



RAMSEY-WASHINGTON
METRO WATERSHED DISTRICT

September 2026 Board Packet

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Agenda

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Regular Board Meeting Agenda

Wednesday, September 9, 2026

6:30 PM

This month's meeting will be held at the district office (2665 Noel Drive, Little Canada, MN) and via Zoom. Board members, staff, consultants, and the public can join in person OR via video and/or phone. The public can listen to the meeting but not participate, except during the visitor comments portion of the agenda. Instructions for joining the Zoom meeting are available after the agenda.

1. Call to Order – 6:30 PM
2. **Approval of Agenda (pg. 3)**
3. **Consent Agenda: All items to be approved with one motion unless removed from the consent agenda for discussion.**
 - A. Approval of Regular Meeting Minutes August 5, 2026 (pg. 7)
 - B. Approval of Bill List and Budget Status Report (pg. 11)
 - C. Regulatory Program
 - i. 26-26 Roseville Dale-Owasso Drainage Improvements, Roseville (pg. 14)
 - ii. 26-27 MnDOT Hwy 61 & I-694 Interchange, Vadnais Heights (pg. 22)
 - D. Stewardship Grant Program
 - i. 26-38 CS Freshwater Society Expanding Pathways (pg. 26)
 - ii. 26-41 CS Hofmann (pg. 27)
 - iii. 26-42 CS O'Donahue (pg. 29)
 - iv. 26-43 CS Mhanga (pg. 31)
 - v. 26-44 CS Sandin (pg. 33)
4. Visitor Comments (limited to 4 minutes each)
5. Regulatory Program
 - A. Applications
 - i. **26-28 Ninety Four Exchange, Oakdale (pg. 36)**
 - B. Regulatory Monthly Memorandum (pg. 96)
6. Stewardship Grant Program
 - A. Applications – see consent agenda
 - B. Budget Status Update (pg. 103)
7. Action Items
 - A. **2027 Preliminary Budget and Levy Approval and Public Hearing (pg. 105)**
 - B. **Watershed Management Plan Update – Submittal for 60-day Formal Review (pg. 118)**
8. Attorney Report
9. Board Discussion Topics
10. New Reports and/or Presentations
 - A. Chloride Reduction Strategy Update (pg. 123)
 - B. New Technology Topic: Landscape Soil Regeneration Methodology (pg. 139)
 - C. Shoreview Commons Pond Alum Treatment Research Scope Summary (pg. 145)
11. Administrator's Report (pg. 150)
 - A. Meetings Attended

- B. Upcoming Meetings and Dates
- C. Staff Anniversaries
- D. Board Action Log
- E. Minnesota Watersheds Updates
- 12. Project and Program Status Reports (*pg. 154*)
 - Background: Savage Lake Outlet
 - Project Feasibility Study*
 - A. Landfall Best Management Practice Study
 - B. Five Star Estates Feasibility Study
 - C. Chloride Reduction Strategy
 - D. Tanners Lake, Battle Creek Lake, and Battle Creek Resiliency Feasibility Study
 - E. RWMWD Stormwater Model Updates
 - F. Studies Stemming from Creek Walks
 - G. Wetland Restoration Planning
 - H. Battle Creek Subwatershed Feasibility Study (Phase 2)
 - Monitoring Water Quality/Project Monitoring*
 - I. Special-Project BMP Monitoring
 - J. Water Quality Data Management
 - Watershed Management Plan Update*
 - K. Watershed Management Plan Update, Phase 3: Draft Plan Development
 - Research Projects*
 - L. New Technology and Trending Topics Mini Case Studies
 - M. Wakefield Pond Spent Lime Study
 - Project Operations*
 - N. Lake-Level Station Operation and Maintenance and Rain Gauge Installation
 - O. Phalen and Keller Lakes Level Station Forecast Integration
 - P. Beltline and Battle Creek Gopher State One Call Utility Locates
 - Capital Improvements*
 - Q. 2026 Targeted Retrofit Projects
 - R. Fish Creek Tributary Improvements
 - S. Cottage Place Wetland Regeneration
 - T. Ames Lake Improvements
 - U. Kohlman Lake Alum Treatment
 - V. Wakefield Lake Aeration
 - CIP Project Repair and Maintenance*
 - W. Routine CIP Inspection and Unplanned Maintenance Identification
 - X. McKnight Basin Outlet Repairs
 - Y. RWMWD Office Exterior Improvements
 - Program Updates*
 - Z. Natural Resources Program
 - AA. Communications and Outreach Program
- 13. Manager Comments and Next Month's Meeting
- 14. **Adjourn**



RAMSEY-WASHINGTON

METRO WATERSHED DISTRICT

NOTICE OF REGULAR BOARD MEETING

Wednesday, September 9, 2026

6:30 PM

Hybrid Meeting: In-Person and Web Conference

This month's meeting will be held at the District office (2665 Noel Drive, Little Canada, MN) AND via the video conferencing platform Zoom. Board members, staff, consultants, and general public will be able to join in person or via Zoom. The public will be able to listen to the meeting but not participate with the exception of the visitor comments portion of the agenda. Visitor comments may be given in person or via Zoom. Instructions for joining in on the Zoom meeting can be found below.

To access the meeting via webcast, please use this link: <https://us02web.zoom.us/j/85031595215>

The meeting room will open at 6:20 pm with the meeting starting at 6:30 pm. To connect to audio, you may choose to use your computer audio options or you may use your mobile device to call. The phone access number is **(312) 626-6799**. The Meeting ID is **850 3159 5215**. The meeting password is **279107**. If you have any questions, please contact Tina Carstens at tina.carstens@rwmwd.org.

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Consent Agenda

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**Ramsey-Washington Metro Watershed District
Minutes of Regular Board Meeting
August 5th, 2026**

The Regular Meeting of August 5th, 2026, was held at the District Office Board Room, 2665 Noel Drive, Little Canada, Minnesota, and via Zoom web conferencing at 6:30 p.m. A video recording of the meeting is available at <https://youtu.be/f3sK1npGN2U>. Video timestamps are included after each agenda item, in minutes.

PRESENT:

Ben Karp, Vice President
Mark Gernes, Secretary
Stephanie Wang, Treasurer

ABSENT:

Val Eisele, President
Gabi Grogan, Manager

ALSO PRESENT:

Staff:

Tina Carstens, Administrator
Ashlee Ricci, Grant Program Specialist
Nicole Maras, Regulatory Program Manager
Eric Korte, Monitoring and Research Program Manager
Dave Vlasin, Project Coordinator
Patrick Williamson, Natural Resources Specialist
Lauren Hazenson, Communications Program Manager

Consultants:

Tori Kelm, Galowitz-Olson PLLC
Erin Anderson Wenz, Barr Engineering

Visitors:

Nikki Schlepp, LHB
Michael Miller, Visitor
Rocky Waite, Visitor

1. CALL TO ORDER

The meeting was called to order by Vice President Karp at 6:30 p.m.

2. APPROVAL OF AGENDA (0:11)

Motion: Manager Gernes moved, Manager Wang seconded to approve the agenda.

Motion approved.

3. CONSENT AGENDA (0:27)

- A. Approval of Board Workshop Minutes July 1, 2026
- B. Approval of Board Meeting Minutes July 1, 2026
- C. Treasurer's Report and Bill List
- D. Regulatory Program
 - i. 26-22 Little Canada Senior Housing, Little Canada
 - ii. 26-23 Conway Family Center, St. Paul
- E. Stewardship Grant Program
 - i. 26-31 CS MECA Urban Soil Health Workshop
 - ii. 26-32 CS Mable
- F. Gustavus Adolphus Targeted Retrofit – Change Order No. 1

Manager Wang moved, Manager Gernes seconded to approve the consent agenda.

Motion approved.

4. VISITOR COMMENTS (3:00 & 17:00)

Rocky Waite provided information regarding his concerns around lily pads and the water level of Savage Lake.

Vice President Karp stated that Managers would have a discussion about Rocky's concerns and would plan to have a discussion with Rocky once they've had a chance to review the history of work done on Savage Lake.

5. REGULATORY PROGRAM (3:25)

A. Applications

i. 26-24 The Heights Public Amenities – Outlots F, A, B, St. Paul

Nicole Maras provided information on The Heights Public Amenities – Outlots F,A,B, St. Paul. Nicole noted that the buffer widths referenced in the application were related to permit application 23-17, The Heights Phase I, which was approved by the board in 2023. Nicole stated that the proposed impervious areas would be considered disconnected, but they would tie into the regional stormwater management plan or the small impervious areas not considered disconnected under the rule criteria. Nicole explained that activities and amenities would be within the wetland buffers, adding that the buffer areas had been disturbed by soil remediation work.

Motion: Manager Gernes moved, Manager Wang seconded, to approve permit application 26-24 The Heights Public Amenities – Outlots F, A, B, St. Paul with the special provisions and variance request.

B. Regulatory Monthly Memorandum

Nicole Maras reviewed the Regulatory monthly memorandum for July, noting it was a busy construction season.

6. STEWARDSHIP GRANT PROGRAM (37:12)

A. Applications

i. 26-27 CS Berget-Trevis

Ashlee Ricci provided additional information on extra questions that arose at the July board meeting regarding the porous paver portion of Stewardship grant application 26-27 CS Berget-Trevis. Ashlee stated the application was reviewed for grant eligibility before it was brought to the Board. Ashlee provided more information on the proposed porous pavers and how they would capture stormwater runoff.

Manager Wang stated that she did not feel that this project meets the intentions of the Stewardship Grant program.

Motion: Manager Gernes moved, Vice President Karp seconded, to approve the porous paver portion of Stewardship Grant application 26-27 CS Berget-Trevis. A vote was taken.

2 - Aye

1 - Nay

Motion approved.

B. Budget Status Update

Ashlee Ricci provided an update on the Stewardship Grant Program budget status report. Ashlee discussed ways to engage residents in shoreline restoration projects, as well as efforts to broaden awareness of chloride reduction projects.

7. ACTION ITEMS

A. RWMWD Office Improvements Bid Rejection and Authorization for Rebid(52:39)

Erin Anderson Wenz provided details of the bids received for the RWMWD Office Improvements. Erin explained that the bids received were much higher than anticipated. Erin noted that both bidders would be using the same sub-contractor, and explained that this was not an array of competitive bids. For those reasons, the District would be able to reject the bids received and authorize the project for rebids.

Motion: Manager Wang moved, Manager Gernes seconded, to reject the two bids received for the RWMWD Office Site Exterior Improvements based on Minnesota Statute 103D.811 and authorized staff to readvertise the project for bid.

Motion approved.

B. Fish Creek Tributary Stream Restoration Approval of Plans and Authorization to Advertise for Bid(1:05:35)

Erin Anderson Wenz explained that the project is ready to go out to bid, but the District has not yet executed a grant agreement. Erin noted that the grant that was approved for this project was taking a while to process. Erin stated that the request would be to put the project out for bid once the grant agreement was executed.

Tina Carstens noted that this project was a PFAS grant approval.

Motion: Manager Gernes moved, Manager Wang seconded to approve the preliminary design, estimated costs, and proposed project schedule, and direct staff to finalize the design and bidding documents and advertise the project for bid.

Motion approved.

8. ATTORNEY REPORT (1:17:25)

Tori Kelm discussed the work the attorney's office completed throughout July. Tori noted that work included contract review and administrative, procedural, and operational guidance.

9. BOARD DISCUSSION TOPICS (1:18:10)

The Board discussed ways to address the concerns around Savage Lake.

10. NEW REPORTS AND/OR PRESENTATIONS

A. 2027 Budget Planning (1:25:44)

Tina Carstens reviewed the 2027 budget planning and provided more details of the budgeting and planning process. Tina noted it may be wise to implement a small levy increase to stay on track with the District's needs.

The Board agreed prioritization will be important when planning the 2027 budget.

B. Communications and Outreach Plan (1:39:28)

Lauren Hazenson provided details of the Communications and Outreach plan. Lauren reviewed the goals of the Communications and Outreach plan, noting that those goals included fostering behavior change through community stewardship paths and keeping District communities informed. Lauren reviewed strategies for meeting those goals. Lauren noted that the plan is created in conjunction with the Watershed Management Plan. Lauren provided details on the plan timeline and potential to audit results at the 5-year mark.

11. ADMINISTRATOR'S REPORT (2:02:24)

A. Meetings Attended

B. Upcoming Meetings and Dates

C. Staff Anniversaries

D. Board Action Log

E. Minnesota Watershed Updates

12. PROJECT AND PROGRAM STATUS REPORTS (2:13:21)

Project Feasibility Studies

- A. Landfall Best Management Practice Study
- B. Five Star Estate Feasibility Study
- C. Chloride Reduction Strategy
- D. Tanners Lake, Battle Creek Lake, and Battle Creek Resiliency Feasibility Study
- E. RWMWD Stormwater Model Updates
- F. Studies Stemming from Creek Walks
- G. Wetland Restoration Planning
- H. Battle Creek Subwatershed Feasibility Study (Phase 2)

Monitoring Water Quality/Project Monitoring

- I. Special-Project BMP Monitoring
- J. Water Quality Data Management

Watershed Management Plan Update

- K. Watershed Management Plan Update, Phase 3: Draft Plan Development

Lake Studies and TMDL Reports

- L. 2026 Grant Applications

Project Operations

- M. Lake-Level Station Operation Maintenance and Rain Gauge Installation
- N. Phalen and Keller Lakes Level Station Forecast Integration
- O. Beltline and Battle Creek Gopher State One Call Utility Locates

Capital Improvements

- P. 2026 Targeted Retrofit Projects
- Q. Fish Creek Tributary Improvements
- R. Cottage Place Wetland Regeneration
- S. Ames Lake Improvements
- T. Wakefield Lake Aeration

CIP Project Repair and Maintenance

- U. Routine CIP Inspection and Unplanned Maintenance Identification
- V. McKnight Basin Outlet and Repairs
- W. RWMWD Office Exterior Improvements

Program Updates

- X. Natural Resources Program
- Y. Communications and Engagement Program

13. COMMENTS AND NEXT MONTH'S MEETING (2:21:36)

14. ADJOURN

Motion: Manager Gernes moved, Manager Grogan seconded, to adjourn the meeting at 8:55 p.m.

Motion approved.

Consent Agenda Action Item

Board Meeting Date: September 9, 2026

Agenda Item No: 3B

Preparer: Tina Carstens, Administrator

Item Description: Approval of Bill List and Budget Status Report

Background:

Each month, the board approves the list of bills payable, as outlined in the bill list included in the board packet. This list includes vendor names, invoice numbers, descriptions, and amounts. At a recent Metro-INET board meeting, members raised concerns about cybercriminals using publicly available packet information to create phishing attempts that could compromise member agencies.

One city in the group shared that it has revised its council packets to remove the detailed vendor list. They recommended including only an action cover sheet and the budget status report in the public packet. The District will follow a similar approach. The full bill list will be emailed directly to board members and will be available for public review at the District office upon request. We will also provide a printed copy at each board meeting. This approach complies fully with all legal requirements and has been reviewed by our attorneys.

Beginning now and with future packets, we include the following information for this action item:

"District staff has prepared a list of recommended bills for board consideration and approval. The public may review the bill list at the Ramsey–Washington Metro Watershed District office at 2665 Noel Drive, Little Canada, MN, upon request. The budget status report for 2026 is attached to this action item."

Applicable District Goal and Action Item:

Goal: Manage effectively – The District will operate in a manner that achieves its mission while adhering to its core principles.

Action Item: Follow all legal requirements applicable to watershed districts.

Staff Recommendation:

Authorize payment of recommended bills for the period of August 1, 2026 to August 31, 2026.

Financial Implications:

The bill list is accounted for in the budget status report.

Board Action Requested:

Authorize payment of recommended bills as shown in the bill list for the period of August 1, 2026 to August 31, 2026.

RWMWD BUDGET STATUS REPORT

Administrative & Program Budget

Fiscal Year 2026

8/31/2026

Budget Category	Budget Item	Account Number	Original Budget	Budget Transfers	Current Month Expenses	Year-to-Date Expenses	Current Budget Balance	Percent of Budget
Manager	Per Diems	4355	\$7,000.00	-	-	-	\$7,000.00	0.00%
	Manager Expenses	4360	3,000.00	-	-	-	3,000.00	0.00%
Committees	Committee/Bd Mtg. Exp.	4365	4,000.00	-	-	1,433.45	2,566.55	35.84%
	Sub-Total: Managers/Committees:		\$14,000.00	\$0.00	-	1,433.45	\$12,566.55	10.24%
Employees	Staff Salary/Taxes/Benefits	4010	2,200,000.00	-	158,913.26	1,404,696.57	795,303.43	63.85%
	Employee Expenses	4020	10,000.00	-	457.88	3,250.02	6,749.98	32.50%
	District Training & Education	4350	75,000.00	-	547.87	28,363.09	46,636.91	37.82%
	Sub-Total: Employees:		\$2,285,000.00	\$0.00	159,919.01	1,436,309.68	\$848,690.32	62.86%
Administration/ Office	Data Base/GIS Maintenance	4170	85,000.00	-	30.00	4,842.33	80,157.67	5.70%
	Telephone	4310	13,000.00	-	1,533.88	10,648.00	2,352.00	81.91%
	Office Supplies	4320	7,000.00	-	178.53	2,592.86	4,407.14	37.04%
	Postage/Delivery	4330	2,000.00	-	134.44	1,569.18	430.82	78.46%
	Printing/Copying	4335	5,000.00	-	486.86	2,983.27	2,016.73	59.67%
	Dues & Publications	4338	20,000.00	-	100.00	15,187.00	4,813.00	75.94%
	Janitorial/Trash Service	4341	30,000.00	-	-	11,998.96	18,001.04	40.00%
	Utilities	4342	20,000.00	-	2,147.99	4,556.41	15,443.59	22.78%
	Building Maintenance	4343	80,000.00	-	5,130.87	34,658.35	45,341.65	43.32%
	Miscellaneous	4390	5,000.00	-	-	-	5,000.00	0.00%
	Insurance	4480	75,000.00	-	-	74,385.09	614.91	99.18%
	Office Equipment	4703	50,000.00	-	-	3,046.04	46,953.96	6.09%
	District Vehicles/Maintenance	4810-40	75,000.00	-	778.77	5,231.25	69,768.75	6.98%
	Metro INET	4325	120,000.00	-	9,857.22	78,682.74	41,317.26	65.57%
	Sub-Total: Administration/Office:		\$587,000.00	-	20,378.56	250,381.48	\$336,618.52	42.65%
Consultants/ Outside Services	Auditor/Accounting	4110	85,000.00	-	4,609.27	69,360.58	15,639.42	81.60%
	Engineering-Administration	4121	145,000.00	-	10,485.50	75,564.50	69,435.50	52.11%
	Engineering-Permit I&E	4122	10,000.00	-	3,367.16	9,033.86	966.14	90.34%
	Engineering-Review	4123	83,000.00	-	6,333.00	40,457.50	42,542.50	48.74%
	Engineering-Permit Application Review	4124	85,000.00	-	9,821.50	65,361.00	19,639.00	76.90%
	Project Feasibility Studies	4129	430,000.00	-	46,019.24	194,447.32	235,552.68	45.22%
	Attorney-Permits	4130	5,000.00	-	-	275.00	4,725.00	5.50%
	Attorney-General	4131	40,000.00	-	5,906.28	13,463.70	26,536.30	33.66%
	Outside Consulting Services	4160	25,000.00	-	-	-	25,000.00	0.00%
	Sub-Total: Consultants/Outside Services:		\$908,000.00	\$0.00	86,541.95	467,963.46	\$440,036.54	51.54%
Programs	WMP/Lakes/TMDLs/Grants	4661	195,000.00	-	31,352.82	99,102.32	95,897.68	50.82%
	Natural Resources Program	4670	176,000.00	-	33,401.85	57,904.69	118,095.31	32.90%
	Water Monitoring Program	4520-30	371,500.00	-	36,420.38	159,974.51	211,525.49	43.06%
	Outside Program Support	4683	44,000.00	-	2,383.58	30,973.33	13,026.67	70.39%
	Research Projects	4695	107,000.00	-	3,718.10	61,915.10	45,084.90	57.86%
	Project Operations	4650	200,000.00	-	8,775.62	111,303.52	88,696.48	55.65%
	Communication/Outreach/Events	4371	161,000.00	-	3,502.27	83,247.66	77,752.34	51.71%
	Health and Safety Program	4697	7,000.00	-	54.06	4,245.19	2,754.81	60.65%
	Sub-Total: Programs:		\$1,261,500.00	\$0.00	119,608.68	608,666.32	\$652,833.68	48.25%
GENERAL FUND TOTAL			\$5,055,500.00	\$0.00	386,448.20	2,764,754.39	2,290,745.61	54.69%
CIP's	Project Repair & Maintenance	516	2,285,000.00	-	97,444.04	1,351,504.47	933,495.53	59.15%
	Targeted Retrofit Projects	518	581,000.00	-	24,010.16	267,007.78	313,992.22	45.96%
	Flood Risk Reduction Fund	520	655,000.00	-	6,943.69	76,261.60	578,738.40	11.64%
	Debt Services-Beltline/Maplewood Mall	526	419,701.00	-	-	393,358.50	26,342.50	93.72%
	Stewardship Grant Fund	529	1,500,000.00	-	152,028.35	473,173.40	1,026,826.60	31.54%
	Fish Creek Tributary Improvements	537	1,300,000.00	-	12,169.00	22,157.00	1,277,843.00	1.70%
	Wetland Restoration Projects	540	10,000.00	-	-	-	10,000.00	0.00%
	Wakefield Lake	553	565,000.00	-	939.50	7,923.07	557,076.93	1.40%
	Kohlman In-Lake Alum Treatment	555	385,000.00	-	4,727.00	14,931.00	370,069.00	3.88%
CIP BUDGET TOTAL			\$7,700,701.00	-	298,261.74	2,606,316.82	\$5,094,384.18	33.85%
TOTAL BUDGET			\$12,756,201.00	\$0.00	684,709.94	5,371,071.21	\$7,385,129.79	42.11%

Current Fund Balances:

Fund:	Unaudited Beginning Fund Balance @ 12/31/25	Fund Transfers	Year to date Revenue	Current Month Expenses	Year to Date Expense	Unaudited Fund Balance @ 8/31/26
101 - General Fund	\$1,562,306.48	-	1,988,475.88	386,448.20	2,764,754.39	786,027.97
516 - Project Repair & Maintenance	916,979.74	-	1,345,090.88	97,444.04	1,351,504.47	910,566.15
518 - Targeted Retrofit Projects	321,105.31	-	201,590.31	24,010.16	267,007.78	255,687.84
520 - Flood Risk Reduction Fund	5,173,012.22	-	58,333.42	6,943.69	76,261.60	5,155,084.04
526 - Debt Services-Beltline/Maplewood Mall	318,348.48	-	212,976.96	-	393,358.50	137,966.94
529 - Stewardship Grant Fund	273,660.50	-	761,174.30	152,028.35	473,173.40	561,661.40
536 - Stormwater Impact Fund	834,317.87	-	80,000.00	51,724.65	459,298.00	455,019.87
537 - Fish Creek Tributary Improvements	941,386.63	-	35,521.45	12,169.00	22,157.00	954,751.08
540 - Wetland Restoration Projects	310,010.11	-	-	-	-	310,010.11
553 - Wakefield Lake	-	-	-	939.50	7,923.07	(7,923.07)
555 - Kohlman In-Lake Alum Treatment	-	-	-	4,727.00	14,931.00	(14,931.00)
580 - Contingency Fund	1,215,487.00	-	-	-	-	1,215,487.00
Total District Fund Balance	\$11,866,614.34	\$0.00	\$ 4,683,163.20	\$ 736,434.59	\$5,830,369.21	\$10,719,408.33

No Assurance Is Provided On These Financial Statements

Permit Application Coversheet

Date September 09, 2026

Project Name Roseville Dale-Owasso Drainage Improvement Project Number 26-26

Applicant Name Ryan Johnson, City of Roseville

Type of Development Drainage

Property Description

The applicant is proposing to complete sewer and drainage improvements at the corner of Dale Street and South Owasso Boulevard near the southeast corner of Lake Owasso in the City of Roseville. The total site disturbed area is approximately 0.1 acre and triggers RWMWD rules for floodplain alteration and erosion and sediment control.

In 2025 the applicant completed an emergency improvement to the existing storm sewer in this location in order to make room for a backup generator for a sanitary sewer lift station. The construction activity resulted in 50 cubic yards of net fill to the 100-year floodplain.

The 2026 proposed project is to make further improvements to this location through the addition of a new manhole and reorientation of the pipe so that it outlets in line with the existing ditch. This will result in an additional 20 cubic yards of floodplain fill, thus the applicant is proposing to provide compensatory flood storage in the amount of 140 cubic yards to account for the 2025/2026 projects as well as providing additional storage (70 cubic yards) for flood risk reduction and/or in case of future work in this drainage area.

A wetland adjacent to the project area was delineated with boundaries approved in August 2026 (#26-09 WCA). No wetland impacts are anticipated as a result of this project.

Watershed District Policies or Standards Involved:

- | | |
|---|---|
| ☒ <i>Wetlands</i> | ☒ <i>Erosion and Sediment Control</i> |
| ☐ <i>Stormwater Management</i> | ☒ <i>Floodplain</i> |

Water Quantity Considerations

The proposed grading plan results in no net fill within the 100-year floodplain.

Water Quality Considerations

Short Term

The proposed erosion and sediment control plan is sufficient to protect downstream water resources during construction.

Long Term

There are no applicable long term water quality considerations.

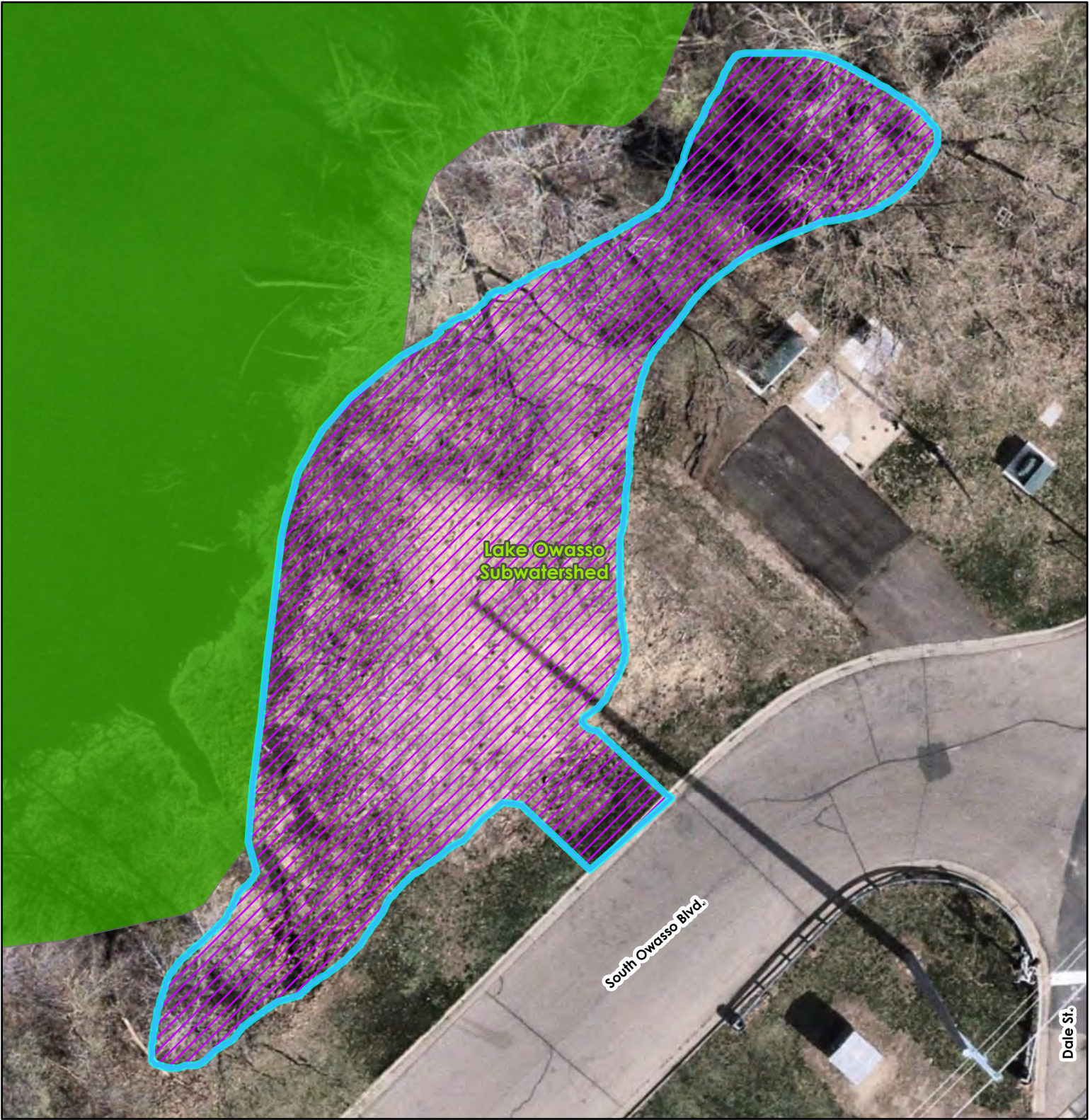
Staff Recommendation

Staff recommends approval of this permit with the special provisions.

Attachments:

- ☒ Project Location Map
- ☒ Project Grading Plan

#26-26: Roseville Dale-Owasso Drainage Improvements



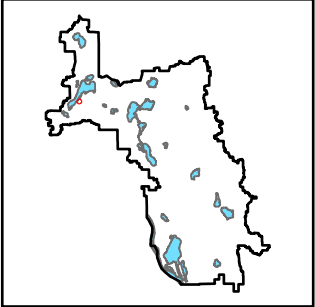
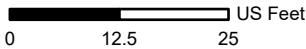
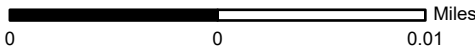
Wetlands

- Manage A
- Manage B
- Manage C
- Lake
- Sediment Pond
- Not Assessed

- Permit in Review
- Subwatersheds
- RWMWD Boundary

Shaded area is outside RWMWD

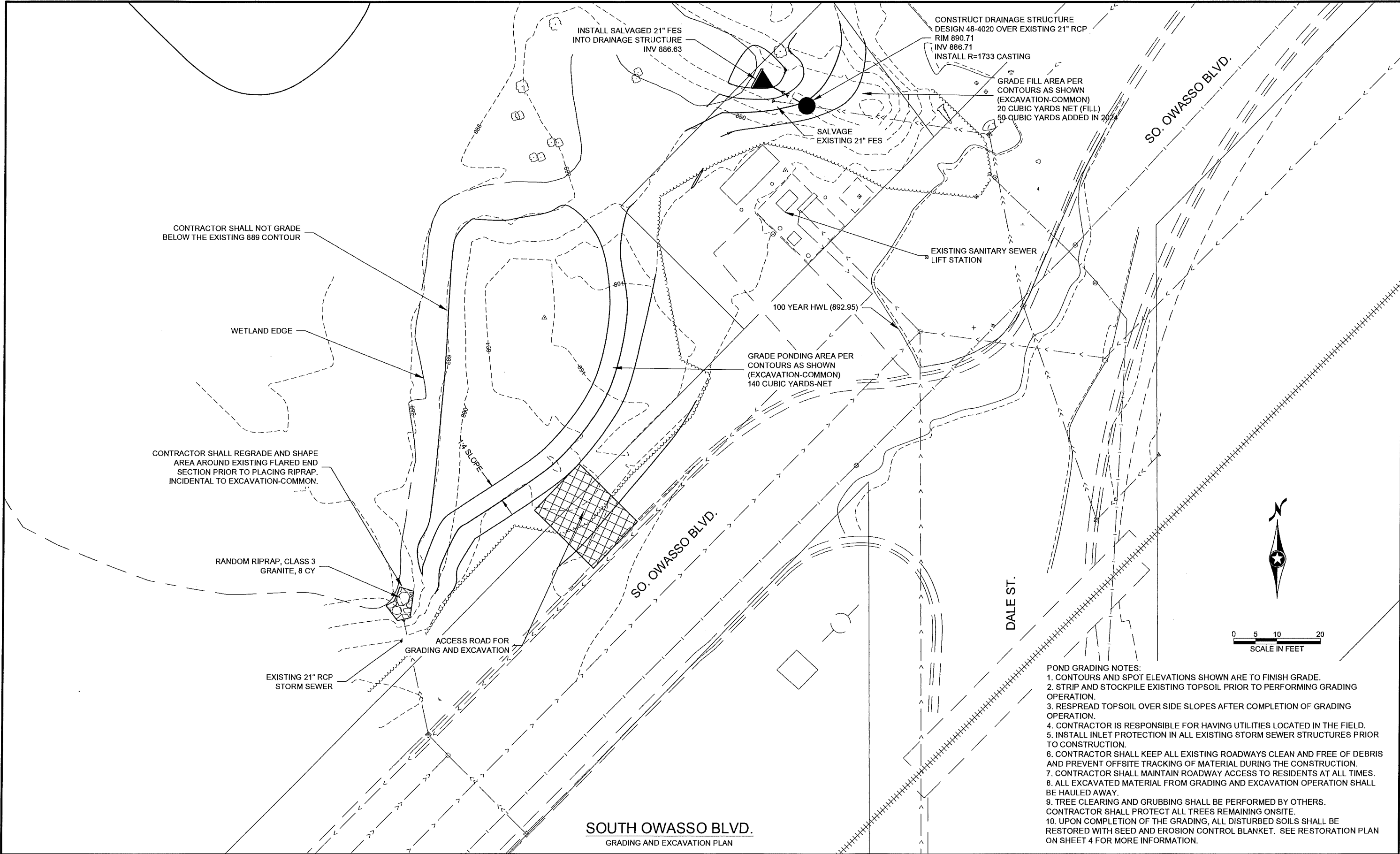
Highlighted Areas
Represent Active Permit



26-26

Special Provisions

1. The applicant shall submit the final, signed plans set.
2. The applicant shall submit the contractor's contact information for the person(s) responsible for erosion control implementation onsite.



