

**BOARD MEETING AGENDA**  
**Coon Creek Watershed District Offices - Board Room**  
**Monday, December 9, 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**
- 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 – November 12<sup>th</sup>, 2024**
- 6. Administrator's Report**
- 7. Advisory Committee Report**
- 8. Bills/Accounts Payable**

**POLICY ITEMS**

- 9. 2025 Property Tax Levies**
- 10. 2025 CAC Appointments**
- 11. Water Education Grant – Planting for Clean Water and Pollinators**

**PERMIT ITEMS**

- 12. 24-059 Apex Lift Station**
- 13. 24-047 Hidden Creek Woods 2nd**
- 14. 24-016 IDC Automatic Warehouse**
- 15. 24-049 Nightingale St NW Roundabouts**

**DISCUSSION ITEMS**

- 16. CCWD 2024 Partner of the Year Award**

**INFORMATIONAL ITEMS**

- 17. Star Tribune Farm Fields and Floods**
- 18. Star Tribune Tax Levies**

**ADJOURN**

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

The Board of Managers of the Coon Creek Watershed District held their regular meeting on Tuesday, November 12, 2024, at the Coon Creek Watershed District Office.

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

The meeting was called to order at 5:33 PM

Board Members Present: Jim Hafner, Mary Campbell, and Jason Lund

Board Member Absent: Erin Lind and Dwight McCullough

Staff Present: Bobbie Law, Tim Kelly, Jessica Lindemyer, Erin Margl, Erik Bye, and Michelle Ulrich

Staff Present on Zoom: Jon Janke

Others Present: Jan Voit, Minnesota Watersheds

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

Board Member Campbell moved to add permit items 11 and 12, permit 24-052 and permit 24-050, to the consent agenda. Seconded by Board Member Lund. The motion carried with 3 yeas (Board Members Lund, Hafner, and Campbell) and no nays.

Board Member Campbell moved to approve the amended agenda. Seconded by Board Member Lund. The motion carried with 3 yeas (Board Members Lund, Hafner, and Campbell) and no nays.

### **3. Announcements**

One announcement was made as follows:

- Public Government Relations Information Coordinator Dawn Doering will be retiring after 18 years at the Coon Creek Watershed District. Her last day will be December 13<sup>th</sup>.

Managers discussed the succession planning process.

### **4. Open Mic/Public Comment**

No one was present for comment.

### **CONSENT ITEMS**

#### **5. Approval of Minutes of October 28, 2024**

#### **6. Administrator's Report**

#### **7. Advisory Committee Report**

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

Claims totaling \$144,083.85 on the following disbursement(s) list will be issued and released upon Board approval.

<b>Vendor</b>	<b>Amount</b>
V0008--US BANK	28,381.66
V0010--A1 FLOOR AND CARPET CARE INC	1,116.25
V0026--CITY OF COON RAPIDS	9,550.00
V0027--CITY OF FRIDLEY	2,535.00
V0046--HOUSTON ENGINEERING INC	6,000.00
V0048--IND SCHOOL DIST 16	2,335.00
V0052--LOFFLER COMPANIES INC	215.42
V0054--MICHELLE J ULRICH PA	4,389.50
V0068--PLM LAKE AND LAND MGT CORP	550.00
V0111--WELL GROOMED LAWNS INC	399.00
V0128--YTS COMPANIES LLC	6,500.00
V0138--RMB ENVIRONMENTAL LABORATORIES INC	72.00
V0138--RMB ENVIRONMENTAL LABORATORIES INC	108.00
V0138--RMB ENVIRONMENTAL LABORATORIES INC	216.00
V0138--RMB ENVIRONMENTAL LABORATORIES INC	93.00
V0138--RMB ENVIRONMENTAL LABORATORIES INC	168.00
V0138--RMB ENVIRONMENTAL LABORATORIES INC	1,125.00
V0195--STANTEC CONSULTING SERVICES INC	980.00
V0195--STANTEC CONSULTING SERVICES INC	20,764.50
V0195--STANTEC CONSULTING SERVICES INC	17,539.25
V0195--STANTEC CONSULTING SERVICES INC	21,940.47
V0221--ABDO LLP	3,327.50
V0242--METRO I NET	5,398.00
V0269--CENTERPOINT ENERGY-ESCROW	2,730.30
V0342--PARK CONSTRUCTION COMPANY	7,650.00
<b>Grand total</b>	<b>144,083.85</b>

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

**11. 24-052 BLAN-CNRD Crossings**

The purpose of this project, located at multiple locations, including 4 total in Coon Rapids and Blaine, is to bore new fiber optic lines directionally.

The staff recommendation was to approve permit application number P-24-052 with 1 condition and 1 stipulation 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 \$2,005.00.

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

1. Submittal of as-builts for utility crossing under all ditch crossings that shows 4-foot separation is maintained between the bottom of ditch and top of utility line.

**12. 24-050 Chase Bank Andover**

The purpose of this project, located at 2184 Bunker Lake Boulevard NW in Andover, is to construct a new bank building and associated stormwater treatment features.

The staff recommendation was to approve permit application number P-24-050 with 4 conditions and 5 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 \$2,535.00.

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. Rim elevation listed on the OCS-2 detail is incorrect. Please update.
4. HWL listed for the surface infiltration basin on the Grading Plan is incorrect. Please update.

**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. Notify the District when construction of Underground Filtration System is beginning. District staff or a District engineer must be on site to witness construction of the underground system.
4. Completion of post construction infiltration tests on the Surface Filtration 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.
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.

Board Member Lund moved to approve the consent agenda items. Seconded by Board Member Hafner. The motion carried with 3 yeas (Board Members Lund, Hafner, Campbell) and no nays.

## **POLICY ITEMS**

### **9. Comprehensive Watershed Management Plan**

Mr. Kelly thanked staff for their instrumental role in completing and obtaining approval of the District's 2024-2033 Comprehensive Watershed Management Plan (Plan). Mr. Kelly explained that the Board of Water and Soil Resources approved the Plan on October 23, 2024. The last step in the planning process is for the Board to now adopt the Plan.

Board Member Campbell moved to adopt Resolution Number 2024-05 Adopting the Coon Creek Watershed District's 2024-2033 Watershed Management Plan. Seconded by Board Member Lund. The motion carried with 3 yeas (Board Members Lund, Hafner, and Campbell) and no nays.

### **10. 2023 Audit**

Administrator Kelly explained that the 2023 audit exit interview and the final audit results were received. A copy of the 2023 audit was distributed to the Board members via the auditor.

Board Member Lund moved to receive the 2023 audit report. Seconded by Board Member Campbell. The motion carried with 3 yeas (Board Members Lund, Hafner, and Campbell) and no nays.

## **PERMIT ITEMS**

The two permit items 24-052 and 24-050 were moved to the Consent Agenda.

## **DISCUSSION ITEMS**

### **13. 2024 Minnesota Watersheds Annual Conference (Formerly MAWD)**

This agenda item includes the agenda for the Minnesota Watersheds annual conference including their Government Affairs Conversation Discussion in December.

Jan Voit spoke on the new and exciting changes to the MW's annual conference. She thanked the District for their support. Managers discussed the legislative process and the new lobbyist legal team representing Minnesota Watersheds.

### **14. Carlos Avery WMA Master Plan Comments**

Mr. Kelly presented an overview of the DNR's update of its Master Plan for the Carlos Avery Wildlife Management Area (WMA). Coon Creek Watershed District provided public comments on aspects of the Plan that would have a potential impact on the watershed and its residents.

Mr. Kelly spoke to the implications of the Master Plan regarding allocation of funds for the Department of Natural Resources projects. He highlighted discharge water as being a priority of the District.

**INFORMATIONAL ITEMS**

None

Board Member Lund moved to adjourn at 5:54 pm. Seconded by Board Member Campbell. The motion carried with 3 yeas (Board Members Lund, Hafner, and Campbell) and no nays.

---

President

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

**MEETING DATE:** December 9, 2024  
**AGENDA NUMBER:** 6  
**ITEM:** Administrator’s Report

---

**AGENDA:** Consent

---

**REQUESTED ACTION:**  
Receive report.

**ADMINISTRATOR’S EVALUATION**

**Upcoming Board Considerations**

- December – 2025 Tax Levy
- January
  - Designation of Depository
  - Designation of Fund Equity
  - Designation of 2024 Mileage Rates
  - Board Waiver of Tort Liability
  - Designation of Official Paper

**District Capacity and Capability**

The District possesses the required resources and is trained to undertake most of its legislative mission for which it is organized or designed.

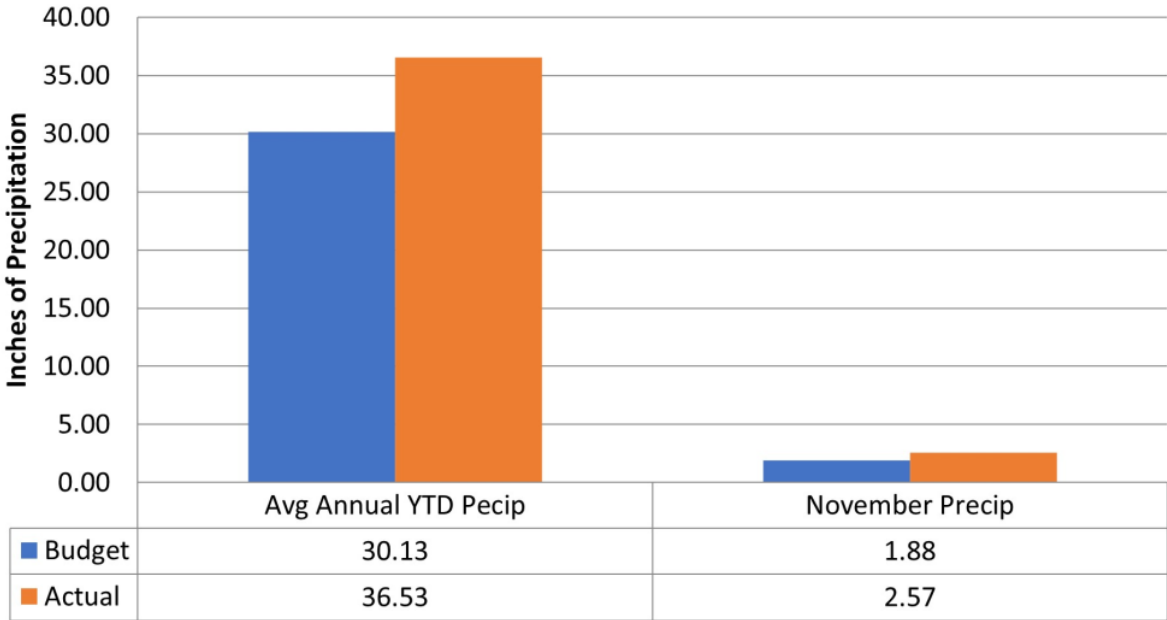
The District can accomplish most required tasks to the required standard under most conditions.

**MANAGEMENT SITUATION**

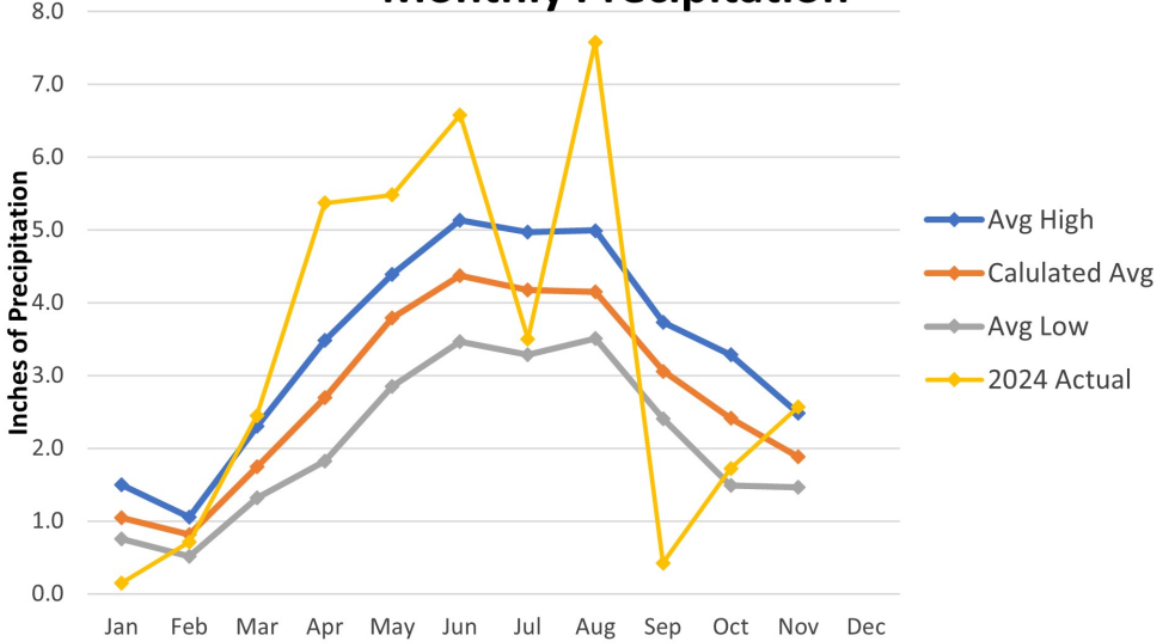
The District averaged 2.57 Inches of precipitation in the month of November. This puts the District 0.70 inches (36%) above average for the month and 6.4 inches (21%) above average for the year.

For the first time in 9 weeks, the District is free of drought status. Water levels and flows across the District are in the normal range, leaving the system balanced as we enter winter.

