

**BOARD MEETING AGENDA**  
**Coon Creek Watershed District Offices - Board Room**  
**Monday, October 28, 2024, 5:30 p.m.**

**Board of Managers:**

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

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

- 1. Call to Order**
- 2. Approval of the Agenda** (*Additions/Corrections/Deletions*)
- 3. Announcements**
  - a. 2023 Audit**
  - b. Comprehensive Plan**

**4. Open Mic/Public Comment**

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

**CONSENT ITEMS**

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

- 5. Approval of Minutes – October 14<sup>th</sup>, 2024**
- 6. Bills/Accounts Payable**

**POLICY ITEMS**

- 7. Award Bid on Lower Coon Creek Restoration**

**PERMIT ITEMS**

- 8. 24-051 Elevate Hope Addition**
- 9. 24-048 Elwell Commercial Park**
- 10.24-032 Hwy 10 Congestion Mitigation**
- 11.24-043 MnDOT 0205-110**
- 12.24-044 Premier Industries**

**DISCUSSION ITEMS**

**INFORMATIONAL ITEMS**

**ADJOURN**

## **COON CREEK WATERSHED DISTRICT BOARD OF MANAGERS' MEETING**

The Board of Managers of the Coon Creek Watershed District held their regular meeting on Monday, October 14, 2024, at the Coon Creek Watershed District Office.

### **1. Call to Order**

The meeting was called to order at 5:30 PM

Board Members Present: Jim Hafner, Erin Lind, Dwight McCullough, and Jason Lund

Board Member Absent: Mary Campbell

Staff Present: Bobbie Law, Tim Kelly, Jason Hilst, Erin Margl, and Michelle Ulrich

Staff Present on Zoom: Erik Bye and Jon Janke

### **2. Approval of the Agenda**

Board Member Lund moved to add an Elwell Commercial Park item to the announcements. Seconded by Board Member McCullough. The motion carried with 4 years (Board Members Lund, Hafner, Lind, and McCullough) and no nays.

Board Member Lind moved to add both permitting items, permit 24-022 Cardinal Crest and permit 24-028 JHM Medical Park, to the consent agenda. Seconded by Board Member Lund. The motion carried with 4 years (Board Members Lund, Hafner, Lind, and McCullough) and no nays.

Board Member Lind moved to approve the amended agenda. Seconded by Board Member Lund. The motion carried with 4 years (Board Members Lund, Hafner, Lind, and McCullough) and no nays.

### **3. Announcements**

Two announcements were made as follows:

- The first board meeting in November will be on Tuesday, November 12<sup>th</sup> due to Veterans Day on Monday the 11<sup>th</sup>.
- Mr. Kelly gave an overview of the Elwell Commercial Park project including its general location. The project submitted a permitting application on September 11<sup>th</sup>, 2024. Several meetings regarding the project have been held since with Coon Creek Watershed District staff and the applicant. The project currently has 19 outstanding items with issues and concerns. The largest outstanding item concerns infiltration. The applicant has re-submitted new plans as of last Thursday the 10<sup>th</sup>. Volume reduction is still in question and being examined by District staff. Mr. Kelly made it clear that the developer is allowed to address the Board if they wish, but standards need to be met.

Managers discussed strategies to meet the outstanding conditions and stipulations, including volume reduction requirements. Also discussed was the importance and role soil borings play in ensuring volume reduction is met. Permitting fees and deposits remain the same for the CCWD's permitting program based on its official rules.

**4. Open Mic/Public Comment**

No one was present for comment.

**CONSENT ITEMS**

**5. Approval of Minutes of September 23, 2024**

**6. Administrator’s Report**

**7. Advisory Committee Report**

**8. Approval of Bills for Payment:**

Claims totaling \$226,645.16 on the following disbursement(s) list will be issued and released upon Board approval.

<b>Vendor</b>	<b>Amount</b>
V0008--US BANK	10,570.98
V0030--CONNEXUS ENERGY	315.94
V0037--ECM PUBLISHERS INC	484.00
V0052--LOFFLER COMPANIES INC	258.75
V0054--MICHELLE J ULRICH PA	2,266.00
V0061--NORTH PINE AGGREGATE	59,299.60
V0087--CLASSIC CONSTRUCTION INC	2,490.17
V0090--CENTERPOINT ENERGY-UTILITY	31.30
V0111--WELL GROOMED LAWNS INC	516.00
V0128--YTS COMPANIES LLC	2,100.00
V0128--YTS COMPANIES LLC	6,125.00
V0138--RMB ENVIRONMENTAL LABORATORIES INC	72.00
V0138--RMB ENVIRONMENTAL LABORATORIES INC	165.00
V0138--RMB ENVIRONMENTAL LABORATORIES INC	207.00
V0138--RMB ENVIRONMENTAL LABORATORIES INC	1,125.00
V0195--STANTEC CONSULTING SERVICES INC	30,089.75
V0195--STANTEC CONSULTING SERVICES INC	16,524.00
V0195--STANTEC CONSULTING SERVICES INC	24,200.96
V0195--STANTEC CONSULTING SERVICES INC	3,308.50
V0221--ABDO LLP	132.50
V0221--ABDO LLP	3,327.50
V0221--ABDO LLP	1,076.25
V0229--TRUE BLUE PLUMBING LLC	2,096.00
V0242--METRO I NET	5,398.00
V0333--MINNESOTA DEPARTMENT OF COMMERCE	788.00
V0334--ANDOVER STATION 2016, LLC	921.00
V0335--FERGUSON WATERWORKS	1,213.00
V0336--NUGENT SEALCOATING & PAVING	35,750.00
V0337--S & R DEVELOPERS LLC	10,431.75
V0338--WESTLUND, PAMELA	2,227.00
V0339--CONNOLLY & SONS CONSTRUCTION	3,134.21
	<b>226,645.16</b>

*The following permit items were moved to the Consent Agenda.*

### **9. 24-022 Cardinal Crest**

The purpose of this project, located at 9050 East River Road NW in Coon Rapids, is to construct an 11-lot residential development with associated stormwater treatment features.

The staff recommendation was to approve permit application number P-24-022 with 5 conditions and 3 stipulations as presented in the staff report:

#### **Conditions to be Met Before Permit Issuance:**

##### Rule 2.7 – Procedural Requirements

1. Submittal of a performance escrow in the amount of \$4,050.00.

##### Rule 3.0 – Stormwater Management

2. Provide proof of recording of a fully executed Operations and Maintenance Agreement for the perpetual inspection and maintenance of all proposed stormwater management practices after review and approval by the District.
3. The high water level listed for the infiltration basin and pond 1 are inconsistent between the grading plan and proposed HydroCAD model. Please update.
4. Rim and south invert elevation for the pond outlet control structure are inconsistent between the outlet structure detail and the storm sewer profile. Please update.

##### Rule 4.0 – Soils and Erosion Control

5. Update the erosion and sediment control plan to include a note that soils and soil stockpiles will be stabilized within 7 days of inactivity.

**Stipulations:** The permit will be issued with the following stipulations as conditions of the permit. By accepting the permit, the applicant agrees to these stipulations:

1. If dewatering is required, provide DNR dewatering permit prior to construction. If a DNR permit is not required, provide well-field location, rates, discharge location, schedule and quantities prior to construction.
2. Completion of a post construction infiltration test on the Infiltration Basin by filling the basin to a minimum depth of 6 inches with water and monitoring the time necessary to drain, or multiple double ring infiltration tests to ASTM standards. The Coon Creek Watershed District shall be notified prior to the test to witness the results.
3. Submittal of as-builts for the stormwater management practices and associated structures listed in Tables 2 and 3, including volume, critical elevations and proof of installation for hydrodynamic separators.

### **10. 24-028 JHM Medical Park**

The purpose of this project, located at 9255 Holly Street NW in Coon Rapids, is to construct a commercial warehouse and office building with parking and associated stormwater treatment features.

The staff recommendation was to approve permit application number P-24-028 with 5 conditions and 3 stipulations as presented in the staff report:

**Conditions to be Met Before Permit Issuance:**

Rule 2.7 – Procedural Requirements

1. Submittal of a performance escrow in the amount of \$3,410.00.
2. Submittal of the remainder of the required review fee in the amount of \$200.00.

Rule 3.0 – Stormwater Management

3. Provide proof of recording of a fully executed Operations and Maintenance Agreement for the perpetual inspection and maintenance of all proposed stormwater management practices after review and approval by the District.
4. Update construction plans to include a maintenance easement of 100 ft (50 ft on either side of the centerline).
5. Provide proof of recording of a fully executed Operations and Maintenance Agreement for the perpetual inspection and maintenance of all proposed stormwater management practices after review and approval by the District.

**Stipulations:** The permit will be issued with the following stipulations as conditions of the permit. By accepting the permit, the applicant agrees to these stipulations:

1. The applicant must apply for coverage under the Minnesota Pollution Control Agency's (MPCA's) Construction Stormwater Permit (Permit No: MNR100001).
2. If dewatering is required, provide DNR dewatering permit prior to construction. If a DNR permit is not required, provide well-field location, rates, discharge location, schedule and quantities prior to construction.
3. Submittal of as-builts for the stormwater management practices and associated structures listed in Tables 2 and 3, including volume, critical elevations and proof of installation for hydrodynamic separators.

Board Member McCullough moved to approve the consent agenda items. Seconded by Board Member Lund. The motion carried with 4 yeas (Board Members Lund, Hafner, Lind, and McCullough) and no nays.

**POLICY ITEMS**

None

**PERMIT ITEMS**

The two permit items were moved to the Consent Agenda.

**DISCUSSION ITEMS**

**11. Ditch 60 Inspection Report**

Mr. Hilst gave a presentation on his Ditch 60 inspection outlining the following:

- Purpose
- Annual Inspection Program
- Ditch 60 system
- Channel Condition
- Inspection Results

There is one site in need of immediate maintenance (tree obstruction) for Ditch 60. This maintenance need has an estimated cost of \$8,000. The ditch system was found to be in overall good/fair condition.

### **INFORMATIONAL ITEMS**

#### **12. Strib article - Wetland Violation in Henn Co, 7 years on**

This Star Tribune article concerns a wetland violation in Corcoran Minnesota and applicable enforcement actions under the Wetland Conservation Act (WCA). The City of Corcoran plans to refer the case back to the Department of Natural Resources to enforce the original restoration order in this matter. The article highlights The Wetland Conservation Act which is administered by the Board of Water and Soil Resources.

Mr. Kelly noted that this is a great example of enforcement action regarding the Wetland Conservation Act (WCA). Unfortunately, it is a worst-case scenario example.

#### **13. MPR News – Biochar Production & Use in MN**

The MPR article presented focuses on biochar production and its many uses. The article highlights a project to build a biochar plant in Minneapolis funded by the City and a large grant from Bloomberg Philanthropies.

Mr. Kelly gave an overview of a project completed in the District that effectively utilizes biochar. This project is a biochar and iron-enhanced sand filter located in Coon Rapids. The biochar removes *E. coli* which is a bacterium commonly found in animal waste.

#### **14. Minnesota Drinking Water Action Plan**

This Minnesota Policy Center article provides an overview of the draft Minnesota Drinking Water Action Plan. The article invites readers to review the draft plan, outlining drinking water risks, goals, strategies to address risks, and legislative direction. Mr. Kelly encouraged the Board to review the draft plan.

Mr. Kelly gave an overview of the District's 10-year Comprehensive Watershed Management Plan process.

The Board discussed the role of watershed districts and counties as drainage authorities in Minnesota.

Board Member Lund moved to adjourn at 5:59 pm. Seconded by Board Member McCullough. The motion carried with 4 yeas (Board Members Lund, Hafner, Lind, and McCullough) and no nays.

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President

**COON CREEK WATERSHED DISTRICT  
Request for Board Action**

**MEETING DATE:** October 28, 2024  
**AGENDA NUMBER:** 6  
**ITEM:** Bills to Be Paid

**FISCAL IMPACT:** Budgeted  
**POLICY IMPACT:** Policy

**REQUEST**  
 Approve bills

**BACKGROUND**

Claims totaling \$203,702.27 on the following disbursement list will be issued and released upon Board approval.

<b>Vendor</b>	<b>Amount</b>
V0015--ANOKA COUNTY MN	149,532.83
V0063--NORTHERN NATURAL GAS COMPANY	3,807.87
V0090--CENTERPOINT ENERGY-UTILITY	59.46
V0110--RESPEC COMPANY LLC	8,275.00
V0110--RESPEC COMPANY LLC	28,158.75
V0110--RESPEC COMPANY LLC	1,170.00
V0112--ELFELT, CORINNE K	137.62
V0128--YTS COMPANIES LLC	5,643.75
V0138--RMB ENVIRONMENTAL LABORATORIES INC	207.00
V0138--RMB ENVIRONMENTAL LABORATORIES INC	165.00
V0197--VANDERBILT, CHASE	30.00
V0247--POOP 911 OF MPLS STP LLC	731.40
V0284--LASALLE INVESTEMENTS LLC	5,533.59
V0340--AVAIL ACADEMY-BLAINE	250.00
<b>Grand total</b>	<b>203,702.27</b>

