

# elm creek Watershed Management Commission

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ADMINISTRATIVE OFFICE  
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[www.elmcreekwatershed.org](http://www.elmcreekwatershed.org)

September 3, 2025

Representatives  
Elm Creek Watershed Management  
Commission Hennepin County, MN

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

Dear Representatives:

A regular meeting of the Elm Creek Watershed Management Commission will be held on **Wednesday, September 10, 2025, at 11:30 a.m.** at Plymouth Community Center, 14800 34th Avenue North, Plymouth, MN.

The Technical Advisory Committee (TAC) will meet at 10:30 a.m., prior to the regular meeting.

**The Commission will suspend its regular meeting at 11:30 a.m. for the purpose of conducting two public hearings.**

**The first** will be a public hearing on three proposed capital improvements:

Project 2025-01:	Diamond Lake Alum Treatment, Phase I, Dayton.
Project 2025-02:	Rush Creek Stream Restoration, Rush Hollow to Fernbrook, Maple Grove.
Project 2025-03:	Corcoran Sweeper, Corcoran.

**The second** will be a public hearing on the Commission's Draft Fourth Generation Watershed Management Plan.

The regular meeting will resume immediately after the public hearings conclude.

Please email me at [judie@jass.biz](mailto: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	Erik Megow	Diane Spector	Rebecca Carlson
	TAC Members	Karen Galles	Kris Guentzel	Kevin Ellis
	City Clerks	Brian Vlach	BWSR	Met Council
	Official Newspaper		DNR	MPCA

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## AGENDA

### Regular Meeting and Public Hearings

September 10, 2025

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.\*

#### *Suspend meeting*

3. Public Hearing for Capital Improvement Projects
  - a. Staff Report.\*
  - b. Commission discussion.
  - c. Open Public Hearing.
    - 1) Receive comments from Member Cities.
    - 2) Receive Comments from Public.
  - d. Close Public Hearing.
  - e. Commission Discussion.
  - f. Consider Resolution 2025-02 Ordering 2025 Improvement Projects.\*
  - g. Approve Cooperative Agreement with Maple Grove.
4. Public Hearing to Consider Elm Creek Fourth Generation Management Plan.
  - a. Staff Report.\*
  - b. 60-day Review Comments.\*
  - c. Commission Discussion.
  - d. Open Public Hearing.
    - 1) Receive Written Comments and Responses to Comments.
    - 2) Receive Comments from Public.
  - e. Close Public Hearing.
  - f. Commission Discussion.
  - g. Authorize Sending Plan to BWSR for Final Review and Approval.

#### *Resume meeting.*

5. Open Forum.
6. Action Items.
  - a. Project Reviews.\*

(over)

\*in meeting packet  
\*\*available at meeting or on website

7. Old Business.
8. New Business.
9. Communications.
  - a. Staff Report.\*
  - b. Hennepin County Staff Report.\*
10. Education.
  - a. WMWA Update - verbal.
  - b. Grace Barcelow Update.\*
  - c. WMWA - next meeting – October 14, 2025, at 8:30 a.m., via Zoom. Follow this link to join:  
<https://us02web.zoom.us/j/922390839?pwd=TkIBQW1ZNXVXdzdtTDBTSDZkZmZuQT09>
11. Grant Opportunities and Updates.
12. Project Reviews. *(see following page)*
13. Other Business.
14. Adjournment.

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*(over)*

\*in meeting packet

\*\*available at meeting or on website

Project Reviews.

Project No.	Project Name		Project No.	Project Name
2014-015	Rogers Drive Extension.		2025-001	Chankahda Trail Recon Ph 3, Plym.
2016-005W	Ravinia Wetland Bank Plan, Corcoran.		2025-002	Dayton Creek Addition, Dayton
2017-050W	E Mayers Wetland/floodplain viola, Corc		2025-003	Ray J's Bar and Grill, Rogers.
2018-046	Graco, Rogers.		2025-004	Elm Creek Preserve Pave, Dayton/MG.
2020-009	Stetler Barn, Medina.		2025-005	Taylor Development, Rogers.
2020-017	Meadow View Townhomes, Medina.		2025-006	Hennessey Grove Update, Maple Grove.
2020-033	Weston Woods, Medina.		2025-007	ECK 322 Extension, Maple Grove.
2021-029	Tri-Care Grocery / Retail, Maple Grove		2025-008	Goose Lake/Highpointe St Project, Ch.
2021-034	BAPS Hindu Temple, Medina.		2025-009	Creative Lawn, Rogers.
			2025-010	Hamel Road Extension, Plymouth.
2022-006	Hamel Townhomes, Medina.		2025-011	DCM Farms, Dayton.
2022-011	Arrowhead Drive Turn Lane Expn, Medina.		2025-012	Territorial Grove, Dayton.
2022-018	Big Woods, Rogers.		2025-013	Boston Scientific Weaver Lake. MG.
2022-040	Kariniemi Meadows, Corcoran.		2025-014	Cowley Lake Preserve, Rogers.
2022-043	Meander Park and Boardwalk, Medina.		2025-015	Dayton PSA #21.
			2025-016	Dayton Elsie Stephens Park Phase II.
2023-001	Chankahda Trail Recon Phase 2, Plymouth.		2025-017	Sunset Bluff, Plymouth
2023-015	So Fork Rush Creek Evanswood, M Grove		2025-018	Elsie Stephens Canoe/Kayak Launch, Dayton
2023-020	Dunkirk Square, Maple Grove.		2025-019	Northdale Boulevard Industrial, Rogers.
2023-022	Shores of Sylvan Lake, Rogers.		2025-020	Corcoran City Park Improvements
2023-023	NORSQ, Maple Grove.		2025-021	Brockton Lane Business Park, Corcoran,
2023-025	Rogers Mixed Use Improvement.		2025-022	Asguard Phase 2, Rogers.
2023-029	Dayton Field 4th Addition.		2025-023	Wood Lane Villas, Rogers.
2023-030	Woodland Hills of Corcoran.		2025-024	Ridge at Elm Creek, Maple Grove.
			2025-025	Compass Orthodontics, Medina.
2024-002	The Meadows Park, Plymouth.		2025-026	Rush Creek Bass Lake Markets, Maple Grove.
2024-005	Rush Hollow North, Maple Grove.		2025-027	Legacy Woods, Dayton.
2024-006	Sunram Construction, Corcoran.		2025-028	Cartway Road, Champlin.
2024-009	Heritage Christian Academy, Maple Grove.		2025-029	Meadows of Medina
2024-010	Corcoran Storage II.		2025-030	Villas at Hunter Hill, Medina
2024-015	Hennessey Grove, Maple Grove.		2025-031	Hindu Society Education and Cultural, MG.
2024-016	Sundance 11 <sup>th</sup> , Dayton.		2025-032	Lake Camelot Park Improvements, Plymouth.
2024-017	Pioneer Trail Industrial Park, Corcoran.	<b>A</b>	2025-033	Hope Meadows Phase II, Corcoran.
2024-018	Kwik Trip 1187, Dayton.	<b>E</b>	2025-034	Hassan Sand and Gravel, Rogers.
2024-019	Silver Buckle, Plymouth.		2025-035	Gardner School, Maple Grove.
2024-020	Woodland Hills of Corcoran 2024.		2025-036	Life Time Fitness, Maple Grove
2024-021	Heather Meadows 3d Addn. Corcoran.		2025-037	Thicket Hills, Dayton.
2024-022	Hope Meadows Townhomes.			
2024-023	Upward Acres, Corcoran.			
2024-024	Dental Associates, Maple Grove.			
2024-025	Elm Creek Vista, Maple Grove.			
2024-026	Brindle Path, Medina.			
2024-027	Fairway Shores Villas, Corcoran.			
2024-028	Osseo New Elementary School, MG.			
2024-029	Maple Grove Sr High 2025 Addns.			
2024-030	Northview Preserve, Rogers.			
2024-031	The Parkway Neighborhood, Dayton.			
2024-032	Rogers Tech Center.			
2024-033	Fletcher Bypass, Rogers.			

\*in meeting packet

\*\*available at meeting or on website

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## Regular Meeting Minutes August 13, 2025

**I. CALL TO ORDER.** A meeting of the Elm Creek Watershed Management Commission was called to order at 11:41 a.m., Wednesday, August 13, 2025, in the Plymouth Community Center, 14800 34th Avenue North, Plymouth, MN, by Vice Chairman Joe Trainor.

Present: Gerry Butcher, Champlin; Loren Evenrud, Corcoran; Joe Trainor, Maple Grove; Catherine Cesnik, Plymouth; and Dave Kaztner, Rogers.

Not represented: Dayton and Medina.

Also present: Steven Touney, Champlin; Lauren Letsche, Corcoran; Josh Accola, Stantec/Dayton; Derek Asche, Maple Grove; Dusty Finke, Medina; Ben Scharenbroich, Plymouth; Mike Albers, Rogers; Erik Megow and Diane Spector, Stantec; Rebecca Carlson, Resilience Resources; Brian Vlach, Three Rivers Park District; Kevin Ellis, Hennepin County; and Judie Anderson, JASS.

Also present: Connie Fortin, Bolton & Menk.

**II. AGENDA.** Motion by Cesnik, second by Trainor to approve the agenda\* as presented. *Motion carried unanimously.*

Cesnik requested that the July Minutes be pulled from the **Consent Agenda**.

Motion by Cesnik, second by Butcher to approve the **August Treasurer's Report\* and claims** totaling \$53,852.76. *Motion carried unanimously.*

Motion by Cesnik, second by Butcher to approve the **Minutes of the July 9, 2025, meeting\*** with the inclusion of Cesnik's request to convene a subcommittee meeting to discuss financial matters. *Motion carried unanimously.*

### III. OPEN FORUM.

**Connie Fortin, Bolton & Menk**, was present to describe a process to improve the understanding of Low Salt Design by plan review experts and to integrate winter into the concept stage so as to create the best opportunity to improve safety and reduce salt use. Fortin presented a draft Scope of Services totaling \$25,000 which included 1) creating a team of plan review and Low Salt Design (LSD) experts; 2) exploring LSD plan review struggles and improvements; 3) developing a checklist/process flow chart; 4) developing a resource list; and (5) overseeing project progress.

Motion by Trainor, second by Cesnik to approve an expenditure of \$10,000 toward this process, to be taken from the Projects and Studies Fund. *Motion carried unanimously.*

### IV. PROJECT REVIEWS.

**A. 2025-014 Cowley Lake Preserve, Rogers.\*** This project is a single-family shoreland

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PUD development. The project is located along the south shore of Cowley Lake, situated between the intersection of Territorial Road/Willandale Road and the westerly terminus of 133rd Avenue North. The preliminary plat consists of three parcels and totals approximately 89.0 acres. The development will result in 169 lots along Cowley Lake. The project triggers Rules D, E, G and I. A findings of fact memo dated July 31, 2025 is included in the meeting packet wherein Staff recommend approval with four conditions: (1) escrow reconciliation; (2) an Operations and Maintenance (O&M) Plan approved by the City; (3) an approved wetland replacement plan for the wetland impacts; and (4) an updated wetland buffer plan showing the seed mix that will be used to restore/create the proposed wetland buffers. Motion by Trainor, second by Cesnik to approve these conditions. *Motion carried unanimously.*

**B. 2025-027 Legacy Woods, Dayton.\*** This project is a single 104.9-acre parcel located on the north side of Diamond Lake Road North between Brockton and Lawndale Lanes. Laura Lake is at the southeast corner of the proposed development. The site is located in the Crow River subwatershed of the Elm Creek Watershed and is a mixture of woodland, wetlands and some cultivated land in the high area with no impervious area. The applicant proposes construction of 10 houses with driveways and septic systems, and a new road. The proposal will disturb 18.7 acres of the site and result in 2.7 acres of new impervious surface after development. Initial comments were provided to the applicant on June 3. The applicant resubmitted a revised plan set and stormwater report on July 9, 2025, in response to Commission comments. In their findings revised July 30, 2025, Staff recommend approval with six conditions: (1) escrow reconciliation; (2) an O&M Plan approved by the City; (3) the Low Floor Elevation (LFE) and exact impervious for the 10 proposed homes to be constructed at a later date. The table provided by the applicant documents these two pieces of information. Each home must be submitted for review for consistency with these data at the time of construction to ensure alignment with Commission requirements, including the review fee; (4) provide the existing condition model for the 1-year event to document the proposed condition mimics the existing 1 and 2-year events; (5) provide necessary easement documentation for the proposed tree preservation areas; and (6) provide extent and nature of wetland impacts proposed as well as the TEP executed approval of mitigation or de minimis determination. Motion by Trainor, second by Katzner to approve these conditions. *Motion carried unanimously.*

**C. 2025-029 Meadows of Medina.\*** The project proposes development for 31 single-family residential housing units along with parking and utility improvements on approximately 22 acres. The site is north of Medina Road and west of Brockton Lane. The project triggers Rules D, E, F, G, and I. A findings of fact memo dated July 31, 2025 is included in the meeting packet wherein Staff recommends 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; and (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. Motion by Trainor, second by Butcher to approve these conditions. *Motion carried unanimously.*

**D. 2025-030 Villas at Hunter Hill, Medina.\*** The project spans approximately 3.2 acres on a site located west of Hunter Drive and south of Hamel Road. The project proposes to build

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residential housing units along with associated parking and driveways. The project triggers Rules D, E, G, and I. A findings of fact memo dated July 28, 2025, is included in the meeting packet wherein Staff recommends conditional approval with three conditions: (1) escrow reconciliation; (2) an O&M Plan approved by the City; and (3) an updated grading and erosion control plan with a filtration basin design that allows for a minimum filtration media depth of 12 inches. Motion by Trainor, second by Katzner to approve these conditions. *Motion carried unanimously.*

**E. 2025-031 Hindu Society of MN Education & Cultural Center, Maple Grove.\*** The project disturbs approximately three acres of a 75-acre site located north of the Hindu Society of MN Temple located at 10530 Temple Drive. The project proposes development of an Educational Center along with associated driveways and pedestrian pathways and triggers Rules D and E. A findings of fact memo dated July 23, 2025, is included in the meeting packet wherein Staff recommends approval with two conditions: (1) escrow reconciliation and (2) an O&M Plan approved by the City. Motion by Trainor, second by Katzner to approve these conditions. *Motion carried unanimously.*

**V. OLD BUSINESS.**

**VI. NEW BUSINESS.**

**A. 2025 CIP.\*** The Commission established the maximum proposed levy for the 2025 Capital Improvement Program (CIP) at its June 2025 meeting. The next step in the CIP process is to call for a public hearing to consider ordering and certifying a levy for proposed projects and programs.

The final step will be to hold a public hearing on the proposed projects and programs at the Commission’s September 10, 2025, meeting. At that time, the Commission will formally order the projects, certify levies to Hennepin County, and authorize the execution of any necessary cooperative agreements with the cities acting as the lead city to contract the ordered projects.

Elm Creek 2025 CIP Projects (2026 levy).

Project	Total Est. Cost	City/Other	Commission Share	Total Levy
Diamond Lake Alum Treatment	\$330,000	\$0	\$330,000	\$349,965
Rush Creek – Rush Hollow to Fernbrook	800,000	600,000	200,000	212,100
Corcoran Sweeper	400,000	300,000	100,000	106,050
<b>Subtotal</b>	<b>\$1,530,000</b>	<b>\$900,000</b>	<b>\$630,000</b>	<b>\$668,115</b>
<b>5% for legal/admin costs</b>			<b>31,500</b>	
<b>Subtotal</b>			<b>661,500</b>	
<b>TOTAL LEVY (101% for Uncollectable)</b>			<b>\$668,115</b>	<b>\$668,115</b>

**Diamond Lake Alum Treatment.** Alum treatment and aquatic vegetation management in Diamond Lake to consolidate sediments, reduce nutrient release from sediments,

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and control invasive curly-leaf pondweed. This is phase 1 of the proposed levy; an additional levy for this project will be certified in 2026 for completion in 2026-2028.

**Rush Creek – Rush Hollow to Fernbrook.** Stream restoration and erosion repair of 1,600 linear feet of Rush Creek downstream of Rush Hollow to Fernbrook Lane. Estimated phosphorus reduction of 100 lbs/year, improved riparian environment, floodplain connectivity, and recreation and access to the creek.

**Corcoran Sweeper.** Cost participation in the purchase of a street sweeper to begin a systematic municipal street sweeping program.

Motion by Trainor, second by Butcher to call for a public hearing at the Commission’s September 10, 2025, meeting to consider ordering and certifying a levy for the projects identified above. *Motion carried unanimously.*

**B. Website RFP.\*** A small group of representatives from Elm Creek, Shingle Creek, West Mississippi, and Pioneer-Sarah Creek have met to review a draft RFP prepared by staff for migrating and refreshing their websites. Attached is a draft\* that reflects that group’s comments. The group plans to meet one last time for a final review; although no substantive revisions are anticipated. Staff hope to finalize the RFP for distribution by the last week of August.

The recommended actions are 1) discuss and provide feedback; 2) approve the RFP subject to any additional modifications by the working group; and 3) authorize Shingle Creek, acting as the Fiscal and Contracting Agent, to proceed with distributing the RFP. In the interim, Staff will request input from the member cities about potential vendors that they would recommend. Earlier today, the TAC recommended approval of the RFP and the estimated \$10,000 - \$15,000 individualized cost.

Motion by Trainor, second by Katzner to approve these recommendations. *Motion carried unanimously.*

**C. Project Review Process.\*** There has been ongoing discussion regarding how to speed up the process of closing out development project reviews. Typically, the project review has been approved contingent on one or more conditions and the applicant is able to meet most or all the conditions within 60-90 days. However, some project reviews remain open longer. There may be multiple rounds of post-approval review as plans are modified, and the engineer and admin staff must spend time checking in with the applicant and the City to check status, incurring additional costs that are difficult to recoup and track.

Under the current structure, the final review fee reconciliation cannot occur until all the conditions are met and the engineer has reviewed and signed off on them. It is to the Commission’s benefit and obligation to close-out these projects as soon as possible.

At the July meeting members discussed some procedural changes that would hand over some of the responsibility for post-approval follow-up to the cities. The project review is not a permit, it is a recommendation to the city to be considered as part of the city’s own approval process. Cities have their own lists of conditions for individual developments, so adding any

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pending watershed conditions should not be onerous, and some cities already include these conditions with their permits. Based on that discussion, Staff suggest modifying the project review administrative process as follows:

1. The reviewing engineer will continue to work with applicants during the project review process to resolve issues with their plans to limit the scope, complexity, and number of conditions of approval. Once a project is approved by the Commission, JASS will continue to send out a Notice of Conditional Approval to the City, cc'ing the applicant and their engineer/representative. This Notice lists pending conditions and will ask for their resolution within 30 days, noting that once all conditions are satisfied the escrow will be reconciled within 60-90 days. Stantec and Resilience Resources will ensure that they bill monthly to provide for that timely reconciliation.

2. After 30 days, the engineer will review conditional items with the City to discuss their resolution and any outstanding items. Unless the City requests the Commission's help with any outstanding conditions, JASS will send the City a Notice of Commission Project Review Closure, cc'ing the applicant and their engineer/representative. That notice will list any pending conditions and notify them that the Commission is handing over their resolution to the City and its development review process.

3. Following confirmation that the engineer has billed all the project review and follow-up time, JASS will begin the escrow reconciliation process.

4. Once the Commission has handed over the project review to the City and the project's escrow has been reconciled, re-submittals after 90 days of approval by the Commission will require an additional non-refundable \$1,000 fee.

5. Approved projects that have not commenced within one year will continue to require full re-submittal (including all fees) and re-approval. This is a current requirement that is not always enforced depending on the individual circumstances of the development review.

Motion by Trainor, second by Katzner to approve the modifications to the project review process. *Motion carried unanimously.*

**VII. FOURTH GENERATION WATERSHED MANAGEMENT PLAN.** The Plan is undergoing its 60-day formal review. Comments are due by August 16, 2025. Following any revisions in response to those comments, the Commission must then send the revised Plan, a compilation of all the comments received, the responses, and a summary of how the Plan was revised in response to the commentors. The Commission must hold a public hearing and then submit the final draft plan to BWSR staff, who will make a recommendation to BWSR's Central Region Planning Committee. That group will review the Plan and make a recommendation to the full BWSR Board to either approve the Plan or require revisions. After approval by the BWSR Board, the Plan will come back to the Commission for final adoption.

**VIII. EDUCATION AND PUBLIC OUTREACH.**

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**A. West Metro Water Alliance (WMWA).**

**1. Chloride Reduction Campaign.** Grace Barcelow, Hennepin County Environment and Energy Conservation Specialist, is currently analyzing and redesigning the chloride reduction campaign for the upcoming winter season. While last season’s efforts successfully engaged faith-based facilities, the campaign proved to be highly time-intensive with limited impact on chloride pollution reduction. She has developed a new campaign proposal for the 2025–2026 season, which she presented to WMWA partners at their August meeting.

**2. Youth Stormwater Education Work.** Mary Karius, Hennepin County Environmental Education and Outreach, shared with the WMWA partners an overview of the Watershed Connections program and its evolution. The members will explore potential opportunities for collaboration between WMWA and Hennepin County on this initiative.

**3. The [August media kit](#)** “*Tips for Times of Drought: Conserving Water and Protecting Lakes, Rivers, and Streams*” has been distributed. It includes timely messaging to help residents reduce water use, plant drought-tolerant landscapes, and protect local water resources during dry conditions. A supplemental set of social media posts focused on rainwater capture is also available for use when rain is in the forecast or to expand your outreach.

**4.** Barcelow has drafted an article exploring **how water quality influences property values in Minnesota**. It is currently undergoing final review by county leadership and should be published in local newspapers within the next couple of weeks.

**5. Parkers Lake Chloride Reduction Project.** WMWA is continuing to work with Bolton & Menk to take the next steps in implementing recommended practices at the property where a consultation was completed earlier this spring. These efforts are focused on reducing chloride use and improving site management.

Barcelow and Bolton & Menk staff met with another target property where they hope to make future upgrades. A formal site visit is planned for the fall or winter to further assess opportunities and guide next steps.

