIX A

Elm Creek Watershed Management Commission
Roles and Responsibilities
DATE

ADMINISTRATOR

1. Implements the strategic direction as set by the Commission.
2. Responds to direction from the Commission.
3. Acts as the primary point of contact and maintains direct communication with Commissioners, TAC members, member cities, consultants, state and local agencies, the public, the media, and other partners (e.g. Met Council, West Metro Water Alliance, Hennepin County, park districts, Metro Blooms, etc.).
4. Coordinates logistics, prepares agendas and materials, writes minutes, and attends meetings of the Commission, Technical Advisory Committee, and other Commission Committees.
5. Represents the Commission at various meetings and through correspondence with partners, and outside interests or groups.
6. Provides primary coordination during the development of the Watershed Management Plan, policy manuals, Education and Outreach Plan, and other organizational documents.
7. Updates and follows the policy manual in coordination with the Commission, and the Commission engineer, legal counsel, and deputy treasurer.
8. Communicates the work of the Commission to commissioners, partners, and the public (with assistance, as needed, from Commission engineer and others) including maintaining an updated website, giving interviews and presentations, submitting press releases, etc.
9. Coordinates and oversees work of the Commission Engineer, consultants, contracts and agreements; and reviews all invoices to the Commission.
10. With input from commissioners, the TAC and Commission Engineer develops annual CIP for Commission consideration.
11. Serves as Deputy Treasurer; tracks status of Commission budget, including CIP project budgets, grants, and special accounts; prepares monthly Treasurer's report; and coordinates the annual financial audit.
12. Coordinates administrative tasks related to capital projects, including Plan amendments, Hennepin County approval process, BWSR approval process, cooperative agreements, and interim and final accounting and reimbursements
13. Identifies opportunities and helps to secure grant funding and develop partnerships to accomplish Commission goals, in coordination with Commission Engineer.
14. Tracks progress and implementation of Commission programs and activities including objectives, schedules and budgets in coordination with Commission Engineer.
15. Leads the development of annual budget (in coordination with Budget Committee), annual report, and annual work plan; communicates with Hennepin County regarding maximum and actual annual levy amounts.

16. Prepares annual report and annual plan; maintains website; appropriately notices all public meetings; maintains official records of commissioner appointments; maintains official records, follows records retention schedule and data practices act.

ENGINEER

1. Responds to direction from the Commission and Administrator.
2. Reviews development plans and reports to Commission and member cities on compliance of the plans with regards to Commission review standards, requirements, policies and procedures.
3. Performs inspections of the Commission's CIP projects, as needed or directed and prepares report with recommendations.
4. Develops and writes the Watershed Management Plan in cooperation with the Administrator at the direction of the Commission and with input from the TAC, watershed residents, state agencies, and partners; and assists the Administrator with coordinating certain aspects of Watershed Management Plan development.
5. Represents the Commission on a technical level at various meetings and through correspondence with partners and others as directed by the Commission or Administrator.
6. Provides technical recommendations to the Commission on projects, plans, Rules, and monitoring programs.
7. Coordinates and performs (as directed) science-based decisions on water monitoring activities, feasibility studies, project designs and other projects or programs as directed by the Commission.
8. Coordinates with the TAC, helps set TAC meeting agendas, provides meeting materials as needed, and assists Administrator with preparation of TAC memo to Commission.
9. Provides meeting agenda items and meeting materials to the Administrator.
10. Identifies opportunities and helps to secure grant funding and develop partnerships to accomplish Commission goals.
11. Reviews member cities' local water management plans for conformity with Commission plan, as directed by the Commission.
12. Assists Commission with reporting on TMDL implementation progress (including water quality modeling).
13. Maintains and updates the Commission's watershed-wide hydrologic and hydraulic model and water quality model for use in floodplain management and to assess impacts of water quality best management practices.
14. Apprises the Commission of technical innovations in stormwater management and proposed policy/rule/statute changes that could affect the Commission.
15. Stores development/project review files and technical data.

DEPUTY TREASURER

1. Takes direction from the Commission Treasurer and Commission
2. Advises the Commission on financial practices, investments, and depositories
3. Maintains access to Commission accounts including checking and investment accounts
4. Assists with the transfer of funds between accounts in order to maintain appropriate balances in checking account and investment funds
5. Assists with maintaining appropriate collateral on all accounts
6. Assists with developing and implementing the Commission's fiscal policies
7. Assists with and review the annual financial audit
8. Maintains signatory authority for checking account; signs monthly checks as needed

LEGAL COUNSEL

1. Responds to direction from the Commission and Administrator
2. Reviews or prepares contracts and agreements; makes recommendations to the Commission.
3. Advises the Commission on pertinent legal matters.
4. Represents the Commission in lawsuits or other matters, as necessary.
5. Develops resolutions for Commission action, as requested.
6. Provides meeting agenda items and/or meeting materials to the Administrator.

TECHNICAL ADVISORY COMMITTEE

1. Responds to requests for input from the Commission and Administrator.
2. Acts as a forum for the exchange of ideas between the member cities, presentation of city activities, and one source of ideas for projects, programs, etc. This may help avoid duplication among cities on watershed-wide activities.
3. Acts as a vehicle for communication from member cities to the Commission.
4. Provides technical advice and local knowledge to Commission; offers recommended alternatives and solutions.
5. Discusses possible CIP projects and project budgets each year for Commission consideration.
6. Recommends projects to be funded through the Commission's channel maintenance fund for Commission consideration.
7. Reviews recommendations from flood control project and CIP project inspections.
8. Performs other duties as assigned by the Commission.

COMMISSIONER

1. Provides overall direction for the Commission; monitors and controls its function.
2. Establishes policies of the Commission.
3. Directs the development and implementation of the Watershed Management Plan.
4. Adheres to the bylaws and Joint Powers Agreement of the Commission including provisions regarding the appointment of Commissioners.
5. Directs the work of the administrator, engineer, and legal counsel.
6. Recruits, supervises, retains, evaluates and compensates all consultants to carry out the work of the Commission.
7. Attends Commission meetings or arranges for alternate commissioner to attend if unable to attend and communicates this to the Chair and Administrator.
8. Participates in Committees, as assigned.
9. Takes action each year to set the annual operating budget, set the annual levy amount, review and approve the annual activity report; review and accept the annual financial audit.
10. Conducts performance reviews of contractors.
11. Reviews and approves invoices.
12. Makes decisions using sound science pertaining to water resources management for entire watershed.