Item 6: Bills to be Paid, Page 2 of 2

Company name:	Coon Creek Watershed District									
Created on:	10/23/2024									
	Vendor name	Bill number	Date	Fund name	Department name	Account	Capital Project ID	Grant ID	Transaction amount	Memo
<b>1049-166981</b>										
	POOP911 OFMPLSSTPLLC	1049-166981	10/1/2024	General Fund	Administration	61549	PROJ23-602	G22-001	540.60	4 WEEKS CLEAN UP SERVICE OCT24
	POOP911 OFMPLSSTPLLC	1049-166981	10/1/2024	General Fund	Public & Governmental Affairs	61549	PROJ23-602	G22-001-M	190.80	4 WEEKS CLEAN UP SERVICE OCT24
<b>Sum for 1049-166981</b>									<b>731.40</b>	
<b>10982621-1024</b>										
	CENTERPOINT ENERGY-UTILITY	10982621-1024	10/18/2024	General Fund	Administration	62225			59.46	ACCT 10982621-4 CCWD OCT24
<b>Sum for 10982621-1024</b>									<b>59.46</b>	
<b>2024 REIMB</b>										
	ELFELT, CORINNEK	2024 REIMB	10/15/2024	General Fund	Administration	61477			82.68	ANNIV TREATS 24 REIMB STAFF ANNIV TREATS & MILEAGE
	ELFELT, CORINNEK	2024 REIMB	10/15/2024	General Fund	Administration	61475			54.94	MILEAGE 24 REIMB STAFF ANNIV TREATS & MILEAGE
<b>Sum for 2024 REIMB</b>									<b>137.62</b>	
<b>35818</b>										
	YTS COMPANIES LLC	35818	10/15/2024	General Fund	Operations & Maintenance	61251	PROJ24-421		5,643.75	24 NON ROUT MAINT ISS 24-084 D57 & 24-091 STONYBROOK
<b>Sum for 35818</b>									<b>5,643.75</b>	
<b>B014890</b>										
	RMB ENVIRONMENTAL LABORATORIES INC	B014890	10/4/2024	General Fund	Water Quality	61549	PROJ24-515b		207.00	RMB B014890 MONITORING
<b>Sum for B014890</b>									<b>207.00</b>	
<b>B015130</b>										
	RMB ENVIRONMENTAL LABORATORIES INC	B015130	10/11/2024	General Fund	Water Quality	61549	PROJ24-515b		165.00	RMB B015130 MONITORING
<b>Sum for B015130</b>									<b>165.00</b>	
<b>CCWD-0924</b>										
	ANOCA COUNTY MN	CCWD-0924	10/8/2024	General Fund	Administration	60720			663.52	DENTAL SALARY-BENEFITS EXP SEPT 24
	ANOCA COUNTY MN	CCWD-0924	10/8/2024	General Fund	Administration	60110			113,641.94	SALARIES SALARY-BENEFITS EXP SEPT 24
	ANOCA COUNTY MN	CCWD-0924	10/8/2024	General Fund	Administration	63052			416.67	ACCTG EXP SALARY-BENEFITS EXP SEPT 24
	ANOCA COUNTY MN	CCWD-0924	10/8/2024	General Fund	Administration	60721			173.56	LTD SALARY-BENEFITS EXP SEPT 24
	ANOCA COUNTY MN	CCWD-0924	10/8/2024	General Fund	Administration	60714			15,058.00	HEALTH SALARY-BENEFITS EXP SEPT 24
	ANOCA COUNTY MN	CCWD-0924	10/8/2024	General Fund	Administration	60713			1,511.13	HRA SALARY-BENEFITS EXP SEPT 24
	ANOCA COUNTY MN	CCWD-0924	10/8/2024	General Fund	Administration	60260			1,050.00	TEMP SALARY SALARY-BENEFITS EXP SEPT 24
	ANOCA COUNTY MN	CCWD-0924	10/8/2024	General Fund	Administration	60715			38.48	LIFE SALARY-BENEFITS EXP SEPT 24
	ANOCA COUNTY MN	CCWD-0924	10/8/2024	General Fund	Administration	60717			8,523.16	PERA SALARY-BENEFITS EXP SEPT 24
	ANOCA COUNTY MN	CCWD-0924	10/8/2024	General Fund	Administration	60716			8,456.37	FICA SALARY-BENEFITS EXP SEPT 24
<b>Sum for CCWD-0924</b>									<b>149,532.83</b>	
<b>INV-0924-015</b>										
	RESPEC COMPANY LLC	INV-0924-015	10/15/2024	General Fund	Administration	63010			1,170.00	PROJ03304.0008 4TH QTR ROLRUM MAPS
<b>Sum for INV-0924-015</b>									<b>1,170.00</b>	
<b>INV-0924-1435</b>										
	RESPEC COMPANY LLC	INV-0924-1435	9/30/2024	General Fund	Administration	63010			8,275.00	PROJ2734-GS SERVICES MISSED BILLING MAR-JUN 24
<b>Sum for INV-0924-1435</b>									<b>8,275.00</b>	
<b>INV-0924-1668</b>										
	RESPEC COMPANY LLC	INV-0924-1668	9/30/2024	General Fund	Administration	63010			28,158.75	PROJ2734-GS SERVICES JUL-SEPT 24
<b>Sum for INV-0924-1668</b>									<b>28,158.75</b>	
<b>PAN 17-181</b>										
	LASALLE INVESTMENTS LLC	PAN 17-181	10/28/2024	Escrow Fund	Administration	24210			5,533.59	P17-181 ESCROW REF-NETTAS PRESERVE
<b>Sum for PAN 17-181</b>									<b>5,533.59</b>	
<b>PAN 22-024</b>										
	NORTHERN NATURAL GAS COMPANY	PAN 22-024	10/28/2024	Escrow Fund	Administration	24210			3,410.00	P22-024 ESCROW REF-NNGLEXILI 6/8 MODS
	NORTHERN NATURAL GAS COMPANY	PAN 22-024	10/28/2024	General Fund	Watershed Development	53191			397.87	P22-024 REVIEW REF-NNGLEXILI 6/8 MODS
<b>Sum for PAN 22-024</b>									<b>3,807.87</b>	
<b>REIMBOCT24</b>										
	VANDERBILT, CHASE	REIMBOCT24	10/16/2024	General Fund	Water Quality	61476			30.00	EMP REIMBOCT24-PARKING FEES CONF
<b>Sum for REIMBOCT24</b>									<b>30.00</b>	
<b>WEGRANT 24-02</b>										
	AVAIL ACADEMY-BLAINE	WEGRANT 24-02	10/15/2024	General Fund	Public & Governmental Affairs	61549	PROJ24-614		250.00	WEGRANT 24-02 AVAIL ACADEMY FIELD TRIP
<b>Sum for WEGRANT 24-02</b>									<b>250.00</b>	
<b>Sum Total</b>									<b>203,702.27</b>	



**COON CREEK WATERSHED DISTRICT**  
**Request for Board Action**

**MEETING DATE:** October 28, 2024  
**AGENDA NUMBER:** 7  
**ITEM:** Request - Award Bid on Lower Coon Creek Restoration

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**FISCAL IMPACT:** \$1,205,705  
**POLICY IMPACT:** Policy

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**REQUEST**

Review bids and award contract for the Lower Coon Creek Corridor Restoration project.

**BACKGROUND**

In 2006, Coon Creek was added to Minnesota’s 303(d) list of impaired waters for aquatic life impairments due to macroinvertebrate and fish bioassessments. Excess total suspended solids (TSS), total phosphorus (TP), altered hydrology, and poor habitat were identified as the primary stressors to Coon Creek’s biota.

In 2016, required pollutant reductions were established for TSS and TP as part of the approved Coon Creek Watershed District (CCWD) Total Maximum Daily Load (TMDL). The non-pollutant stressors of altered hydrology and poor habitat/connectivity also need to be addressed.

In 2020, a routine ditch inspection revealed that the section of Coon Creek in the Coon Rapids Dam Regional Park between the trail crossing and Vale Street was a sediment and nutrient-loading hotspot due to the extent of active streambank erosion sites within this reach.

In June 2022, CCWD was awarded a \$320,705 federal 319 grant to address high-priority barriers to aquatic organism passage and related channel stabilization and habitat enhancement work in Sand and Coon Creeks. The trail crossing over Coon Creek within the Coon Rapids Dam Regional Park was identified as the highest priority site Districtwide.

In February 2023, Anoka County Parks indicated their willingness to update the existing trail crossing from its current design (four culverts) to a bridge as part of their planned 2024 trail reconstruction work if CCWD could lead the related channel stabilization and habitat enhancement components of a creek restoration.

On June 12, 2023, the annual Board tour included a site visit and discussion about the trail crossing being a barrier to aquatic organisms and need to stabilize the channel and enhance habitat in Coon Creek.

At the September 11, 2023, Board meeting the Board approved the 2024 budget including \$440,000 for the Lower Coon Creek Corridor Restoration project (Project).

On November 8, 2023, District and Anoka County Parks staff hosted a public meeting at the Coon Rapids Dam Regional Park Activity Center to discuss proposed County trail improvements, Coon Creek bridge replacement, trail crossing enhancement, and the Lower Coon Creek Corridor Restoration project. This meeting was advertised via direct mailings to nearby property owners (n=358), on-site trail signage, an article in the newspaper, and website posting. The meeting was attended by 20 individuals representing at least 13 properties. The Project was well-received. District staff has continued to provide project updates on a dedicated project webpage: [www.cooncreekwd.org/LCCCR](http://www.cooncreekwd.org/LCCCR).

In December 2023, the District was awarded a Clean Water Fund Projects and Practices grant in the amount of \$445,000.00 for the Project. The Project will stabilize active streambank erosion and enhance habitat along the 4,400 linear foot reach of Lower Coon Creek making progress towards meeting required pollutant reduction targets for TSS and TP and improving conditions for biota.

At the May 8, 2024, Board meeting the Board executed a Joint Powers Agreement (JPA) with Anoka County for the Project.

At the August 26, 2024, Board meeting, the Board authorized staff to seek bids for the Project.

From September 13, 2022, through September 26, 2024, an advertisement for bids was published in the District official newspapers; the *Anoka County Union Herald* and *Blaine/Spring Lake Park/Columbia Heights/Fridley Life*. The advertisement for bids was also made available through QuestCDN, the District website, and by hard copy at the District office.

On September 25, 2024, a non-mandatory pre-bid meeting was held onsite.

On October 1, 2024, addendum 1 was issued with minutes from the non-mandatory pre-bid meeting and updated project specifications.

On October 18, 2024, sealed bids were due to the District office by noon; 7 sealed bids were received. At noon, all bids were opened and read aloud. Staff reviewed and found all bids received to be complete and reasonably accurate.

On October 18, 2024, letters were mailed to all bidders with the bid opening report and bid securities. Bid securities were returned to all but the three lowest bidders.

### **ISSUES/CONCERNS**

**Budget:** The overall Project budget is \$1,205,705 (including staff time, engineering, permitting, and construction). \$760,705 is from grants and \$440,000 is from the District.

**Vegetation removal:** The project has been designed to minimize tree removal to the maximum extent practicable. Tree removal will be limited to those trees that restrict access, pose a hazard to the creek, are needed for the Project, or are dead, dying, or diseased. Removed trees will remain onsite and incorporated into the Project design. The revegetation plan includes planting some trees.

**Landowner agreements:** The Project area is within the Coon Rapids Dam Regional Park (owned by Anoka County) and 11 private properties. A JPA was executed with Anoka County and cooperators agreements have been executed with all private property owners.

**Approvals:** The District has applied for approvals from MPCA 401 Certification, Army Corps of Engineers, and MN Department of Natural Resources. Preliminary discussions with regulatory staff are that the project is approvable but is still pending formal review and approval. The awarded contractor will obtain necessary construction stormwater, transportation, and/or utility permits. A notice to proceed will not be issued until all applicable permits and approvals are received.

**Contractor qualifications:** The low bidder Sunram Construction Inc has provided qualifications that meet or exceed minimum qualifications. Sunram Construction Inc has successfully completed similar projects elsewhere in the region recently and successfully worked on other similar District projects in the past including 3 large creek restorations and 9 bank stabilization projects.

**Public communication:** Project commencement and updates will be posted to the project webpage on the District website. A message center is installed overlooking the project area which will be updated throughout the project with project details, contact information, and other relevant information. Notices will be mailed to adjacent properties prior to and throughout construction.

**Bids:** 7 contractors submitted sealed bids.

**Bid Completeness:** Staff reviewed bids for completeness.

<b>Company</b>	<b>Bid Signed</b>	<b>Bid Form Filled Out</b>	<b>Acknowledge Addendum 1</b>
Boulder Creek Inc	Yes	Yes	Yes
Geomorphic Restoration Inc	Yes	Yes	Yes
Minnesota Native Landscapes	Yes	Yes	Yes
New Look Contracting	Yes	Yes	Yes
Rachel Contracting	Yes	Yes	Yes
Sunram Construction	Yes	Yes	Yes
US Site Work	Yes	Yes	Yes

**Costs:**

<b>Company</b>	<b>Total</b>
Boulder Creek Inc	\$1,063,195.00
Geomorphic Restoration Inc	\$847,580.00
Minnesota Native Landscapes	\$877,244.50
New Look Contracting	\$863,397.50
Rachel Contracting LLC	\$884,369.00
Sunram Construction Inc	\$630,076.00
US Site Work Inc	\$1,108,790.00

**OPTIONS**

1. Award contract to lowest responsible bidder; Sunram Construction Inc
2. Table action until next regular board meeting with statement of reason and need
3. Reject all bids
4. Rebid Project
5. Cancel Project

**RECOMMENDATION**

Award contract to the lowest responsible bidder; Sunram Construction Inc.

**Permit Application Review Report**  
**Date: 10/23/2024**

**Board Meeting Date: 10/28/2024**  
**Agenda Item: 8**

Applicant/Landowner:

Ham Lake Baptist Camp Association  
Attn: Troy Lubbers  
15140 Xylite St NE  
Ham Lake, MN 55304

**Project Name:** Elevate Hope Addition

**Project PAN:** P-24-051

**Project Purpose:** Grading and construction of two single-family home lots

**Project Location:** South of East Ham Lake Dr NE and west of Xylite St NE, Ham Lake

**Site Size:** size of parcel - 17.2 acres; size of disturbed area - 0.8 acres

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

**Recommendation:** Approve with 2 Conditions and 0 Stipulations

**Description:** The project proposes the development of 2 new single family home lots. The project proposes to disturb 0.8 acres and will create 0.18 acres of new impervious. The proposed new impervious amount is under the threshold that would require stormwater treatment. The parcel drains toward Coon Creek. The relevant water resource concern is soils and erosion control which correlates to District Rule 4. See attached Figure 1: Project Location and Figure 2: Site Plan.

**Conditions to be Met Before Permit Issuance:**

Rule 2.7 – Procedural Requirements

1. Submittal of a performance escrow in the amount of \$2,400.00.

Rule 4.0 – Soils and Erosion Control

2. Update the erosion and sediment control plan to include a note that streets shall be swept clean of sediment by the end of each workday.

**Stipulations:** The permit will be issued with the following stipulations as conditions of the permit. By accepting the permit, the applicant agrees to these stipulations: none.

**Exhibits:**

Exhibit Type	Exhibit Author	Signature Date	Received Date
Construction Plans	Plowe Engineering, Inc.	09/23/2024	09/23/2024
Construction Details	Plowe Engineering,	09/23/2024	09/23/2024

	Inc.		
Plat	E.G. Rud & Sons, Inc.	09/23/2024	09/23/2024

## Findings

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

The applicant has submitted a \$760.00 application fee and deposit which corresponds with the nonrefundable application fee (\$10), base fee for a Single-Family Home project (\$750.00). The applicant will be required to submit a performance escrow in the amount of \$2,400.00. This corresponds to a base escrow of \$2,000, plus an additional \$500/acre of disturbance (0.8 acres of land disturbance proposed).

### **Stormwater Management (Rule 3.0):**

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

### **Soils and Erosion Control (Rule 4.0)**

Rule 4.0 applies to the proposed project because it includes land disturbing activities of more than 5,000 square feet and within 50 feet of and drains to a waterbody.

The proposed project drains to Coon Creek. The soils affected by the project include Zimmerman and do not have a soil erodibility factor of 0.15 or greater. Disturbed areas are proposed to be stabilized within 7 days, as required. The proposed erosion and sediment control plan includes perimeter control and rock construction entrance. The erosion control plan does not meet District requirements because provisions have not been made for sweeping streets by the end of each workday. See attached Figure 3: Erosion and Soil Control Plan.

### **Wetlands (Rule 5.0)**

Wetlands exist on site, but no impacts are proposed. Wetlands were delineated under PAN W24-032. The boundary and type application was reviewed and approved. The Notice of Decision was issued on 10/07/2024.

### **Floodplain (Rule 6.0)**

The proposed project does not include land disturbing activities within the floodplain as mapped and modeled by the District. Rule 6.0 does not apply. Rule 5.0 does not apply.