- POND GRADING NOTES:
- 1. CONTOURS AND SPOT ELEVATIONS SHOWN ARE TO FINISH GRADE.
 - 2. STRIP AND STOCKPILE EXISTING TOPSOIL PRIOR TO PERFORMING GRADING OPERATION.
 - 3. RESPREAD TOPSOIL OVER SIDE SLOPES AFTER COMPLETION OF GRADING OPERATION.
 - 4. CONTRACTOR IS RESPONSIBLE FOR HAVING UTILITIES LOCATED IN THE FIELD.
 - 5. INSTALL INLET PROTECTION IN ALL EXISTING STORM SEWER STRUCTURES PRIOR TO CONSTRUCTION.
 - 6. CONTRACTOR SHALL KEEP ALL EXISTING ROADWAYS CLEAN AND FREE OF DEBRIS AND PREVENT OFFSITE TRACKING OF MATERIAL DURING THE CONSTRUCTION.
 - 7. CONTRACTOR SHALL MAINTAIN ROADWAY ACCESS TO RESIDENTS AT ALL TIMES.
 - 8. ALL EXCAVATED MATERIAL FROM GRADING AND EXCAVATION OPERATION SHALL BE HAULED AWAY.
 - 9. TREE CLEARING AND GRUBBING SHALL BE PERFORMED BY OTHERS.
 - 10. UPON COMPLETION OF THE GRADING, ALL DISTURBED SOILS SHALL BE RESTORED WITH SEED AND EROSION CONTROL BLANKET. SEE RESTORATION PLAN ON SHEET 4 FOR MORE INFORMATION.

				SURVEY TL	I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.	 ENGINEERING DEPARTMENT	SAP NO.	GRADING AND EXCAVATION PLAN	2025 DRAINAGE IMPROVEMENTS SO. OWASSO BLVD. POND EXCAVATION	SHEET NO.	
				DRAWN DRT						5	5
				DESIGNED DRT						SHEET NO.	OF SHEETS
				CHECKED EH							
				APPROVED EH							
NO.	DATE	BY	DESCRIPTION OF REVISIONS	CITY PROJ. NO. 25-10							
				ERIK HENRICKSEN, PE		DATE 02/14/2025 LIC. NO. 59414					

Plot Date: 08/24/2025
Drawing Name: R:\Public\2025\25-10_2025_Drainage Improvements\Drawings\CS01.dwg
Xrefs: Border, X-SITE-EXIST, X-SITE-NEW

Minnesota Wetland Conservation Act

NOTICE OF DECISION

Date this Notice was sent:	8/11/2026
Local Government Unit:	Ramsey-Washington Metro Watershed District
County:	Ramsey
Applicant and (if applicable) Applicant's Representative:	Applicant: City of Roseville Applicant Representative: Ryan Johnson
Project Name/Number:	Dale-Owasso / 26-09 WCA
Type of Decision (check all that apply): Note: Boundary/type, sequencing, replacement plan, and bank plan decisions require an associated notice of application prior to the decision being made.	☒ Boundary/Type ☐ Sequencing (submitted separately from a replacement plan) ☐ Replacement Plan ☐ Bank Plan ☐ Exemption Identify which exemption by Rule or Statute Citation: [insert] ☐ No-Loss Identify which provision by Rule or Statute Citation: [insert]
Decision: Note: All replacement plan approvals are conditional upon confirmation from BWSR of withdrawal of specified credits and/or financial assurance received for project-specific replacement.	☐ Denied ☐ Approved. Valid for ☒ 5 yrs (default); ☐ Other. Specify: [insert] ☒ Approved with Conditions List Conditions: Provide GIS shapefiles of the boundary. Valid for ☒ 5 yrs (default); ☐ Other. Specify: [insert]
LGU Representative Name & Signature:	Kendra Kloth <i>Kendra Kloth</i>

Decision Timeline

An LGU must approve or deny a request within 60 days of receiving a complete application per MINN. STAT. § 15.99.

Date Complete Application Received:	7/1/26
Date of Decision:	8/7/26
If applicable, date of <i>written extension</i> to 60-day decision timeline & number of days extended: Reason for Extension (check one):	[insert] ☐ Other process or decision required to occur before WCA decision. Describe: [insert] ☐ Additional information and/or revision to application submitted. ☐ Applicant request. ☐ Other. Describe: [insert]

Date & number of days extended for any <i>additional written extensions</i> agreed to by the applicant:	[insert]

Decision Summary

Technical Evaluation Panel Recommendation (check one):	☒ No recommendation ☐ Approval or approval with conditions (attach recommendation) ☐ Denial (attach recommendation)
LGU Findings (check all that apply):	☐ Findings attached ☒ Findings: TEP members Kendra Kloth (RWMWD), Ben Meyer (BWSR), Phoebe Brown (Ramsey County), and consultant Susan Mayer (Kimley-Horn) conducted a field review of the delineation on 8/5/26. During the field review, adding contour lines and locations of culverts to the delineation were requested. The updated figure was submitted on 8/5/26. Field observations supported delineated boundaries. ☐ Other attachments. Specify: [insert]
For Replacement Plan Decisions <i>Only</i> :	Total wetland impacts requiring replacement (acres): [insert] Type of wetland replacement (check all that apply): ☐ Project-Specific. Number of Credits: [insert] ☐ Banking. Number of Credits by Bank Account #: [insert]

Notice Distribution

Notice Recipients (check all that apply):	☒ SWCD TEP Member (if different from LGU): Phoebe Brown (Ramsey County) ☒ BWSR TEP Member: Ben Meyer (BWSR) ☒ DNR Representative: Eric Sanft (DNR) ☒ Watershed District or WMO (if applicable): Nicole Maras (RWMWD) ☐ bank.administrator.bwsr@state.mn.us (Bank Plan Decisions Only) ☒ Applicant: City of Roseville ☒ Applicant's Representative (if applicable): Ryan Johnson ☐ Members of the Public Requesting Notices (if applicable): [insert] ☒ Others: Susan Mayer (Kimley-Horn)
---	--

Appeal Process

Appeal Process (check one):	☐ Local Appeal Process (if established). Specify How to Appeal: [insert] ☒ Board of Water & Soil Resources (see instructions below)
If there is no established Local Appeal Process indicated above, an appeal of this decision may be made to BWSR per the instructions to the right.	Mail or email written request to appeal sent to BWSR within 30 days of date this notice was sent. Include copy of this notice, name and contact information of appellant(s) and their representative(s) (if applicable), a statement clarifying intent to appeal, and supporting information as to why the decision is in error. Mail check payable to MN Board of Water & Soil Resources for \$500. Send to:

Note: Decisions are not final until the 30-day appeal window ends.

Appeals & Regulatory Compliance Coordinator
Minnesota Board of Water & Soil Resources
520 Lafayette Road North
St. Paul, MN 55155
travis.germundson@state.mn.us.

Permit Application Coversheet

Date September 09, 2026

Project Name MnDOT Hwy 61 & I-694 Interchange

Project Number 26-27

Applicant Name Jared Richner, MnDOT

Type of Development Linear

Property Description

This project is located at the Highway 61 and I-694 interchange in the City of Vadnais Heights. The applicant is proposing to complete safety improvements, including signal replacement, grading, pavement reconstruction, accessibility updates, turn lanes, and trails. The total site disturbed area is approximately 9 acres with a net decrease of 0.55 acre of impervious. An infiltration basin and wet pond are proposed to meet stormwater treatment requirements. MnDOT completed a wetland delineation to demonstrate that all RWMWD wetland management rules are proposed to be met through preservation of applicable buffer areas and no jurisdictional impacts to wetlands.

Watershed District Policies or Standards Involved:

- | | |
|--|---|
| ☒ <i>Wetlands</i> | ☒ <i>Erosion and Sediment Control</i> |
| ☒ <i>Stormwater Management</i> | ☐ <i>Floodplain</i> |

Water Quantity Considerations

The proposed stormwater management plan is sufficient to handle the runoff from the site.

Water Quality Considerations

Short Term

The proposed erosion and sediment control plan is sufficient to protect downstream water resources during construction.

Long Term

The proposed stormwater management plan is sufficient to protect the long term quality of downstream water resources.

Staff Recommendation

Staff recommends approval of this permit with the special provisions.

Attachments:

- ☒ Project Location Map
- ☒ Project Grading Plan

#26-27: MnDOT Hwy 61 & I-694 Interchange



Wetlands

- Manage A
- Manage B
- Manage C
- Lake
- Sediment Pond
- Not Assessed
- Major Roads

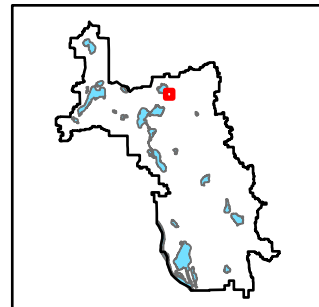
- Permit in Review
- Flow Arrows
- Subwatersheds
- Lakes
- RWMWD Boundary

Shaded area is outside RWMWD

Highlighted Areas
Represent Active Permit

0 0.05 0.1 Miles

0 150 300 US Feet



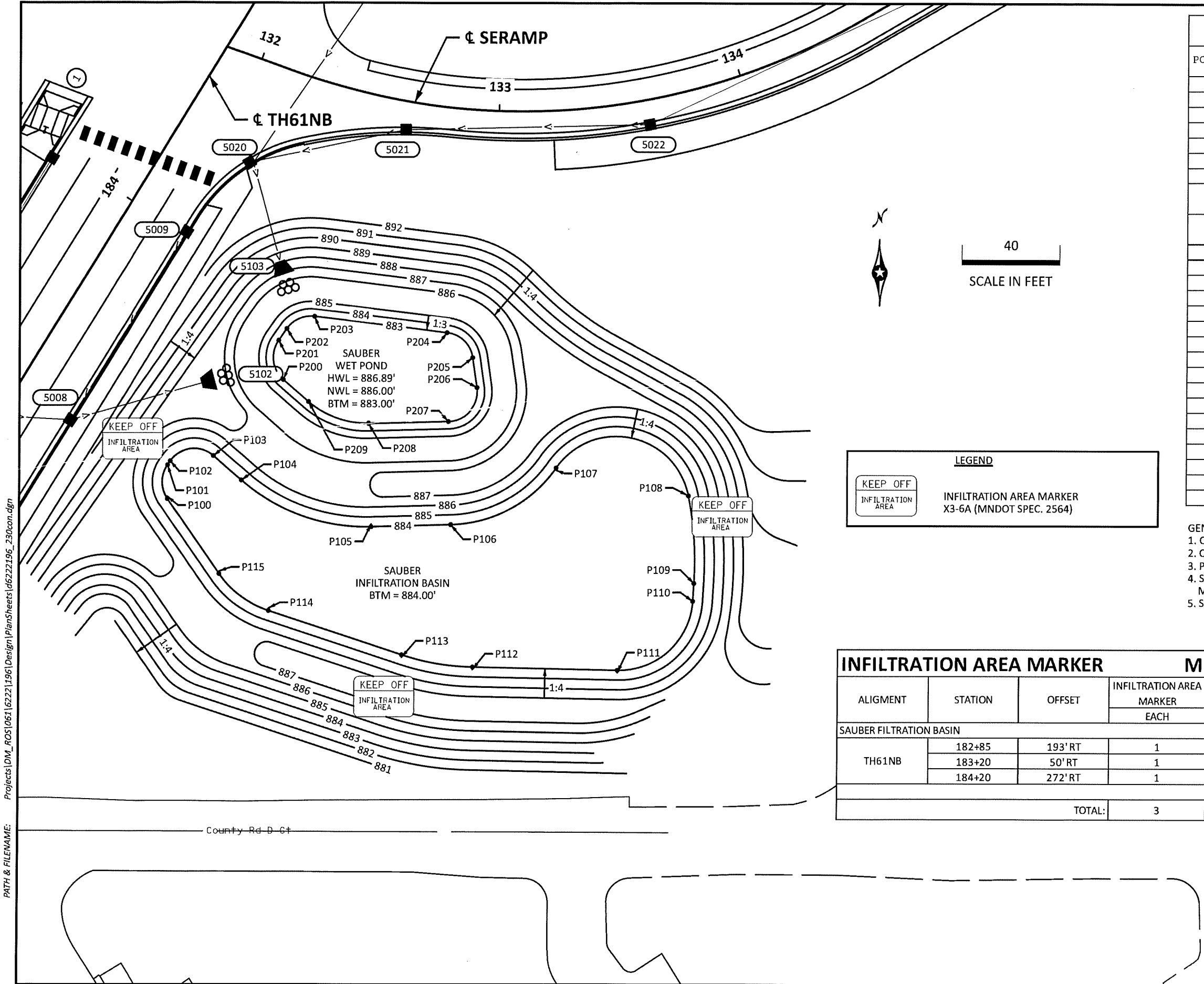
Special Provisions

1. The applicant shall submit the final wetland delineation report/Notice of Decision for the project.
2. The applicant shall submit contact information for the trained/certified erosion control supervisor responsible for implementing the SWPPP.
3. The applicant shall revise the erosion control sheets:
 - A. Depict back-of-curb perimeter control where exposed soil will slope towards a paved surface.
 - B. Add grading contours to contribute to the understanding of what is down vs. up-gradient disturbance.
 - C. Label wet pond and infiltration basin. Depict bottom-of-basin perimeter control for the infiltration basin.
 - D. Add a note(s) to protect the infiltration area from compaction (also helpful to have on the contour and drainage plan sheets).
4. The applicant shall submit the final, signed set of plans.
5. The applicant shall submit a copy of the approved NPDES permit coverage for the project.

PLOTTED/REVISED: 26-JUN-2026

PLOT NAME: d6222196_230con
PATH & FILENAME: Projects\DM_R05\061\6222\196\Design\PlanSheets\6222196_230con.dgn

PLOT NAME: d6222196_230con



POND POINTS				
POINT NO.	X	Y	ELEVATION	RADIUS
P100	588033.97	189547.91	884	12
P101	588033.99	189561.71	884	
P102	588035.1	189563.28	884	
P103	588052.75	189565.44	884	78
P104	588064.21	189555.53	884	
P105	588117.34	189536.57	884	
P106	588150.22	189537.47	884	54
P107	588193.08	189560.6	884	
P108	588247.12	189549.32	884	
P109	588249.53	189513.59	884	139
P110	588249.08	189506.33	884	
P111	588218.5	189478.19	884	
P112	588159.25	189479.44	884	100
P113	588130.1	189484.44	884	
P114	588075.55	189502.4	884	
P115	588055.29	189517.46	884	40
P200	588081.34	189596.24	883	
P201	588079.38	189612.23	883	
P202	588082.76	189617.03	883	12
P203	588094	189622.03	883	
P204	588148.45	189615.51	883	
P205	588158.9	189605.29	883	12
P206	588160.63	189593.15	883	
P207	588149.08	189579.45	883	
P208	588116.2	189578.56	883	36
P209	588091.68	189587.31	883	

- GENERAL NOTES:
1. CONTOUR INTERVAL = 1.0'
 2. CONTOURS SHOWN ARE TO FINISHED GROUND (TOP OF TOPSOIL).
 3. POND HWL IS THE 100-YR HIGH WATER LEVEL.
 4. SEDIMENT ACCUMULATED IN PONDS DURING PROJECT CONSTRUCTION MUST BE REMOVED TO RESTORE PLAN BOTTOM ELEVATION.
 5. SEE DRAINAGE PLAN LEGEND FOR OTHER ITEMS ON THIS SHEET.

KEEP OFF

INFILTRATION AREA

INFILTRATION AREA MARKER
X3-6A (MNDOT SPEC. 2564)

INFILTRATION AREA MARKER			M
ALIGNMENT	STATION	OFFSET	INFILTRATION AREA MARKER EACH
SAUBER FILTRATION BASIN			
TH61NB	182+85	193' RT	1
	183+20	50' RT	1
	184+20	272' RT	1
TOTAL:			3



Jared Richner
LICENSED PROFESSIONAL ENGINEER

JARED RICHNER
LIC. NO. 62276

I HEREBY CERTIFY THAT THIS PLAN SHEET WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

CONTOUR PLANS

SAP 174-117-009

SP 6222-196
(TH 61)

SHEET NO 84
TOTAL SHEETS 113

Stewardship Grant Application Summary

Project Name: Freshwater Society Expanding Pathways

Application Number: 26-38 CS

Board Meeting Date: 9/9/2026

Applicant Name: Seth Thompson

Residential ☐

Commercial/Government ☒

Project Overview:

The Community Partner Grant pilot program is intended to support programs and projects within RWMWD that encourage residents to learn about and adopt behaviors that positively impact water resources.

Freshwater Society is co-developing an expansion of the Minnesota Water Stewards program. This new pathway for participation in the Water Stewards program will create intergenerational cohorts focused on shared learning that prioritize Indigenous knowledge, reciprocity, and culturally sustaining relationships with water. The framework will build capacity in environmental leadership.

By leveraging existing relationships with the University of Minnesota and urban Indigenous communities in RWMWD, the program will create 10 key community connectors to serve as co-developers and support the proposed listening sessions.

The proposed expansion pathways experience will focus on communities in and near RWMWD with implications for future use throughout the state.

The application is eligible for 100% coverage up to a total of \$25,000.

BMP type(s):

Other(1)

Grant Request:

\$15,000.00

Recommendation:

Staff recommends approval of this application.

Subwatershed:

Battle Creek Lake

Location Maps:

Stewardship Grant Application Summary

Project Name: Hofmann

Application Number: 26-41 CS

Board Meeting Date: 9/9/2027

Applicant Name: Maria Hofmann

Residential ☒

Commercial/Government ☐

Project Overview:

This project is located off Gramsie Road in the City of Shoreview. The applicant is proposing to install approximately 13,000 square feet of native habitat restoration.

The native habitat restoration is eligible for 50% coverage up to a total of \$15,000.

BMP type(s):

Native Habitat Restoration(1)

Grant Request:

\$11,000.00

Recommendation:

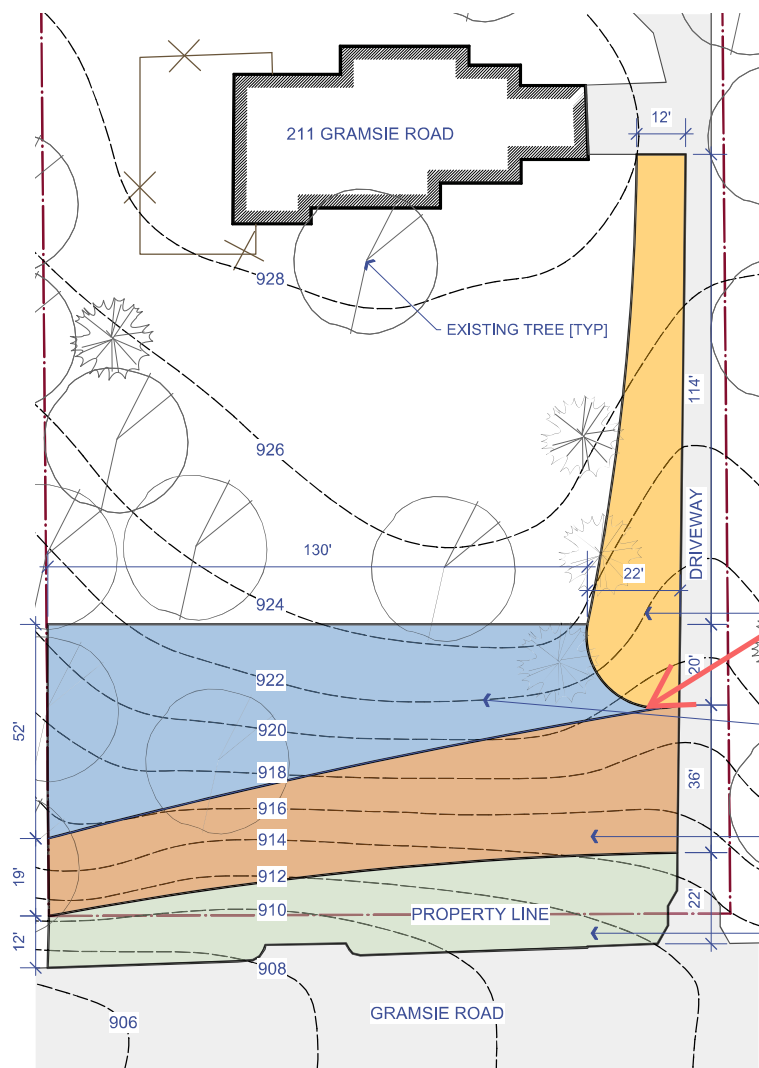
Staff recommends approval of this application.

Subwatershed:

Grass Lake

Location Maps:





SEEDING NOTES:

1. REMOVE ALL EXISTING VEGETATION WITHIN PROPOSED NATIVE PLANTING AREAS WITH 1-2 APPLICATIONS OF HERBICIDE (GLYPHOSATE OR SIMILAR).
2. MOW BACK REMAINING DEAD VEGETATION TO 2"-3", LEAVE REMAINING VEGETATION TO AID IN EROSION CONTROL.
3. SPREAD SEED ACCORDING TO SUPPLIER INSTRUCTIONS, PREFERABLY IN DORMANT SEASON.
4. MOW SEEDED AREAS TO 6" WITH WEED WHIP OR SIMILAR TOOL WHEN VEGETATION APPROACHES 1' FOR FIRST YEAR.
5. MOW SEEDED AREA TO 6" 1-3 TIMES IN SECOND YEAR
6. SPOT SEED BARE AREAS AND MECHANICALLY REMOVE OR TREAT AGGRESSIVE INVASIVE WEEDS (TANSY, SPOTTED Knapweed, WOODY PLANTS, RAGWEED, BURDOCK, GARLIC MUSTARD, ETC.) IN SUBSEQUENT YEARS.
7. MANY PRAIRIE PLANTS TAKE 2-5 YEARS TO DEVELOP. EXPECT LOW DIVERSITY FOR YEAR 1-3.
8. CONTRACTOR TO LOCATE UTILITIES PRIOR TO BEGINNING WORK AND SECURE ANY NECESSARY PERMITS.
9. INSTALL SHOVEL EDGE TO PLANTING BED.
10. CONTRACTOR TO VERIFY ANY REQUIRED CHANGES WITH RCSWCD PRIOR TO INSTALLATION.
11. CONTINUED CONTRACTOR MAINTENANCE FOR SEEDED AREA ESTABLISHMENT IS RECOMMENDED BY RCSWCD FOR YEAR 1-3.

26-41 CS-A

NATIVE SHRUB PLANTING [2117 SF]
[NOTES ON L200]

SEED WITH 1/8 ACRE OF
PRAIRIE MOON TALLGRASS
WOODS EDGE OR SAVANNA
MIX OR SIMILAR [4846 SF]

SEED WITH 1/8 ACRE OF
PRAIRIE MOON TALLGRASS
PRAIRIE MIX OR SIMILAR
[4000 SF]

SEED WITH 3000 SF OF
PRAIRIE MOON ECHINACEA
EXTRAVAGANZA MIX OR
SIMILAR [2850 SF]

RAMSEY COUNTY SWCD
2015 VAN DYKE STREET
MAPLEWOOD, MN 55109
651-266-7280
www.ramseycounty.us

PROJECT:
HOFMANN RESIDENCE

LOCATION:
211 GRAMSIE ROAD
SHOREVIEW, MN 55126

WATERSHED DISTRICT:



DESIGNER: NICK NEYLON

DATE: 9/18/2024

PAST REVISION:

PAST REVISION:

PAST REVISION:

CHECKED BY: BTO

TAA:

NOTES:

- CONTACT GOPHER STATE ONE CALL TO CONFIRM UTILITY LOCATIONS
- VERIFY ANY BID ALTERNATES OR ONSITE CHANGES WITH SWCD STAFF PRIOR TO INSTALLATION
- ORIGINAL SHEET SIZE: 11"x17"

SCALE: 1"=30'0"

N



SITE PLAN

L100

Stewardship Grant Application Summary

Project Name: O'Donahue

Application Number: 26-42 CS

Board Meeting Date: 9/9/2026

Applicant Name: Kelly O'Donahue

Residential ☒

Commercial/Government ☐

Project Overview:

This project is located off Heinel Drive in the City of Roseville. The applicant is proposing to install approximately 4,000 square feet of shoreline restoration. The project is located near multiple other shoreline restorations completed as part of the Lake Owasso shoreline restoration efforts.

The shoreline restoration is eligible for 100% coverage up to a total of \$15,000.

BMP type(s):

Shoreline Restoration(1)

Grant Request:

\$15,000.00

Recommendation:

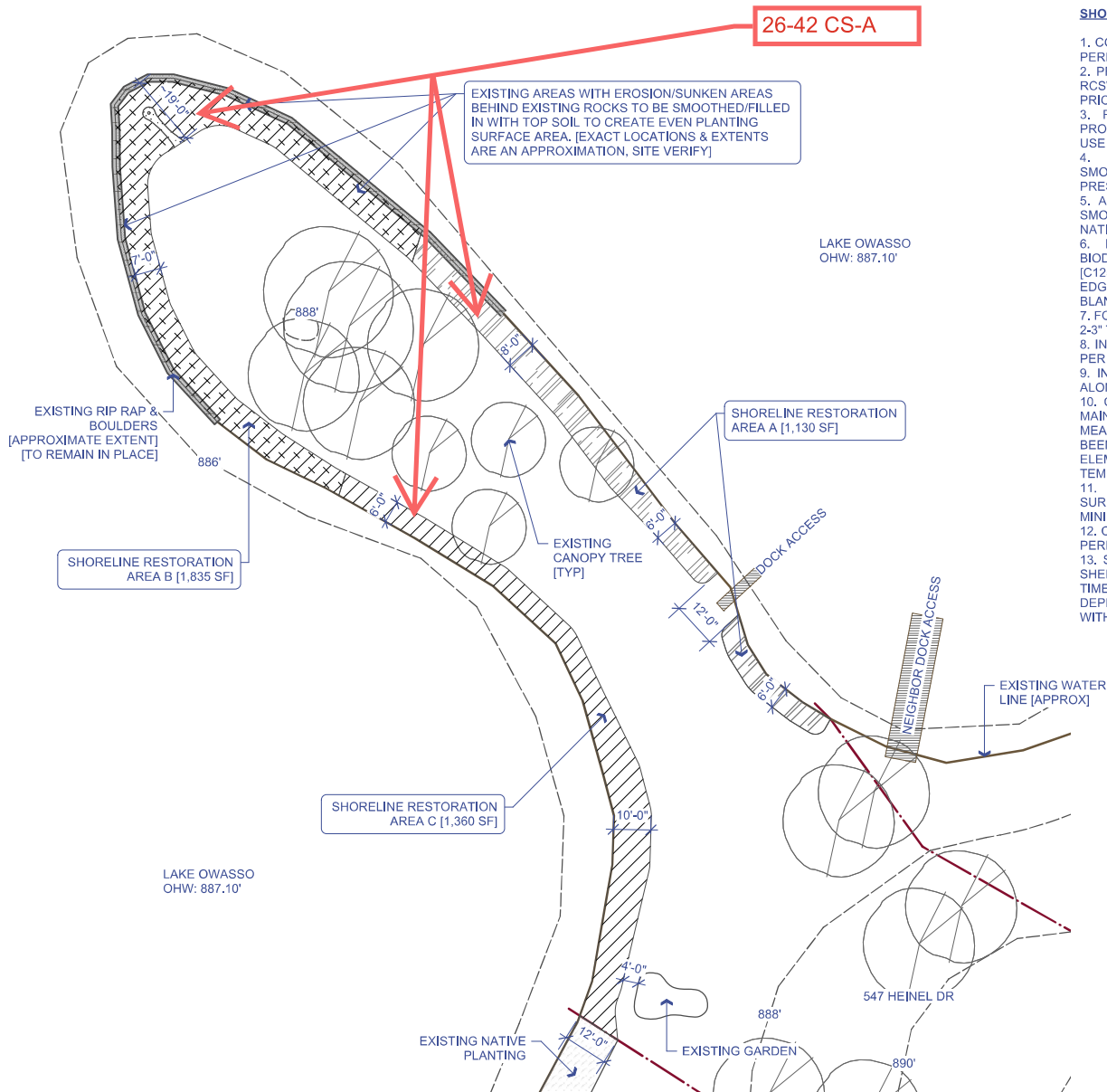
Staff recommends approval of this application.

Subwatershed:

Lake Owasso

Location Maps:





SHORELINE RESTORATION NOTES:

1. CONTRACTOR TO LOCATE UTILITIES AND SECURE ANY NECESSARY PERMITS PRIOR TO STARTING WORK.
2. PROJECT LAYOUT, TOTAL AREA, AND MATERIALS MAY VARY WITH RCSWCD STAFF APPROVAL. VERIFY FINAL LAYOUT WITH LANDOWNER PRIOR TO HERBICIDE APPLICATION AND PROJECT INSTALLATION.
3. REMOVE ALL EXISTING VEGETATION (TURF GRASS) WITHIN PROPOSED PLANTING AREAS. [1-2 HERBICIDE APPLICATIONS MINIMUM] USE MARKED WATER-SAFE HERBICIDE.
4. AREAS BEHIND EXISTING RIP RAP/BOULDERS TO BE SMOOTHED/FILLED WITH TOPSOIL WHERE DEPRESSIONS & EROSION IS PRESENT.
5. AREAS WITHOUT EXISTING RIP RAP TO HAVE VERTICAL BANKS SMOOTHED TO A SLOPE OF 4H:1V MAXIMUM AND BE PLANTED WITH NATIVE VEGETATION.
6. INSTALL ALONG SHORELINE EDGE MINIMUM 1 ROW OF BIODEGRADABLE NETTING EROSION CONTROL BLANKET. [C125BN/S75BN OR EQUIVALENT] STAKE BLANKET AT WATER-WARD EDGE WITH HARDWOOD OR BIODEGRADABLE STAKES. SECURE BLANKET PER MANUFACTURERS SPECIFICATION.
7. FOR PLANTING AREAS ABOVE EROSION CONTROL BLANKET, INSTALL 2-3" THICK TWICE-SHREDDED HARDWOOD MULCH.
8. INSTALL NATIVE PLANTS THROUGHOUT PROPOSED PLANTING AREA PER PLANS AND SPECIFICATIONS ON SHEET L200.
9. INSTALL SHOVEL CUT EDGE OR APPROVED EDGING EQUIVALENT ALONG LANDWARD SIDE OF NATIVE PLANTING AREAS.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING PERMANENT/TEMPORARY EROSION CONTROL MEASURES UNTIL SHORELINE IS STABILIZED AND/OR PROJECT HAS BEEN APPROVED FOR CLOSEOUT. ANY REQUIRED EROSION CONTROL ELEMENTS TO BE INSTALLED PER MNDOT STANDARD PLATES FOR TEMPORARY AND PERMANENT EROSION CONTROL.
11. INSTALL TEMPORARY HERBIVORE EXCLUSION FENCE SURROUNDING NATIVE PLANTING AREAS. TO REMAIN IN PLACE FOR MINIMUM 2 GROWING SEASONS.
12. CONTRACTOR TO LOCATE UTILITIES AND SECURE ANY NECESSARY PERMITS PRIOR TO STARTING WORK.
13. SHORELINE PLANTING IS BROKEN INTO THREE PHASES ON PLAN SHEET. RECOMMENDATION IS TO INSTALL ALL THREE PHASES AT ONE TIME, BUT MAY BE INSTALLED IN THREE SEPARATE PHASES DEPENDING ON LANDOWNER DIRECTION. VERIFY PROJECT EXTENT WITH LANDOWNER DURING BIDDING.

LEGEND

- EXISTING RIP RAP & BOULDERS
- PROPOSED NATIVE PLANTING A
- PROPOSED NATIVE PLANTING B
- PROPOSED NATIVE PLANTING C
- EXISTING 2' CONTOURS
- EXISTING SHORELINE [APPROX]
- PROPERTY LINE [APPROX]



RAMSEY COUNTY SWCD
2015 VAN DYKE STREET
MAPLEWOOD, MN 55109
651-266-7280
www.ramseycounty.us

PROJECT:
O'DONAHUE RESIDENCE
LOCATION:
547 HEINEL DR
ROSEVILLE, MN 55113



DESIGNER: BRIAN T. OLSEN
DATE: 9/26/2024

PAST REVISION:
PAST REVISION:
PAST REVISION:
CHECKED BY:

No.	Date:	Description

NOTES:
-CONTACT GOPHER STATE ONE CALL TO CONFIRM UTILITY LOCATIONS
-ELEVATIONS ARE APPROXIMATE, SITE VERIFY
-VERIFY ANY BID ALTERNATES OR ONSITE CHANGES WITH SWCD STAFF PRIOR TO INSTALLATION
-ORIGINAL SHEET SIZE: 11"x17"

SCALE: 1"=30'-0"



LAYOUT PLAN

L100

Stewardship Grant Application Summary

Project Name: Mhanga

Application Number: 26-43 CS

Board Meeting Date: 9/9/2026

Applicant Name: Ruth Mhanga

Residential ☒

Commercial/Government ☐

Project Overview:

This project is located off Jordan Drive and Cornelia Trail in the City of Woodbury. The applicant is proposing to install approximately 900 square feet of porous pavers. The pavers will treat and capture 90-100% of nutrients and runoff received from the house roof and adjacent walkways.