## 2024 Water Watch

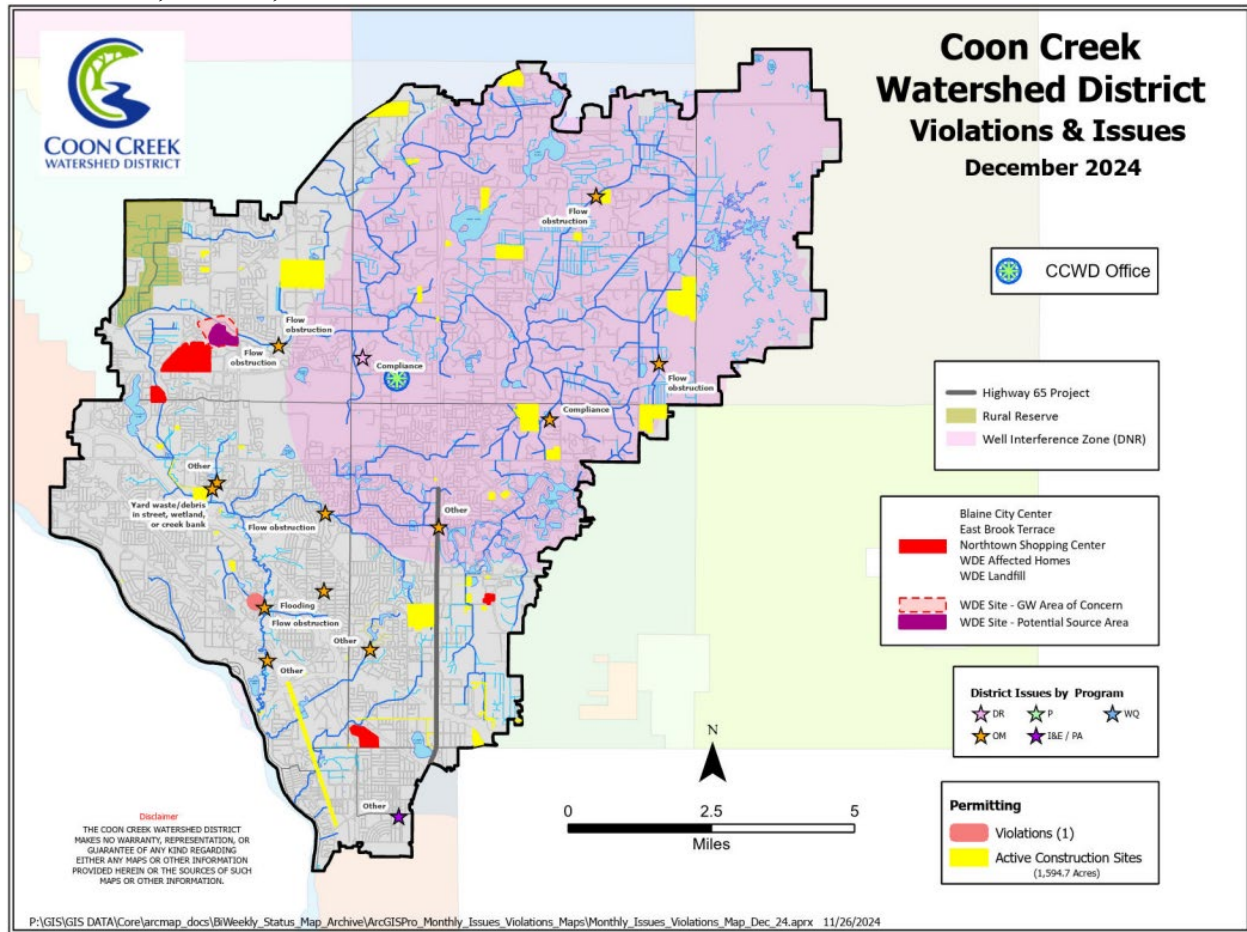


## Monthly Precipitation





## Problems, Issues, and Concerns



## Cooperator Actions

Agency	Status
BWSR	<ul style="list-style-type: none"> <li>• Board scheduled to meet December 19- approval of Grants- CCWD has 2 proposals</li> <li>• Staff receiving complaints about inability to complete grant funded projects because of MPCA permit requirements (401)</li> <li>• Draft WCA rule listening session for local governments on December 17</li> <li>• receiving \$21 million in Regional Conservation Partnership Program funding from the USDA's Natural Resources Conservation Service to support the Water Quality and Storage Program.</li> </ul>
Clean Water Council	<ul style="list-style-type: none"> <li>• Budget and Outcomes Committee meets December 6</li> <li>• Full Council scheduled meets December 16</li> </ul>

DNR	<ul style="list-style-type: none"> <li>• Waiting on DNR “works in the bed” permit for Lower Coon Creek restoration</li> <li>• Have heard Stream restoration section is upset with MPCA administration of 401 permit requirements</li> </ul>
Minnesota Association of Watersheds (MAWD)	<ul style="list-style-type: none"> <li>• Has hired new lobbyist</li> <li>• General concerns remain on <ul style="list-style-type: none"> <li>○ Conflicts and efforts to neutralize public drainage</li> <li>○ Amendments to the Wetland Conservation Act</li> <li>○ State agency delays and due process in permit reviews.</li> <li>○</li> </ul> </li> </ul>
MDH (Health)	<ul style="list-style-type: none"> <li>• PFAS testing results available via <a href="#">dashboard with map of PFAS testing in Community Water Systems</a></li> </ul>
Met Council	<ul style="list-style-type: none"> <li>• Plan to adopt their 2050 plan in early 2025</li> </ul>
MN DOT	<ul style="list-style-type: none"> <li>• New Project: Assessing Effectiveness of Pond Sediment Removal for Phosphorus Management in Stormwater Ponds, 2024-27.</li> </ul>
MN Legislature - House	<ul style="list-style-type: none"> <li>• Speaker of the House: Lisa Demuth (R-Cold Spring) is officially the Republican speaker-designate</li> <li>• House Environment &amp; Natural Resources: Rick Hansen (D) Cottage Grove remains listed. Rumored - Josh Heintzeman (R), Nisswa, former Watershed Manager Thirty-Lakes WD.</li> </ul>
MN Legislature - Senate	<ul style="list-style-type: none"> <li>• Former CCWD Board member, Senator Michael Kreun, was elected by colleagues to assistant minority leader for 2025-26 session.</li> </ul>

**Collaborator Actions**

<b>Collaborator</b>	<b>Description</b>
Anoka Conservation District	<ul style="list-style-type: none"> <li>• Working on a bank stabilization project on the Mississippi River and did not receive grant funding.</li> </ul>
Anoka County Highways	<ul style="list-style-type: none"> <li>• Evaluating the management of T&amp;E species on highway rights-of-way.</li> <li>• MRT Bridge replacement is paused until spring warm up</li> <li>• County Parks is working through permit violation with MPCA</li> </ul>
Andover	<ul style="list-style-type: none"> <li>• New City Administrator, Sarah Cotton, has started.</li> </ul>

Blaine	<ul style="list-style-type: none"> <li>Only new council member, Chris Ford, is hosting an open house for constituents on Sunday, 12/15, afternoon at Northtown Library. He won against incumbent Lori Saroya. Other incumbents won.</li> </ul>
Columbus	<ul style="list-style-type: none"> <li>No report</li> </ul>
Coon Rapids	<ul style="list-style-type: none"> <li>New 2025 council member, Peter Butler, has been on Sustainability Commission and was present on 11/21/2024 at CCWD presentation on CIP Projects in their city.</li> </ul>
Fridley	<ul style="list-style-type: none"> <li>EQEC requested presentation by CCWD on Pet Waste Station project, 12/10/2024.</li> </ul>
Ham Lake	<ul style="list-style-type: none"> <li>12/2 Council Agenda Item: Planning commission recommendation of amendments to ordinance to allow for Wetland Banking as a Conditional Use in R-A Rural Single Family Residence zoning (a first reading of Ordinance).</li> </ul>
Spring Lake Park	<ul style="list-style-type: none"> <li>CCWD is giving Technical Assistance via BWSR grant to SLP towards a new street sweeper</li> </ul>
Crooked Lake Area Assoc	<ul style="list-style-type: none"> <li>Public Notice given by City that aerator will be in place near beach area</li> <li>Concerned about enlarged area of well contamination mapped by MPCA in Eastbrook Terrace neighborhood.</li> </ul>
Ham Lake Lake Assoc	<ul style="list-style-type: none"> <li>Held a meeting on November 6<sup>th</sup></li> </ul>

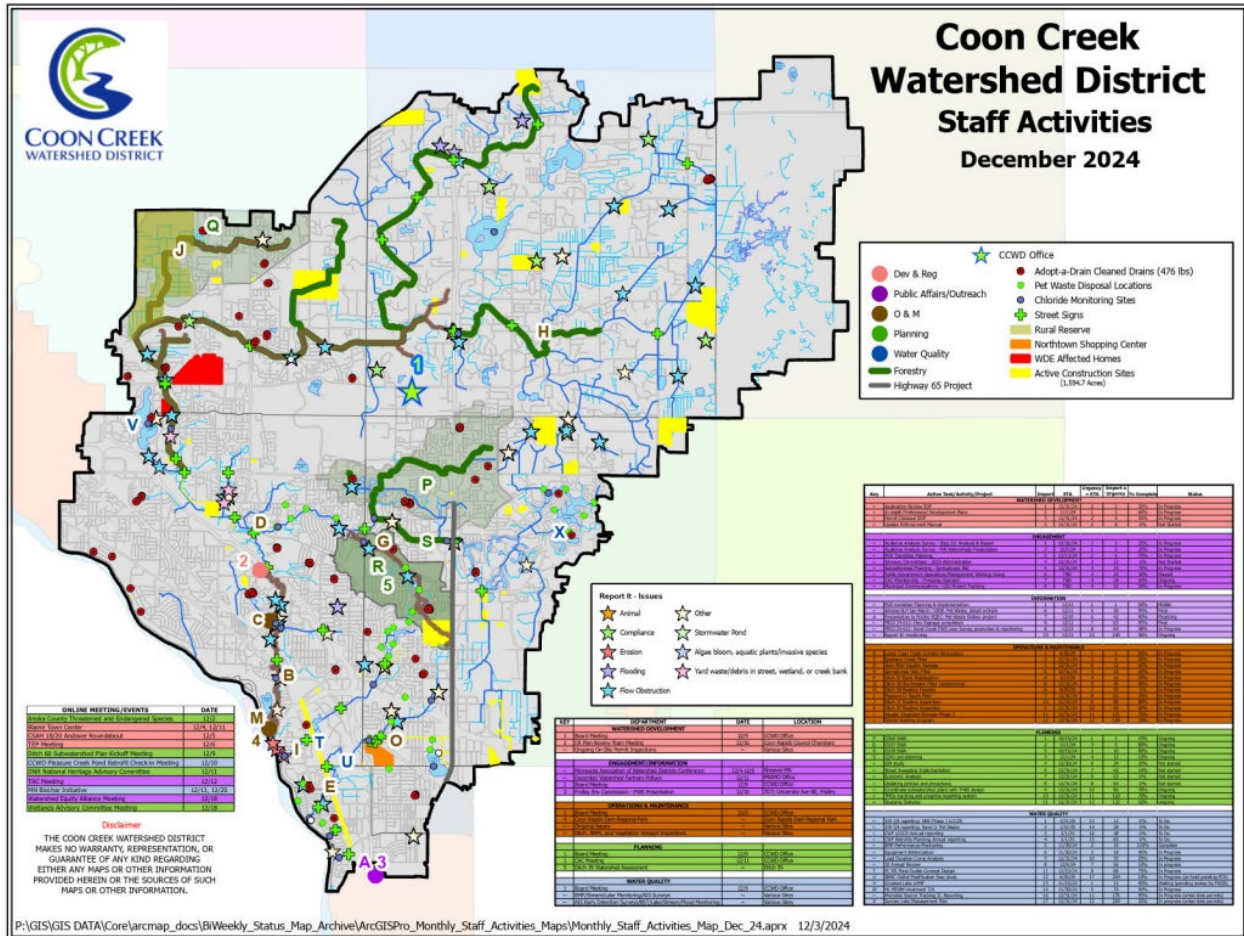
## STAFF ACTIVITIES

### Strategic Management

#### Risk Management & Mitigation

- 1) Request Legislature allocate more money:
- 2) Staged TMDL deadline:
- 3) Differentiate water resources:
- 4) Update Plan every 2.5 – 5 years:

# Operations Management



## Special Projects

### Anoka County Transition:

**Benefits Replacement:** Benefits are nearly in place. Finalizing upload to Health Equity is all that remains.

**Payroll Replacement:** Abdo has been working with Anoka County to get payroll in place. There are several steps that remain with completing the payroll set up with Paylocity. Staff will continue to work through the outstanding items list with Abdo. Board Members will be completing paperwork for their Public Employee Retirement portion of the process at the meeting on December 9, 2024.

## MANAGEMENT DISPOSITION

### Equipment and Facilities:

All equipment is in good working condition.

### Financial Position:

Coon Creek Watershed District  
 CCWD - Budget Report

As of Date: 11/30/2024

	Year Ending	Year To Date			
	12/31/2024	11/30/2024			
	CCWD 2024 Budget	CCWD 2024 Budget YTD	Actual Expenses YTD	Variance YTD	
<b>Revenue</b>					
Property Taxes	4,965,765.00	4,551,954.00	2,594,779.96	1,957,174.04	-43%
Fees & Charges	298,423.00	273,559.00	221,834.34	51,724.66	-19%
Grants	314,539.00	288,332.00	235,502.01	52,829.99	-18%
Other Revenue	28,042.00	25,707.00	163,045.82	(137,338.82)	534%
<b>Total Revenue</b>	<b>5,606,769.00</b>	<b>5,139,552.00</b>	<b>3,215,162.13</b>	<b>1,924,389.87</b>	<b>-37%</b>
<b>Expense</b>					
Salaries & Benefits	1,981,605.00	1,816,485.00	1,625,301.06	191,183.94	-11%
Professional Services	589,000.00	539,935.00	293,124.69	246,810.31	-46%
Operating Expenses	239,164.00	219,252.00	184,940.22	34,311.78	-16%
Program Expense	2,757,867.00	2,528,064.00	1,127,323.96	1,400,740.04	-55%
Capitalized Expenses	166,708.00	152,823.00	114,432.46	38,390.54	-25%
<b>Total Expense</b>	<b>5,734,344.00</b>	<b>5,256,559.00</b>	<b>3,345,122.39</b>	<b>1,911,436.61</b>	<b>-36%</b>

Created on : 12/04/2024 8:32 AM PST

Coon Creek Watershed District  
 Cash Balance

As of Date: 11/30/2024

	Escrow Fund	General Fund	All Funds
	Month Ending	Month Ending	Month Ending
	11/30/2024	11/30/2024	11/30/2024
<b>Cash and Cash Equivalents</b>			
Cash	1,724,467.12	(2,051,574.04)	(327,106.92)
Petty Cash	0.00	250.00	250.00
Investment Account	5,070.00	3,681,440.44	3,686,510.44
<b>Total Cash and Cash Equivalents</b>	<b>1,729,537.12</b>	<b>1,630,116.40</b>	<b>3,359,653.52</b>

Created on : 12/04/2024 8:32 AM PST

November started with an operational fund balance of approximately \$1,897,655.59  
 Change in net cash position was -\$267,539.19  
 Balance of the escrow trust fund is \$1,728,251.12  
 Nine months into the fiscal year, the budget variance is -%36 less than planned

**Staffing:**

- Health: Staff are generally in good health thus far in December.
- Personnel Manual: The re-write of the Personnel Guidance Manual continues.
- Vacancies/New Hires: Dawn Doering, Information Coordinator, is retiring effective December 13, 2024.  
 Advertising will begin in January 2025, for a replacement.

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

**MEETING DATE:** December 9, 2024  
**AGENDA NUMBER:** 7  
**ITEM:** Advisory Committees Report

---

**AGENDA:** Policy Discussion Information

---

**ACTION REQUESTED**

Receive Report

**BACKGROUND**

The Citizen Advisory Committee (CAC) met on November 13th. The Technical Advisory Committee (TAC) met on November 14th.

- The next CAC meeting is scheduled: January 8th at 4:30 pm hybrid with Zoom.
- The next TAC meeting is scheduled: December 12th at 8:30 am hybrid with Zoom.

**ISSUES/CONCERNS**

**Citizen Advisory Committee (CAC)**

Most members of the CAC were present at the meeting along with CCWD staff Jessica Lindemyer and Chase Vanderbilt. Absent were Paddy Jones and Dwight McCullough.

**1. Open Forum**

Engagement Coordinator, Jessica Lindemyer, directed the Committee's attention to the survey handouts on the table. She noted that the survey is part of a larger municipal insight effort aimed at gaining a better understanding of the needs, priorities, and values of the District's partners. She asked each committee member to complete the survey before departing the meeting.