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

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

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

### **Buffers (Rule 8.0)**

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

**Variations (Rule 10.2)**

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



Figure 1: Project Location

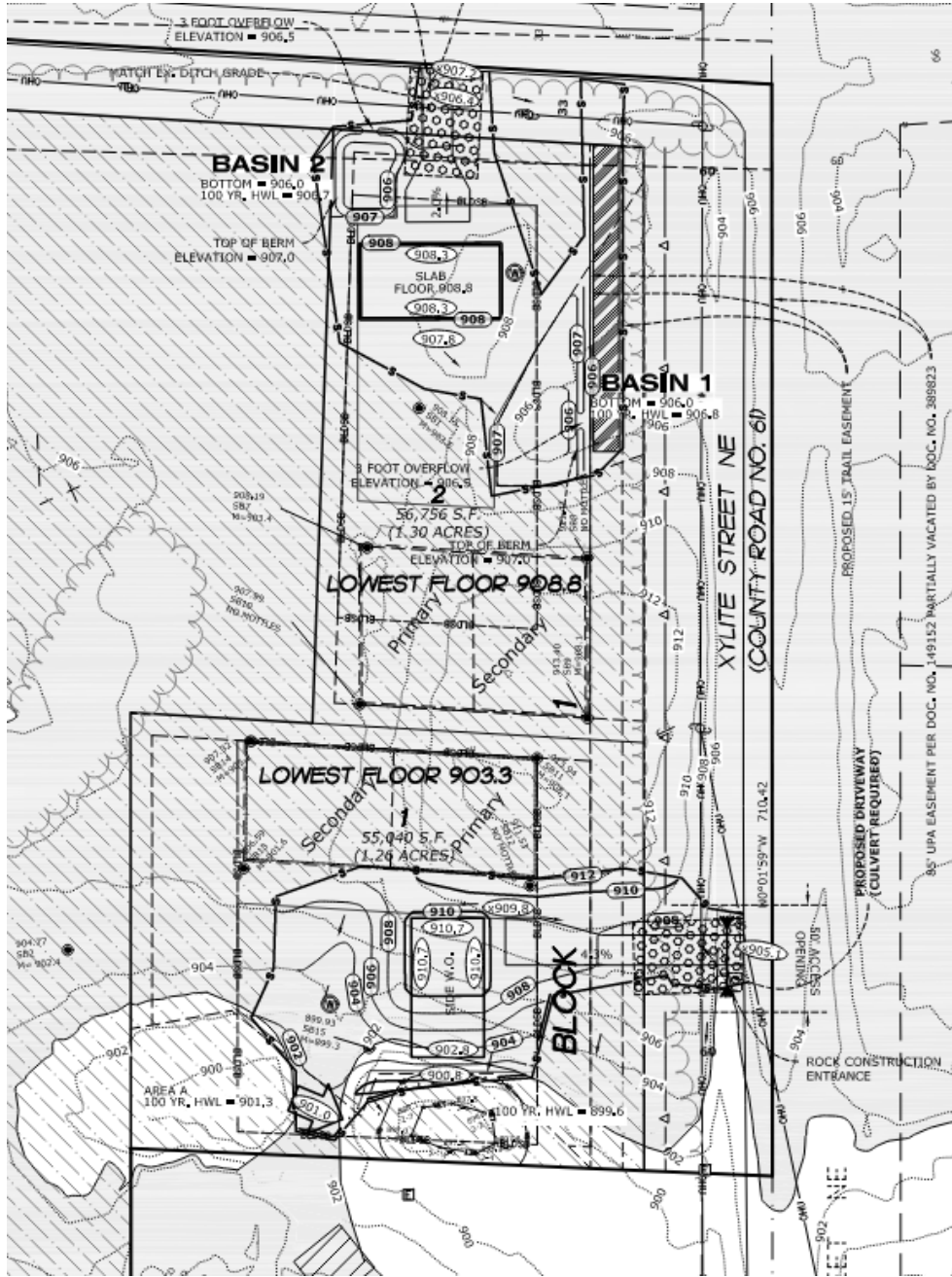


Figure 2: Site Plan



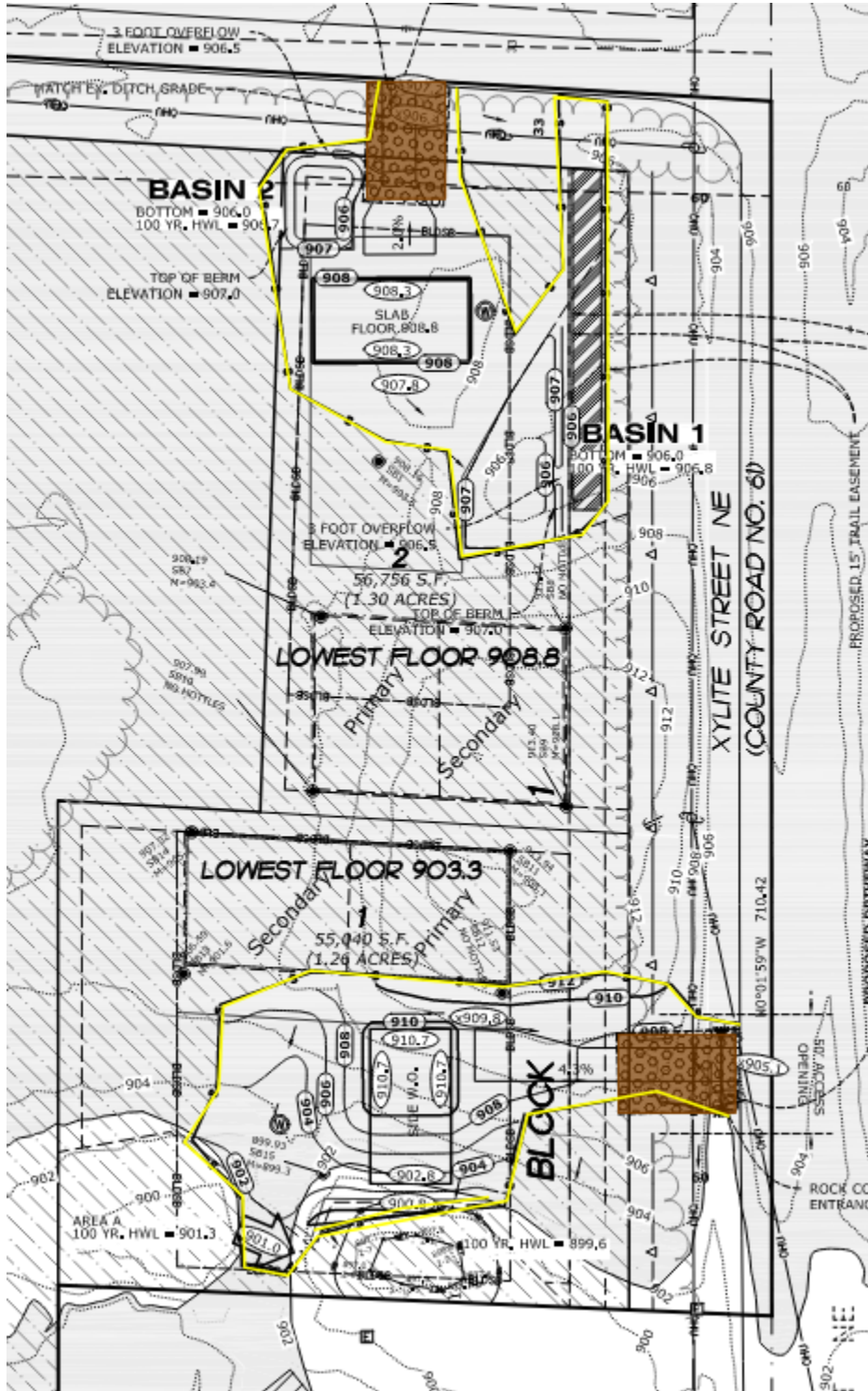


Figure 3: Erosion and Sediment Control Plan

**Permit Application Review Report**  
**Date: 10/23/2024**

**Board Meeting Date: 10/28/2024**  
**Agenda Item: 9**

Applicant/Landowner:  
Lincoln Street Commercial LLC  
Attn: Paul Boerboom  
PO Box 9076  
Fargo, ND  
58106-9076

Contact: Same as Applicant

**Project Name:** Elwell Commercial Park

**Project PAN:** P-24-048

**Project Purpose:** Grading and lot preparation for four commercial lots with associated stormwater management features, public street reconstruction, and new street reconstruction

**Project Location:** 14350 and 14334 Hwy 65 NE; 1323 143rd Ave NE, Ham Lake

**Site Size:** size of parcel - 37.25 acres; size of disturbed area - 8.6 acres; size of regulated impervious surface - 4.76

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

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**Recommendation:** Approve with 3 Conditions and 3 Stipulations

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**Description:** This application proposes a commercial development with 4 lots, street reconstruction and new street construction, and associated stormwater management features. The proposed project disturbs 8.6 acres and creates 4.76 acres of new impervious. This project includes overall stormwater management for lots 2, 3, and 4. Lot 1 will be mass graded as part of this project, but no stormwater management is provided for lot 1. Lot 1 discharges to MnDOT Right-of-Way and will need a separate District permit and to provide its own stormwater management including some of 143<sup>rd</sup> St which cannot be routed to the stormwater management features that are treated the other lots. The parcel drains toward Coon Creek. The relevant water resource concerns are stormwater management, erosion and sediment control, floodplain, and wetland buffers which correlate to District Rules 3, 4, 6, and 8. See attached Figure 1: Project Location and Figure 2: Site Plan

**Conditions to be Met Before Permit Issuance:**

Rule 2.7 – Procedural Requirements

1. Provide escrow in the amount of \$6,300.00.

Rule 3.0 – Stormwater Management

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

Rule 4.0 – Soils and Erosion Control

3. Provide a revised erosion control plan that denotes exposed soils and soil stockpiles must be stabilized within 24 hours of inactivity.

**Stipulations:** The permit will be issued with the following stipulations as conditions of the permit. By accepting the permit, the applicant agrees to these stipulations:

1. The applicant must apply for coverage under the Minnesota Pollution Control Agency's (MPCA's) Construction Stormwater Permit (Permit No: MNR100001)
2. If dewatering is required, provide DNR dewatering permit prior to construction. If a DNR permit is not required, provide well-field location, rates, discharge location, schedule and quantities prior to construction.
3. Submittal of as-builts for the stormwater management practices and associated structures listed in Table 2, including volume, critical elevations and proof of installation for hydrodynamic separators.

**Exhibits:**

Exhibit Type	Exhibit Author	Signature Date	Received Date
Grading Plan	Plowe	10/18/2024	10/18/2024
Geotechnical Report	Haugo Geotechnical	07/25/2023	09/11/2024
Stormwater Management Report	Plowe	10/18/2024	10/18/2024
Storm Sewer Sizing	Plowe	10/10/2024	10/10/2024
Preliminary Plat	E.G. Rud & Sons	10/10/2024	10/10/2024
Construction Plan Set (7 Sheets)	Plowe	10/10/2024	10/18/2024

**Findings**

**Fees and Escrows (Rule 2.7):** The applicant has submitted a \$4,510 application fee and deposit which corresponds with the nonrefundable application fee (\$10), base fee for a Commercial/Industrial Development project of 37.25 acres (\$4,500). The applicant will be required to submit a performance escrow in the amount of \$6,300.00. This corresponds to a base escrow of \$2,000, plus an additional \$500/acre of disturbance (8.6 acres of land disturbance proposed).

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

The Hydrologic Soil Group (HSG) of soils on site are HSG B. Curve Numbers have been shifted down one classification to account for the impacts of grading on soil structure in some areas and soil amendments will be implemented in other areas.

Rate Control: Peak stormwater flow rate at the point of discharge to wetland 1 increases from the pre-development condition for the 24-hour precipitation event with a return frequency of 2 years as shown in Table 1. This rate increase has been reviewed and no adverse impacts are expected. The project will impact Drainage Sensitive Use areas only to Wetland 1. The proposed 100-year peak flow rate exceeds the existing 25-year peak flow rate as shown in Table 1, but the very small increase is acceptable. All other increases are within model tolerance. The rate control standard is met to the maximum extent practicable.

Point of Discharge	2-year (cfs)		10-year (cfs)		25-year (cfs)		100-year (cfs)	
	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed
To MNDOT	4.26	3.43	9.99	7.77	15.28	11.57	26.07	19.04
To Lincoln Street	0.23	0.26	0.44	0.47	0.62	0.64	0.96	0.97
To 143rd West	1.82	1.84	4.56	4.59	7.1	7.14	12.26	12.31
To Offsite West	0.04	0.04	0.19	0.19	0.34	0.34	0.63	0.63
To Wetland 1 (overall)	2.44	2.7	10.53	9.23	18.85	15.61	36.42	28.99
To Wetland 1 (drainage sensitive analysis)	1.18	1.29	5.27	3.47	9.46	5.51	18.45	9.71

**Table 1.**

Volume Control:

The proposed project is new development; therefore, the volume reduction requirement is equal to 1.1 inches over the area of all impervious surface. The amount of proposed impervious required to be treated is 207,335 ft<sup>2</sup>.

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

Drainage Area	Impervious required to be treated (ft <sup>2</sup> )	Proposed SMP	TP Removal Factor	Required Water Quality Volume (ft <sup>3</sup> )	Water Quality Volume Provided (ft <sup>3</sup> )
Untreated (Area 2.2, 3, 5, and 7)	11,239	None	0.5	2,060	0
Pond 1 (Area 1.1A)	196,096	Pond 1	0.5	35,951	102,900
<b>Totals:</b>	<b>207,335</b>			<b>38,011</b>	<b>102,900</b>

**Table 2.**

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

Geotechnical information from July 2023 has been submitted which indicates that seasonally high saturated soils are likely at an approximate elevation of 885. The bottom of an infiltration system would need to be at elevation 888 or above. This is infeasible due to existing grades.

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

The volume control standard has not been met as shown in Table 2. The Untreated area includes the reconstructed areas of 143<sup>rd</sup> Ave that are not feasible to be routed on site. The volume control standard has been met to the maximum extent practicable.

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

Stormwater treatment on site must remove at least 80% of the average annual post development

TSS per discharge location. The following TSS removal has been provided:

<b>Discharge Point</b>	<b>TSS Removal Provided</b>
To MNDOT	0
To Lincoln Street	0
To 143rd West	0
To Offsite West	NA
To Wetland 1	80

**Table 3.**

The TSS removal standard is not met at each discharge point as shown in Table 3. The discharge point to Offsite West does not include any impervious surface. The other three discharge points include the reconstructed areas of 143<sup>rd</sup> Ave that are not feasible to be routed on site.

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

<b>Wetland ID</b>	<b>Wetland 1</b>
<b>Wetland Type</b>	Slightly Susceptible
<b>Change of Bounce 2-yr (ft)</b>	0.45
<b>Change of Bounce 10-yr (ft)</b>	0.24
<b>Change of Inundation on 10-yr (hrs)</b>	5.3
<b>Change of Run out Control (ft)</b>	0

**Table 4.**

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

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

Low Floor Freeboard: The proposed project is new development which includes buildings and habitable structures. Therefore, SMPs must be designed such that the lowest basement floor elevations are at least 2 feet above the 100-yr high water level and 1 foot above the emergency overflow. The lowest basement floor elevation proposed is 898 NAVD88. The applicable 100-year high water level is at 888 NAVD88 and the applicable emergency overflow is at 888.1 NAVD88. The freeboard requirement is met.

Maintenance:

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

Maintenance Agreements: The proposed stormwater management practices will not be maintained as part of standard municipal public work activities. Therefore, a maintenance agreement that meets District standards will be required.

**Soils and Erosion Control (Rule 4.0)**

Rule 4.0 applies to the proposed project because it includes land disturbing activities of 1 acre or more.

The proposed project drains to Coon Creek (Ditch 57). The soils affected by the project include Lino and Zimmerman which have a soil erodibility factor of 0.15 or greater. Disturbed areas are not proposed to be stabilized within 24 hours, as required. The proposed erosion and sediment control plan includes Redundant perimeter control, stabilized construction entrance/exit, and inlet protection. The erosion control plan does not meet District Requirements because exposed soils and soil stockpiles must be stabilized within 24 hours of inactivity. See attached Figure 3: Erosion and Sediment Control Plan

**Wetlands (Rule 5.0)**

Wetlands exist on site, but no impacts are proposed. Wetlands were delineated under PAN 19-193. The boundary and type application was reviewed and approved. The Notice of Decision was issued on 08/02/2022.

**Floodplain (Rule 6.0)**

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

The regulatory floodplain elevation is from 883 to 882.3 NAVD88. The application proposes the placement of 26.2 cubic yards of fill within the floodplain. This a one-time deposition of less than 50 cubic yards, therefore compensatory storage is not required. See attached Figure 4: Floodplain Impact Figure

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

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

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

**Buffers (Rule 8.0)**

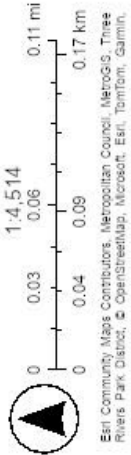
Rule 8.0 applies because it includes a land disturbing activity that requires a permit under another District Rule and is on land adjacent or directly contributing to Additional Waters.

A continuous buffer is proposed on the plans; it is proposed to be established and maintained in perennially rooted vegetation. Because the resource is an additional water, the average buffer width must be 16.5 ft, with a minimum width of 16.5 ft. The proposed buffer width is 16.5 ft, which meets the requirement. Permanent monumentation at each parcel line, and every 200 ft as needed, has been proposed on the plan.