ALTERNATE COMMISSIONER

1. Attends meetings (most importantly if the primary Commissioner is not able to attend) and engages in all discussions of the Commission.
2. Performs duties of the primary Commissioner (as noted above) when the primary Commissioner is not in attendance at a meeting including making motions, seconding motions, and voting on motions. Motioning and voting is performed by the Alternate Commissioner only when the primary Commissioner is not present.
3. Participates in committees, as assigned.
4. Adheres to the bylaws and Joint Powers Agreement of the Commission including provisions regarding the appointment of Commissioners.
5. Makes decisions using sound science pertaining to water resources management for entire watershed.

elm creek
Watershed Management Commission

ADMINISTRATIVE OFFICE
3235 Fernbrook Lane
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e-mail: judie@jass.biz

November 16, 2026

Sean Plemmons
State Register Editor
Communications Media Division
Department of Administration via email: sean.plemmons@state.mn.us

Request for Interest Proposals
Professional Services for Technical Engineering, Legal, and Administration

Dear Editor:

Please publish the enclosed Request for Interest Proposals in the December 7, 2026, edition of the *State Register*. Your invoice, along with an Affidavit of Publication, should be mailed to the address above to my attention. Thank you.

Sincerely,

Judie A. Anderson
Administrator

JAA:tim
Encls.

Z:\ElmCreek\Consultants\2027\L_InterestProposal_StateRegiserEC.doc

Request for Interest Proposals for Professional Administrative Services, Legal Services, and Technical Engineering Services

Pursuant to Minnesota Statutes Annotated 103B.227.subd. 5., the Elm Creek Watershed Management Commission hereby solicits Letters of Interest for administrative, legal, and technical engineering consulting services for the fiscal years of 2027 and 2028. The 2027 annual operating budget for the Commission is $548,286.

Letters should include a brief description of the company, the experience of the individual(s) proposing to perform services for the Commission, and their hourly rates. The Commission will review said letters and reserves to itself the right to take such action as it deems in its best interests. Successful candidates may be interviewed prior to final selection.

All Letters of Interest should be mailed or emailed on or before December 28, 2026, to:

Joe Trainor, chair

Elm Creek Watershed Management Commission

3235 Fernbrook Lane

Plymouth, MN 55447

Email judie@jass.biz

(NO CALLS)

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Stantec

Memo

To: Elm Creek WMO Commissioners
Elm Creek TAC

From: Lisa Tilman, PE

Date: October 26, 2026

Subject: Watershed Based Implementation Funding (WBIF) Convene Process

Recommended TAC/ Commission Action	Discuss and direction on funding priorities.

The Board of Water and Soil Resources (BWSR) biennially appropriates funding for a program called Watershed-Based Implementation Funding (WBIF). The WBIF funding is allocated to targeted watersheds to be distributed according to guidelines agreed upon by the eligible entities in the allocation area (Cities, Watershed, County). The BWSR-approved Elm Creek allocation for fiscal year 2026-2027 is $373,588. A minimum 10% local match is required. These funds are allocated to the Elm Creek Allocation Area. As a partnership, the Cities, Commission, and Hennepin County can apply for WBIF grants. WBIF grant agreements must be completed by June 1, 2027 and the grant funding expires Dec. 31, 2029.

The Convene process is the way BWSR requires the entities in the allocation area to decide how to solicit and evaluate projects and activities and decide which activities to recommend for funding. The Elm Creek watershed's first convene meeting was held September 18, 2026. At the first meeting the partnership determined who will serve as coordinator/facilitator, confirmed voting members, and confirmed a decision process for the allocation request. We also began discussion on what projects and efforts we'd like to see funded in the Elm Creek watershed.

Voting representatives chosen at the Elm Creek convene meeting were Drew Kessler, Commissioner, as Watershed representative, Kris Guentzel, Hennepin County, as Hennepin County in its capacity as the SWCD representative, and Steven Touney, Champlin and Derek Asche, Maple Grove as the two representatives from Cities. Lisa Tilman, Stantec on behalf of the Elm Creek WMC, was selected as facilitator. The selected decision process was voting with a simple majority.

Activities eligible for funding must be focused on *prioritized and targeted cost-effective actions with measurable water quality results* that protect, enhance, or restore water quality in lakes, rivers, or streams or protect groundwater and drinking water sources from degradation. Funding is not limited to capital projects; anything in the Watershed Management Plan or Local Plans may be eligible as long as the end goal is the protection and improvement of water quality. The partnership may also recommend that relevant projects or activities be included in the Elm Creek Watershed Management Plan through a minor plan amendment to be completed prior to applying for WBIF funding. The WBIF funding request could then include the additional projects beyond those listed below.

The convene partnership reviewed The convene partnership may prioritize project funding as desired. Prioritization could consider the water quality impact of each project, targeting of priority subwatersheds, and implementation of projects identified in past studies.

Requested Action: The members of the convene partnership requested input from the TAC on project funding within the Elm Creek watershed. Please consider priorities for funding based on the list above.

Table 1 which shows the range of past funded projects and activities and reviewed Table 2 which shows the Implementation Program for Elm Creek Watershed for 2027-2029. The facilitator reached out individually to each City to request input on priorities and additional projects to include for funding consideration.

The current initial list of potential projects for funding consideration includes:

- WMWA Conservation Specialist (current request $51,000)
- AgBMPs (current request $175,000)
- Rush Creek Bank Stabilization (current request $85,000)
- Diamond Lake Alum Treatment (funding request TBD following completion of current study)
- French Lake Internal Load Carp Management (funding request TBD if study demonstrates need)
- Rice Lake Alum Treatment (funding request TBD if study demonstrates need)

The convene partnership may prioritize project funding as desired. Prioritization could consider the water quality impact of each project, targeting of priority subwatersheds, and implementation of projects identified in past studies.

Requested Action: The members of the convene partnership requested input from the TAC on project funding within the Elm Creek watershed. Please consider priorities for funding based on the list above.

Table 1. History of Elm Creek WBIF funding

Biennium	Project/Activity	Amount
2018-2019	Elm Creek Phase IV Restoration (Champlin)	$134,486
2020-2021	Elm Creek Phase V Restoration (Champlin)	$200,000
	S Fork Rush Creek Restoration (Maple Grove)	$314,153
2022-2023	Priority Assessments	$92,774
	Ag BMPs *	175,000
	WMWA Conservation Specialist **	30,000
	TOTAL	**$297,774**
2024-2025	AG BMPs *	$175,000
	Diamond Lk Neighborhood BMPs (Dayton)	108,000
	Fish & Rice Lake Carp Mgmt (Maple Grove)	44,590
	WMWA Conservation Specialist **	46,000
	TOTAL	**$373,590**
2026-2027	TBD	$373,590

*Awarded to Commission but implemented by Hennepin County

** Contracted directly to Hennepin County

Table 2. Elm Creek Watershed Management Commission Implementation Program 2027 - 2029