**2. District Update**

Jessica gave a brief update on various District activities including the adoption of the new Comprehensive Plan.

Information Coordinator, Dawn Doering, briefly joined the meeting to announce her upcoming retirement and invite the Committee to the celebration on December 5th. The Committee commended Dawn for all of the work she has accomplished at the District and thanked her for her involvement in the CAC.

**3. Staff Spotlight: Water Quality**

Water Quality Specialist, Chase Vanderbilt, provided a brief overview of his responsibilities as Information Coordinator including water monitoring, equipment management, aquatic invasive species monitoring, data management, and weather tracking.

Chase discussed the different types of monitoring conducted by the District including stream monitoring, lake monitoring, and BMP performance monitoring. He also touched on chloride monitoring and contaminants of emerging concern.

There was general discussion about the impacts of chloride pollution and various salt alternatives. Committee member, Joe MacPherson, provided some insight into the challenges various government units face in terms of winter road maintenance and balancing public safety with pollution reduction.

#### **4. Re-appointments and 2025 priorities**

Jessica asked all committee members to let her know by Monday, December 2nd if they will not be seeking re-appointment. The CCWD Board of Managers will likely be completing the re-appointment process for the Committee on Monday, December 9th.

#### **Technical Advisory Committee (TAC)**

Most members of the TAC were present at the meeting. Absent were Anoka Conservation District, Board of Water and Soil Resources, Columbus, and Fridley.

##### **1. Situation**

Jon Janke provided the TAC with a brief update on recent weather and hydrology. Conditions have improved from Moderate Drought to Abnormally Dry. Creek levels are on the low end of average for the season.

Tim Kelly informed the TAC that a preliminary Draft WCA Rule has been posted on the BWSR Wetlands rulemaking page. Comments are due December 20th.

Tim Kelly shared that the DNR has announced its schedule for drinking water plan updates. Plans from 2016, 2017, and 2018 should be updated in 2026, 2027, and 2028 respectively. Erik Bye added that the DNR will be trying to group municipalities by region to streamline corresponding groundwater studies.

Rebecca Haug stated that the County has been meeting with the DNR about the Natural Heritage Program and the Endangered and Threatened Species permit process, specifically how to streamline the process to reduce the impact on project timelines.

Megan Hedstrom added that Blaine has had similar meetings with the DNR related to threatened species permits holding up projects for up to a year. She also noted that Blaine has issued a notice to proceed with grading of phase one of the 105th project.

Dave Krugler added that Ham Lake has been in communication with Senator Michael Kruen about the issues they have been having with the Natural Heritage program and the Endangered and Threatened Species permit process.

Kameron Kytonen stated that Andover is in the process of updating city ordinances to meet the latest NPDES permit.

Jason Law added that Andover has wrapped up its underground contamination project..

## 2. Concerns

### MS4 Status Check

Tim Kelly asked for any updates regarding MS4 audits.

Megan Hedstrom shared that Blaine had their MS4 audit meeting last week. The meeting went well with few surprises. However, the audit process was complicated due to the timeline overlapping with an internal data migration. The City had asked for the audit to be delayed until the migration was complete, but were only given one additional week.

Tim Himmer added that Coon Rapid's MS4 audit process was very similar and was conducted by the same MPCA staff member who did Blaine's audit.

There was general discussion about how frustrating the audit process can be.

Rebecca Haug shared that it appears the MPCA has become less stringent than they originally said they would be. These audits are acting as a training process for MPCA staff and as such they are being more lenient.

### Floodplain Maps (HUC 8)

Erik Bye provided an update on the HUC 8 floodplain maps stating that Stantec is working on comment responses from the DNR. They will be meeting with the DNR next week to discuss the next steps and will bring further information back to the TAC next month.

### Other

Tim Kelly informed the TAC that he has had several conversations with out-of-state folks about delayed permitting from state agencies. There is a lot of frustration surrounding undefined/unclear approval criteria. Tim asked the TAC for any additional examples they may be aware of:

- Erik Bye and Megan Hedstrom noted the Carlson McCain dewatering hold-ups
- Jon Janke noted the DNR Public Waters Work Permit and the lack of clarity regarding when it is required.
- Rebecca Haug noted that the County has had meetings with BWSR Conservationist, Michelle Jordan, regarding the same issue.
- Justine Dauphinais noted that other BWSR staff at the Water Resource Conference mentioned receiving similar complaints about the 401 process from west metro municipalities.

## 3. Briefs

### Cost Share Program

Justine Dauphinais gave an overview of CCWD's cost share program including its purpose and history, as well as examples of funded projects. She then outlined the proposed changes for 2025 which included allocation of funds by categories, adjustments to the submittal deadlines, and changes to the scoring rubric.



Tim Himmer expressed his appreciation for the program and all the work Justine has put into it.

#### Joint Trainings

Jon Janke explained that the purpose of this item was to discuss potential opportunities for joint trainings. A lot of the required trainings have overlap between agencies and provide an opportunity for staff from different organizations to meet and discuss topics of shared relevance. An example of one such training would be the Floodplain 101 training provided by the DNR. While the idea of joint trainings sound good, we know that they take a fair amount of coordinated effort and want to make sure there is value in it before moving forward.

Rebecca Haug suggested Smart Salt Training. In person trainings are \$2,000 but allow for a lot of participants. An MS4 training may be more difficult to do jointly as each municipality would likely have questions very specific to their operations. A training related to the Endangered and Threatened Species permit process may also be a good option.

#### Municipal Insight Survey

Jessica Lindemyer reminded the TAC of the District's Municipal Insight Survey. The goal of the survey is to gain a better understanding of the needs, values, and priorities of our partners. The insight will help the District provide better support and more relevant resources.

### **4. Other Water Management Concerns**

Tim Kelly informed the TAC that the CCWD Board of Managers officially adopted the new Comprehensive Watershed Management Plan on Monday, November 12th.

There was general discussion regarding changes to local councils after the recent election.

### **5. Announcements**

#### Staff Changes

Dawn Doering is retiring from her position as Information Coordinator at CCWD after over 18 years of service. Her last day is December 13th. All TAC members are invited to join CCWD in celebrating Dawn's accomplishments on Thursday, December 5th at the Coon Creek office. An email invite will be sent out shortly.

## **RECOMMENDATION**

Receive the report.

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

**MEETING DATE:** December 9, 2024  
**AGENDA NUMBER:** 8  
**ITEM:** Bills to Be Paid

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

**REQUEST**  
 Approve bills

**BACKGROUND**

Claims totaling \$166,669.34 for November 25, 2024 & \$137,786.89 for December 9, 2024, on the following disbursement(s) list will be issued and released upon Board approval.

<b>Vendor</b>	<b>Amount</b>
V0015--ANOKA COUNTY MN	154,872.89
V0044--HAMLINE UNIVERSITY	1,000.00
V0068--PLM LAKE AND LAND MGT CORP	550.00
V0068--PLM LAKE AND LAND MGT CORP	550.00
V0096--RANDY WESP EXCAVATING LLC	1,640.00
V0138--RMB ENVIRONMENTAL LABORATORIES INC	144.00
V0138--RMB ENVIRONMENTAL LABORATORIES INC	237.00
V0138--RMB ENVIRONMENTAL LABORATORIES INC	168.00
V0138--RMB ENVIRONMENTAL LABORATORIES INC	144.00
V0221--ABDO LLP	530.00
V0343--CHAIN OF LAKES CHURCH	1,341.40
V0344--NR PROPERTIES INC	99.55
V0345--STONE CREEK HOMES INC	392.50
<b>Grand total</b>	<b>161,669.34</b>

<b>Vendor</b>	<b>Amount</b>
V0008--US BANK	17,505.95
V0054--MICHELLE J ULRICH PA	3,334.75
V0059--NARDINI FIRE EQUIPMENT CO INC	232.65
V0110--RESPEC COMPANY LLC	11,165.00
V0128--YTS COMPANIES LLC	8,225.00
V0129--DAUPHINAIS, JUSTINE	216.02
V0140--PETERSON, JULIE	22.91
V0195--STANTEC CONSULTING SERVICES INC	4,094.50
V0195--STANTEC CONSULTING SERVICES INC	40,921.25
V0195--STANTEC CONSULTING SERVICES INC	11,288.76
V0195--STANTEC CONSULTING SERVICES INC	24,368.42
V0221--ABDO LLP	3,327.50
V0242--METRO I NET	5,398.00
V0247--POOP 911 OF MPLS STP LLC	1,152.75
V0249--PLAUDIT DESIGN	450.00
V0275--KISTERS NORTH AMERICA INC	3,000.00
V0275--KISTERS NORTH AMERICA INC	1,000.00
V0346--TOUCHDOWN TILE LLC	1,607.66
V0347--JULIE & RICHARD BRAASTAD	475.77
<b>Grand total</b>	<b>137,786.89</b>

Item 8: Bills to be Paid, Page 2 of 3

Company name:	Coon Creek Watershed District										
Created on:	11/20/2024										
	Vendor name	Bill number	Date	Fund name	Department name	Account	Capital Project ID	Grant ID	Transaction amount	Memo	
2003744	FLMLAKEANDLANDMGT CORP	2003744	11/11/2024	General Fund	Water Quality	61549	PROJ24-514		550.00	WQLAKEPLANIMPLCRDCLKSAMPLING	550.00
<b>Sum for 2003744</b>											
2003747	FLMLAKEANDLANDMGT CORP	2003747	11/13/2024	General Fund	Water Quality	61549	PROJ24-514		550.00	WQLAKEPLANIMPLCRDCLKSAMPLING	550.00
<b>Sum for 2003747</b>											
239	RANDYMESPEXCAVATINGLLC	239	11/14/2024	General Fund	Operations & Maintenance	61549	PROJ24-421		1,640.00	24 NON ROUT MAINT ISS24-135 D11 BEAVER REMOVAL	1,640.00
<b>Sum for 239</b>											
497938	ABDO LLP	497938	10/31/2024	General Fund	Administration	63052			530.00	CLIENT300036SI CONSULTING OCT24	530.00
<b>Sum for 497938</b>											
B015365	RMBENVIRONMENTAL LABORATORIES INC	B015365	10/31/2024	General Fund	Water Quality	61549	PROJ24-515b		144.00	WOB015365 MONITORING	144.00
<b>Sum for B015365</b>											
B015420	RMBENVIRONMENTAL LABORATORIES INC	B015420	11/5/2024	General Fund	Water Quality	61549	PROJ24-515b		237.00	WOB015420 MONITORING	237.00
<b>Sum for B015420</b>											
B015422	RMBENVIRONMENTAL LABORATORIES INC	B015422	11/5/2024	General Fund	Water Quality	61549	PROJ24-515b		168.00	WOB015422 MONITORING	168.00
<b>Sum for B015422</b>											
B015424	RMBENVIRONMENTAL LABORATORIES INC	B015424	11/5/2024	General Fund	Water Quality	61549	PROJ24-515b		144.00	WOB015424 MONITORING	144.00
<b>Sum for B015424</b>											
CCWD-1024	ANOKA COUNTY MN	CCWD-1024	11/6/2024	General Fund	Administration	60717			8,727.74	PERA SALARY/BENEFITS EXP-OCTOBER2024	
	ANOKA COUNTY MN	CCWD-1024	11/6/2024	General Fund	Administration	60720			663.52	DENTAL SALARY/BENEFITS EXP-OCTOBER2024	
	ANOKA COUNTY MN	CCWD-1024	11/6/2024	General Fund	Administration	60855			2,625.00	BOARD STIPENDS SALARY/BENEFITS EXP-OCTOBER2024	
	ANOKA COUNTY MN	CCWD-1024	11/6/2024	General Fund	Administration	60716			8,812.29	RCA SALARY/BENEFITS EXP-OCTOBER2024	
	ANOKA COUNTY MN	CCWD-1024	11/6/2024	General Fund	Administration	63052			416.67	AC FEE SALARY/BENEFITS EXP-OCTOBER2024	
	ANOKA COUNTY MN	CCWD-1024	11/6/2024	General Fund	Administration	60721			198.60	LTD SALARY/BENEFITS EXP-OCTOBER2024	
	ANOKA COUNTY MN	CCWD-1024	11/6/2024	General Fund	Administration	60110			115,519.52	SALARY/SALARY/BENEFITS EXP-OCTOBER2024	
	ANOKA COUNTY MN	CCWD-1024	11/6/2024	General Fund	Administration	60260			1,200.00	TEMP SALARY/SALARY/BENEFITS EXP-OCTOBER2024	
	ANOKA COUNTY MN	CCWD-1024	11/6/2024	General Fund	Administration	60715			38.48	LIFE SALARY/BENEFITS EXP-OCTOBER2024	
	ANOKA COUNTY MN	CCWD-1024	11/6/2024	General Fund	Administration	60714			15,058.00	HEALTH SALARY/BENEFITS EXP-OCTOBER2024	
	ANOKA COUNTY MN	CCWD-1024	11/6/2024	General Fund	Administration	60713			1,613.07	HRA SALARY/BENEFITS EXP-OCTOBER2024	
<b>Sum for CCWD-1024</b>											
NSL-1112202400	HAMLIN UNIVERSITY	NSL-1112202400	11/12/2024	General Fund	Public & Governmental Affairs	61549			500.00	ADOPT A DRIN COTTON TOTE BAGS	
	HAMLIN UNIVERSITY	NSL-1112202400	11/12/2024	General Fund	Public & Governmental Affairs	61148			500.00	ADOPT A DRIN COTTON TOTE BAGS	
<b>Sum for NSL-1112202400</b>											
PAN20-051	CHAIN OF LAKES CHURCH	PAN20-051	11/25/2024	Escrow Fund	Administration	24210			1,341.40	P20-051 ESCROW REF-CHAIN OF LAKES CHURCH	
<b>Sum for PAN20-051</b>											
PAN21-102	NR PROPERTIES INC	PAN21-102	11/25/2024	Escrow Fund	Administration	24210			99.55	P21-102 ESCROW REF-JEFFERSON RIDGE	
<b>Sum for PAN21-102</b>											
PAN23-056	STONE CREEK HOMES INC	PAN23-056	11/25/2024	General Fund	Watershed Development	53191			392.50	P23-056 REVIEW REF-OLSON RESIDENCE	
<b>Sum for PAN23-056</b>											
<b>Sum Total</b>									<b>161,669.34</b>		



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

**MEETING DATE:** December 9, 2024  
**AGENDA NUMBER:** 9  
**ITEM:** 2025 Property Tax Levies

---

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

---

**ACTION REQUESTED**

Adopt attached resolution approving 2025 property tax levy of \$6,189,240.

**PURPOSE & SCOPE OF ITEM**

To levy a tax sufficient for the year 2025 for the purpose of paying the current and increased costs of implementing Minnesota Statutes 103B, 103E, 103F & 114D

**BACKGROUND**

At the September 9, 2024 meeting the Board of Managers adopted an operating budget of \$9,209,437 for District operations in 2025 as required by MS 103D. \$6,189,240 of the revenue for that budget is to be derived from property tax.

**COORDINATION**

**Advisory Committees:** Both Advisory Committees reviewed the Rough Draft and Draft Budgets, including the proposed levy, at their July and August meetings.

**Citizen Advisory Committee (CAC):** Presented and discussed the budget and levy with the Citizen Advisory Committee. July 10, and August 14.