**6. Eagle Lake and Fish Lake Shoreline/Yard Restoration Projects.** Metro Blooms and Blue Thumb staff have completed and distributed all restoration designs to participating residents. Barcelow has shared the letter of intent with homeowners and continues to encourage them to implement these practices on their properties. For residents who participated in last year's workshops, contracts to deliver stipends are being sent out.

Fall workshops have been finalized and will be held on September 4 and September 16 from 6:00 to 8:00 p.m. Mailers have been sent out to lakeshore residents. Barcelow is also collaborating with local lake associations to help promote the events and increase community engagement.

**7. Southgate Apartment Project.** After recent conversations with property management, the owners have decided to fully withdraw from the project and it will no longer be moving forward. This is a disappointing development, especially given the significant time and

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energy invested by partners including Metro Blooms, City of Bloomington staff, and others. Participants are still discussing the broader implications and will keep this experience in mind when we consider future work with multi-family housing sites and explore ways to strengthen project viability and partner engagement.

**B. West Metro Water Alliance (WMWA)** will meet via Zoom at 8:30 a.m., Tuesday, September 9, 2025. Follow this link to join:

<https://us02web.zoom.us/j/922390839?pwd=TkIBQW1ZNXVXdzdtTDBTSDZkZmZuQT09>

**IX. COMMUNICATIONS.**

**A. Staff Report.** The August 5, 2025, Staff Report\* provides updates on the development projects currently under review by Staff. A revised first page\* of the report provided an update on the 2016-005W Ravinia Wetland Replacement Plan in Corcoran.

**B. Hennepin County Staff Report.\***

**1. Christian Sediment Basin, Dayton.** The contractor has replaced the culvert as specified by the plan set. The only outstanding item is to seed disturbed areas with a prescribed mix and perform an as-built survey and inspection. The late fall seeding window opened on August 1st, so seeding should occur within the next few weeks. Staff expect to fully close out this project by the end of August and reimburse the landowner.

**2. Welcome Ranch, Dayton.** Initial inspection of the barn gutters was made and recommendations for improvements were submitted to the contractor who will finalize the project. Staff will then circulate the voucher to reimburse the landowner. Hennepin County staff are working with a new engineering services firm to develop plans for the manure bunker and heavy use area protections. These plans should be ready for landowner review in the fall.

**3. Van Asten Manure Bunker and Barn Gutters, Dayton.** Hennepin County staff met on site with the engineer and landowner to understand how the newly developed farm plan would interact with proposed cost-share projects. Staff surveyed the property and asked questions about the siting of projects near the barn. Significant erosion around the barn was observed leading to renewed interest in installing barn gutters and a potential cistern. The landowner has also requested the installation of a windbreak to reduce erosion due to heavy winds observed on the farm. Hennepin County staff are working to understand the potential pollution reductions associated with this practice on this and neighboring farms. Finally, a soil test was conducted on the western half of the property which hadn't been tested previously.

**4. City of Corcoran.** Hennepin County staff are working on an amendment to the plans for the native seeding that should be done in late summer. Once approved internally by the technical services provider, staff will coordinate with Corcoran Public Works staff to prep the fields and develop a plan for seeding the area with the prescribed mix.

**5. Cain Wetland Fencing, Corcoran.** Landowner has agreed to the cost-share rate for the project and the contracting phase has been started. Conditions are too wet to begin

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this project immediately which could delay implementation into the fall.

**6. Lake Henry Hollow Horse Ranch, Rogers.** Hennepin County staff are working to assess the wetland impacts of a potential cost-share project before entering into the contract phase. Once a final approval is given, staff will work to get the projects under contract and begin the design phase.

**7. The Project Funding Table and other County programming** complete the report.

**X. OTHER BUSINESS.**

**XI. ADJOURNMENT.** There being no further business, the meeting was adjourned at 1:39 p.m.

Respectfully submitted,



Judie A. Anderson  
Recording Secretary  
JAA:tim

Z:\Elm Creek\Meetings\Meetings 2025 EC\August 13 2025 Regular Meeting mins.docx

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RULE D - STORMWATER MANAGEMENT  
RULE E - EROSION AND SEDIMENT CONTROL  
RULE F - FLOODPLAIN ALTERATION

RULE G - WETLAND ALTERATION  
RULE H - BRIDGE AND CULVERT CROSSINGS  
RULE I - BUFFERS

\*indicates enclosure

**CHAMPLIN - CORCORAN - DAYTON - MAPLE GROVE - MEDINA - PLYMOUTH - ROGERS**

## Elm Creek Watershed Management Commission Treasurer's Report

	2025 Budget	Aug 2025	Sept 2025	2025 Budget YTD
<b>EXPENSES</b>				
<b>GENERAL OPERATIONS</b>				
Administrative Support	118,500.00	8,971.51	11,041.32	87,958.22
Grant Writing	3,000.00			0.00
Website	2,000.00	28.00	47.25	828.74
Legal Services	2,000.00	124.00		666.50
Audit	7,200.00	7,200.00		7,200.00
Insurance	4,000.00			3,515.00
Meeting Expense	6,000.00	180.29	177.89	5,308.15
<b>Subtotal General Operations</b>	<b>142,700.00</b>	<b>16,503.80</b>	<b>11,266.46</b>	<b>105,476.61</b>
<b>TECHNICAL SUPPORT</b>				
Technical Support - HCEE	25,000.00		10,635.59	10,635.59
Technical - Other General	78,000.00	6,680.25	6,444.25	56,519.63
<b>Subtotal Technical Support</b>	<b>103,000.00</b>	<b>6,680.25</b>	<b>17,079.84</b>	<b>67,155.22</b>
<b>PROJECT REVIEWS</b>				
Technical - Project Review	162,000.00	18,428.50	14,219.25	197,789.34
Project Review - Admin Support	20,000.00	2,073.90	1,646.29	17,069.83
<b>Subtotal Project Reviews</b>	<b>182,000.00</b>	<b>20,502.40</b>	<b>15,865.54</b>	<b>214,859.17</b>
<b>EDUCATION</b>				
Education	2,000.00		2.11	1,146.23
West Metro Water Alliance	15,000.00			15,000.00
<b>Subtotal Education</b>	<b>17,000.00</b>	<b>0.00</b>	<b>2.11</b>	<b>16,146.23</b>
<b>WATERSHED MANAGEMENT PLAN</b>				
Plan Amendment	500.00			846.00
4th Gen Plan Expense		263.50	887.45	31,055.88
Contribution to 4th Gen Plan	0.00			0.00
<b>Subtotal Management Plan</b>	<b>500.00</b>	<b>263.50</b>	<b>887.45</b>	<b>31,901.88</b>
<b>WATER MONITORING PROGRAMS</b>				
<i>Stream Monitoring</i>				
Stream Monitoring USGS	21,520.00	5,900.00		17,700.00
Stream Monitoring TRPD	11,730.00			0.00
Biological Monitoring	0.00			0.00
DO Longitudinal Survey	2,400.00			0.00
Partnership Biomonitoring (Comm share)	0.00			0.00
Rain Gauge	480.00	37.31	32.32	264.85
<i>Lake Monitoring</i>				
Lakes Monitoring - CAMP	840.00			0.00
TRPD Monitoring - Sentinel Lakes/Addn'l Lake	12,360.00			0.00
Aquatic Vegetation Surveys	1,365.00			0.00
<i>Other Water Monitoring</i>				
Macroinvertebrate Monitoring-River Watch	0.00			0.00
Wetland Monitoring - WHEP	0.00			0.00
<b>Subtotal Monitoring</b>	<b>50,695.00</b>	<b>5,937.31</b>	<b>32.32</b>	<b>17,964.85</b>
<b>TOTAL GENERAL OPERATING EXPENSES</b>	<b>495,895.00</b>	<b>49,887.26</b>	<b>45,133.72</b>	<b>453,503.96</b>

## Elm Creek Watershed Management Commission Treasurer's Report

	2025 Budget	Aug 2025	Sept 2025	2025 Budget YTD
<b><u>REVENUES</u></b>				
<b>GENERAL OPERATIONS</b>				
Member Dues	257,000.00			277,459.00
Interest/Dividends Earned	30,000.00	6,845.13		52,289.65
From Reserves	20,395.00			0.00
Water Monitoring - TRPD Co-op Agmt	6,500.00			0.00
<b>Subtotal General Operating Revenue</b>	<b>313,895.00</b>	<b>6,845.13</b>	<b>0.00</b>	<b>329,748.65</b>
<b>PROJECT REVIEW FEES</b>				
Project Review Fee	162,500.00	15,000.00		211,000.00
Nonrefundable Project Fees	19,500.00	2,700.00		36,430.00
Additional Project Fee Escrow				
Project Escrow Refunded				
<b>Subtotal Project Review Revenue</b>	<b>182,000.00</b>	<b>17,700.00</b>	<b>0.00</b>	<b>247,430.00</b>
<b>TOTAL GENERAL OPERATING REVENUE</b>	<b>495,895.00</b>	<b>24,545.13</b>	<b>0.00</b>	<b>577,178.65</b>
<b>OPERATING SURPLUS OR (DEFICIT)</b>	<b>0.00</b>			<b>123,674.69</b>
<b><u>EXPENSES</u></b>				
<b>GRANTS AND CAPITAL PROJECTS</b>				
<i>Studies / Project ID / SWA</i>				
TMDL 10 Year Review (Studies)	49,468.00	588.50		6,089.25
<i>Grants</i>				
Rush Creek SWA Implementation (23 WBIF)	175,000.00			0.00
<i>Capital Projects</i>				
CIPs General			253.87	730.32
Transfer from Encumbered Funds				0.00
Transfer from Capital Projects				26,374.23
Transfer from Cash Sureties				4,596.47
Transfer from Grants		3,377.00	6,906.00	10,283.00
From Fund Balance				0.00
<b>TOTAL GRANTS AND CAPITAL PROJECTS EXPENSE</b>		<b>3,965.50</b>	<b>7,159.87</b>	<b>48,073.27</b>
<b><u>REVENUE</u></b>				
<b>GRANTS AND CAPITAL PROJECTS</b>				
<i>Grants</i>				
				0.00
<i>Capital Projects</i>				
				249,228.14
Transfer to (from) Capital Projects				0.00
Transfer to (from) Cash Sureties				0.00
Transfer to (from) Grants				0.00
Transfer from Assigned Fund Balance				0.00
Misc Income / Contingency				0.00
From Unrestricted Cash Reserves				0.00
<b>TOTAL GRANTS AND CAPITAL PROJECTS REVENUE</b>		<b>0.00</b>	<b>0.00</b>	<b>249,228.14</b>

## Elm Creek Watershed Management Commission Treasurer's Report

Claims Presented	General Ledger Account No	Sep 2025	TOTAL
Campbell Knutson - Legal	521000		0.00
Legal - 4th Gen Plan	542610		
Connexus - Rain Gauge	551100	32.32	32.32
Hennepin County Treasurer			10,635.59
HCEE Technical-Public Inquiries & Conservation Pro	578200	10,635.59	
WSB - 25-26 Fish Rice Carp Mgt	584007	411.00	411.00
Resilience Resources			0.00
Technical - Project Review	578050		
Technical - Project Pre-reviews and Inquiries	578060		
Technical - Project Meetings	578070		
Stantec			27,734.25
Technical - Project Review	578050	11,384.25	
Technical - Project Pre-reviews and Inquiries	578060	1,890.00	
Technical - Project Meetings	578070	945.00	
Technical - Other General Engineering	577000	6,444.25	
N Fork Rush Creek Remeander Feasibility	584006	6,495.00	
4th Gen Plan - Technical	542620	575.75	
JASS			13,480.43
Administration	511000	9,861.25	
TAC Support	511000	1,180.07	
Meeting Expense (meal)	520000	177.89	
Website	581000	47.25	
Project Review Admin Support	578100	947.16	
Project Reviews - Project Specific Admin	578100	699.13	
WCA Monitoring Reimbursable - Ravinia	240201		
Education	590000	2.11	
4th Gen Plan - Admin	542600	311.70	
CIPs General	563001	253.87	
<b>TOTAL CLAIMS</b>			<b>52,293.59</b>



Account Number:  
481113-238425

ELM CREEK WATERSHED MGMT ORG

# Monthly Statement

### Service Address

ELM CREEK RD  
DAYTON MN

### Billing Summary

Billing Date: Aug 28, 2025

Previous Balance	\$37.31
Payments - Thank You!	\$37.31
<b>Balance Forward</b>	<b>\$0.00</b>
<b>New Charges</b>	<b>\$32.32</b>

**Total Amount Due \$32.32**

Payment must be received on or before September 20, 2025

Total Amount Due	Due Date
\$32.32	September 20, 2025

### Message Center

#### Here is your Cash Back

Your Cash Back credit is included on this statement. You're getting Cash Back because you're a member of our cooperative. The amount is based on your annual electric purchases. For more information about our Cash Back program, visit us at [connexusenergy.com](http://connexusenergy.com).

#### Community Input Wanted

Help guide how funding is directed through Connexus' community benefit plan. Share your ideas and ensure we understand your community's needs. Tell us what matters: [connexusenergy.com/NewERAGrant](http://connexusenergy.com/NewERAGrant)

### Energy Comparison

Previous Months' Usage    Current Month's Usage



### How to contact us

Member Services / Moving - 763-323-2650  
Outages and Emergencies - 763-323-2660  
Hearing/Speech Impaired Call - 711 or 800-627-3529  
Email: [info@connexusenergy.com](mailto:info@connexusenergy.com)  
[www.connexusenergy.com](http://www.connexusenergy.com)  
Gopher State One Call - 811  
14601 Ramsey Boulevard, Ramsey, MN 55303

▼ Please detach at perforation and return this portion with a check or money order made payable to Connexus Energy ▼

TRA3-D-006875/016523 VG53BW S1-ET-M1-C00002 1



Account Number: 481113-238425  
Total Amount Due \$32.32  
Payment Due By September 20, 2025



006875 1 AB 0.636 005347/006875/016523 022 03 VG53BW  
ELM CREEK WATERSHED MGMT ORG  
3235 FERNBROOK LN N  
PLYMOUTH MN 55447-5325



Connexus Energy  
PO Box 1808  
Minneapolis, MN 55480-1808





**HENNEPIN COUNTY**  
 Public Works General  
 Services  
 612-543-1121  
 300 South 6th Street  
 Minneapolis, MN 55487

Elm Creek Watershed Management Commissio  
 3235 Fernbrook Lane  
 Plymouth, MN 55447

Page: 1  
 Customer Number: 0000010608  
 Invoice Number: 1000251228  
 Invoice Date: 08/07/2025

Total Amount Due: \$10,635.59  
 Due Date: 09/06/2025

Date	Description	Quantity	Unit Amount	Net Amount
01/01/2025 -06/30/2025	2024 Invoice 4	1.00	\$10,635.59	\$10,635.59

Balance Due: \$10,635.59

There is a \$30.00 service charge on all returned checks. Civil penalties may be imposed for non-payment, per Minnesota State Statute 604.113.

Please return the bottom portion with your check made payable to: Hennepin County Treasurer.

**HENNEPIN COUNTY**  
 612-543-1121

Customer Number: 0000010608  
 Invoice Number: 1000251228

Payment Due Date: 09/06/2025

Amount Due: \$10,635.59

Amount Enclosed:

Elm Creek Watershed Management Commissio  
 3235 Fernbrook Lane  
 Plymouth, MN 55447

Remit To:  
 Hennepin County Accounts Receivable  
 300 South Sixth Street  
 Mail Code 683  
 Minneapolis, MN 55487

2HNPWS00000106081000251228000000010635591



701 XENIA AVENUE S  
 SUITE 300  
 MINNEAPOLIS, MN  
 55416



Elm Creek Watershed Mgmt Comm  
 Attn: Diane Spector  
 3235 Fernbrook Lane  
 Plymouth, MN 55447

August 20, 2025  
 Project/Invoice: R-031099-000 - 1  
 Reviewed by: Anthony Havranek  
 Project Manager: Mary Newman

2025-26 Fish Rice Carp Management  
**Professional Services from July 01, 2025 to July 31, 2025**

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Phase 001 Project Management and Permitting  
 Project Management

	Hours	Rate	Amount	
Sabeti-Oseid, Sean	1.00	117.00	117.00	
Totals	1.00		117.00	
<b>Total Labor</b>				<b>117.00</b>
		<b>Total this Task</b>		<b>\$117.00</b>

MN DNR Permit Aq. and Reporting

	Hours	Rate	Amount	
Newman, Mary	2.00	147.00	294.00	
Totals	2.00		294.00	
<b>Total Labor</b>				<b>294.00</b>
		<b>Total this Task</b>		<b>\$294.00</b>
		<b>Total this Phase</b>		<b>\$411.00</b>

Billing Limits	Current	Prior	To-Date	
Total Billings	411.00	0.00	411.00	
Limit			54,789.00	
Remaining			54,378.00	
		<b>Total this Invoice</b>		<b><u><u>\$411.00</u></u></b>



**Invoice Number** 2446103  
**Invoice Date** August 29, 2025  
**Purchase Order** —  
**Customer Number** 167501  
**Project Number** 227706626

<b>Bill To</b> Elm Creek Watershed Management Commission Accounts Payable 3235 Fernbrook Lane Plymouth MN 55447 United States	<b><u>EFT/ACH Remit To (Preferred)</u></b> Stantec Consulting Services Inc. (SCSI) Bank of America ABA No. : 111000012 Account No: 3752096026 Email Remittance: eft@stantec.com	<b>Alternative Remit To</b> Stantec Consulting Services Inc. (SCSI) 13980 Collections Center Drive Chicago IL 60693 United States
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<b>Project</b>	<b>Elm Creek Technical Services</b>		
	Project Manager	Megow, Erik Robert	Contract Upset 476,166.00
	Current Invoice Total (USD)	20,663.50	Amount Billed to Date 366,660.38
			<b>For Period Ending August 22, 2025</b>

**Top Task 101 2025 General Services**

**Low Task 101 2025 General Services**

**Professional Services**

Category/Employee	Current Hours	Rate	Current Amount
Gafner, Kiley	1.00	163.00	163.00
Kaster, Anthony R (Tony)	1.25	189.00	236.25
Megow, Erik Robert	5.00	189.00	945.00
Spector, Diane F	25.50	200.00	5,100.00
<b>Subtotal Professional Services</b>	32.75		6,444.25

Low Task Subtotal **2025 General Services** 6,444.25

Top Task Subtotal 2025 General Services 6,444.25

**Top Task 201 2025 Pre-Reviews**

**Low Task 021.2025.033 Hope Meadows - Phase II, Corcoran**

**Professional Services**

Category/Employee	Current Hours	Rate	Current Amount
Megow, Erik Robert	0.50	189.00	94.50
<b>Subtotal Professional Services</b>	0.50		94.50

Low Task Subtotal **Hope Meadows - Phase II, Corcoran** 94.50

**Low Task 201.2024.025 Elm Creek Vista, Maple Grove**

**Professional Services**

Category/Employee	Current Hours	Rate	Current Amount
Megow, Erik Robert	0.50	189.00	94.50

Invoice Number	2446103
Invoice Date	August 29, 2025
Purchase Order	—
Customer Number	167501
Project Number	227706626

<b>Subtotal Professional Services</b>	0.50	94.50
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Low Task Subtotal	<b>Elm Creek Vista, Maple Grove</b>	94.50
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<b>Low Task</b>	<b>201.2024.030 Northview Preserve, Rogers</b>
<b><u>Professional Services</u></b>	

Category/Employee	Current Hours	Rate	Current Amount
Megow, Erik Robert	2.50	189.00	472.50
<b>Subtotal Professional Services</b>	2.50		472.50

Low Task Subtotal	<b>Northview Preserve, Rogers</b>	472.50
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<b>Low Task</b>	<b>201.2025.014 Cowley Lake Preserve, Rogers</b>
<b><u>Professional Services</u></b>	

Category/Employee	Current Hours	Rate	Current Amount
Islam, Imran Md Azizul (Imran)	0.50	126.00	63.00
Wochenske, Jordan	6.00	155.00	930.00
Megow, Erik Robert	8.00	189.00	1,512.00
<b>Subtotal Professional Services</b>	14.50		2,505.00

Low Task Subtotal	<b>Cowley Lake Preserve, Rogers</b>	2,505.00
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<b>Low Task</b>	<b>201.2025.025 Compass Orthodontics, Medina</b>
<b><u>Professional Services</u></b>	

Category/Employee	Current Hours	Rate	Current Amount
Islam, Imran Md Azizul (Imran)	2.00	126.00	252.00
<b>Subtotal Professional Services</b>	2.00		252.00

Low Task Subtotal	<b>Compass Orthodontics, Medina</b>	252.00
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<b>Low Task</b>	<b>201.2025.029 Meadows of Medina</b>
<b><u>Professional Services</u></b>	

Category/Employee	Current Hours	Rate	Current Amount
Islam, Imran Md Azizul (Imran)	3.75	126.00	472.50
Trosper, Sophie A	2.75	139.00	382.25
Megow, Erik Robert	9.00	189.00	1,701.00
<b>Subtotal Professional Services</b>	15.50		2,555.75

**Invoice Number** 2446103  
**Invoice Date** August 29, 2025  
**Purchase Order** —  
**Customer Number** 167501  
**Project Number** 227706626

Low Task Subtotal **Meadows of Medina** 2,555.75

**Low Task** 201.2025.030 **Villas of Hunter Hill, Medina**

**Professional Services**

Category/Employee	Current Hours	Rate	Current Amount
Islam, Imran Md Azizul (Imran)	0.50	126.00	63.00
Trosper, Sophie A	1.75	139.00	243.25
Megow, Erik Robert	6.00	189.00	1,134.00
<b>Subtotal Professional Services</b>	8.25		1,440.25