The porous pavers are eligible for 75% coverage up to a total of \$15,000.

BMP type(s):

Porous Pavers(1)

Grant Request:

\$15,000.00

Recommendation:

Staff recommends approval of this application.

Subwatershed:

Carver Lake

Location Maps:





PROPOSED PROJECTS

ID	PROJECT TYPE	SIZE	COST ESTIMATE	ESTIMATED GRANT AWARD	AFFECTED WATER BODY	CLEAN WATER BENEFIT
A	Permeable pavers	900 SF	\$21,600	\$15,000 (75%)	Carver Lake	Infiltration
B	Rain gardens	250 SF	\$4,500	\$3,375 (75%)	Carver Lake	Infiltration
C						

LEGEND



PERMEABLE PAVERS



RAIN GARDEN

NOTES

CONCEPTUAL DRAWING FOR
REFERENCE USE ONLY

* DISCLAIMERS:

Cost share funding ranges between 50% and 100% coverage and projects are capped at \$15,000 per project. Costs and percentages are estimates. Funding is dependent on approval by RWMWD Board of Supervisors.



CLEAN WATER PLAN

PROPERTY OWNER:
RUTHIE MHANGA
ADDRESS:
2750 JORDAN DR
WOODBURY, MN 55125

DATE: 09/01/2026
CLEAN WATER PLAN PROVIDED BY:
RAMSEY WASHINGTON METRO WATERSHED
DISTRICT [RWMWD] & WASHINGTON
CONSERVATION DISTRICT [WCD]



Stewardship Grant Application Summary

Project Name: Sandin

Application Number: 26-44 CS

Board Meeting Date: 9/9/2026

Applicant Name: Juliana and Steve Sandin

Residential ☒

Commercial/Government ☐

Project Overview:

This project is located off Keller Parkway in the City of Little Canada. The applicant is proposing to install approximately 250 linear feet of shoreline restoration along the end of Gervais Creek as it enters the lake. The applicant has previously installed a shoreline restoration on Gervais Lake that was not a grant project.

The shoreline restoration is eligible for 100% coverage up to a total of \$15,000.

BMP type(s):

Shoreline Restoration(1)

Grant Request:

\$15,000.00

Recommendation:

Staff recommends approval of this application.

Subwatershed:

Gervais Lake

Location Maps:



Project Area Map

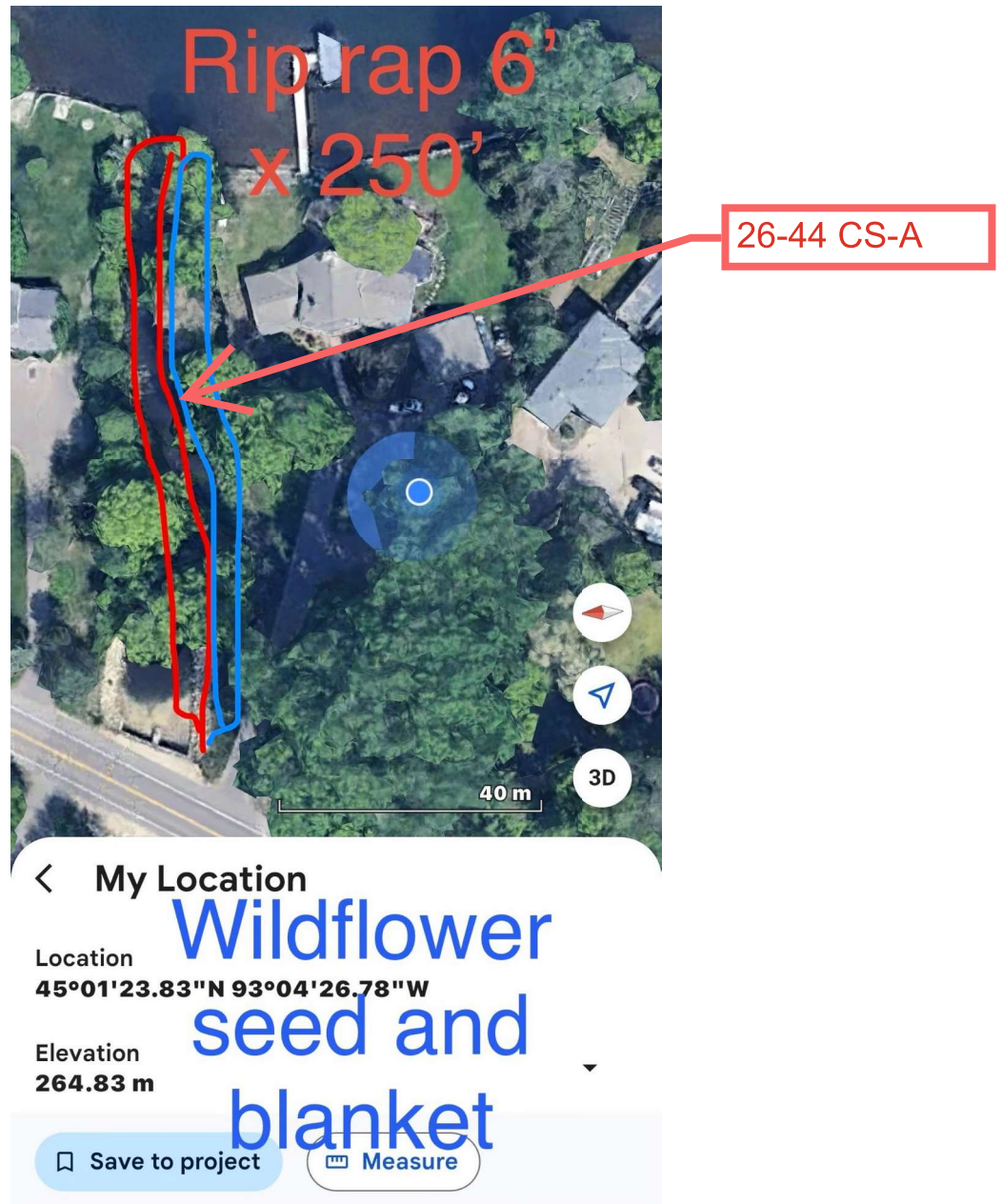


Figure 3. Preliminary project-area diagram: the red zone represents approximately 250 feet of riprap extending six feet from the water's edge; the blue zone represents approximately 12 feet of native prairie stabilization extending upslope to the hillside crest.

* * * * *

Permit Program

* * * * *

Permit Application Coversheet

Date September 09, 2026

Project Name Ninety Four Exchange

Project Number 26-28

Applicant Name Joseph Radach, Capital Partners

Type of Development Industrial

Property Description

This project is located directly northwest of the I-94 and I-694 interchange, east of Hadley Avenue in the City of Oakdale. The applicant is proposing to construct two industrial buildings, a roadway connection, and associated stormwater/utilities. The application also includes grading in Outlot B directly east and south of the proposed buildings in preparation for future development. The site disturbed area is approximately 24 acres.

A surface infiltration basin and underground infiltration system are proposed to meet stormwater treatment requirements. Pretreatment methods include sumped manholes, Preserver baffles, and a wet pond forebay. The proposed grading plan results in alteration below the 100-year floodplain elevation of the existing DNR public water wetland onsite, however compensatory storage is being provided such that there is no net loss of 100-year flood storage on the site.

Four wetlands were delineated onsite with boundaries originally approved in November 2024 (#24-29 WCA). A subsequent wetland delineation was submitted with boundaries adjusted for one of the wetlands in summer 2026 (#26-07 WCA). A field review was completed by the WCA Technical Evaluation Panel (TEP) in August 2026, and the adjusted (revised) boundaries are appropriate based on soil sampling and hydrology indicators.

The applicant is proposing to fully impact two of the existing wetlands onsite (Wetlands 2 and 3) to accommodate the development for a total of 0.2254 acre of permanent impact. Wetlands 2 and 3 are classified as wet meadow communities with reed canary grass as the existing dominant vegetation.

WCA application #26-07 is included for board consideration and includes the aforementioned boundary change, sequencing including impact avoidance and minimization, a proposed replacement plan with onsite mitigation exceeding the 2:1 replacement requirements, and an associated no-loss request for excavation of mitigation areas. The TEP convened in May 2026 and August 2026 to provide the applicant with comments, and the current joint application included in the packet has sufficiently incorporated those comments. A wetland buffer variance request (RWMWD Rule E) for temporary disturbance is also enclosed for site grading, construction of the proposed mitigation areas, and installation of a storm sewer flared end structure to convey pretreated stormwater to the wetland. Disturbed areas are proposed to be restored with native seed mixes, and the mitigation buffers are also subject to the WCA-required maintenance and monitoring period.

Watershed District Policies or Standards Involved:

☒ *Wetlands*

☒ *Erosion and Sediment Control*

☒ *Stormwater Management*

☒ *Floodplain*

Water Quantity Considerations

The proposed stormwater management plan is sufficient to handle the runoff from the site. Grading plans as proposed result in no net loss of 100-year flood storage on the site.

Water Quality Considerations

Short Term

The proposed erosion and sediment control plan is sufficient to protect downstream water resources during construction.

Long Term

The proposed stormwater management plan is sufficient to protect the long term quality of downstream water resources.

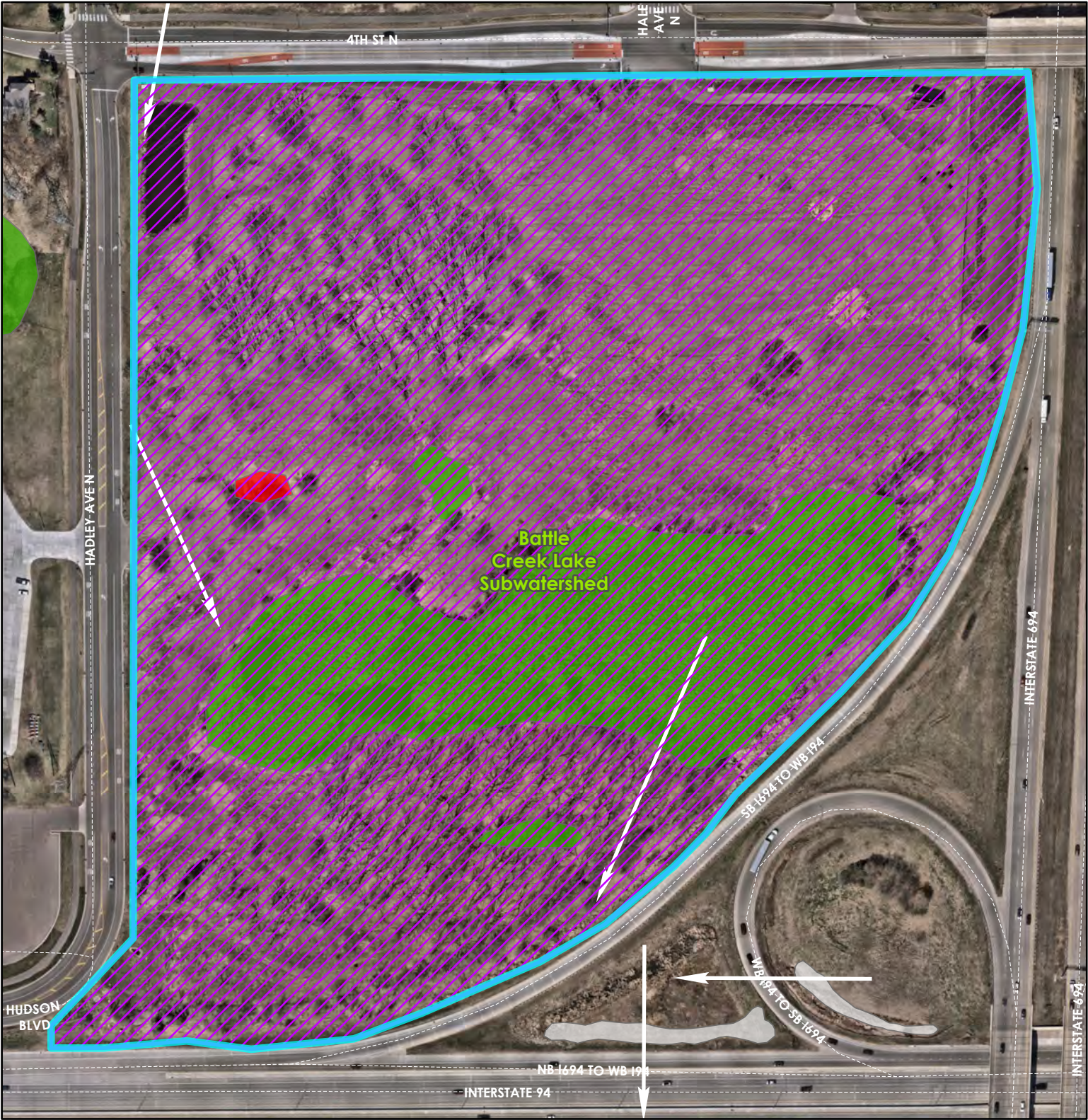
Staff Recommendation

Staff recommends approval of the permit, special provisions, variance request (Rule E), and WCA application #26-07.

Attachments:

- ☒ Project Location Map
- ☒ Project Grading Plan

#26-28: Ninety Four Exchange



Wetlands

- Manage A
- Manage B
- Manage C
- Lake
- Sediment Pond
- Not Assessed

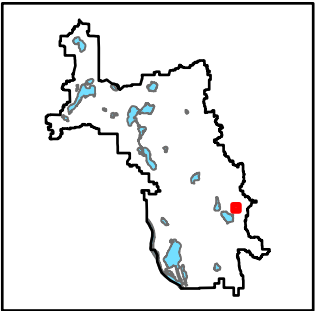
- Permit in Review
- Flow Arrows
- Roads
- Subwatersheds
- RWMWD Boundary

Shaded area is outside RWMWD

Highlighted Areas Represent Active Permit

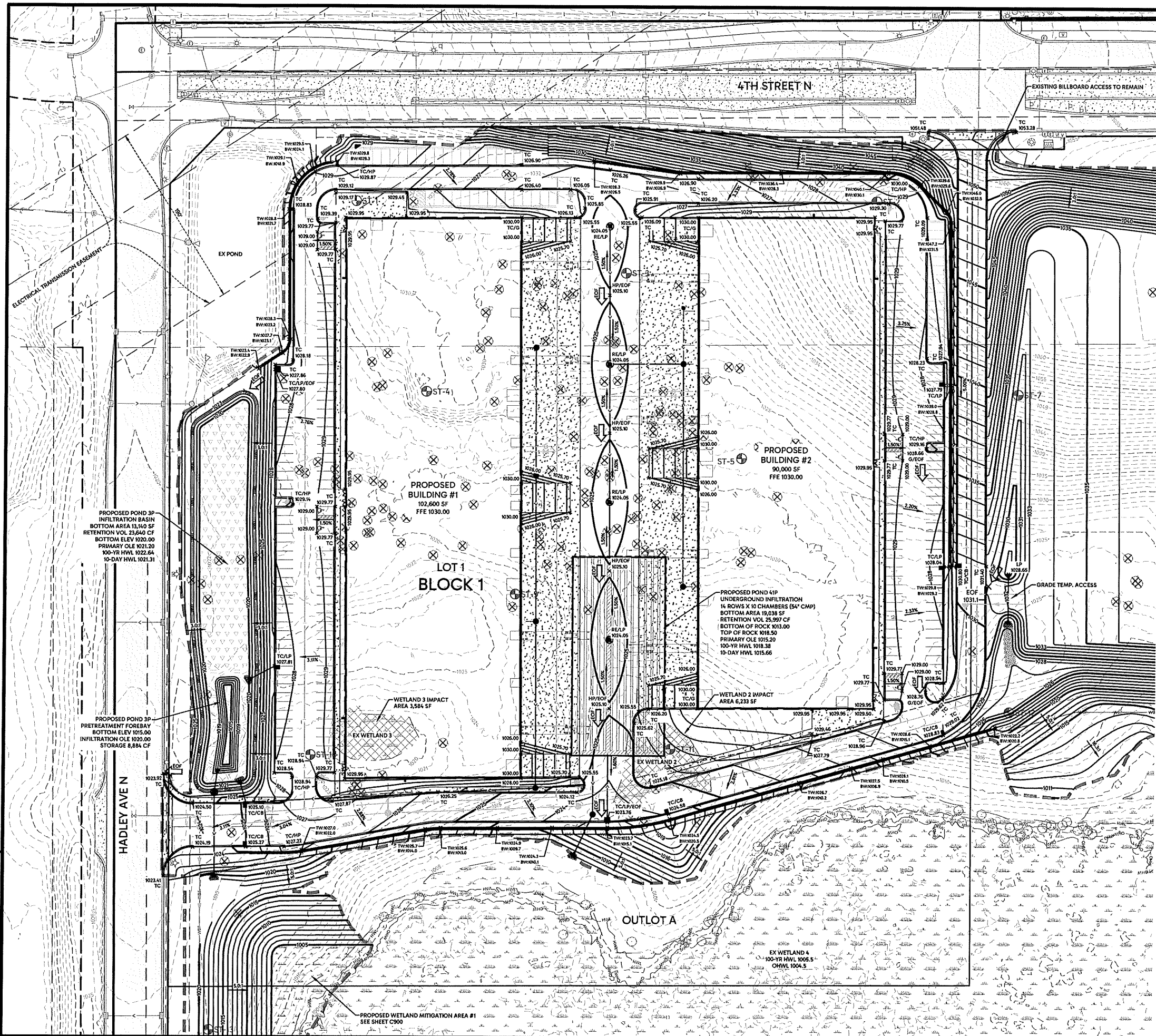
0 0.03 0.05 Miles

0 200 400 US Feet



Special Provisions

1. The applicant shall submit the escrow surety payment of \$121,500.
2. The applicant shall submit the final, signed plans set that includes landscaping sheets.
3. The applicant shall incorporate access to the underground system in places for inspection and maintenance purposes, in addition to the ones included for the isolator row.
4. The applicant shall submit contact information for the trained and certified erosion control coordinator responsible for implementing the site SWPPP.
5. The applicant shall submit a copy of the approved NPDES permit for the project.
6. The applicant shall submit a WCA financial assurance of \$77,667 for the proposed wetland creation areas.



LEGEND

	EXISTING WATERMAIN
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING UNDERGROUND ELECTRIC
	EXISTING UNDERGROUND FIBER OPTIC
	EXISTING UNDERGROUND GAS
	EXISTING UNDERGROUND TELEPHONE
	EXISTING UNDERGROUND TELEVISION
	EXISTING OVERHEAD POWER
	EXISTING OVERHEAD UTILITY
	EXISTING ELECTRIC OUTLET POST
	EXISTING ELECTRIC TRANSFORMER BOX
	EXISTING GUY WIRE
	EXISTING MANHOLE (ELECTRIC)
	EXISTING MANHOLE (UTILITY)
	EXISTING MANHOLE (WATER)
	EXISTING POWER POLE
	EXISTING TELEPHONE BOX
	EXISTING TELEVISION BOX
	EXISTING VAULT
	EXISTING CURB & GUTTER
	EXISTING RETAINING WALL
	EXISTING FENCE
	EXISTING CONTOUR
	EXISTING WETLAND EDGE
	EXISTING LIGHT POLE
	EXISTING SEMAPHORE
	EXISTING SIGN
	EXISTING TREELINE/TREES
	EXISTING SOIL BORING LOCATION
	EXISTING ASPHALT
	EXISTING CONCRETE
	EXISTING WETLAND
	WATERSHED FLOODPLAIN
	DNR OHWL
	PROPOSED WATERMAIN
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED DRAIN TILE
	PROPOSED CURB & GUTTER
	PROPOSED RETAINING WALL
	PROPOSED CONTOUR
	PROPOSED GRADING LIMITS
	PROPOSED EMERGENCY OVERFLOW
	PROPOSED CONCRETE
	PROPOSED ASPHALT SURFACE
	PROPOSED SEDIMENT BASIN
	PROPOSED INFILTRATION BASIN

- ### NOTES
1. RESPREAD A MIN. 6" TOPSOIL ON ALL AREAS HAVING FINAL STABILIZATION OF SEED & MULCH, TURF AND LANDSCAPING.
 2. DOUBLE ROW SILT FENCE OR APPROVED PERIMETER CONTROL MUST BE PLACED WITHIN 50 FEET OF EDGE OF WETLAND.
 3. SEE GENERAL NOTES SHEET C101 FOR MORE DETAILS ON PROTECTING INFILTRATION AREAS DURING CONSTRUCTION.
 4. NOTIFY MARY FITZGERALD, RAMSEY-WASHINGTON METRO WATERSHED DISTRICT, AT 651-417-4552 AT LEAST 48 HOURS PRIOR TO THE CONSTRUCTION/INSTALLATION OF PROPOSED STORMWATER FACILITIES.
 5. NOTIFY MARY FITZGERALD, RAMSEY-WASHINGTON METRO WATERSHED DISTRICT, AT 651-417-4552 AT LEAST 48 HOURS PRIOR TO RESTORATION OF TEMPORARILY DISTURBED WETLAND BUFFER AREAS TO COMMENCE THE NATIVE SEED ESTABLISHMENT PERIOD.

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bbusselman@mhhill.com
www.mhhill.com

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I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Date: _____ Reg. No. _____

PRELIMINARY

NINETY FOUR EXCHANGE
OAKDALE, MINNESOTA

GRADING & DRAINAGE PLAN

FOR
CAPITAL PARTNERS
5201 EDEN AVENUE, SUITE 50, EDINA, MN 55436

DRAWN BY
JSO

DATE
05/29/2026

REVISIONS

NO.	DATE	DESCRIPTION
2026-03-07	CITY & WATERSHED COMMENTS	
2026-06-06	WATERSHED COMMENTS	
2026-08-24	WATERSHED COMMENTS	

CAD FILE
24416G

PROJECT NO.
24416

C401

FA Civil 3D Projects\24416\PRE-PLAT PLANS\24416.dwg - 9/24/2016 02:55PM



LEGEND

	EXISTING WATERMAIN
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING UNDERGROUND ELECTRIC
	EXISTING UNDERGROUND FIBER OPTIC
	EXISTING UNDERGROUND GAS
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I hereby certify that this plan,
specification or report was prepared
by me or under my direct supervision
and that I am a duly Licensed
Professional Engineer in the State
of Minnesota.

DATE: _____
Reg. No. _____

NINETY FOUR EXCHANGE
CAKDALE, MINNESOTA
GRADING & DRAINAGE PLAN

FOR
CAPITAL PARTNERS
5201 EDEN AVENUE, SUITE 50, EDINA, MN 55436

DRAWN BY

JSO

DATE

05/29/2026

REVISIONS

2026-07-07 CITY & WATERSHED COMMENTS
2026-06-06 WATERSHED COMMENTS
2026-06-24 WATERSHED COMMENTS

CAD FILE
24416G

PROJECT NO.
24416

C403



MEMORANDUM

Date: September 9, 2026
To: RWMWD Board of Managers
From: Nicole Maras, Regulatory Program Manager
Subject: Ninety Four Exchange– Staff Review Timeline

It's not always readily apparent when and to what extent RWMWD staff and the WCA TEP have reviewed an application before it is presented to the board. Below is a summary timeline of grading permit and WCA joint application review(s) to date for the proposed Ninety Four Exchange project:

5/27/26– TEP pre-application meeting (RWMWD, BSWR, DNR)
6/1/26– Grading permit application and WCA joint application submitted.
6/11/26– Grading permit comments provided to applicant.
6/17/26– WCA application incomplete. Comments provided to applicant.
7/8/26– Revised grading permit resubmitted.
7/16/26– Grading permit comments provided to applicant.
7/23/26– WCA application resubmitted with revisions.
7/27/26– WCA Notice of Application distributed for TEP review.
8/6/26– Revised grading permit resubmitted.
8/20/26– Grading permit comments provided to applicant.
8/18/26– TEP meeting (RWMWD, BSWR, DNR, Washington Conservation District)
8/26/26– TEP Findings (comments) finalized and distributed.
8/27/26– Revised (current) grading permit application and WCA joint application resubmitted.
8/31/26– Staff review complete to check necessary comments were addressed and determined eligible for board meeting agenda.

Minnesota Wetland Conservation Act

NOTICE OF APPLICATION

Date this Notice was sent:	7/27/2026
Date Complete Application received:	7/23/2026
Local Government Unit:	Ramsey-Washington Metro Watershed District
County:	Washington
Applicant and (if applicable) Applicant's Representative:	Applicant: Joe Radach (Capital Partners) Applicant Representative: Bradey Busselman (Hill Incorporated)
Project Name/Number:	Ninety Four Exchange / 26-07 WCA
Type of Application (check all that apply): Note: If a <u>complete</u> boundary/type application (i.e. delineation report) is submitted with another type of application, then check both application types.	☒ Boundary/Type ☐ Sequencing (submitted separately from a replacement plan) ☒ Replacement Plan ☐ Bank Plan ☐ Exemption Identify which exemption by Rule or Statute Citation: [insert] ☒ No-Loss Identify which provision by Rule or Statute Citation: MN Rules 8420.0415 part H.
For Replacement Plan Applications Only:	Proposed wetland impacts requiring replacement (acres): 0.3235 Type of wetland replacement proposed (check all that apply): ☒ Project-Specific. Number of Credits: 0.6482 ☐ Banking. Number of Credits by Bank Account #: [insert]
Application Materials (check one):	☒ Attached ☐ Other (ftp or other accessible file sharing site): [insert]
Comments on this Application must be received by (date): Note: For replacement plan, sequencing, bank plan, and boundary/type applications, the comment period must be at least 15 business days from the date the notice of application is sent.	8/17/2026
Where to send comments:	Name: Kendra Kloth Address: 2665 Noel Drive, Little Canada MN 55117 Email: kkloth0102@gmail.com
Decision-Maker on this Application (check one):	☐ Staff ☒ Board/Council ☐ Other. Specify: [insert]

	Specify anticipated decision date if known: [insert]
--	---

Notice Distribution

Notice Recipients (check all that apply):	☒ SWCD TEP Member (if different from LGU): Jay Riggs (WCD) ☒ BWSR TEP Member: Ben Meyer (BWSR) ☒ DNR Representative: Eric Sanft (DNR), Dan Scollan (DNR) ☒ Watershed District or WMO (if applicable): Nicole Maras (RWMWD) ☐ bank.administrator.bwsr@state.mn.us (Bank Plan Applications Only) ☒ Applicant: Joe Radach (Capital Partners) ☒ Applicant's Representative (if applicable): Bradey Busselman (Hill Incorporated) ☐ Members of the Public Requesting Notices (if applicable): [insert] ☒ Others: Melissa Barrett (Kjolhaug Environmental Services)
--	--

LGU Representative Name & Signature:	Name: Kendra Kloth Signature: <i>Kendra Kloth</i>
---	--

Minnesota Wetland Conservation Act Technical Evaluation Panel Form

Local Government Unit:	Ramsey-Washington Metro Watershed District
County:	Washington
Landowner/Applicant Name:	Joe Radach (Capital Partners)
Project Location/Name:	Ninety Four Exchange (26-07 WCA)
Meeting Type (check all that apply):	☐ In-Person, not onsite. Specify Date(s): [insert] ☐ Onsite Review. Specify Date(s): [insert] ☒ Electronic Exchanges (email, zoom, teams etc.) Teams Meeting 8/18/2026 ☐ Other. Specify: [insert]
Purpose:	☐ Pre-Application Review ☒ Application Review (related to WCA decision) ☐ Local Government Road Wetland Replacement Program Eligibility ☐ Other. Specify: [insert]
Findings and Recommendations:	TEP members Kendra Kloth (RWMWD), Ben Meyer (BWSR), Dan Scollan (DNR), and Jay Riggs (WCD), along with Watershed representative Nicole Maras (RWMWD), applicant Joe Radach (Capital Partners), applicant representative Brady Busselman (Hill Incorporated), and consultant Melissa Barrett (Kjolhaug Environmental) met virtually to discuss the WCA replacement plan for Ninety Four Exchange ahead of its submittal to the RWMWD Board of Managers. The replacement plan includes a boundary change request for Wetland 2. Hydrologic indicators of sample points in the 2024 delineation are contradictory to the 2026 revised boundary. TEP members Kendra Kloth and Ben Meyer reviewed the revised boundary with consultant Melissa Barrett on 8/24/2026. Test pits were taken in the field to verify the soil profile. Field observations were consistent with the revised boundary. The TEP supports approving the proposed boundary change to Wetland 2. Ben Meyer requested that the previously approved 2024 boundary for Wetland 2 be removed from the delineation figure in the updated application. The replacement plan also includes a no-loss provision for excavation in the wet meadow fringe (east and west perimeter) of wetland 4, for blending newly constructed wetland mitigation areas with the existing wetland. The excavation is in non-permanently flooded and non-semi-permanently flooded areas of the wetland and is therefore non-jurisdictional under WCA. The TEP requests a cross-section of both wetland mitigation areas with mapped elevations in relation to the Ordinary High-Water Level (OHWL). The TEP concluded that sequencing analysis and site selection criteria discussion in the application is appropriate for Wetlands 2 and 3. Avoidance and minimization for these Wetlands have been demonstrated to the TEP's satisfaction. The City of Oakdale requires a through road connection from Hadley Ave to 4th St N for any iteration of development of the project area, likely impacting both Wetlands 2 and 3. The TEP will not be recommending impacts to Wetland 5. Sequencing discussion for Wetland 5 in the application recommends fill impacts in order to maintain as much developable land as possible. This is not in and of itself a demonstrated need to fill wetland areas. Wetland 5 is in the southern portion of the project area in "Outlot B", which is an area that does not have an

	identified user, nor preliminary construction plans. Avoidance and minimization for Outlot B cannot be met in the current stage of planning; it would be considered preemptive or speculative fill. The TEP recommends removing proposed impacts to Wetland 5 as requested in the current application, as well as moving mitigated/wetland buffer areas out of the Wetland 5 boundary. The applicant indicated they would prefer to keep the proposed mitigation acreage in order to satisfy RWMWD's no net loss policy for wetlands as part of future phasing. While any future WCA application for Outlot B will have to undergo full sequencing analysis and be required to meet WCA's 2:1 wetland replacement should impacts get approved, RWMWD staff indicated they may be able to recommend the use of banking credit in that scenario. Any future replacement plan application will still need to be approved by the RWMWD Board of Managers. Future approval of impacts to Wetland 5 and associated mitigation strategies cannot be guaranteed. Performance standards of the mitigated wetlands were discussed during the meeting, specifically as it relates to hydrology. Hydrology was described to be monitored visually with primary and secondary wetland hydrology indicators noted. Monitoring wells may not be required for hydrology performance standards, however they could prove useful later in monitoring if vegetation is performing poorly. The TEP was curious about the change in overall hydrology of the site, as well as sub-surface geology. Brady calculated that for the proposed development, runoff volumes to Wetland 4 show a 20% increase in a 2-year storm event. Proposed (post-development) runoff rates are proposed to slightly increase to Wetland 4. Runoff and seasonally high water levels within Wetland 4 are proposed to support hydrology for the mitigation areas. The TEP recommends resubmitting the WCA application with the following revisions: - Add cross sections with proposed elevations of both wetland mitigation areas as they relate to the OHWL. - Revise impact calculations to exclude impacts to Wetland 5. - Revise figures and plan sheets to demonstrate mitigation areas and associated buffer areas are outside of the Wetland 5 boundary. Following receipt of the revised WCA application per the TEP's findings, the project will appear on a future RWMWD public meeting agenda for board action. Pending the application's approval by the board, a condition of approval will be that a financial assurance specific to the wetland mitigation areas shall be submitted by the applicant to ensure maintenance and monitoring requirements are met. The amount will be returned to the applicant in full pending determination of successful wetland replacement after the project is complete and the maintenance/monitoring period has ended.
Attachments (if applicable):	N/A
Public Waters/Shoreland (check all that apply):	☒ Project/Activity may affect Public Waters ☒ Project/Activity may occur within a shoreland protection zone

Signatures

LGU TEP Member: Name: Kendra Kloth (RWMWD) Date signed: 8/19/2026 Signature: <i>Kendra Kloth</i>	☒ I agree with Findings and Recommendations ☐ I disagree with Findings and Recommendations Comments (optional): [insert]
SWCD TEP Member:	☐ Not applicable, SWCD and LGU TEP member are the same

Name: Jay Riggs (WCD) Date signed: 8/18/2026 Signature:	☒ I agree with Findings and Recommendations ☐ I disagree with Findings and Recommendations Comments (optional): As part of the 8/18/2026 meeting, Jay Riggs verbally confirmed he agrees with the TEP's Findings and Recommendations due to being unavailable at the time of this form's subsequent distribution.
BWSR TEP Member: Name: Ben Meyer Date signed: 8/25/2026 Signature: <i>Benjamin L. Meyer</i>	☒ I agree with Findings and Recommendations ☐ I disagree with Findings and Recommendations Comments (optional): [insert]
DNR TEP Member: Name: Dan Scollan Date signed: 8/25/2026 Signature: <i>Dan Scollan</i>	☒ I agree with Findings and Recommendations ☐ I disagree with Findings and Recommendations Comments (optional): None.

PART ONE: Applicant Information

If applicant is an entity (company, government entity, partnership, etc.), an authorized contact person must be identified. If the applicant is using an agent (consultant, lawyer, or other third party) and has authorized them to act on their behalf, the agent's contact information must also be provided.