IMPLEMENTATION PROGRAM	2027	2028	2029
Watershed-wide Programs			
City Cost Share Program			
Commission Contribution-Capital Levy	100,000		100,000
Local Contribution	100,000		100,000
Partnership Cost Share Program			
Commission Contribution-Capital Levy	50,000		50,000
Local Contribution			
Rush Creek Subwatershed (Rush Creek, South Fork Rush Creek, Jubert Lake, Henry Lake)			
Capital Projects			
Lake Internal Load Improvement			
Commission Contribution-Capital Levy			
Local Contribution			
Storage/Infiltration Project			
Commission Contribution-Capital Levy			
Local Contribution			
South Fork Rush, south of 101st			
Commission Contribution-Capital Levy		750,000	
Local Contribution		2,250,000	
Stream Project			
Commission Contribution-Capital Levy			
Local Contribution			
Special Studies			
Subwatershed Storage and Infiltration SWA			
Commission Contribution-Other		50,000	
Other		0	
Diamond Creek Subwatershed (Diamond Creek, Diamond Lake, French Lake)			
Capital Projects			
Diamond Lake Internal Load Improvement			
Commission Contribution-Capital Levy	330,000		
Local Contribution	0		
Lake Internal Load Improvement Project-			
Commission Contribution-Capital Levy			300,000
Local Contribution			0
Stream Project			
Commission Contribution-Capital Levy			
Local Contribution			
Special Studies			
Diamond Lake Neighborhood BMPs			
Commission Contribution-Other			
Local Contribution			
Elm Creek Subwatershed			

IMPLEMENTATION PROGRAM	2027	2028	2029
(Elm Creek, Weaver Lake, Rice Lake, Fish Lake, Hayden Lake, Mill Pond, Other Lakes)			
Capital Projects			
Lake Internal Load Project			
Commission Contribution-Capital Levy	300,000		
Local Contribution	0		
Rice Lake Trail and Shoreline Restoration			
Commission Contribution-Capital Levy			200,000
Local Contribution			600,000
Storage/ Infiltration Project			
Commission Contribution-Capital Levy			400,000
Local Contribution			0
Elm Creek Stream Project			
Commission Contribution-Capital Levy			
Local Contribution			
Brockton Ln WQ Improvements			
Commission Contribution-Capital Levy			
Local Contribution			
Special Studies			
Fish and Rice Lakes Carp Management			
Commission Contribution-Other			
Other			
Subwatershed Storage and Infiltration SWA			
Commission Contribution-Other			50,000
Other			0
Crow River Subwatershed (Cowley Lake, Sylvan Lake, Lake Laura, Fox Creek)			
Capital Projects			
New Project			
Commission Contribution-Capital Levy			
Local Contribution			
Special Studies			
Study			
Commission Contribution-Other			
Local Contribution			
Stormwater BMP Projects			
Capital Projects			
Agricultural BMPs			
Commission Contribution-Capital Levy	150,000		
Commission Contribution-Other			
Local Contribution			
Other Watershed-Wide			
Special Study-Flood Resiliency Modeling			
Commission Contribution-Other	100,000		
Local Contribution			

elm creek
Watershed Management Commission

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STAFF REPORT | October 28, 2026

✓**2014-015 Rogers Drive Extension, Rogers.** This project involves improvements along Rogers Drive from Vevea Lane to Brockton Lane. The Commission approved the site plan contingent upon the City deferring 4.6 lbs. of phosphorus for treatment in future ponding opportunities as the easterly corridor of Rogers Drive develops. 2.3 lbs. will be accounted for in the Kinghorn Spec. Building site plan, with 2.3 lbs. still outstanding. This item will remain on the report until the total deferral is used. No updates as of April 30, 2026.

✓**2017-050W Ernie Mayers Wetland/floodplain violation, Corcoran.** The City of Corcoran contacted the Commission in 2017 concerning drainage complaints on Mayers' property. TEPs were held to assess the violations and a restoration order was issued to Mayers. In 2018, an appeal of the restoration order was received by the Board of Water and Soil Resources. BWSR placed an order of abeyance (stay) on the appeal, seeking resolution between the LGU and Mayers. In 2021, the parties came to an agreement to resolve the violation which was signed by BWSR, Corcoran and Mayers. The Commission has not been provided with a copy of the agreement and the agreement does not resolve the Commission's floodplain fill issue from the wetland work. Staff sent correspondence to that effect to Mayers on February 1, 2022, requesting an application and site plan. No WCA or floodplain compliance actions have been taken by Mayers or the City. Once the Commission is informed by the LGU of how the violations will be resolved, Staff can follow up on the outstanding Elm Creek floodplain issues. The City continues to work to resolve this item that was originally in the purview of the Commission as the WCA LGU administrator for Corcoran at the time. Other agencies have also been involved. On April 14, 2025, the City of Corcoran noted that in February 2025 it had responded to BWSR regarding the breach of terms of settlement agreement and stipulation for dismissal. See *StarTribune* news article, June 15, 2026.

✓**2018-046 Graco Expansion, Rogers.** This project is the expansion of an existing building. The site is located in an area that has regional ponding provided for rate control purposes, but must account for water quality and abstraction requirements on-site prior to discharging offsite. The Commission granted approval in October 2018 conditioned on: (1) submit a SWPPP plan meeting requirements, (2) clarify maintenance responsibilities for the iron enhanced sand filter, and (3) a letter from the City stating their intentions to provide the water quality deficit in an upcoming project. This item will remain on the Staff report until the water quality deficit has been made up. No updates as of April 30, 2026.

✓**2020-009 Stetler Barn, Medina.** This site disturbs approximately 3.5 acres. In May 2020 the Commission approved this project contingent upon: (1) the landowner continuing to work with the U of M Extension Office and Hennepin County Rural Conservationist to finalize composting, pasture and paddock management plans and (2) a long-term pond/basin O&M plan and agreement with the City of Medina being approved by the City and the Commission. The agreement must be recorded on the land title with a copy of the recordation provided to the Commission. City Staff will reach out to the applicant.

✓**2023-01 Chankahda Trail Reconstruction Phase 2, Plymouth.** This project was approved with two conditions at the Commission's April 2023 meeting: (1) escrow reconciliation and (2) receipt of an updated compensatory storage plan that is separated from groundwater and hydraulically connected to the floodplain. On July 23, 2024,

it was reported that City staff and the Commission's engineer are continuing to work on an agreement regarding the compensatory storage plan. When an agreement is reached the escrow will be reconciled and this item removed from the report.

✓**2023-030 Woodland Hills of Corcoran.** Written off by Auditor, 2025 Report. This project will be removed from the Staff Report.

✓**2024-020 Woodland Hills of Corcoran 2024.** Written off by Auditor, 2025 Report. This project will be removed from the Staff Report.

✓**2024-021 Heather Meadows Third Addition, Corcoran.** Written off by Auditor, 2025 Report. This project will be removed from the Staff Report.