Low Task Subtotal **Villas of Hunter Hill, Medina** 1,440.25

**Low Task** 201.2025.031 **Hindu Society Center, Maple Grove**

**Professional Services**

Category/Employee	Current Hours	Rate	Current Amount
Islam, Imran Md Azizul (Imran)	0.50	126.00	63.00
Trosper, Sophie A	1.25	139.00	173.75
Megow, Erik Robert	6.00	189.00	1,134.00
<b>Subtotal Professional Services</b>	7.75		1,370.75

Low Task Subtotal **Hindu Society Center, Maple Grove** 1,370.75

**Low Task** 201.2025.032 **Lake Camelot Park Improvements, Plymouth**

**Professional Services**

Category/Employee	Current Hours	Rate	Current Amount
Islam, Imran Md Azizul (Imran)	0.75	126.00	94.50
Trosper, Sophie A	3.50	139.00	486.50
Megow, Erik Robert	3.00	189.00	567.00
<b>Subtotal Professional Services</b>	7.25		1,148.00

Low Task Subtotal **Lake Camelot Park Improvements, Plymouth** 1,148.00

**Low Task** 201.2025.034 **Hassan Sand & Gravel, Rogers**

**Professional Services**

Category/Employee	Current Hours	Rate	Current Amount
Trosper, Sophie A	5.00	139.00	695.00

Invoice Number	2446103
Invoice Date	August 29, 2025
Purchase Order	--
Customer Number	167501
Project Number	227706626

Megow, Erik Robert	4.00	189.00	756.00
<b>Subtotal Professional Services</b>	<u>9.00</u>		<u>1,451.00</u>

Low Task Subtotal	<b>Hassan Sand &amp; Gravel, Rogers</b>	1,451.00
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<b>Low Task</b>	<b>201.2025.100</b>	<b>Pre-Reviews &amp; Inquiries</b>
<b><u>Professional Services</u></b>		

Category/Employee		Current Hours	Rate	Current Amount
	Megow, Erik Robert	10.00	189.00	1,890.00
	<b>Subtotal Professional Services</b>	<u>10.00</u>		<u>1,890.00</u>

Low Task Subtotal	<b>Pre-Reviews &amp; Inquiries</b>	1,890.00
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<b>Low Task</b>	<b>201.2025.200</b>	<b>Meetings</b>
<b><u>Professional Services</u></b>		

Category/Employee		Current Hours	Rate	Current Amount
	Megow, Erik Robert	5.00	189.00	945.00
	<b>Subtotal Professional Services</b>	<u>5.00</u>		<u>945.00</u>

Low Task Subtotal	<b>Meetings</b>	945.00
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Top Task Subtotal	2025 Pre-Reviews	14,219.25
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<b>Total Fees &amp; Disbursements</b>	<u>20,663.50</u>
<b>INVOICE TOTAL (USD)</b>	<b>20,663.50</b>

Net Due in 30 Days or in accordance with terms of the contract

Stantec will not change our banking information. If you receive a request noting our banking information has changed, please contact your Stantec Project Manager



INVOICE

**Invoice Number** 2445281  
**Invoice Date** August 29, 2025  
**Purchase Order** ---  
**Customer Number** 167501  
**Project Number** 227706841

**Bill To**

Elm Creek Watershed  
 Management Commission  
 Accounts Payable  
 3235 Fernbrook Lane  
 Plymouth MN 55447  
 United States

**EFT/ACH Remit To (Preferred)**

Stantec Consulting Services Inc. (SCSI)  
 Bank of America  
 ABA No. : 111000012  
 Account No: 3752096026  
 Email Remittance: eft@stantec.com

**Alternative Remit To**

Stantec Consulting Services  
 Inc. (SCSI)  
 13980 Collections Center Drive  
 Chicago IL 60693  
 United States

**Project Elm Creek 4th Gen Watershed Management Plan**

Project Manager	Spector, Diane F	Contract Upset	49,744.00
Current Invoice Total (USD)	575.75	Amount Billed to Date For Period Ending	49,662.75 <b>August 22, 2025</b>

**Top Task 200 Prepare Draft Plan**

**Professional Services**

Category/Employee	Current Hours	Rate	Current Amount
Kemmitt, Kathrine Lee (Katie)	0.25	163.00	40.75
<b>Subtotal Professional Services</b>	<u>0.25</u>		<u>40.75</u>

Top Task Subtotal Prepare Draft Plan 40.75

**Top Task 300 Review and Approval**

**Professional Services**

Category/Employee	Current Hours	Rate	Current Amount
Spector, Diane F	2.50	214.00	535.00
<b>Subtotal Professional Services</b>	<u>2.50</u>		<u>535.00</u>

Top Task Subtotal Review and Approval 535.00

**Total Fees & Disbursements** 575.75  
**INVOICE TOTAL (USD)** 575.75

**Net Due in 30 Days or in accordance with terms of the contract**

**Stantec will not change our banking information. If you receive a request noting our banking information has changed,  
 please contact your Stantec Project Manager**



<b>Invoice Number</b>	2446102
<b>Invoice Date</b>	August 29, 2025
<b>Purchase Order</b>	--
<b>Customer Number</b>	167501
<b>Project Number</b>	227705924

<b>Bill To</b>	<b>EFT/ACH Remit To (Preferred)</b>	<b>Alternative Remit To</b>
Elm Creek Watershed Management Commission Accounts Payable 3235 Fernbrook Lane Plymouth MN 55447 United States	Stantec Consulting Services Inc. (SCSI) Bank of America ABA No. : 111000012 Account No: 3752096026 Email Remittance: eft@stantec.com	Stantec Consulting Services Inc. (SCSI) 13980 Collections Center Drive Chicago IL 60693 United States

<b>Project</b>	<b>North Fork Rush Creek Remeander Feasibility</b>		
Project Manager	Megow, Erik Robert	Contract Upset	37,550.00
Current Invoice Total (USD)	6,495.00	Amount Billed to Date For Period Ending	36,736.50 <b>August 22, 2025</b>

<b>Top Task</b>	<b>100</b>	<b>Remeander Project</b>
<b>Low Task</b>	<b>100.02</b>	<b>Site Visit</b>

<b>Professional Services</b>			
<b>Category/Employee</b>		<b>Current Hours</b>	<b>Current Rate</b>
	Clapp, Lucas W	7.00	146.00
	Megow, Erik Robert	6.00	204.00
	<b>Subtotal Professional Services</b>	<u>13.00</u>	<u>2,246.00</u>

Low Task Subtotal	<b>Site Visit</b>	2,246.00
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<b>Low Task</b>	<b>100.05</b>	<b>Basis of Design Memorandum</b>
<b>Professional Services</b>		

<b>Category/Employee</b>		<b>Current Hours</b>	<b>Current Rate</b>	<b>Current Amount</b>
	Clapp, Lucas W	11.50	146.00	1,679.00
	Megow, Erik Robert	10.50	204.00	2,142.00
	Spector, Diane F	2.00	214.00	428.00
	<b>Subtotal Professional Services</b>	<u>24.00</u>		<u>4,249.00</u>

Low Task Subtotal	<b>Basis of Design Memorandum</b>	4,249.00
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Top Task Subtotal	Remeander Project	6,495.00
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<b>Total Fees &amp; Disbursements</b>	6,495.00
<b>INVOICE TOTAL (USD)</b>	<u><b>6,495.00</b></u>

**Net Due in 30 Days or in accordance with terms of the contract**

**Stantec will not change our banking information. If you receive a request noting our banking information has changed, please contact your Stantec Project Manager**



**3235 Fernbrook Lane  
Plymouth MN 55447**

**Elm Creek Watershed Management Commission  
3235 Fernbrook Lane  
Plymouth, MN 55447**

3-Sep-25

Total by  
Project Area

Administrative	55.783	87.500	4,881.01	
Admin - Bookkeeping, audit, budget	6.090	87.500	532.88	
Admin - bookkeeping Sage - annual renewal	0.000	784.400	0.00	
Admin - offsite	2.520	102.500	258.30	
Office Support	18.00	200.00	3,600.00	
Bookkeeping Subscription	2.00	60.00	120.00	
Storage Unit - .47	1.00	183.77	183.77	
Data E-Storage	1.00	70.32	70.32	
Data Processing/File Mgmt		87.50	0.00	
File Management		87.50	0.00	
Archiving		87.50	0.00	
Reimbursables	214.97	1.00	214.97	9,861.248
Meals	177.890	1.00	177.89	177.890
Administrative - TAC Support	9.67	87.50	846.13	
Admin - TAC support	2.25	102.50	230.63	
TAC Support File Management		87.50	0.00	
TAC support - reimbursables	103.32	1.00	103.32	1,180.070
Website - reimbursables		1.00	0.00	
Website	0.54	87.50	47.25	
Web Domain, hosting		288.00	0.00	
Website - Zoom		1.00	0.00	47.250
Project Reviews - Admin -	8.74	87.50	764.75	
Project Reviews - Admin Project Specific	7.99	87.50	699.13	699.13
Project Reviews - Admin offsite		102.50	0.00	
Project Reviews - Admin - File Mgmt		87.50	0.00	
Drop Box Subscription	1.00	119.88	119.88	
Project Reviews - reimbursables	182.41	1.00	182.41	947.160
Fourth Gen Plan - Admin	3.40	87.50	297.50	
Fourth Gen Plan - reimbursables	14.20	1.00	14.20	311.700
Education - Admin		87.50	0.00	
Education - Admin virtual		102.500	0.00	
Education - reimbursables	2.11	1.00	2.11	2.110
CIPs - Administrative	2.88	87.50	252.00	
CIPs- Offsite Admin		102.500	0.00	
CIPs - reimbursables	1.87	1.00	1.87	253.870
				<b>13,480.423</b>

**To:** Elm Creek WMO Commissioners

**From:** Erik Megow, P.E.  
Diane Spector

**Date:** September 3, 2025

**Subject:** Public Hearing 2025 Capital Projects  
Project 2025-01 Diamond Lake Alum Treatment  
Project 2025-02 Rush Creek, Rush Creek Hollow to Fernbrook  
Project 2025-03 Corcoran Street Sweeper

**Recommended  
Commission Action**

The County Board has approved the proposed maximum levy. Conduct a public hearing on the proposed projects. Consider and approve a resolution ordering the projects and certifying the levies.

The Commission had previously approved a Minor Plan Amendment, reported a 2025 maximum levy, and called for a public hearing on September 10, 2025 to consider three projects and a levy to fund them all or in part. The cities and the county have been notified and notice has been duly published.

The purpose of the public hearing is to consider the proposed projects and their financing and to take comment from the member cities and the public. The recommended order of business is as follows:

1. Staff report on projects and proposed financing
2. Commissioner discussion
3. Commission chair opens a public hearing
4. Take comments from member cities
5. Take comments from the public
6. Commission chair closes the public hearing
7. Commissioner discussion
8. Commission considers the following resolution (a 2/3 majority is required):

**ORDERING 2025 IMPROVEMENTS, DESIGNATING PARTIES  
RESPONSIBLE FOR CONSTRUCTION, MAKING FINDINGS, AND  
CERTIFYING COSTS TO HENNEPIN COUNTY PURSUANT TO  
MINNESOTA STATUTES, SECTION 103B.251**

9. Continue with regular meeting.

Projects proposed for 2025 and their associated levies are shown in Table 1, followed by brief project descriptions.

**Table 1. Elm Creek 2025 CIP Projects (2026 levy).**

<b>Project</b>	<b>Total Estimated Cost</b>	<b>City/ Private</b>	<b>Commission Share</b>	<b>Commission Levy</b>
Diamond Lake Alum Treatment	\$330,000	\$0	\$330,000	\$349,965
Rush Creek – Rush Hollow to Fernbrook	800,000	600,000	200,000	212,100
Corcoran Sweeper	400,000	300,000	100,000	106,050
<b>Subtotal</b>	<b>\$1,530,000</b>	<b>\$900,000</b>	<b>\$630,000</b>	<b>\$668,115</b>
<b>5% additional for legal/admin costs</b>			<b>31,500</b>	
<b>Subtotal</b>			<b>661,500</b>	
<b>TOTAL LEVY (101% for uncollectable)</b>			<b>\$668,115</b>	<b>\$668,115</b>

**Project Descriptions**

*Diamond Lake Alum Treatment.* Alum treatment and aquatic vegetation management in Diamond Lake to consolidate sediments, reduce nutrient release from sediments, and control invasive curly-leaf pondweed. This is phase 1 of the proposed levy; an additional levy for this project will be certified in 2026 for completion in 2026-2028.

*Rush Creek – Rush Hollow to Fernbrook.* Stream restoration and erosion repair of 1,600 linear feet of Rush Creek downstream of Rush Hollow to Fernbrook Lane. Estimated phosphorus reduction of 100 lbs per year, improved riparian environment, improved floodplain connectivity, and improved recreation and access to the creek.

*Corcoran Sweeper.* Cost participation in the purchase of a street sweeper to begin a systematic municipal street sweeping program.

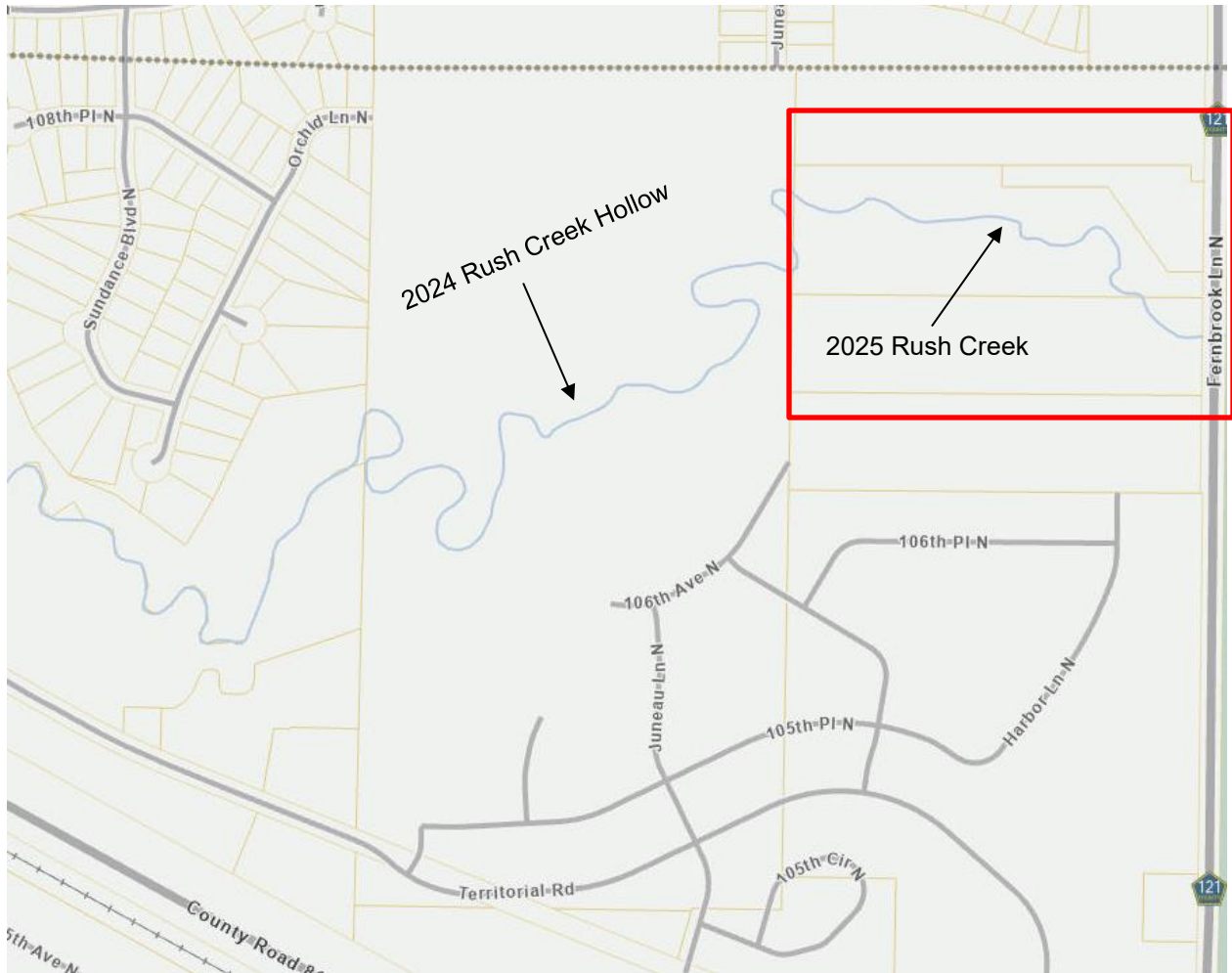


Figure 1. Rush Creek Stream Restoration project location.

**ELM CREEK WATERSHED MANAGEMENT COMMISSION  
RESOLUTION NO. 2025-02**

**ORDERING 2025 IMPROVEMENTS, DESIGNATING PARTIES  
RESPONSIBLE FOR CONSTRUCTION, MAKING FINDINGS,  
AND CERTIFYING COSTS TO HENNEPIN COUNTY  
PURSUANT TO MINNESOTA STATUTES, SECTION 103B.251**

WHEREAS, on October 14, 2015, the Elm Creek Watershed Management Commission (Commission) adopted the Elm Creek Watershed Management Commission *Third Generation Watershed Management Plan* (hereinafter, "Plan"), which includes a Capital Improvement Program (CIP) that has subsequently been amended several times to modify the CIP; and

WHEREAS, the Commission's Cost Share Policy, adopted April 11, 2012 and subsequently revised, specifies a county tax levy under Minn. Stat. § 103B.251 as a source of the Commission's share of funding for projects proposed in the Commission's CIP; and

WHEREAS, the Commission has received a Feasibility Study on Project 2025-02: Rush Creek Stream Restoration - Rush Hollow to Fernbrook, in the city of Maple Grove, (the "Maple Grove Project"); and

WHEREAS, on September 10, 2025, following published and mailed notice in accordance with the Commission's Joint Powers Agreement and Minn. Stat. § 103B.251, the Commission conducted a public hearing on the projects.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Elm Creek Watershed Management Commission as follows:

1. The 2025 Projects will be conducive to the public health and promote the general welfare and are in compliance with Minn. Stat. § 103B.205 to 103B.255 (the "Act") and with the Commission's management plan as adopted and amended in accordance with the Act.
2. The costs of the projects are:

<b>Project</b>	<b>Total Estimated Cost</b>	<b>City/ Private</b>	<b>Commission Share</b>	<b>Commission Levy</b>
Diamond Lake Alum Treatment	\$330,000	\$0	\$330,000	\$349,965
Rush Creek – Rush Hollow to Fernbrook	800,000	600,000	200,000	212,100
Corcoran Sweeper	400,000	300,000	100,000	106,050
<b>Subtotal</b>	<b>\$1,530,000</b>	<b>\$900,000</b>	<b>\$630,000</b>	<b>\$668,115</b>
<b>5% additional for legal/admin costs</b>			<b>31,500</b>	
<b>Subtotal</b>			<b>661,500</b>	
<b>TOTAL LEVY (101% for uncollectable)</b>			<b>\$668,115</b>	<b>\$668,115</b>

3. The Commission receives, accepts, and approves the feasibility reports for the Projects, which Projects are hereby ordered.
4. The City of Maple Grove shall be the member responsible for constructing the Maple Grove Project. Contracts for construction shall be let in accordance with the requirements of law applicable to said City. A Cooperative Agreement for Project 2025-02 between the Commission and the City of Maple Grove is approved, and the Chair and Administrator are authorized and directed to execute the agreements.

5. On March 9, 2022, the Commission adopted a revised Cost Share Policy governing the funding of capital and other projects. The Elm Creek Watershed Management Commission will complete these projects in accordance with that Policy.
6. The Commission's \$668,115 share of the cost of the 2025 Projects including administrative costs is hereby certified to Hennepin County in accordance with Minn. Stat. § 103B.251 for payment by the County in accordance with Minn. Stat. § 103B.251, Subd. 6 and the Commission's joint powers agreement. Additional costs will be paid by the respective cities wherein the projects reside, but no costs will be charged to other members of the Commission. The Commission understands that the County may pay such costs with taxes levied in 2025 and paid in 2026. The Administrator is directed to transmit a certified copy of this resolution to Hennepin County prior to October 1, 2025.

Adopted by the Commissioners of the Elm Creek Watershed Management Commission the tenth day of September, 2025.

ATTEST:

\_\_\_\_\_  
Judie A. Anderson, Administrator

\_\_\_\_\_  
(NO SEAL)

STATE OF MINNESOTA  
COUNTY OF HENNEPIN

I, Judie A. Anderson, do hereby certify that I am the custodian of the minutes of all proceedings had and held by the Board of the Elm Creek Watershed Management Commission, that I have compared the above resolution with the original passed and adopted by the Board of said Commission at a regular meeting thereof held on the tenth day of September, 2025, at 11:30 a.m., that the above constitutes a true and correct copy thereof, that the same has not been amended or rescinded and is in full force and effect.

IN WITNESS WHEREOF, I have hereunto placed my hand and signature this tenth day of September 2025.

\_\_\_\_\_  
Judie A. Anderson  
Recording Secretary

(NO SEAL)

**To:** Elm Creek WMO Commissioners  
Elm Creek TAC

**From:** Erik Megow, PE  
Diane Spector

**Date:** September 3, 2025

**Subject:** Fourth Generation Watershed Management Plan Public Hearing

**Recommended TAC/  
Commission Action**

Discuss written comments and proposed responses. Approve the recommended revisions. Hold public hearing and take any comments. By motions, authorize sending Plan to BWSR for approval.

In accordance with Minnesota Statutes 103B.231, which sets out the watershed management plan process for Metro area Watershed Management Organizations (WMOs), the Commission must hold a public hearing on the draft Fourth Generation Watershed Management Plan no sooner than 14 days following completion of the 60-Day review period, which ended August 16, 2025. The purpose of the hearing is to provide a forum for the public, government agencies, and member cities to provide comments on the goals, management strategies and work plan proposed for the ten year period 2025-2034.