Applicant/Landowner Name: Capital Partners; c/o Joe Radach
Mailing Address: 5201 Eden Avenue, Suite 50, Edina, MN 55436
Phone: (612) 730-2265
E-mail Address: Joe Radach <joe@capitalpartnersmn.com>

Authorized Contact (do not complete if same as above): Bradey Busselman, Hill Incorporated
Mailing Address:
Phone:
E-mail Address: bbusselman@mnhill.com

Agent Name: Melissa Barrett, Kjolhaug Environmental Services
Mailing Address: 2500 Shadywood Road, Suite 130, Orono, MN 55331
Phone: 952-388-3752
E-mail Address: melissa@kjolhaugenv.com

PART TWO: Site Location Information

County: Washington **City/Township:** Oakdale
Parcel ID and/or Address: 3202921320001, 3202921330002, 3202921330001, 3202921320003
Legal Description (Section, Township, Range): S: 32, T: 29N, R: 21W
Lat/Long (decimal degrees): 44.951156, -92.962031
Attach a map showing the location of the site in relation to local streets, roads, highways. See Figure 1.
Approximate size of site (acres) or if a linear project, length (feet): ~36.4 acres

If you know that your proposal will require an individual Permit from the U.S. Army Corps of Engineers, you must provide the names and addresses of all property owners adjacent to the project site. This information may be provided by attaching a list to your application or by using block 25 of the Application for Department of the Army permit which can be obtained at:

http://www.mvp.usace.army.mil/Portals/57/docs/regulatory/RegulatoryDocs/engform_4345_2012oct.pdf

PART THREE: General Project/Site Information

If this application is related to a delineation approval, exemption determination, jurisdictional determination, or other correspondence submitted **prior to** this application then describe that here and provide the Corps of Engineers project number.

Four (4) wetlands within the project area were delineated by Stantec in August of 2024. The WCA LGU issued a Notice of Decision approving the wetland boundaries (with changes) on 11/25/2024 (LGU No. 24-29 WCA) (Appendix A). The USACE has assigned project number MVP-2026-00532-TRS to this site. AJDs were issued for Wetland 2, 3, and 5 on June 8, 2026 (Appendix A). Previously submitted information discussed the delineation in more detail and included National Wetland Inventory (NWI) and soil survey mapping. The delineated wetland boundaries and existing conditions are shown on Figure 2A and are summarized in Table 1.

Table 1. Wetlands delineated on the Ninety Four Exchange site.

Wetland ID	Circular 39	Cowardin/HGM Class	Eggers and Reed	Dominant Vegetation	Size (ac)
2	Type 2	PEMB/Slope (GW)	Wet meadow	Reed canary grass	0.14
3	Type 1	PEMA/Depression	Wet meadow	Reed canary grass	0.08
4 (DNR Wetland 82042900)	Type 4/3/2	PEMC/B/PSS1A/Depression	Shallow marsh, wet meadow, and scrub-shrub	Cattail, reed canary grass, willow shrubs	6.05
5	Type 1	PFO1A/Depression	Deciduous forested seasonally flooded basin	Black ash	0.10

2026 Revised Wetland 2 Boundary

KES visit the site on May 5, 2026 to review the delineated wetlands. Multiple sample points were taken within the previously delineated boundary Wetland 2, which was relatively flat on its southern end, and which then progressed uphill to the north. Many of the sample point locations (Figure 2B) in the northern sloping portion of the wetland did not meet a hydric indicator. The proposed revised boundary for Wetland 2 is shown on Figures 2A and 2B. A data sheet to support the revised boundary is included in Appendix B. Requested approval of the revised boundary is included in Attachment A of this joint application.

Describe the project that is being proposed, the project purpose and need, and schedule for implementation and completion. The project description must fully describe the nature and scope of the proposed activity including a description of all project elements that effect aquatic resources (wetland, lake, tributary, etc.) and must also include plans and cross section or profile drawings showing the location, character, and dimensions of all proposed activities and aquatic resource impacts.

Capital Partners is proposing a combination small business and light industrial development within an approximately 36.4-acre project area in the City of Oakdale (Appendix C).

The development will include mass grading of the site to construct building pads and associated parking and/or loading pad areas, a stormwater treatment area, and the installation of utilities.

The site is currently undeveloped. The former home/homestead that was located in the NW part of the site was removed prior to 2003. A stormwater pond now located in the NW corner of the site was constructed between 2023 and 2025 in upland.

The project is located adjacent to similar types of uses. Interstate 694 borders the site to the east, and Interstate 94 borders the site to the south. Hadley Avenue North (a major north/south collector street) is located along the west site boundary. Hadley Ave N and 4th Street N (along the north site boundary) are part of the Gold Line Rapid Transit bus line.

The Ninety Four Exchange project will involve 0.2254 acres of permanent impact to wetlands and 0.0575 acres of No Loss (excavation) impact to Wetland 4 (Figure 3). All wetlands/impacts are located within major watershed #20 (Mississippi River- Metro). It is anticipated that development grading and utilities installation will start summer of 2026.

Revised Table 2. Proposed Permanent Wetland Impacts and Required Replacement

WL ID	Impacted Plant Community	Impacted HGM Class	Wetland Impact (sf)	Wetland Impact (ac)	WCA Required 2:1 Replacement (ac)
2	Wet meadow	Depression	6,233	0.1431	0.2862
3	Wet meadow	Depression	3,584	0.0823	0.1646
5	Seas-fl basin	Depression	4,272	0.0981	0.1962
Totals			9,817	0.2254	0.4508

Revised Table 3. Proposed Temporary Wetland Impacts

WL ID	Impacted Plant Community	Impacted HGM Class	Wetland Impact (sf)	Wetland Impact (ac)	WCA Required Replacement (ac)
4-west	Wet meadow	Depression	2,327	0.0534	NA - No Loss
4-east	Wet meadow	Depression	180	0.0041	
Totals			2,507	0.0575	

Excavation impacts are above/outside of the DNR OHWL of 1004.5 ft MSL.

PART FOUR: Aquatic Resource Impact¹ Summary

If your proposed project involves a direct or indirect impact to an aquatic resource (wetland, lake, tributary, etc.) identify each impact in the table below. Include all anticipated impacts, including those expected to be temporary. Attach an overhead view map, aerial photo, and/or drawing showing all of the aquatic resources in the project area and the location(s) of the proposed impacts. Label each aquatic resource on the map with a reference number or letter and identify the impacts in the following table.

Aquatic Resource ID (as noted on overhead view)	Aquatic Resource Type (wetland, lake, tributary etc.)	Type of Impact (fill, excavate, drain, or remove vegetation)	Duration of Impact Permanent (P) or Temporary (T) ¹	Size of Impact ²	Overall Size of Aquatic Resource ³	Existing Plant Community Type(s) in Impact Area ⁴	County, Major Watershed #, and Bank Service Area # of Impact Area ⁵
Wetland 2	Wetland	Fill	P	0.1431		Wet meadow	Wash, 20, 7
Wetland 3	Wetland	Fill	P	0.0823		Wet meadow	Wash, 20, 7
Wetland 4-west	Wetland	Excavate	P	0.0534		Wet meadow	Wash, 20, 7
Wetland 4-east	Wetland	Excavate	T	0.0041		Wet meadow	Wash, 20, 7
Wetland 5	Wetland	Fill	P	0.0981		Seas fl basin	Wash, 20, 7

¹If impacts are temporary; enter the duration of the impacts in days next to the "T". For example, a project with a temporary access fill that would be removed after 220 days would be entered "T (220)".

²Impacts less than 0.01 acre should be reported in square feet. Impacts 0.01 acre or greater should be reported as acres and rounded to the nearest 0.01 acre. Tributary impacts must be reported in linear feet of impact and an area of impact by indicating first the linear feet of impact along the flowline of the stream followed by the area impact in parentheses). For example, a project that impacts 50 feet of a stream that is 6 feet wide would be reported as 50 ft (300 square feet).

³This is generally only applicable if you are applying for a de minimis exemption under MN Rules 8420.0420 Subp. 8, otherwise enter "N/A".

⁴Use *Wetland Plants and Plant Community Types of Minnesota and Wisconsin* 3rd Ed. as modified in MN Rules 8420.0405 Subp. 2.

⁵Refer to Major Watershed and Bank Service Area maps in MN Rules 8420.0522 Subp. 7.

If any of the above identified impacts have already occurred, identify which impacts they are and the circumstances associated with each:

PART FIVE: Applicant Signature

☐ Check here if you are requesting a pre-application consultation with the Corps and LGU based on the information you have provided. Regulatory entities will not initiate a formal application review if this box is checked.

By signature below, I attest that the information in this application is complete and accurate. I further attest that I possess the authority to undertake the work described herein.

Signature: See original application dated 7-20-2026 Date:

I hereby authorize _____ to act on my behalf as my agent in the processing of this application and to furnish, upon request, supplemental information in support of this application.

¹ The term "impact" as used in this joint application form is a generic term used for disclosure purposes to identify activities that may require approval from one or more regulatory agencies. For purposes of this form it is not meant to indicate whether or not those activities may require mitigation/replacement.

Attachment A

Request for Delineation Review, Wetland Type Determination, or Jurisdictional Determination

By submission of the enclosed wetland delineation report, I am requesting that the U.S. Army Corps of Engineers, St. Paul District (Corps) and/or the Wetland Conservation Act Local Government Unit (LGU) provide me with the following (check all that apply):

☐ **Wetland Type Confirmation**

☒ **Delineation Concurrence.** Concurrence with a delineation is a written notification from the Corps and a decision from the LGU concurring, not concurring, or commenting on the boundaries of the aquatic resources delineated on the property. Delineation concurrences are generally valid for five years unless site conditions change. Under this request alone, the Corps will not address the jurisdictional status of the aquatic resources on the property, only the boundaries of the resources within the review area (including wetlands, tributaries, lakes, etc.).

This application requests approval of the 2026 revised wetland boundary for Wetland 2.

☐ **Preliminary Jurisdictional Determination.** A preliminary jurisdictional determination (PJD) is a non-binding written indication from the Corps that waters, including wetlands, identified on a parcel may be waters of the United States. For purposes of computation of impacts and compensatory mitigation requirements, a permit decision made on the basis of a PJD will treat all waters and wetlands in the review area as if they are jurisdictional waters of the U.S. PJDs are advisory in nature and may not be appealed.

☐ **Approved Jurisdictional Determination.** An approved jurisdictional determination (AJD) is an official Corps determination that jurisdictional waters of the United States are either present or absent on the property. AJDs can generally be relied upon by the affected party for five years. An AJD may be appealed through the Corps administrative appeal process.

AJDs were issued for Wetland 2, 3, and 5 on June 8, 2026 (MVP-2026-00532).

In order for the Corps and LGU to process your request, the wetland delineation must be prepared in accordance with the 1987 Corps of Engineers Wetland Delineation Manual, any approved Regional Supplements to the 1987 Manual, and the *Guidelines for Submitting Wetland Delineations in Minnesota* (2013).

<http://www.mvp.usace.army.mil/Missions/Regulatory/DelineationJDGuidance.aspx>

Attachment B

Supporting Information for Applications Involving Exemptions, No Loss Determinations, and Activities Not Requiring Mitigation

Complete this part ***if*** you maintain that the identified aquatic resource impacts in Part Four do not require wetland replacement/compensatory mitigation OR ***if*** you are seeking verification that the proposed water resource impacts are either exempt from replacement or are not under CWA/WCA jurisdiction.

Identify the specific exemption or no-loss provision for which you believe your project or site qualifies:

MN WCA Rule 8420.0105 SCOPE. Subpart 1. Scope; generally. Wetlands must not be impacted unless replaced by restoring or creating wetland areas of at least equal public value. This chapter regulates the draining or filling of wetlands, wholly or partially, and excavation in the permanently and semipermanently flooded areas of type 3, 4, or 5 wetlands, and in all wetland types if the excavation results in filling, draining, or conversion to nonwetland.

Provide a detailed explanation of how your project or site qualifies for the above. Be specific and provide and refer to attachments and exhibits that support your contention. Applicants should refer to rules (e.g. WCA rules), guidance documents (e.g. BWSR guidance, Corps guidance letters/public notices), and permit conditions (e.g. Corps General Permit conditions) to determine the necessary information to support the application. Applicants are strongly encouraged to contact the WCA LGU and Corps Project Manager prior to submitting an application if they are unsure of what type of information to provide:

Shallow excavation (1-3 feet) is proposed along the upper wet meadow fringe of Wetland 4 to blend the boundary of Wetland 4 with newly created mitigation areas. Areas proposed for excavation are not permanently or semi permanently flooded; therefore, the excavation activity is not regulated under the scope of WCA.

Attachment C

Avoidance and Minimization

Project Purpose, Need, and Requirements. Clearly state the purpose of your project and need for your project. Also include a description of any specific requirements of the project as they relate to project location, project footprint, water management, and any other applicable requirements. Attach an overhead plan sheet showing all relevant features of the project (buildings, roads, etc.), aquatic resource features (impact areas noted) and construction details (grading plans, storm water management plans, etc.), referencing these as necessary:

The purpose of the Ninety Four Exchange project is to a small office/business and light industrial development within the City of Oakdale.

Per the City of Oakdale Comprehensive Plan, planning emphases for the next 20 years requires sustaining and improving the quality of life for residents and business through reinvestment, redevelopment, as well as serving an aging, more diverse population.

The Metropolitan Council's adopted Thrive MSP 2040 regional development guide identifies Oakdale's community designation as Suburban. Suburban communities experienced continued growth and expansion during the 1980s and early 1990s, and typically have automobile-oriented development patterns at significantly lower densities than in previous eras. Suburban communities are expected to target opportunities for more intensive development near regional transit investments at densities and in the manner articulated in the 2040 Transportation Policy Plan.

The following design requirements and site constraints were considered with the development of a project layout for the Ninety Four Exchange project.

1. **Guided Use** – The guided use for the site is Office/Limited Business Offices which may include uses such as research centers; medical clinics; government buildings; hotels; class one restaurants, etc. Such uses require high visibility from major roadways and easy accessibility. Office/business uses are proposed for the southwest and northeast part of the site.

The City of Oakdale is nearly built out. While the City would like to maintain as much developable office/business use land as possible, there is also a high market demand in this area for light industrial (which combine office/business/distribution/manufacturing in one building). Therefore, this plan proposes two light industrial buildings in the northwest part of the site, with the remainder of the site developed with small business uses.

2. **Business Visibility** – The visibility of small businesses from major roadways impacts their success. The plan proposes such uses in the southwest and northeast part of the site to provide high visibility from I94 and I694.
3. **Site Access & Through Road Connectivity** – Site access for businesses uses in the southwest part of the site will be provided from one new location along Hadley Ave N.

Site access for light industrial buildings will be provided from an existing intersection along the west central site boundary/Hadley Ave N. These two buildings will be constructed now by the applicant. When Outlot A is eventually developed to small business use by others, the site access/drive at Hadley Ave N will connect with 4th Street North providing a through roadway/connection for the north part of the site.

4. **Warehouse Design, Parking, & Truck Court** – The facility design must meet the minimum standard depths for employee parking, sidewalk, landscaping, and truck loading/docking area (truck court). The project plan shows a shared truck court for semi-truck docking/loading between the two buildings.

Table 4. Office/Warehouse Component Depths for Proposed Buildings

Facility Component	West and East Buildings	
	Standard No. or Depth (ft)	Proposed No. Depth (ft)
Employee Parking	18	18
Sidewalk	5	5
Landscaping	5	5
Office Bay	30	30
Storage Bay 1	30	30
Storage Bay 2	60	60
Speed Bay (for unloading of goods)	60	60
Truck Court (Shared)	180	

**Shared Truck court depth (180 ft) allows for more efficient layout with two building design. Two buildings with separate truck courts would require 2 courts at 120 ft width each (240 ft total).*

5. **Parking & Safety Requirements** – For safety reasons, employee parking should be separate from semi-truck activity areas (truck court). Parking for this project is shown to the west and east of the warehouse buildings. This design also provides access to all sides of the buildings in case of a fire.
6. **Stormwater Requirements** – The project plan will provide effective drainage for the site while capturing and treating stormwater runoff in a manner consistent with local, state and federal standards including one infiltration basin as well as underground storage.
7. **Other Constraints** – The site is oddly shaped. Usable areas for the guided site uses (generally square/rectangular in shape) are located in the southwest, and north portions of the site.

Impacts not related to wetland mitigation are not allowed within the DNR OHWL.

Topography throughout the site is uneven/variable in elevation, undulating, and lowest in the central portion (DNR wetland). Construction of generally level/flat building pads for the guided uses will require significant grading reconciliation between disturbed and undisturbed areas of the site

8. **Wetland Buffers** - Watershed District rules require wetland buffers adjacent to avoided wetlands. The project plan will conform to buffer width requirements.

Avoidance. Both the CWA and the WCA require that impacts to aquatic resources be avoided if practicable alternatives exist. Clearly describe all on-site measures considered to avoid impacts to aquatic resources and discuss at least two project alternatives that avoid all impacts to aquatic resources on the site. These alternatives may include alternative site plans, alternate sites, and/or not doing the project. Alternatives should be feasible and prudent (see MN Rules 8420.0520 Subp. 2 C). Applicants are encouraged to attach drawings and plans to support their analysis:

Alternative #1 - WCA No-Build Alternative

The No-Build Alternative was considered as a way to eliminate wetland impacts associated with the project. Although the No-Build Alternative would completely avoid wetland impacts, it would not fulfill the project purpose and need, nor would it be consistent with local land use policy which guides the site for Office and Limited Business development.

Even if the No-Build Alternative were implemented, based on land use policy/plans similar development proposals would likely arise for the property. *For these reasons, the No-Build Alternative was rejected as an approach to avoiding wetland impacts.*

Avoidance Alternative #2 - Complete Avoidance Alternative – One Building Parallel to 4th St

An alternative that would completely avoid impact to all wetlands while providing required buffers was considered (Figure 4A). With this alternative:

- One small business could be constructed in the southwest part of the site.
- Site access from the existing Hadley Ave N intersection along west central site boundary is not possible as it would impact Wetland 3. The city is requiring a connection through the site from Hadley Ave N to 4th St N.
- One light industrial building would be constructed in the north part of the site to meet both industrial and small business needs. These uses would share parking/loading spaces which present traffic and safety issues for both small business and industrial users.
- Furthermore, it is unlikely that small business users would be interested in locating their business in an industrial building (need to convert loading bays, etc. to full office/business uses is not architecturally desirable or economically efficient).
- For these reasons, the complete avoidance alternative was rejected.

Avoidance Alternative #3 - Complete Avoidance Alternative – Two Buildings Parallel to 4th St

An second alternative that would completely avoid impact to all wetlands while providing required buffers was considered (Figure 4B). With this alternative:

- One small business could be constructed in the southwest part of the site.
- Site access from the existing Hadley Ave N intersection along west central site boundary is not possible as it would impact Wetland 3. The city is requiring a connection through the site from Hadley Ave N to 4th St N.
- Two smaller light industrial buildings would be constructed in the north part of the site to meet both industrial and small business needs. These uses would share parking/loading spaces which present traffic and safety issues for both small business and industrial users.
- Furthermore, this plan does not meet the needs of office/warehouse users, and it is unlikely that small business users would be interested in locating their business in an industrial building (need to convert loading bays, etc. to full office/business uses is not architecturally desirable or economically efficient).
- For these reasons, this second complete avoidance alternative was rejected.

Minimization. Both the CWA and the WCA require that all unavoidable impacts to aquatic resources be minimized to the greatest extent practicable. Discuss all features of the proposed project that have been modified to minimize the impacts to water resources (see MN Rules 8420.0520 Subp. 4):

Minimization Alternative #1

An alternative that minimizes impact to wetlands while providing a through road from Hadley Ave N to 4th St N is shown on Figure 4C. with this alternative:

- Wetlands 3 and 5 would be avoided.
- Only one industrial office/warehouse would be provided in the northwest part of the site. This reduced project scope renders the project as unviable.
- One small business use pad would be provided in the southwest part of the site. Again, the City is interested in maintaining developable small business space. For these reasons, this alternative was rejected.

Minimization Alternative #2 - Proposed Alternative

The proposed plan with an overview of proposed wetland impacts for the Ninety Four Exchange project is illustrated on Figure 3. The proposed design meets all of the project requirements/constraints as outlined previously.

Wetland 2 - A Comprehensive Plan Amendment is required to re-guide the Lot 1, Block 1 (Light Industrial Buildings 1 and 2) to allow for the proposed light industrial use. The city will only allow Lot 1 to be re-guided as they want to limit the light industrial use for the property and reserve the land for Building 3 (Outlot A) for office and business use. Because of the limited area allowed for light industrial, and the required internal connection between Hadley Avenue and 4th Street, it is not possible to completely avoid or minimize impacts to Wetland 2.

Wetland 3 - Hadley Avenue and 4th Street were recently reconstructed to accommodate Metro Gold Line Bus Rapid Transit. As part of this reconstruction, turn lanes and access points were set for the subject property. The City requires access to Hadley Avenue and 4th Street to provide dual access to the north portion of the site. The Hadley Avenue access point is required to be directly across from the newly reconstructed Apostolic Bible Institute on the west side of Hadley Avenue. The 4th Street access is required to be directly across from Hale Avenue. The City requires a connection between the two access points. It is not possible to make a safe connection and completely avoid or minimize impacts to Wetland 3.

The proposed project design meets the project purpose, need, and requirements. The proposed project represents an orderly and logical use of the subject property and is consistent with applicable land use and policy plans envisioned by the City of Oakdale.

Off-Site Alternatives. An off-site alternatives analysis is not required for all permit applications. If you know that your proposal will require an individual permit (standard permit or letter of permission) from the U.S. Army Corps of Engineers, you may be required to provide an off-site alternatives analysis. The alternatives analysis is not required for a complete application but must be provided during the review process in order for the Corps to complete the evaluation of your application and reach a final decision. Applicants with questions about when an off-site alternatives analysis is required should contact their Corps Project Manager.

Potential alternative sites within the City of Oakdale were explored. Table 5 below summarizes available sites and their practicability. Alternative sites figures are included as Figure 5, 6, 6A, 7, 8, 9, and 10.

Table 5. Alternative Sites Summary

Alternative Site	PID/Address	Owner	Size (ac)	Usable Area (ac)	Practicable Site and/or Minimizes Impacts Compared to Proposed Site?
1	0502921330001 & 0602921440019	NSBL LLC	36.5	<5 without wetland impacts	No - More than 1 acre wetland impacts per concept plan.
2	Multiple Parcels 1802921320018, etc.	Multiple	Undeveloped = 3.1	<3.1	No - Available undeveloped upland area too small for 1 office/warehouse
3	1902921220005	UNIVERSITY OF NORTHWESTERN-ST. PAUL	32.2	~3	No - (1) NFS, (2) Available undeveloped upland area too small for office/warehouse, and (3) expanded dev footprint results in significant wetland impacts
4	1702921340040	DPS-OAKDALE LLC	15	~10 ac	No - Does not meet project purpose/need. Site is guided use is retail/commercial and business campus. Odd shaped parcel; too narrow for proposed use.
5	1702921410011	OAKDALE MARKETPLACE OVA LLC	7.5	7.5	No - NFS. Acquired by other developer
6	2902921310021 & 2902921310022	COMPANION HOLDINGS LLC & DENZER HOLDINGS	1.8	1.8	No - Available undeveloped upland area too small for 1 office/warehouse
7	2902921330027	CITY OF OAKDALE	7	0	No (1) NFS, and (2) entire area wetland/DNR wetland
8	3202921440098	RENN & ROYCE TOWNHOMES LLC	9.1	9.1 with 0.5 ac wetland impacts	No - (1) NFS, and (2) Wetland impacts exceed proposed site impacts
9	3202921440099	RENN & ROYCE APARTMENTS LLC	5.4	5.4	No - (1) NFS, and (2) Available undeveloped upland area odd shaped and too small for 1 office/warehouse

Other Information

Wetland Impact Reduction or Elimination Over Time

Implementation of the stormwater management plan will help to reduce or eliminate potential effects of impervious stormwater runoff from the proposed development to onsite avoided wetlands and offsite water resources including wetlands.

Known Local, State, Federal Permits

Multiple permits will be needed from the City of Oakdale, the State of Minnesota (MPCA NPDES permit), and the Ramsey Washington Metro Watershed District. WCA Replacement Plan Approval is needed from the Ramsey Washington Metro Watershed District. **Since the time that the original application was submitted, the USACE has issued an AJD for Wetlands 2, 3, and 5 (Appendix A); a permit from USACE is not needed for this project.**

MN Rare Species Considerations

Minnesota Rules Part 8420.0515 specifies that endangered and threatened species must be considered when submitting a wetland replacement plan.

KES reviewed a licensed copy of the Natural Heritage Inventory System (NHIS) to assess if any state protected species are known to occur within a 1-mile radius of the project area. One record of a state threatened turtle species is cataloged within a 1-mile radius of the project area (more than 4,000 feet to the NW of the site). Due to the site being bordered by I94 to the south, I694 to the east, Hadley Ave to the west, and Industrial development to the north, the presence of a remnant and viable Blandings' turtle population on this site is unlikely.

There are no rare natural communities on this site.

Attachment D

Replacement/Compensatory Mitigation

Complete this part **if** your application involves wetland replacement/compensatory mitigation not associated with the local road wetland replacement program. Applicants should consult Corps mitigation guidelines and WCA rules for requirements.

Replacement/Compensatory Mitigation via Wetland Banking. Complete this section if you are proposing to use credits from an existing wetland bank (with an account number in the State wetland banking system) for all or part of your replacement/compensatory mitigation requirements.

Wetland Bank Account #	County	Major Watershed #	Bank Service Area #	Credit Type (if applicable)	Number of Credits

Applicants should attach documentation indicating that they have contacted the wetland bank account owner and reached at least a tentative agreement to utilize the identified credits for the project. This documentation could be a signed purchase agreement, signed application for withdrawal of credits or some other correspondence indicating an agreement between the applicant and the bank owner. *However, applicants are advised not to enter into a binding agreement to purchase credits until the mitigation plan is approved by the Corps and LGU.*

Project-Specific Replacement/Permittee Responsible Mitigation. Complete this section if you are proposing to pursue actions (restoration, creation, preservation, etc.) to generate wetland replacement/compensatory mitigation credits for this proposed project.

WCA Action Eligible for Credit ¹	Corps Mitigation Compensation Technique ²	Acres	Credit % Requested	Credits Anticipated ³ (ac)	County	Major Watershed #	Bank Service Area #
Wetland Creation West	NA	5,562 sf (0.1277 ac)	75%	0.0958	Wash	20	7
Wetland Creation East	NA	22,796 sf (0.5233 ac)	75%	0.3925	Wash	20	7
Native Upland Buffer West	NA	24,881 sf (5,562 sf; 0.1277 ac eligible)	25%	0.0319	Wash	20	7
Native Upland Buffer East	NA	22,920 sf (22,796 sf; 0.5233 ac eligible)	25%	0.1308	Wash	20	7
Totals		1.3020 ac		0.6510			
Required Replacement				0.4508			

¹Refer to the name and subpart number in MN Rule 8420.0526.

²Refer to the technique listed in *St. Paul District Policy for Wetland Compensatory Mitigation in Minnesota*.

³If WCA and Corps crediting differs, then enter both numbers and distinguish which is Corps and which is WCA.

Explain how each proposed action or technique will be completed (e.g. wetland hydrology will be restored by breaking the tile.....) and how the proposal meets the crediting criteria associated with it. Applicants should refer to the Corps mitigation policy language, WCA rule language, and all associated Corps and WCA guidance related to the action or technique:

MN WCA Rule 8420.0526 ACTIONS ELIGIBLE FOR CREDIT. Subp. 7. Wetland creations. A. A wetland created in an upland area is eligible for replacement credit in an amount up to 75 percent of the total wetland area created.

MN WCA Rule 8420.0526 ACTIONS ELIGIBLE FOR CREDIT Subp. 2. Upland buffer areas. A. Up to ten percent of the buffer area is eligible for replacement credit for establishment or preservation of nonnative vegetation and up to 25 percent of the buffer area is eligible for replacement credit for establishment or preservation of native, noninvasive vegetation.

MN WCA Rule 8420.0522 REPLACEMENT STANDARDS. Subp. 6. Required upland buffer. B. For replacement wetlands less than two acres in size, the buffer must be a minimum average width of 25 feet. For all other replacement wetlands, the buffer must be a minimum width of 25 feet and an average width of 50 feet.

However, Per RWMWD rules, mitigation/replacement wetlands require Manage A upland buffer widths (37.5-ft minimum; 75-ft average).

Two new wetland areas will be created via excavation of upland adjacent to existing Wetland 4 (Figure D). New wetland areas will be bordered by upland buffer established with native vegetation. Upland buffer widths will be 37.5-ft minimum; 75-ft average.

Attach a site location map, soils map, recent aerial photograph, and any other maps to show the location and other relevant features of each wetland replacement/mitigation site. Discuss in detail existing vegetation, existing landscape features, land use (on and surrounding the site), existing soils, drainage systems (if present), and water sources and movement. Include a topographic map showing key features related to hydrology and water flow (inlets, outlets, ditches, pumps, etc.):

The following figures are included in Appendix D.

- **A site/mitigation/replacement area location map is attached as Figure A.**
- **A soils map is attached as Figure B. Soils within the wetland creation areas are mapped as Santiago silt loam, 2 to 6 percent slopes, and Kingsley sandy loam, 6 to 12 percent slopes.**
- **A recent aerial photograph is attached as Figure C.**
- **The existing vegetation within the replacement areas is either meadow vegetation (smooth brome, Kentucky bluegrass, reed canary grass), or wooded. Topography is moderately sloping. The replacement areas will be located adjacent to Wetland 4, which corresponds to DNR Public Wetland 82042900.**
- **Wetland 4 hydrology currently outlets over a slight upland saddle at its southeast edge. Water then flows south into a road ditch. The grading plan (Appendix C) shows the proposed contour for the mitigation areas equal to 1005 feet throughout. This contour is 0.5 ft above the existing wetland outlet/estimated OWHL/NWL of 1004.5 ft. Runoff and seasonal HWLs within Wetland 4 will support wetland hydrology post-development, and post -development wetland overflow elevations will be equal to existing overflow elevations.**

Attach a map of the existing aquatic resources, associated delineation report, and any documentation of regulatory review or approval. Discuss as necessary:

See Figure 2A of this application which shows the existing aquatic resources within the project area. A copy of the delineation report can be provided upon request. Wetland delineation approval documents are included in Appendix A.

For actions involving construction activities, attach construction plans and specifications with all relevant details. Discuss and provide documentation of a hydrologic and hydraulic analysis of the site to define existing conditions, predict project outcomes, identify specific project performance standards and avoid adverse offsite impacts. Plans and specifications should be prepared by a licensed engineer following standard engineering practices. Discuss anticipated construction sequence and timing:

The grading plan (Appendix C) shows the proposed contour for the mitigation/replacement areas, as well as the Wetland 4 outlet/overflow elevation. Also, shallow excavation along the upper edge of Wetland 4 will occur (See Attachment B – No Loss) to blend the mitigation/replacement areas with the adjacent wetland. Excavation impacts are above/outside of the DNR OHWL of 1004.5 ft MSL.

For projects involving vegetation restoration, provide a vegetation establishment plan that includes information on site preparation, seed mixes and plant materials, seeding/planting plan (attach seeding/planting zone map), planting/seeding methods, vegetation maintenance, and an anticipated schedule of activities:

A seeding/planting zone map is attached as Figure D.

1. SITE PREPARATION

Construction

1. Silt fence shall be installed at the upper edge of existing Wetland 4 prior site grading.
2. Silt fence that is initially installed above Wetland 4 shall be moved and reinstalled at the upper limits of the buffer after buffer areas are graded (where applicable) and accepted. Any soil ridge left at the initial silt fence location shall be removed.
3. A qualified vegetation contractor ("contractor") shall verify or confirm graded elevations within the restored wetland and disturbed buffer areas (where applicable) prior to initiating seeding.
4. If applicable, excess excavated soil shall be disposed of outside of wetlands.

Seed Mixture Suppliers and Approval

1. Contractor shall submit seed tags or written certification of seed mix contents and suppliers for approval by the wetland consultant prior to installation.
2. Substitutions of seed mixes or seed mix components must be approved by the wetland consultant.

Seedbed Preparation

1. After completion of final grading, soils will be decompacted to a depth of 18 inches, and organic matter will be incorporated into soils (applicable for upland buffer area only).
2. Prior to seeding, the contractor shall kill and plow or disc vegetation that covers more than 20 percent of the ground in the area to be seeded.
3. Areas of existing vegetation that are not plowed or disced should be killed by spraying 2 quarts/acre of glyphosate herbicide and 1-2 quarts/acre of 2,4-D herbicide.
4. The seedbed shall be prepared by loosening topsoil to a minimum depth of 3 inches.
5. Seeding shall not be conducted between June 30 and October 15, unless otherwise specified by a qualified vegetation contractor.

Seeding Methods

1. Seed mixes shall be installed in accordance with the Minnesota Board of Water and Soil Resources Native Vegetation Establishment and Enhancement Guidelines (<https://bwsr.state.mn.us/native-vegetation-guidelines>).
2. Seed mixes (<https://bwsr.state.mn.us/seed-mixes>) shall be acquired from a reputable native seed supplier and the native seed supplier shall be subject to approval by the wetland consultant.