✓**2024-031 The Parkway Neighborhood, Dayton.** This project is located at the southwest corner of the intersection of I-94 and Dayton Parkway. The applicant proposes construction of multi-family, mixed-use, and commercial buildings, parking lots, landscaping, and a new road. The proposal will disturb 40.3 acres of the 67.33-acre site, resulting in 19.5 acres of new impervious surface. The development sizing presented incorporates the planned future 11.5 acres of impervious area in basin 1A-2. When this develops, provided it's in alignment with the proposed stormwater routing and impervious area, the project may only require erosion control review. In their findings dated January 31, 2025, Staff recommended approval with four conditions. These recommendations were approved at the February 12, 2025, meeting. It is unknown when construction will begin. Per the City on September 24, 2025, some approvals have been granted, others are still under review. Spring 2026 construction is targeted. Actual timeline will be dependent on developer compliance and City Council actions. On April 30, 2026, City Staff reported that construction has been delayed due to land rights acquisition coordination. Targeted construction start is July 2026.

✓**2025-001 Chankahda Trail Reconstruction Phase 3, Plymouth.** This is Phase 3 reconstruction of Chankahda Trail (formerly CR 47), extending from Vicksburg Lane in the west to Northwest Boulevard at the east end of the corridor. Improvements include the reconstruction of the trail into a two-lane urban roadway, new trails along the north and south sides of the road, utility updates, and stormwater management BMPs. Findings dated March 4, 2025, were prepared for the March meeting wherein the Commission approved the project with three conditions: (1) reconciliation of escrow fee balance; (2) receipt of an approved O&M plan for the stormwater ponds, approved by the City; and (3) calculations showing the sumps or pre-treatment are sized to provide adequate pretreatment for the filtration BMPs. On June 5, 2026, Staff were advised that condition 2 has been met since they are city-owned basins and were referred to the project engineer to provide a response to condition 3.

✓**2025-002 Dayton Creek Addition, Dayton.** This is a two-parcel, 68.3-acre site located on the north and south side of Dayton Parkway between I-94 and Brockton Lane. At this time the proposal covers only construction of a new roadway which will run north and south of existing Dayton Parkway, adding 2.25 acres of new impervious. Two stormwater BMPs and an existing pond are proposed to meet Commission requirements for the roads only. BMPs for future phases of development will be designed later and will require review. The applicant also proposes private ownership and maintenance of the future BMPs. In their findings revised March 26, 2025, Staff recommendation is approval with three contingencies. This project was approved at the April 9 meeting with those conditions. Actual timeline will be dependent on developer compliance and City Council actions. On April 30, 2026, City Staff reported that the plat application has been withdrawn by the developer. Timeline for re-application is unknown. Staff reconciled the escrow and invoiced the developer for the outstanding amount due. This project will be removed from the report upon receipt of the balance due.

✓**2025-003 Ray J's Bar and Grill, Rogers.** This is an approximately 2.7-acre development bounded by 141st Avenue North on the north, retail property on the south, Northdale Boulevard to the west, and Highway 101 to the east. The project triggers Commission Rules D and E. A findings-of-fact dated February 2, 2025, recommended approval with three conditions: (1) escrow reconciliation; (2) an approved operation and maintenance plan for the stormwater ponds approved by the City; and (3) updating of the HWL listed (905.27) in the Stormwater Management Report to be consistent with the HydroCAD results (905.18). The project was approved at the February 12 Commission meeting. On April 30, 2026, ,City staff reported no new updates; the development is on hold, and the developer must still complete conditions 2 and 3. Staff reconciled the escrow and invoiced the developer for the outstanding amount due. This project will be removed from the report upon receipt of the balance due.

✓**2025-029 Meadows of Medina.** The project proposes development for 31 single-family residential housing units along with parking and utility improvements. The project consists of approximately 22 acres on a site north of Medina Road and west of Brockton Lane. In findings dated July 31, 2025 Staff recommended approval with four conditions: (1) escrow reconciliation; (2) an O&M Plan approved by the City: (3) an approved wetland replacement plan for the wetland impacts; (4) an irrigation pumping and pipe network plan, along with calculations for the pump, showing that the irrigation of the proposed volume will occur within 48 hours. The project was approved with those conditions at the August 2025 meeting. On May 6, 2026, City Staff advised there is no replacement plan and they have not seen the irrigation plans. The O&M Plan was provided. Updated plans were submitted to the Commission on March 18, 2026. These plans were reviewed to verify that no changes were made that would impact stormwater compliance. Conditions 1, 3, and 4 remain outstanding.

✓**2025-033 Hope Meadows Phase II, Corcoran.** This is a 12.83-acre phase of the original Hope Meadows Project (2024-022) located directly west of CR 116 at the intersection with Oswald Farm Road, Hunters Ridge and Hope Way. The applicant proposes construction of 18 single-family lots and existing Hope Way, disturbing 10.3 acres and creating 3.56 acres of new impervious. In their September 3, 2025, findings Staff recommended approval pending: (1) reconciliation of the escrow fee; (2) provision of low floor elevations meeting Commission requirements; and (3) receipt of an O&M Plan if required by the City. The project was approved at the September meeting with those conditions. In November 2025, the City reported that the developer has paused this project. On May 4, 2026, City reported that this project remains paused and conditions 2 and 3 remain outstanding.

✓**2025-035 Gardner School, Maple Grove.** This project proposes the development of a childcare facility with associated parking and utility improvements on a 1.4-acre site located south of the Garland Lane and 96th Avenue intersection. Development will result in approximately 0.8 acres of impervious surface and trigger Rules D and E. In their findings dated November 21, 2025, Staff recommended approval with four conditions. These conditions were approved at the Commission's December 10, 2025. meeting. On May 1, 2026, the City reported that all conditions have been met. The escrow will be reconciled.

✓**2025-037 Thicket Hills, Dayton.** Thicket Hill Vineyard Event Center is a 35-acre proposed redevelopment project located at 17501 Dayton River Road., located within the Mississippi River subwatershed. The applicant previously constructed a gravel road which was un-permitted and is included in the overall new impervious. The applicant proposes construction of a parking lot and a building with a septic system. The plans also include a potential future building and subsequent proof of parking. Construction requires substantial grading as demonstrated in the plans, as well as a stormwater BMP with filtration. The project will disturb 5.75 acres of existing farmland and will result in approximately 3.214 acres of additional impervious surface. Original submittals were received August 28, 2025 with the 60-day review period set to end October 27, 2025. Staff extended the review period by 60 days to December 26, 2025 to allow for additional review. The applicant requested a one-

year extension from the application date (to August 28, 2026,) which was granted to the applicant at the December 10, 2025 Commission meeting by vote. The applicant requested another extension of 90 days via email on August 3, 2026 bringing the deadline to November 26, 2026. *In their findings revised August 31, 2026, Staff recommend approval of this project with four conditions: (1) escrow reconciliation; (2) provide pretreatment for the filtration basin to meet Commission requirements; (3) this Commission review and approval is contingent on City approval - all city comments must be addressed prior to Commission approval; and (4) the applicant must provide a Stormwater Maintenance Agreement acceptable to the City and the Commission within 90 days of plat recordation. This project was approved with those conditions at the September 9, 2026 meeting.*

✓**2025-043 Bella Woods Phase 1, Maple Grove.** The project spans approximately 20 acres on a site located east of Brockton Lane, north of 101st Avenue North, and west of the I-94/ 610 junction. The project proposes to build 24 residential homes and associated streets. In their findings dated April 29, 2026, Staff recommended approval with four conditions: (1) revise plans, HydroCAD, and MIDS to remove the StormFilter device, (2) consider compaction of in-situ soils for the stormwater ponds, (3) reconciliation of the escrow fee, and (4) receipt of O&M plan approved by the City. This project was approved with those conditions at the May 13, 2026 meeting. On June 25, 2026, Staff were advised that conditions 1 and 2 have been met. The City identified a potential design that would simplify the operation and maintenance stormwater facilities onsite. Staff reviewed these design changes and sent comments back to the City on July 24, 2026.