The Commission submitted its Fourth Generation Watershed Management Plan to Metro State reviewing agencies on June 16, 2025. Following the 60-day review period, Stantec reviewed and compiled the received comments and provided recommended responses that are attached to this memo. Upon completion of the hearing a record of the hearing and all comments received and responses made must be forwarded to the Board of Water and Soil Resources (BWSR), which then has up to 90 days in which to consider approving the Plan. Once BWSR has approved the Plan, which may not be until December, the Commission has 120 days in which to adopt it. The Commission should plan to adopt the Plan at the December 2025 or January 2026 meeting.

The Commission received comments from BWSR, Metropolitan Council, Hennepin County, Minnesota Pollution Control Agency (MPCA), and the Minnesota Department of Health. Many comments were easily addressed, and a marked up version of the plan is attached or can be found at [Watershed Management Plan - Elm Creek Watershed](#).

**There are two comments for further discussion.**

- 1) BWSR suggested that since the Plan likely was not going to be adopted before the end of 2025, the date of the plan could be revised from 2025-2034 to 2026-2035. Staff **recommends this change**.
- 2) Several agencies requested that some of the goals be revised to be more specific and add more measurability. We have reviewed the proposed revisions below with BWSR and they have commented that we're going 'in the right direction.' **Staff recommends these changes.**

Priority 1 Water Quality:

- ~~1. Make measurable progress in achieving state water quality and ecological standards in the Impaired Waters and protect those that are not Impaired.~~
- 2.1. Reduce summer average TP concentration in Diamond Lake to 90 ug/L or better and improve TP, chl-a and clarity in Rice Lake by 10% from the 2013-2024 summer averages.
- 3.2. Achieve stable or improving water quality trends (TP, chl-a and clarity in lakes and TP and TSS in streams) where there is no designated impairment is sufficient data available to determine a trend.

Priority 2 Water Quantity and Groundwater:

1. Maintain the current flood profile of Elm Creek and tributaries.
1. Achieve no net increase in runoff volume or rates of discharge from development and redevelopment
2. ~~Limit new volumes and rates of runoff~~ to reduce potential for flooding, erosive velocities and streambank erosion.
3. Foster groundwater recharge.

Number	Plan Page	Comment	Response
<b>BWSR: JEN DULLUM</b>			
1	n/a	Several comments noting typographic, citation, or nomenclature corrections are not listed separately here	Thank you for noting, all corrections have been made
2	E.1 +	Consider Plan start date of 2026 since plan adoption may occur late 2025.	<b>Good point, Commission will consider it at the hearing.</b>
3	2.6	It is not clear who manages ditches. Please consider expanding on this to make clear the ditch authority for all ditch sections. (p. 2.6)	Revised to clarify that Hennepin County manages the numbered county ditches, and private property owners manage private ditches.
4	4.2	Did the Commission consider initial input from plan review authorities when identifying priority issues? How do initial input concerns and issues align with the 4th Generation Priority Issues? Can a summary of the input received and a description of the assessment process be provided?	Yes, the Commission reviewed the input from agencies at the plan kickoff meeting in June 2024. Much of the agency input reinforced the priority areas the Commission had already identified that should be an important focal area in the plan. Added some clarifying text to 4.1.1.
5	4.2	Once the priority issues were developed it is unclear how they were prioritized	It was a discussion and consensus; there wasn't a ranking or formal process.
6		The Plan must contain specific measurable goals. Many of the goals and strategies in this plan are general actions and are not considered measurable. Making the goals and strategies more quantifiable will aid in assessing your progress toward implementing the Plan. For example, the Priority 1, Goal 1 is to "Make measurable progress in achieving state water quality and ecological standards..." By how much? What improvements would you like to work toward/are feasible over the next 10 years?	<b>Will consider rewording to delete "measurable progress" and set numerical goals based on desired outcomes. 1) Reduce summer average TP concentration in Diamond Lake to 90 ug/L or better and improve TP, chl-a and clarity in Rice Lake by 10% from the 2013-2024 summer averages. 2) Achieve stable or improving water quality trends (TP, chl-a and clarity in lakes and TP and TSS in streams) where there is sufficient data to determine a trend.</b>
7	4.5	Priority 2 - Evaluating Progress, provides an example of where a measurable goal has been set (no net increase). Consider using as Plan goal.	<b>Will consider adding no net increase in runoff volumes and rates as a numeric goal.</b>
8	4.5	The 8410 plan content requirements state that "organizations shall establish goals to address groundwater issues identified within the area of the organization in the Twin Cities Metropolitan Area Master Water Supply Plan, or the Metropolitan Council's subsequent equivalent, and source water protection plans." Please ensure this Plan reflects the issues identified in those plan(s).	Added some text regarding the Commission's voluntary actions for groundwater/source water as suggested in the Master Water Supply Plan.
9	4.5	An annual communication is required. If you plan to use your annual report as this communication tool, how will you ensure that it reaches your Watershed residents?	The annual report is posted on the website and provided to the member cities with a request that they inform their residents and property owners.
10	4.24	How will you address the process for evaluating implementation of local water plans and the procedure to address an LGU failing to implement its local water plan or parts of its local water plan as part of 8410?	Revised section 4.4 to clarify that the Commission evaluates adequacy of implementation as part of the LWMP update review process. Failure would be dealt with on a case by case basis under the provisions of the JPA.
11	B.19.	Please let us know if you will be providing an updated wetland table as percentages may have changed since 2013. Also, will you be providing an inventory of priority wetland areas in the Watershed?	The 2013 NWI update is the most recent for the East-Central region. The Commission does not independently track changes since then.
12	D.1	Please also remember that water quantity trends should be a part of data collection to help guide management decisions.	Added some trend information to Appendix B. The lake report cards produced annually show trends.
<b>MET COUNCIL: STEVE CHRISTOPHER</b>			
13	n/a	Several comments noting typographic, citation, or nomenclature corrections are not listed separately here	Thank you for noting, all corrections have been made
14		Priority 1 Goal 1. How is "measurable progress" defined? Specifically, in waters where multiple parameters are trending in different directions, how will success be defined?	<b>Will consider rewording to delete "measurable progress" and set numerical goals based on desired outcomes. (see #6)</b>
15		Priority 2 Goal 3. The Met Council has developed a technical memo: Identifying Priority Areas for Recharge Protection and Enhancement Activities in the Twin Cities Metropolitan Region that could be used to inform the ECWMC's implementation on groundwater recharge	We have reviewed the memo and the Elm Creek watershed area is 57% low priority and 40% moderate for Recharge Protection and Enhancement Activities. Higher priority areas are along the Crow and Mississippi River corridors. This data will be considered as part of the Resiliency Plan to assist in siting potential regional storage and infiltration BMPs.
16	n/a	Ensure the plan is Americans with Disabilities Act (ADA) compliant	Microsoft Word accessibility checker shows it is compliant.
<b>HENNEPIN COUNTY: KRIS GUENTZEL</b>			
17	n/a	Several comments noting typographic, citation, or nomenclature corrections are not listed separately here	Thank you for noting, all corrections have been made
18	2.6	Narrative text is correct. In addition, Hennepin County is interested in working with the Watershed and its participating cities, along with the DNR, during the plan period to transfer or abandon agricultural ditches which no longer serve that purpose and have benefited areas that are fully developed. Two ditches referenced in the plan, Ditch 22 in Maple Grove and Ditch 16 in Maple Grove and Corcoran, serve benefitted areas that are now or will soon be fully developed.	Thank you, we will pass that along to the cities.
19	3.2	Text in third paragraph lays out options for how the Commission may raise funds but doesn't say what they actually do. Please clarify that, either or both as it relates to current and future operations.	The text has been modified to make that clearer.

Number	Plan Page	Comment	Response
20	3.3	Comment suggested text to include describing the County's role in preserving soil health; operating as the soil and water conservation district; and the developing Watershed Connections program.	The text has been modified to make that clearer.
21	4.2-4.7	County staff were impressed with the goals and strategies outlined in the document, particularly commitments the Commission is making to further enhance partnerships in our cost share and West Metro Water Alliance programming.	Thank you.
22	4.3-4.4	In the narrative text proceeding the goals, please clarify why Diamond Lake and Rice Lake were chosen above other impaired lakes to have specific water quality goals while other impaired lakes just had a 'make measurable progress' goal assigned.	Text was added explaining that these lakes were prioritized because they were impaired waters where sustained and focused actions could most likely make a measurable improvement.
23	4.4	Redevelopment opportunities frequently provide partners with our best opportunities to reclaim and/or improve lost or degraded natural resources. The County recommends at least one of the goals in Sections 4.2.1 to 4.2.4 reference this opportunity and one or more of the strategies outline a process for improving coordination between the watershed, city, county, and any other relevant partners to achieve water quality and quantity goals beyond minimum requirements for the development or re-development to proceed.	We agree. The Commission relies on voluntary actions and includes incentives for preservation and restoration of natural resources such as woodlands and grasslands in the form of credits toward meeting the requirements of the Rules and Standards. The Commission is happy to coordinate with the cities and county but ultimately this falls under the cities' land use authorities.
24	4.13	Hennepin County is coordinating the Natural Resources Partner Coalition (NRPC), which seeks to engage with ECWMC and its member cities to collate disparate sources of data and information that are relevant to natural systems planning, use that information to help partners develop strategies to put planning into action, and to provide technical assistance or create resources necessary to support members of the coalition to elevate the role of natural systems in creating healthy, thriving, and resilient communities. The work and resources of the NRPC will be helpful to communities to meet new minimum requirements in the 2050 comprehensive planning process related to natural systems and climate change. We recommend that the watershed include a reference to the NRPC in this, or another relevant section of the plan, as it is likely to provide some of the planning tools outlined in this section.	Updated the bullets under Phase 1: Resiliency Framework Planning: 2025-2028 to add a strategy to coordinate with the NRPC and other agencies early in the process.
<b>MDH: DERECK RICHTER</b>			
25	n/a	Various references to Minnesota Statutes 103B.201 are referred to in the plan as 103B.210. Review all statutory references to ensure they are correct	Noted, corrections have been made.
26	n/a	It is important that the plan acknowledge that the Watershed is upstream of the drinking water intakes for the Minneapolis and St. Paul public water systems. The entirety of the Watershed is within Priority Area B and a portion of Priority Area A of the surface water Drinking Water Supply Management Area (DWSMA-SW) for the Minneapolis and St. Paul public water supply systems. It is noted that the Priority Area A and B delineations will be revised in a future Source Water Assessment (SWA) to re-identify these areas as the Emergency Response Area (ERA) and Spill Management Area (SMA). Recommendation: Should add in language in the Education and Outreach Program section and Exposure & Sensitivity. You can use the language provided in the first round of comments that were submitted.	Section 2.5 notes that the Mississippi River is a drinking water source for the cities of Minneapolis and St. Paul, and the watershed is within the Priority Areas A and B of the surface water Drinking Water Supply Management Area (DWSMA-SW) for those public water supply systems. Added text to section 4.2.4 resiliency that a concern that will be considered in the Climate Resiliency and Sustainability Plan is the potential impacts of increased runoff and soil/bank erosion might have on drinking water sources, including the Minneapolis and St Paul intakes.
27	E.4, 4.5	Recommend adding additional information about groundwater in the plan to meet requirements and to reflect the importance of groundwater, as all communities in the watershed rely on groundwater for drinking water. This includes many private drinking water wells. Consider including impacts to groundwater quality in addition to groundwater quantity when evaluating stormwater BMPs to protect surficial groundwater. Additionally, groundwater could be addressed through promoting the proper maintenance of private wells and the sealing of unused wells in education and outreach efforts.	Limiting or prohibiting infiltration in sensitive areas is already detailed in the commission's rules and standards. Hennepin County manages a well sealing grant program and provides education and outreach to residents and the cities to share; the Commission will ensure that messaging is available on our website.
28	3.4	Recommend rewording the section to more accurately reflect the EH Division programs:[suggested text]	Modified as requested.
29	4.4	Consider recommending LGUs incorporate continuous potential contaminant source management at locations identified as high priority for the Minneapolis and St. Paul public water supply systems once their updated Source Water Assessments (SWAs) are published. The updated SWAs will contain delineated ERAs and SMAs (see general comment above), as well as an inventory of potential contaminant sources for these areas.	Thank you, we will pass this along to our member cities.
30	4.6	When working on resiliency and climate adaptation, consider impacts to both surface water and groundwater sources of drinking water. Examples include impacts of increased erosion and overall volume of water on drinking water intakes along the Mississippi River, and impacts of flooding on private wells (recommend including wells in "infrastructure that may be at long-term risk of flooding"). Please reach out to MDH Source Water Protection staff as needed regarding this.	Added text to section 4.2.4 to this effect.
31	4.8	Suggest adding under "Key requirements of the Rules and Standards" a reference to additional considerations for infiltration BMPs in vulnerable wellhead protection areas, near active karst features, or other locations as listed in your rules. Potential language could be something like "Restrictions or a higher level review may be required in wellhead protection areas or for sites near water supply wells or potential sources of contamination".	Added to the key requirements bullet.
32	App B	The statement here is confusing, as it implies there that this is a summary document only. However, only a few tables and figures appear to be in the Third Generation Plan and not this appendix, so it is much more than just a summary document. Please clarify this statement or just include the few extra tables and figures and omit the statement.	Text has been updated.

Number	Plan Page	Comment	Response
33	App B	This statement implies that all updated information from the Third Generation Plan is included in this appendix, however, there is no DWSMA figure in this plan and nearly all of these areas have changed in the last 10 years. Please include an updated DWSMA figure and/or a link to the MDH Source Water Protection Web Map Viewer.	The member cities have requested that the Plan not include a DWSMA map, but instead refer the reader to the cities or the MDH for more information.
34	B.4	While the 1989 Hennepin County Geologic Atlas shows that the uppermost bedrock in the watershed is generally St. Lawrence and Franconia Formation (now Tunnel City Group), the understanding of the local geology has changed substantially since then. The 2018 Hennepin County Geologic Atlas Part A shows substantially more areas where the Jordan is the uppermost bedrock aquifer, compared to the 1989 atlas. Consider requesting the Minnesota Geological Survey review the relevant sections of Appendix B for accuracy in light of the updated atlas.	Thank you for this information.
35	B.16	Recommend acknowledging that the Mississippi River is a source of drinking water for Minneapolis and St. Paul. This makes the Mississippi River a Class 1 water. Consider including a map of the current Priority Areas A and B - data can be obtained here: <a href="https://gisdata.mn.gov/dataset/water-mgmt-area-surface-water">https://gisdata.mn.gov/dataset/water-mgmt-area-surface-water</a> . However, please note that these areas will soon be updated and renamed (see general comment above).	Added text. We prefer not to include a figure.
36	B.22	This first paragraph is a very good description. Consider also showing a figure of this information to assist with visualization.	Thank you. We prefer not to include a figure.
37	B.22	Double check with each city to ensure the information in this section of the Appendix is accurate. DWSMAs in the watershed (even for cities who are not part of the WMC) should be considered in this section of the Appendix as well - see earlier comment regarding a DWSMA figure and the next comment regarding their meaning and relationship to Wellhead Protection Plans	The information is taken from each city's annual water quality report. The member cities prefer that this plan not include a DWSMA figure but refer the reader to them for more information.
38	B.22	All cities that obtain their water from their own groundwater wells have completed Wellhead Protection Plans approved by MDH - please use the correct name for these plans. Maple Hill Estates has completed a Wellhead Protection Action Plan, also approved by MDH. Additionally, the Emergency Response Areas are not the only area of interest for drinking water protection and for the watershed to consider - refer to DWSMAs instead. Suggested reword [suggested language]	Modified as suggested.
<b>MPCA: Amy Timm</b>			
39	n/a	Section 2.0 would be an opportunity to include more details of the demographics of the communities, and Tribal influence in the area.	This is included in Appendix B
40	2.4	Table 2.2 a. Clarify the months for the summer averages; b. Would it be helpful to identify which waters are meeting standards? c. Including changes since the 3rd generation plan may be helpful for prioritization. You could include whether the lake has improved, stayed steady, or decreased in water quality over the past 10 years. This may help identify whether the goal is to protect or restore.	Added a footnote defining summer average. The table indicates which waters are impaired, and which meet water quality standards.
41	2.4	Table 2.3 a. Fish Lake: i. TMDL approved column, keep that it had a TMDL and include it was delisted. ii. Fish IBI – “no TMDL yet” is written, does this mean the commission would like to work towards a TMDL? If not, remove the word “yet”. b. Laura Lake is on the impaired waters list but is not listed in the table.	Made these revisions.
42	2.5	Table 2.5 a. County Ditch 16 is on the impaired waters list but is not listed in the table. b. Crow River i. Two additional impairments not listed including nutrients and mercury in fish tissue. ii. DO has been delisted. c. Mississippi River – i. Incorrect AUID – did you intend 07010206-805? ii. If so, besides the mercury and PCB, there are nutrient and fecal coliform impairments.	Made these revisions.
43	3.9	Fish Lake delisting: listed as various actions. i. Would creating a table of actions, tracking the reductions by the specific projects and keeping that in the water management plan be helpful to track completed projects and reductions. It may help get a better big picture of the amount of funding and work that goes into a delisting. It may also help prepare budgets for other upcoming costs/projects.	Noted that the primary actions leading to delisting were alum treatment and carp management.
44	3.9	b. [Cost share for] Street Sweeping – would it be helpful to include the estimated reductions due to street sweeping to help show the value of the cost share program? c. HCEED – include the number of voluntary projects that were completed?	The project descriptions in Appendix D show street sweeping effectiveness. HCEED partnership Ag BMPs are still early in the program development with only a few fully implemented.
45	3.9	Do you have a count of Hennepin County targeted education and outreach? Would that be helpful to rate the success of the program?	These are included in the annual WMWA report.
46	4.3	implementation strategies i. Limit further impact from development/redevelopment – does this mean that development will be limited? Perhaps “reduce the impact through stricter policy” or something along those lines would better represent the strategy?	Agree, revised text.
47	4.3	Priority 1, goal 1 – what would be measurable progress that would be considered a success? The goals could be represented with a set number of pounds of P or TSS reduced in the watershed. This may be a more accomplishable goal than a delisting. The goals could be by subwatershed to help target priority areas. d. Would you like to set a goal of so many stream miles restored? Habitat was listed as an issue of interest	<b>The Commission has added some numerical goals based on desired lake response outcomes. (See #6 above).</b> Stream restoration goals are difficult since so much is private and reliant on finding willing landowners.

Number	Plan Page	Comment	Response
48	4.5	Strategy 2 – I don't believe I saw where the priority TMDLs were identified. Are this some of the items listed in the implementation section? Having it specifically stated of where the Priority lakes, streams and watersheds are, could help prioritize work.	"Priority" refers to key projects identified in TMDLs and other implementation plans, not priority TMDLs
49	4.5	Strategy 3 – do you want to list out the number of lakes and streams you plan to monitor per year?	Appendix D sets forth the proposed Monitoring program, however, that is reviewed and modified each year based on current needs and budget,
50	4.5	Would a strategy of shoreline protection projects or education be of interest?	Currently working with Hennepin County on shoreline workshops and cost share on Fish Lake but it depends on willing landowners.
51	4.4	a. The 2nd sentence says that this plan "accomplishes that". Do you feel that is accurate or would a better verbiage be reduces the impact. b. Having a 100-year flood map in the document may help show priority areas to focus on flood issues and to show where floodplain storage may be required. c. Education and Outreach – do you plan to put an emphasis on communities that you may not previously engaged with? Including that here would be helpful.	Revised to "addressed that" .Floodplain map is in Appendix B
52	4.4-4.5	Would including a number of outreach events or a goal of number of people to reach help identify whether you were successful in reaching your goal.	Generally these activities are provided by our partnership with WMWA. Numerical goals are established annually across the four member WMOs.
53	4.3-4.9	Overall, on goals and strategies. a. It may be helpful to put a few more numbers into the goals so that you can better identify success and know whether you accomplished what you set out to do. b. By identifying whether a strategy is a continuation of what you are doing vs adding in a new item, could help with identify the time/resource commitment in the plan compared to what you were doing previously.	A section has been added to each goal area specifying how progress would be defined and measured.
54	4.8-4.9	Nice summary of resilience and adaptation a. Should some of this information be in Chapter 2? b. Updating appendix B to show these climatic changes will help reinforce what you have written. Appendix B seems to be more focused on weather than climate. c. The UMN has some nice summaries that could help with that: <a href="https://climate.umn.edu/regional-climate-summaries">https://climate.umn.edu/regional-climate-summaries</a> d. A potential strategy could be to have the UMN come and do a climate training with the board, member cities, and other staff.	These are good suggestions, and we look forward to MPCA's participation as we prepare the Climate Resiliency and Sustainability Plan.
55	4.9+	It seems like there are additional strategies listed out in this section that are not identified in the goals and actions section. Taking time to include these items in the goals and actions will make it clearer of where the actions items are listed instead of splitting this information up. i. For instance, chloride was listed in the issues, and the implementation, but was only a side note in the goals and actions under MS4 requirements.	Table 4.4 is a useful cross reference. Detailed strategies are identified in the Annual Work Plan.
56	4.13	Environmental Justice is briefly mentioned, but additional information about the demographics and action items may help create a more targeted outreach plan. i. Incorporate EJ into the goals and actions section instead of only in the implementation section.	There is only one small census tract in Plymouth with a concentrated population of Asian Indian families that is noted on the EJ map. There are no low income, other ethnic minority or non English speaking concentrations. Commission will work with cities to determine EJ needs for the wider population.
57	4.13-4.14	Agricultural outreach – do you have a goal of acres? I did not see this in the goals and actions.	Hesitate to set a numerical goal for acres since the BMPs are often not tied to acres of land, e.g. exclusionary fencing or manure bunkers.
58	n/a	It seems like there are two different climate and resiliency sections, one under goals and actions and the other under implementation. The Climate section 4.3.5 could be worked into the goals and actions to make it more clear of the action items.	Will check to be sure these sections are consistent.
MDA: None received			
DNR: None received			
MnDOT: None received			

# elm creek Watershed Management Commission

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## Hope Meadows Phase II Corcoran, Project #2025-033

### Project Overview:

**Location:** This is a 12.83 acre site located in Corcoran, MN directly west of County Road 116 at the intersection of Oswald Farm Road, Hunters Ridge, and Hope Way. The site is comprised of one parcel (PID #1111923110064) which is a mixture of cultivated soybeans, grassland, and 0.79 acres of deciduous forest. There are 0 acres of existing impervious surfaces. The site is located in an unnamed subwatershed between the Rush Creek and South Fork Rush Creek subwatersheds of the Elm Creek Watershed.