**Technical Advisory Committee (TAC):** Presented and discussed the budget and levy with the Citizen Advisory Committee. July 11, and August 8.

**ISSUES/CONCERNS**

1. **Initial Proposed Levy Amount:** The levy increase used to balance the preliminary draft is 25%.
2. **Impact of Proposed Property Tax Levy:** The payment of homes of various values are shown. The impact is a 16% payment increase equaling \$4.40 on the low end, to a \$29.31 increase on the high end. Included are the median sale values over the past 6 months.
3. **Comments:** No comments have been received since Truth and Taxation statements were published

**IMPLICATIONS**

Under the proposed levy (6,189,240), properties within the District are estimated to pay the following:

Per Home Value	2023	2024	2025	
\$ 150,000	17.64	27.48	31.88	16%
\$ 200,000	23.52	36.64	42.50	16%
\$ 250,000	29.40	45.80	53.13	16%
<b>\$ 283,600</b>		<b>51.95</b>	<b>60.27</b>	Min Median value
\$ 300,000	35.28	54.96	63.75	
\$ 350,000	41.16	64.12	74.38	
<b>\$ 363,129</b>	<b>42.70</b>	<b>66.52</b>	<b>77.16</b>	County Avg Home Value
<b>\$ 377,000</b>	<b>44.34</b>	<b>69.06</b>	<b>80.11</b>	County Median Home Value
\$ 400,000	47.04	73.28	85.00	
\$ 438,000	51.51	80.24	93.08	Avg Median Value in District
\$ 450,000	52.92	82.44	95.63	Median Value in District
\$ 500,000	58.80	91.59	106.25	
\$ 600,000	70.56	109.91	127.50	
<b>\$ 652,500</b>	<b>76.73</b>	<b>119.53</b>	<b>138.66</b>	Max Median Value
\$ 700,000	82.32	128.23	148.75	16%
\$ 800,000	94.08	146.55	170.00	16%
\$ 900,000	105.84	164.87	191.25	16%
\$ 1,000,000	117.60	183.19	212.50	16%

## OPTIONS

1. Adopt the proposed levy
2. Adopt a lesser levy
3. Do not adopt a levy and the County will certify the amount reported under the truth and taxation disclosure at the end of September.

## CONCLUSIONS

The proposed levy is integrated into next years work and project planning

## RECOMMENDATION

Adopt resolutions approving 2025 property tax levy amounts.

**RESOLUTION 24-06  
ADOPTING AND CERTIFYING METROPOLITAN SURFACE WATER  
MANAGEMENT TAX LEVY**

**WHEREAS** The Coon Creek Watershed District is established and authorized under Minnesota Statutes 103D; and

**WHEREAS,** The Coon Creek Watershed District has an approved management plan under Minnesota Statutes 103B.231 and is the local water management organization; and

**WHEREAS,** The Coon Creek Watershed District has completed the budget hearings required under Minnesota Statutes 103D.911, subdivision 1; and

**WHEREAS** Minnesota Statutes 103B.241 authorizes a watershed district established under Minnesota Statutes 103D to levy a tax sufficient to pay the increased costs to the District of implementing section 103B.231 costs of preparing a plan or for projects in the plan.

**NOW, THEREFORE, BE IT RESOLVED,** that a tax sufficient to produce \$6,189,240 (Six million one hundred eighty-nine thousand two hundred forty and xx/100 dollars) be levied upon all taxable property in the Coon Creek Watershed District, situated in the County of Anoka, Minnesota, for the year 2025 for the purpose of paying the current and increased costs of the District to implement Minnesota Statutes 103B costs of preparing a plan and for projects in the plan.

The question was on the adoption of Resolution number 24-06 and there were \_\_\_\_\_ yeas and \_\_\_\_\_ Nays as follows:

	Yea	Nay	Absent
Hafner			
Lind			
Lund			
Campbell			
McCullough			

Upon a vote, the President, Jim (James) Hafner declared the resolution 24-06 passed.

\_\_\_\_\_ Jim Hafner CCWD President 12-9-2024

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

**MEETING DATE:** December 9, 2024  
**AGENDA NUMBER:** 10  
**ITEM:** 2025 Citizen Advisory Committee Appointments

---

**AGENDA:** Policy

---

**ACTION REQUESTED**

Appoint the 2025 Citizen Advisory Committee members.

**PURPOSE & SCOPE OF ITEM**

To fulfill the requirements of MS 103D.331 through the appointment of an advisory committee. The scope and intent of the Citizen Advisory Committee (CAC) is to advise and assist the managers on all matters affecting the interests of the watershed district and make recommendations to the managers on all contemplated projects and improvements in the watershed district.

**BACKGROUND**

Minnesota Statute 103D.331 states that the Board of Managers “must annually appoint an advisory committee to advise and assist the managers on all matters affecting the interests of the watershed district and make recommendations to the managers on all contemplated projects and improvements in the watershed district.”

At the October 10, 2011, meeting the Board adopted policy 1.8.1-Citizen Advisory Committee (CAC) and approved a plan to advertise and select Citizens for this CAC.

At the December 14, 2020, meeting the Board adopted revisions to policy 1.8.1-Citizen Advisory Committee (CAC). These revisions included:

- Committee size limited to 9 members: 7 citizens and 2 Agency representatives
- All interested applicants must apply by November 15th to be considered for service in the following year
- Recruiting efforts should focus on recruiting one member of a sporting organization and one member of a farm or agricultural organization
- All appointments are for one year and are to be renewed in December or January

At the December 11, 2023, meeting the Board appointed six individuals to the 2024 CAC; four citizen members and two agency members. The Board also directed staff to compile information regarding the CAC membership policy including options and considerations for revising the appointment process in order to facilitate the recruitment and appointment of new committee members.

At the January 22, 2024, meeting the Board adopted the following revision to policy 1.8.1 Section 6.2a.

- Applications to serve on the CAC will be accepted year-round and considered for appointment at the next regular meeting following receipt of a completed application.



At the September 23, 2024, meeting the Board approved the application and appointment of Nathan Schneider to the CAC.

The 2024 Citizen Advisory Committee will end with 7 members (5 citizen + 2 agency).

All current CAC members have indicated an interest and ability in continuing to serve in 2025.

### **COORDINATION**

Backgrounds for the existing members seeking re-appointment is attached to this report.

### **PERTINENT FACTS**

1. Committee Size: The 2024 Citizen Advisory Committee will end with 7 members (5 citizen + 2 agency)
  - 1) Barbara Goodboe-Bisschoff, Spring-Lake Park City Council representative
  - 2) Paddy Jones, Ham Lake
  - 3) Jason Margl, Andover
  - 4) Gary Nereson, Andover, Crooked Lake Area Association representative
  - 5) Nathan Schneider, Coon Rapids
  - 6) Anoka Conservation District representative – Jim Lindahl
  - 7) Anoka County representative – Joe MacPherson
2. All current members have indicated an interest and ability in continuing to serve.

### **OPTIONS FOR ACTION**

1. Approve the re-appointment of all current CAC members requesting re-appointment
2. Defer decision to the January 13th meeting.

### **CONCLUSION**

1. The 2025 Citizens Advisory Committee needs to be appointed in or before January 2025.
2. The first CAC meeting for 2025 is scheduled for Wednesday, January 8, 2024.

### **RECOMMENDATION**

1. Appoint the 2025 Citizens Advisory Committee members.

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

**MEETING DATE:** December 9, 2024  
**AGENDA NUMBER:** 11  
**ITEM:** Water Education Grant – Planting for clean water and pollinators

---

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

---

**REQUEST**

Review Water Education grant application 24-03 and award grant of \$1,400 for the costs associated with incorporating volunteer engagement, outreach materials, and educational signage into Anoka Conservation District pollinator plantings and habitat enhancement projects in and around CCWD.

**BACKGROUND**

In September 2023 the Board budgeted \$3,867 for water education grants in 2024. In February the Board approved Water Education Grant 24-01 to Westwood Middle School in the amount of \$2,200 for 7<sup>th</sup> grade students to complete a hands-on native planting at Northtown Library. In September the Board approved Water Education Grant 24-02 to Avail Academy in the amount of \$250 to cover the cost of a guided tour through the Blaine Wetland Sanctuary. The remaining fund balance for the 2024 Water Education Grant program is \$1,417.

On November 21st, Carrie Taylor, Restoration Ecologist at Anoka Conservation District (ACD), applied for a \$1,400 Water Education Grant to help fund the incorporation of volunteer engagement, outreach materials and educational signage into ACD pollinator plantings and habitat enhancement projects.

Ms. Taylor states in her application that ACD has received funding from BWSR to implement pollinator plantings and habitat enhancement projects in and around CCWD. ACD has previously worked with residents and volunteers and would like to continue to provide engagement and outreach opportunities. Unfortunately, the technical grants do not support or build capacity for education and outreach. The requested water education funds will enhance the native plant and habitat enhancement projects with education and engagement elements bringing additional benefits to both the projects and the community. Engagement topics will include the multiple benefits of native plants for soil stabilization, water quality, pollinators and wildlife, and the importance of natural conservation corridors along riparian corridors. On-line outreach materials will be created, and signs will be created and installed in highly visible locations including near the Lower Coon Creek Corridor Restoration in Coon Rapids Dam Regional Park. Residents, volunteers and park users will be engaged through events and outreach.

CCWD has succeeded with other grant awards to Anoka Conservation District in 2022 and 2023.

No other known parties are planning to seek water education grant funding in 2024. District Staff have been in communication with educators at Hoover Elementary about their potential interest in applying for a Water Education Grant. At this time, they have indicated they will be holding any potential application until 2025.

**ISSUES/CONCERNS:**

<b>Available Funds</b>	\$1,417	
<b>Request</b>	\$1,400	Balance = \$17
<b>Eligibility</b>	Government agencies within CCWD	Yes, Conservation District
<b>Eligible Expenses</b>	The project is eligible.	
<b>Evaluation Criteria</b>	<p>Priority will be given to proposals which:</p> <ol style="list-style-type: none"> <li>1. Information to the public and decision-makers regarding water resources</li> <li>2. Opportunities for the public to participate or volunteer in water quality activities</li> <li>3. Educational opportunities for K-12 children concerning water quality</li> </ol>	<ol style="list-style-type: none"> <li>1. Yes; to volunteers and community members via developed materials and signage</li> <li>2. Yes; Volunteer planting opportunities</li> <li>3. Potentially; Ms. Taylor is currently in talks with local k-12 educators including Ms. Skauge at Westwood Middle School</li> </ol>

**RECOMMENDATION**

Approve Water Education Grant application of \$1,400 for the costs associated with incorporating volunteer engagement, outreach materials, and educational signage into Anoka Conservation District’s pollinator plantings and habitat enhancement projects in and around CCWD.

**Permit Application Review Report**  
**Date: 12/4/2024**

**Board Meeting Date: 12/9/2024**  
**Agenda Item: 12**

Applicant/Landowner:

City of Fridley  
Attn: Nic Schmidt  
7071 University Avenue NE  
Fridley, MN 55432

**Project Name:** Apex Lift Station

**Project PAN:** P-24-059

**Project Purpose:** lift station improvements

**Project Location:** Near Riverview Heights Park Entrance, 79th Way NE, Fridley

**Site Size:** size of parcel - 0.102 acres; size of disturbed area - 0.102 acres; size of regulated impervious surface - 0 acres

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

---

**Recommendation:** Approve with 2 Conditions and 1 Stipulation

---

**Description:** The City of Fridley is proposing site improvements to the Apex Lift Station. The project will disturb 0.10 acres and create no regulated impervious surface. The parcel drains toward Springbrook Creek. The relevant water resource concerns are erosion and sediment control and floodplain management. 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 \$2,050.00

Rule 4.0 – Soils and Erosion Control

2. Update the erosion and sediment control plan to include a note to stabilize soils and soil stockpiles 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.

**Exhibits:**

Exhibit Type	Exhibit Author	Signature Date	Received Date
Permit Application	City of Fridley	11/12/2024	11/13/2024
Construction Plans	Bolton & Menk	11/01/2024	11/13/2024
Project Summary	Bolton & Menk	11/11/2024	11/13/2024

## 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 \$2,050.00. This corresponds to a base escrow of \$2,000, plus an additional \$500/acre of disturbance (0.10 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 toward Springbrook Creek. The soils affected by the project include Urban and have a soil erodibility factor of 0.15 or greater. Disturbed areas are not proposed to be stabilized within 7 days, as required. The proposed erosion and sediment control plan includes perimeter control, inlet protection, and street sweeping. The plan does not meet District requirements because soils and soil stockpiles are not proposed to be stabilized within 7 days of inactivity. The site does not require a NPDES permit. See attached Figure 2: Erosion Control.

### **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 or adjacent to the boundary of the 100-year flood elevation as mapped and modeled by the District.

The regulatory floodplain elevation is 823 ft NAVD 88. The project does not propose to place fill within the floodplain. See attached Figure 4: Floodplain.