**Variances (Rule 10.2)**

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

P24-048 Elwell Commercial Park



10/23/2024

Figure 1: Project Location

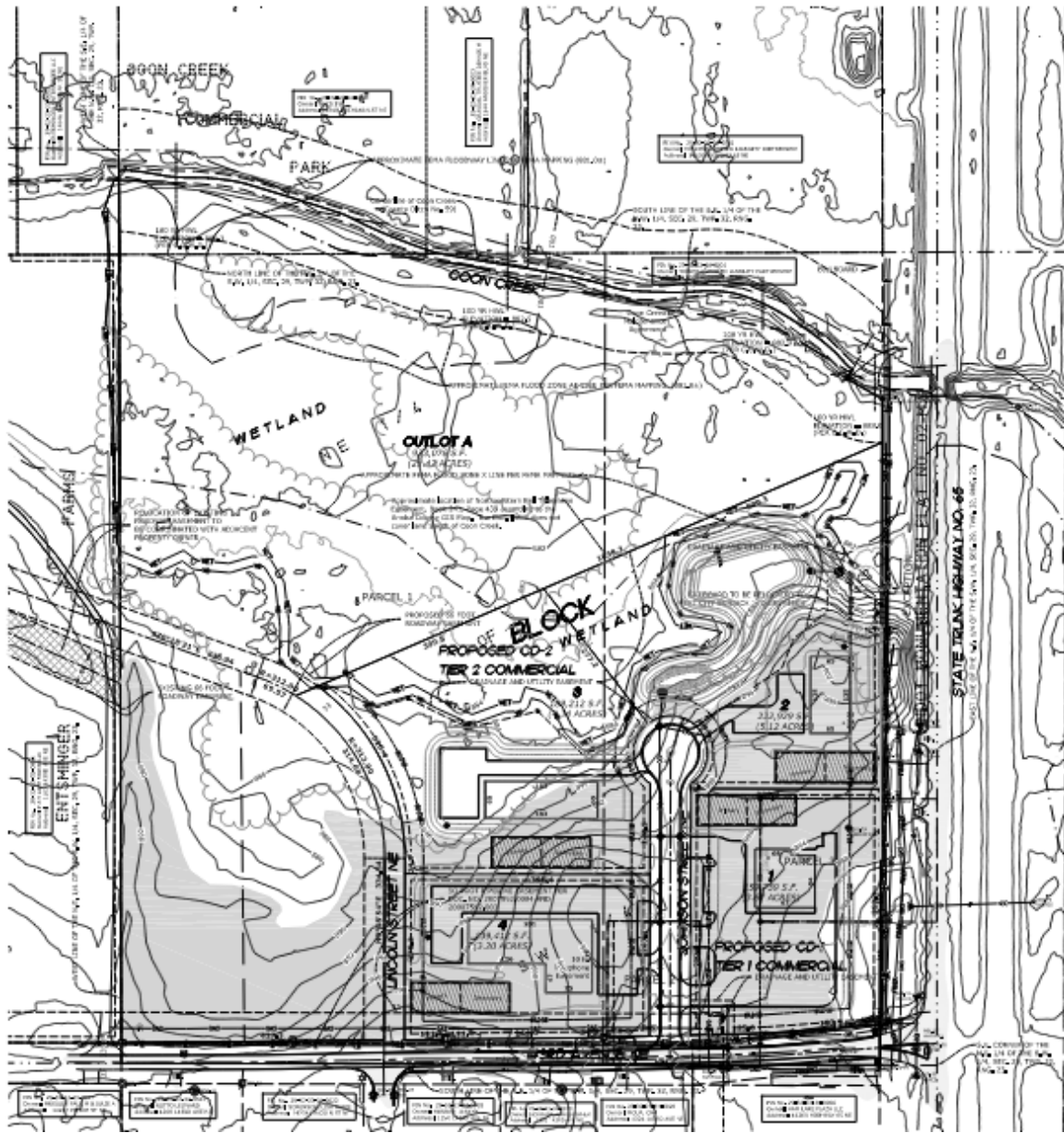


Figure 2: Site Plan



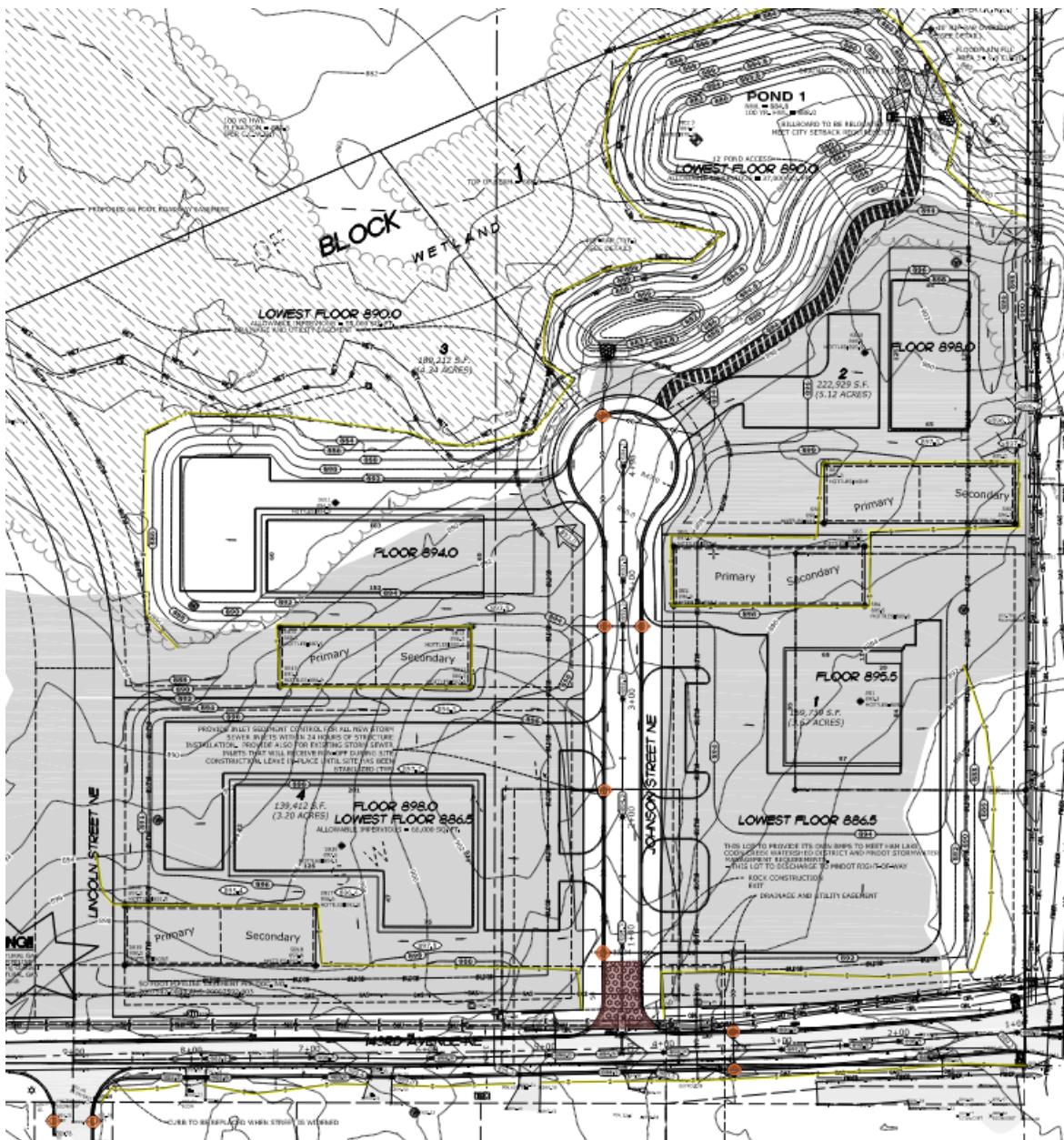


Figure 3: Erosion and Sediment Control Plan

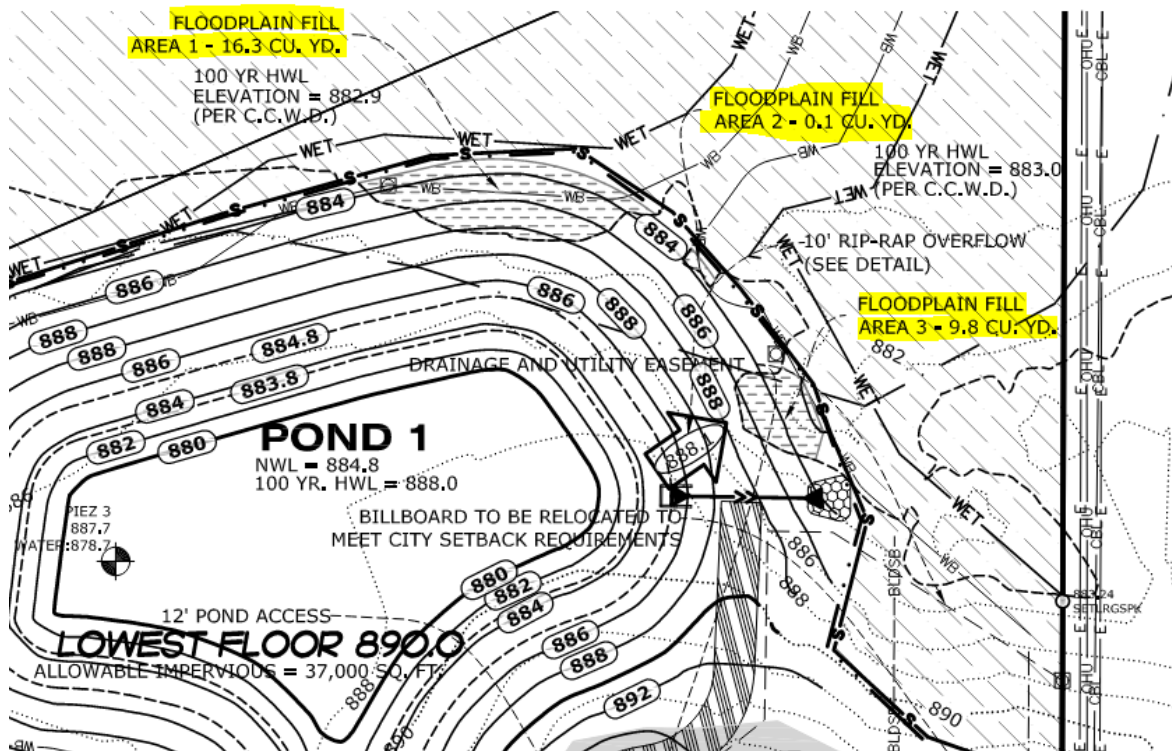


Figure 4: Floodplain Impact Figure

**Permit Application Review Report**  
**Date: 10/23/2024**

**Board Meeting Date: 10/28/2024**  
**Agenda Item: 10**

Applicant/Landowner:

MnDOT

Attn: Michael Kronzer

1500 West County Rd B2

Roseville, MN

55113

Contact: Same as Applicant

**Project Name:** Highway 10 Congestion Mitigation Project

**Project PAN:** P-24-032

**Project Purpose:** Addition of new lanes on US 10

**Project Location:** Highway 10 from Round Lake Boulevard to Creek Meadow Drive, Highway 10, Coon Rapids

**Site Size:** size of project area - 91.0 acres; size of disturbed area - 70.2 acres; size of regulated impervious surface - 30.3 acres

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

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**Recommendation:** Approve with 3 Conditions and 5 Stipulations

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**Description:** This application submitted by MNDOT proposes a project on Highway 10 to add new lanes for congestion mitigation. The project proposes to disturb 70.2 acres and will create 30.3 acres of new and reconstructed impervious. This project drains to Coon Creek and Lower Coon Creek. The relevant water resource concerns are stormwater, erosion control, floodplain, and culvert crossing in a public ditch which correlate to District Rules 3,4,6, and 7. See attached Figure 1: Project Location

**Conditions to be Met Before Permit Issuance:**

Rule 2.7 – Procedural Requirements

1. Submittal of escrow in the amount of \$37,100.00

Rule 4.0 – Soils and Erosion Control

2. Update the erosion and sediment control plan/SWPPP to denote that exposed soils and stockpiles must be stabilized within 24 hours of inactivity.

Rule 5.0 – Wetlands

3. Provide a Notice of Decision or signed Attachment E from the WCA LGU (MNDOT) approving the wetland impacts shown in the Wetland Impacts Figure submitted 9/17/2024.

**Stipulations:** The permit will be issued with the following stipulations as conditions of the permit. By accepting the permit, the applicant agrees to these stipulations:

1. The applicant must apply for coverage under the Minnesota Pollution Control Agency's (MPCA's) Construction Stormwater Permit (Permit No: MNR100001)
2. If dewatering is required, provide DNR dewatering permit prior to construction. If a DNR permit is not required, provide well-field location, rates, discharge location, schedule and quantities prior to construction.
3. Submittal of as-built (invert, pipe material, pipe size) for culvert installation within County Ditch 54-3.
4. Completion of post construction infiltration tests on the seven 7 proposed infiltration basins by filling the basin to a minimum depth of 6 inches with water and monitoring the time necessary to drain, or multiple double ring infiltration tests to ASTM standards. The Coon Creek Watershed District shall be notified prior to the test to witness the results.
5. Submittal of as-builts for the stormwater management practices and associated structures listed in Tables 2 and 3, including volume, critical elevations and proof of installation for hydrodynamic separators.

**Exhibits:**

Exhibit Type	Exhibit Author	Signature Date	Received Date
Floodplain Calculations	TKDA	09/13/2024	09/17/2024
Energy Dissipation Calculations	TKDA	09/13/2024	09/17/2024
Storm Sewer Calculations	TKDA	09/13/2024	09/17/2024
Updated Plan Sheets (12 Sheets)	TKDA	10/17/2024	10/18/2024
Construction Plan Set (410 Sheets)	TKDA	09/16/2024	09/17/2024
Proposed HydroCAD Model Output	TKDA	10/18/2024	10/18/2024
Existing HydroCAD Model Output	TKDA	10/18/2024	10/18/2024
SAFL Baffle Report	TKDA	09/24/2024	10/18/2024
Water Quality & Peak Discharge Rate Summary - Revised Pages 5-7	TKDA	10/18/2024	10/18/2024
Water Quality & Peak Discharge Rate Summary - Revised Pages 2&3	TKDA	10/18/2024	10/18/2024
Water Quality & Peak Discharge Rate Summary - Revised Page 4	TKDA	10/18/2024	10/18/2024
Water Quality & Peak Discharge Rate Summary	TKDA	09/13/2024	09/17/2024
Impervious Surface Figures	TKDA	09/13/2024	09/17/2024

Soil Survey Map and Soil Borings	TKDA & Braun Intertec	09/13/2024	09/17/2024
Drainage Area Maps	TKDA	09/13/2024	09/17/2024
Wetland Impact Figure	TKDA	09/10/2024	09/17/2024
Correspondence Record	TKDA	09/13/2024	09/17/2024
Receiving Waters Maps	TKDA	09/13/2024	09/17/2024
Drainage Overview Map	TKDA	10/17/2024	10/18/2024
Stormwater Management Report	TKDA	10/18/2024	10/18/2024

## Findings

**Fees and Escrows (Rule 2.7):** The applicant is a government agency and is therefore exempt from an application fee or a review and inspection fee deposit. The applicant will be required to submit a performance escrow in the amount of \$37,100.00. This corresponds to a base escrow of \$2,000, plus an additional \$500/acre of disturbance (70.2 acres of land disturbance proposed).

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

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

**Rate Control:** Peak stormwater flow rates at 3 points of site discharge increase from the pre-development condition for the 24-hour precipitation event with a return frequency of 2-, 10-, 100-years as shown in Table 1. These rate increases have been evaluated and the volume increases result in a downstream static bounce of 0.02' for the 100-year event. Therefore, the rate increases will not result in adverse impacts downstream. The project will not impact Drainage Sensitive Use areas. The rate control standard is met to the maximum extent practicable.