**Purpose:** The applicant proposes construction of 18 single family lots. Hope Way will also extend through the parcel. The proposal will disturb 10.3 acres of the 12.83 acre site, and result in 3.3 acres of new impervious surface after development.

<b>ECWMC</b>	X	Rule D	Stormwater Management
<b>Rules</b>	X	Rule E	Erosion and Sediment Control
<b>Triggered:</b>		Rule F	Floodplain Alterations
		Rule G	Wetland Alteration
		Rule H	Bridge and Culvert Crossings
		Rule I	Buffer Strips

<b>Applicant:</b>	<u>Hope Community Development</u>	<b>Attention:</b>	<u>Brian Anderson</u>
<b>Address:</b>	19951 Oswald Farm Rd Corcoran, MN 55311	<b>Phone:</b>	<u>763-285-4795</u>
		<b>Email:</b>	<u>blother@comcast.net</u>

<b>Agent:</b>	<u>Sambatek</u>	<b>Attention:</b>	<u>Mark Anderson</u>
<b>Address:</b>	12800 Whitewater Drive, Ste 300 Minnetonka, MN 55343	<b>Phone:</b>	<u>763-259-6666</u>
		<b>Email:</b>	<u>manderson@sambatek.com</u>

Exhibits:	Description	Date Received
<i>Application</i>	<input checked="" type="checkbox"/> Complete ECWMC Application	07/30/2025
	<input checked="" type="checkbox"/> ECWMC Request for Review and Approval	07/30/2025
	<input checked="" type="checkbox"/> City authorization: Dayton, MN	07/29/2025
	<input checked="" type="checkbox"/> Review fee: \$5,900	07/10/2025
	<input checked="" type="checkbox"/> Project Documents (site plans, reports, models, etc.)	07/30/2025

### *Submittals*

1. Stormwater Report dated 07/30/2025 prepared by Sambatek, LLC. Includes summaries, stormwater calculations, existing and proposed HydroCAD modeling, P8 output, OCS detail, and soil report.
2. Construction plans submitted by JP Brooks, LLC. Includes site plan and grading and erosion control plan.
3. Stormwater Response Memo was submitted by Stantec on 07/29/2025 with comments on the PUD plans and HydroCAD model. The responses were released and edits addressed by Sambatek on 07/30/2025.
4. Additional submittals were provided by Sambatek August 18, 2025 including a revised SWPPP, HydroCAD models and civil site plans along with city comment responses.
5. The project is associated with Hope Meadows Townhomes ECWMC Review# 2024-022. The current project includes development of the northwest corner of the project, and only covers the 18 single family homes along Hope Way north of outlot A.

## **Findings**

### **General**

1. A complete application was received 07/30/2025. The initial 60-day decision period per MN Statute 15.99 expires 09/28/2025.
2. The project proposes converting the existing 12.83 acres of croplands, shrubs and wooded areas, wetlands and grass areas into a residential area with 18 houses, a new road, and three ponds.
3. The project will disturb 10.30 acres of the 12.83 acre site and create 3.56 acres of new impervious surface on the site.
4. The development is mostly in the northwest corner of the parcel with constructed ponds in the west and northeast areas of the site.
5. There are wetlands on the southwest and north sides of the parcel. There are no floodplains on site.

### **Rule D – Stormwater Management**

#### **General**

1. There are no existing stormwater management facilities on site. Existing stormwater flows low points onsite and ultimately discharges northeast to one existing ditch, west from one existing wetland, and northwest overland.
2. The proposed drainage includes three ponds, and storm sewers.
3. Soil information provided by Haugo Geotechnical Services, LLC. Soils are reported to be clayey sand and sandy lean clay and were modeled as HSG D.

#### **Water Quality Controls**

1. The applicant reports no net increase in TP or TSS loading from the existing conditions to proposed.
2. Water Quality loads were estimated using the MIDS program.
3. The applicant uses three ponds and five ditches to meet water quality requirements.
4. TP/TSS removal is summarized in the table below.

5. Meet commission requirements.

**Table 3. Water Quality Summary**

	<b>TSS Load (lbs/Yr)</b>	<b>TP Load (lbs/Yr)</b>
<b>Existing</b>	2,792	13.1
<b>Proposed</b>	274	5.4

**Rate Controls**

1. The applicant reports an overall net-decrease in runoff for 2-, 10-, and 100-year storms based on hydro CAD modeling.
2. The applicant reports that commission requirements will be met by providing filtration on site for 1.1 inches of runoff from the new impervious surfaces via three stormwater ponds.
3. The project meets commission requirements for rate controls.

**Table 4. Existing and Proposed Maximum Rate of Runoff**

<b>EXISTING MAXIMUM RATE OF RUNOFF (CFS)</b>			
<b>Storm Event</b>	Northwest	West	Total (NW and W Only)
<b>2-Year</b>	11.4	3.8	15.2
<b>10-Year</b>	28.4	10.7	39.1
<b>100-Year</b>	66.7	31.9	98.6
<b>PROPOSED MAXIMUM RATE OF RUNOFF (CFS)</b>			
<b>Storm Event</b>	Northwest	West	Total (NW and W Only)
<b>2-Year</b>	6.4	3.2	9.6
<b>10-Year</b>	20.2	8.9	29.1
<b>100-Year</b>	47.5	31.0	78.5

**Abstraction Control**

1. The applicant reports their plan increases impervious by 3.56 acres requiring 14,227 cubic feet of filtration volume to meet Commission standards. Predevelopment impervious was zero, existing condition impervious relative to the phasing is reported as 2.14 acres with modeled proposed impervious at 4.75 acres. The existing and proposed models include some areas within the development outside of this existing phase.
2. On site soils are classified as D soils which limit site infiltration, so, filtration practices will be used.
3. The applicant reports providing 49,847 cf of filtration below the outlet which draws down in 48 hours. The filtration rate is listed as 0.8 in/ hr.
4. The applicants proposed plan meets Commission requirements.

**Rule E – Erosion Control**

1. Erosion control includes a rock entrance berm, silt fence, bio-roll, silt dike, check dam, temporary diversion ditch, and inlet protection device.
2. The proposed erosion control meets Commission requirements, please provide your erosion control details.

### **Recommendation**

Motion: For the Commission meeting, staff recommends approval of project #2025-033 with the following condition(s):

1. *[Standard Condition]* Approval is contingent upon payment of all review fees. Additional payment may be required if the review cost exceeds escrow payment(s) submitted by the applicant.
2. Provide erosion control details.
3. Provide maintenance plan and agreement if required by the city of Corcoran.

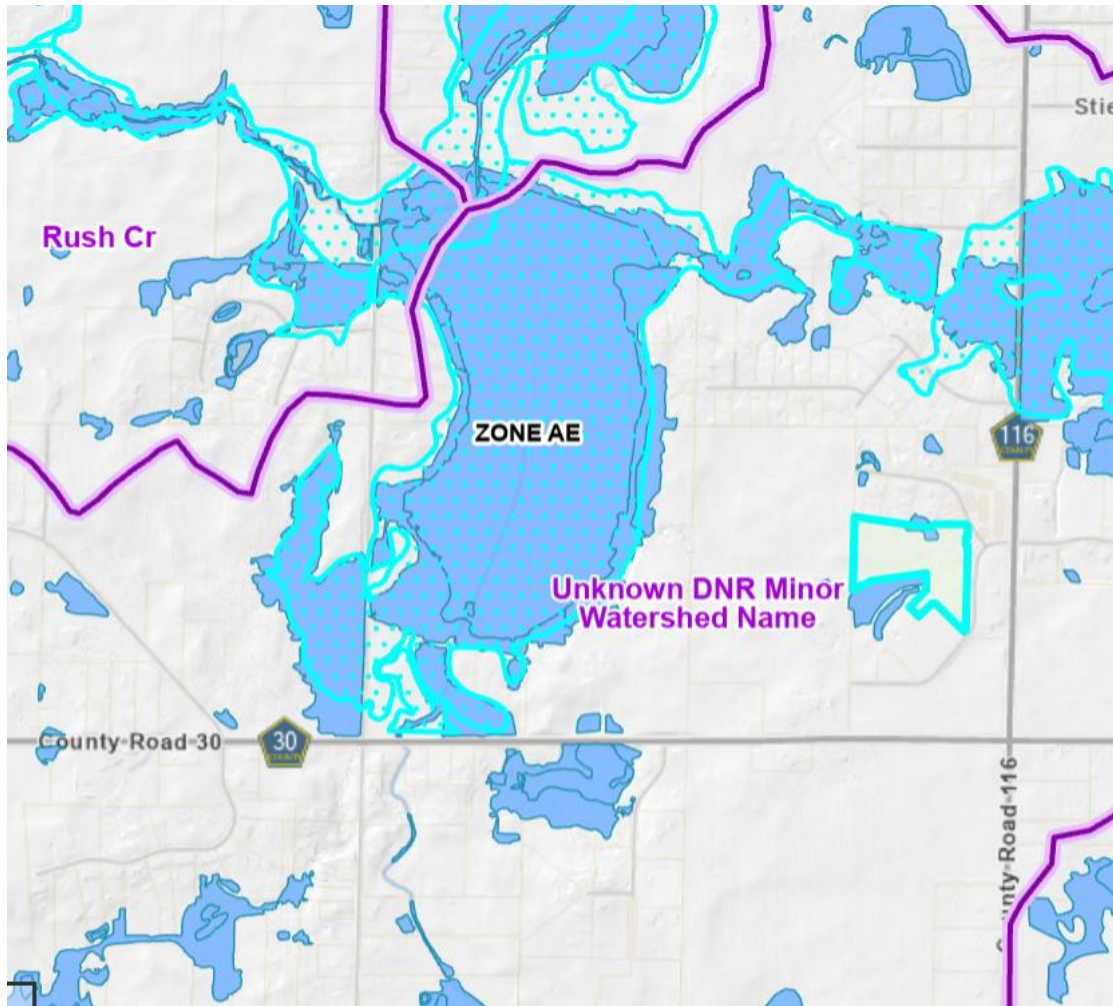
Rebecca Carlson, P.E. (MN)  
Resilience Resources, LLC  
Advisor to the Commission

09/03/2025  
Date

### **Attachments:**

- Figure 1 Site Location Map
- Figure 2 Site Topography
- Figure 3 Existing Drainage Map
- Figure 4 Proposed Drainage Map

**Figure 1 Site Location Map**



**Figure 2 Site Topography**

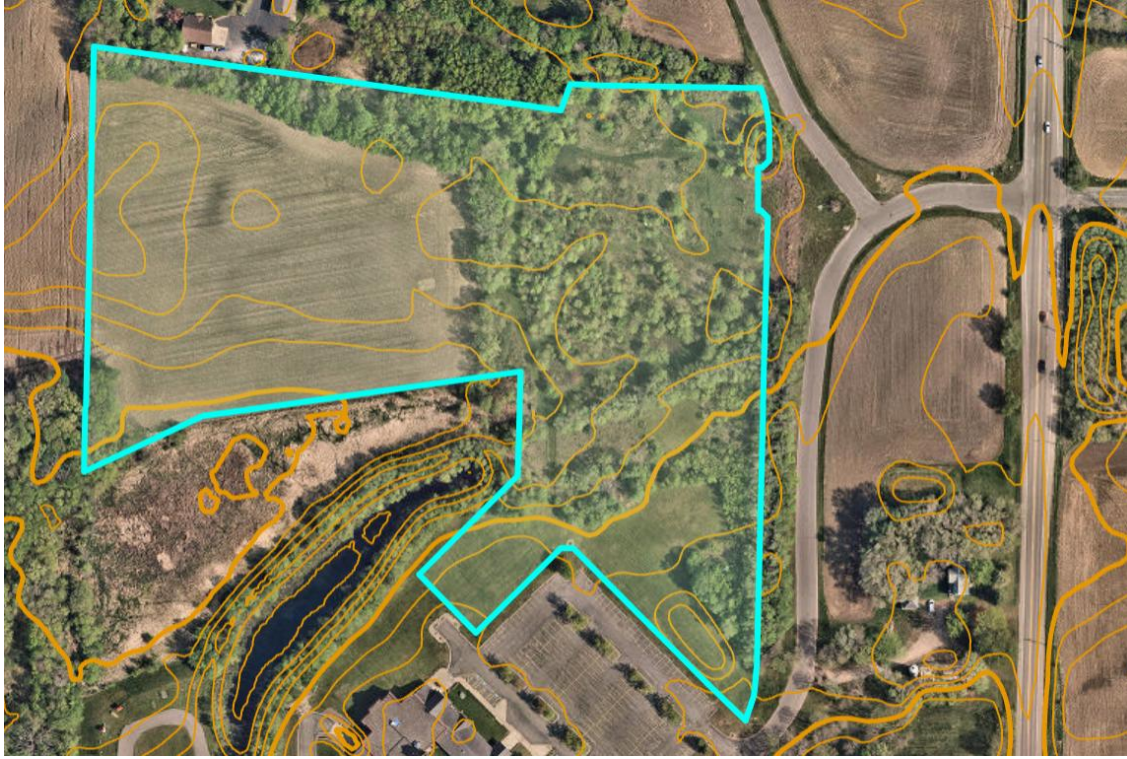


Figure 3 Existing Drainage Map

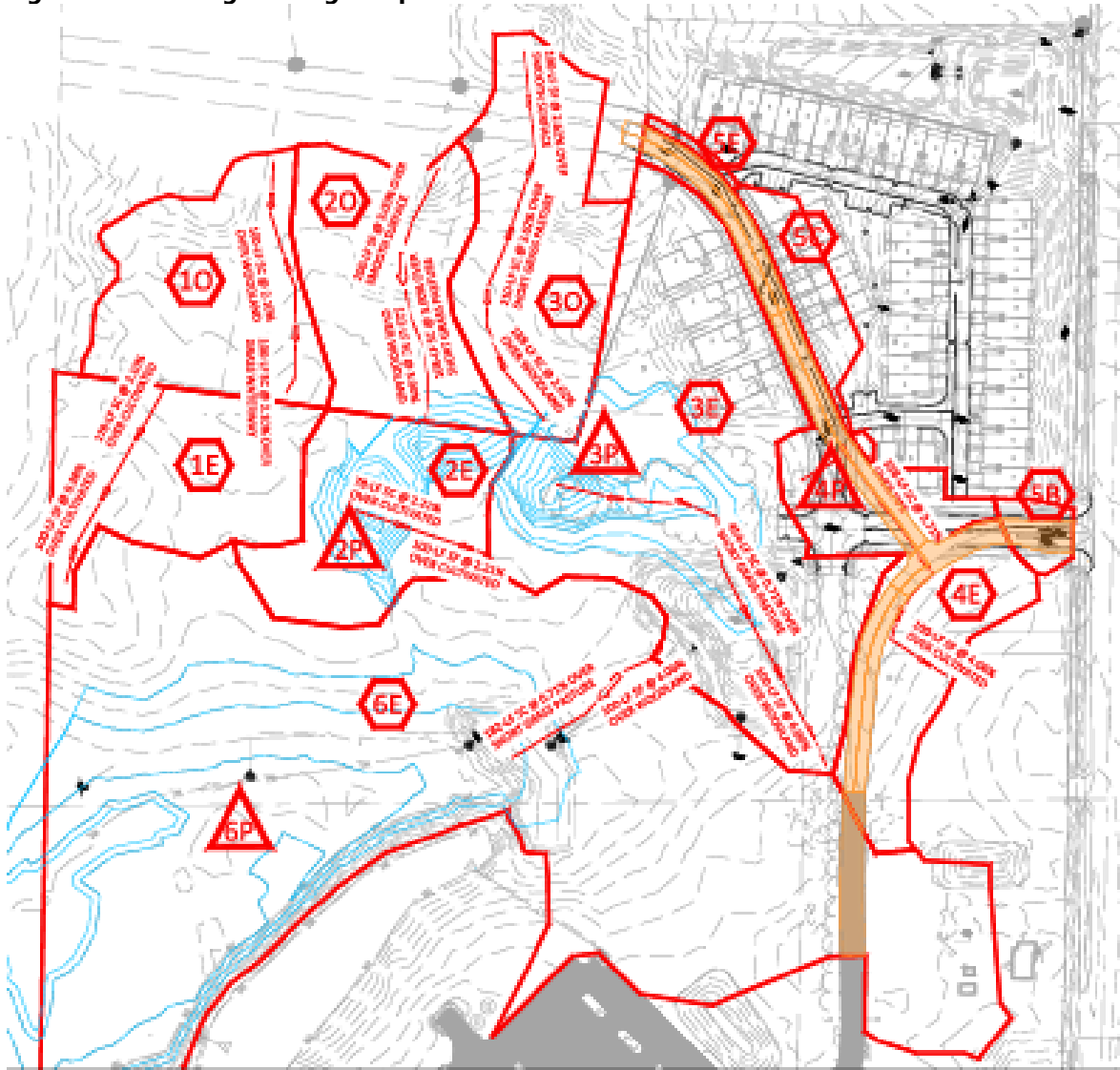


Figure 4 Proposed Drainage Map



# elm creek Watershed Management Commission

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## STAFF REPORT | September 3, 2025

**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 7, 2025.

**2016-005W Ravinia Wetland Replacement Plan, Corcoran.** In 2016, the Commission approved Staff's recommendations on this wetland replacement plan. Barr Engineering has been providing monitoring to ensure the replacement meets the performance standards of the approved plans. The Commission initially held both replacement and monitoring escrows. The monitoring escrow has since been depleted. Barr will invoice the Commission for their expenses to date which, along with future expenses, will be deducted from the replacement escrow (\$292,000.00). At this time the monitoring escrow is in arrears \$7,294.05. At their July 10, 2024, meeting the Commission approved Staff invoicing the arrearage, *which has been received*. Included with the November 2024 report was a copy of an email from Barr providing an update on the Ravinia project and proposed next steps. In February, 2025 the replacement escrow was reduced to \$100,000. On April 14, 2025, the City noted: This project falls under WCA LCU. When watershed services were transferred to Corcoran, this project was kept under the Commission's responsibility. On June 25, 2025, Joe Waln from Barr Engineering reported that Barr had performed field work at the end of May to document wetland hydrology, as requested by the Technical Evaluation Panel (TEP). On June 30, 2025, Karen Wold, Barr, advised Staff that she intends to perform the final delineation and field documentation in July.

*On August 8, 2025, Wold reported that she had completed the wetland delineation field documentation and is preparing a report to be sent out for agency review. Her goal is to complete that so there will be time within the growing season for a site review to verify the final wetland boundaries and site conditions. The report will tally the total area of wetland credits achieved. In addition, Lennar sent a message on July 25 indicating that they have hired RES as the vegetation maintenance contractor. (There are still some significant invasive vegetation issues on the site.) Lastly, on August 8, Tony Kaster asked for a site review, which should be scheduled soon.*

**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

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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. To date, 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 including BWSR/DNR/Hennepin County Environmental/Army Corps and possibly others have also been involved. On April 14, 2025, the City of Corcoran noted: In February of 2025, the City responded to BWSR regarding the breach of terms of settlement agreement and stipulation for dismissal.

**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 needs to 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 of Rogers 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 7, 2025.

**2020-009 Stetler Barn, Medina.** This site disturbs approximately 3.5 acres. Because of the limited available space for pasture, paddocks and land application of manure, understanding how these components will be managed was an important part of the review. 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 operation and maintenance 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 recorded agreement provided to the Commission.

**2020-017 Meadow View Townhomes, Medina.** This is a 22-acre site located south of Meander Road and north of Highway 55. Lennar Homes is proposing to build 125 townhomes with their necessary infrastructure on this site. The plans call for 7.64 acres of new impervious areas. In October 2020, the Commission approved Staff's finding dated September 30, 2020, contingent upon (1) the mean (average) depth on the west wet detention pond being 4.0' or deeper; (2) buffer strip monumentation and vegetation maintenance plans conforming to the Commission's requirements; (3) an O & M agreement of the stormwater ponds being approved by the City and the Commission and recorded on the property title. Since the approval, the City has requested the applicant to provide abstraction by irrigation only, thus eliminating one filter basin. Staff reviewed the changes and found the updates to be compliant with the Commission's original approvals for stormwater management and administratively approved the plans contingent upon item 3 above and added the condition that design information on the irrigation pump and augmentation water source must be provided within six months of this approval (The Commission received a copy of the recorded O&M agreement on November 2, 2021); and (4) erosion and sediment controls must conform to Commission requirements. On July 24, 2024, the City reminded the developer of the additional condition regarding the irrigation pump and augmentation water source.

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**2020-033 Weston Woods, Medina.** The Commission approved this project in March 2021 with four contingencies: (1) wetland replacement plans must be approved by the City of Medina (LGU), MN DNR and USACE prior to impacts, (2) provide quantification of the change in flood storage capacity for the one-percent annual chance flood event due to the proposed project, (3) provide documentation that changes in flood elevation and loss of floodplain storage have been avoided, minimized, and/or mitigated to the extent practicable. Demonstrate that changes in flood elevation will not cause high water or aggravate flooding on other land and, (4) an O&M agreement for stormwater facilities, including irrigation pumping system components and augmentation wells system, approved by the City and Commission, recorded within 90-days after final plat approval on the title to this property, with a copy provided to the Commission. The Maintenance Agreements were received from the City on April 21, 2025.

**2021-029 TriCare Grocery, Maple Grove.** The outstanding escrow balance remains unpaid. On March 5, 2025, Ashe reported that this project will not occur.