✓**2025-046 Edgewater Cove, Rogers.** The project spans approximately 26.85 acres on a site located on the southwest corner of Edgewater and Industrial Boulevards. The project proposes building 57 new single-family units along with associated streets and driveways. In their findings dated May 6, 2026, Staff recommends approval with two conditions: (1) reconciliation of the escrow fee and (2) receipt of O&M plan approved by the City. This project was approved with those conditions at the May 13, 2026 meeting.

After the project was reviewed and approved by the Commission, CenterPoint Energy approached the Commission to include their utility work associated with the Edgewater Cove development under the 2025-046 review. This work resulted in an additional 2,080 ft^2 of reconstructed impervious, which requires an additional abstraction volume requirement of 191 ft^3. The 2025-046 Edgewater Cove project had an excess volume control of 8,890 ft^3, which is sufficient to cover the CenterPoint Energy utility work.

✓**2026-004 Rogers Drive Industrial, Rogers.** The site is located southeast of the intersection of Rogers Drive and Robert Lane. The site proposes to construct an industrial building and disturbs approximately 9 acres, which triggers Rules D, E, and I. In their findings dated April 3, 2026, Staff recommends approval with five conditions: (1) reconciliation of the escrow fee; (2) receipt of an O&M plan approved by the City; and (3) submittal of post-construction percolation tests which must be performed on each filtration practice and must demonstrate that the constructed filtration rate meets or exceeds the design filtration rate prior to project acceptance by the City; (4) revise the legend on Sheet C-3.0 for Wetland 3 which states that Wetland 3 impacts are assumed to be incidental; however, the delineation report classifies Wetland 3 as a regulated wetland; and (5) approval of Wetland Impacts from the LGU (City of Rogers) prior to commencement of site disturbance activities. This project was approved with

those conditions at the April 8, 2026 Commission meeting.

✓**2026-005 St. Thomas the Apostle Catholic Church, Corcoran.** This is a 7.13-acre site located on County Road 10 approximately 550 feet west of County Road 116. The parcel is agricultural with a single-family home and 0.10 acres of existing impervious surface. It is located near a tributary of the South Fork of Rush Creek at the upstream end of the South Fork Rush Creek subwatershed. The applicant proposes preliminary grading and erosion control on site to facilitate the later construction of a church building, parking lot, utilities, and stormwater detention ponds. Initial grading will disturb 5.33 acres of the site. The early concept plans for the church and parking lot propose 2.46 acres of new or reconstructed impervious surface. The submittal includes preliminary plans for the church and parking lot as well as calculations for rate control and nutrient/sediment reduction for the presented configuration. The final design is likely to change and may need to be resubmitted if stormwater plans and/or impervious cover change. In their findings dated March 31, 2026, Staff recommends approval with five conditions: (1) reconciliation of the escrow fee; (2) provide updated BMP design and modeling that demonstrate the project meets nutrient and sediment reduction requirements; (3) provide documentation of purchase of wetland credits to the LGU prior to any work on site; (4) resubmit final plans under a separate review if stormwater or impervious cover change from the approved plan; and (5) provide maintenance agreement with the City as required. This project was approved with those conditions at the April 8, 2026 Commission meeting. On May 4, the City responded that this project will likely move forward and the applicant will provide the final documents prior to construction.

✓**2026-006 Graco Dayton Headquarters, Dayton.** The applicant proposes building a previously planned office at the Graco global headquarters. The partially developed site, previously reviewed as Project 2022-012, is located on West French Lake Road. The complete application was received February 20, 2026. The proposed project is located on a 27.61-acre site comprised of one parcel. Platting is proposed to split the PID into two parcels. The platted project site is 9.72 acres, primarily comprised of cultivated vegetation and located in the Diamond Creek subwatershed on the west side of French Lake. The applicant proposes construction of an office development adjacent to existing stormwater BMPs next to Graco's existing warehouse, manufacturing, and distribution facilities. The project will disturb 7.02 acres of the site and will result in 4.19 acres of new impervious surface, less impervious area than permitted in the 2022-12 development review. The applicant plans to begin construction April 13, 2026. Staff provided a recommendation for interim grading and erosion control March 26, 2026 via email and in their findings dated March 25, 2026, recommended approval with the standard escrow contingency. This project was approved with that condition at the April 8, 2026 Commission meeting.

While this project was approved at the April meeting, the applicant identified more related work and submitted additional materials for review under this project. The additional work entails directional boring of over 5,000 lineal feet of natural gas lines. Staff recommend approval of the proposed work with the standard escrow contingency. This project was approved with that condition at the June 10, 2026 Commission meeting. The escrow will be reconciled.

✓**2026-008 Tricare 9th Addition, Maple Grove.** The site is located west of Garland Lane between Lawndale Lane and 95th Avenue North (CR 30). The site proposes to disturb approximately 2 acres and

construct a self-storage building. The project triggers Rules D, E, and I. A complete project review application was received March 17, 2026, and initial comments were sent to the applicant on that date.

A second set of review comments were sent to the applicant on July 20, 2026 and a third set on July 28, 2026. In their findings dated August 3, 2026, Staff recommended approval with four conditions: (1) reconciliation of the escrow fee and (2) receipt of an O&M plan approved by the City, (3) wetland buffer easement, (4) wetland buffer maintenance and vegetation establishment plan approved by the City. These conditions were approved at the Commission's August 12, 2026, meeting.

✓2026-009 Rogers Police Dept. and City Hall, Rogers. The site is located in the southwest quadrant of Industrial Boulevard and Main Street. The site proposes to construct a combined Police Station and City Hall. The project will disturb approximately 6 acres and trigger Rules D and E. In their findings dated March 31, 2026, Staff recommend approval with three conditions: (1) reconciliation of the escrow fee, (2) submit roof plans showing floor level discharge locations, and (3) submit post-construction percolation tests.-This project was approved with those conditions at the April 8, 2026 Commission meeting. Per Mike Albers on July 2, roof plans have been submitted meeting condition 2. Condition 3 will be verified as part of the as-built requirements. The escrow will be reconciled.