Point of Discharge	2-year (cfs)		10-year (cfs)		100-year (cfs)	
	Existing	Proposed	Existing	Proposed	Existing	Proposed
DP10	23	16	35	24	65	43
DP9	6	9	9	13	17	23
DP8	4	4	6	6	12	12
DP7	5	5	9	8	16	15
DP6	6	6	10	9	18	16
DP5	18	22	27	33	51	60
DP4	30	34	46	49	88	79
DP3	17	6	23	11	32	24
DP2	19	15	28	24	53	41
DP1	39	30	58	45	113	85

**Table 1.**

**Volume Control:**

The proposed project is a public linear project; therefore, the volume reduction requirement is equal to 1 inch over the area of new impervious surface, or 0.5 inches over the sum of the area of new and fully reconstructed impervious surface, whichever is greater. The amount of proposed impervious required to be treated is 1,319,955 ft<sup>2</sup>.

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

<b>Drainage Area</b>	<b>Impervious required to be treated (ft<sup>2</sup>)</b>	<b>Proposed SMP</b>	<b>TP Removal Factor</b>	<b>Required Water Quality Volume (ft<sup>3</sup>)</b>	<b>Water Quality Volume Provided (ft<sup>3</sup>)</b>
Untreated	139,828	None		5,826	0
Crooked Lake N Infiltration Basin	138,956	Crooked Lake N Infiltration Basin	1	5,790	915
CD 54 SE Infiltration Basin	263,974	CD 54 SE Infiltration Basin	1	10,999	11,064
Main St SE Infiltration Basin	89,734	Main St SE Infiltration Basin	1	3,739	9,191
Main St SW Infiltration Basin	254,390	Main St SW Infiltration Basin	1	10,600	15,115
Main St NE Infiltration Basin	169,013	Main St NE Infiltration Basin	1	7,042	10,803
Crooked Lake S Infiltration Basin	86,249	Crooked Lake S Infiltration Basin	1	3,594	3,877
Round Lake SE Infiltration Basin	84,158	Round Lake SE Infiltration Basin	1	3,507	29,403
Round Lake NE Infiltration Basin	93,654	Round Lake NE Infiltration Basin	1	3,902	60,853
<b>Totals:</b>	<b>1,319,955</b>			<b>54,998</b>	<b>141,222</b>

**Table 2.**

The following pretreatment has been provided:

<b>SMP ID</b>	<b>Pretreatment Device/Method</b>	<b>Percent TSS Removal</b>
Structure 5095A	Catch Basin Sump w/ SAFL Baffle	71.4
Structure 5083A	Catch Basin Sump w/ SAFL Baffle	80.8
Sediment Forebay - Main St SE Infiltration Basin	Sediment Forebay	80
Sediment Forebay - Main St SW Infiltration Basin	Sediment Forebay	80
Grass Swale - Main St NE Infiltration Basin	Grassed Swale	80
Grass Swale - Crooked Lake N Infiltration Basin	Grassed Swale	80
Grass Swale - Crooked Lake S Infiltration Basin	Grassed Swale	83
Sediment Forebay - Round Lake NE Infiltration Basin	Sediment Forebay	80
Sediment Forebay - Round Lake SE Infiltration Basin	Sediment Forebay	80

**Table 3.**

Pretreatment is required to be designed such that the device/method provides removal of 80% TSS entering an infiltration or filtration Stormwater Management Practice. Structure 5095A is unable to be increased in size to obtain more TSS removal due to utility conflicts and minimum pipe cover requirements. The proposed project meets pretreatment requirements to the maximum extent practicable as shown in Table 3.

The volume control standard has not been met as shown in Table 2. However, due to limited right of way space existing grades the volume control standard has been met to the maximum extent practicable.

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

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

<b>Discharge Point</b>	<b>TSS Removal Provided</b>
DP10	MEP
DP9	MEP
DP8	MEP
DP7	MEP
DP6	MEP
DP5	89
DP4	MEP
DP3	100
DP2	100
DP1	100

**Table 4.**

The TSS removal standard is not met at each discharge point as shown in Table 4. However, it has been shown that a good faith effort was made to remove as much TSS as feasible at all discharge points. The water quality standard has been met to the maximum extent practicable.

Discharges to Wetlands: Stormwater from the proposed project is being discharged into a large wetland complex. The increase in volume to the wetland complex for the 100-year design storm results in a static bounce below 0.05 feet, which is negligible. Because the bounce is negligible for the highest design storm and due to the size of the wetland, the standards for discharging into a wetland are considered met and the wetland is not required to be included in the HydroCAD model.

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

Low Floor Freeboard: The proposed project is not considered new development with buildings and habitable structures; therefore, this section does not apply.

Maintenance:

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

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

**Soils and Erosion Control (Rule 4.0)**

Rule 4.0 applies to the proposed project because it includes land disturbing activities of 1 acre or more.

The proposed project drains to Lower Coon Creek. The soils affected by the project include Nymore which has a soil erodibility factor of 0.15 or greater. Disturbed areas are not proposed to be stabilized within 24 hours, as required. The proposed erosion and sediment control plan includes redundant perimeter control, stabilized construction entrance/exit, inlet protection, provisions for street sweeping, and a stabilization plan. The erosion control plan does not meet District Requirements because the plan does not propose to stabilize disturbed soils within 24 hours. See attached Figure 2: Erosion and Sediment Control Plan

**Wetlands (Rule 5.0)**

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

However, the wetlands within the project area are within the MNDOT Right-of-Way and therefore MNDOT is the LGU administering WCA for this project.

**Floodplain (Rule 6.0)**

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

The regulatory floodplain elevation is between 857.8 and 861.1 NAVD88.

The application proposes the placement of 13,401 cubic yards of fill within the floodplain. Compensatory storage is required. The proposed project provides 16,104 cubic yards of compensatory storage, which exceeds the required 1:1 ratio and is within the relevant reach. See attached Figure 3: Floodplain Mitigation Figure

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

Rule 7.0 applies to the proposed project because it includes land disturbing activities which construct-improve-repair or alter the hydraulic characteristics of a bridge profile control or culvert structure on a creek-public ditch or major watercourse. The regulated waterway is Public Ditch CD 54-3. The banks of the waterway have been proposed to be stabilized with permanent vegetation.

The culvert crossing provides equivalent hydraulic capacity to existing conditions because it is an in-kind extension for the existing culvert.

**Buffers (Rule 8.0)**

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

**Variances (Rule 10.2)**

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





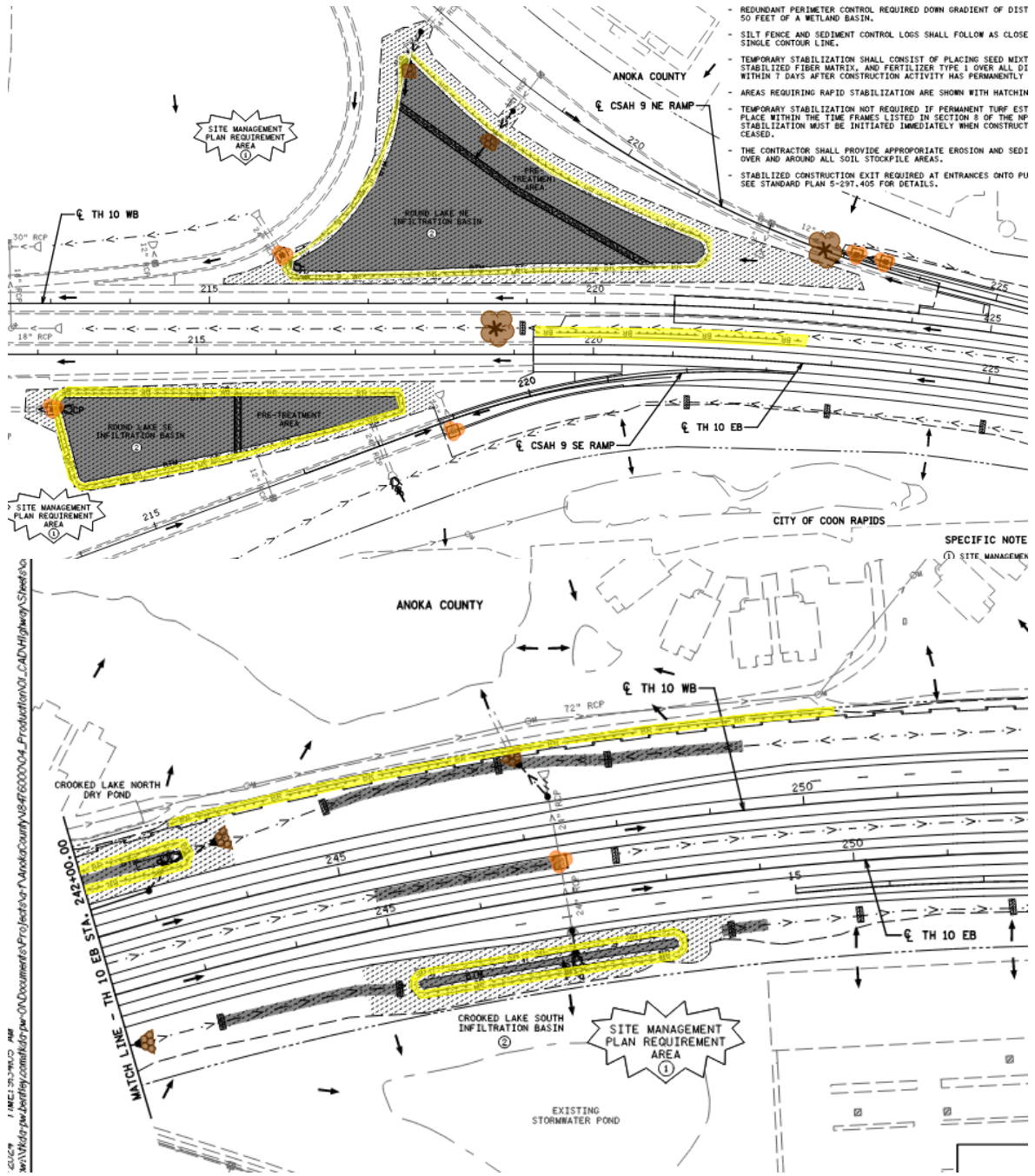
Figure 1: Project Location

P24-035 Highway 10 Congestion Mitigation Project

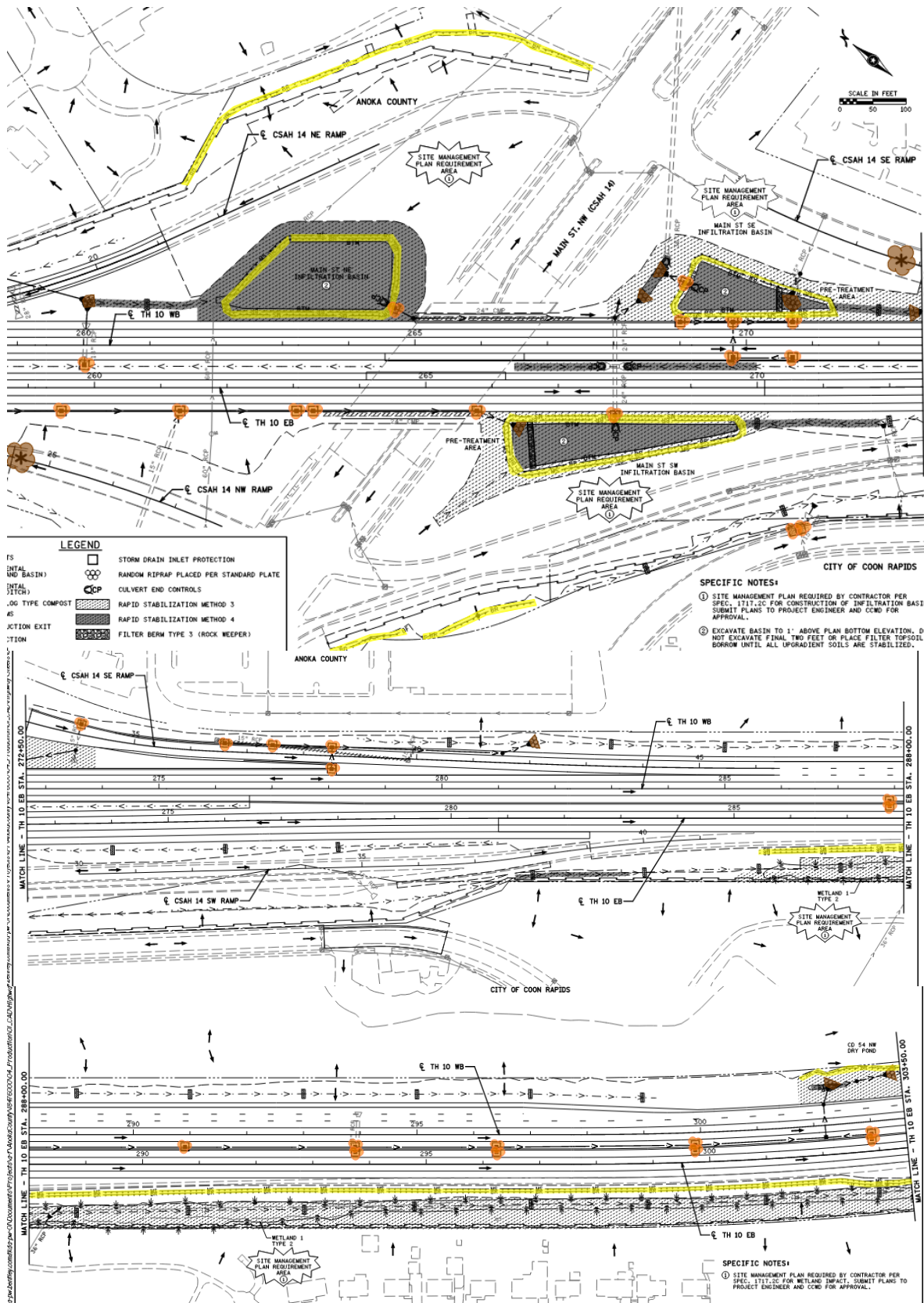


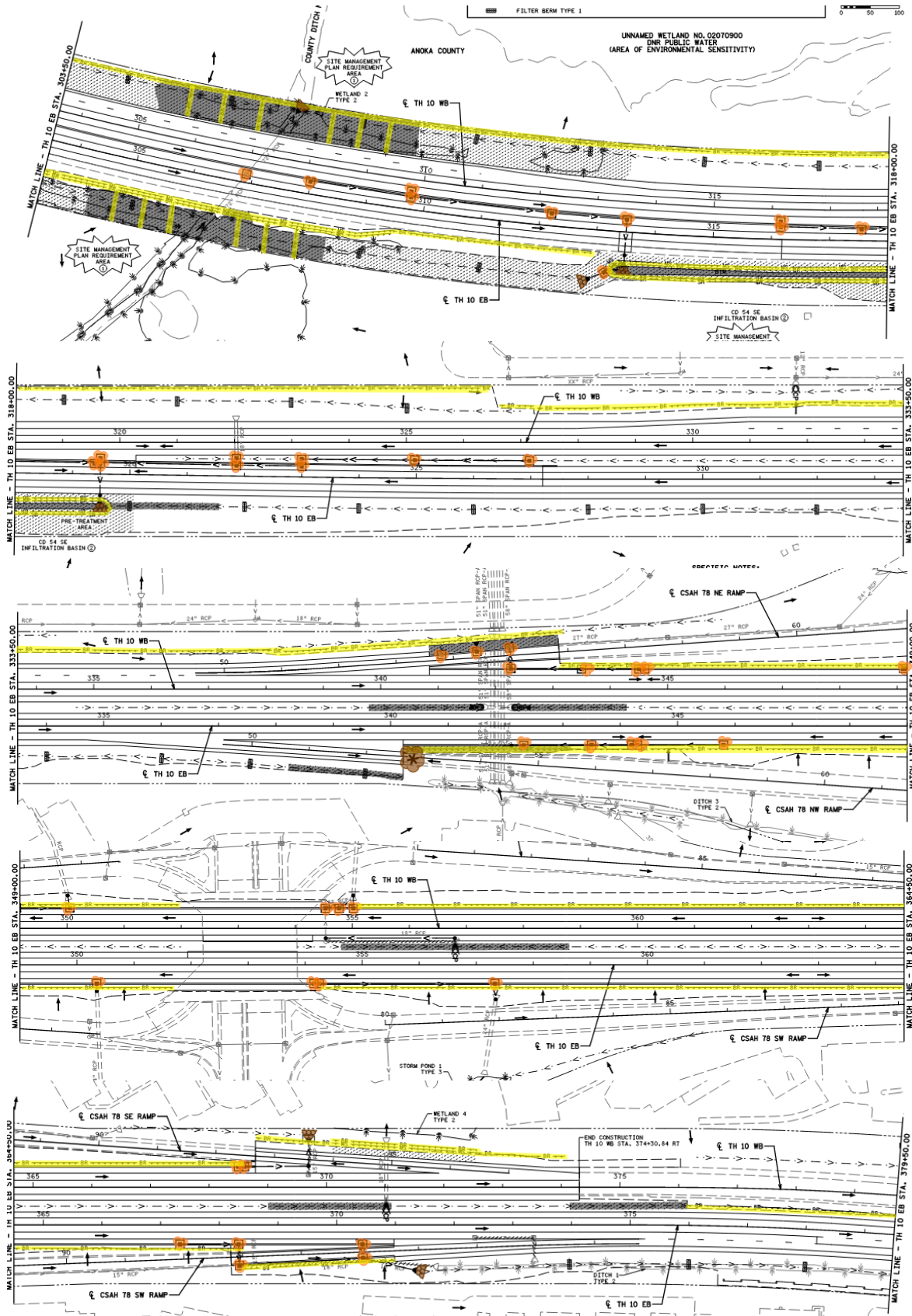
City of Coon Rapids, Metropolitan Council, MetroGIS, Three Rivers Park District, Esri, TomTom, Garmin, SafeGraph, Geotitles, Inc., METV