**2021-034 BAPS Temple, Medina.** This project includes construction of a Hindu Temple, dining hall, gymnasium, parking lot and permanent residence for the temple's priest on a 19.7-acre parcel at 1400 Hamel Road. The project was approved in October 2021 contingent on three conditions outlined in Staff's findings dated October 4, 2021: (1) receipt of the escrow balance, (2) an O&M agreement with the City, and (3) a geotechnical report provided to the Commission. On July 21, 2022, the applicant's engineer stated, "The client is holding on[to] construction documents temporarily; once they give us the go-ahead, we will work to finalize the items, likely by this fall [2022]." On November 3, 2022, the Commission was informed that the applicant has amended the site layout. On April 21, 2025, the City advised that this project is still pending.

**2022-006 Hamel Townhomes, Medina.** The proposed project would construct 30 townhomes with associated sidewalks, roads, and stormwater infrastructure, creating 1.76-acres of impervious, 1.54-acres of which is net, new impervious. In their findings dated August 2, 2022, Staff recommended approval with two conditions: receipt of an O&M Agreement acceptable to the City and final escrow determination. The project was approved at the Commission's August meeting. The project is currently on hold and Staff are working with the engineer and owner regarding the escrow. The escrow balance has been invoiced and this project will be removed from the report upon its receipt. Staff have asked the City for help in collecting the outstanding escrow. On April 21, 2025, the City of Medina indicated this project is still pending.

**2022-011 Arrowhead Drive Turn Lane Expansion, Medina.** This project consists of a linear project for the City of Medina and a private site expansion for Open Systems International (OSI). The City will be constructing a stormwater BMP on the OSI site to accommodate rates and water quality from two projects: the Arrowhead Drive Turn Lane expansion and the future OSI expansion. The projects are being reviewed as a planned development being treated by the proposed basin. This project received approval at the Commission's May meeting pending three conditions found in Staff findings dated May 2, 2022: (1) final escrow determination, (2) payment of the additional floodplain alteration review fee, and (3) plans for the OSI, Inc. parking expansion being developed. A Commission application for Rule E will be necessary, assuming the stormwater management is consistent with this approval. An erosion control and grading plan for the OSI site should include no more than 1.56 acres of impervious surface and all impervious surfaces must be directed to the proposed stormwater BMP. This project will be reconciled.

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**2022-018 Big Woods, Rogers.** This site is approximately 72.1 acres, with 61.0 acres being disturbed. The project will create 207 residential lots and include 23.6 acres of impervious surface after development. Per Staff findings dated June 1, 2022, the Commission approved this project at the June meeting conditioned on: (1) reconciliation of the escrow fee balance; (2) receipt of a wetland alteration plan approved by the WCA LGU [the City]; and (3) approval by the City of the O&M plan with what is shown on the plan sheets (888.50). Update report and tables if necessary to be consistent with HydroCAD results; (4) provide Notice of Decision forms from BWSR for Wetlands 2, 4, and 5 to confirm that wetland mitigation measures are not needed and that the wetlands are incidental; and (5) submit finalized construction plans prior to construction of the proposed buildings and parking lots. Plans must confirm that the site does not exceed the proposed impervious surface area (8.77 acres) and that the impervious surfaces are routed to the proposed stormwater improvements. On April 7, 2025, Mike Albers reported this project is still ongoing.

**2022-040 Karineimi Meadows, Corcoran.** This 125-acre parcel in the southeast quadrant of the CR 10 and 19 intersection is proposed to be subdivided into ten large single family residential lots. The project will consist of constructing Chaparral Lane south of CR 10 with its associated drainage and stormwater basins into the site. Lot grading improvements will be customized and occur as the homes are built. Revised information and a recommendation for approval was provided to the Commission at their December 2022 meeting. The Commission approved this project contingent upon: (1) Ponds 3 and 4 filter volume drawdown rates being designed for a 1.0"/hour drawdown rate, or if the existing rate of 1.8"/hour is used, the 48-hour drawdown must be field-verified after construction; (2) an approved and recorded O&M agreement for the stormwater ponds being recorded on the property; (3) the escrow balance being reconciled; and (4) the Commission recommends the City follow the Commission's recommended livestock management policy. Construction was to begin spring/summer 2023. Condition 1 will be verified by the applicant post-construction. On January 24, 2024, Kevin Mattson provided a copy of the O&M agreement. On April 14, 2025, the City noted the drawdown test still needs to be completed.

**2022-043 Meander Park and Boardwalk, Medina.** This project is a proposed commercial PUD on Lake Medina. Wetland surrounds the 18-acre site on the west and south, leaving approximately 7 acres of developable land. The project will disturb 6.3 acres of the site, resulting in a 4.0-acre increase in impervious surface. In their November 2, 2022, findings Staff recommended approval contingent upon (1) escrow fee reconciliation; (2) an O&M plan approved by the City, (3) addition of Emergency Overflows (EOFs) to the grading plan for the East Filtration and the North Retention basins. The low floor elevations must be at least one foot above the (EOF) for the stormwater pond. Secondary outlet devices potentially modeled as EOFs are reported as 987.27 for the North Retention Basin and 993.0, the elevation of the roadway, for the East Filtration Basin, (4) jurisdictional determination for LGU WCA replacement or exemption is necessary. LGU and WCA approval prior to any wetland impacts if required by LGU, and (5) addition of approved wetland monument signs to the plan set. These conditions were approved at the November 9, 2022, meeting.

On July 26, 2024, the Commission was informed: The project has gone through a series of changes and obtained related PUD Amendments from the City in the fall of 2023, with the latest City-approved civil plans from SRF, dated March 22, 2024. In September 2023, Erik Megow reviewed the project's changes

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from the original watershed approval and generally had no issues. The project changed architects in early 2024 involving the Event Venue building and Staff have been navigating additional building changes and related PUD Amendments, with the latest going to the City Council in August 2024.

It is the intent of the development team to construct all the buildings, site improvements, and road improvements over the next couple of years but are currently focusing on the Event Venue. It is the intent to start the footing and foundations of the Event Venue building in fall 2024, with other site/road work in 2025, followed by other buildings. SRF is in the process of advancing the civil PUD plans to Construction Documents (and updated storm report) to reflect further project details, utility profiles, and operations of the Event Venue in hopes to have this completed in early Fall 2024 to go along with the construction permit application for the Event Venue building excavation/footings/foundation and building permit by the general contractor, K2. Since the project involves public watermain and sanitary sewer extensions, SRF will assist in obtaining these State permits prior to work beginning in 2025. SRF construction document plans and storm report will be submitted to the Commission and the City at the same time for applicable construction permits and will make sure that the conditions of approval are addressed. On April 21, 2025, the City informed that this project is still pending.

**2023-01 Chankahda Trail Reconstruction Phase 2, Plymouth.** Hennepin County and the City of Plymouth are proposing to reconstruct approximately four miles of Chankahda Trail over Peony Lane/Maple Grove Parkway to roughly 100 feet east of Vicksburg Lane. 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, Ben Scharenbroich 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.

**2023-015 South Fork Rush Creek Restoration at Evanswood, Maple Grove.** This is a 5,500 lineal foot restoration of the South Fork of Rush Creek beginning 100 feet downstream (north) of the 101st Street Avenue North Bridge. The project incorporates restoration and stabilization techniques and includes construction of a minimal impact pedestrian bridge. The project disturbs 14.7 acres and proposes no impervious outside the pedestrian bridge (a linear project, the proposed bridge impervious is less than one acre and does not trigger stormwater requirements). The project was reviewed by Staff who recommended approval with three conditions - the standard fee/escrow condition and two conditions related to the LOMR filing with as-built conditions and the second DNR permit required for work in public waters associated with the pedestrian bridge. On March 5, 2025, Asche reported that this project is under construction. Staff will calculate the escrow balance.

**2023-020 Dunkirk Square, Maple Grove.** This project consists of a proposed redevelopment that will disturb 1.53 acres of existing retail parking lot on a portion of Dunkirk Square at the southeast intersection of Maple Grove Parkway and 94th Avenue. The project will redevelop retail parking into a new parking area and a Popeye's Restaurant. Findings dated September 1, 2023, included Staff's recommendation for approval conditioned on (1) escrow reconciliations, (2) provision of details for orifices and weirs for underground detention, and (3) provision of a Stormwater Maintenance Agreement acceptable to the City and the Commission. The Commission approved

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Staff findings at its September meeting. On March 5, 2025, Ashe reported that construction has not begun on this project and may not occur.

**2023-022 Shores of Sylvan Lake, Rogers.** This project consists of the redevelopment of an existing farmstead into five (5) large lots on Sylvan Lake. Findings dated October 3, 2023, were included in the October Commission packet. This item was approved at the October meeting with two conditions: (1) escrow reconciliation and (2) provision of a Stormwater Maintenance Agreement acceptable to the City and the Commission. On April 7, 2025, Mike Albers reported this project is still ongoing. The Stormwater Agreement and plat were recorded in February 2024 and construction began mid-year 2024. The escrow will be reconciled.

**2023-023 NORSQ, Maple Grove.** This project consists of a 23.2-acre development on a 78.9-acre property located on Garland Lane, east of Lawndale Lane and north of 95th Avenue North. The proposed development consists of an apartment building, a commercial building, and townhomes. Along with the buildings, there will be amenities and associated street and utility infrastructure. Findings dated October 31, 2023, included Staff’s recommendation for approval conditioned on (1) escrow reconciliation, (2) provision of a Stormwater Maintenance Agreement acceptable to the City and the Commission. This project was approved at the November meeting with those conditions. The Commission received the maintenance agreement on January 6, 2025. On March 5, 2025, Ashe reported that this project is under construction. Staff will reconcile the escrow balance.

**2023-025 Rogers Mixed-Use Improvements, Rogers.** The applicant is redeveloping a 1.94-acre parcel, triggering Commission Rules D and E. The proposed development is located at the northwest corner of main street (CR 150) and Church Avenue and is bordered by John Deere Lane on the north and the Burlington Northern Railroad on the southwest. The parcel lies in the watershed draining north to the Crow River. The applicant is proposing a mixed-use development to replace the existing industrial/commercial land use consisting of both consolidated and unconsolidated bituminous parking with buildings. In addition to eliminating the unconsolidated bituminous parking (which can reduce sediment loads downstream significantly), the applicant proposes increasing pervious area by 7,841 square feet. The project includes sub-surface stormwater facilities and a commercial filtration system to achieve Commission requirements. There are contaminated soils onsite. The MPCA has reviewed and approved the applicant’s construction plans to mitigate contamination exposure during construction. In findings dated November 21, 2023, Staff recommend approval of this project with the standard escrow and stormwater maintenance agreement conditions. This project was approved at the December meeting with those conditions. On January 31, 2024, the City reported that this project is on hold pending funding concerns.

The applicant made minor changes to the proposed project and resubmitted it for a staff-level review in December 2024. Staff reviewed the new submittals and updated the review document for inclusion in the February 2025 Commission packet. The original project increased pervious area by 7,841 SF; the current proposal increases pervious area to 11,383 SF. The proposed project impervious is now 80,252 (1.84 acres) relative to the existing 91,635 SF (2.10 acres). Staff found the project meets Commission standards and recommended staff-level approval of the changes with the two existing standard conditions of meeting escrow requirement and providing an executed stormwater BMP maintenance agreement acceptable to the City and Commission within 90 days.

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Stormwater plans provide for BMPs sized to accommodate the planned development of the 0.33-acre parcel not included in this review. Provided the proposed project for that aligns with impervious and stormwater routing proposed in this plan, the second portion of the project may just require an erosion control review prior to construction. That will be determined when it is submitted for review. On April 7, 2025, Mike Albers reported that the final plat was resubmitted to the City in April.

**2023-029 Dayton Field 4th Addition, Dayton.** This 15.05-acre site is located southwest of the intersection of West French Lake Road and 121st Avenue North. The applicant proposes construction of two office warehouses with associated driveways, parking and stormwater management facilities. The proposed project disturbs 10.5 acres, creating 5.639 acres of new impervious. The parcel drains a total of 55.5 acres, primarily to the northeast to French Lake and then to Diamond Creek. Three biofiltration ponds with iron enhanced sand filters provide for rate control, water quality, and filtration volumes over the D soils site. In their findings dated December 5, 2023, Staff recommended approval of this project with the standard escrow and stormwater maintenance agreement conditions. This project was approved at the December meeting with those conditions. On March 7, 2025, the City of Dayton re-reported that this development application was amended. Originally platted as two lots (north and south); the planned owner of the north lot withdrew. The south lot is moving forward as proposed; the north lot will become an Outlot to be developed at a later date. Approvals are in place, but construction on the south lot has not yet started – timeline unknown. Staff will reconcile the escrow.

**2023-030 Woodland Hills of Corcoran.** This 17.4-acre site is located northeast of the intersection of CSAH 116 and Hackamore Road. The applicant proposes establishing two temporary stockpiles on the site and associated erosion control to stabilize the piles. The proposed project disturbs 3.4 acres creating no new impervious. The existing land use is agricultural, wetlands and a homestead. Staff issued a grading permit January 4, 2024, with the standard escrow payment condition, and a request for wetland delineation documentation on site. On August 2, 2024, Mattson reported that this grading permit is currently active but will be replaced by the formal Woodland Hills development application. On April 17, 2025, the City reported that this preliminary grading permit has been absorbed and been replaced with a formal development agreement under project review 2024-020. The escrow for this phase of the project will be reconciled.

**2024-002 The Meadows Park, Plymouth.** The project area is located at 5805 Peony Lane on a 21.89-acre site and will disturb 11.61 acres. The proposed project will provide pedestrian trails and sidewalk, recreation fields, tennis and sport courts, an ice hockey rink, a parking area, supporting utilities, and two additional stormwater management basins while expanding an existing biofiltration basin. The project will result in a net increase in impervious area of 2.48 acres. This project was approved at the March Commission meeting conditioned on escrow reconciliation and wetland buffer signage. On July 23, 2024, Ben Scharenbroich reported that buffer signage is currently being developed and the Commission will be notified when completed.

**2024-005 Rush Hollow North, Maple Grove.** The project is located on a 9.0-acre site and will disturb 10.6 acres. The proposed project will construct 25 single-family homes, associated driveways, utilities, and streets. Off-site grading and future trails will be completed by others. Staff findings dated March 29, 2024, were approved at the April Commission meeting conditioned on escrow reconciliation and

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updated notes stating soil decompaction and off-site grading approval. On March 5, 2025, Asche reported that this project is under construction. Staff will reconcile the escrow balance.

**2024-006 Sunram Construction, Corcoran.** Project location is on four acres of a 27-acre parcel located south of Corcoran Community Park near CR 50. The 27-acre parcel drains to a tributary of South Fork Rush Creek. The applicant proposes to expand the existing two-acre storage area to four acres. The applicant reports in the SWPPP they prepared under the NPDES Construction Stormwater General Permit MNR10001 (2018) storage of “topsoil, general fill, and unclassified material.” The proposed work includes constructing an 11-foot-tall berm around the expanded site and adding gravel to the existing 1,200 lineal foot 20-foot-wide access road (0.55 acres). The initial 60-day decision period was extended to allow for additional investigation and review due to the novel nature of the application/site use. In their findings dated June 11, 2024, Staff approved the project with five conditions. On April 17, 2025, the City reported: the Interim Use Permit (IUP) is in place and has been recorded. Staff will reconcile the escrow balance.

**2024-009 Heritage Christian Academy, Maple Grove.** The site is located at 15655 Bass Lake Road, west of the Bass Lake Road and Vicksburg Lane intersection and east of Nottingham Parkway. The proposed project consists of an expansion of the existing Heritage Christian Academy parking lot and a building addition. The project will disturb 3.0 acres of the 14.2-acre site. Site improvements include mass grading, construction of a building addition, construction of a parking lot addition, concrete sidewalk, curb and gutter, underground storage chamber, erosion control, and landscaping. The project triggers Rules D and E. This project received Commission approval at the May meeting with the standard conditions of escrow reconciliation and an approved O&M plan. On March 5, 2025, Asche reported that this project is under construction. Staff will reconcile the escrow balance.

**2024-010 Corcoran Storage II, Corcoran.** This is a 4.87-acre site located at 23730 State Highway 55. The parcel is on the north side of the highway, west of CR 19. It is located at the very edge of the Elm Creek Watershed border with the Pioneer Sarah Creek watershed border on the west and south edges of the parcel. The project appears to drain locally to the north and northwest to a small ditch, and then to a creek which drains south to the Pioneer-Sarah watershed. The applicant proposes construction of a self-storage facility on the currently agricultural parcel. Existing site impervious is 0.12 acres; 2.73 acres of total impervious is proposed post project. The proposed project will disturb 4.8 acres of the parcel. In their findings dated April 24, 2024, Staff recommended approval with three conditions: 1) escrow reconciliation; 2) updated wetland buffer monumentation on the site plans; and 3) a maintenance plan and agreement if required by the City. This project received Commission approval at the May 2024 meeting with those conditions. On August 2, 2024, Mattson reported that the applicant is in the process of finalizing the required contract documents with the City. On April 17, 2025, the City of Corcoran provided the Commission with a copy of the maintenance agreement. Staff will reconcile the escrow balance.

**2024-015 Hennessey Grove, Maple Grove.** The 9.78-acre site is located south of Bass Lake Road and east of Lawndale Lane. The proposed reconstruction project includes mass grading, utilities, and a storm basin with filtration bench. This project was approved at the June Commission meeting with four conditions: (1) escrow reconciliation, (2) concurrence from the City that the proposed sidewalk will not require wetland mitigation, (3) sidewalk grading plan showing that the sidewalk along 68th Avenue North drains towards the street and not towards Wetland 2, and (4) confirmation that

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Storm Manholes #2 and #12 have 4-foot sumps. The developer has notified Staff that this project is not moving forward. The review fee has been reconciled and Staff are continuing to work with the developer to secure receipt of the outstanding escrow. On March 5, 2025, Asche reported that construction is about to begin on this project.

**2024-016 Sundance 11th, Dayton.** The site is located within the broader Sundance Greens development, north of Rush Creek parkway and west of Fernbrook Lane. The applicant is proposing an extension of 12th Avenue North from its existing temporary cul-du-sac west of Niagara Lane to a terminus loop, construction of a stormwater pond and ten homes on the end loop of 12th Avenue in the existing development. Stormwater requirements were permitted previously, so only erosion control was considered for this review. In Staff's findings revised September 30, 2024, this project was granted administrative approval with two standard conditions. On March 7, 2025, the City of Dayton reported that this project is substantially complete. Some vegetation establishment, wear course, and clean up remain. Additional Commission involvement is not anticipated. Staff will reconcile the escrow balance.

**2024-017 Pioneer Trail Industrial Park, Corcoran.** This 56.86-acre project is located at 6210 Pioneer Trail, northeast of the intersection of Pioneer Trail and Highway 55. The project proposes site disturbance of 47.4 acres to implement site improvements for commercial/ industrial buildings on five lots and associated stormwater management, parking, and utilities resulting in 29.18 acres of new impervious. In their findings dated August 7, 2024, Staff recommended approval with seven conditions. At their August 14, 2024, meeting, the Commission approved these recommendations. On April 17, 2025, the City reported that the developer has received the final plat approval/conditions but has not advanced the project to construction. Staff will reconcile the escrow balance.

**2024-018 Kwik Trip 1187, Dayton.** This is a 10.27-acre site located at the Maple Court and Holly Lane North intersection. The applicant proposes construction of a convenience store with two fueling canopies and associated review for consistency with prior permitted conditions. A complete application was received for parking and drive lanes for a self-storage facility. No impervious exists on the undeveloped agricultural site. The proposal will disturb 9.9 acres of the 10.27-acre site resulting in 5.597 acres of impervious post project. Construction is slated to begin in 2025. In their findings signed August 7, 2024, Staff recommended approval with the standard conditions. At their August 14, 2024, meeting, the Commission approved these recommendations. The City reported that grading and construction began the end of February and construction is anticipated to continue into the fall. Staff will reconcile the escrow.

**2024-019 Silver Buckle, Plymouth.** This is a 10.4-acre site development, located north of Chankahda Trail and west of Vicksburg Lane. The site will be developed into a residential area with new impervious areas including houses, driveways, roads, and sidewalks. The site will maintain its general drainage divides from existing conditions with updates to the routing of two wetlands, however, the hydraulics of those wetlands will be maintained. In their findings dated August 7, 2024, Staff recommended approval with one standard condition. The Commission approved this recommendation at their August meeting. Staff will reconcile the escrow balance.

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**2024-020 Woodland Hills of Corcoran 2024.** This is a 36.7-acre site at the northeast corner of Hackamore Road and CR 116. The three parcels making up the site are currently a mix of undeveloped land with woodland, six wetlands, and meadow. The southeast corner of the site contains a building and some equipment parking/storage areas. The northernmost corner of the site is about 260 feet from a tributary to Elm Creek within the northwest portion of the Elm Creek subwatershed. The project drains in three directions to adjacent wetlands and ditches which all drain to the Elm Creek tributary. The applicant proposes a housing development with 61 homes and associated roadways and storm water management disturbing 26.1 of the 36.7 acres. The development as proposed increases impervious from the existing 2.6 acres to 8.8 acres of new or reconstruction impervious. In their findings revised September 3, 2024, Staff recommended approval with three conditions. These were approved at the Commission's September 11, 2024, meeting. The City provided a copy of the maintenance agreement on April 17, 2025. On April 24, 2025, Lauren Letsche confirmed that the second condition regarding the low floor elevations has also been satisfied. Staff will reconcile the escrow balance.

**2024-021 Heather Meadows Third Addition, Corcoran.** This site is located at 22901 Oakdale Drive. The portion of the property under development is mostly cropland with some minor wetlands and tree lines. The project drains into wetlands that drain to the west and to the south from the property. A small section of the site drains to the northeast. The applicant proposes a housing development with ten new single-family lots on a proposed extension of Heather Lane, in addition to one existing homestead, one farmstead, and two outlots. This project will disturb 12.5 of the 88.22-acre site. The development proposed increases impervious from the existing 0.11 acres to 2.57 acres of new or reconstructed impervious. In their findings revised September 3, 2024, Staff recommended approval with four conditions, which were approved at the Commission's September 11 meeting. On April 17, 2025, the City reported that the developer has received the final plat approval/conditions but has not advanced the project to construction. Staff will reconcile the escrow.