✓2026-010 Willis Trucking Multi-Family Development, Rogers. aka 30402 Millhouse Flats, Rogers. The site is approximately 4.62 acres and is located at 21601 John Deere Lane. The site is proposed to disturb approximately 4.7 acres to construct a multifamily apartment building and associated parking, triggering Rules D and E. A complete project review application was received on April 29, 2026, and initial comments were sent to the applicant on May 6, 2026. An updated submittal was received June 24, 2026 and is under review.

A second round of comments were sent to the applicant on July 10, 2026. An updated submittal was received July 29, 2026. *In their findings dated August 3, 2026, Staff recommended approval with three conditions: (1) escrow reconciliation, (2) documentation clarification consistency between H/H model and site plans, (3) stormwater facility O&M plan approved by the City. These conditions were approved at the Commission's August 12, 2026, meeting.*

✓2026-011 Maple Grove SH Baseball Project, Maple Grove. The site is located at 9775 Fernbrook Lane N. The project will disturb approximately 4 acres and proposes to reconstruct the baseball field at Maple Grove High School. The project triggers Rules D, E, and I. In their findings dated April 8, 2026, Staff recommend approval with five conditions: (1) reconciliation of the escrow fee; (2) submit updated Civil Plans that remove the proposed filtration basin and show the drainage into the existing 18-022 Fernbrook Fields Filtration Basin; (3) provide a Wetland Delineation for the western adjacent wetland and update buffer width as needed; (4) revise buffer monumentation signage [Detail 4 on Sheet C505] to include warnings about mowing, disturbing, or developing within the buffer strip; and (5) provide written approval from the City to utilize 939 cubic feet of volume credit This project was approved with those conditions at the April 8, 2026 Commission meeting. On May 1, 2026, the City reported that conditions 3, 4, and 5 have been met. On June 25, 2026, Staff were advised that condition 2 has also been met. They will reconcile the escrow.

✓2026-012 Fernbrook Lane, Maple Grove. The site is located at the intersection of Fernbrook Lane and 99th Avenue North. The project will disturb approximately 2.6 acres and proposes rehabilitating

approximately 0.48 miles of Fernbrook Lane and approximately 0.13 miles of 99th Avenue for the installation of a roundabout. The project triggers Rules D and E. In their findings dated April 1, 2026, Staff recommended approval with five conditions: (1) reconciliation of the escrow fee, (2) receipt of 12-inch probe test for amended soils, (3) provide cross-section detail for soil amendments, (4) provide final plans signed by a Professional Engineer, and (5) consider additional volume credit from additional soil amendments or routing additional pavement to existing offsite basin. This project was approved with those conditions at the April 8, 2026 Commission meeting. On May 1, 2026, the City reported that this project remains ongoing.

✓**2026-013 The Reserve at Vineyard Meadows, Dayton.** This is a 49.39 acre proposed development flanked by Brockton Lake North on the west and Dayton River Road on the east. The proposed development is bisected by the border of the Crow River and Mississippi River subwatersheds of the Elm Creek Watershed. The applicant proposes the construction of single-family homes, roads and stormwater BMPs on an existing agricultural/ single family home site. The project will disturb 4.69 acres of the 49.39-acre site and will result in 3.45 acres of new impervious surface. There is a 10-acre land-locked public water wetland on site with a large drainage area. There are two other wetlands on site as well. Staff provided notice on June 1, 2026 to extend the initial 60-day review period to August 22, 2026. The applicant requested a 90-day extension via email on August 3, 2026 which extended the review period to November 20, 2026. *In their findings dated October 6, 2026, Staff recommend approval with three conditions: 1) escrow reconciliation; 2) document infiltration through in-situ test post construction, provide documentation to City and Commission; and 3) provide maintenance plan and agreement for all stormwater infrastructure as required by the City. At their October 14, 2026 meeting, the Commission approved this project with those conditions.*

✓**2026-014 Medina Automotorplex 2, Medina.** The site is approximately 19.7 acres and is located at 1400 Hanel Road. The site proposes disturbance of 12.3 acres with construction of 7.2 acres of new impervious surface to construct garage condo buildings and associated parking, which triggers rules D, E, G and I. A complete project review application was received on April 15, 2026, and initial comments were sent to the applicant on April 27, 2026. A second round of comments were sent on May 8, 2026 and a third round on May 29, 2026. In their findings dated June 3, 2026, Staff recommended approval with these conditions: (1) revision of site plans to include monumentation for the west wetland buffer (2) extension of the wetland buffer to cover the area along the road between the east and west wetlands (4) reconciliation of the escrow fee (5) receipt of buffer maintenance plan recorded with the City (6) receipt of stormwater O&M plan approved by the City. At the June 10, 2026 meeting, this project was approved with those six conditions.

✓**2026-015 Champlin 2026 Street & Utility Improvements, Champlin.** The site is approximately 2.4 acres and is located at Lowell Road, Ghostley Lane, Elm Creek Circle., and Independence Avenue. The site proposes to disturb approximately 2.4 acres to fully reconstruct 2.1 acres of roadway, which triggers rules D and E. In their findings dated May 6, 2026, Staff recommended approval conditioned on reconciliation of the escrow fee. The Commission approved this project with that condition at their May 13, 2026 meeting. The escrow fee will be reconciled.

✓**2026-016 Suite Living, Dayton.** This 2.87-acre proposed development is located at the southeast corner of Balsam Lane North and Dayton River Road in the Mississippi River subwatershed. The applicant proposes construction of a building with extended stay rental suites and associated parking on a vacant lot with no existing impervious. The project will disturb 2.06 acres and result in 1.1 acres of new impervious surface. In their findings dated May 6, 2026, Staff recommended approval with two conditions: reconciliation of the escrow fee and provision of a maintenance plan and agreement if required by the City which includes regular street sweeping. The Commission approved this project with those conditions at their May 13, 2026 meeting.

✓**2026-017 French Ridge of Medina.** The site is approximately 160 acres and is located at Hamel Road (CSAH 115) and Arrowhead Drive (CR 118). The site proposed to disturb approximately 8.1 acres to construct 22 residential lots, which triggers rules D, E, and I. A complete project review application was received on April 28, 2026, and an updated submittal was received on June 19, 2026. Staff recommend approval with seven conditions pertaining to escrow fee balance, preservation of conservation easement, preservation of wetland buffers, and clarifications to the site plans. The Commission approved this project with those conditions at their July 8, 2026 meeting.

✓**2026-018 Trailers Plus, Rogers.** The site is approximately 2.4 acres and is located at County Road 81 and I-94. The site proposes to disturb approximately 1.6 acres to construct an expanded paved parking lot, which triggers rules D, E, and I. A complete project review application was received on May 19, 2026. Initial comments were sent on May 29, 2026. Staff are awaiting resubmittals addressing those comments. An updated submittal was received on June 19, 2026. Staff recommend approval with five conditions pertaining to escrow fee balance, stormwater management facility operations and maintenance plans, and preservation of wetland buffers. The Commission approved this project with those conditions at their July 8, 2026 meeting.