10/23/2024



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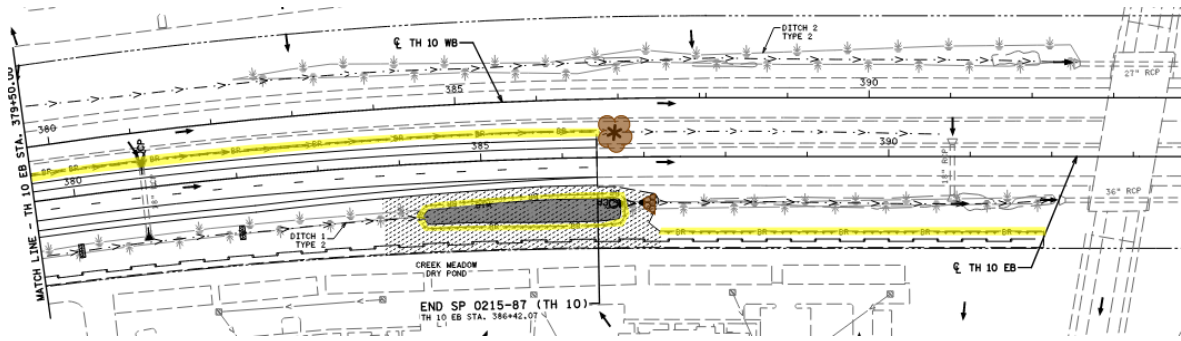
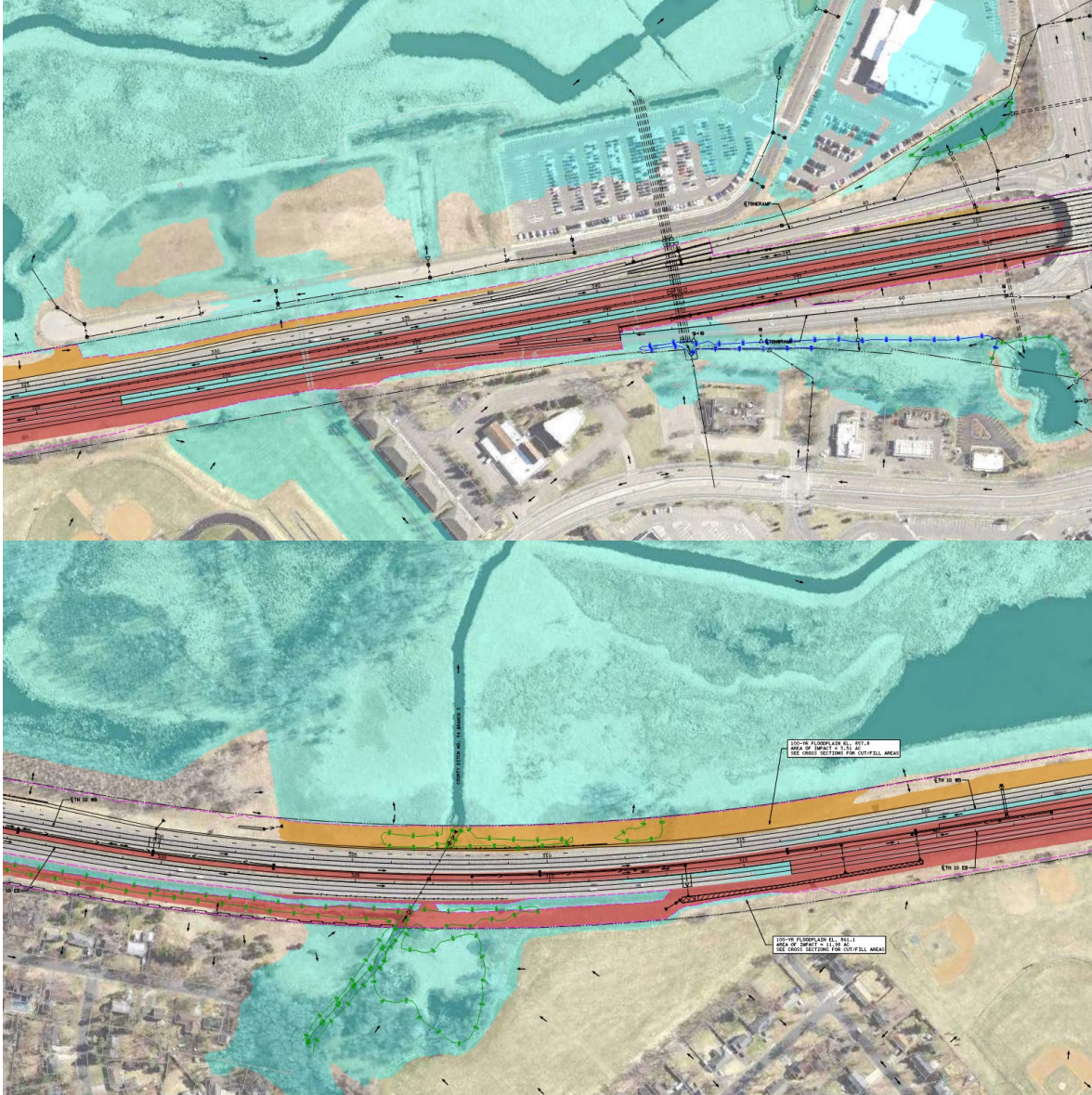


Figure 2: Erosion and Sediment Control Plan



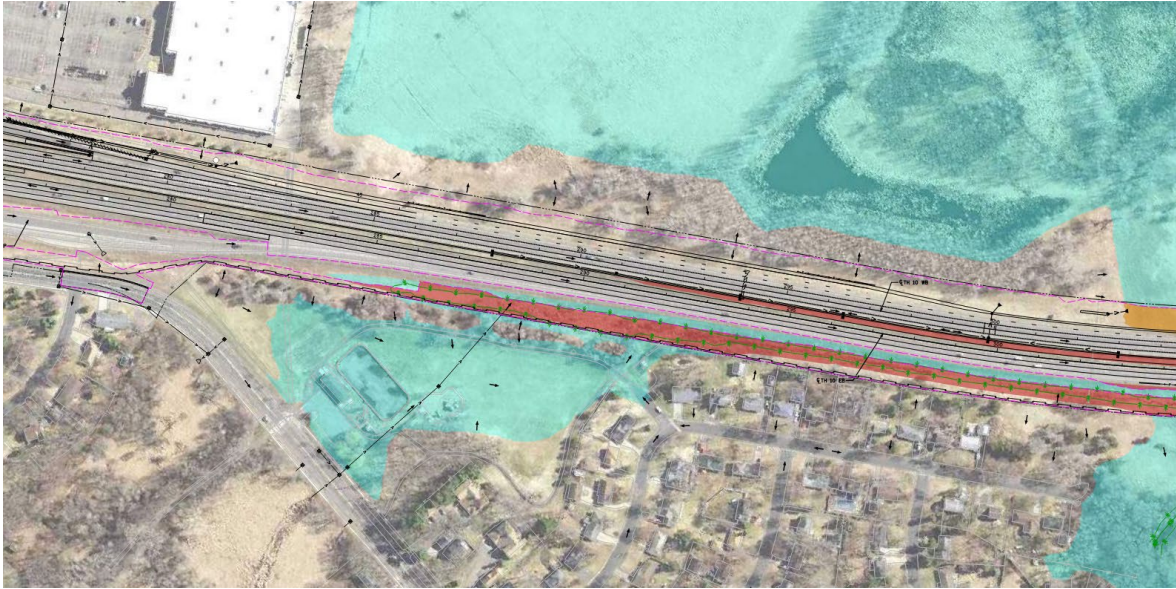


Figure 3: Floodplain Mitigation Figure

**Permit Application Review Report**  
**Date: 10/23/2024**

**Board Meeting Date: 10/28/2024**  
**Agenda Item: 11**

Applicant/Landowner:  
MNDOT  
Attn: Corey Mueller  
1500 County Rd B-2 West  
Roseville, MN  
55113

Contact: Same as Applicant

**Project Name:** MNDOT SP 0205-110

**Project PAN:** P-24-043

**Project Purpose:** Grading, Bituminous Surfacing, ADA Improvements, and Signals

**Project Location:** From CSAH 6 (Mississippi St NE) To CSAH 3 (University Ave NE), TH47, Fridley, Blaine

**Site Size:** size of disturbed area - 1.06 acres

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

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**Recommendation:** Approve with 3 Conditions and 2 Stipulations

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**Description:** The permit application proposes a small resurfacing project on TH47, University Avenue, and 85<sup>th</sup> Ave NE. The project has additional locations outside of the District. The project proposes to disturb 1.06 acres and will remove 0.19 acres of impervious. The project area drains to Springbrook Creek. The relevant water resource concerns are soils and erosion control and floodplain which correlate to District Rules 4 and 6. See attached Figure 1: Project Location and Figure 2: Site Plan

**Conditions to be Met Before Permit Issuance:**

Rule 2.7 – Procedural Requirements

1. Submittal of escrow in the amount of \$2,530.00.

Rule 4.0 – Soils and Erosion Control

2. Revise the erosion and sediment control plan/SWPPP to denote that exposed soils and soil stockpiles must be stabilized within 24 of inactivity.

Rule 5.0 – Wetlands

3. Provide a Notice of Decision from the WCA LGU (MNDOT) approving the wetland impacts shown in the construction plan set.

**Stipulations:** The permit will be issued with the following stipulations as conditions of the



permit. By accepting the permit, the applicant agrees to these stipulations:

1. If dewatering is required, provide DNR dewatering permit prior to construction. If a DNR permit is not required, provide well-field location, rates, discharge location, schedule and quantities prior to construction.
2. The applicant must apply for coverage under the Minnesota Pollution Control Agency's (MPCA's) Construction Stormwater Permit (Permit No: MNR100001)

**Exhibits:**

Exhibit Type	Exhibit Author	Signature Date	Received Date
Floodplain Impacts Figure	MnDOT	08/08/2024	10/09/2024
Construction Plan Set	MnDOT	08/07/2024	08/07/2024

**Findings**

**Fees and Escrows (Rule 2.7):** The applicant is a government agency and is therefore exempt from an application fee or a review and inspection fee deposit. The applicant will be required to submit a performance escrow in the amount of \$2,530.00. This corresponds to a base escrow of \$2,000, plus an additional \$500/acre of disturbance (1.06 acres of land disturbance proposed).

**Stormwater Management (Rule 3.0):** The proposed project does not create a cumulative total of 10,000 sf or more of new or fully reconstructed impervious surface, or 5,000 sf or more of new or fully reconstructed impervious surface for non-residential or multifamily residential within one mile of and draining to an impaired water. The proposed project is not a public linear project where the sum of the new and fully reconstructed impervious surface is equal to one or more acres. Stormwater Management standards do not apply.

**Soils and Erosion Control (Rule 4.0)**

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

The proposed project drains to Springbrook Creek. The soils affected by the project include Zimmerman and Isanti which has a soil erodibility factor of 0.15 or greater. Disturbed areas are not proposed to be stabilized within 24 hours, as required. The proposed erosion and sediment control plan includes perimeter control, inlet protection, street sweeping, and a stabilization plan. The erosion control plan does not meet District Requirements because the plan does not propose disturbed areas to be stabilized within 24 hours. See attached Figure 3: Erosion and Sediment Control Plan.

**Wetlands (Rule 5.0)**

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

However, the wetlands within the project area are within the MNDOT Right-of-Way and therefore MNDOT is the LGU administering WCA for this project.

**Floodplain (Rule 6.0)**

Rule 6.0 applies to the proposed project because it includes land disturbing activities within the boundary of the 100-year flood elevation as mapped and modeled by the District. The regulatory floodplain elevation is 888.0 ft NAVD88.

The application proposes the placement of 106 cubic yards of fill within the floodplain. Compensatory storage is required. The proposed project provides 280 cubic yards of compensatory storage, which exceeds the required 1:1 ratio and is within the relevant reach. See attached Figure 4: Floodplain Impacts

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

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

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

**Buffers (Rule 8.0)**

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

**Variances (Rule 10.2)**

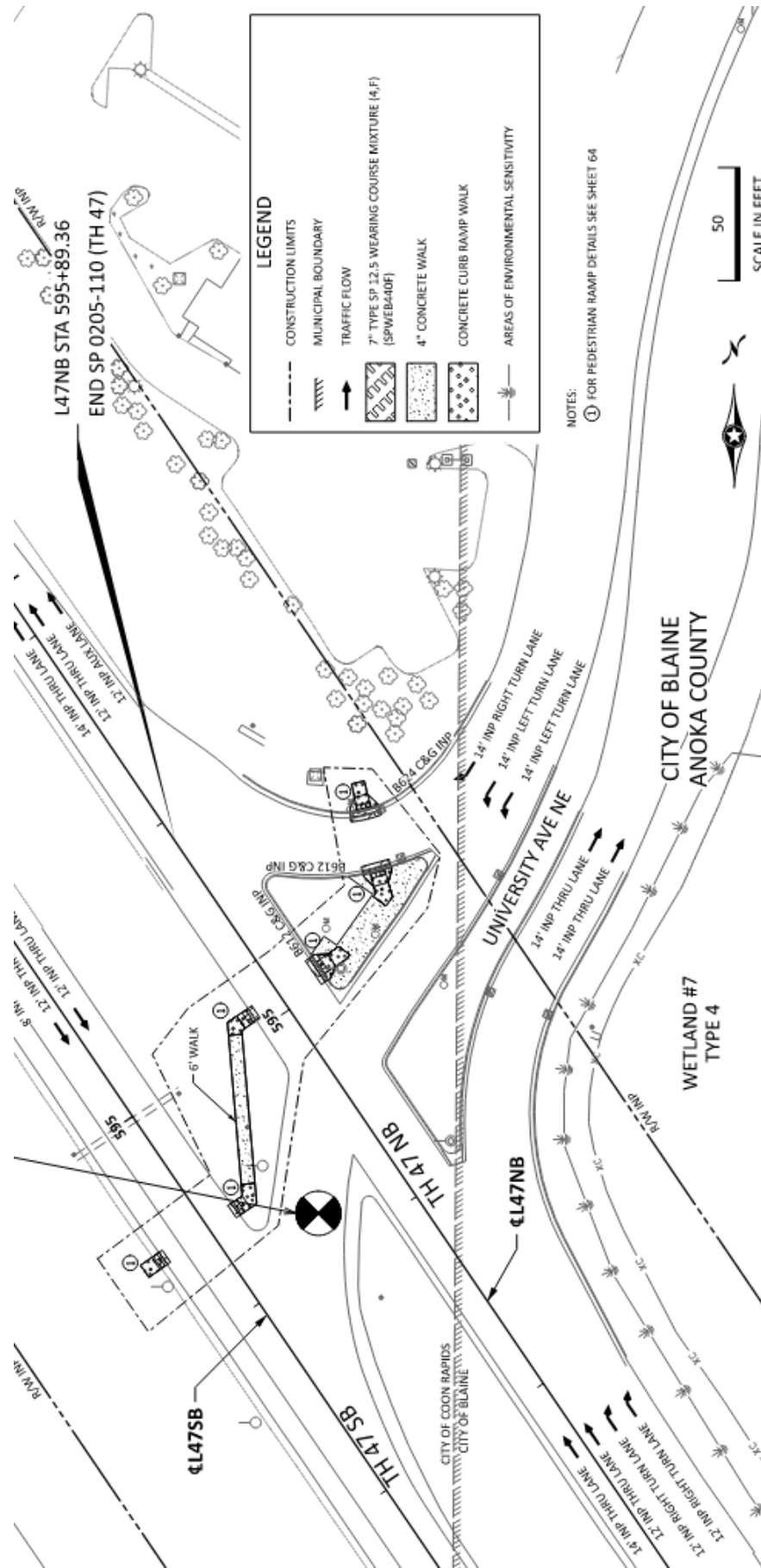
The proposed project is not requesting a variance from the District's rules, regulations, and policies. Rule 10.2 does not apply.