**2024-022 Hope Meadows Townhomes, Corcoran.** This site is located at the northwest intersection of County Roads 30 and 116. The site is comprised of two existing parcels which are a mixture of cropland, woodland, wetlands, and grass areas with 0.81 acres of existing impervious. The two parcels are located within an unnamed subwatershed tributary to Rush Creek. The applicant proposes the construction of row townhomes, utility improvements, private access roads, and stormwater management facilities as part of an overall PUD. This phase of the proposed project disturbs 14.5 acres of the 14.5-acre site, resulting in 3.35 acres of new and reconstructed impervious. This project is in the northeast area of the larger Hope Church PUD. The applicant submitted a complete application July 29, 2024, but submitted several subsequent iterations with changes relevant to assessing if the proposed development meets Commission requirements. The most recent was submitted August 23, 2024, and shows a new rate increase issue for the northeast corner. In their findings revised September 3, 2024, Staff recommended approval with five conditions. This recommendation was approved at the Commission's September 11 meeting. The City provided a copy of the maintenance agreement on April 17, 2025. Staff will reconcile the escrow balance.

**2024-023 Upward Acres, Corcoran.** This is a 62.4-acre site located at the intersection of County Roads 30 and 116. The site is comprised of one existing parcel which is a mixture of planted, herbaceous, wetlands, and forested areas with 0.38 acres of existing impervious. The parcel is located within the Rush Creek subwatershed. The applicant proposes the subdivision of the parcel into six residential parcels.

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Construction includes grading, road construction, and stormwater basin construction through fall 2025 with home construction to occur in 2026. The proposal will disturb 7 acres of the 62.4-acre site, resulting in 1.75 acres of new and reconstructed impervious. Staff recommended approval with the five contingencies listed in their findings dated September 3, 2024. The five conditions were approved at the Commission’s September 11 meeting. The City provided a copy of the maintenance agreement on April 17, 2025. Staff will reconcile the escrow balance.

**2024-024 Dental Associates, Maple Grove.** This is a 2.5-acre site located at 9400 Upland Lane, northeast of the CR30 and I-94 intersection. The proposed site is a new development for a dental building and parking on a currently vacant parcel. The project includes mass grading, utilities, onsite volume control and offsite regional ponding. The project will disturb 2.9-acres and create 1.50-acres of new impervious surfaces. In their findings dated October 1, 2024, Staff recommended approval with two standard conditions. The project was approved at the October 9, 2024, meeting with those conditions. Staff will reconcile the escrow balance.

**2024-025 Elm Creek Vista, Maple Grove.** This 15.83-acre site is located northeast of the intersection of Chankahda Trail and Maple Grove Parkway. The project site consists of 10.51 acres, with 5.3 acres on the west side of Elm Creek. The proposed project is a new 3.2-acre development for six new family lots. The project includes mass grading, utilities, stormwater treatment, floodplain mitigation, wetland alteration, wetland buffers and City trail and will result in 1.40 acres of impervious surface. In their findings dated November 5, 2024, Staff recommended approval of the project with two conditions, which were approved at the November 13, 2024, meeting. On March 5, 2025, Ashe reported that construction is about to begin on this project. Staff will reconcile the escrow balance.

**2024-026 Brindle Path, Medina.** This project is an approximately 20-acre development located north of Chippewa Road and west of Mohawk Drive. The project proposes 35 new single- family lots and associated street, utilities and stormwater and triggers the Commission rules D, E, G and I. In their findings dated December 4, 2024, Staff recommended approval of the project with five conditions which were approved at the December 11, 2024, meeting. On April 21, 2025, the City of Medina responded that this project is currently in for final plat. The maintenance agreement has been drafted and likely will be recorded this spring.

**2024-027 Fairway Shores Villas at Cook Lake, Corcoran.** This is a 40.56.-acre site located at the north end of Fir Lane off County Road 10. The site is comprised of one existing parcel which is a mixture of planted, herbaceous, wetlands, and forested areas with 0 acres of existing impervious. The parcel is located within the South Fork Rush Creek subwatershed. The applicant proposes the construction of 75 single-family homes, corresponding with the construction of streets, utilities, stormwater ponds, and filtration basins. The proposal will disturb 28.9 acres, resulting in 9.7 acres of new impervious. The project triggers Commission rules D, E G and I. In their findings dated December 31, 2024, Staff recommended approval with four conditions, which were approved by the Commission at its January 8, 2025, meeting. On April 17, 2025, the City reported that construction is anticipated to begin this spring. The City does not yet have the stormwater maintenance agreement.

**2024-028 Osseo New Elementary School, Maple Grove.** The project is located in the northwest corner of the Arbor Ridge Parkway and 101st Avenue North intersection. The proposed project is a 34.04-acre site with approximately 25-acres of disturbed area and 9.27 acres of new and

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reconstructed impervious surfaces. The project proposes a new elementary school building, bus parking lot, staff parking lot, and various playgrounds and sports fields and triggers Commission rules D, E G and I. In their findings dated December 31, 2024, Staff recommended approval of the project with three conditions, which were approved by the Commission at its January 8, 2025, meeting. On March 5, 2025, Asche reported that construction is about to begin on this project. Staff will reconcile the escrow balance.

**2024-029 Maple Grove Senior High 2025 Additions, Maple Grove.** Maple Grove High School is located on an approximately 87-acre site located south of Highway 610 and east of Fernbrook Lane. The project proposes to construct various additions to the existing building and site improvements including reconstruction and reconfiguration of parking facilities. The project includes grading, utilities, stormwater treatment, and will result in a net increase of 4.6 acres of impervious surface. The project triggers Commission rules D and E. In their findings dated December 31, 2024, Staff recommended approval of the project with three conditions, which were approved by the Commission at its January 8, 2025, meeting. On March 5, 2025, Asche reported that construction is about to begin on this project. Staff will reconcile the escrow balance.

**2024-030 Northview Preserve, Rogers.** This project consists of the development of a 30.75-acre parcel . The project will disturb 29.3 acres and result in 75 single-family residential homes with associated streets and utility infrastructure and trigger Commission rules D, E, and I. In their findings dated February 5, 2025, Staff recommended approval with four conditions. The project was approved at the February 12 Commission meeting.

**2024-031 The Parkway Neighborhood, Dayton.** This project is located at the southwest corner of the intersection of I-94 and Dayton Parkway. The site is comprised of two impervious parcels which are a mixture of forested, planted, herbaceous, hayfield, and open water areas. The site is located near the central north portion of the Rush Creek subwatershed, just south of French Lake. 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. On March 7, 2025, the City reported that the final plat is expected to go to the City Council at the end of March. Coordination with the City and other governing entities continues. It is unknown when construction will begin.

**2024-032 Rogers Tech Center, Rogers.** The site is a vacant 2.10-acre lot which will be developed into a commercial building and will add 27,217 CF of impervious surface. A bio-filtration basin is designed for stormwater treatment. The project triggers Commission rules D and E. At the March meeting the Commission approved the four conditions in Staff's findings dated March 3, 2025: (1) reconciliation of escrow fee balance; (2) receipt of an approved operation and maintenance plan for the stormwater ponds, approved by the City; (3) update the time of concentration for EX-1 to

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utilize the longest flow path within the area modeled. Ensure water quality model is consistent with updates; and (4) update plans to include label markers for the proposed wetland buffer signs.

**2024-033 Fletcher Bypass, Rogers.** The City is proposing a new roadway alignment to formally connect Fletcher Lane between CR 116/CR 159 (Territorial Road) to CSAH 81. The proposed project will realign Fletcher Bypass, extending approximately 0.9 miles from about 1,200 feet south of the Fletcher Lane and Territorial Road intersection to CSAH 81. The project will disturb 16.66 acres and result in an increase of 6.12 acres of new impervious surface. The project triggers Commission rules D and E. In their findings dated May 5, 2025, Staff recommended approval with three conditions: (1) escrow reconciliation; (2) an O&M Plan for the stormwater ponds approved by the City and (3) updated filtration basin drain tile details and HydroCAD model consistent with depicted/modeled elevations. This project was approved at the May meeting with those conditions.

**2025-001 Chankahda Trail Reconstruction Phase 3, Plymouth.** This project is Phase 3 reconstruction of Chankahda Trail (formerly CR 47). This phase extends from Vicksburg Lane in the west to Northwest Boulevard at the east end of the corridor. Improvements include the reconstruction of Chankahda Trail into a two-lane urban roadway, new trails along the north and south sides of the road, utility updates, and stormwater management BMPs. The project triggers Commission Rules D, E, and H. A findings-of-fact memo dated March 4, 2025, was prepared for the March meeting wherein the Commission approved the findings 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.

**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. The applicant proposes a plan for a new development. 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 required 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.

**2025-003 Ray J's Bar and Grill, Rogers.** This is an approximately 2.7-acre development bounded by 141st Avenue North to the north, retail property to 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. The project was approved at the February 12 Commission meeting.

**2025-004 Elm Creek Preserve Pavement Rehab, Dayton/Maple Grove.** The project consists of pavement rehabilitation (mill and overlay), Americans with Disabilities Act (ADA) improvements, and the conversion of two parking lots within Elm Creek Park Reserve from gravel to paved. TRPD proposes expansion of the total number of paved parking stalls available within the park. The first parking lot is in the south portion of the Park Reserve (within Maple Grove) across the street from

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the Chalet. The second site is located in the central part of the park (within Dayton), along the access road to the Eastman Nature Center. The combined sites are approximately 4.6 acres in size. Existing impervious is 32.8 acres, proposed is 32.9 (addition of 0.18 acres of new impervious, the remainder of impervious is either newly reconstructed or mill and overlay). Currently there is no stormwater quality treatment, three filtration basins are proposed to meet Commission requirements. These basins will be routed to a ditch that ultimately drains to wetlands. The purpose of the project is to reduce the need for shuttle service, provide basic maintenance, and to update facilities for compliance with ADA. The project triggers rules D and E. In their findings dated January 31, 2025, Staff recommend approval with standard conditions regarding maintenance agreements and escrow payments. These recommendations were approved at the Commission's February 12, 2025, meeting. On March 7, 2025, the City of Dayton reported that City approvals are nearly finalized. Construction is anticipated to begin in the summer/fall.

**2025-005 Taylor Development, Rogers.** The project consists of a 29-acre site located at 23580 109th Avenue North. The developer is proposing nine single-family lots including roads, sidewalks, and utilities. The project triggers Commission rules D, E, and I. In their findings dated March 4, 2025, Staff recommends approval with three conditions. These conditions were approved at the March 12 meeting: (1) reconciliation of escrow fee balance; (2) receipt of an approved O & M plan for the stormwater ponds, approved by the City; and (3) a finalized easement for the wetland EOF.

**2025-006 Hennessey Grove Update, Maple Grove.** This project was approved at the June 2024 Commission meeting. Since approval, this project has changed ownership and some minor floor elevations have been updated to meet the Commission's low floor requirements. The updated application outlined the new owner. In their findings dated January 21, 2025, this project was recommended for approval with three conditions: (1) escrow reconciliation; (2) an O & M plan for the stormwater pond and irrigation plan approved by the City; and (3) concurrence from the City that the proposed sidewalk will not require wetland mitigation. This approval was granted at the February 12, 2025, Commission meeting.

**2025-007 ECK 322 Extension, Maple Grove.** This project is a new utility project proposed by Northern States Power Company dba Xcel Energy that will disturb impervious pavement along approximately three miles of Weaver Lake Road. The project triggers Rules D and E. A findings of fact memo dated March 4, 2025, was prepared for the March Commission meeting wherein Staff proposed three conditions for approval: (1) reconciliation of escrow fee balance; (2) installation detail for trench crossing of Elm Creek at Weaver Lake Road north of Shadow Creek Road to ensure there are no floodplain or hydraulic impacts; and (3) a signed stormwater agreement with the City and confirmation that the agreement has been executed. Approval with these three conditions was granted at the March 12, 2025, meeting.

**2025-008 Goose Lake and Highpointe Neighborhood Street & Utility Project, Champlin.** This project is located along Goose Lake Parkway and residential streets within the Highpointe neighborhood, north and west of the intersection of Goose Lake Parkway and Elm Creek Parkway. The proposed project is a linear reconstruction project with approximately 9.8-acres of disturbed area and 8.0 acres of reconstructed impervious surfaces. Project work includes reconstruction of numerous residential streets, including utility improvements (storm sewer, sanitary sewer, and

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watermain) and improved lighting. A findings-of- fact memo dated March 4, 2025, was prepared for the March Commission meeting wherein this project was recommended for approval contingent on reconciliation of the escrow fee balance. This project was approved with that condition. Staff will reconcile the escrow balance.

**2025-009 Creative Lawn, Rogers.** This project is located on the west side of Northdale Boulevard, south of Hennepin County Road 144 (141st Avenue). The proposed project is a 3.0-acre site with approximately 2.4 acres of disturbed area and 1.07 acres of new and reconstructed impervious surfaces. The project is a redevelopment of a vacant industrial property and includes additional parking areas and greenhouse. In their findings dated May 6, 2025, Staff recommend approval with three conditions: (1) escrow reconciliation; (2) an O&M Plan for the stormwater ponds approved by the City of Rogers; and (3) geotechnical analysis or soil boring showing three feet of separation between the bottom of the infiltration basin and seasonally high groundwater and suitable soils for infiltration. If infiltration is deemed unfeasible, the applicant has shown that stormwater rate volume and water quality requirements are met utilizing biofiltration. These conditions were approved at the May meeting.

**2025-010 Hamel Road Extension, Plymouth.** This project is in the southwest of quadrant of Highway 101 and Trunk Highway 55. The proposed project consists of 2.05-acres of disturbed area and 1.22 acres of new and reconstructed impervious surfaces. The project is a roadway extension connecting two previously developed areas and will include stormwater design. The project triggers rules D and E. A findings of fact memo dated March 4, 2025, was prepared for the March meeting wherein this project was recommended for approval contingent on reconciliation of the escrow balance. This project was approved with that condition. Staff will reconcile the escrow.

During discussion at the meeting, it was noted that a portion of the project site was incorrectly listed as being in the Bassett Creek watershed. A copy of a letter from the Bassett Creek Watershed Management Commission to Hennepin County has been received by the Commission wherein the BCWMC approves the County changing that PID to reside in the Elm Creek watershed. The Commissioners directed Staff to write a letter to Hennepin County, stating that the Elm Creek Commission also approves that change.

**2025-011 DCM Farms, 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 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 applicant proposes construction of residential housing and commercial buildings. The development will include new roads and six ponds. In their revised findings dated March 31, 2025, Staff recommend approval with three conditions. Approval with these three conditions was granted at the April 9, 2025, Commission meeting

**2025-012 Territorial Grove, Dayton.** This is an 18.55-acre site located on the northwest corner of Territorial Road and French Lake Road East. The site is located in the Rush Creek subwatershed. The applicant proposes construction of residential housing, three new roads, and associated pond, pond expansions, roadways and other infrastructure. Construction is set to begin spring or summer 2025, road restrictions and weather permitting. The proposal will disturb 16.9 acres of the site,

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resulting in 5.4 acres of new and reconstructed impervious. In their findings dated May 6, 2025, Staff recommend approval with four conditions: (1) escrow reconciliation; (2) documentation of modeling and site plan revisions to the pond grading and outlets to show that the project meets the Commission requirements for landlocked basins; (3) documentation that the revised NWLs for ponds 1 and 4, which are located on an existing development and are to be expanded, will meet the Low Floor requirements for the adjacent development with the proposed changes; and (4) an O&M Plan for the stormwater ponds if required by the City. This project was approved at the May meeting with those four conditions and with an additional condition requiring documentation of approval from adjacent landowners for the planned pond expansion.

**2025-013 Boston Scientific Weaver Lake 4 Expansion, Maple Grove.** This is an approximately 2.7-acre development located north of Weaver Lake Road and east of 83rd Place North. The proposed site is on a ~68.1-acre property, with 2.7 acres proposing to be disturbed. The development will include a new building expansion with updated parking lot and walkways and will be constructed in an area where the existing parking lot is located. Because of the location and proposed improvements of the expansion, the proposed project will not create any new impervious surface on the site. The project only triggered Commission Rule E and was approved by Staff on March 28. A findings of fact memo dated March 28, 2025, was included in the April meeting packet for information. Staff will reconcile the escrow balance.

**2025-014 Cowley Lake Preserve, Rogers.** This project is a single-family shoreland PUD development. The project is located along the south shore of Cowley Lake, situated between the intersection of Territorial Road/Willandale Road and the westerly terminus of 133rd Avenue North. The preliminary plat consists of three parcels and totals approximately 89.0 acres. The development will result in 169 lots along Cowley Lake. The project triggers Rules D, E, G and I. The project was received on March 26 and faced delays as the applicant worked through some issues and updates with the City and adjacent property owners. A findings of fact memo dated July 31, 2025 was included in the Commission packet for the August meeting wherein Staff recommended approval with four conditions: (1) escrow reconciliation; (2) an O & M Plan approved by the City of Rogers; (3) an approved wetland replacement plan for the wetland impacts; and (4) an updated wetland buffer plan showing the seed mix that will be used to restore/create the proposed wetland buffers. *These conditions were approved at the August 13 meeting.*

**2025-015 Dayton PSA #21.**

**2025-016 Elsie Stephens Park Phase III, Dayton.** This is a 21.14-acre site located on Dayton River Road adjacent to the Mississippi River. The site is comprised of four existing parcels. The site is located in the Mississippi River subwatershed. The applicant proposes improvements to the park including new pavement, stormwater culverts, modifying stormwater management basins, and other associated site improvements. Construction was set to begin June 1, 2025. The proposal will disturb 1.30 acres of the 21.14-acre site, resulting in 0.64 acres of new impervious surface. In their findings dated May 6, 2025, Staff recommended approval conditioned on escrow reconciliation. The project was approved at the May meeting with that condition and with a second condition: (2) Denote limits of construction on the plan set to limit compaction and, if there is a staging area for stripped soils or materials, provide additional erosion control and denote those locations on the plan set.

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**2025-017 Sunset Bluff, Plymouth.** This project proposes to construct a residential subdivision and related infrastructure at the three existing properties located at the southwest quadrant of the intersection of Chankahda Trail and Vicksburg Lane. The proposed project will disturb approximately 11.08 acres with approximately 4.225 acres of impervious surface being created. The development will construct 38 residential lots with associated utilities and a stormwater filtration basin to provide rate control and water quality for the site. The project triggers Rules D, E, G, and I. The project has been reviewed, and a finding of fact memo dated May 5, 2025, was included in the Commission's May meeting packet. Staff recommended approval with two conditions: (1) escrow reconciliation and (2) an approved operation and maintenance plan for the stormwater ponds, approved by the City of Plymouth. At the meeting, Staff noted that the second condition has been met. The project was approved with the single condition. Staff will reconcile the escrow.

**2025-018 Elsie Stephens Canoe/Kayak Launch, Dayton.** This proposed project is located within Elsie Stephens Park. It is a 4.59-acre parcel within the park on Dayton River Road adjacent to the Mississippi River. The applicant proposes improvements which include a canoe and kayak launch and a park shelter. Construction was set to begin May 13, 2025. The proposal will disturb 0.20 acres of the 4.59-acre site, resulting in 0.05 acres of new impervious surface above the floodplain, some floodplain fill and wetland impacts. In their findings dated May 6, 2025, Staff recommended approval with two conditions: (1) escrow reconciliation and (2) denote limits of construction on the plan set to limit compaction, and if there is a staging area for stripped soils or materials, provide additional erosion control and denote those locations on the plan set. Staff recommendations were approved at the May meeting.

**2025-019 Northdale Boulevard Industrial, Rogers.** The project consists of a 43.8-acre site located at the northwest corner of the intersection between 147th Ave North and Highway 101. The project proposed consists of the construction of three (3) industrial buildings along with associated utility improvements, landscaping, and hardscaping. The project triggers Rules D, E, and F. The project was received on April 11, 2025. A findings of fact memo dated June 3, 2025, was included in the packet for the June Commission meeting where the Commission approved this project with three conditions: (1) escrow reconciliation; (2) an O &M Plan approved by the City of Rogers; and (3) confirmation from the DNR that compensatory storage within the floodway will not require a no-rise certification.

**2025-020 Corcoran City Park Improvements, Corcoran.** This a 79.25-acre city park located at the northwest corner of the CR 50 and CR 10 intersection. The site is comprised of two existing parcels which are a mixture of forests, shrubland, planted and grass, and artificial surfaces and associated areas (multiple baseball fields, a tennis court, and a playground). The applicant proposes construction of a pavilion building, parking lot, and park infrastructure including pickleball courts, playground equipment, and a walking trail. The project will disturb 13.5 acres of the site, resulting in 2.2 acres of new impervious. In their findings dated May 6, 2025, Staff recommended approval conditioned on escrow reconciliation. This project was approved at the May meeting with that condition. Staff will determine the escrow balance.

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**2025-021 Brockton Lane Business Park, Corcoran.** This is a 78.85-acre site located on Brockton Lane, 600 feet south of Rush Creek. The site is comprised of one parcel which is a mixture of cultivated, forests, and herbaceous vegetation with 0 acres of existing impervious surface. The parcel is located within the Rush Creek subwatershed. The applicant proposes construction of two commercial buildings, truck dock and parking stalls, and 400 parking spaces. The proposal will disturb 43.09 acres of the site, and result in 26.48 acres of new impervious surface after development. In their findings updated June 4, 2025, Staff recommended approval with five stipulations: (1) escrow reconciliation; (2) provide monumentation documentation for the wetland buffers within the plan set; (3) provide TEP's approval for the mitigation plan documenting the reduction in drainage area to both south wetlands and the impact of that and potential dewatering from connections between south pond and south wetland; (4) demonstration of the separation requirement for the NWL and EOF for the northern pond; and (5) an O & M agreement if required by the City of Corcoran. The Commission granted this approval at their June 11 meeting.