3. Seed mixes shall be installed at the rate intended for each particular mix, as listed in the seed mix tables provided in BWSR guidance.
4. Seed mix BWSR Wet Meadow NE 34-372 or similar may be broadcast or seeded with a native grass drill within wet/wetland areas.
5. Seed mix BWSR Dry Prairie General 35-221 or similar may be broadcast or seeded with a native grass drill, seeded by hand or by use of a mechanical "cyclone" seeder, or hydroseeded within upland/buffer areas.
6. All upland seeded areas shall be firmed with a rolling-type packer within two days after seeding. Packing will be considered adequate when only a slight footprint is left in the soil after walking across the area.
7. Upland seeded areas shall be mulched with MN/DOT Type 3 (MICA certified weed free grain straw) mulch at a rate of 2 tons per acre and the mulch shall be anchored with a disc or tackifier.

2. VEGETATION MANAGEMENT

The created wetland areas and newly established upland buffer areas will be seeded with seed mixes as specified (or similar) in this document. These areas will be assessed during multiple annual monitoring site visits for the presence of noxious weeds and invasive species. If noxious weeds and/or invasive species are identified, efforts will be made to control these species using appropriately timed herbicide applications or other methods. The following steps will be considered for treatment of invasive species during the five years after seeding, with the intention of developing plant communities with a predominance of native/non-invasive species.

Year 1 Maintenance

1. Where possible, the areas shall be mowed at a height of 4 to 6 inches a minimum of two times during the first growing season and before September 30.
2. Purple loosestrife (if present) shall be pulled by hand if it comprises less than 5% of cover, and spot sprayed with Rodeo herbicide during late August or September if it covers 5% or more.
3. Invasive species shall be spot sprayed twice annually at times that are particularly effective given the problem species.
4. Stands of reed canary grass shall be treated with Rodeo or Roundup herbicide in late October and again early the following spring before desirable species emerge.
5. Herbicide treatments shall be applied according to label instructions.

Year 2 Maintenance

1. Areas of invasive species such as reed canary grass and thistles shall be treated with herbicide early in spring prior to the emergence of desirable species.
2. Where possible, areas shall be mowed to a height of 6 to 8 inches between June 1 and July 15 to allow for light penetration to seeded species and prevent seed set on weedy species.
3. Purple loosestrife (if present) shall be pulled by hand if it comprises less than 5% of cover, and spot sprayed with Rodeo herbicide during late August or September if it covers 5% or more.
4. Other invasive species shall be spot sprayed twice annually at times that are particularly effective for problem species.
5. Stands of reed canary grass shall be treated with Rodeo or Roundup herbicide in late October.
6. Herbicide treatments shall be applied according to label instructions.

Year 3 to 5 Maintenance

1. Areas of bare ground or dead vegetation of more than 20 square feet shall be reseeded (Year 3 only).
2. Spot spray perennial weeds as necessary.
3. Patches of problem species that represent more than 5% cover should be spot mowed to prevent seed set and treated with herbicide at an appropriate time.
4. If possible and reasonably feasible, a controlled burn should be conducted once between the third and fifth year.

For projects involving construction or vegetation restoration, identify and discuss goals and specific outcomes that can be determined for credit allocation. Provide a proposed credit allocation table tied to outcomes:

Once created, the replacement wetlands will exhibit seasonally flooded hydrology conditions from runoff from the surrounding landscape and/or free water fluctuations/bounce from adjacent Wetland 4 (Wetland 4 HWL conditions).

Runoff volumes for the 2-year event:

Existing = 2.360 ac-ft

Proposed = 2.872 ac-ft

Net increase of 0.512 ac-ft post-development.

These runoff volumes are what the proposed site generates and do not cover the entirety of Wetland 4's catchment area.

Primary or secondary hydrology indicators will be documented as observed during site visits. The mitigation/replacement wetland areas are expected to develop wet meadow plant communities, which will be surrounded by newly established native upland buffer.

Final performance standards will be as follows.

Fresh (Wet) Meadow Community			
Category	Final (Full Credit = 100% of max)	Final (Partial Credit = 75% of max)	Final (Partial Credit = 50% of max)
Relative Areal Cover by NNI Species versus InNN Species	≥70% NNI; <30% InNN	≥65% NNI; <35% InNN	≥50% NNI; <50% InNN
Species Richness	≥6 NNI	≥4 NNI	≥3 NNI
Relative Areal Cover by Hydrophytes	>75%	>60%	>50%
Maximum Unvegetated Areas	<10 ft ²	<100 ft ²	<400 ft ²

Upland Buffer Community			
Category	Final (Full Credit = 100% of max)	Final (Partial Credit = 75% of max)	Final (Partial Credit = 50% of max)
Relative Areal Cover by NNI Species versus InNN Species	≥80% NNI; <20% InNN	≥65% NNI; <35% InNN	≥50% NNI; <50% InNN
Species Richness	≥8 NNI	≥6 NNI	N/A
Number of Species With ≥5% Areal Cover	≥4 NNI	≥3 NNI	N/A
Maximum Unvegetated Areas	<20 ft ²	<100 ft ²	<400 ft ²

Provide a five-year monitoring plan to address project outcomes and credit allocation:

The replacement wetland areas and upland buffers will be monitored for up to five years or until the Local Governmental Unit determines that the goals of the wetland replacement plan have been sufficiently met and monitoring is no longer needed in accordance with Minnesota Rules 8420.0810, Subp. 4. Monitoring activities will include:

- The replacement area will be monitored during construction to ensure the wetland restoration and buffer creation is completed in a manner consistent with approved plans. Upon the completion of construction activities, an as-built survey will be prepared (by others) and compared with the approved plan. Deviations from the plan will be corrected if necessary or retained if acceptable to the TEP/LGU.
- After approval of the as-built construction survey, the wetland will be prepared and seeded as described in the vegetation plan. Upon completion of seed installation, a site visit will be conducted with the revegetation service provider to confirm seeding was consistent with the approved plan.
- Beginning the growing season after fall seeding, monitoring will begin to evaluate the development of the restored wetlands and adjacent newly established upland buffers. Monitoring will be conducted for up to 5 years or longer, if necessary, until the wetland is determined to be fully established. Approximately 5 site visits will be completed annually, with one early in the growing season (May), one in late (October) and 3 spaced out approximately equally between the first and last visits.
- During each visit, photographs will be taken, vegetation and hydrology conditions will be documented, and all additional information will be acquired to prepare a monitoring report as described below.
- Hydrology will be evaluated visually, and primary and secondary wetland hydrology indicators will be noted as applicable.
- Vegetation will be documented via meander survey. Relative percent coverage will be calculated by species then averaged for all site visits and used to determine if vegetation performance standards have been satisfied.
- A monitoring report will be submitted annually. The report will include relevant project background, plans, observations of the site from the monitoring year, and a comparison of observed versus expected performance standards.
- Each annual monitoring report shall include the following information and any other site-specific information identified by the local government unit, including information related to performance standards:
 - a) A comparison of the as-built project plan versus the plan approved with the application (first annual report only) and rationale for any significant changes;
 - b) A description of the project location, size, and current wetland types (Cowardin classification) compared to planned wetland type (goal);
 - c) Hydrology measurements: seasonal water level elevations or aerial coverage measurements during the period April through October;
 - d) A map of plant communities within the boundaries of the replacement area, including hydrologic indicators observed;
 - e) A description of actual wetland and upland management activities completed during the past year and activities planned for the upcoming year;
 - f) Color photographs of the project area taken anytime during the growing season;
 - g) Other information as required by the WCA LGU, including corrective measures or specific performance standards, and
 - h) A delineation and survey of the replacement areas, if applicable, for the final monitoring season.

Discuss and provide evidence of ownership or rights to conduct wetland replacement/mitigation on each site:

At the time replacement activities commence, the property will be owned by Capital Partners (project applicant).

Project Name and/or Number: **Ninety Four Exchange, Oakdale (KES#2026-092)**

Quantify all proposed wetland credits and compare to wetland impacts to identify a proposed wetland replacement ratio. Discuss how this replacement ratio is consistent with Corps and WCA requirements:

Permanent WCA regulated wetland impacts for the project total 0.2254, with a required replacement amount of 0.4508-ac.

Action Eligible for Credit	Seed Mix	Acres	Acres Eligible for Credit	Credit % Requested	Credits Anticipated (ac)
Wetland Creation RA-West	BWSR Wet Meadow NE 34-372 or Similar	0.1277	0.1277	75%	0.0958
Wetland Creation RA-East		0.5233	0.5233	75%	0.3925
Native Upland Buffer RA-West	BWSR Dry Prairie General 35-221 or Similar	0.5712	0.1277	25%	0.0319
Native Upland Buffer RA-East		0.5262	0.5233	25%	0.1308
Disturbed Buffer North (DB-N)		0.5763	0	NA	NA
Disturbed Buffer South (DB-S)		0.1214	0	NA	NA
Totals		2.4461	1.3020		0.6510

By signature below, the applicant attests to the following (only required if application involves project-specific/permittee responsible replacement):

- All proposed replacement wetlands were not:
 - Previously restored or created under a prior approved replacement plan or permit
 - Drained or filled under an exemption during the previous 10 years
 - Restored with financial assistance from public conservation programs
 - Restored using private funds, other than landowner funds, unless the funds are paid back with interest to the individual or organization that funded the restoration and the individual or organization notifies the local government unit in writing that the restored wetland may be considered for replacement.
- The wetland will be replaced before or concurrent with the actual draining or filling of a wetland.
- An irrevocable bank letter of credit, performance bond, or other acceptable security will be provided to guarantee successful completion of the wetland replacement.
- Within 30 days of either receiving approval of this application or beginning work on the project, I will record the Declaration of Restrictions and Covenants on the deed for the property on which the replacement wetland(s) will be located and submit proof of such recording to the LGU and the Corps.

Applicant or Representative:

Title:

Signature: See original application dated 7-20-2026

Date:

Ninety Four Exchange, Oakdale

WCA Replacement Plan Application

FIGURES

1. Site Location
- 2A. Existing Conditions
- 2B. Existing Conditions (Wetland 2)
3. Proposed Plan & Wetland Impacts
- 4A. Complete Avoidance Alternative #1
- 4B. Complete Avoidance Alternative #2
- 4C. Minimization alternative #1
5. Alternative Sites Overview
6. Alternative Site 1
- 6A. Alt Site 1 Concept Plan
7. Alternative Sites 2 and 3
8. Alternative Sites 4 and 5
9. Alternative Sites 6 and 7
10. Alternative Sites 8 and 9



0 200 Feet

Revised Figure 2A - Existing Conditions (2025 Metro Photo)

**Ninety Four Exchange (KES 2026-092)
Oakdale, Minnesota**

Note: Boundaries indicated on this figure are approximate and do not constitute an official survey product.

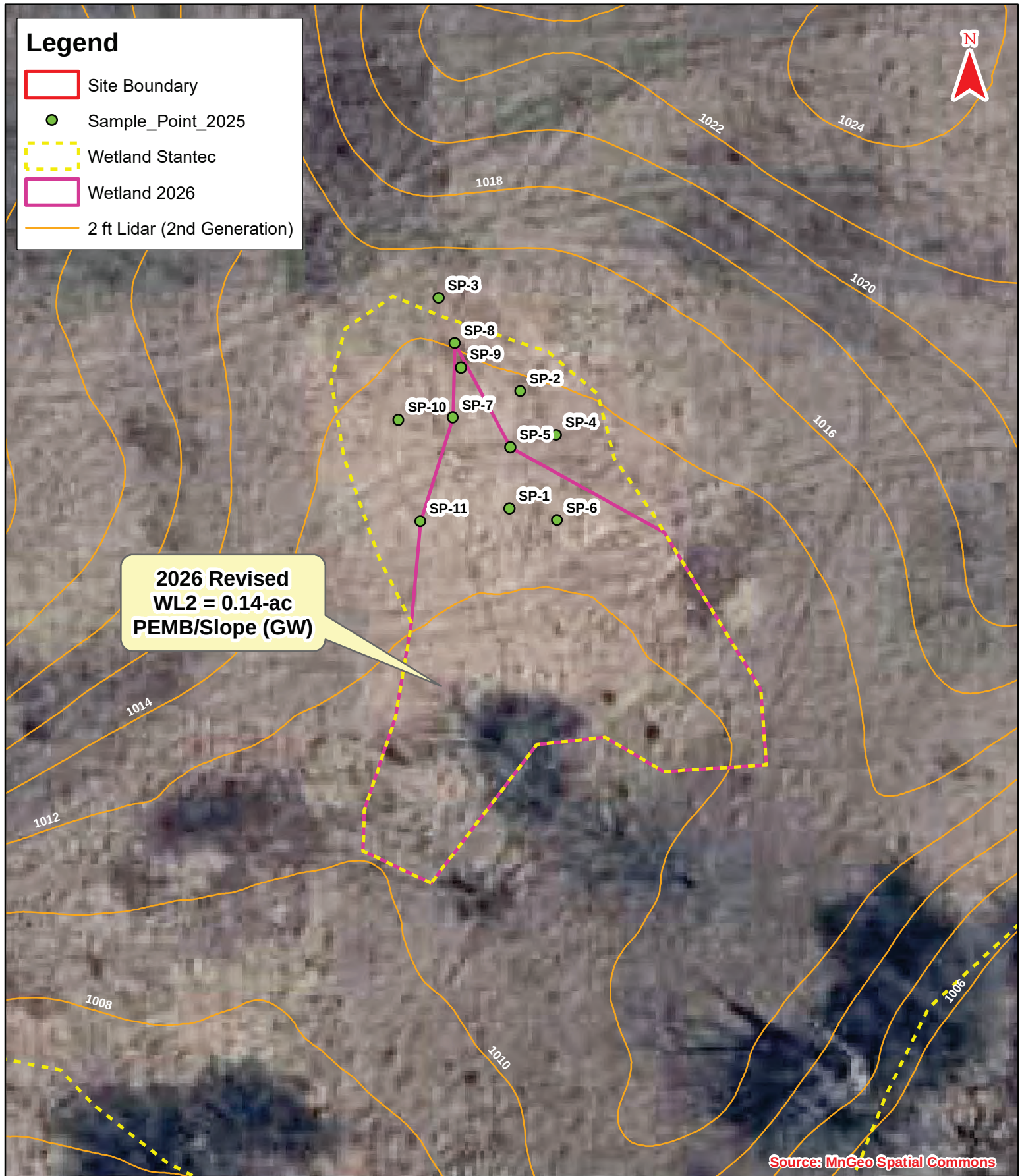


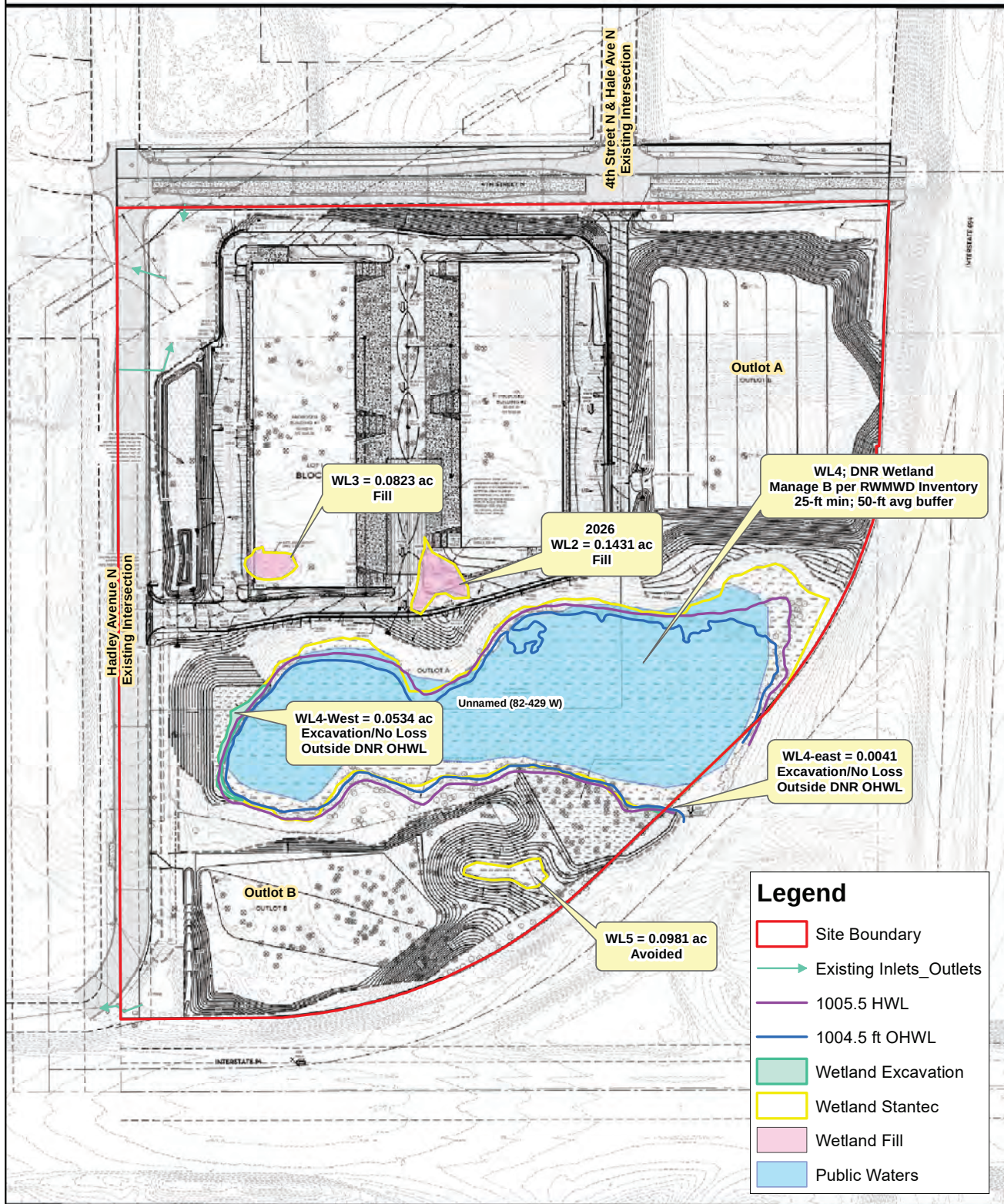
Figure 2B - Existing Conditions (2025 Metro Photo)

**Ninety Four Exchange (KES 2026-092)
Oakdale, Minnesota**

Note: Boundaries indicated on this figure are approximate and do not constitute an official survey product.



0 50 Feet



0 200 Feet

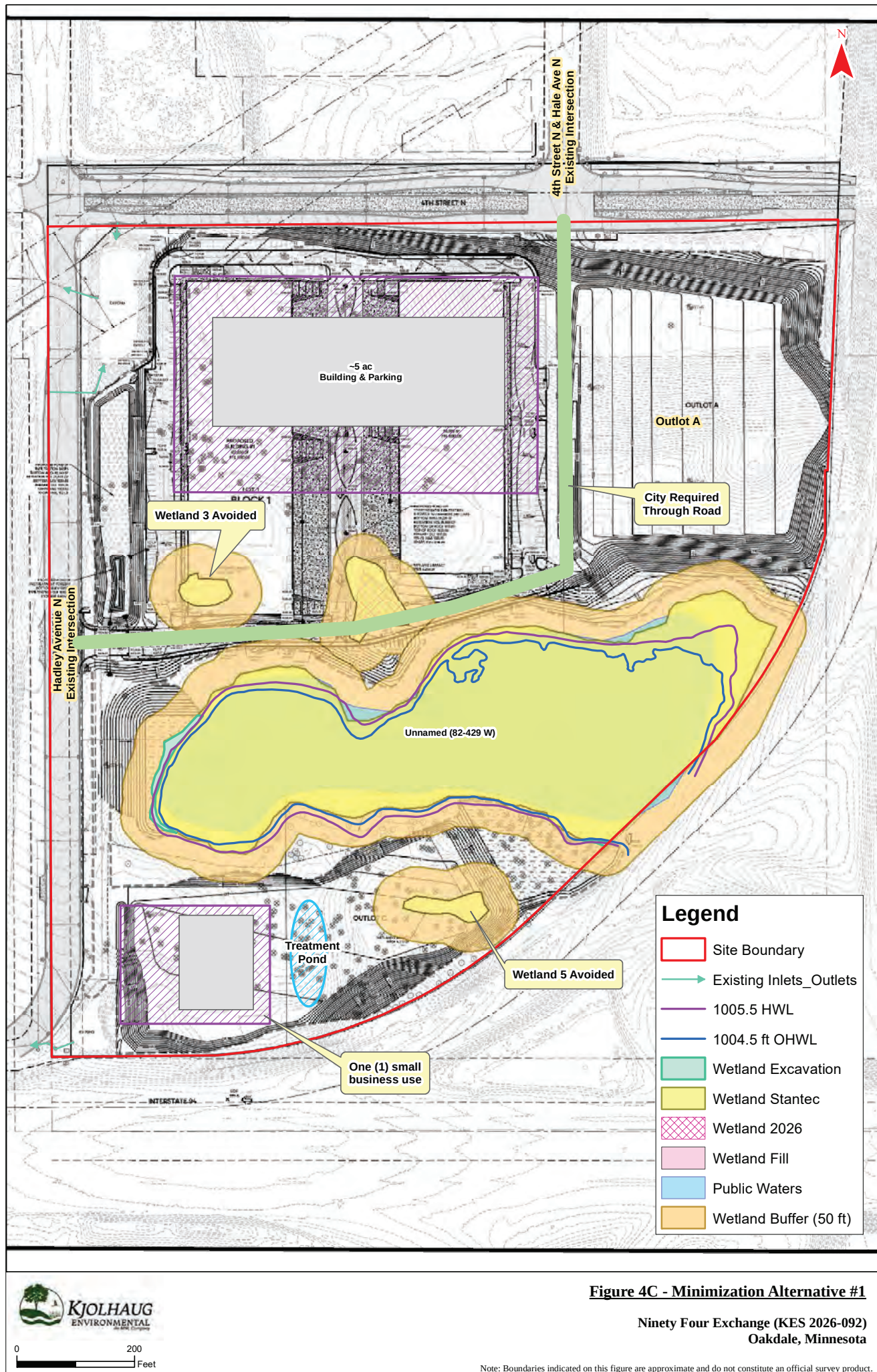
Revised Figure 3 - Proposed Plan and Wetland Impacts

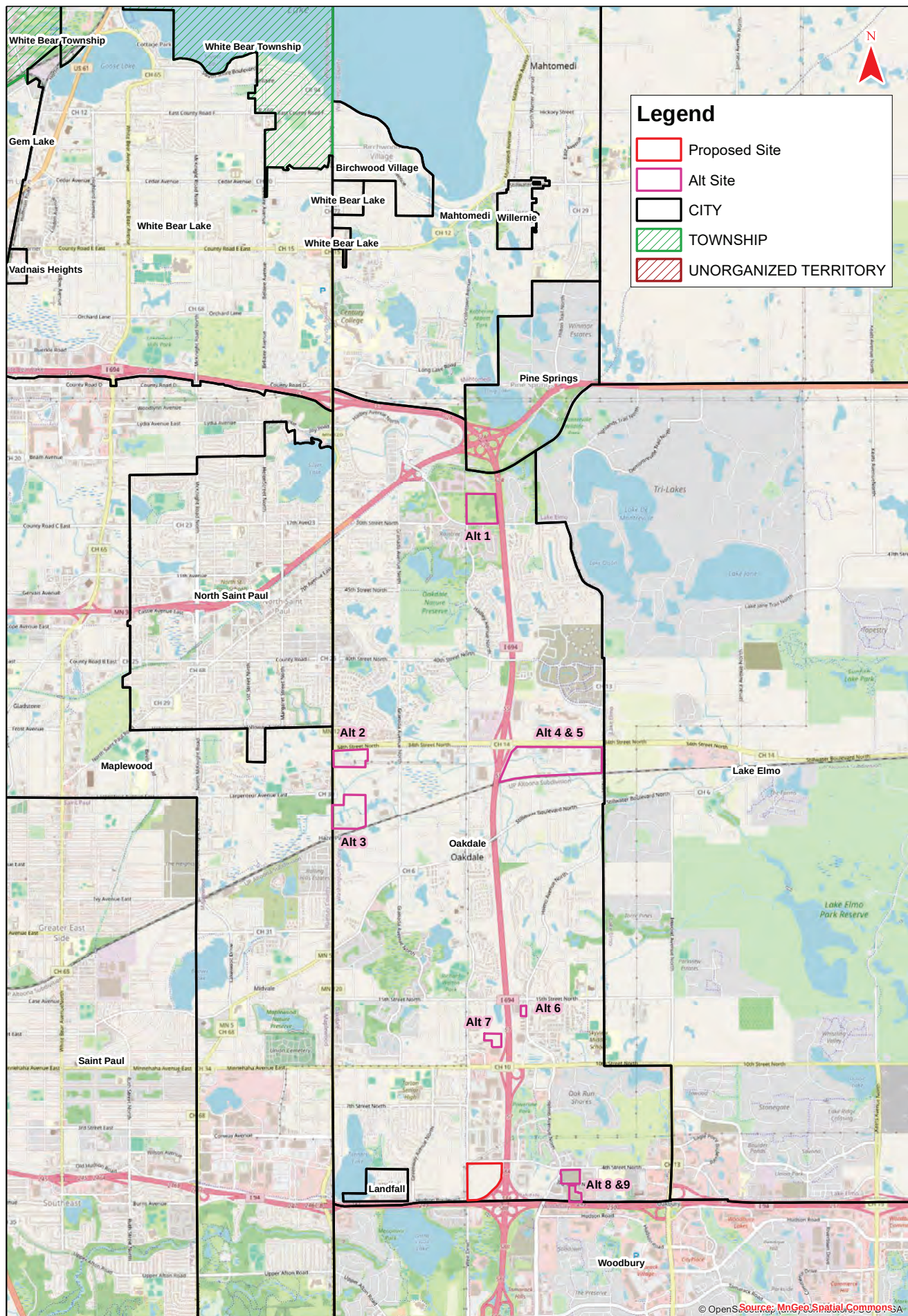
**Ninety Four Exchange (KES 2026-092)
Oakdale, Minnesota**

Note: Boundaries indicated on this figure are approximate and do not constitute an official survey product.









0 1.5 Miles

Note: Boundaries indicated on this figure are approximate and do not constitute an official survey product.



Legend	
	Alt Site
	KES Wetland Delineation
	TaxParcel

0 500 Feet

Figure 6 - Alternative Site 1

**Ninety Four Exchange (KES 2026-092)
Oakdale, Minnesota**

Note: Boundaries indicated on this figure are approximate and do not constitute an official survey product.



Figure 7 - Alternative Sites 2 and 3

**Ninety Four Exchange (KES 2026-092)
Oakdale, Minnesota**

Note: Boundaries indicated on this figure are approximate and do not constitute an official survey product.

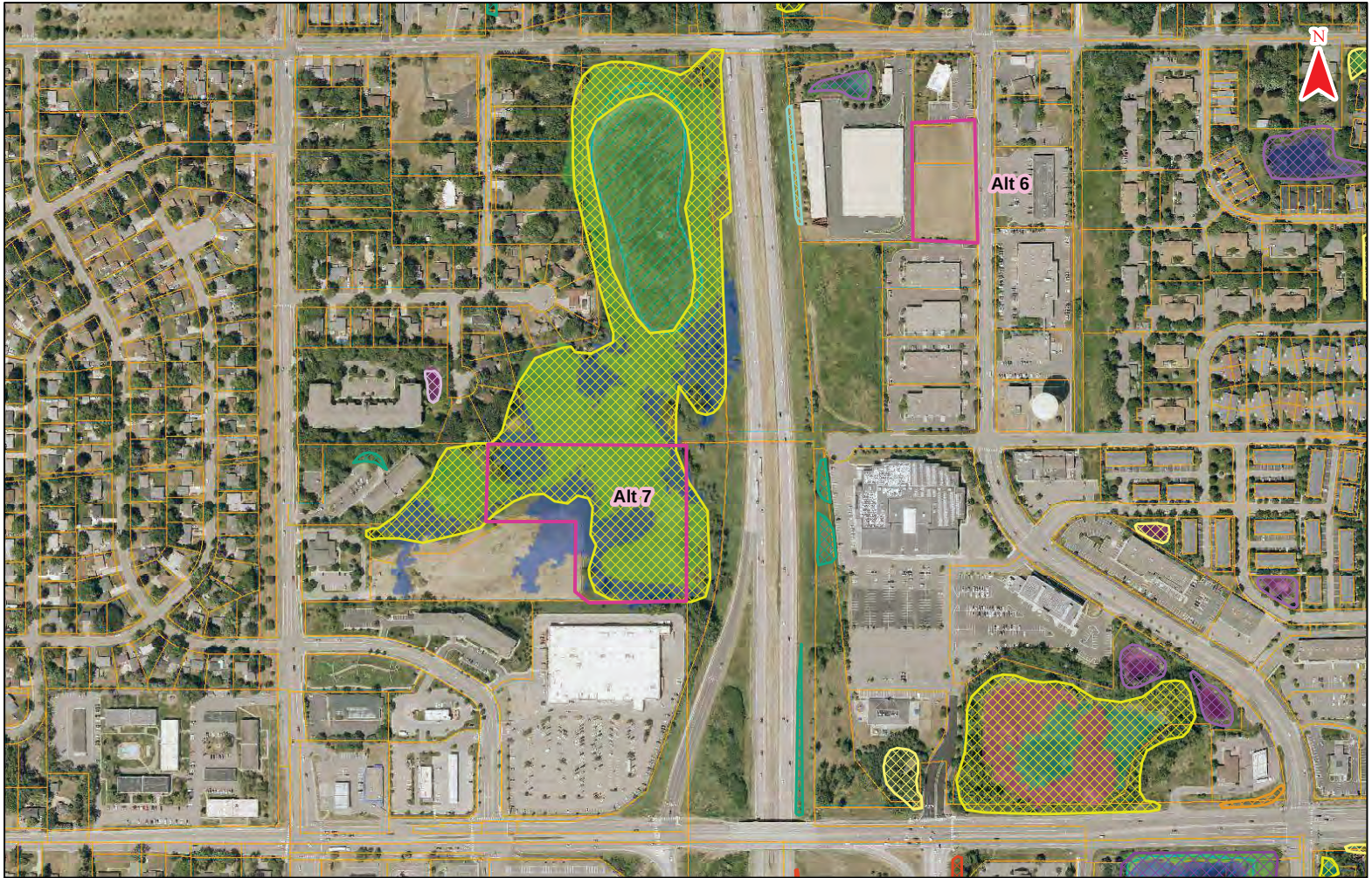


0 500
Feet

Figure 8 - Alternative Sites 4 and 5

**Ninety Four Exchange (KES 2026-092)
Oakdale, Minnesota**

Note: Boundaries indicated on this figure are approximate and do not constitute an official survey product.



0 500
Feet

Figure 9 - Alternative Sites 6 and 7

**Ninety Four Exchange (KES 2026-092)
Oakdale, Minnesota**

Note: Boundaries indicated on this figure are approximate and do not constitute an official survey product.



0 500
Feet

Figure 10 - Alternative Sites 8 and 9

**Ninety Four Exchange (KES 2026-092)
Oakdale, Minnesota**

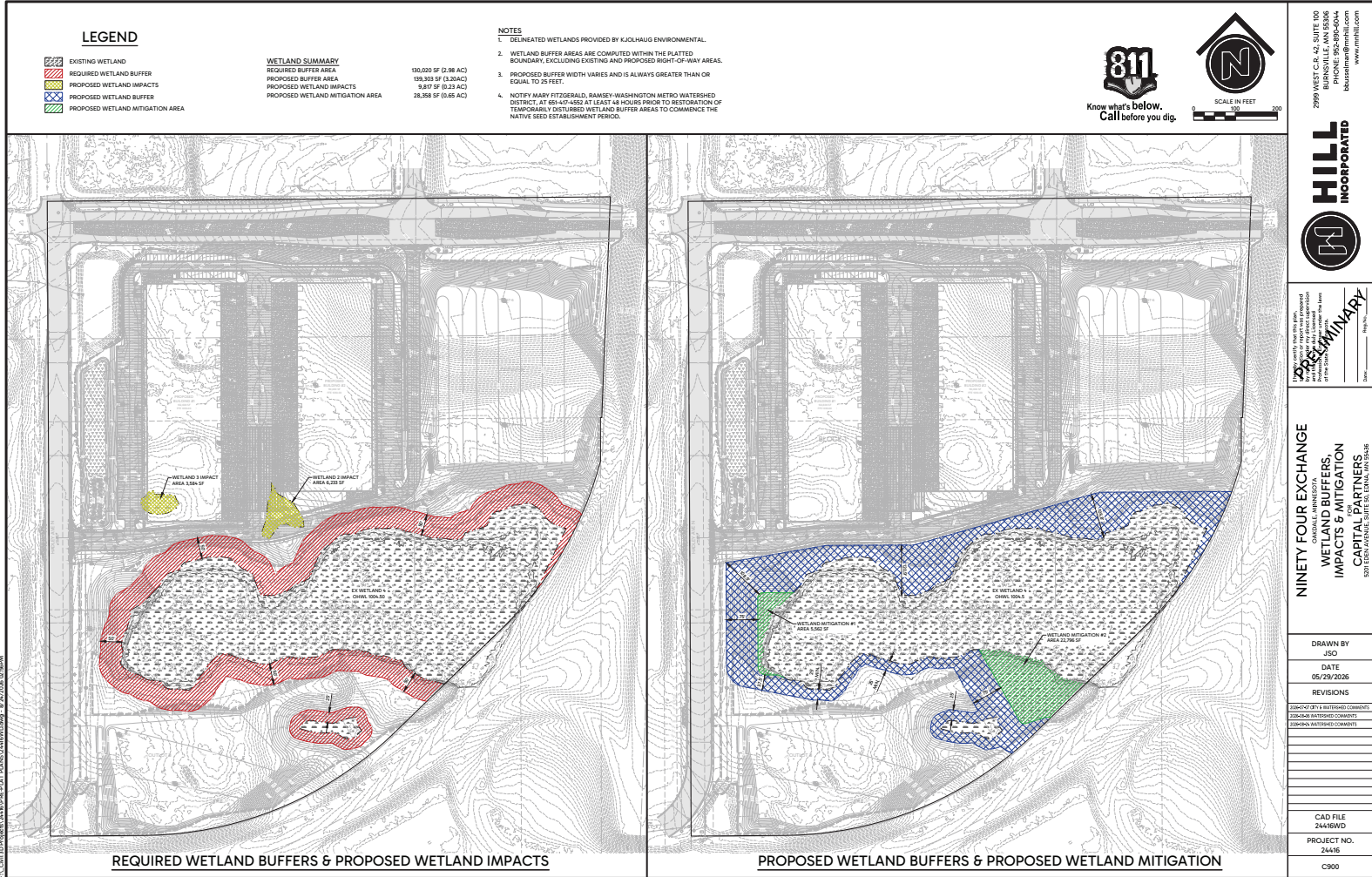
Note: Boundaries indicated on this figure are approximate and do not constitute an official survey product.