P24-043 MNDOT SP 0205 110



10/22/2024

Figure 1: Project Location





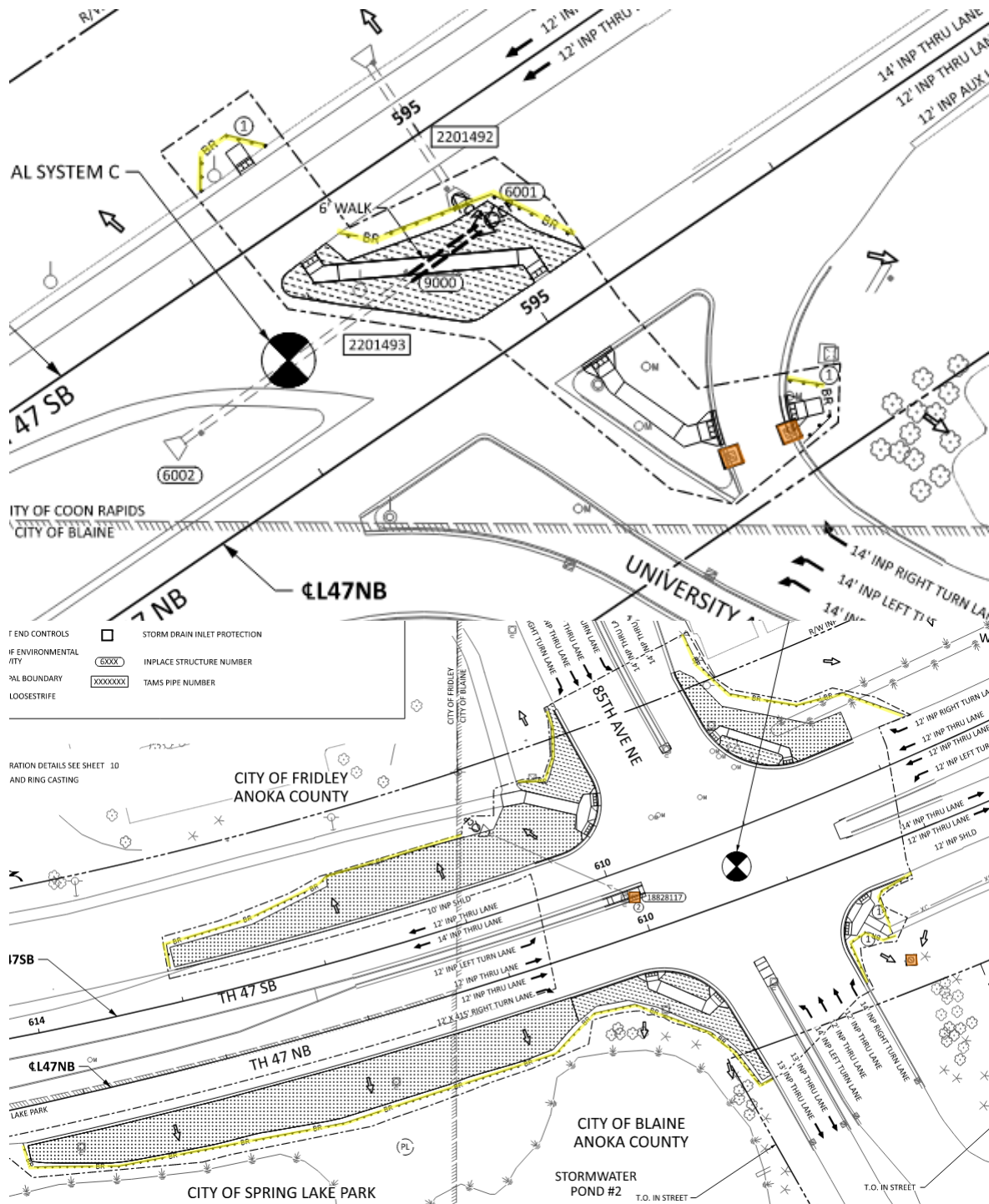


Figure 3: Erosion and Sediment Control Plan

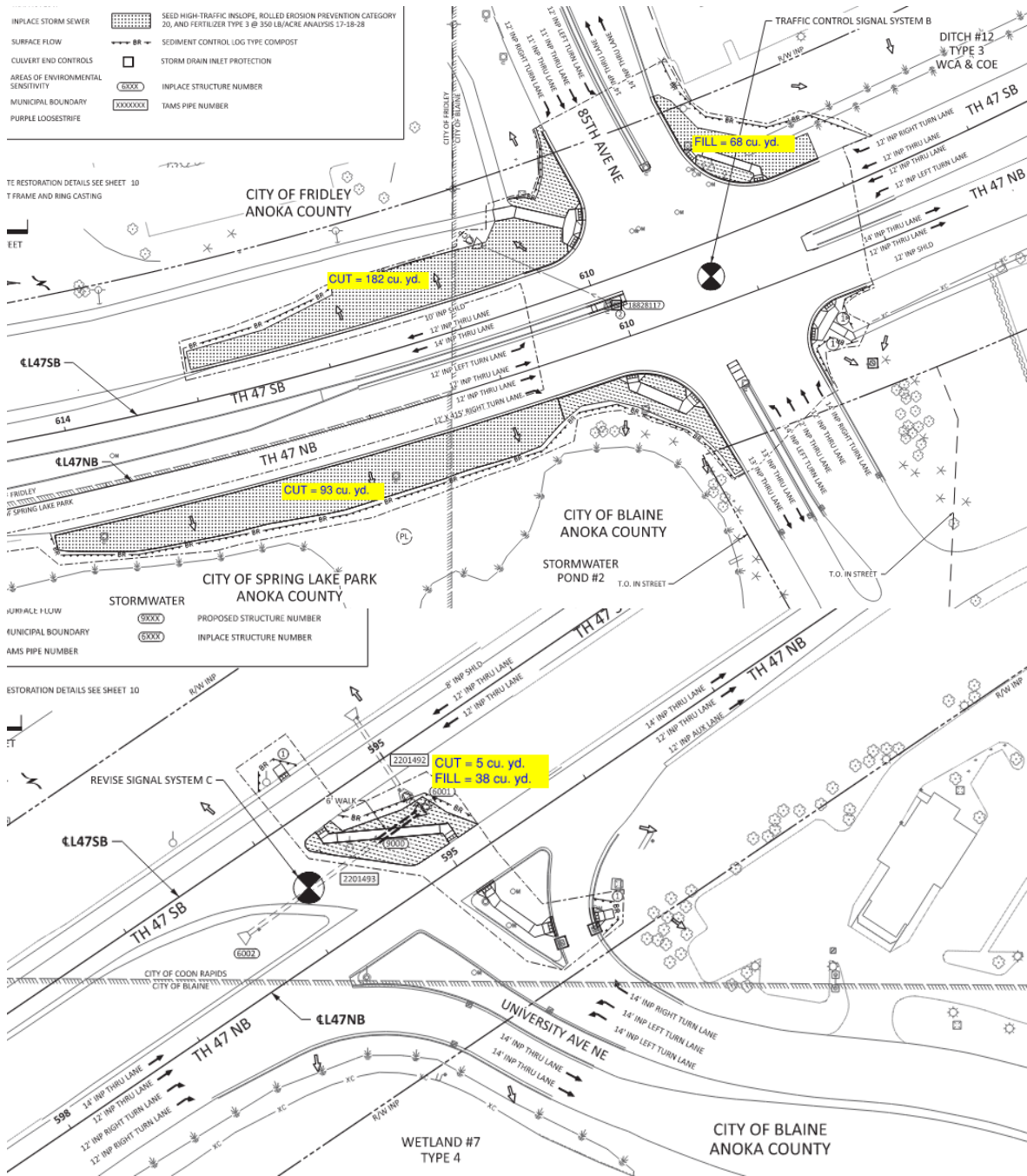


Figure 4: Floodplain Impact



**Permit Application Review Report**  
**Date: 10/23/2024**

**Board Meeting Date: 10/28/2024**  
**Agenda Item: 12**

Applicant/Landowner:

Premier Industries  
Attn: William Harrod  
1590 99th Ln NE  
Blaine, MN  
55449

Contact:

Rob Carlson Builders  
Attn: Rob Carlson  
P.O. Box 490546  
Blaine, MN  
55449

**Project Name:** Premier Industries Bldg Addition

**Project PAN:** P-24-044

**Project Purpose:** construction of a building addition and stormwater management feature

**Project Location:** 1590 99th Ln NE, Blaine

**Site Size:** size of parcel - 2.22 acres; size of disturbed area - 0.5 acres; size of regulated impervious surface - 0.41

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

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**Recommendation:** Approve with 3 Conditions and 3 Stipulations

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**Description:** This application proposes the construction of a building addition and associate stormwater management features. The proposed project disturbs 0.5 acres and creates 0.41 acres of new/reconstructed impervious. The relevant water resource concerns are stormwater management, erosion and sediment control, and floodplain which correlate to District Rules 3, 4, and 6. See attached Figure 1: Project Location and Figure 2: Site Plan

**Conditions to be Met Before Permit Issuance:**

Rule 2.7 – Procedural Requirements

1. Provide escrow in the amount of \$2,250.

Rule 3.0 – Stormwater Management

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

Rule 4.0 – Soils and Erosion Control

3. Provide an updated erosion and sediment control plan that denotes exposed soils and stockpiles must be stabilized within 24 hours of inactivity.

**Stipulations:** The permit will be issued with the following stipulations as conditions of the permit. By accepting the permit, the applicant agrees to these stipulations:

1. If dewatering is required, provide DNR dewatering permit prior to construction. If a DNR permit is not required, provide well-field location, rates, discharge location, schedule and quantities prior to construction.
2. Completion of post construction infiltration tests on Biofiltration Basin P1 and P2 by filling the basin to a minimum depth of 6 inches with water and monitoring the time necessary to drain, or multiple double ring infiltration tests to ASTM standards. The Coon Creek Watershed District shall be notified prior to the test to witness the results.
3. Submittal of as-builts for the stormwater management practices and associated structures listed in Tables 2 and 3 in the Application Review Report dated 10/23/2024, including volume, critical elevations and proof of installation for hydrodynamic separators.

**Exhibits:**

Exhibit Type	Exhibit Author	Signature Date	Received Date
Stormwater Management Plan	Plowe	10/11/2024	10/11/2024
MIDS	Plowe	10/10/2024	10/11/2024
Construction Plan Set (7 Sheets)	Plowe	10/11/2024	10/11/2024

**Findings**

**Fees and Escrows (Rule 2.7):** The applicant has submitted a \$4,010 application fee and deposit which corresponds with the nonrefundable application fee (\$10), base fee for a Commercial/Industrial Development project of 2.22 acres (\$4,000.00). The applicant will be required to submit a performance escrow in the amount of \$2,250.00. This corresponds to a base escrow of \$2,000, plus an additional \$500/acre of disturbance (0.5 acres of land disturbance proposed).

**Stormwater Management (Rule 3.0):** Rule 3.0 applies to the proposed project because it includes land disturbing activity that creates 5,000 sf or more of new or fully reconstructed impervious surface for non-residential development within one mile of and draining to an impaired water.

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

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

Point of Discharge	2-year (cfs)		10-year (cfs)		100-year (cfs)	
	Existing	Proposed	Existing	Proposed	Existing	Proposed
To West Ditch	2.58	0.96	3.94	2.65	6.99	5.29

**Table 1.**

**Volume Control:**

The application proposes redevelopment which does not disturb more than 50% of the site or reconstruct more than 50% of the existing impervious surface, therefore the volume reduction requirement is equal to 1.1 inches over the area of new and fully reconstructed impervious surface. The amount of proposed impervious required to be treated is 17,839 ft<sup>2</sup>.

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

Drainage Area	Impervious required to be treated (ft <sup>2</sup> )	Proposed SMP	TP Removal Factor	Required Water Quality Volume (ft <sup>3</sup> )	Water Quality Volume Provided (ft <sup>3</sup> )
A2, A4	940	None	0.65	133	0
A3, A5, A6	10,228	Biofiltration Basin P2	0.65	1,442	1,706
A1	6,671	Biofiltration Basin P1	0.65	941	1,824
<b>Totals:</b>	<b>17,839</b>			<b>2,516</b>	<b>3,530</b>

**Table 2.**

The following pretreatment has been provided:

SMP ID	Pretreatment Device/Method	Percent TSS Removal
Rain Guardian P2	Rain Guardian	80
Rain Guardian P1	Rain Guardian	80

**Table 3.**

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

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

Geotechnical information from August 2024 has been submitted which indicates that seasonally high saturated soils are likely at an approximate elevation of 900. The bottom of an infiltration system would need to be at elevation 903 or above. This is infeasible due to existing site grades.

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

The volume control standard has not been met as shown in Table 2. The small untreated area of the drive entrance cannot feasibly be routed to the biofiltration basins. The volume control standard has been met to the maximum extent practicable.

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

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

Discharge Point	TSS Removal Provided
To West Ditch	83

**Table 4.**

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

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

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

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

elevations are at least 2 feet above the 100-yr high water level and 1 foot above the emergency overflow. The lowest basement floor elevation proposed is 903.1 NAVD 88. The applicable 100-year high water levels are at 901.7 and 901.3 NAVD 88 and the applicable emergency overflows are at 901.8 and 901.1 NAVD 88. The freeboard requirement is met.

Maintenance:

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

Maintenance Agreements: The proposed stormwater management practices will not be maintained as part of standard municipal public work activities. Therefore, a maintenance agreement that meets District standards will be required.