**2025-022 Asguard – Phase 2, Rogers.** The proposed redevelopment will consist of a new mixed use residential and retail building with underground parking, a new 9,000 SF restaurant, and a 9,000 SF fuel facility encompassing approximately 8.6 acres located at the intersection of Rogers Drive and 114th Avenue North. This second phase will disturb 4.1 acres and result in 2.2 acres of proposed impervious surface. The project triggers Rules D, E, and F. A finding of fact memo dated June 3, 2025, was included in the packet for the June 11 Commission meeting wherein Staff recommended approval with two conditions: (1) escrow reconciliation; and (2) an O & M plan for the proposed stormwater BMPS approved by the City. This project was approved with those conditions.

**2025-023 Wood Lane Villas, Rogers.** This project proposes the construction of a 5.0-acre residential subdivision along with associated utility improvements. The project is on a 6.07-acre site located south of Wood Lane and abuts the existing Skye Meadows development. It triggers Rules D and E. *A findings of fact memo dated July 1, 2025, was included in the packet for the July 9 Commission meeting wherein Staff recommended approval with two conditions: (1) escrow reconciliation; (2) an O & M Plan approved by the City of Rogers.* The project was approved with those conditions.

**2025-024 Ridge at Elm Creek, Maple Grove.** This project proposes the construction of 22 single-family lots along with associated utility improvements, landscaping, and street paving on a 13.4-acre site located west of Archer Lane and north of Elm Road. This second phase will disturb 4.1 acres and result in 2.2 acres of proposed impervious surface. The project triggers Rules D, E, G, and I. A findings of fact memo dated July 1, 2025, was included in the Commission packet for the July 9 Commission meeting wherein Staff recommended conditional approval with three conditions: (1) escrow reconciliation; (2) an O & M Plan approved by the City of Maple Grove, and (3) an approved wetland buffer plan showing buffer monumentation. The project was approved with those conditions.

**2025-025 Compass Orthodontics, Medina.** The project proposes construction of an orthodontics clinic building and surface parking along with associated utility improvements, landscaping, and hardscaping on a 0.75-acre site located north of Highway 55, between Clydesdale Trail and the Wells Fargo Bank. The project triggers Rules D, E, and I. A findings of fact memo dated June 3, 2025, was included in the packet for the June 11 Commission meeting where the members approved this project with four conditions: (1) escrow reconciliation; (2) an O & M Plan approved by the City of

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Medina; (3) a final irrigation reuse plan including distribution piping and pumping plans and calculations; and (4) an approved wetland buffer plan showing buffer monumentation.

**2025-026 Rush Creek Bass Lake Markets, Maple Grove.** This project proposes the construction of a multi-tenant building and surface parking along with associated utility improvements, landscaping, and hardscaping. The project consists of a 1.55-acre site located at the southeastern corner of the intersection of CR 101 and CR 10. This development is a part of previously approved HyVee - Markets at Rush Creek (Project Review 2009-004). The project triggers Rules D and E. A findings of fact memo dated June 3, 2025, was included in the June 11, 2025, meeting packet. The Commissioners approved this project contingent on escrow reconciliation.

**2025-027 Legacy Woods, Dayton.** This project is a single 104.9-acre parcel located on the north side of Diamond Lake Road North between Brockton and Lawndale Lanes. Laura Lake is at the southeast corner of the proposed development. The site is a mixture of woodland, wetlands and some cultivated land in the high area with no impervious area. The site is located in the Crow River subwatershed of the Elm Creek Watershed. The applicant proposes construction of 10 houses with driveways and septic systems, and a new road. The proposal will disturb 18.7 acres of the 104.9-acre site, and result in 2.7 acres of new impervious surface after development. The applicant resubmitted a revised plan set and stormwater report on July 9, 2025, in response to Commission comments. *In their findings revised July 30, 2025, Staff recommended approval with six conditions: (1) escrow reconciliation; (2) an O&M Plan approved by the City; (3) the Low Floor Elevation (LFE) and exact impervious for the 10 proposed homes to be constructed at a later date. The table provided by the applicant documents these two pieces of information. Each home must be submitted for review for consistency with these data at the time of construction to ensure alignment with Commission requirements, including the review fee; (4) provide the existing condition model for the 1-year event to document the proposed condition mimics the existing 1 and 2-year events; (5) provide necessary easement documentation for the proposed tree preservation areas; and (6) provide extent and nature of wetland impacts proposed as well as the TEP executed approval of mitigation or de minimis determination. These conditions were approved at the August 13, 2025 meeting.*

**2025-028 Cartway Road, Champlin.** The site is located between Trussel Avenue North and Elm Creek Road at the passing of Elm Creek on the Cartway Road. The project consists of 1.03 acres of disturbance along Cartway Road and its crossing of Elm Creek consisting of street reconstruction, culvert replacement, sidewalk and utility improvements for Cartway Road at that location. The project triggers Rules D, E, F, G, H, and I. A findings of fact memo dated July 1, 2025, was included in the packet for the July 9 Commission meeting wherein Staff recommended approval with three conditions: (1) escrow reconciliation; (2) an approved WCA NO Loss application, and (3) an approved wetland buffer plan showing buffer monumentation. The project was approved with those conditions.

**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. The site is north of Medina Road and west of Brockton Lane. The project triggers Rules D, E, F, G, and I. A findings of fact memo dated July 31, 2025 was included in the August meeting packet wherein Staff recommended approval with four conditions: (1) escrow reconciliation; (2)

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An O & M Plan approved by the City of Medina; (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.*

**2025-030 Villas at Hunter Hill, Medina.** *The project spans approximately 3.2 acres. The site is west of Hunter Drive and south of Hamel Road. The project proposes to build residential housing units along with associated parking and driveways. The project triggers Rules D, E, G, and I. A findings of fact memo dated July 28, 2025 was included in the Commission packet for the August meeting wherein Staff recommended approval with three conditions: (1) escrow reconciliation; (2) an O & M Plan approved by the City of Medina; and (3) an updated grading and erosion control plan with a filtration basin design that allows for a minimum filtration media depth of 12 inches. *The project was approved with those conditions.**

**2025-031 Hindu Society of MN Education & Cultural Center, Maple Grove.** The project disturbs approximately three acres of a 75-acre site located north of the Hindu Society of MN Temple located at 10530 Temple Drive. The project proposes development of an Educational Center along with associated driveways and pedestrian pathways. The project triggers Rules D and E. A findings of fact memo dated July 23, 2025, was included in the packet for the August 13 meeting wherein Staff recommended approval with two conditions: (1) escrow reconciliation; and (2) an O & M Plan approved by the City. *The project was approved with those conditions.*

**2025-032 Lake Camelot Park Improvements, Plymouth.** *The project disturbs approximately 1 acre within the existing Lake Camelot Park. The site is located southeast of the intersection of Chankahda Trail and Fernbrook Lane at the north edge of Lake Camelot. The project will consist of redevelopment to the existing park and will include the construction of sidewalk, bituminous pavement, improved play areas and equipment, as well as underground utilities and stormwater management. The project triggers Rules D, E, and I. Initial review of this project has been completed and initial comments were sent to the applicant on July 21, 2025 with a second round of comments sent to the applicant on August 6, 2025. Staff are waiting for re-submittals to address comments and do not have a recommendation at this time.*

**2025-033 Hope Meadows Phase II, Corcoran.** *This is a 12.83 acre phase of the original Hope Meadows Project located directly west of CR 116 at the intersection with Oswald Farm Road, Hunters Ridge and Hope Way. This project is Phase II of the original Hope Meadows (2024-022). The existing condition is a combination of cultivated, grass land and forest with no pre-development impervious, but some impervious constructed on the overall site as the result of prior phases of the project. The applicant proposes construction of 18 single-family lots and existing Hope Way. The proposed project disturbs 10.3 acres creating 3.56 acres of new impervious. The applicant originally submitted on July 30, 2025 and resubmitted revised material on August 18, 2025. In their findings dated September 3, 2025, Staff recommends approval with three conditions.*

**2025-034 Hassan Sand and Gravel, Rogers.** *This project proposes redevelopment of the existing residential and agricultural buildings to construct a commercial building with associated parking. The project is located at 25720 141st Avenue and will disturb approximately 3.3 acres of the site.*

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*The project triggers Rules D and I. Initial review of this project has been completed and initial comments were sent to the applicant on August 21, 2025. Staff are awaiting re-submittals to address comments and do not have a recommendation at this time.*

**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 will trigger Rules D and E. Initial review of this project has been completed, and initial comments were sent to the applicant on August 27, 2025. Staff are awaiting re-submittals to address comments and do not have a recommendation at this time.*

**2025-036 Life Time Fitness, Maple Grove.** *This project proposes redevelopment of existing agricultural land to construct a commercial building with associated parking on a 17.5-acre site located south of Highway 610 and north of 99th Place. Development will result in approximately 8.0 acres of impervious surface and will trigger Rules D and E. Initial review of this project has been completed, and initial comments were sent to the applicant on August 29, 2025. Staff are awaiting re-submittals to address comments and do not have a recommendation at this time.*

**2025-037 Thicket Hills, Dayton.** *This is a 68.49-acre site located on the southwest corner of Lawndale Lane and Dayton River Road. At the closest point, the site is about 400 feet south of the Mississippi River. The site is comprised of one parcel which is a mixture of primarily cultivated vegetation along with grassland and approximately 2.70 acres of residential vegetation. There are 1.854 acres of impervious surface on the site which is located in the Mississippi River subwatershed of the Elm Creek watershed. The applicant proposes construction of a two-story building, an event center, gravel parking lot, well, septic system, and stormwater treatment basin. The proposal will disturb 8.067 acres of the site, and result in 2.511 acres of new impervious surface after development, for a total of 4.365 acres of impervious surface. The project review application was received August 28, 2025 and is currently in review*

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# HENNEPIN COUNTY

## MINNESOTA

DATE: September 2, 2025

TO: Elm Creek Watershed Management Commission (ECWMC)

FROM: Kevin Ellis and Kris Guentzel; Hennepin County Department of Environment and Energy

RE: September 2025 ECWMC Updates

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## Project Updates

### Lake Henry Hollow Horse Ranch

Hennepin County staff met on site with the landowner to look at wetland impacts from the previous owner and determine how to proceed with future cost-share projects. The previous landowner had installed a track system for horses to reach the southern pasture. In doing so, it appears that the wetland was filled, and a culvert was installed. Hennepin County staff are working with the LGU to prepare a document that outlines that these changes were made by the previous landowner and are not the responsibility of the current landowner. After this memo has been filed, contracting for cost-share projects will commence.

### City of Corcoran

Field prep for the site has begun in order to seed the native species mix this fall. Roundup was sprayed to eliminate weeds that have grown over the site. There will be a two week buffer period until more work is completed. After the two weeks have gone by, city staff will disk and prepare the seedbed.

### Christian Sediment Basin

Seed mix is being obtained by the contractor to complete the project. Seeding should occur within the next few weeks. Staff are also waiting on final review and



approval by the technical service provider. After seeding is complete, the landowner will be reimbursed for the project.

### Welcome Ranch

Hennepin County staff are assisting development of plans for the manure bunker and heavy use area protections. These plans should be ready for landowner review in the fall. Landowner is interested in implementing manure bunker this fall pending field conditions.

### Van Asten Manure Bunker and Barn Gutters

Hennepin County staff are assisting in the development of plans for a manure bunker and gutters. Landowner is interested in implementing both BMPs this fall pending field conditions.

### Cain Wetland Fencing

Landowner has agreed to the cost-share rate for the project and the contracting phase has been started. Conditions are too wet to begin this project immediately which could delay implementation into the fall. In the meantime, staff will continue to work through the contracting phase of cost-share with the landowner.

# HENNEPIN COUNTY

MINNESOTA

## Project Funding Table: Invoiced Funds

Priority Subwatershed	Project	WBIF	CIP	Other	Total
Rush Creek	Cain Fencing	\$ -	\$ 3,545.12	\$ 10,635.38	\$ 14,180.50
	Mattila 1	\$ -	\$ 4,983.75	\$ 28,241.25	\$ 33,225.00
	Mattila 2	\$ 31,721.25	\$ 14,418.75	\$ 11,535.00	\$ 57,675.00
	Stotts TOHWW	\$ -	\$ 8,176.20	\$ 24,528.60	\$ 32,704.80
	Stotts 1A	\$ -	\$ 14,988.00	\$ 84,932.00	\$ 99,920.00
	Bottema	\$ 34,548.41	\$ 15,703.84	\$ 10,963.05	\$ 61,215.30
<b>TOTALS</b>		\$ 66,269.66	\$ 61,815.66	\$ 170,835.28	\$ 298,920.60
<b>Invoiced</b>	WBIF (FY23)	\$ 66,269.22			
	WBIF (FY25)	\$ -			
	CIP	\$ 61,815.66			
<b>Budget</b>	WBIF (FY23)	\$ 175,000.00			
	WBIF (FY25)	\$ 175,000.00			
	CIP	\$ 100,000.00			
<b>Remaining</b>	WBIF (FY23)	\$ 108,730.78			
	WBIF (FY25)	\$ 175,000.00			
	CIP	\$ 38,184.34			

Project Funding Table: Projects completed and utilize Elm Creek Watershed Management Commission (ECWMC) funds. Amounts in 'Funding Sources' columns include costs invoiced and encumbered. Funding sources may be from a federal agency (Natural Resources Conservation Service, or NRCS), state agency (Watershed-based implementation fund (WBIF) or another grant), or local entity (ECWMC Capital Improvement Program (CIP), Hennepin County, or from the landowner).

## Project Funding Table: Allocated Funds

Priority Subwatershed	Project	WBIF	CIP	Hennepin County	Landowner	Total Allocated	Invoiced
Rush Creek	Stotts Phase 1A	\$ -	\$ 4,669.38	\$ 1,867.75	\$ 1,867.75	\$ 18,677.50	\$ 99,920.00
	Stotts Phase 1B	TBD	TBD	TBD	TBD	TBD	\$ -
	Stotts TOHWW Repairs	\$ 7,975.00	\$ 3,625.00	\$ 1,450.00	\$ 1,450.00	\$ 14,500.00	\$ -
	Bottema Restoration	\$ 34,548.41	\$ 15,703.84	\$ 6,217.82	\$ 6,217.82	\$ 62,178.20	\$ 61,215.30
	Welcome Ranch	\$ 37,125.00	\$ 16,875.00	\$ 6,750.00	\$ 6,750.00	\$ 67,500.00	\$ -
	City of Corcoran	\$ 50,435.00	\$ 22,925.00	\$ 9,170.00	\$ 9,170.00	\$ 91,700.00	\$ -
Diamond Creek	Van Asten Manure Bunker	\$ 20,295.00	\$ 9,225.00	\$ 3,690.00	\$ 3,690.00	\$ 36,900.00	\$ -
	Christian Settling Basin	\$ 7,700.00	\$ 3,500.00	\$ 1,400.00	\$ 1,400.00	\$ 14,000.00	\$ -
<b>TOTALS</b>		\$ 158,078.41	\$ 76,523.22	\$ 30,545.57	\$ 30,545.57	\$ 305,455.70	\$ 161,135.30
<b>Allocated</b>	<b>WBIF (FY23)</b>	\$ 158,078.41					
	WBIF (FY25)	\$ -					
	CIP	\$ 76,523.22					
	HC	\$ 30,545.57					
	Landowner	\$ 30,545.57					
<b>Budget</b>	<b>WBIF (FY23)</b>	\$ 108,730.34					
	WBIF (FY25)	\$ 175,000.00					
	CIP	\$ 100,000.00					
<b>Remaining</b>	<b>WBIF (FY23)</b>	\$ (49,348.07)					
	WBIF (FY25)	\$ 175,000.00					
	CIP	\$ 23,476.79					

# HENNEPIN COUNTY

## MINNESOTA

### Other Hennepin County Programming

#### 26 Healthy Tree Canopy grants awarded

Hennepin County recently awarded 26 [Healthy Tree Canopy grants](#) totaling \$500,000. Grant projects will take place in nine cities, on two affordable housing properties, at four schools, and through eleven nonprofit organizations, including congregations and neighborhood associations.



Grant funding will be used for a variety of activities, including conducting tree inventories, expanding the capacity of city forestry teams, treating or removing and replacing ash trees, and educating residents on the benefits of trees and engaging them in tree planting efforts. More than 930 trees will be planted, and more than 180 diseased trees will be removed through the grant projects.

The grants will improve livability and reduce disparities by planting trees in areas experiencing disproportionate amounts of economic, environmental, and health inequities. The grants will

also protect people and increase the county's resilience to climate change by increasing the benefits that trees provide.

[Learn about the grants awarded.](#) For more information, contact [trees@hennepin.us](mailto:trees@hennepin.us).

## Good Steward grants awarded to improve water quality and enhance natural resources

Hennepin County recently awarded 13 Good Steward grants totaling nearly \$230,000 for projects that will improve water quality, enhance natural resources, and promote environmental stewardship in the community. [Learn more about Good Steward grants and projects awarded.](#)



The grants awarded will:

- Convert lawns to pollinator habitat and rain gardens
- Restore habitat, including ponds, oak savannah, prairie, and shoreline
- Eradicate invasive species
- Reduce erosion
- Create space for environmental education
- Incorporate stormwater treatment and reuse

Dear West Metro Water Alliance partners,

We have been steadily moving forward on WMWA projects and continuing to advance our education and outreach efforts. Below you will find updates on current initiatives, next steps, and a summary of recent project activity.

Chloride Reduction Campaign:

I have worked to analyze and redesign the chloride reduction campaign for the upcoming winter season. While last season’s efforts successfully engaged faith-based facilities, the campaign proved to be highly time-intensive with limited impact on chloride pollution reduction. I have developed a new campaign proposal for the 2025–2026 season, which you can find attached to this email. Please review the plan and email me with any comments, we can continue to discuss this at the Tuesday meeting, with hopes of finalizing the plan by the October WMWA meeting.

Youth Stormwater Education Work:

Mary Karius presented on the Watershed Connections program during the last meeting. There were some questions regarding where this work is taking place. Here is a table that reflects the current enrollment (the committed schools are starred):

Current participation 2022-2024			
School	Site	Watershed	Last participated
Osseo High School	Near MG HS	Elm Creek	2024
Wayzata High School*	Behind school	Elm Creek	2024
Avail Academy	Webber Park	Shingle Creek	2023
Rockford High School	TBD	Elm	New 2025
Nawayee Center School	Theodore Wirth Park	Basset	2024
Priority schools – 2025 fall			
Brooklyn Center HS	West Mississippi/Shingle Creek		
Brooklyn Park HS	Shingle Creek		
Camden HS	Shingle Creek watershed		
North High	TBD		

We anticipate additional schools will join the program. If there are schools within your watershed that you’d like to see participate, please let us know. We also welcome your input on how to boost engagement across WMWA watersheds and where you'd like to focus those efforts.

I will be meeting with Mary monthly to discuss updates on enrollment and be the coordinator between WMWA and the county on the Watershed Connections program.

Additionally, there is a stewardship component to this program. Attached to this email you will find a journey map that can help parties define their goals and take actions. Please take a look and note that this is a pilot. This journey map has not been used before, and the process has not fully been tested.

Here's the link for the drawer online: <https://www.hennepin.us/business/work-with-henn-co/environmental-education>

Communications work:

The September Media Kit is still being revised and will be sent to partners sometime in the coming week. The media kit is about fall lawn care – it includes information to help residents improve practices on their properties to reduce leaves going into storm drains during the fall season and encourages residents to sign up for the Adopt-a-Drain program.

In addition, I have published an article exploring how water quality influences property values in Minnesota. It was published last week in the Sun Newspapers and will be printed throughout papers in Hennepin County. COLUMN: How water quality shapes property values in Minnesota | Free | hometownsource.com

We have held off promoting this article in wake of the shooting in Minneapolis. This will be shared on Hennepin County socials soon.

Parkers Lake Chloride Reduction Project:

We are continuing to work with Bolton and Menk to take the next steps in implementing recommended practices at the properties we have met with. These efforts are focused on reducing chloride use and improving site management.

We plan to continue engaging facilities we have met with, implement upgrades, host smart salting trainings, and reach out to two additional target facilities for this coming fall/winter.

Eagle Lake and Fish Lake Shoreline/Yard Restoration Projects:

Metro Blooms and Blue Thumb staff have completed and distributed all restoration designs to participating residents. I have shared the letter of intent with homeowners and continue working to encourage them to implement these practices on their properties. For residents who participated in last year's workshops, we have begun sending out contracts to deliver stipends.

A workshop focusing on Fish Lake and Eagle Lake will be hosted September 16<sup>th</sup> from 6-8pm at Fish Lake Pavillion. Despite extensive outreach efforts, including posting on social media, city news, 1,300+ mailings, work with lake associations, and door hangers to shoreline residents, we still only had 2 people sign up for the workshop that was supposed to be hosted tomorrow, September 4<sup>th</sup>. Due to the low participation, we decided to cancel the workshop and focus on engaging those sign-ups in the workshop to be hosted on September 16<sup>th</sup>. Resilient Shorelines - Eagle Lake: Hosted by West Metro Water Alliance – Blue Thumb

Southgate Apartment Project (stormwater improvements, pollinator enhancements, and community engagement):

This project will not be moving forward, and we are meeting with the project team soon to discuss lessons learned and will share more information with the larger group.

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RULE D - STORMWATER MANAGEMENT  
RULE E - EROSION AND SEDIMENT CONTROL  
RULE F – FLOODPLAIN ALTERATION

RULE G - WETLAND ALTERATION  
RULE H – BRIDGE AND CULVERT CROSSINGS  
RULE I – BUFFERS

\*indicates enclosure

[CHAMPLIN](#) - [CORCORAN](#) - [DAYTON](#) - [MAPLE GROVE](#) - [MEDINA](#) - [PLYMOUTH](#) - [ROGERS](#)

Please let me know if you have any questions or comments! Looking forward to connecting at the WMWA meeting next week.

Thank you,

Grace Barcelow

Hennepin County Environment and Energy Conservation Specialist

612-910-3914 (mobile) 612-543-9295 (office)

[grace.barcelow@hennepin.us](mailto:grace.barcelow@hennepin.us)

Pronouns: she/her

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