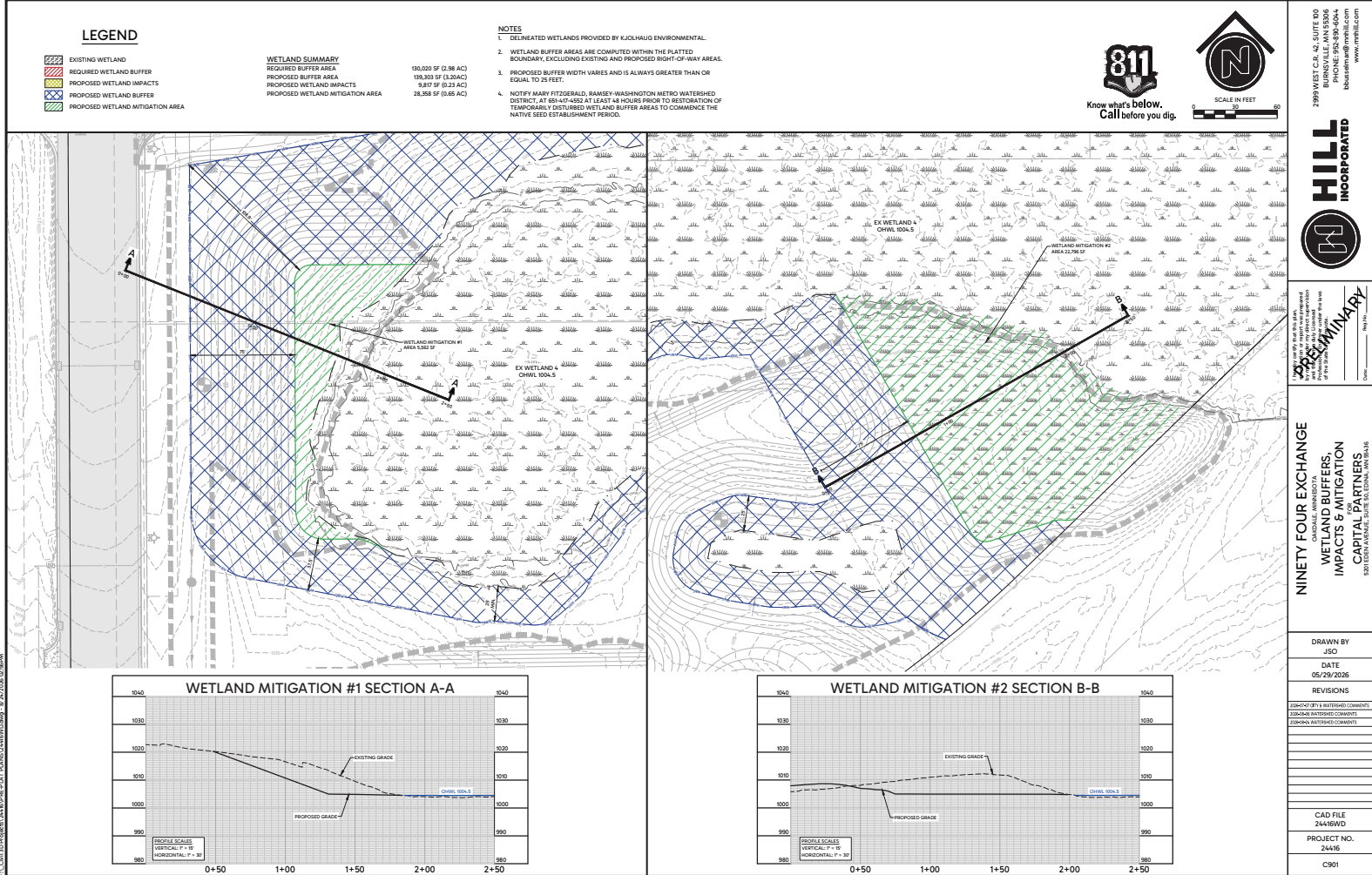
Ninety Four Exchange, Oakdale

WCA Replacement Plan Application

APPENDIX C

Project Plan



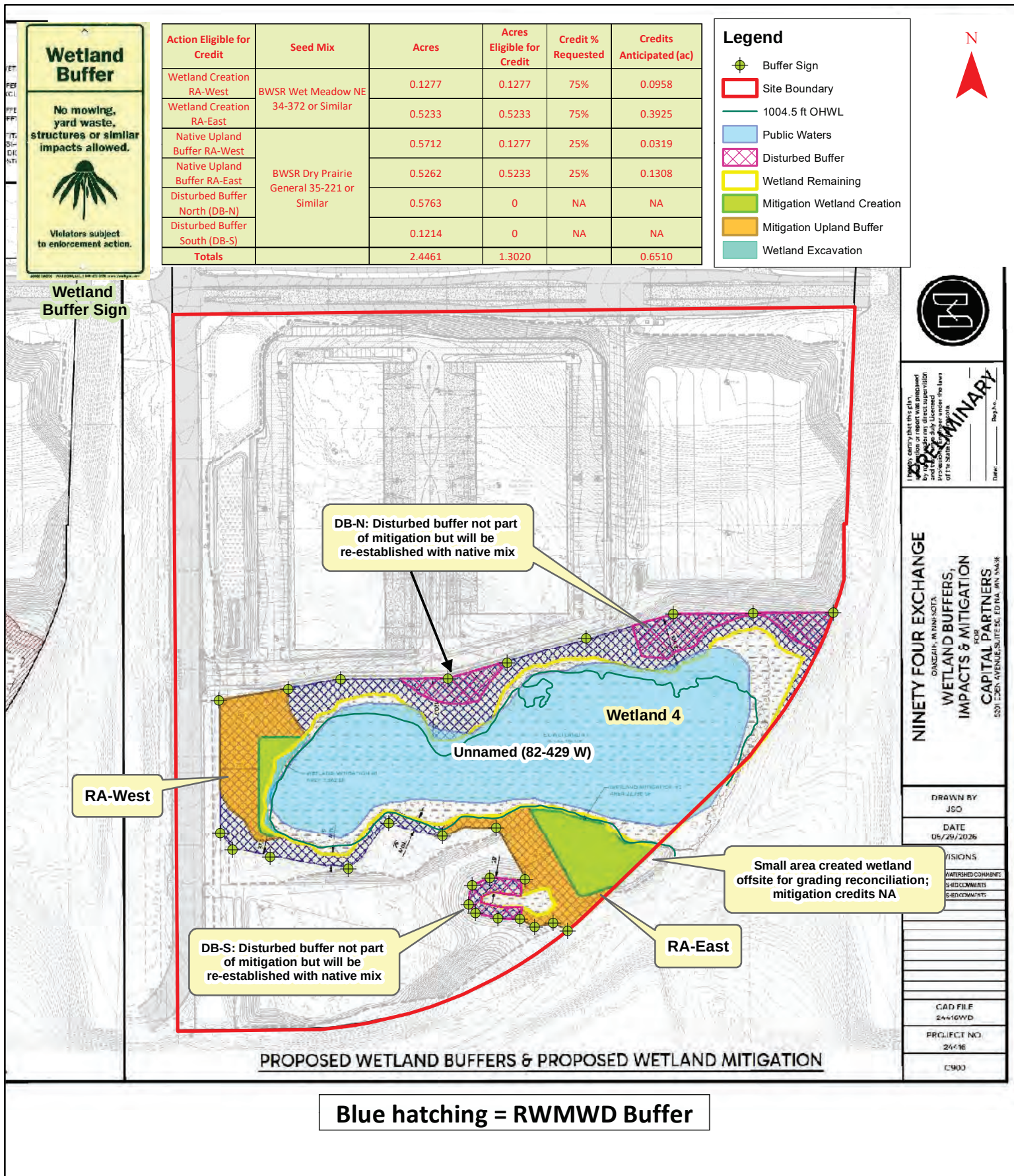


Ninety Four Exchange, Oakdale

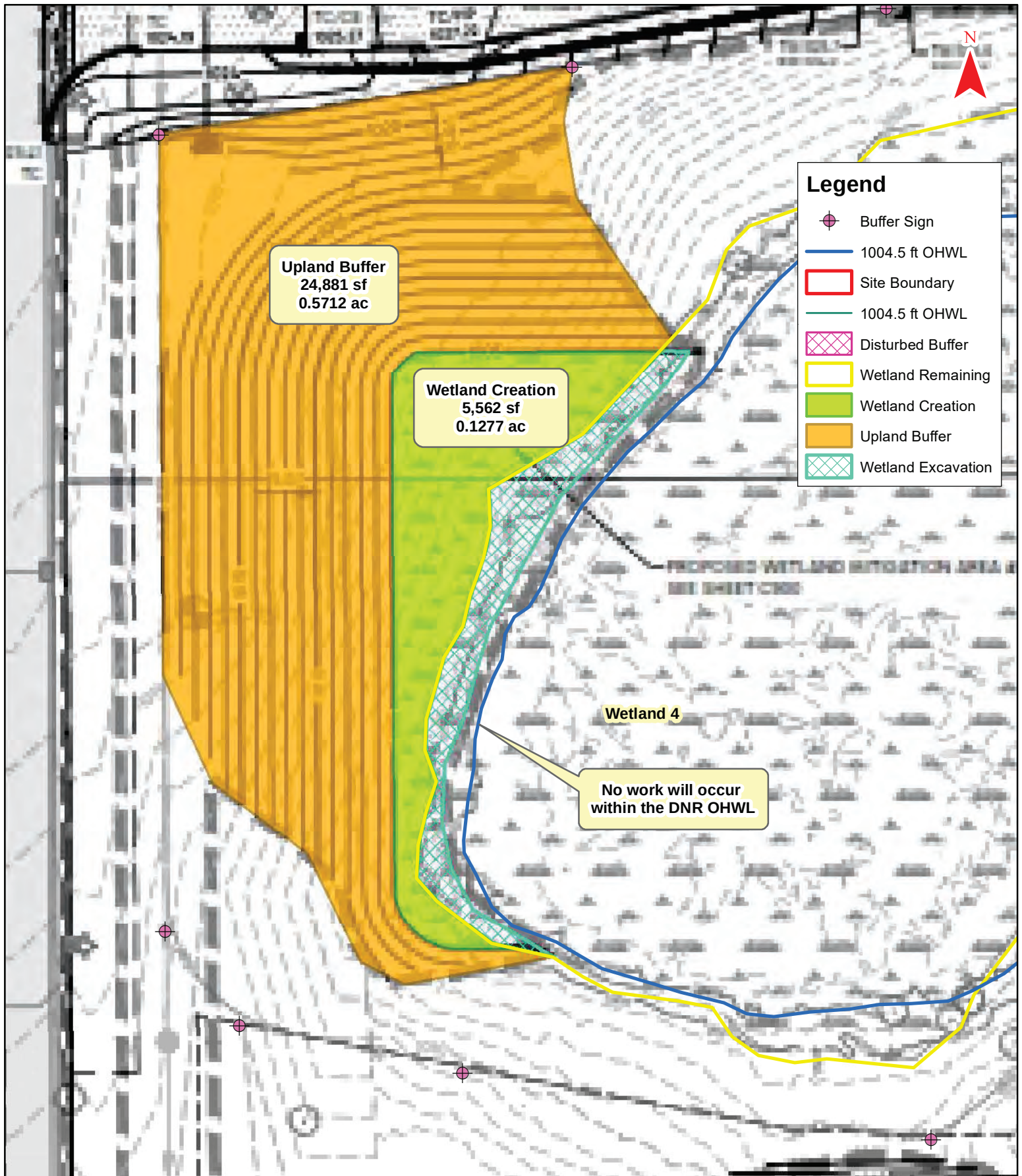
WCA Sequencing Application

APPENDIX D

On-Site Mitigation/Replacement Area Information



Revised Figure D - Replacement Areas/Disturbed Buffer Seeding & Planting Zone Map



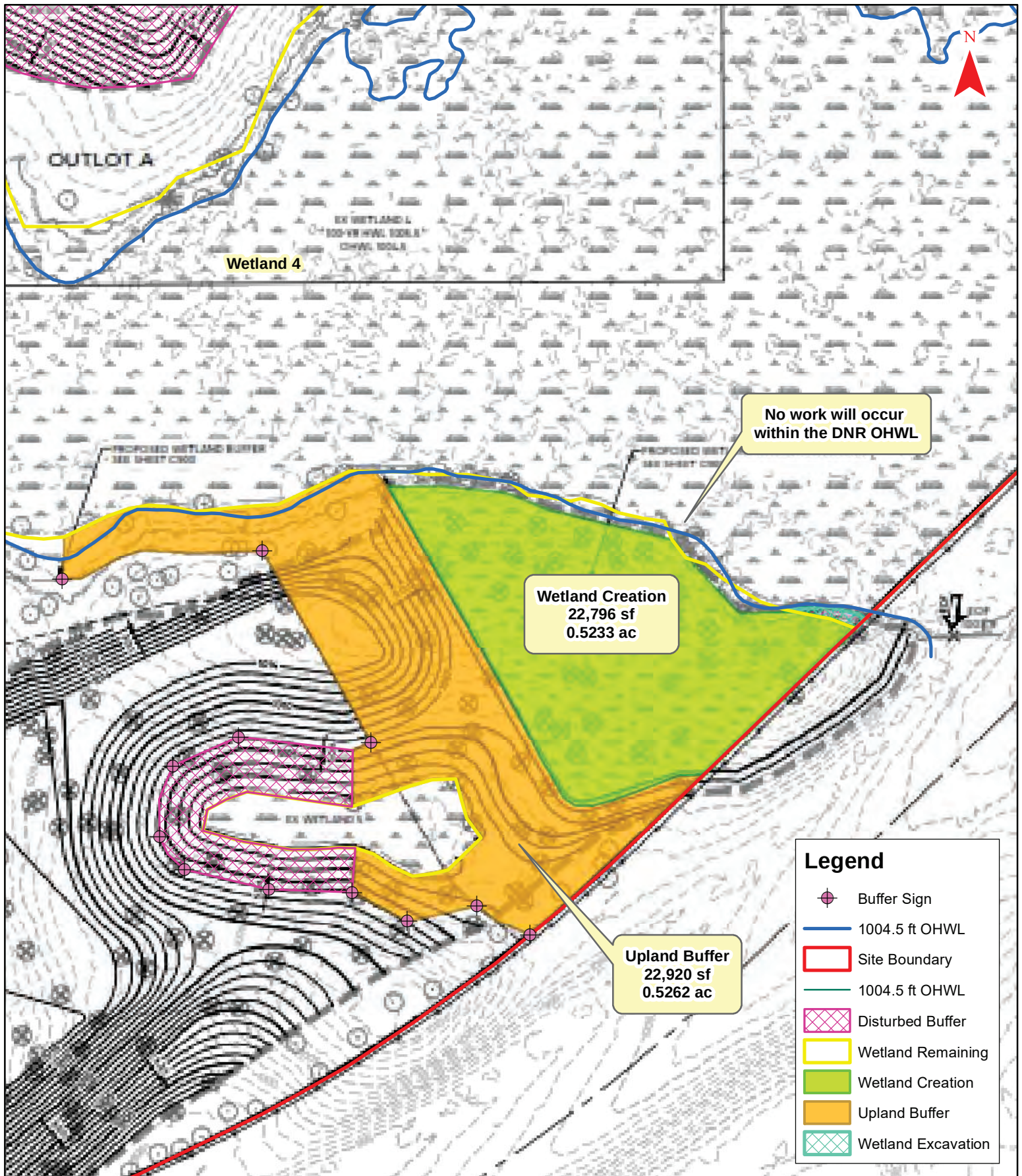
Revised Figure D1 - RA-West Close-Up

**Ninety Four Exchange (KES 2026-092)
Oakdale, Minnesota**



0 50
Feet

Note: Boundaries indicated on this figure are approximate and do not constitute an official survey product.



Revised Figure D2 - RA-East Close-Up

Ninety Four Exchange (KES 2026-092)
Oakdale, Minnesota



KJOLHAUG
ENVIRONMENTAL
An MNL Company



Note: Boundaries indicated on this figure are approximate and do not constitute an official survey product.



KJOLHAUG
ENVIRONMENTAL
An MNL Company

Memorandum

Date: August 27, 2026

To: Ramsey Washington Metro Watershed District (RWMWD)

Cc: Joe Radach, Capital Partners

From: Melissa Barrett, Kjolhaug Environmental Services (KES)

Re: No-Disturb Buffer - Rule E Variance Request
NINETY FOUR EXCHANGE, OAKDALE, WASHINGTON COUNTY, MN
(KES #2026-092)

Capital Partners is proposing a combination small business and light industrial development within an approximately 36.4-acre project area located immediately northwest of the intersection of I-94 and I-694 within the City of Oakdale (**Figure1**).

There are currently four (4) wetlands within the project area as Shown on **Figure 2**. The updated Replacement Plan Application (RPA) proposes impact to Wetlands 2 and 3, and avoidance of Wetland 4 (a DNR Public Wetland) and Wetland 5.

Figure 2 also shows 2-ft lidar contour elevations. Topographic elevations are highest in the northeast (1066 ft MSL) and southwest (1018 ft MSL) parts of the site. From these locations, topography slopes downhill to the center of the site to Wetland 4 (DNR Wetland 82042900) whose boundary roughly corresponds to the 1004 ft contour elevation. Additionally, within these overall significant elevation changes, the landscape undulates with varying elevations, creating numerous hills and valleys - presenting peculiar difficulties for development.

The proposed project components (light industrial and commercial businesses) require large, contiguous, and relatively flat footprints, which is accomplished by mass grading the site. Constructed pad contours must reconcile (match up with) with non-graded portions of the site. Due to significant grade changes between the constructed pads, the avoided wetlands, and the constructed mitigation areas - grading reconciliation within non-mitigation (and mitigation) portions of buffer areas are needed.

In addition to grading reconciliation and as discussed in the RPA, a primary project requirement is a through road connection between Hadley Ave N and 4th St N.

Disturbed Buffer – North

Two separate areas together totaling 0.5763 acres within the upland buffer to the north of Wetland 4 will need to be disturbed to reconcile grades (**see Sheet C400 and Figure D**). Although these disturbed areas are not associated with onsite mitigation replacement buffer, they have been included in the mitigation seeding and establishment plan as shown on **Figure D**.

Strict compliance with the Rule E - No Disturb Buffer rule would significantly reduce the footprint of the northeast portion of commercial Outlot B as well as the footprints of the light industrial buildings (and would require the through road connection between Hadley Ave N and 4th St N to be shifted to the north) - rendering the project as unfeasible as those uses represent the primary purpose of the project.

Disturbed Buffer – South

One area totaling 0.1214 acres within the wetland buffer wrapping around the west half of Wetland 5 will need to be disturbed to reconcile grades (**see Sheet C400 and Figure D**). Although this disturbed area is beyond the adjacent mitigation replacement buffer, it will be included in the mitigation seeding and establishment plan as shown on **Figure D**.

Strict compliance with the Rule E - No Disturb Buffer rule would not allow Replacement Area East (RA-E) and its adjacent buffer to be constructed – thereby preventing the project from meeting onsite mitigation requirements.

Restoration of Disturbed Buffer North & South

Vegetation within all proposed disturbed buffer areas will be restored via seeding with BWSR native state seed mix Dry Prairie General 35-221 (or similar) and will be managed alongside the mitigation area buffers during the mitigation monitoring period. Therefore, buffer functions (i.e., runoff filtration/infiltration and habitat) will be preserved and possibly enhanced (increased species diversity).

Requested Approval

This application requests a variance from the No-Disturb section of Rule E to allow for disturbance within buffers areas as shown on **Figure D**.

Thank you.

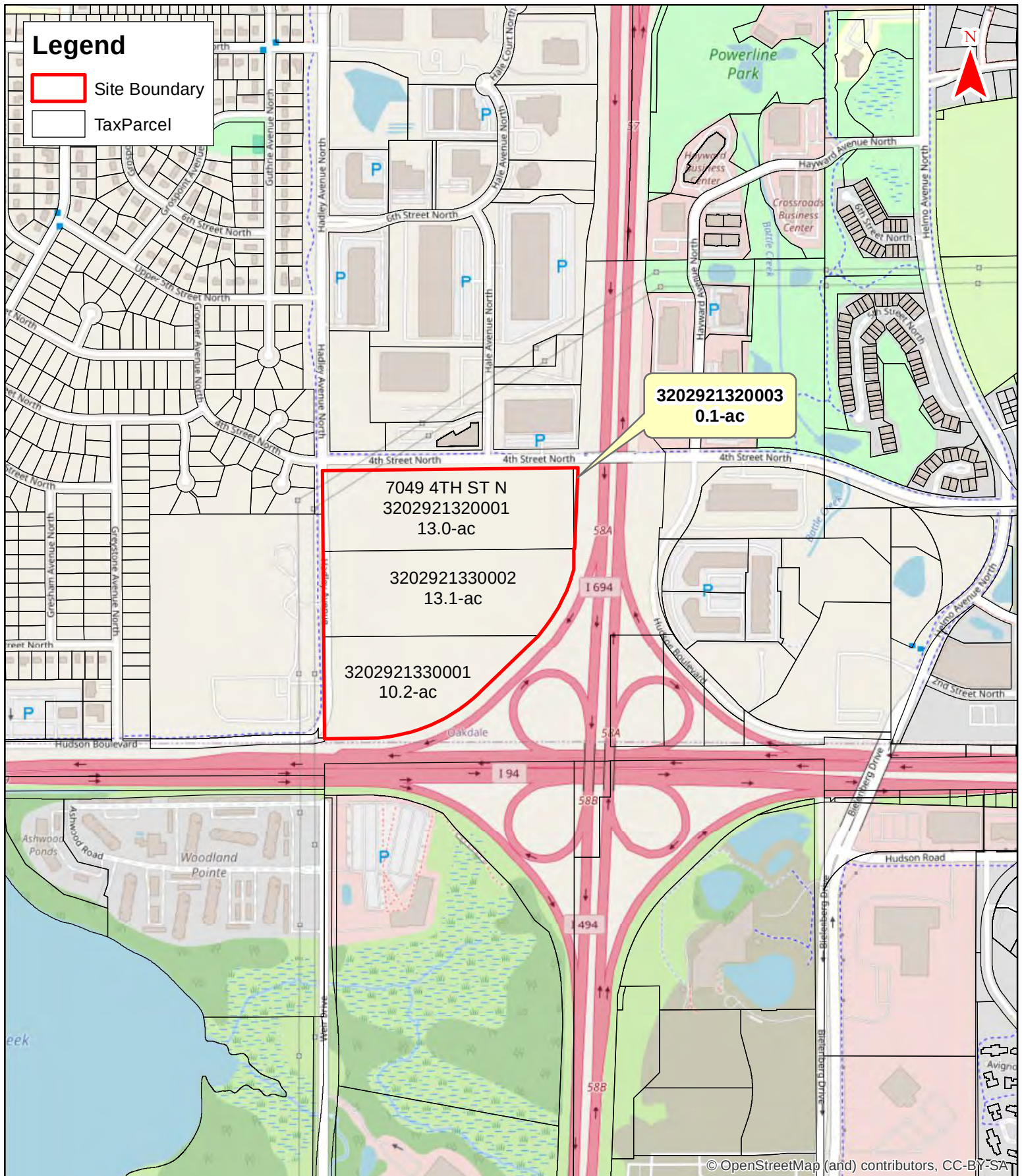


Figure 1 - Site Location

**Ninety Four Exchange (KES 2026-092)
Oakdale, Minnesota**

Note: Boundaries indicated on this figure are approximate and do not constitute an official survey product.





0 200 Feet

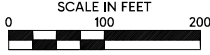
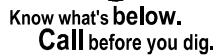
Figure 2 - Existing Conditions (2025 Metro Photo)

**Ninety Four Exchange (KES 2026-092)
Oakdale, Minnesota**

Note: Boundaries indicated on this figure are approximate and do not constitute an official survey product.



1. SPREAD A MIN. 6" TOPSOIL ON ALL AREAS HAVING FINAL STABILIZATION OF SEED & MULCH, TURF AND LANDSCAPING.
2. DOUBLE ROW SILT FENCE OR APPROVED PERIMETER CONTROL MUST BE PLACED WITHIN 50 FEET OF EDGE OF WETLAND.
3. SEE GENERAL NOTES SHEET C101 FOR MORE DETAILS ON PROTECTING INFILTRATION AREAS DURING CONSTRUCTION.
4. NOTIFY MARY FITZGERALD, RAMSEY-WASHINGTON METRO WATERSHED DISTRICT, AT 651-417-4552 AT LEAST 48 HOURS PRIOR TO THE CONSTRUCTION/INSTALLATION OF PROPOSED STORMWATER FACILITIES.
5. NOTIFY MARY FITZGERALD, RAMSEY-WASHINGTON METRO WATERSHED DISTRICT, AT 651-417-4552 AT LEAST 48 HOURS PRIOR TO RESTORATION OF TEMPORARILY DISTURBED WETLAND BUFFER AREAS TO COMMENCE THE NATIVE SEED ESTABLISHMENT PERIOD.



Wetland Buffer

No mowing, yard waste, structures or similar impacts allowed.



Violators subject to enforcement action.

Action Eligible for Credit	Seed Mix	Acres	Acres Eligible for Credit	Credit % Requested	Credits Anticipated (ac)
Wetland Creation RA-West	BWSR Wet Meadow NE 34-372 or Similar	0.1277	0.1277	75%	0.0958
Wetland Creation RA-East		0.5233	0.5233	75%	0.3925
Native Upland Buffer RA-West	BWSR Dry Prairie General 35-221 or Similar	0.5712	0.1277	25%	0.0319
Native Upland Buffer RA-East		0.5262	0.5233	25%	0.1308
Disturbed Buffer North (DB-N)		0.5763	0	NA	NA
Disturbed Buffer South (DB-S)		0.1214	0	NA	NA
Totals		2.4461	1.3020		0.6510

Legend

- Buffer Sign
- Site Boundary
- 1004.5 ft OHWL
- Public Waters
- Disturbed Buffer
- Wetland Remaining
- Mitigation Wetland Creation
- Mitigation Upland Buffer
- Wetland Excavation



I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

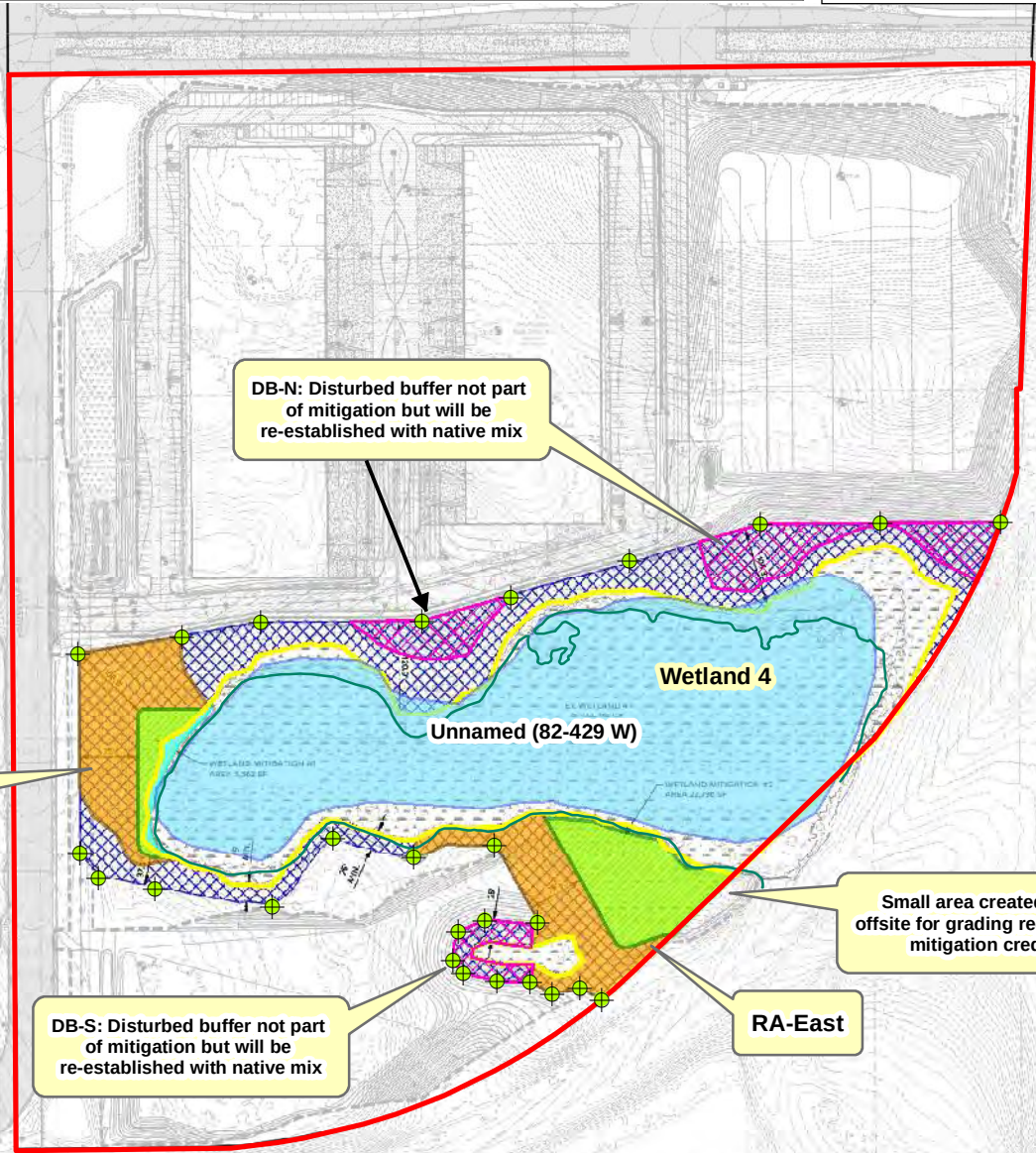
PRELIMINARY

Date: _____ By: J.S.O.

NINETY FOUR EXCHANGE
 OAKDALE, MINNESOTA
WETLAND BUFFERS, IMPACTS & MITIGATION
 FOR
CAPITAL PARTNERS
 5301 CARMEN AVENUE, SUITE 200, EDINA, MN 55436

DRAWN BY	JSO
DATE	05/29/2026
VISIONS	
WATERWORKS COMMENTS	
SEED COMMENTS	
SEED COMMENTS	
CAD FILE	24+16VYD
PROJECT NO.	24416
	C900

Wetland Buffer Sign



PROPOSED WETLAND BUFFERS & PROPOSED WETLAND MITIGATION

Blue hatching = RWMWD Buffer

Revised Figure D - Replacement Areas/Disturbed Buffer Seeding & Planting Zone Map

Note: Boundaries indicated on this figure are approximate and do not constitute an official survey product.