### **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

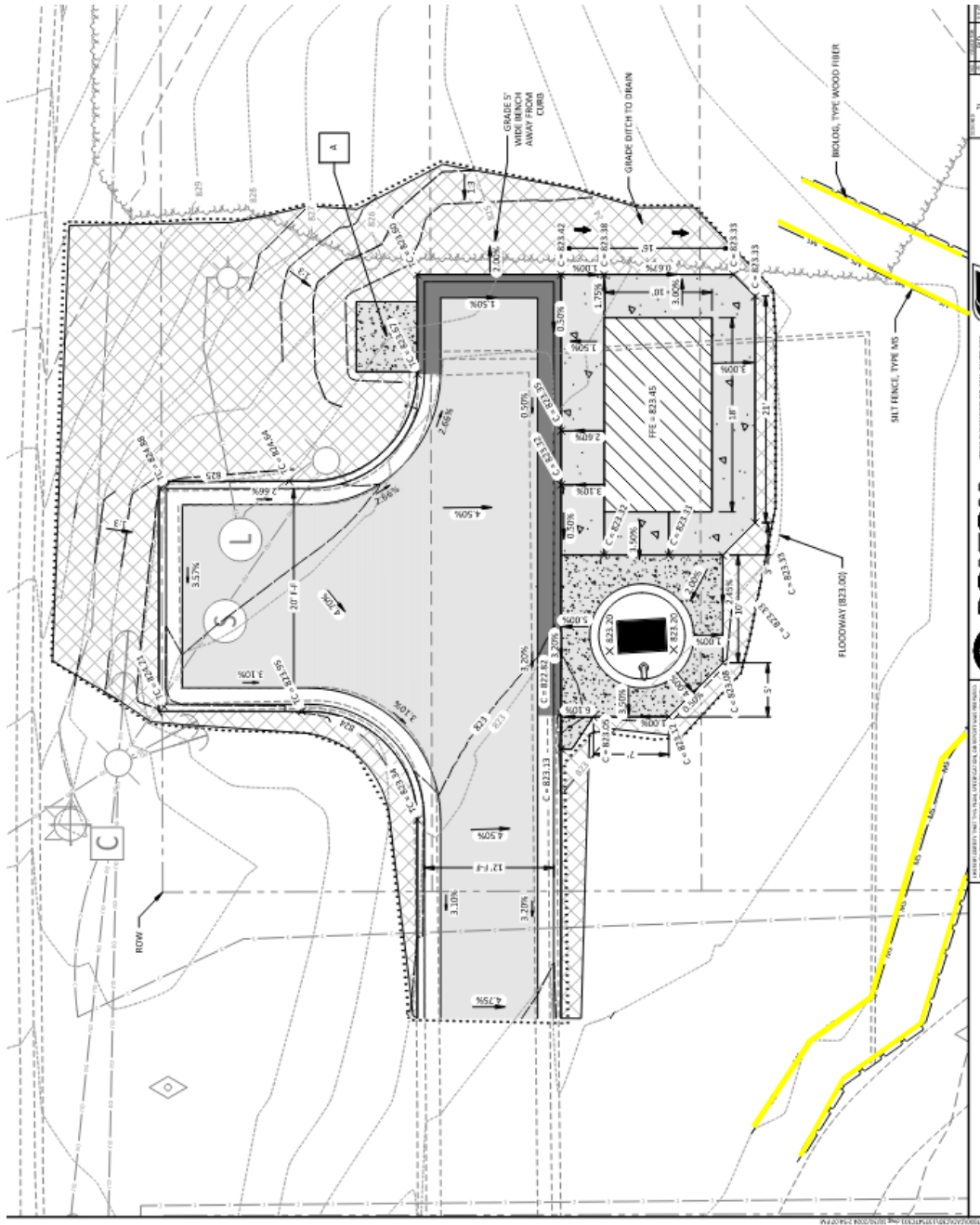


Figure 2: Site Plan and Erosion Control

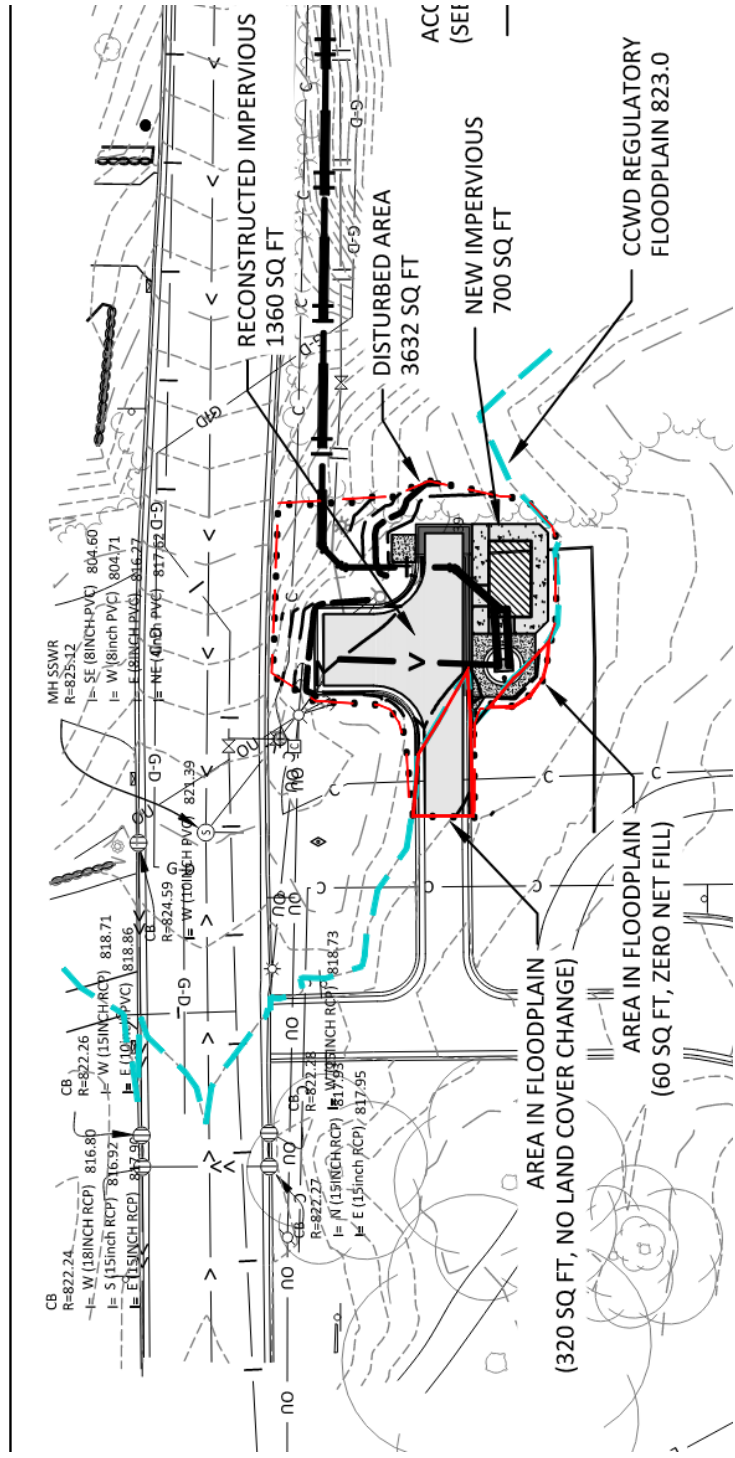


Figure 3: Floodplain



**Permit Application Review Report**  
**Date: 12/4/2024**

**Board Meeting Date: 12/9/2024**  
**Agenda Item: 13**

Applicant/Landowner:

SPL Holdings, LLC  
Attn: Gurdeep Singh  
6496 Alvarado Ln N  
Maple Grove, MN 55311

**Project Name:** Hidden Creek Woods Second Addition

**Project PAN:** P-24-047

**Project Purpose:** Develop 20 townhome units (3 buildings) along with private driveways, utilities, and site grading to include stormwater management features

**Project Location:** north of Xeon St. and south of Sand Creek, 11790 Xeon Street, Coon Rapids

**Site Size:** size of parcel - 3.4 acres; size of disturbed area - 2.8 acres; size of regulated impervious surface - 1.34 acres

**Applicable District Rule(s):** Rule 2, Rule 3, Rule 4, Rule 5, Rule 6

---

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

---

**Description:** The project is proposing the grading and construction of several multifamily housing buildings with associated roads, utilities and stormwater treatment features. The project will disturb 2.8 acres and create 1.34 acres of regulated impervious surface. The area drains to Sand Creek. The relevant water resource concerns are stormwater management, erosion and sediment control, wetlands, and floodplain. This corresponds to District Rules, 3, 4, 5 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 a performance escrow in the amount of \$3,400.00.

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. Update the erosion and sediment control plan to include the following:

- a. A note to stabilize soils and soil stockpiles within 24 hours of inactivity.
- b. A note that streets will 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:

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. Completion of post construction infiltration tests on Infiltration Basin 1 and 2 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.
4. 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.
5. Submittal of grading as-builts for the project to confirm adequate floodplain compensatory storage has been provided.

**Exhibits:**

Exhibit Type	Exhibit Author	Signature Date	Received Date
Geotechnical Exploration & Engineering Review	NTI	04/08/2019	11/19/2024
Construction Plans	Loucks	11/19/2024	11/19/2024
Stormwater Management Plan	Loucks	11/18/2024	11/19/2024

**Findings**

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

The applicant has submitted a \$7,310.00 application fee and deposit which corresponds with the nonrefundable application fee (\$10), base fee for a Single Family/Multifamily Residential Development project of 3.4 acres (\$7,000.00), and addition to base fee (\$300.00). The applicant will be required to submit a performance escrow in the amount of \$3,400.00. This corresponds to a base escrow of \$2,000, plus an additional \$500/acre of disturbance (2.8 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.

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
Xeon St	0.24	0.15	0.67	0.23	2.03	0.4

Sand Creek	0.26	0.24	1.87	1.25	7.84	6.56
------------	------	------	------	------	------	------

**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 58,559 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 8S	1,659	none	0	152	0
Infiltration Basin 1	24,774	Infiltration Basin 1	1	2,436	1,503
Pond 1	32,126	Pond 1	0.5	5,878	10,155
<b>Totals:</b>	<b>58,559</b>			<b>8,465</b>	<b>11,658</b>

**Table 2.**

The following pretreatment has been provided:

<b>SMP ID</b>	<b>Pretreatment Device/Method</b>	<b>Percent TSS Removal</b>
RG2	Rain Guardian	80
RG1	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.

The volume control standard has not been met as shown in Table 2. The Untreated 8S drainage area is a very small part of the entrance drive which cannot feasibly be routed back on site. Additionally, overflow from Infiltration Basin 1 goes to Pond 1, which provides the remaining water quality treatment. 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>
Xeon St	0
Sand Creek	84

**Table 4.**

The TSS removal standard is not met at each discharge point as shown in Table 4. The Xeon St point discharges the Untreated 8S drainage area described above. The Water Quality standard is met to the maximum extent practicable.

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 868.75 NAVD 88 and 869.3 NAVD 88. The applicable 100-year high water levels are at 863.85 NAVD 88 and 867.27 NAVD 88. The applicable emergency overflows are at 864 NAVD 88 and 867.3 NAVD 88. The freeboard requirement is met.

Maintenance:

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

Easements:

The proposed project is a new plat or development project and includes a public ditch. Therefore, ditch maintenance easements must be provided on the plat. The Public Ditch within the project is Sand Creek, so a maintenance easement of 200 ft (100 ft on either side of the centerline) must be provided.

All required maintenance easements have been provided on the plans.

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 Lino, Zimmerman, and Alluvial 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 stabilized construction entrance. The erosion control plan does not meet District Requirements because soils and soil stockpiles are not proposed to be stabilized within 24 hours of inactivity. The site does require a NPDES permit.

**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.

The applicant submitted a joint application form requesting an Exemption decision on 09/18/2024. The application was noticed to the TEP on 9/19/2024. Wetland impacts are proposed through fill in 2 locations. A wetland impact summary is outlined below. See attached figure 5: Wetland impacts.

Wetlands were delineated under PAN W24-021. The boundary and type application was reviewed and approved. The Notice of Decision for the delineation was issued on 9/9/2024.

Wetland ID	Impact Type (F/D/E)	Impacts (sf)	Impact Duration (T/P)	Replacement Ratio	Required Mitigation (sf)
2b	Fill	174	Permanent	-	0
1b	Fill	3397	Permanent	-	0

**Table 5.**

The TEP agrees that the proposed project meets the requirements for an Exemption under Exemption (8420.0420) Subpart 8. The Notice of Decision was issued on 10/11/2024.

**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 863.2 to 861.6 ft NAVD 88.v The application proposes the placement of 231.8 cubic yards of fill within the floodplain. Compensatory storage is required. The proposed project provides 321.3 cubic yards of compensatory storage, which exceeds the required 1:1 ratio and based on is within the relevant reach. See Figure 5: Floodplain Impacts.

The proposed project is subject to flood damage. Low floor elevations are proposed at elevation 868.75 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.