**Soils and Erosion Control (Rule 4.0)**

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

The proposed project drains to Ditch 41. The soils affected by the project include Isanti which have a soil erodibility factor of 0.15 or greater. Disturbed areas are not proposed to be stabilized within 24 hours, as required. The proposed erosion and sediment control plan includes perimeter control, inlet protection, and a stabilized construction entrance/exit. The erosion control plan does not meet District Requirements because exposed soils and stockpiles must be stabilized within 24 hours of inactivity. The site does not require a NPDES permit. See attached Figure 3: Erosion and Sediment Control Plan

**Wetlands (Rule 5.0)**

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

**Floodplain (Rule 6.0)**

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

The regulatory floodplain elevation is from 900.8 to 900.9 NAVD 88. The application proposes the placement of 0.02 cubic yards of fill within the floodplain. This a one-time deposition of less than 50 cubic yards, therefore compensatory storage is not required.

The proposed project is subject to flood damage. Low floor elevations are proposed at elevation 903.1 ft NAVD 88, which meets the minimum floor elevation of 2 foot above the 100-year flood profile.

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

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

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

**Buffers (Rule 8.0)**

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

**Variiances (Rule 10.2)**

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

P24-044 Premier Industries Building Addition

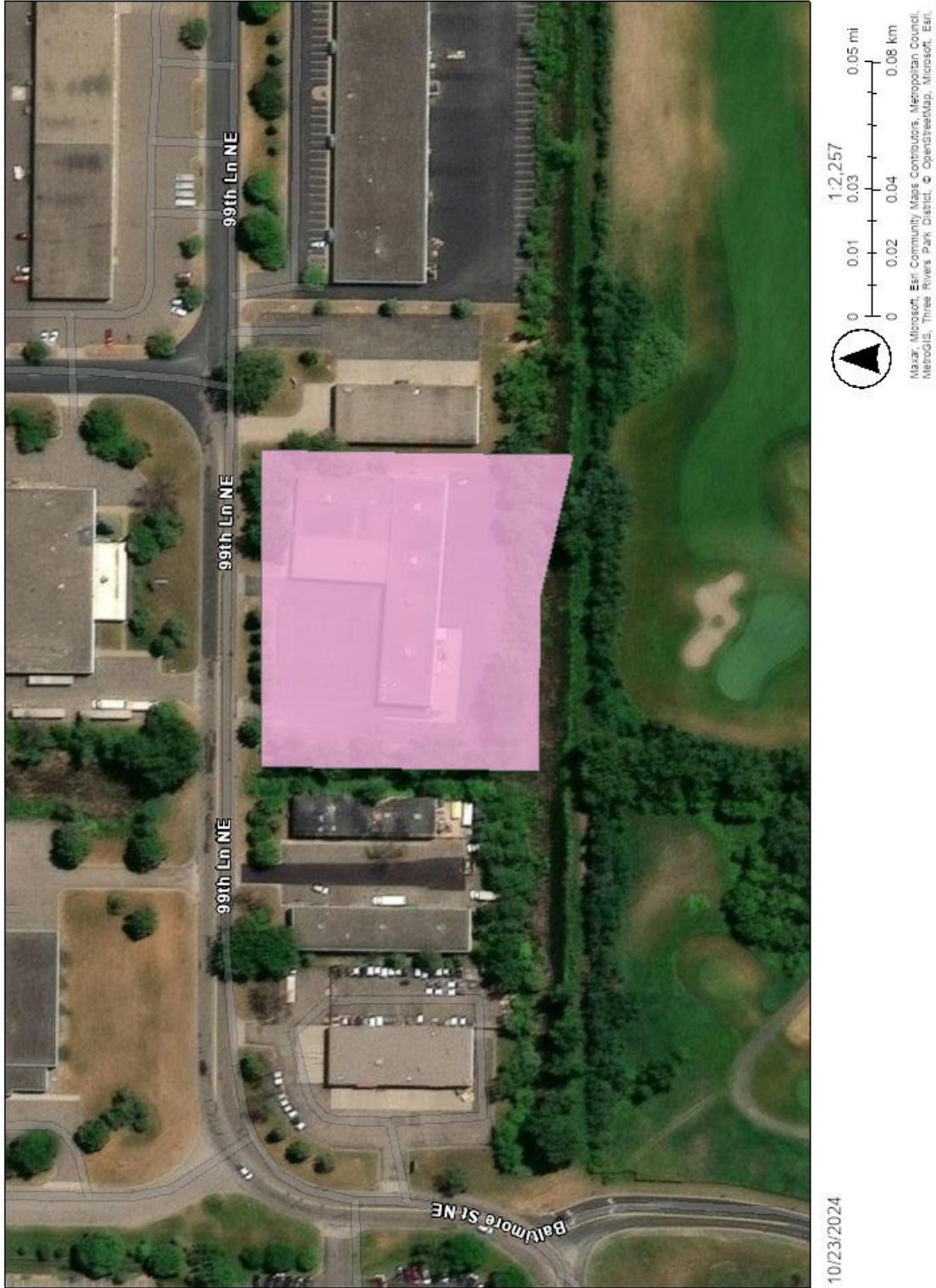


Figure 1: Project Location

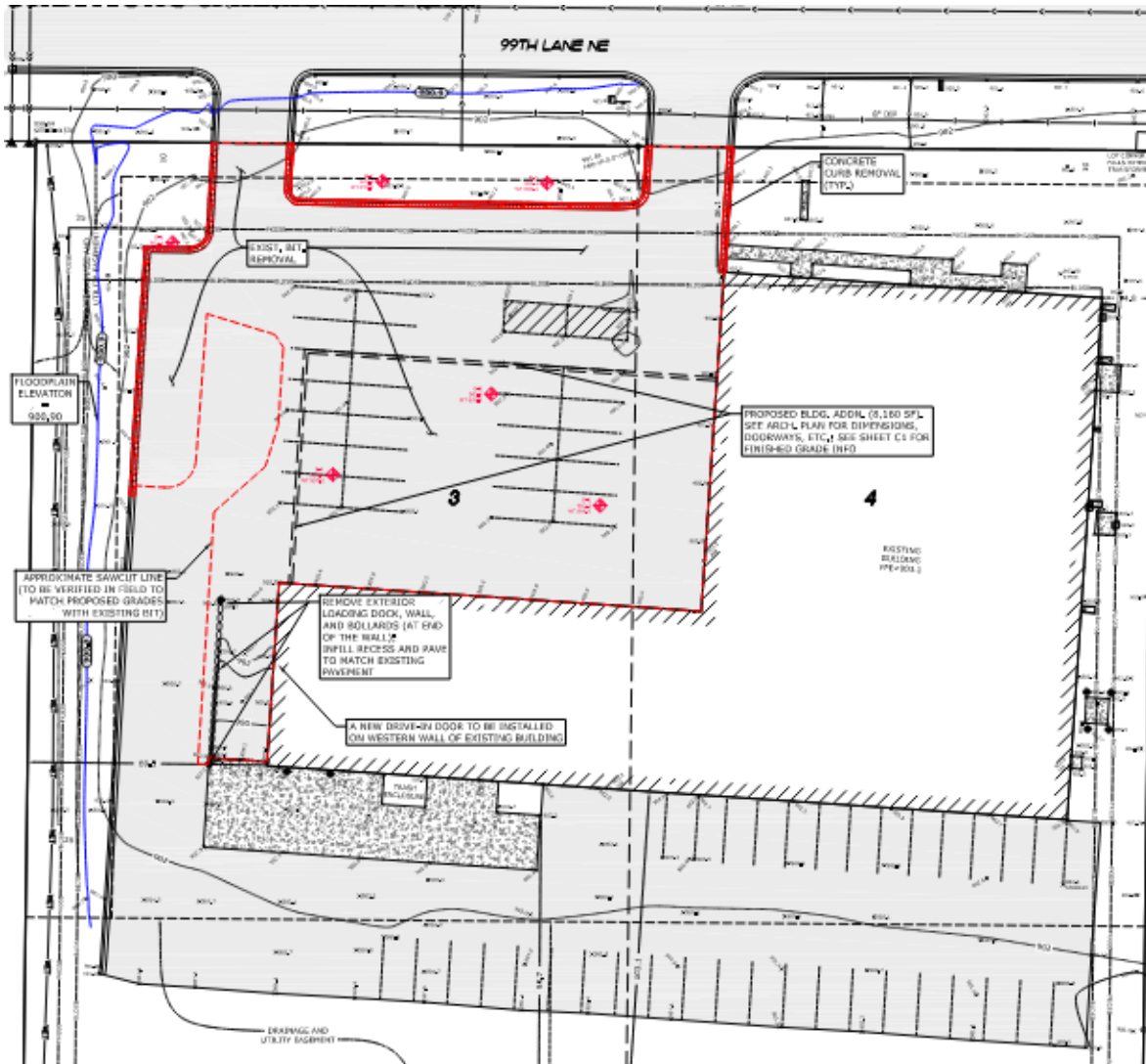


Figure 2: Site Plan

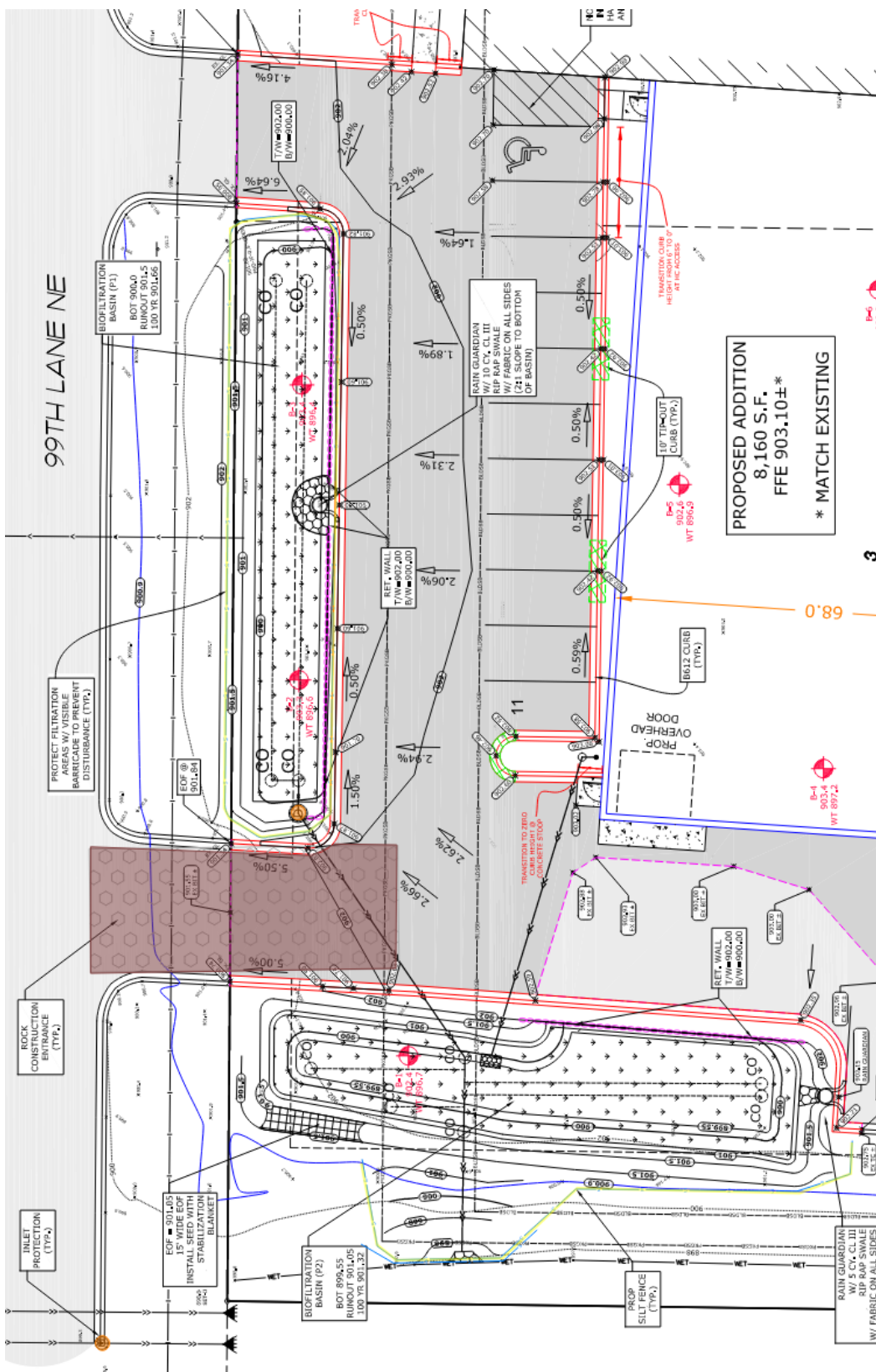


Figure 3: Erosion and Sediment Control Plan



# Voters in fast-growing Blaine hold key to city's plans for development

By SARAH RITTER  
The Minnesota Star Tribune

Voters next month will elect the Blaine mayor and half the City Council during a transformative time, as the growing city looks to build a walkable downtown and entertainment center, capitalizing on its millions of yearly sports tourists.

The Nov. 5 election will be key in determining how Blaine is developed in the coming years, as candidates offer competing visions for the future of the city. Blaine has ballooned from about 57,000 residents in 2010 to more than 73,000.

But the city's evolving identity and other issues have increasingly been overshadowed as tensions on the council boil over. Earlier this month, the council took the rare action of censuring Council Member Lori Saroya, who is seeking re-election, due to accusations that she has mistreated staff.

First-term Mayor Tim Sanders called it an "extremely unfortunate scenario." He

argued that despite the friction, the city has made great strides, including planning ways to connect the city's "patchwork" of amenities and turn Blaine into a more cohesive destination.

He points to successes, such as securing funding to reconstruct Hwy. 65, work to revitalize Northtown Mall and plans for the \$750 million sports and entertainment hub near the National Sports Center.

"The north metro will fully develop," said Sanders, a former Republican state representative. "Blaine has a real opportunity and is uniquely positioned to be an economic powerhouse in Anoka County."

The mayor's opponent, Patrick Hobot, argued that the push for new development has been too fast and too aggressive, questioning the long-term sustainability of new projects.

"If it is inevitable that we become a big city, then the city holds more leverage with developers than it is using," said Hobot, who has a background in educa-

tion and runs an adult learning program. "We're doing a lot of catering to developers. We can hold them more responsible."

Saroya has had a turbulent term on the council, representing Ward 1 in southern Blaine since the beginning of last year. And now she faces a tough contest from retired Rochester fire Capt. Chris Ford.

Earlier this month, the council censured Saroya for violating the city's code of conduct regarding working with city staff. That came after two employees filed formal complaints, substantiated by an outside investigator.

One complaint stemmed from Saroya speaking during public comments at an April planning commission meeting about an apartment proposal. At the meeting, she echoed resident concerns and also accused officials and staff of "rubber stamping" such items and ignoring neighbors. City rules advise council members not to attend commission meetings, or only

seat with "integrity and respect." "I think that's one of my strongholds, collaboration and working for the people without any type of political agenda," Ford said. "I would take a professional and transparent approach to working with city staff, fellow council members and people in the community."

The next council will be tasked with completing the entertainment district. Plans include a baseball stadium, pickleball courts, restaurants, hotels and apartments.

The City Council selected developers to take on the project, and granted tax incentives, including for infrastructure work and turf fields at the National Sports Center.

First-term Council Member Chris Massoglia, who represents Ward 3 in northern Blaine, said officials should be strategic about future development and spending as they face a tax increase next year. Massoglia this fall voted against the preliminary jump in the property tax levy.

He's challenged by newcomer Amina Baha, who has a background in IT, nonprofit management and refugee resettlement. Baha supports the new development but said the city should focus more resources on small businesses, seniors and lower income families.

Both Baha and Ini Udomah — a 23-year-old candidate competing for the Ward 2 seat in central Blaine held by Council Member Leslie Larson — want Blaine to establish a community center, an idea voters rejected in two past referendums, most recently in 2016.

"As a kid in Blaine, I had to hang out in parking lots or go to different cities with a community center," Udomah said. "We want to make sure the priority is for Blaine residents, not making the city a destination for outside people."

Larson did not respond to interview questions from the Minnesota Star Tribune.

sarah.ritter@startribune.com