REGULATORY PROGRAM MONTHLY MEMORANDUM

Date: September 9th, 2026

To: Board of Managers and Staff

From: Nicole Maras, Regulatory Program Manager
Mary Fitzgerald, Regulatory Specialist
Kendra Kloth, Regulatory Technician

During August 2026:

Number of Inspections	63
Number of Violations:	5
Install/Maintain Inlet Protection	2
Install/Maintain Perimeter Control	2
General Permit Requirements	1

Inspections in past months	
July	56
June	47
May	36

Permit Program- Trainings and Coordination Meetings:

8/4: MECA Workshop planning meeting
8/5: Wetland boundary TEP review, Roseville
8/5: Potential wetland violation site visit, Shoreview
8/5: Post-construction site walk with developer, Shoreview
8/6: U of M training: Vegetation ID and Maintenance for Stormwater
8/12: Forty 7 Pines pre-construction meeting, Woodbury
8/13: Woodbury Woodlane Drive enforcement visit
8/18: TEP meeting: Ninety Four Exchange
8/19: Watershed Equity Alliance monthly meeting
8/26-8/27: StormCon conference at the Minneapolis Convention Center
8/31: Bailey West pre-activity walkthrough

Single Lot Residential Permits Approved by Staff:

#26-25 630 Keller Parkway (Little Canada- shoreline landscaping project)

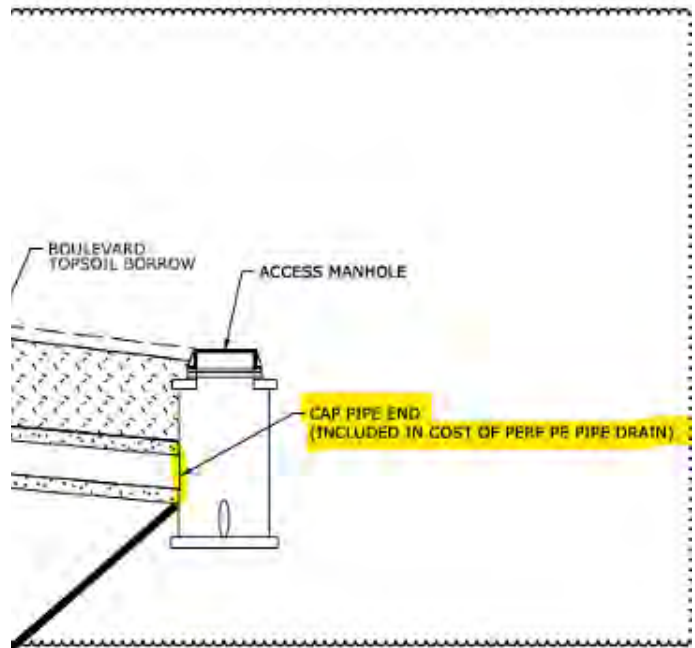
Permits Closed:

#20-22 Maplewood Elementary
#22-25 Xcel Energy Maplewood Gas Plant
#23-14 Gladstone Village (Maplewood)
#24-16 Justice Alan Page Elementary Parking (Maplewood)
#24-40 Main Event (Woodbury)
#24-54 Gladstone Village II (Maplewood)
#24-47 Woodbury WTP- Tamarack Wellfield

Project Updates:



On August 21st, with the help of the water quality team, permit staff performed a confined space entry at the new Xcel Service Center at The Heights. The permit team typically inspects underground facilities from the surface, using flashlights to see below. However, this system was so large, the team thought it'd be a great opportunity to get in and take a closer look. The confined space entry paid off, as the team was able to document several inches of fine construction sediment throughout the whole system. This material will need to be vacuumed out before RWMWD will close the permit and refund the project's held escrow. This example helps demonstrate the permit team's robust requirements for inspecting a project at the end of construction to ensure it meets all our rules and is clean and functional.



Another example of a good catch made by the permit team's robust close out procedures were at a recently completed road reconstruction project. While performing a drawdown inspection of the underground systems, staff discovered a very crucial piece of infrastructure was missing. These underground systems were designed to have an end cap installed on the pipes so that runoff that enters the pipe is forced to infiltrate through the bottom pipe perforations and back into the native soil. Without the end caps, the water continues to flow through the pipe without treatment. The project is currently working to install these end caps to get the systems fully functional.

Permit Fees and Sureties

In May of this year, staff proposed an increase to the RWMWD inspection fee for non-compliant sites (receiving a letter grade C or worse on an inspection) in order to cover the additional staff time and resources spent on follow-up, report writing, reinspection, and enforcement escalation. The following information was provided, with the proposed increase reflecting current employee charge-out rates, estimated staff time, and estimated travel mileage:

Years	Fee Amount
2008-February 2019	\$60.00
March 2019-current	\$155.00
Tentatively June 2026	Proposed \$290.00

The Board of Managers requested staff come back with more information regarding other watershed districts' fees in order to make a more informed decision. Many watershed districts seek to recoup costs in slightly different ways, so the comparison may not be direct. This summer Brown's Creek Watershed District compiled a table in collaboration with the Metro Watersheds Regulatory Group to compare permit fees, sureties, and policies between watershed districts.

For context, Ramsey-Washington currently charges:

\$500 Permit Processing Fee

\$175 Permit Processing Fee (Single Lot Residential)

\$2,000 per acre Permit Surety if permanent stormwater treatment is not required

Note: Not all small floodplain or wetland-driven permits require a surety. The project must be at least 1,000 square feet of disturbance.

\$5,000 per acre Permit Surety if permanent stormwater treatment is required.

Inspection and enforcement charges for non-compliance: \$155 per inspection (letter grade C or worse)

\$0 WCA Processing Fee

Note: Fees and sureties do not apply to public projects.

In reviewing the comparison with other metro watershed districts, RWMWD has the simplest fee structure by far. Some watershed districts charge per rule triggered. Some hold the \$10 Application Fee but then charge other Permit Fees and Financial Assurances/Sureties.

Due to the complexity of some watershed districts' permit structures, I considered a standard 1-acre urban site with 0.8 acres of impervious (no wetlands or floodplains involved). I estimated the upfront fees for a sample project like this ranged from \$2,800 to \$17,500 depending on the watershed. RWMWD was somewhere in the middle at \$5,500. This range of upfront fees does not account for the fact that some of those fees may be refundable at the end of the project. Additionally, watershed districts may bill for staff/engineering time reviewing and inspecting throughout the life of the project (not just for non-compliance).

Here are examples of fee structures and cost recovery policies for two metro watershed districts:

<https://www.vbwd.org/permitting/>

Permit Fee Deposit cumulative of all triggered fees

Land Alteration	
< 1 acre	\$500
1-5 acres	\$1,000
5 - 20 acres	\$1,500
> 20 acres	\$2,000
Impervious Surface Creation	
First 6,000 sq. ft.	\$1,000
each additional sq. ft.	\$0.01
Work in 100-year Floodplain	\$1,500
Discharge to Surface Water	\$10,000
Sites with Wetlands	\$1,000
WCA Reviews	
Delineation/Type Determination	\$1,000 + \$500/acre of wetland
Exemption/No-Loss	\$1,000
Impacts requiring replacement plan	\$2,500 plus \$5,000/acre of impact
Mitigation Monitoring	\$5,000
Wetland Bank Creation	\$20,000

Permit fees are cumulative, any unused portion of fees over \$500 are refundable. Fees are double for after-the-fact permits. Charge back to applicant for costs incurred above fee balance.

Based on rules triggered, minimum of \$5,000

<https://minnehahacreek.org/permits/>

All	\$10
District Professional Staff: \$70.07/hour; District Administrative Staff: \$50.74/hour; Consulting Engineer/Technician: Contracted rate; District Counsel: Contracted rate; Wetland Buffer signs: \$2.85; Black and White Photocopy Costs: \$0.25/page + actual staff time; Color Photocopies: \$1.00/page + actual staff time; Electronic Records: cost of production	
SURETY	
Erosion and Sediment Control	
< 1 acre	\$0
1-5 acres	\$1,500
5-10 acres	\$2,500
> 10 acres	\$3,500 + \$200/acre over 10 acres
Wetland Alterations	\$5,000 + \$1,000/acre, up to a max of \$15,000
Dredging	Project cost
Shoreline/Streambank Improvements	\$5,000 or the total number of feet of shoreline impacted multiplied by \$100, whichever is greater
An individual/entity may submit a single form of surety in the amount of \$25,000 to cover all permit applications under the Dredging and Shoreline Rules submitted in the district in one year	
Stormwater Management	\$20,000/acre of treatment volume

Beyond the initial permit processing fee, a permit applicant is responsible for the District's actual cost to administer and enforce a permit; the actual cost of field inspections or investigations of the area affected by the proposed activity; analysis of the proposed activity; engineering and other technical analysis; legal fees and costs and administrative expenses; and monitoring of permitted activity.

RWMWD's current permit processing fee (\$500) has not changed in approximately 25 years. The current escrow schedule has not changed since 2011.

RWMWD staff have been working to propose an increase in the existing inspection charge (\$155) in the short term to cover the additional resources needed for enforcement. If the Board of Managers feel comfortable with the proposed \$290 inspection charge for non-compliant reports, staff can come back next month with a request for board action through resolution. At the board's request, staff can also work to update the permit processing fee and escrow schedule via separate resolutions following, or in collaboration with, the next rule revision.

As an update, staff have also updated our internal enforcement procedures to better standardize the steps to enforcement escalation. This provides a better roadmap for our staff and helps to increase response consistency among projects.

Stewardship Grant Program

Stewardship Grant Program Budget Status Update

September 9, 2026

		Last Month	This Month	Last Month	This Month
Homeowner	Coverage	Number of Projects: 20	Number of Projects: 27	Funds Allocated	Funds Allocated
Habitat Restoration and rain garden w/o hard surface drainage	50% Cost Share \$15,000 Max	16	19	\$65,450	\$78,150***
Rain garden w/hard surface drainage	75% Cost Share \$15,000 Max	4	6	\$26,275	\$45,675***
Shoreland Restoration	100% Cost Share \$15,000 Max	0	2	\$0	\$30,000*

		Last Month	This Month	Last Month	This Month
Commercial, School, Government, Church, Associations, etc.	Coverage	Number of Projects: 16	Number of Projects: 17	Funds Allocated	Funds Allocated
Habitat Restoration	50% Cost Share \$15,000 Max	2	2	\$60,000	\$60,000
Shoreland Restoration (below 100-year flood elevation w/actively eroding banks)	100% Cost Share \$100,000 Max	0	0	\$0	\$0
Priority Area Projects (Water Quality)	100% Cost Share \$100,000 Max	2	2	\$121,100	\$121,100
Non-Priority Area Projects (Water Quality)	75% Cost Share \$50,000 Max	0	0	\$0	\$0
Priority Chloride Projects (Impaired, at-risk) (\$150,000 reserved – all chloride)	100% Cost Share \$100,000 Max	0	0	\$0	\$0
Non-Priority Chloride Projects (Not impaired or at-risk)	75% Cost Share \$50,000 Max	0	0	\$0	\$0
Community Partner (\$100,000 reserved)	50-100% Cost Share \$25,000 Max	5	6	\$84,550	\$97,550*
Public Art	50% Cost Share \$15,000 Max	2	2	\$19,800	\$19,800
Aquatic Veg Harvest/LVMP Development	50% Cost Share \$15,000 Max	0	0	\$0	\$0
Enhanced Street Sweeping (\$350,000 Reserved)	Varies Cost Share \$100,000 Max	5	5	\$327,000	\$327,000

Maintenance	50% Cost Share \$7,500 Max for 5 Years	89	92	\$84,505	\$87,305
Consultant Fees				\$46,290	\$48,301
Total Allocated				\$832,970	\$914,881

*includes funds to be approved at current board meeting

** includes staff approvals since previous board meeting

2026 Stewardship Grant Program Budget		
	Last Month	This Month
Budget	\$1,500,000	\$1,500,000
Total Funds Allocated	\$832,970	\$914,881
Total Available Funds	\$667,030	\$585,119

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Action Items

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Request for Board Action

Board Meeting Date: September 9, 2026

Agenda Item No: 7A

Preparer: Tina Carstens, Administrator

Item Description: Approval of District budget and preliminary levy for fiscal year 2027.

Background:

The Board discussed the preliminary 2027 budget and levy at its August meeting. The proposed budget has since been published in the Pioneer Press and posted on the District website. To date, no comments have been received. The required public hearing will be held at the September Board meeting, prior to this action item, to receive public comment.

At the public hearing, staff will provide a brief overview of the proposed 2027 budget and preliminary levy, including changes made since the August meeting. Since that meeting, staff has continued to review the District's current-year financial status, anticipated carryover, and 2027 work plan to further refine the levy requirement.

At the August meeting, the Board directed staff to reduce the proposed preliminary increase to the single digits and provide a clearer picture of the changes needed to accomplish that. The preliminary levy increase has since been reduced from 14.58% to 7.57%.

The most significant changes are within the Project Feasibility Studies and Targeted Retrofit program areas. While several studies and projects are ready to move forward, a closer review of the anticipated work schedule indicates that some expenditures can more realistically be phased between 2027 and 2028. In addition, the District is still awaiting final Atlas 15 precipitation data, which affects the timing of planned modeling work. Several Targeted Retrofit projects are also expected to focus on planning and design in 2027, with construction occurring in 2028.

The following changes have been made since the August budget discussion:

Project Feasibility Studies

- Stormwater Modeling Updates: Reduced the 2027 budget from \$200,000 to \$100,000, with the remaining \$100,000 planned for 2028.
- Beaver Lake and Lake Emily Internal Load: Moved \$50,000 to 2028 while awaiting results from the Wakefield Lake aeration project.

Targeted Retrofits

- Hazelwood Professional Center: Planning and design will occur in 2027; \$500,000 in construction costs moved to 2028.
- City of Landfall Retrofits: Planning and design will occur in 2027; \$250,000 in construction costs moved to 2028.
- Battle Creek TSS BMPs: \$300,000 moved to 2028, allowing staff to focus on in-creek design work in 2027.

Together with updated assumptions regarding current-year spending and anticipated carryover, these changes reduce the proposed preliminary levy increase to 7.57%, for a total levy of \$7,936,295. Staff recommends that the Board approve this amount as the preliminary levy to be submitted to the county. Approval of the preliminary levy does not finalize the 2027 budget or levy. Following preliminary levy approval, the Board and staff can establish a target for the final levy and continue refining the 2027 project work plan and evaluating 2026 expenditures and anticipated carryover. The final levy may be reduced from the preliminary amount but cannot be increased.

The preliminary levy must be submitted to the county by September 30. Staff will continue refining the budget ahead of the December 9 Board meeting, when the Board will consider the final 2027 levy for approval.

Attached are the preliminary levy resolution, draft budget table, program-level budget line-item detail, and budget narrative.

Applicable District Goal and Action Item:

Goal: Manage effectively – The District will operate in a manner that achieves its mission while adhering to its core principles.

Action Item: Follow all legal requirements applicable to watershed districts.

Staff Recommendation:

Approve the draft budget for purposes of the preliminary levy and approve Resolution 26-01.

Financial Implications:

The counties require preliminary levy certification by September 30th of each year. This step is required for final levy authority in December.

Board Action Requested:

Approve the draft budget for purposes of the preliminary levy and approve Resolution 26-01.



RESOLUTION 26-01

RESOLUTION APPROVING THE PRELIMINARY PAYABLE 2027 TAX LEVY

WHEREAS, the Ramsey-Washington Metro Watershed District (District) prepared a budget for fiscal year 2027 to implement the District's programs and projects as defined in the District's Watershed Management Plan; and

WHEREAS, the District distributed the proposed budget and levy for review and comment and conducted a requisite public hearing on September 9, 2026;

NOW, THEREFORE, BE IT RESOLVED by the Board of Managers of the Ramsey-Washington Metro Watershed District that the following preliminary levy be certified to Ramsey and Washington Counties.

General Revenue Levy	\$7,516,500
<u>Debt Service Levy</u>	<u>\$419,795</u>
Total Levy	\$7,936,295

Adopted by the Board of Managers of the Ramsey-Washington Metro Watershed District, this 9th day of September 2026.

Val Eisele, President

Attest:

Mark Gernes, Secretary

Fiscal Year 2027 Budget V1
Preliminary Budget and Levy
9/9/2026

Budget ID Number	Budget Item		FY 2026 Budget	2027 General Fund	Capital Improvements	Carry-over Funds	Other Funds	Total Proposed 2027 Budget	Increase (decrease) from 2026 Budget
1	Engineering	Administration	145,000	120,000				120,000	(25,000)
2		Engineering Review	83,000	87,000				87,000	4,000
3		Permit Application Review	85,000	95,000				95,000	10,000
4		Permit Inspection and Enforcement	10,000	10,500				10,500	500
5		Project Feasibility Studies	430,000	260,000				260,000	(170,000)
6		GIS Maintenance	5,000	15,000				15,000	10,000
7									
8	Attorney	General	40,000	30,000				30,000	(10,000)
9		Permit Enforcement	5,000	5,000				5,000	0
10									
11	Managers	Meeting Per diems	7,000	7,000				7,000	0
12		Managers Expenses	3,000	3,000				3,000	0
13									
14	Auditor/Accounting	Auditor/Accounting	85,000	95,000				95,000	10,000
15									
16	Miscellaneous	Dues & Publications	20,000	20,000				20,000	0
17		Insurance	75,000	75,000				75,000	0
18		Committee & Board Meeting Expenses	4,000	4,000				4,000	0
19		Miscellaneous	5,000	5,000				5,000	0
20									
21	Administrative	Salary & Benefits	2,200,000	2,300,000				2,300,000	100,000
22		Employee Expenses	10,000	10,000				10,000	0
23		Janitorial/Trash Services/Snow Plowing	30,000	30,000				30,000	0
24		Building Maintenance	80,000	150,000				150,000	70,000
25		Utilities (gas,electric, water, sewer, maintenance)	20,000	20,000				20,000	0
26		Office Supplies	7,000	7,000				7,000	0
27		Copying/Printing	5,000	7,000				7,000	2,000
28		Postage/Delivery	2,000	2,000				2,000	0
29		Office Furniture & Computer Equipment	50,000	50,000				50,000	0
30		Training/Education	75,000	75,000				75,000	0
31		Telephone	13,000	15,000				15,000	2,000
32		District Vehicles/Maintenance	75,000	20,000				20,000	(55,000)
33		Database/GIS Maintenance & Equipment	80,000	80,000				80,000	0
34		IT Services/Internet/Website/Software Licenses	120,000	130,000				130,000	10,000
35		Outside Program Support	44,000	45,000				45,000	1,000
36		Outside Consulting Services	25,000	25,000				25,000	0
37									
38	Program	WMP, Lakes, TMDLs, Grants	195,000	78,000				78,000	(117,000)
39	Activities	Natural Resources Program	176,000	191,000				191,000	15,000
40		Water Monitoring-Lab Costs & Equip.	371,500	350,000				350,000	(21,500)
41		Research Projects	107,000	127,000				127,000	20,000
42		Project Operations	200,000	200,000				200,000	0
43		Education, Communication, Events	161,000	166,000				166,000	5,000
44		Health & Safety Program/Staff In-House Training	7,000	7,000				7,000	0
45									
46	Capital Improvements	Maplewood Mall SRF Loan Debt Service	96,654		97,170	0	0	97,170	516
47	Summary	Beltline and Battle Creek Tunnel Repair Debt Service	323,047		322,626	0	0	322,626	(421)
48		Targeted Retrofit Projects	581,000		500,000	0	500,000	1,000,000	419,000
49		Stewardship Grant Fund	1,500,000		800,000	700,000	0	1,500,000	0
50		Fish Creek Tributary Improvements	1,300,000		0	0	1,080,000	1,080,000	(220,000)
51		Kohlman In-lake Alum Treatment	385,000		0	5,000	0	5,000	(380,000)
52		Wakefield Lake Aeration Implementation	565,000		0	630,000	0	630,000	65,000
53		Project Repair & Maintenance	2,285,000		1,400,000	1,200,000	0	2,600,000	315,000
54		Wetland and Creek Restoration Projects	10,000		0	459,500	0	459,500	449,500
55		Flood Risk Reduction Fund	655,000		0	950,000	270,000	1,220,000	565,000
		Totals	\$ 12,756,201	\$ 4,916,500	\$ 3,119,795	\$ 3,944,500	\$ 1,850,000	\$ 13,830,795	\$ 1,074,594

\$300K SIF, \$200K Transfer

\$850K Grant, \$230K WBIF

\$270K Grant

	Budget Total	Budget Total By Fund		Proposed Levy
		General Fund	CIB	
2027 Budget Total and totals by fund	\$ 13,830,795	\$ 4,916,500	\$ 8,914,295	\$ 7,936,295
2026 Budget Total and totals by fund	\$ 12,756,201	\$ 5,055,500	\$ 7,700,701	\$ 7,377,463
2027 Budget Increase or (Decrease) from 2026 Budget	\$ 1,074,594	\$ (139,000)	\$ 1,213,594	\$ 558,832
2027 Budget % change from 2026 Budget	8.42%	-2.75%	15.76%	7.57%

Fund Sources	Proposed 2027 Budget	Projected 2026 Carryover	Projected Other Income	Proposed 2027 Carryover	Proposed 2027 Levy
General Fund	\$ 4,916,500	\$ 2,000,000	\$ 100,000	\$ 2,000,000	\$ 4,816,500
Capital Improvements	\$ 8,914,295	\$ 3,944,500	\$ 1,850,000	\$ -	\$ 3,119,795
Total	\$ 13,830,795	\$ 5,944,500	\$ 1,950,000	\$ 2,000,000	\$ 7,936,295

2027 Budget Program Line Item Breakouts for Preliminary Budget and Levy

Project Feasibility Studies (Line 5)	
Stormwater Model Updates (Atlas 15 plus missing areas)	\$100,000
Wetland Assessment (1 of 3 year effort)	\$100,000
Bennet Lake Internal Load Reduction Feasibility Study	\$40,000
Contingency	\$20,000
Total =	\$260,000

Outside Program Support (Line 35)	
Watershed Partners	\$10,000
Blue Thumb	\$2,000
Freshwater Society	\$3,000
East Metro Education	\$16,000
Cooperative Weed Management Program	\$10,000
GIS Users Group	\$1,000
Contingency	\$3,000
Total =	\$45,000

WMP, Lakes, TMDLs, Grants (Line 38)	
Grant Applications	\$20,000
TMDL Reporting Assistance	\$20,000
Watershed Management Plan Updates - Review, Approval, and Adoption	\$18,000
Contingency	\$20,000
Total =	\$78,000

NR Program (Line 39)	
Ongoing Site Maintenance	\$25,000
Carp Management Program	\$76,000
Restoration Project Work	\$40,000
Equipment Needs	\$40,000
Contingency	\$10,000
Total =	\$191,000

Water Monitoring (Line 40)	
WQ Equipment Replacement and Repair	\$50,000
Sampling and Lab Costs	\$150,000
Barr Engineering Monitoring Assistance and Reporting	\$100,000
Contingency	\$50,000
Total =	\$350,000

Research (Line 41)	
Minnesota Stormwater Research Council	\$50,000
Wakefield Spent Lime and Shoreview Commons Pond Alum Research	\$50,000
New Technology Reports	\$17,000
Contingency	\$10,000
Total =	\$127,000

Education/Events/Communications (Line 43)	
Education and Work in Schools	\$50,000
Communications and Marketing	\$60,000
WaterFest	\$40,000
Watershed Excellence Awards	\$6,000
Contingency	\$10,000
Total =	\$166,000

Targeted Retrofits (Line 48)	
2026 Project Completion (Gustavus, Cochran)	\$5,000
1670 Beam Avenue (\$300,000 SIF) - engineering and construction	\$720,000
Thirty Twenty Estates (work in 2027)	\$35,000
Future Retrofit Project Development	\$250,000
Total =	\$1,010,000

Project Repair and Maintenance (Line 53)	
2027 Project Repair and Maintenance Contract	\$1,000,000
Office Site Exterior Improvements	\$630,000
McKnight Basin Repairs	\$600,000
Routine Inspections and Unplanned Maintenance ID	\$120,000
BMP and NR Maintenance Program	\$250,000
Total =	\$2,600,000

Wetland and Creek Restoration Projects (Line 54)	
Cottage Place Wetland Restoration Wrap-Up	\$7,500
Plateau Wetland Restoration	\$152,000
Schletty Wetland Restoration	\$50,000
Battle Creek Restoration Planning and Design	\$250,000
Total =	\$459,500

Flood Risk Reduction Fund (Line 55)	
Tanners Lake and Battle Creek Lake Outlet Planning + BC Outlet Construction	\$700,000
Five Star Estates Project Development	\$240,000
Ames Lake Improvements Planning	\$225,000
McNight Basin Emergency Response Plan Updates	\$55,000
Total =	\$1,220,000

Items shown on these budget line item breakouts are subject to change. Projects are identified but may need adjustments or additional project opportunities with similar goals may be determined during the year.

2027 BUDGET NARRATIVE V2: Preliminary Budget and Levy

<u>Budget Line No.</u>	<u>Item & Description</u>	<u>Budget Amount</u>	<u>Change from '26 increase (decrease)</u>
General Fund Budget Summary:			
1	Engineering - Administration Oversight of all District engineering activities, supervising staff assigned to projects, responding to general inquiries of the public and the board, and preparing correspondence and billings. Engineering attendance at meetings of the District- covers Board and related project meetings, mini case studies, data collection, analysis, preparation of reports as requested by the managers, and assisting in District water management planning activities. This also includes preparation for board workshop topics as requested.	120,000	(25,000)
2	Engineering - Review Review and comment on plans and proposals submitted to the District for review relative to District regulations, policies, and concerns. Assist communities and counties with data and information needs related to projects and plans.	87,000	4,000
3	Engineering - Permit Application Review and Processing Provides engineering assistance in the review of all permit applications, clarifying problems with the developer, meeting with the developer on-site, and coordinating permit issues with communities, counties, and other regulatory bodies.	95,000	10,000
4	Engineering - Permit Inspection & Enforcement Inspect projects involving a designed improvement when requested by District staff.	10,500	500
5	Engineering - Project Feasibility Studies This item provides a budget for annual feasibility studies in preparation for future capital improvement projects. See Program Budget Line Item Breakout table.	4260,000	(170,000)
6	Engineering - GIS Maintenance Provides funds for the maintenance and assistance of the District GIS system and data.	15,000	10,000

Budget Line No.	Item & Description	Budget Amount	Change from '26 increase (decrease)
8	Attorney - General Legal advice at meetings, research on various issues for Board consideration, preparation and publication of legal notices, preparation of Board resolutions, and other matters requiring legal counsel.	30,000	(10,000)
9	Attorney - Permit Enforcement Legal advice on permit sites, including enforcement activities, letters, and legal action as necessary.	5,000	0
11	Manager per Diems Manager per diems for regular and special meeting attendance.	7,000	0
12	Manager Expenses Manager Expenses incurred in the performance of official manager duties, such as attendance at conferences and meetings, and related expenses.	3,000	0
14	Auditor/Accounting Preparation of the District's annual audit and provision of monthly accounting services.	95,000	10,000
16	Dues & Publications Dues for appropriate organization memberships (MAWD, League of MN Cities, etc.) and for purchase of necessary publications and reference materials.	20,000	0
17	Insurance District General Liability, Property/Casualty, Public Official Liability insurance, etc.	75,000	0
18	Committee & Board Meeting Expenses Budget to cover miscellaneous expenses related to the duties and activities of District advisory committees, such as meeting refreshments, supplies, public information materials, etc.	4,000	0

Budget Line No.	Item & Description	Budget Amount	Change from '26 increase (decrease)
19	Miscellaneous Expenses Expenses of the District not elsewhere classified. Examples include miscellaneous financial charges and expenses, District tour expenses, pass-through expenses, etc.	5,000	0
21	Staff Salaries, Taxes & Benefits Includes salary, taxes, insurance, and benefits for existing full-time staff plus summer interns. Includes the addition of a BMP Maintenance Specialist staff person. This budget includes an allowance for salary increases and increased benefit costs. Also includes the additional cost of the state Paid Family Leave program.	2,300,000	100,000
22	Employee Expenses This includes mileage, parking, and supply expenses incurred by the District's staff.	10,000	0
23	Janitorial/Trash Services/Snow Removal Contract services are required for the office building and winter snow removal.	30,000	0
24	Building Maintenance Building repairs, equipment, and landscape maintenance expenses, including budget planned for exterior building paint, gutters, and bird-safe window film.	150,000	70,000
25	Utilities (gas, electric, water, sewer) Provides for office building utility expenses.	20,000	0
26	Office Supplies Office supply costs for district operations.	7,000	0
27	Copying/Printing Photocopying and commercial printing expenses.	7,000	2,000
28	Postage/Delivery District postage and delivery expenses.	2,000	0

Budget Line No.	Item & Description	Budget Amount	Change from '26 increase (decrease)
29	Office Furniture and Computer Equipment Acquisition of necessary new and replacement office equipment and furniture.	50,000	0
30	Training/Education Training and education expenses for the District staff, including pursuing equity/inclusion work.	75,000	0
31	Telephone District telephone expenses. Includes office phone system and support costs. The increase reflects the addition of district staff cell phone plans and replacement needs.	15,000	2,000
32	Vehicle Replacement, Equipment and Maintenance Provides for fleet maintenance and equipment. No new vehicle purchase is needed.	20,000	(55,000)
33	Database & GIS Maintenance and Equipment Provides for a new district database system for permit programs, stewardship grant program, inspections, and timesheets. Also includes GIS system needs.	80,000	0
34	IT Services/Internet/Web Site/Software Licenses Provides for maintenance and upgrades to the computer network and software upgrades paid to Metro-INET.	130,000	10,000
35	Outside Program Support Provides budget for financial support of programs that provide support to the District and its goals. See list in the Program Budget Line-Item Breakout.	45,000	1,000
36	Outside Consultant Services Provides funds to contract special services with outside consultants as needs arise during the year.	25,000	0

Budget Line No.	Item & Description	Budget Amount	Change from '26 increase (decrease)
38	WMP, Lakes, TMDLs, Grants This item covers the plan update, as well as various water body studies and related topics. See Program Budget Line-Item Breakout table.	78,000	(117,000)
39	Natural Resources Program This item includes funding for a project to enhance ecological diversity within the District – habitat restoration projects, site maintenance, studies, and research. See Program Budget Line-Item Breakout table.	191,000	15,000
40	Water Quality Monitoring Includes lab costs and equipment for lake sampling, BMP monitoring, and performance monitoring. See Program Budget Line-Item Breakout table.	350,000	(21,500)
41	Research Projects This account funds research into various water and resource management issues and problems. The budget includes contributions to the Minnesota Stormwater Research (MSR) program as well as the potential projects shown in the attached Program Budget Line-Item Breakout table.	127,000	20,000
42	Project Operations This budget provides funds for the ongoing operational costs for District projects that incur utility or supply costs. Some examples include the auto lake level monitoring systems, the Keller Channel Weir and Phalen Outlet modification operations, and the Gopher State One Call implementation.	200,000	0
43	Education, Communication Events Production of materials and programs designed to improve the understanding and knowledge of the school children, public, city and county staff, developers, and others of the District's programs and watershed management. This will support our communications and marketing plan, including updates to printed materials and signage. Provide funds for the annual WaterFest program and Watershed Excellence Awards program.	166,000	5,000

Budget Line No.	Item & Description	Budget Amount	Change from '26 increase (decrease)
44	Health & Safety Program/Staff In-house Training Provides funds to support the District staff safety program, training costs, and equipment.	7,000	0
Capital Improvement Budget Summary:			
46	Maplewood Mall SRF Loan Debt Service Annual payment for the State Revolving Fund (SRF) loan for Maplewood Mall Phase IV project. (last year)	97,170	516
47	2016 Beltline and Battle Creek Tunnel Repair Debt Service This is the principal and interest payment for a bond issue approved in 2016.	322,626	(421)
48	Targeted Retrofit Projects These budget funds projects the District has identified as priorities for water quality and natural habitat. Projects are vetted this year, and potential implementations are planned for 2027. Projects with the most potential are currently planned. Other projects identified to meet the goals for targeted retrofits may also present themselves over the next year. Staff will manage projects within the proposed Targeted Retrofit Projects budget and present them to the board as they develop. See Program Budget Line-Item Breakout table.	1,000,000	419,000
49	Stewardship Grant Fund Provide funds for cost-share assistance to local partners, churches, public and private developers, and homeowners for funding of volume reduction, habitat restoration, and other practices above the requirements of District rules.	1,500,000	0
50	Fish Creek Tributary Improvements This water quality and native habitat restoration project in the Fish Creek subwatershed targets sediment impairment.	1,080,000	(220,000)
51	Kohlman In-Lake Alum Treatment This project will be completed in 2026 with a slight need for finalization in 2027.	5,000	(380,000)

Budget Line No.	Item & Description	Budget Amount	Change from '26 increase (decrease)
52	Wakefield Lake Aeration Implementation This fund supports implementing aeration at Wakefield Lake to reduce its internal phosphorus load.	630,000	65,000
53	Project Repair and Maintenance Provides funds for maintaining District projects and our trunk conveyor systems. Additional funds are shown to complete updates on the District office parking lot and exterior. Also includes funds to continue a BMP and NR maintenance program, as well as a contingency fund. See Program Budget Line-Item Breakout table.	2,600,000	315,000
54	Wetland and Creek Restoration Projects Provides funds for wetland and creek restoration work throughout the district. With the completion of the Cottage Place wetland restoration project, this fund will be used to finalize that project. See Program Budget Line-Item Breakout table.	459,500	449,500
55	Flood Risk Reduction Fund Provides funds for flood risk reduction projects. Assistance to cities to reduce flood risks in areas identified by the District modeling of Atlas 14 storm events could also be included. Funds are held in reserves for other project opportunities that may arise. See the Program Budget Line Item Breakout table.	1,220,000	565,000

Request for Board Action

Board Meeting Date: September 9, 2026

Agenda Item No: 7B

Preparer: Tina Carstens, Administrator

Item Description: 2027 Watershed Management Plan Authorize Distribution for 60-day Review

Background:

Watershed law requires that we submit our draft watershed management plan for a formal 60-day review to the required plan review authorities. See the attached memo for more information regarding the plan review process.

On Friday, August 21, staff emailed the board a link to the draft plan version for internal review via the Konveio site. That link is also here for your information: <https://rwmwd.konveio.com/2027-2036-management-plan>. In that email, the following information was provided about reviewing the draft ahead of this meeting and requesting that staff send it out for the 60-day review.

What This Draft Is

Please consider this a working draft rather than a final, publication-ready document. Staff is continuing to review and edit the Plan and has already identified items that need correction, clarification, formatting, or other cleanup. Managers are certainly welcome to flag grammatical, editorial, or formatting issues they notice, but we do not expect you to proofread the document. Staff will continue a more detailed editorial review before distributing the Plan and throughout the review process.