**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.

P24-047 Hidden Creek Woods 2<sup>nd</sup> Addition



Figure 1: Project Location

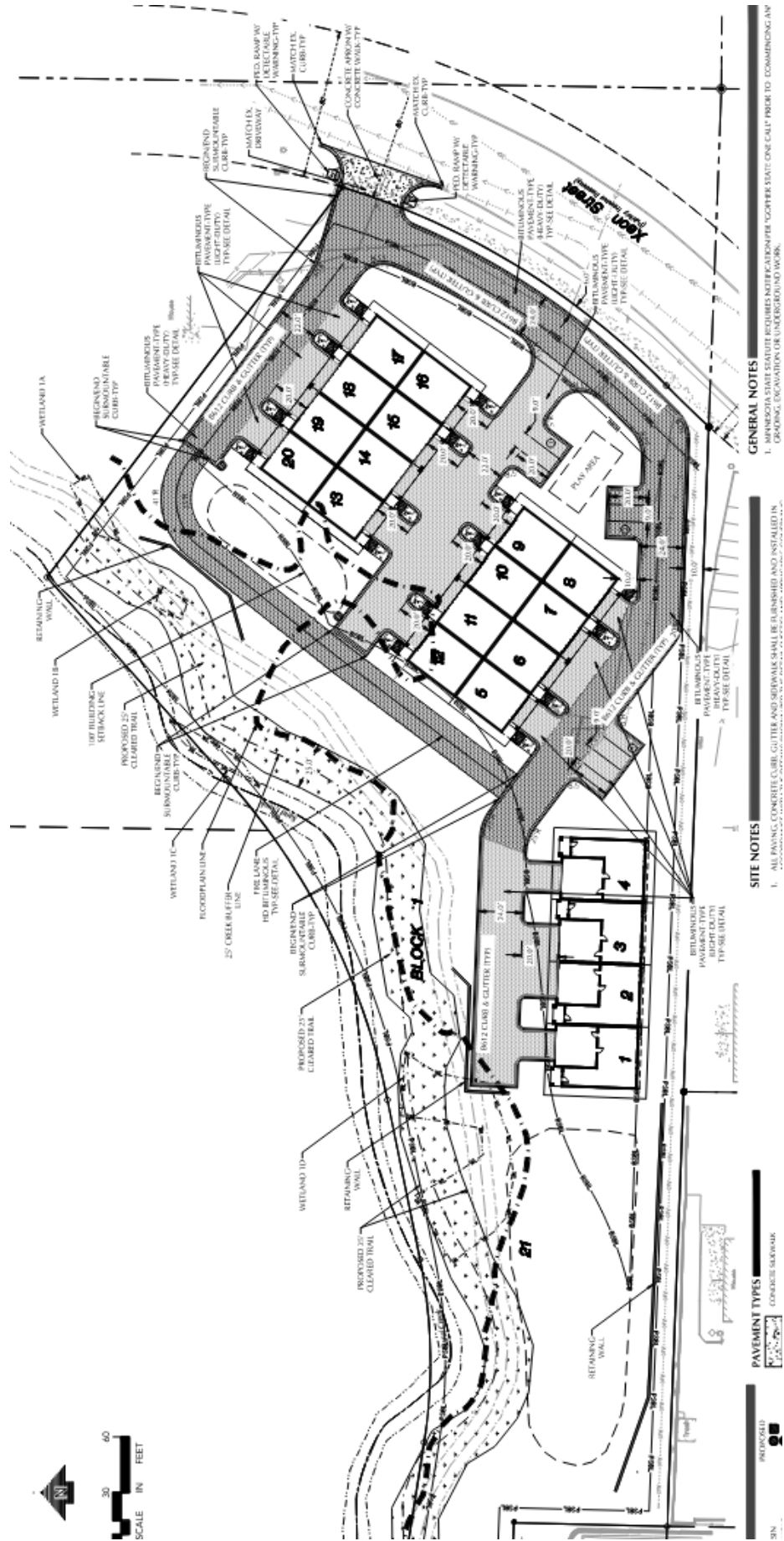


Figure 2: Site Plan



Figure 3: Erosion and Sediment Control Plan



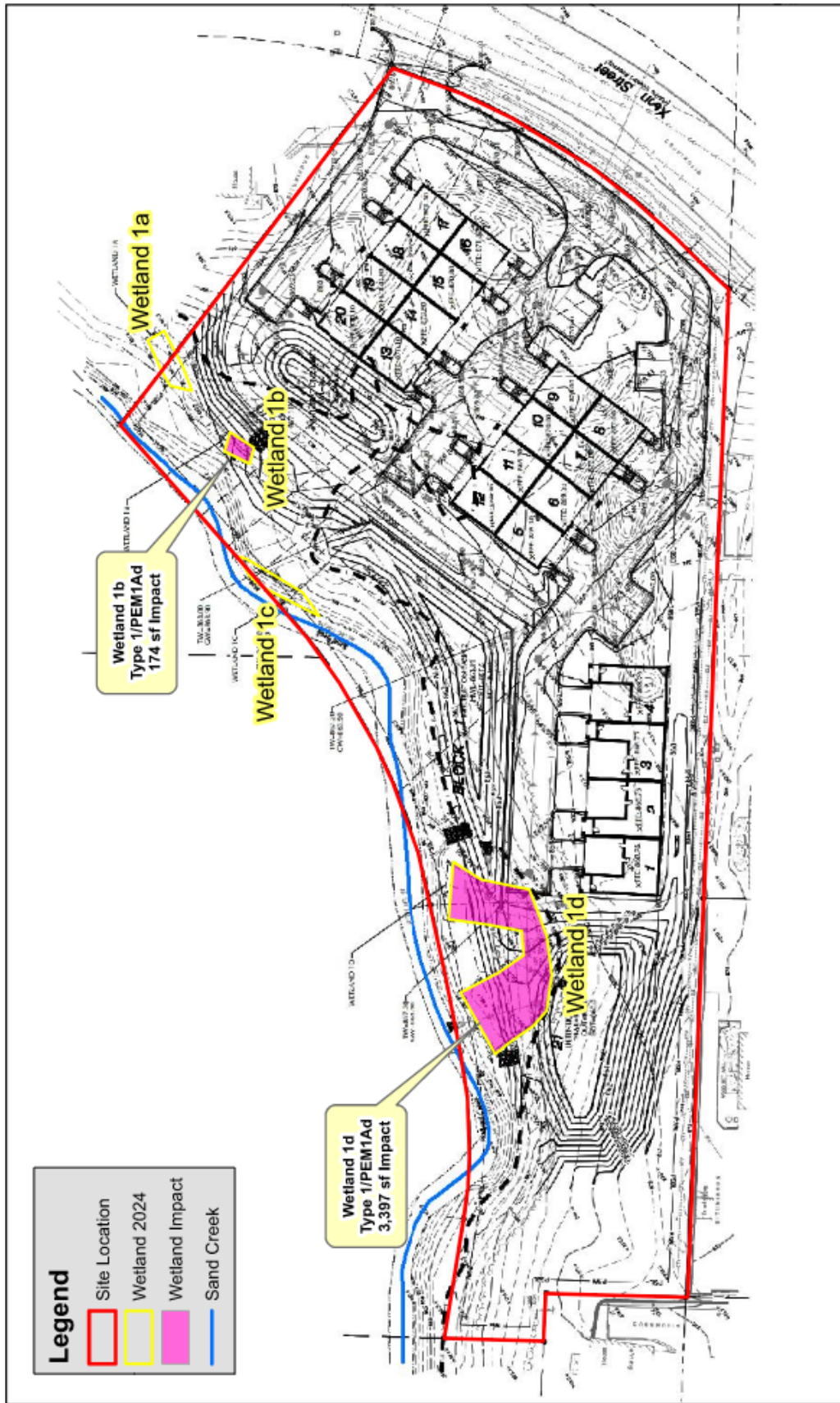


Figure 4: Wetland Impacts



Figure 5: Floodplain Impacts

**Permit Application Review Report**  
**Date: 12/4/2024**

**Board Meeting Date: 12/9/2024**  
**Agenda Item: 14**

Applicant/Landowner:

IDC Automatic  
Attn: Randy Marttinen  
360 Coon Rapids Blvd  
Coon Rapids, MN 55433

**Project Name:** IDC-Automatic Expansion Project

**Project PAN:** P-24-016

**Project Purpose:** Addition of a warehouse and storage building with associated parking lot, loading dock pavement areas and stormwater treatment features.

**Project Location:** 360 Coon Rapids Blvd, Coon Rapids

**Site Size:** size of parcel - 3.93 acres; size of disturbed area - 3.37 acres; size of regulated impervious surface - 2.72 acres

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

---

**Recommendation:** Approve with 2 Conditions and 5 Stipulations

---

**Description:** The application proposes the construction of a 24,000 square foot warehouse addition to an existing facility. It will also include parking and stormwater treatment features. The project would disturb 3.37 acres and create 2.72 acres of regulated impervious. The parcel drains toward Pleasure Creek. The relevant water resource concerns are stormwater management and erosion and sediment control. This correlates to District Rules 3 and 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 \$3,685.00.

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.

**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. 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.
  3. Completion of post construction infiltration tests on Infiltration Basin 4P and Filtration Basin 6P 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.
  4. Completion of a post excavation (prior to rock placement) infiltration test on the Underground Filtration System 2P 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. 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.

**Exhibits:**

Exhibit Type	Exhibit Author	Signature Date	Received Date
SHSAM Calculations	IDC Automatic	04/03/2024	04/03/2024
Geotechnical Exploration Report	Haugo Technical Services	01/08/2024	04/09/2024
MIDS	IDC Automatic	09/11/2024	10/16/2024
Stormwater Report	IDC Automatic	11/07/2024	11/07/2024
Construction Plans	IDC Automatic	10/11/2024	11/07/2024

**Findings**

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

The applicant has submitted a \$4,010.00 application fee and deposit which corresponds with the nonrefundable application fee (\$10), base fee for a Commercial/Industrial Development project of 3.934 acres (\$4,000.00). The applicant will be required to submit a performance escrow in the amount of \$3,685.00. This corresponds to a base escrow of \$2,000, plus an additional \$500/acre of disturbance (3.37 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.

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)		25-year (cfs)		100-year (cfs)	
	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed
DP 4	0.04	0.01	0.27	0.05	0.55	0.09	1.17	0.17
DP 3	0.05	0.04	0.11	0.09	0.55	0.09	0.28	0.18
DP 2	0.48	0.04	0.92	0.1	1.29	0.15	1.96	0.25
DP 1	3.14	0.45	5.59	1.31	7.85	3.8	12.37	10.27

**Table 1.**

Volume Control: The application proposes redevelopment which disturbs more than 50% of the site or reconstructs more than 50% of the existing impervious surface, therefore the volume reduction requirement is equal to 1.1 inches over the area of all impervious surface including existing impervious surface that is not proposed to be reconstructed. The amount of proposed impervious required to be treated is 118,429 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> )
4S, 6S, 7S, 8S	333	none	0	31	0
2P	62,617	UG Filtration	0.5	11,480	11,530
6P	11,409	Filtration Basin	0.5	2,092	4,021
4P	44,070	Infiltration Basin	1	4,040	4,462
<b>Totals:</b>	<b>118,429</b>			<b>17,643</b>	<b>20,013</b>

**Table 2.**

The following pretreatment has been provided:

SMP ID	Pretreatment Device/Method	Percent TSS Removal
CBMH 161	Catch Basin Sump w/ SAFL Baffle	84
CB 141	Catch Basin Sump	81
CB 151	Catch Basin Sump	82
CBMH 101	Catch Basin Sump	89
CBMH 121	Catch Basin Sump	99
CB 131	Rain Guardian Foxhole	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.

Drainage area 4S, 6S, 7S, and 8S are part of a small subcatchment that cannot be routed back onsite for treatment. This makes up less than 1% of the total regulated impervious. The volume control standard has been met to the maximum extent practicable as shown in Table 2.

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
DP 4 - NW to 420 CR Blvd	100
DP 3 - Offsite NE to CR Blvd	0
DP 2 SE to 320 CR Blvd	100
DP 1- wetland	85

**Table 4.**

Drainage Point 3 is a small portion of the entrance drive that is not feasible to be routed back onsite for treatment. The TSS removal standard is met to the maximum extent practicable as shown in Table 4.

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

Wetland ID	Wetland 1
Wetland Type	Slightly Susceptible
Change of Bounce 2-yr (ft)	0.10
Change of Bounce 10-yr (ft)	0.11
Change of Inflow Velocity (fps)	-2.71
Change of Inundation on 2-yr (hrs)	0.188
Change of Inundation on 10-yr (hrs)	0.234
Change of Run out Control (ft)	0

**Table 5.**

The proposed project meets bounce, inflow velocity, inundation, and runout control requirements for all wetlands receiving discharge from the site as shown in Table 5.

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 885.8 ft NAVD 88. The applicable 100-year high water levels are 884.5, 880.8, and 881.9 ft NAVD 88 and the applicable emergency overflow are 884.8, 881 and 883.1 ft NAVD 88. The freeboard requirement is met.

Maintenance:

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

All required maintenance easements have been provided on the plans.

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 toward Pleasure Creek. The soils affected by the project include Sartell and Seelyeville 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, inlet protection, stabilized construction entrance and street sweeping. The erosion control plan meets District requirements. The site does 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)**

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.

**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.

P24-016 IDC Automatic Warehouse



11/22/2024

Figure 1: Parcel Location



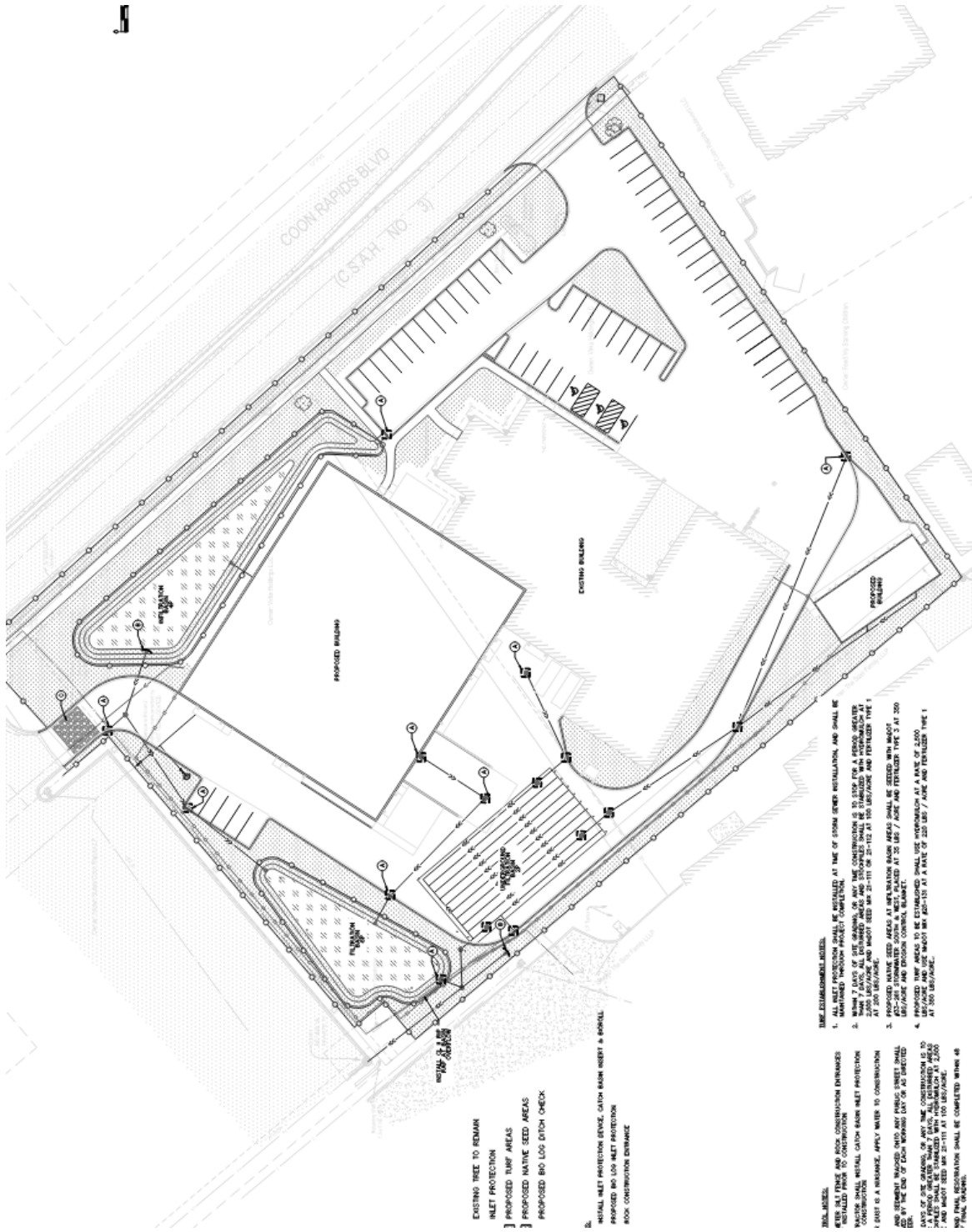


Figure 2: Site Plan

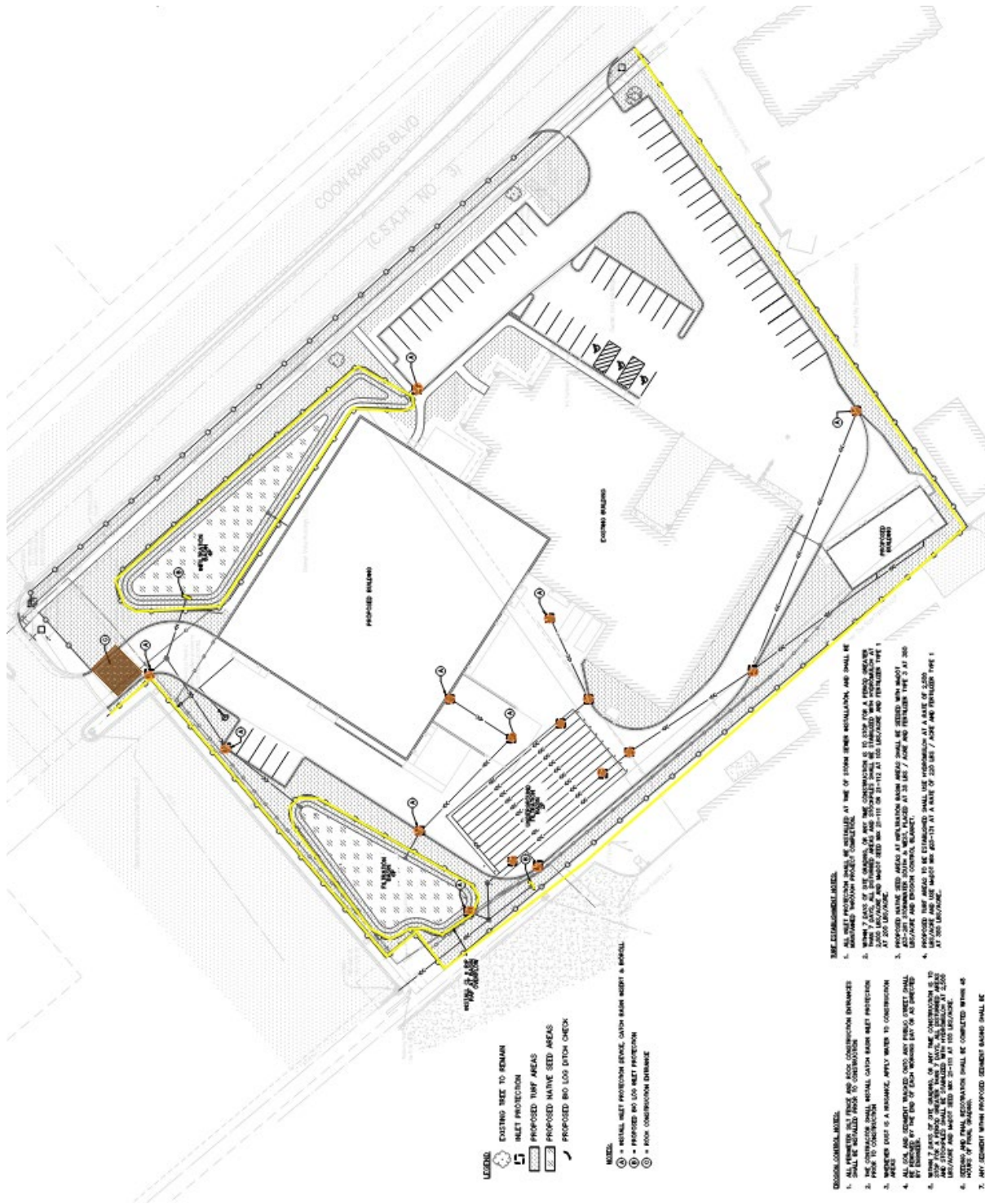


Figure 3: Erosion and Sediment Control Plan

**Permit Application Review Report**  
**Date: 11/20/2024**

**Board Meeting Date: 11/25/2024**  
**Agenda Item: 15**

Applicant/Landowner:

City of Andover  
Attn: Dave Berkowitz  
1685 Crosstown Boulevard NW  
Andover, MN 55304

**Project Name:** Nightingale Street NW Roundabouts

**Project PAN:** P-24-049

**Project Purpose:** Construction of 2 roundabouts and associated stormwater treatment features

**Project Location:** Nightingale Street between Veterans Memorial and CR18, Andover

**Site Size:** size of disturbed area – 6.82 acres; size of regulated impervious surface – 2.4 acres

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

---

**Recommendation:** Approve with 1 Conditions and 3 Stipulations

---

**Description:** The City of Andover is proposing the reconstruction and reclamation of Nightingale St to include 2 new roundabouts. The project will disturb 6.82 acres and create 2.4 acres of regulated impervious. The north end of the project is within the County Ditch 37 Subwatershed and the southern portion of the property is within the County Ditch 57 Subwatershed. The relevant water resource concerns are stormwater management and erosion and sediment control. These correlate to District Rules 3 and 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 \$5,410.00.

**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 proposed (not existing) 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
Infiltration Tests	Upstream Technologies	06/03/2024	09/11/2024
SHSAM Outputs	WSB		10/26/2024
HydroCAD (Existing & Proposed)	WSB	10/30/2024	10/30/2024
Response to Comments	WSB	10/16/2024	10/16/2024
Drainage Area Maps	WSB	10/30/2024	10/30/2024
Stormwater Management Plan	WSB	09/11/2023	09/11/2024
Construction Plans	WSB	09/11/2024	09/11/2024

**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 \$5,410.00. This corresponds to a base escrow of \$2,000, plus an additional \$500/acre of disturbance (6.82 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 rate at each point of site discharge increases 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 'Wetland 1/2' discharge point discharges to a landlocked basin. A wetland analysis was provided which shows the wetland requirements are met, therefore, the rate increases are acceptable. The rate control standard is met.

Point of Discharge	2-year (cfs)		10-year (cfs)		100-year (cfs)	
	Existing	Proposed	Existing	Proposed	Existing	Proposed
VMB West	0.62	0.67	1.07	1.13	2	2.07
Wetland 1/2	0.84	0.94	4.01	3.99	32.06	36.62

**Table 1.**

Volume Control: The application proposes redevelopment of an existing city road. The amount of proposed impervious required to be treated is 104,738 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	7,841	none	0	327	0
Ex. S Infiltration Basin	59,960	Ex. S Infiltration Basin	1	2,498	19,428
Ex. N Infiltration	36,937	Ex. N Infiltration	1	1,539	1590

Basin		Basin			
<b>Totals:</b>	<b>104,738</b>			<b>4,364</b>	<b>21,018</b>

**Table 2.**

The following pretreatment has been provided:

SMP ID	Pretreatment Device/Method	Percent TSS Removal
Retention Basin	Wet Sedimentation Basin	80%
Ex. Sump and Pretreatment Cell		80%+

**Table 3.**

The untreated drainage area toward Veterans Memorial Blvd is unable to be routed back to a stormwater treatment feature and only accounts for approximately 7% of the total impervious. 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
VMB West	0
Wetland 1/2	100

**Table 4.**

The TSS removal standard is met to the maximum extent practicable at each discharge point for the reason outlined in the volume control section.

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

Wetland ID	Wetland 1/2
<b>Wetland Type</b>	Slightly Susceptible
<b>Change of Bounce 2-yr (ft)</b>	0.03
<b>Change of Bounce 10-yr (ft)</b>	0.03
<b>Change of Inundation on 2-yr (hrs)</b>	6
<b>Change of Inundation on 10-yr (hrs)</b>	0
<b>Change of Run out Control (ft)</b>	0

**Table 5.**

The proposed project meets bounce, discharge rate, inundation, and runout control requirements for all wetlands receiving discharge from the site as shown in Table 5.

Landlocked Basins: The southern infiltration basin discharges to an existing basin which is landlocked. Calculations have been provided to show the existing basin contains back-to-back 100-year storm events.

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 is a land disturbing activity that requires a permit

under another District rule.

The proposed project drains to County Ditch 37 (north end) and County Ditch 57 (south end). The soils affected by the project include Sartell 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, inlet protection and street sweeping. The erosion control plan meets District Requirements. The site does require a NPDES permit. See attached Figure 3: Erosion and Sediment Control Plan.

**Wetlands (Rule 5.0)**

Wetlands exist on site, but no impacts are proposed. Rule 5.0 does not apply.

**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.

**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.

P24-049 Nightingale St NW Roundabouts



Figure 1: Project Location

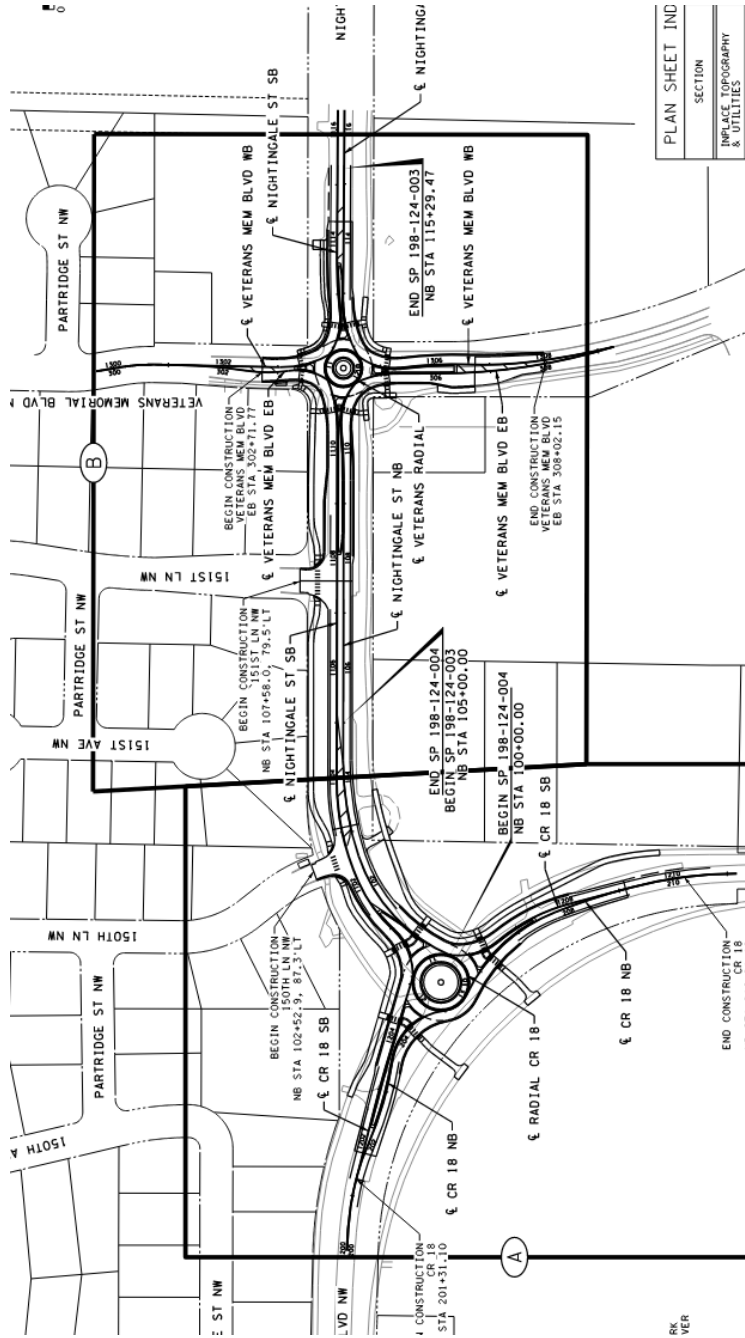


Figure 2: Site Plan



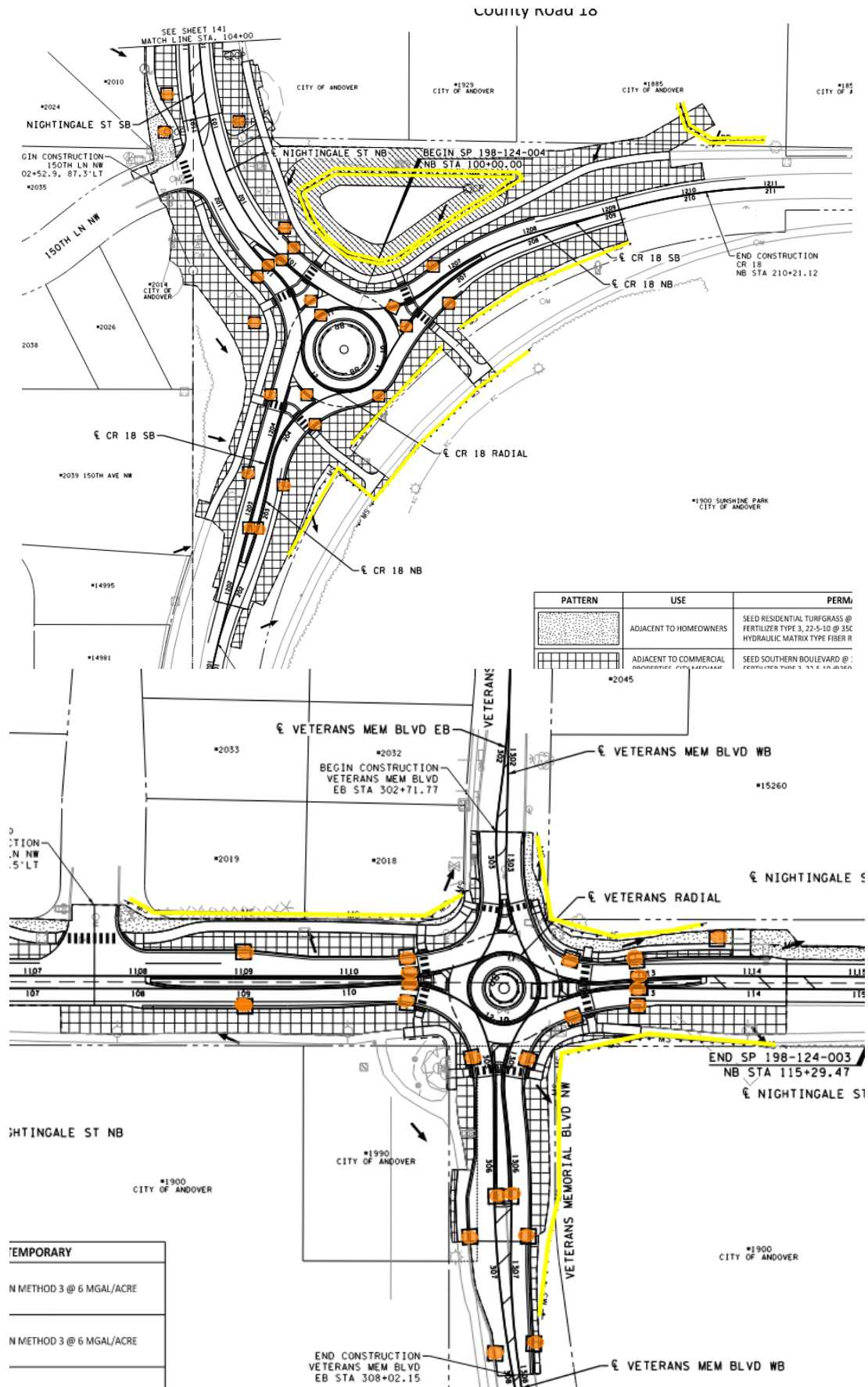


Figure 3: Erosion and Sediment Control Plan

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

**MEETING DATE:** December 9, 2024  
**AGENDA NUMBER:** 16  
**ITEM:** CCWD 2024 Partner of the Year Award

---

**AGENDA:** Policy

---

**ACTION REQUESTED**

None

**BACKGROUND**

The CCWD initiated a new Partner of the Year Award in 2021 to recognize outstanding leadership amongst our partner organization staff and promote public relations in our community. Award nominees are generated from senior staff members.

- The 2021 Award was presented to Mark Hansen, City Engineer of Coon Rapids, for his outstanding level of public service to his community and with CCWD staff.
- The 2022 Award went to local developer, Jeff Stalberger, Ham Lake for his excellence in communications and compliance with CCWD Rules and Erosion and Sediment Control thereby reducing staff time on inspections and follow up as well as protecting our water resources.
- The 2023 Partner of the Year Award went to Rachel Workin, City of Fridley Environmental Planner, for her excellence in going above and beyond in project management for multiple objectives thereby increasing positive impact in the community.

The 2024 Partner of the Year Award goes to Danielle Sanborn, Landscape Architect, Anoka County Parks for her above-and-beyond efforts with projects, maintenance, permit compliance, and years of continued collaboration and cooperation with CCWD and CCWD staff. Danielle's ability to think beyond the immediate scope of a project and leverage opportunities for broader community benefit has truly set her apart as an outstanding partner.

**ISSUES/CONCERNS** - None

**RECOMMENDATION** – Award Danielle Sanborn, RLA, LEED AP, Anoka County Parks, the CCWD 2024 Partner of the Year Award.

# Floods reveal cost of fertile farm fields

Drainage tiling has reworked southwest Minnesota's plumbing.



Brandon Fast harvests corn on his farm in Mountain Lake, Minn.



Parts of Brandon Fast's fields were flooded in spring, reducing his corn harvest in areas that aren't tilled.

BY CHRISTOPHER VONDRACEK THE MINNESOTA STAR TRIBUNE

MOUNTAIN LAKE, MINN. – The corn succumbing to the forks of Brandon Fast's combine this autumn morning is green.

It shouldn't be. But the floods of June are finally being felt.

"Two years ago, this was 270 bushel an acre," said Fast, who has farmed since high school in this southwestern Minnesota town of 2,000. "Right now?"