✓**2026-019 Twin Cities Hose Addition, Rogers.** The site is approximately 3 acres in size and is located at Commerce Boulevard and George Weber Drive. The site proposes to disturb approximately 1.3 acres to construct a building and parking lot addition, which triggers rules D and E. A complete project review application was received on May 22, 2026. Staff recommend approval with three conditions pertaining to escrow fee balance, stormwater management facility operations and maintenance plans, and City approval of modified EOF location. The Commission approved this project with those conditions at their July 8, 2026 meeting.

✓**2026-020 Lost Loon Cultivation Facility, Corcoran.** This is a 2.12 acre proposed development located at the northwest corner of Auger Avenue, south of County Road 50 (PID# 26-119-23-120-013). The proposed development is in the South Fork Rush Creek subwatershed located on a tributary to the South Fork Rush Creek. The applicant proposes construction of a building with associated parking on an existing vacant lot with no existing impervious. The project will disturb 2.12 acres and will result in 0.61 acres of new impervious surface. Submittals constituting a complete application were received June 11, 2026. The initial 60-day decision period per MN Statute 15.99 expired August 10, 2026. The applicant intends to begin construction in July of 2026. Staff recommended approval with eight conditions in their findings dated June 26, 2026.

✓**2026-021 Dayton SW Infrastructure, Dayton.** This project is an adjustment of the public portion of infrastructure on the previously approved Parkway Neighborhood Project. The Parkway Neighborhood is a 67.33-acre site located at the southwest corner of the intersection of I-94 and Dayton Parkway. The site is comprised of two parcels which is a mixture of forest, hay and open water areas with no existing impervious. The parcels are located within the Rush Creek subwatershed. That development is multi-family, mixed-use, and commercial buildings, parking lots, landscaping, and a new road disturbing 39.0 acres of the 67.33-acre site, resulting in 18.7 acres of new impervious surface after development. While the construction of this portion of the project includes a roadway and pond previously approved along with compensatory floodplain storage, it adds a small section of roadway which extends the roadway to Dayton Parkway from the edge of the Parkway Neighborhood. This review is to determine if the proposed changes remain in alignment with the prior approval. This application was received June 11, 2026. Staff recommended approval of this project with two conditions in their findings dated June 29, 2026. These conditions were approved at the Commission's July 8, 2026 meeting.

✓**2026-022 St. Therese Greenway Trail, Corcoran.** This is a 3.69-acre undeveloped site known as Linear Park. It runs along CR 116 between 79th Place and City Center Drive. The site is city-owned land west of the Saint Therese retirement community The site is located in the South Fork Rush Creek Subwatershed of the Elm Creek Watershed. The applicant proposes construction of an 8-foot-wide trail running from 79th Place to City Center Drive. Regional BMPs are proposed to meet Commission Rule D requirements. Submittals constituting a complete application were received June 22, 2026. The initial 60-day decision period per MN Statute 15.99 expires August 21, 2026. In their findings dated June 29, 2026, Staff recommended approval with two conditions: (1) escrow reconciliation and (2) provide updates to erosion control plan to show protections for existing BMPS on west|south side of site as well as inlet protection for culvert. This project was approved with those conditions at the July meeting.

✓**2026-023 Sundance Greens 12th**. The site is located within the broader Sundance Greens development north of Rush Creek parkway and west of Fernbrook Lane North and west/south of east/west portion of where 113the Avenue N tees into 110th Avenue North. The applicant proposes construction of three stormwater ponds, 48 single-family homes, a maintenance building and associated roadways. Stormwater requirements were permitted previously, so only erosion control and consistency with prior development plan were considered for this review. A complete application was received June 29, 2026.. At their August meeting the Commission voted to table the project due to citizen concerns and a revised plat not yet approved by the City. *Staff extended the review window by 60 days following that meeting to October 27, 2026. Staff coordinated with City staff to determine that the project would move forward with an adjustment of the location and stormwater and floodplain issues surrounding the maintenance shed that was a point of contention among residents. In their findings dated October 6, 2026, Staff recommended approval with five conditions: (1) escrow reconciliation; (2) provide outlet control structure detail for Pond 3AP which shows the project meets Commission requirements; (3) provide tabulated updates in filtration/irrigation reuse volumes for each phase of the project with updated impervious areas and filtration/reuse volumes that document the project is still meeting Commission standards. Update this table for each subsequent submittal. With that, also provide the original model files or printouts from the 2018*

project along with the original plan set; (4) provide spot elevations, grading plans, and a hydraulic rating curve to show that capacity for flow between the two wetlands is the same in the existing and proposed conditions. This should include determining the limiting capacity of both the roadway overtop and the changes to proposed grading/capacity at the 908 elevation on the south side of the existing and proposed roadway; and (5) the applicant shall provide a Stormwater Maintenance Agreement acceptable to the City and Commission within 90 days after the plat is recorded. In addition to the review findings the Commissioners also heard both comments from the concerned resident and an update from the Dayton Commissioner in attendance on the status of the project at the City level before approving this project with those five conditions at the October 14, 2026 meeting.

✓**2026-024 Maple Grove Senior Living.** The site is approximately 10 acres in size and is located at Commerce Boulevard and George Weber Drive. The site proposes to disturb approximately 12 acres to construct a senior living complex and parking, which triggers rules D, E and I. A complete project review application was received on July 10, 2026. In their findings dated September 22, 2026, Staff recommend approval with four conditions: (1) escrow reconciliation; (2) recordation of a drainage and utility easement with the City of Maple Grove for protection of approved wetland buffers; (3) an executed buffer maintenance plan and agreement for the first two growing seasons following approval, and an escrow or an alternate surety to assure successful vegetation establishment that is approved by the City; and (4) a stormwater system operation and maintenance plan approved by the City. Approval with those four conditions was granted by the Commission at its October 14, 2026 meeting.

✓**2026-025 Rogers Drive Retail Center.** The site is approximately 1.5 acres in size and is located at Commerce Boulevard and George Weber Drive. The site proposes to disturb approximately 1.6 acres to construct a retail center and associated parking, which triggers rules D and E. A complete project review application was received on July 23, 2026. Following exchanges of comments, in their findings signed September 9, 2026, Staff recommend approval with the following conditions: (1) escrow reconciliation and (2) an operations and maintenance plan approved by the City. The Commission approved this project with those two conditions at its September meeting.