Fast, 46, glances at the colorful numbers rotating on a digital screen hanging inside the cab of his John Deere. “Our average right now is right here at 169” bushels per acre.

June dumped more than a foot of rain on Cottonwood County. Across South Dakota, Iowa and Minnesota, water spilled from fields, overflowing streams and destroying culverts. A bridge was knocked out a mile from Fast’s farm.

Fifty miles east, a dam above Mankato on the Blue Earth River was imperiled, briefly capturing the nation’s attention.

With corn at more than \$4 a bushel, Fast estimates he’ll average a \$200-an-acre loss. He farms 700 acres.

It could’ve been worse. Many of his fields are lined with drainage tiles — perforated pipes that drain water from fields to streams. But on this one? “Not a lot of tile in here,” said Fast, shaking his head.

The tiling irrigation system, the same one that saved some of Fast’s corn crop, came under scrutiny as partly to blame for the flooding itself. Even before the floodwaters washing across south central Minnesota highways and basements dried, some observers pointed to the drainage tiles in farm fields across the region for boosting the flood’s destructive power.

One researcher, an expert in the region’s hydrology, has estimated tiling was responsible for increasing the peak flow of the Blue Earth River by 20% to 40%.

Over the decades, the piping latticing southern Minnesota’s fertile blue-black clay transformed the region’s fields, including wetlands and sloughs, into expansive agricultural plots. Skeptics say the practice increases sediment erosion and nitrate pollution downstream and, as seen in June, increases the intensity of water sent rushing downstream during a storm.

“We’ve really re-plumbed this part of the state,” said Carly Griffith, water program director with the Minnesota Center for Environmental Advocacy. “In a lot of counties, we have more miles of ditches and subsurface ditches than roads.”

While tiling the state’s croplands is nothing new, a wetter climate in southern Minnesota is creating worry that the farm’s drainage infrastructure could exacerbate already destructive floods.

For people living in rural southern Minnesota, tiling is as common as gravel roads.

Beginning in the 1800s, farmers placed clay tiles on the landscape to transform a prairie parcel into pasture. Those pastures turned to row-crop fields with even greater drainage. Concrete tiles replaced clay, and in the latter half of the 20th century came high-density polyethylene piping.

Today, drainage companies dot the outskirts of towns.

They sponsor T-ball teams.

They drive vehicles down main street in parades. And they're often busy, with many farmers on waiting lists months, even years out to tile a field.

On an October morning in Dodge County, a tile team from Hodgman Drainage Co. is in the field that had been covered with corn until a few days earlier: a couple pickups, an excavator, and a Dutch-built drainage trencher. The trencher scoops up the black dirt and slips a perforated black tube into the earth before burying it. It's like a gigantic zipper running over the fields. The team can move quickly, embedding pipe into a field in just a couple of days.

"You talk to any farmer or get on any ag site, the best investment is, No. 1, drain tile," said Dan Hodgman, president of Hodgman Drainage Co. "The next is probably grain bins because ... you've got to store more corn."

For generations, putting in tile meant "improving the land" — a mark of progressive farming.

While tiles drained wetlands, the technology also made southern Minnesota a vital part of the nation's corn belt, growing livestock feed and biofuels.

Hodgman has heard the criticisms, too. Rather than leading to overflow in the region's water systems, a tiled field, he says, acts like a "big sponge." Rather than sending rainwater immediately flowing downstream, the land absorbs the water.

But in the biggest rains, tiles won't stop the water.

"You get a 5-inch gullywasher in an hour, I don't care how much tile in the world you got," he said, "you're going to have erosion."

The flooding that overwhelmed large parts of the Minnesota River Valley this June was set up months before, when significant rains started falling by late March. While drought has overwhelmed farmers for a number of years, Kenneth Blumenfeld, a senior climatologist with Minnesota's State Climate Office, notes that the state is getting consistently wetter due to a warming atmosphere. And more water will need a place to drain once it hits the fields.

The tiles create a runway for water filtering through the soil to move more quickly to drainage ditches and, eventually, to the nearest river. Along with water, the tiling also increases the sediment load farther downstream.

Patrick Belmont, a professor in Utah State University's Watershed Sciences Department who led a research project mapping the riverways around Mankato in the late 2000s, watched the flood with a sense of resignation over the summer.

He's one of the few people who have extensively studied the hydrology of the tributaries of the Minnesota River around Mankato, and he authored a report to the Legislature in the 2010s that called, in part, for storing water on fields rather than relying solely on tiles.

"There were problems with the [Rapidan] Dam, no question about that," said Belmont.

"But the fact [is] that flood was ... higher than it would've been without the tiles."

Soil from south central Minnesota farm fields can be seen in the over-sedimentation of Lake Pepin and farther down the Mississippi River to the Gulf of Mexico.

But research shows that the tillage of farm fields and runoff aren't the only culprits.

The Blue Earth River is one of the fastest downcutting, or vertically eroding, rivers in the world, and heavy tillage — from plows of the 19th and early 20th centuries — subsided by the middle of the 1900s. Belmont has found that tiling played a role in increasing sediment load by maximizing the flow of water running through streams and drainage ditches.

"The [tiles] really work. They do their job effectively," Belmont said. "Now [water] is getting through the soil and into the river that same day, within hours. We've fundamentally changed the connectivity of the river."

Not far from Hodgman's shop, on a field southeast of Rochester in October, just near a spur of the Whitewater River, Lt. Gov. Peggy Flanagan jumps down from a yellow combine to speak with the media. She stands near Dana Allen-Tully, an Olmsted County dairy farmer and president of the Minnesota Corn Growers Association, at an event to honor conservation practices.

Allen-Tully surveys her land, including a small clump of trees rising near the Whitewater, which runs through a state park on the way to dumping into the Mississippi River south of Kellogg, Minn. She adds a little bit of tile each year, strategically.

"Two years ago we had waves," said Allen-Tully. Where the field had dried, the corn was taller "and the root was able to develop, versus a root that's sitting in water."

With corn prices hovering above \$4, nearly half of what they were a couple of years ago, she can't afford to waste any rows. Every plant-grower knows the No. 1 killer of plants is too much water. And the best way to get rid of that water, farmers agree, is tiling.

"You know," Allen-Tully said, describing corn sitting in a pool of water, "it's drowning."

Hodgman argues the critics misunderstand his industry.

This past summer, he said, was a case-study for why farmers want to tile. Hodgman can drive around fields in Dodge County and tell which farmers have and haven't tiled based on the height of their corn.

"People that put tile in were probably some of the most innovative [farmers]," Hodgman said. "They knew they could produce better crops by draining the excess water."

When Belmont published his research, in 2011, he proposed a way to recreate wetlands by taking land out of production.

The message was engulfed in politics, he said, but he stands by the solution.

"There's a lot of ways to put water storage back on the landscape," he said. "You can use 4 percent of the land, take it out of production and use for temporary water storage, and you can get a 40 percent reduction" in sedimentation.



The tug-of-war over where water flows once it hits southern Minnesota farm fields is not ending anytime soon. In August, the city of Mankato voted to demolish the remains of the Rapidan Dam. The Minnesota Pollution Control Agency compared water samples on the Blue Earth River below the dam and found sediment, phosphorus and organic nitrogen levels “greatly exceeded” historical levels.

“As of Nov. 11,” an MPCA spokesperson said in a statement to the Star Tribune, water clarity “still has not returned to expected values for the time of year.”

Still, even in the aftermath of the 2024 floods, few expect drastic change in farm drainage across the state. Corn yields are the lifeblood for so many farmers, and the USDA’s most recent agricultural census, conducted in 2022, showed that eight of the top ten U.S. counties where tile drainage was growing fastest were in southern Minnesota, including Cottonwood County.

Minnesota farmers finished harvesting corn in early November, weeks ahead of normal. But while states to the south expect bumper crops, the USDA predicts a smaller corn harvest for Minnesota than a year ago.

Many blame the wet conditions early in the growing season.

Out west, Fast says, “we’d love to have everything pattern-tiled, but it’s just not affordable. But we’ve got to tile within reason.”

Staff writer Chloe Johnson contributed to this report.  
[cvondracek@startribune.com](mailto:cvondracek@startribune.com)

# Many homeowners are in for tax shock

Even as home values slow or level off across Twin Cities, property taxes often are shooting up.

BY SARAH RITTER THE MINNESOTA STAR TRIBUNE

Jayson Dahl's eyes grew wider as he went to his mailbox and saw what he could expect on next year's property tax bill: a 16.9% increase to Anoka County's tax levy and a 17.1% jump for the city of Blaine's.

Overall, Dahl's annual property taxes could rise about 10%, or nearly \$580, even as the value of his northeast Blaine home takes a dip, county records show.

"The average homeowner can't afford this huge increase,"

Dahl said. "As a single-parent, single-income household these significant increases are detrimental to our everyday living."

Homeowners are feeling a similar heartburn across the Twin Cities metro in November, as they receive statements with a glimpse into proposed property taxes for next year.

Every county and most cities are raising their tax levies.

Hennepin County has proposed a 5.5% jump in its levy, while Ramsey County could go up more than 4.7%. Dakota County is looking at a 9.9% increase, followed by Carver at 8.9%, Scott at 6.8% and Washington at 5.9%.

Minneapolis and St. Paul leaders have discussed 8.1% and 7.9% levy bumps, respectively.

Officials cite similar reasons: rising costs and wages, inflationary pressure, hiring needs and a drop in one-time funding, including federal COVID-19 relief dollars.

But the double-digit jump in Anoka County has been especially surprising for homeowners who watched the county keep its levy relatively flat in recent years while many others raised taxes. That was a policy decision that county officials today criticize as leading to years of deficit spending and a \$40 million gap in next year's budget.

"I would call this a correction year," said Anoka County Administrator Jim Dickinson.

"And then there will be better levy years ahead."

The levy hike along with budget cuts, he said, will help the county raise salaries to better compete with its neighbors and add employees in understaffed departments. The proposal has led to contentious debate on the board, but officials agree the needs have gone ignored for too long.

"This is the worst decision of my political career. I absolutely hate this," Commissioner Julie Jeppson said at a recent County Board meeting. "I know this is going to have very real consequences on people. But this is where we're at."

"The money doesn't exist elsewhere."

Municipalities this fall approved maximum levies, which were used to calculate expected property taxes on notices homeowners received in the mail. Proposed tax bills do not yet include any school bond issues approved in the November election.

Those tax levies are still preliminary.

Counties and cities will finalize levy amounts in December after public hearings grant homeowners a chance to voice their opinions.

Property taxes up, home values flat

Property tax statements have confused some homeowners across the metro, as they see flat or falling home values, yet higher bills.

"That's always the hardest thing to explain to property owners," said Anoka County Assessor Alex Guggenberger.

Home values appear to be leveling off across many suburbs, after double-digit increases in some areas over recent years.

The average homeowner in many cities isn't seeing a significant change to their values, or only a moderate rise or drop, with some exceptions throughout the region.

But a falling home value does not automatically mean lower taxes. A home value dropping will only bring down taxes when it's happening to one house, not to an entire city or region. If every home sees a lower value, then the change doesn't mean much when it comes time to calculate property taxes.

Many communities in Washington County saw lower home values. In Woodbury, median home values fell 3.4% to 4.6% depending on the associated school district.

But taxes will still go up for the owner of a median-valued home in many communities because of spending decisions made at county, city and school board meetings, or by special referendums.

Taxes could fall in the portion of Hugo that's served by the White Bear Lake School District, where proposed property taxes on a median-valued home would drop \$103. Taxes could rise, meanwhile, in the portion of Lake Elmo that's covered by the Mahtomedi school district, by \$694 for a median-valued home.

### Tax decisions across the metro

Across Hennepin County, proposed city levy increases range from 2.29% in Orono to 26.66% in Loretto.

Officials are quick to caution that individual tax bills might vary, particularly in areas where home values are changing.

School and watershed districts also have the ability to raise or decrease their tax levies, leading to variations within cities.

Hennepin County officials expect the median \$527,000 home in Plymouth to see an 11-cent total tax increase next year if it lies in the Robbinsdale school district — or a \$270 increase if it's in the Wayzata Public Schools district.

Plymouth city leaders are looking at a 5.2% levy increase next year, a smaller jump than in other recent years, when officials were working on big projects

such as a local community center and new fire stations.

Median homeowners in some Ramsey County cities — where average home values climbed — will see some of the biggest property tax jumps, by dollar amount, in the metro. In Maplewood, for example, the median homeowner will pay about \$400 more in 2025.

In Scott County, Savage homeowners in the Burnsville school district could see their taxes rise by as much as \$157, while owners there in the Shakopee district could experience a maximum increase of \$132.

In Northfield, which straddles Rice and Dakota counties, the City Council's approval of a 17.2% preliminary levy increase raised eyebrows. Residents of the 21,000-person city have seen tax hikes in recent years as officials pursue a slate of infrastructure projects.

"We certainly have some projects that are driving our increases, but you're going to see those in other cities, too,"

City Administrator Ben Martig said, adding that Northfield is trying to grow its commercial tax base to reduce the burden on residents.

### Anoka County tries to close budget gap

In the north metro, Blaine Mayor Tim Sanders said the city's proposed 17% levy increase, after another spike last year, is largely because of ballooning expenses for public safety and public works as the city's population grows.

Sanders said he hopes that in December city officials will be able to cut the tax increase by a percentage point or two. But he emphasized that property taxes are the city's main and largest revenue source.

If the max levies are approved by the county and city, the median home in Blaine will see about a 9%, or \$300, jump in property taxes.

Anoka could raise its levy by 10.2% this year, lower than last year's 20.2% boost. The median homeowner would see a \$108 annual property tax increase.

Homeowners are grappling with the city increases on top of Anoka County's. After keeping the levy flat in previous years, the county raised it 10.4% last year, down from the 15.4% initially proposed.

County Board Chair Mike Gamache said officials are taking a more thorough,

multiyear approach to budgeting to help close the deficit. That could mean another, but lower, spike next year.

Retired Anoka teacher Jody Anderson said it was “too bad” the county is in the position of trying to make up funding. But she supports raising taxes for staff pay.

“I do think it’s a lot all at once,” she said. “Some people are going to be hurt by it.”

A municipality setting a higher levy doesn’t mean a homeowner’s taxes will go up by the same amount. Several factors, such as changes to the tax base and assessment trends — including for commercial and industrial properties — determine each property owner’s share of the tax burden.

Some homeowners are seeing relief after the Legislature made changes to the homestead market value exclusion, which reduces the amount of a home’s value that is subject to tax. Lawmakers adjusted the tax reduction to include all homesteads valued below \$517,200.

The exclusion shifts a portion of the property tax burden to higher valued homes and other types of property.

“Our cities that have lower median home values are going up far less in taxes,” Guggenberger said.

In Anoka, retiree Dennis Taylor was surprised to see his proposed tax bill, which he worried would bring an “uncomfortable” hit because of the levy increases. But the exclusion, along with a lower school district levy, changed the outlook.

“My net total taxes are going up less than a dollar,” Taylor said. “I was flabbergasted.”

Greta Kaul contributed to this report. [sarah.ritter@startribune.com](mailto:sarah.ritter@startribune.com)

“This is the worst decision of my political career. I absolutely hate this. I know this is going to have very real consequences on people. But this is where we’re at. The money doesn’t exist elsewhere.”

Anoka County Commissioner Julie Jeppson