✓**2026-026 Hindu Society of MN Parking Expansion, Maple Grove.** This site is approximately 3.8 acres in size and is located at 10530 Temple Drive. The project proposes an additional parking lot north of the building approved under review 2025-031 and will add 0.67 acres of impervious surface to be treated by a biofiltration basin, which triggers Rules D, E, and I. A complete project review application was received July 29, 2026. In their findings signed September 9, 2026, Staff recommend approval with the following conditions: (1) escrow reconciliation; (2) stormwater operations and maintenance plan approved by the City; (3) drainage and utility easement recorded with the City for protection of the approved wetland buffers; and (4) execution of a buffer maintenance plan or an alternate agreement for the first two growing seasons and an escrow or alternate surety to assure successful vegetation establishment, approved by the City. The Commission approved this project with those four conditions at their September meeting.

✓**2026-027 DCM Farms II, Dayton.** This is a 95.55-acre site located on the west side of Fernbrook Lane and south of 117th Avenue North. The site is comprised of two cultivated parcels with a farmstead on each parcel. The proposed project is located mostly in the Elm Creek subwatershed, with the western-most 19 acres in the Rush Creek Subwatershed. The project was previously reviewed and approved (#2025-011), it included residential housing and commercial buildings along with new roads and six ponds. The applicant proposes installation of approximately 9,208 linear feet of 2-inch and 4-inch-diameter plastic natural gas main pipeline within the already approved project. The proposed installation will be completed via the open trench method. Excavated material will be temporarily stored alongside the excavation and backfilled to pre-construction contours upon Project completion. The Project will consist of approximately 1.06 acres of temporary ground disturbance and does not add any impervious. A complete application was received August 24, 2026. Staff recommend approval with one condition, escrow reconciliation, in their findings dated August 31, 2026. This project was approved with that condition at the Commission's September 9, 2026 meeting.

✓**2026-028 Fish Lake Estates.** *The site is about 2 acres in size and is located at East Fish Lake Road and Maple Lane. The project proposes to construct 4 single family homes with associated driveways and utilities. Proposed site activity disturbs approximately 1.73 acres and proposes 0.27 acres of new impervious surface to be treated by a proposed infiltration/filtration basin which triggers Rules D and E. A compete project review application was received on September 1. Staff recommend approval with two conditions, escrow reconciliation and a stormwater system operations and maintenance plan, in their findings dated October 13, 2026.*

✓**2026-029 Forgent Dayton.** This proposed development is located southeast of Dayton Parkway and 117th Avenue across three parcels totaling 32.2 acres, on the border inside the Rush Creek subwatershed. The developer proposes construction of a 352,000 square foot industrial building, parking and stormwater facilities. There are three NWI wetlands on site and no floodplain. The southeast corner of the proposed development is adjacent to a tributary of Rush Creek. The project will disturb 35 acres and will result in 19 acres of new or reconstructed impervious surface. Submittals constituting a complete application were received August 26, 2026. *In their findings dated October 6, 2026, Staff recommend approval with three conditions: (1) provide the wetland delineation approved by the Technical Evaluation Panel (TEP), add the measurements of the impacted wetland areas and the proposed replacement credits. Provide documentation of the approved replacement plan signed by the TEP. Provide documentation to the City and Commission; (2) provide maintenance plan and agreement if required by the City; and (3) escrow reconciliation. Project* 2026-029 was approved with these conditions at the October 14, 2026 meeting.

✓**2026-030 Dayton Complete Autocare.*** The proposed development is located at 18950 Territorial Road on a 1.85-acre lot on the border inside the Rush Creek subwatershed, south and east of French Lake. The developer proposes demolition of two existing buildings, construction of a new 8,062 square foot shop, and expanding and paving the existing gravel parking lot. The gravel lot will be paved over the existing surface and so is not counted in the reconstructed impervious. The project will disturb 1.29 acres of the site and will increase total impervious on site from 0.77 acres to 0.92 acres. Submittals constituting a complete application were received September 21, 2026. Staff recommend approval with four conditions *in their findings dated October 6, 2026: (1) provide the wetland delineation*

approved by the TEP and documentation of any approved replacement plan required, signed by the TEP. Provide documentation to the City and Commission; (2) provide design drawings for the underground storage and filtration unit that meet Commission filtration volume standards for review by City and Commission; (3) provide maintenance plan and agreement if required by the City; and (4) escrow reconciliation. This project was approved with those conditions at the October 14, 2026 meeting.

✓**2026-031 Elsie Stephens Amphitheater Improvements, Dayton.*** The City of Dayton proposes to improve the amphitheater at Elsie Stephens Park located along the Mississippi River. The proposed development drains to the Mississippi River. The City proposes construction of a dance floor, retaining wall, sidewalk and steps which require grading in the Mississippi River Base Flood Elevation. The project will disturb 0.19 acres of the 15.28-acre site and will result in a total of 0.16 acres of total impervious post construction, up from 0.12 acres of construction in the existing condition. The project triggers Rules E and F. A complete application was received September 30, 2026. *In their findings dated October 6, 2026, Staff recommend approval with one condition, escrow reconciliation. Approval was granted with that condition at the October 14, 2026 meeting..*

✓**MNDOT TH101, Rogers.** This project proposes to mill and overlay portions of TH101 and construct new adjacent walkways from 0.1 miles south of I-94 to 0.5 miles south of CSAH 39 in Rogers, St. Michael, and Otsego, MN. The portion of the project from 0.1 miles south of I-94 to the Crow River in Rogers is located within the Elm Creek watershed. The project disturbs approximately 2.36 acres. *This project was withdrawn from the agenda at the October meeting. In their findings dated October 27, 2026, Staff provide the following comments to MnDOT:*

State construction, including the MnDOT construction, is exempt from local regulation, including the Commission's regulations. Plans were provided to the Commission for review and comment. The comments provided to MnDOT may influence the project in a way that is beneficial to resources within the Elm Creek Watershed.

(1) Revise the Site Plans, and supporting H&H models and water quality models, to address the following: (a) Demonstrate that runoff rates for the proposed project will not exceed existing runoff rates for the 2 year, 10-year, and 100-year critical storm events. (b) Demonstrate no net increase in total phosphorus (TP) or total suspended solids (TSS) for the proposed project. The water quality analysis should compare pre-project site condition to the proposed land cover including planned stormwater infrastructure.

(2) Revise the Erosion and Sediment Control Plans to address the following: (a) Specify double perimeter control where a 50 ft buffer is not maintained between surface waters and wetlands. The following locations were identified in the plans: (i) Northeast corner of TH 101 and S. Diamond Lake Rd, upgradient of Wetland #2 (Sheet 110); (ii) Southwest of TH 101 and 147th Ave N, upgradient of Wetland #7 (Sheet 113); (b) specify perimeter control downgradient of disturbed areas. The following locations were identified in the plans: (i) East side of TH 101 and south of Diamond Lake Rd (Sheet 110); (ii) East side of TH 101 and west of Main St Frontage Rd, upgradient of Ditch #6 (Sheet 111); (iii) East side of TH 101 and north of CSAH 144, upgradient of Wetland #6 (Sheets 112 and 113).