What We Would Like You to Consider

At this stage, your feedback is most valuable on the content and overall Plan. As you review the Plan, please consider:

- Completeness: Are there important topics, issues, programs, priorities, or commitments that are missing? Are there areas that need additional discussion?
- Organization and flow: Is the Plan organized in a way that makes sense? Does it flow logically from one section to the next?
- Clarity: Does the Plan clearly communicate what the District does, why it matters, and what we intend to accomplish over the next 10 years? Are there sections where the intended message is unclear?
- Level of detail: Are there areas that need more explanation or emphasis? Conversely, are there areas that feel too detailed or could be shortened or simplified?
- Overall direction: Is there anything substantive that you believe should be changed before the Plan is distributed for formal review?

You do not need to comment on every section. If something works well and you have no questions or concerns, simply continue your review.

Providing Comments in Konveio

You will review the draft using Konveio, an online review tool that lets you read the Plan and add questions and comments directly in the document.

As you read, you can add a comment where you have a question, concern, or suggestion. This lets staff see your feedback in context and helps us organize and respond to comments more efficiently.

Please use Konveio to:

- Add questions or comments directly where they relate to the text.
- Identify areas where something may be missing, unclear, or needs additional explanation.
- Suggest places where information could be reorganized, strengthened, shortened, or simplified.
- Flag editing or grammatical issues if you happen to notice them, while keeping in mind that staff is still completing its editorial review.

Staff will incorporate any comments in Konveio and feedback from the September 9th meeting, along with staff edits, and prepare a final draft to send out for 60-day review. Staff is asking for authorization to make those edits based on feedback and submit the plan for review the week of September 21st.

Applicable District Goal and Action Item:

Goal: Manage organization effectively – The District will operate in a manner that achieves the District’s mission while adhering to its core principles.

Action Items: Follow all legal requirements applicable to watershed districts.

Action Items: Periodically assess the District’s vision and mission to ensure they reflect the intentions of the District and its board.

Action Items: Assess projects and programs relative to the District’s vision, mission, and ongoing strategic planning.

Staff Recommendation:

Review the draft plan, provide feedback, and authorize staff to submit it to the plan review authorities for the 60-day review.

Financial Implications:

There are no direct financial implications. Plan update actions are accounted for in the 2026 and 2027 budgets.

Board Action Requested:

Authorize staff to submit the draft plan to the plan review authorities for a formal review period of 60 days consistent with Minnesota Statutes 103B.231 Subd. 7.

Memorandum

To: Ramsey-Washington Metro Watershed District Board of Managers
From: Greg Williams and Erin Anderson Wenz, Barr Engineering Co.
Tina Carstens and Paige Ahlborg, RWMWD
Subject: 2027 Watershed Management Plan Update – Submittal for 60-day Formal Review
Date: September 1, 2026
Project: 23621496.00-400-100

The Ramsey-Washington Metro Watershed District (RWMWD) is updating its 2027 Watershed Management Plan (Plan). After working with the manager, partners, and staff to establish priority issues, measurable goals, and targeted actions, RWMWD staff compiled a complete working draft of the Plan in mid-August. RWMWD staff distributed the Plan for internal review on August 21, 2026. RWMWD staff will hear feedback on the draft Plan at the September 9 Board meeting.

Formal 60-day Review

The RWMWD must submit the draft Plan for a formal review period of 60 days consistent with Minnesota Statutes 103B.231 Subd. 7. The Plan must be distributed to the Plan Review Authorities, including State review agencies and the Metropolitan Council, along with cities, counties, and soil and water conservation districts within the District's jurisdiction. Plan Review Authorities have 60 days to provide written comments on the draft Plan to the RWMWD (and copy the Board of Water and Soil Resources [BWSR]).

If permitted by BWSR, RWMWD staff will use the Konveio platform to host the draft Plan. Konveio allows reviewers to enter comments directly where they relate to the text and view comments added by others. We acknowledge that Plan Review Authorities may still be required to provide comments in a separate written transmittal (such as an email) to meet the requirements of Minnesota Statutes 103B.231. Staff will confirm this with BWSR before sending the plan out for review.

During the 60-day formal review period, the draft Plan will also be hosted on a separate Konveio site for the public to review and comment.

Next Steps

If managers need additional time to review the draft, they may submit comments by Wednesday, September 16, allowing staff to incorporate any necessary edits before submitting the 60-day draft for review. Managers will continue to be encouraged to provide feedback throughout the remainder of the process to help ensure the strongest possible Plan.

To: Ramsey-Washington Metro Watershed District Board of Managers
From: Greg Williams and Erin Anderson Wenz, Barr Engineering Co.

Tina Carstens and Paige Ahlborg, **RWMWD**
Subject: 2027 Watershed Management Plan Update – Submittal for 60-day Formal Review
Date: September 1, 2026
Page: 2

At the September 9 Board meeting, RWMWD staff will receive feedback from the managers and seek authorization to submit the draft Plan for formal 60-day review. Submittal of the draft Plan for 60-day review will follow revisions to address manager comments and complete pending edits to goal quantities, figures, and related content. RWMWD staff anticipate publishing the draft Plan for review the week of September 21.

New Reports/ Presentations

Memorandum

To: Ramsey-Washington Metro Watershed District Board of Managers
From: Tyler Olsen and Erin Anderson Wenz – Barr Engineering Co.
Subject: Chloride Reduction Strategy Update
Date: August 31, 2026
c: Tina Carstens, Paige Ahlborg, Lauren Hazenson, Nicole Maras, Ashlee Ricci, Eric Korte, Paul Erdmann

This memorandum provides an update on the development of the Ramsey-Washington Metro Watershed District (RWMWD) Chloride Reduction Strategy (CRS). To date, RWMWD and Barr have compiled and evaluated available chloride information, developed a district-wide chloride loading model, priority mapping, and developed a set of strategic actions that RWMWD can use to advance chloride reduction through its programs and partnerships.

The CRS is being developed alongside the 2027-2036 Watershed Management Plan and is intended to provide the more detailed framework for carrying the Plan's chloride goals and objectives into practice. Rather than establishing a fixed list of projects or commitments, the CRS will provide technical information, priorities, and a range of actions that can inform annual planning, budgeting, capital projects, grant funding, partner coordination, and other District activities.

This memorandum summarizes the work completed to date, describes how the technical analysis informed development of the strategic actions, and outlines how the CRS is anticipated to be used and adapted moving beyond this year.

1 Review of Existing Chloride Information

Development of the CRS began with a review of available chloride data and related information within RWMWD. The review included District water quality monitoring, chloride impairment and at-risk waterbody designations, available information on winter maintenance practices by member cities, and findings from previous District studies and programs. The purpose of this review was to characterize known chloride conditions, identify areas where additional information was needed, and establish a basis for the subsequent loading and prioritization analyses.

1.1 Chloride Monitoring

RWMWD currently collects chloride data through routine lake and stream monitoring and a targeted ice-out monitoring program. Routine monitoring provides information on chloride conditions and longer-term trends at many of the District's major lakes and streams. A summary of the chloride concentrations and trends is included each year in the [District's Annual Water Quality Report](#). Chloride monitoring at most lakes began around 2015, although longer records are available at some locations. Several streams also have chloride records extending back to the early 2000s. Since 2021, the District has also conducted targeted ice-out monitoring of lakes and ponds shortly after the winter maintenance season, when chloride concentrations associated with deicing salt may still be elevated. The ice-out program focuses on understanding both year-to-year variability and spatial variability of chloride hotspots. In recent years, the ice-out monitoring locations have included the District's major lakes, ponds with known high chloride concentrations from past years, and ponds within the chloride-impaired Tanners Lake, Battle Creek Lake,

Carver Lake, and Kohlman Lake subwatersheds. The ice-out monitoring requires prioritization of a smaller subset of waterbodies, given the timely nature of the monitoring each spring.

These monitoring programs provide information at different spatial and temporal scales. Routine monitoring is useful for assessing conditions and trends in receiving waters, while ice-out monitoring provides additional information on seasonal conditions and localized areas with elevated chloride concentrations. A recent addition to the District's chloride monitoring program is mid-year re-monitoring of select ponds that had high chloride concentrations during ice-out conditions, to determine if these concentrations persist throughout the summer months or subside. A review of previous monitoring data also showed several lakes and streams with worsening 10-year chloride trends even where current concentrations remain below the state chronic chloride criterion. The current monitoring program does not fully account for chloride hot spots in various ponds and other small waterbodies throughout the district. It is assessed each year for changes and additions as the District works to characterize chloride concentrations and trends.

1.2 Local Winter Maintenance Information

RWMWD also collected information from its cities' and counties' public works departments to better understand current winter maintenance practices and the availability of salt-use information. Responses were received from eight cities and Ramsey County and included information on deicing materials, roadway service levels, maintenance activities for parking lots and sidewalks, material-use tracking, chloride-reduction practices, street sweeping, and snow and ice control procedures.

Winter maintenance practices varied by roadway type and site conditions. Most entities reported applying different levels of salt (or other ice treatment) based on factors such as roadway classification, traffic volume, intersections, hills, curves, and pavement conditions. Higher-volume or priority roadways generally receive more complete treatment, while lower-volume residential streets may receive salt primarily at intersections, hills, curves, or other locations where additional traction is needed. Several entities also reported using brine or other anti-icing practices on priority roadway before winter events. Rock salt is the primary deicing material used by the responding entities, with several also using salt brine for anti-icing, pre-wetting, or direct liquid application. Some entities use treated salt or additives, such as calcium or magnesium chloride under colder conditions. Sand is generally used on a limited basis, primarily for traction when chloride-based deicers are less effective. The responding entities also maintain some combination of municipal parking lots, sidewalks, trails, alleys, and other paved surfaces. Treatment of these areas is generally more selective than roadway treatment and varies based on public access, site conditions, and level-of-service needs. Several entities reported relying primarily on mechanical snow removal for sidewalks or trails and applying deicer only where needed.

The type and detail of salt-use data available varies among entities. Information provided through this effort included annual or seasonal material totals, planning estimates, and, in one case, a typical application rate per lane-mile. Several entities also reported using vehicle or GIS-based systems that track material use, application rates, pavement conditions, vehicle location, and other operational information, although detailed datasets from those systems were not compiled as part of the CRS. Overall, the information is useful for understanding current data-collection practices but did not provide consistent area-based application rates that could be directly applied across the District's chloride loading model.

Common chloride-management practices reported by the entities include Smart Salt training, equipment calibration, anti-icing and brine use, pre-wetting of solid salt, adjusting materials and application rates for pavement and weather conditions, and prioritizing mechanical snow and ice removal before applying deicer. Several entities have formal snow and ice policies or operating procedures, while others rely on guidance such as the Minnesota Snow and Ice Control Handbook or adjust operations based on individual storm conditions.

The responses provide additional context for the CRS by documenting the range of winter maintenance practices already in use by public entities and the differences in available operational data. This information can be considered alongside the chloride loading analysis when evaluating public-sector source areas and can help identify where future District efforts may support existing practices, improve salt use information, or address common operational and technical needs. A large gap in the winter maintenance information that was gathered is how privately owned/maintained parking lots, sidewalks, and other surfaces are treated in the winter. Based on published literature values, these areas could receive the largest application rate of salt compared to publicly owned/maintained surfaces.

2 Chloride Loading Model and Priority Mapping

To supplement the monitoring information, Barr adapted RWMWD's existing GIS-based Water Quality Model (WQM) to estimate annual chloride loading throughout the District and summarize loading to receiving waterbodies.

2.1 Chloride Loading Approach

The chloride modeling approach assigned annual chloride loading rates based on combinations of three datasets:

- **Land use:** classifications include residential, commercial, institutional, park, or right-of-way
- **Land cover:** classifications include roads and other paved surfaces, parking and driveways, sidewalks, buildings, and pervious areas
- **Parcel ownership (responsible party):** representing the public or private entity assumed to be responsible for winter maintenance and salt application

These datasets were combined spatially to develop a detailed chloride loading layer. Each unique land cover was assigned an estimated annual chloride loading rate. The approach accounted for chloride associated with deicing salt, chloride in fertilizers, and other background chloride sources where applicable (i.e., atmospheric deposition). The assumed loading rates are based on published literature values for various land use types (Overbo et al., 2019; Barr, 2010), as shown in Table 2-1. The model also accounts for atmospheric chloride loads, which were derived from the Environmental Protection Agency's National Atmospheric Deposition Program dataset. In general, atmospheric loads are small compared to deicing salt loads.

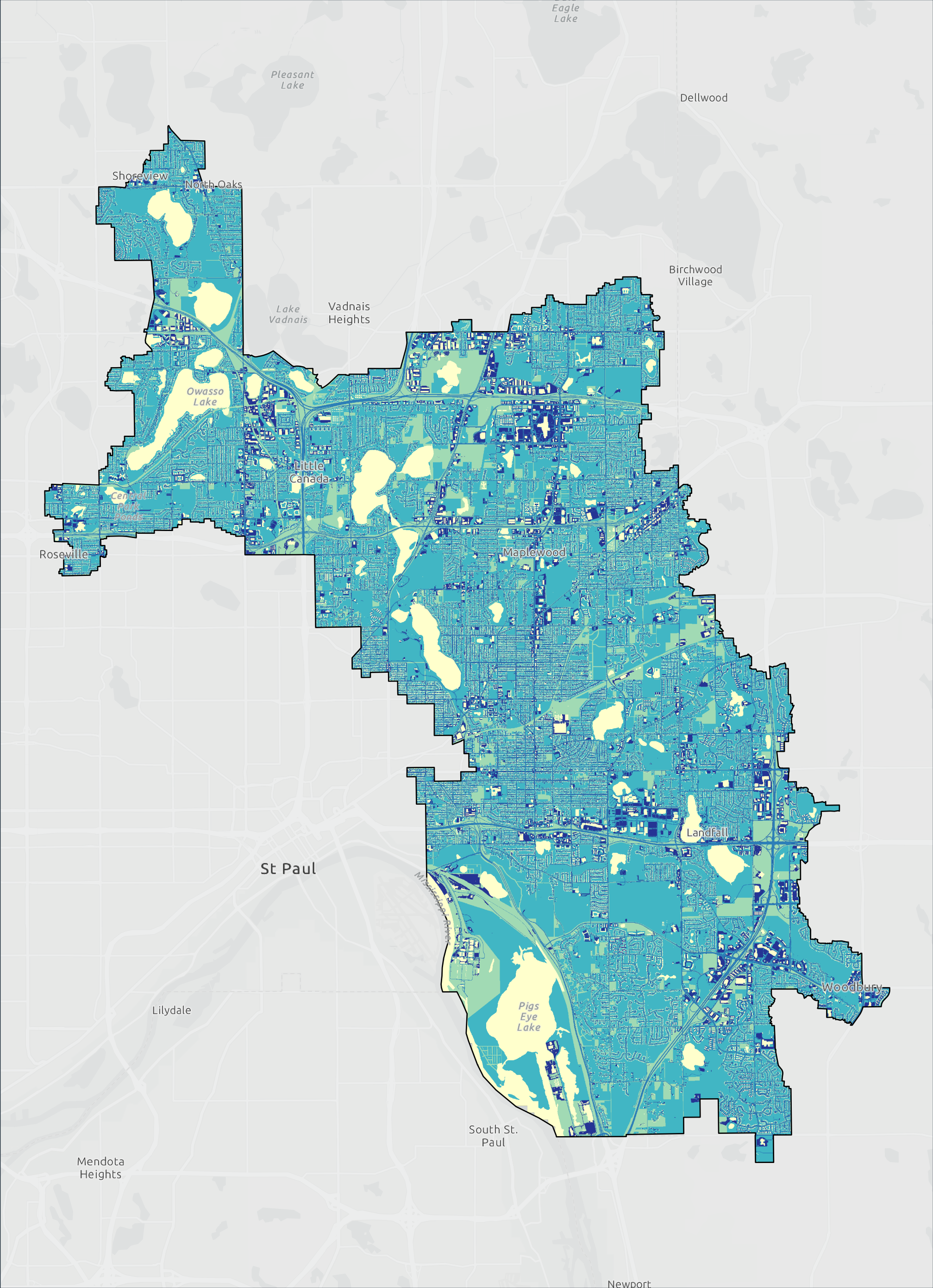
Table 2-1 Chloride Loading Rates by Land Use Type

Land Use	Chloride Loading Rate (lbs/ac/yr)
Private Road, Parking Lot, or Sidewalk	12,800
Public Road	10,588
Turf Areas (Fertilizer)	24

The resulting spatial loading information was then incorporated into RWMWD's existing WQM that was built for the enhanced street sweeping study (Barr, 2022) to calculate chloride loads across the watershed. The modeled loads were then routed and accumulated through the modeled stormwater network so that the analysis can estimate not only where chloride is generated but also the relative amount of chloride loaded to downstream receiving waters. The analysis is primarily a source and watershed-routing tool, rather than a simulation of chloride concentrations within receiving waters. It estimates the relative magnitude and spatial distribution of chloride loading based on available land use, land cover, ownership, and hydrologic information.

Figure 1 shows the applied chloride loading rates across the District. Depending on the specific drainage area, high loading areas generally correlate with areas of concentrated imperviousness, such as roadways, municipal and institutional properties, commercial and multifamily properties, parking areas and sidewalks.

The loading analysis allows RWMWD to evaluate potential chloride sources at several scales. Results can be summarized by watershed or drainage areas to compare the magnitude of loading to different receiving waters, while the underlying spatial data can be used to identify land uses, property types, and responsible parties that may represent opportunities for chloride reduction. The model is intended for planning and prioritization rather than source accounting and tracking. Loading estimates are based on generalized assumptions about winter maintenance practices and best available spatial information and should not be interpreted as measured salt use at an individual property (or even representative of any given city's or county's practices, which differ as described in Section 1.2). Instead, the analysis provides a consistent way to compare source areas and identify locations where additional information, outreach, technical assistance, or chloride reduction projects may be warranted.



RWMWD Jurisdictional Boundary

Annual Chloride Loading (lbs per acre)

- 0
- 24
- 48
- 10,588
- 12,800

0 1 2 Miles

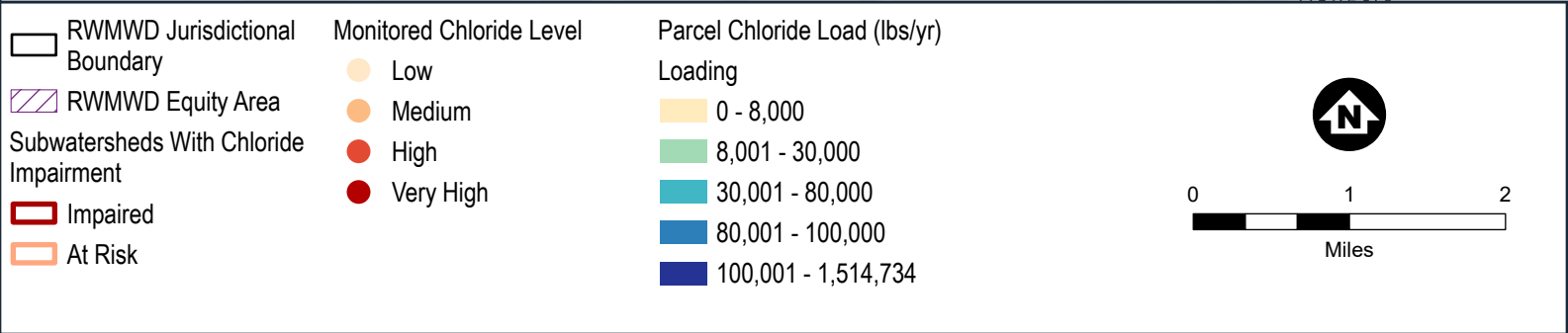
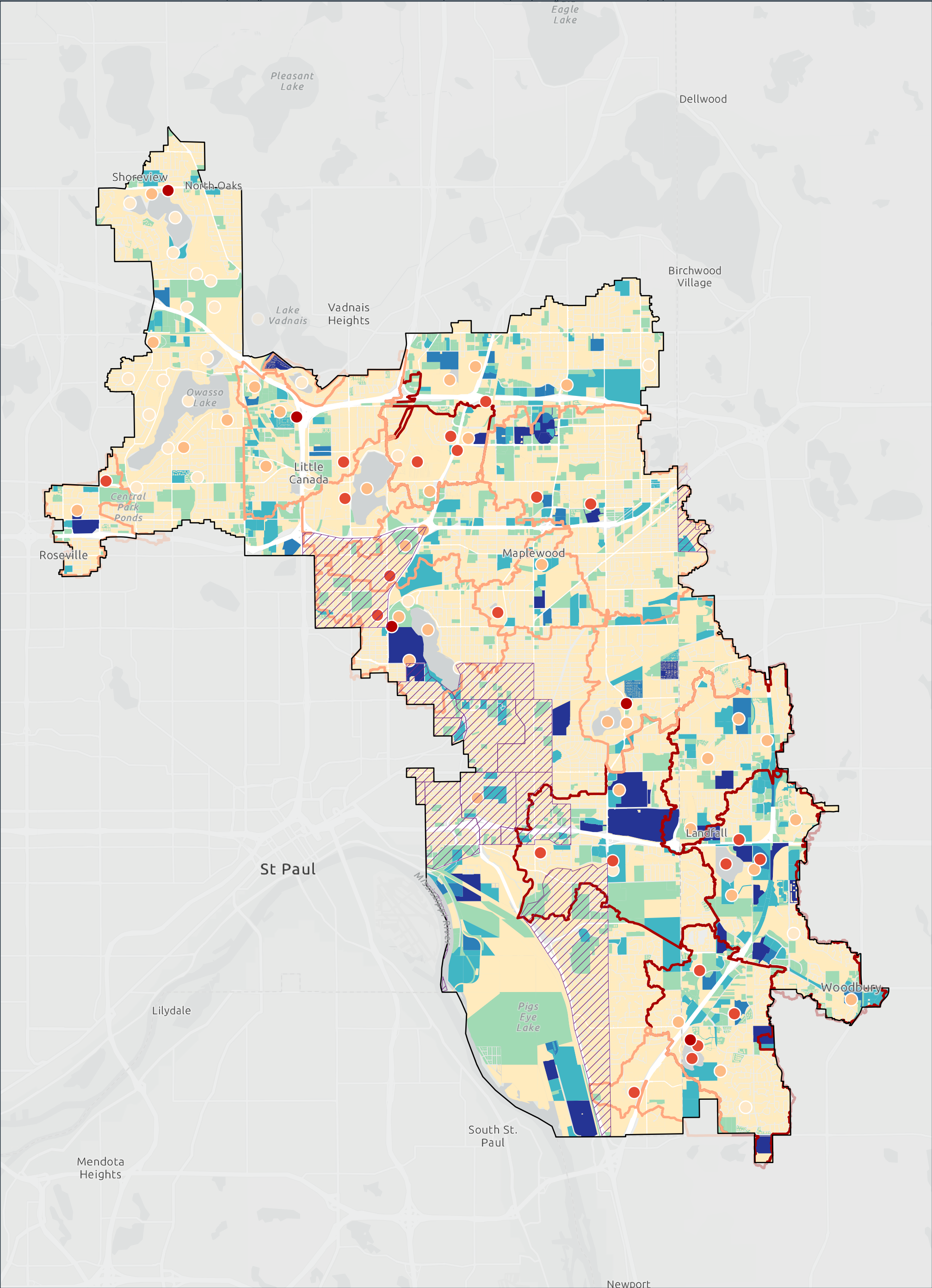
Chloride Loading Rates
Chloride Reduction Strategy
Ramsey-Washington Metro Watershed District
FIGURE 1

2.2 Chloride Priority Mapping

A parcel-level weighted priority mapping approach was developed to combine modeled chloride loading with receiving-water impairment status. Annual chloride loading from the WQM was summarized at the parcel level. Total modeled chloride load was used (rather than a loading rate) so that the analysis accounts for both the intensity of estimated chloride application and the total parcel area. This allows smaller properties with relatively high application rates to be considered alongside larger properties or transportation areas with substantial total chloride contributions. Parcel loading was then evaluated in relation to the chloride status of the downstream receiving water. Parcels draining to chloride-impaired or at-risk waters were given greater priority in the mapping because reductions in these areas are more directly connected to a known impairment or at-risk status.

RWMWD can also consider additional datasets when making implementation decisions. Known chloride monitoring results, including routine lake and stream monitoring and targeted ice-out sampling, can provide context for high loading areas. RWMWD can also review priority areas in relation to RWMWD's equity areas, as defined by the Social Vulnerability Index (SVI), when considering where and how to direct outreach, technical assistance, grant funding, and other District resources. These datasets would not change the priority classification itself, but can be used to inform project selection, sequencing, engagement approaches, and the need for additional monitoring or source investigation.

As with the WQM, the priority mapping is intended for planning and screening purposes. Modeled loads represent planning-level estimates based on available land use, land cover, parcel ownership, and hydrologic information and should not be interpreted as measured salt use at an individual property.



Chloride Loading Rates
Chloride Reduction Strategy
Ramsey-Washington Metro Watershed District
FIGURE 1

BARR

3 Development of Chloride Reduction Strategic Actions

Following the chloride data review, loading analysis, and priority mapping, RWMWD and Barr developed a set of strategic actions describing approaches the District and its partners could use to reduce chloride loading throughout the watershed.

The actions were developed through review of existing RWMWD programs and chloride-related activities, discussions with District staff, and consideration of potential source types and responsible parties identified through the loading analysis. The intent was to identify actions that could be carried out through existing District programs where practical.

The strategic actions are organized by the District program areas and functions most likely to support their implementation:

- Communications and engagement
- Grants and incentives
- Monitoring and assessment
- Partnerships and governance
- Planning, policy, and regulatory
- Projects, research, and demonstration

Within these program areas, the actions address different stages of chloride management. Some focus on improving information about salt use and winter maintenance practices. Others provide education, technical assistance, financial support, or guidance intended to reduce salt application or address conditions that contribute to salt use. Additional actions address monitoring, planning, design, policy, and demonstration of alternative practices. Examples include targeted outreach to priority properties, winter maintenance site assessments, assistance with equipment or operational improvements, correction of chronic icing conditions, low-salt design, contracting guidance with winter maintenance professionals, salt-use tracking, expanded chloride monitoring, and pilot or demonstration projects.

For each action, other implementation information is included such as the intended audience, potential lead implementer, anticipated outcome, performance measures, and relative cost. Additionally, consideration was given for the anticipated timeframe for when an action may be implemented: “Ongoing” for actions the District is already taking, “Priority” for actions that will be implemented in a 1-2 year timeframe, “Planned” for actions that will be implemented in a 10 year timeframe, “Aspirational” for actions that are more long-term or would require significant investment or operational change, or “Opportunity-based” for actions that would require the certain factors (e.g., site, partner, funding, etc.) to implement. This information provides a common basis for comparing actions and considering how they may fit within District planning and program operations. The strategic actions are intended to function as a set of implementation options rather than a fixed list of projects. RWMWD can select and advance actions based on chloride priorities, program needs, available funding and staff capacity, partner interest, and opportunities associated with other projects or initiatives. The District’s role may also vary by action. Depending on the source, location, and implementation pathway, RWMWD may:

- Implement an action directly;
- Provide technical or financial assistance;
- Incorporate chloride considerations into an existing District program or project;

- Coordinate or convene partner organizations; or
- Support an action led by a city, county institution, property owner, contractor, or other partner.

The full table of strategic actions by program area is included as Attachment 1 to this memo.

The chloride loading and priority mapping provide information on where reduction efforts may be warranted. The strategic actions provide a corresponding set of approaches that can be considered for those locations or source types. Monitoring results, SVI information, site-specific conditions, partner readiness, and other available information can then be considered when determining which action is appropriate for a particular situation. This structure allows the CRS to support annual decision-making without establishing a fixed sequence of projects. Specific timing, funding, roles, and performance expectations can be defined as individual actions are incorporated into District work plans, budgets, grants, policies, or capital projects.

4 Adaptive Management of the CRS

Successful implementation of the CRS will be evaluated using both monitoring data and other measures of program success, as defined in the strategic actions table. Because changes in receiving water chloride concentrations may occur over longer time periods and can be affected by winter conditions, hydrology, groundwater, and prior chloride loading, water quality trends alone may not provide a complete measure of near-term progress.

The CRS therefore identifies implementation measures that can be tracked alongside chloride monitoring. Depending on the action, these may include:

- Properties or organizations contacted through targeted outreach;
- Winter maintenance assessments or plans completed;
- Participation in training or technical assistance;
- Salt-use data reported;
- Equipment or operational changes implemented;
- Chronic icing or drainage conditions corrected;
- Chloride reduction projects funded;
- Design, contracting, policy, or regulatory changes completed; and
- Performance information collected through pilot or demonstration projects.

These measures can be reviewed with longer-term information such as chloride concentrations, monitoring trends, modeled loading, and the distribution of priority areas.

The District can periodically review both the priority mapping and the strategic actions as additional information becomes available. Updates may be appropriate as monitoring coverage changes, source information improves, projects are completed, winter maintenance practices change, or new technologies and management approaches become available.

This review process provides a basis for adjusting the CRS over time. Actions may be continued, expanded, modified, or discontinued based on implementation experience, available data, and District priorities. New actions may also be added where appropriate.

5 Next Steps

At the September 2026 RWMWD Board meeting, the Board will be asked for feedback on the overall direction of the CRS, including the priority approach, the range of strategic actions, and any identified gaps. After gathering feedback from the Board, detailed edits and refinement of individual actions will continue with District staff. Barr and District staff will review the strategic actions for overlap with existing programs, identifying likely District and partner roles, confirming anticipated and opportunity-based actions, and refining performance measures where needed. The final CRS will bring together the chloride data review, modeling results, priority mapping, strategic actions, and adaptive management framework into one planning document that can be used to support future work planning and chloride-management decisions.

Additionally, this fall, Barr and RWMWD staff will be presenting at the Minnesota Water Resources Conference on the development of the CRS and current chloride-related District grant programs. We will also be submitting an abstract to present the same information at the Minnesota Watersheds annual conference.

Once the CRS is complete, RWMWD can begin incorporating selected actions into annual work planning, budgeting, grant programs, partner coordination, and project development. The strategy can then be updated over time as new monitoring information, implementation experience, and chloride-management practices become available.

Attachment 1: Chloride Reduction Strategy Actions by District Program Area

Program Area	Secondary Program Area(s)	Implementation Strategy	Primary Implementer	Primary Audience	Intended Outcome	Potential Performance Metric(s)	Relative Cost	Implementation Timeframe	Relevant WMP Implementation Plan ID No.
Communications & Engagement	Partnerships & Governance	Resident education and seasonal campaigns, including: • Continue to expand the Get Gritty campaign by developing new audience-specific messaging, seasonal outreach materials, digital tools, and partnerships with distribution stores throughout the District • Develop a winter expectations campaign that defines success as safe, drivable/walkable surfaces rather than bare, dry pavement after every event. • Develop chloride education short videos (social media) explaining chloride persistence, storm sewer pathways, pond retention, and groundwater concerns. • Coordinate local participation in Winter Salt Week with webinars, social media, city newsletter content, and demonstrations of correct application rates.	RWMWD; cities; nonprofits	Residents; property owners	Residents have an improved awareness and understanding of chloride as a persistent pollutant, how over-application contributes to chloride pollution, and how residents can advocate for and support chloride reduction measures; normalize reduced salt use and shift expectations that drive over-application.	Annual campaign reach; website/video views and downloads; event participation; post-campaign survey results; signed commitment statements	\$	Priority	43 – Chloride Reduction Strategy Implementation; 15 – Community Engagement; 16 – Community Stewardship Opportunities WMP Goals: 1, 3–7, 10, 22, 25–28, 35–36
Communications & Engagement	Partnerships & Governance; Planning / Policy / Regulatory	Conduct outreach to County Commissioners and City Councils and host annual elected official and city manager briefings before winter to explain chloride trends, safety tradeoffs, liability concerns, budget impacts, and realistic service levels (expand Public Works Forum invite list - standing topic at Public Works Forum).	RWMWD	City councils; county commissioners; city managers; watershed board	Elected officials publicly champion and normalize reduced salt use at public facilities and among their constituencies; build leadership support for operational and policy changes.	Number of meetings with elected officials; number of committee presentations; number of jurisdictions represented; number adopting or revising winter Level of Service policies	\$	Priority	43 – Chloride Reduction Strategy Implementation; 15 – Community Engagement; 58 – Regulatory Programs WMP Goals: 1, 3–7, 14, 18, 22, 24–30, 35–36
Communications & Engagement	Partnerships & Governance	Create a partner communications calendar (or utilize existing tools from Watershed Partners) with ready-to-use winter salt messages for cities to send before storms, after storms, and during Winter Salt Week, including a Get Gritty and Winter Salt Week promotional toolkit and opportunities for proclamations or co-hosted events. Coordinate with other WMO efforts.	RWMWD; cities	Member city communications staff; public works staff	Municipalities coordinate with RWMWD annually on chloride campaign outreach and education; increase frequency and consistency of public messaging.	Number of partner cities using materials; number of messages distributed; number of proclamations or co-hosted events	\$	Priority	43 – Chloride Reduction Strategy Implementation; 15 – Community Engagement WMP Goals: 1, 3–7, 22, 25–28, 35–36
Communications & Engagement	Partnerships & Governance; Grants & Incentives; Projects, Research, & Demonstration	Explore a metro-area watershed coalition and collaboration with interfaith organizations such as Interfaith Power & Light and develop a winter maintenance initiative for churches and nonprofit facilities, including outreach and education materials, volunteer and maintenance staff training, and a demonstration site.	RWMWD with community and regional watershed partners	Faith communities; nonprofits; volunteers; maintenance staff	Nonprofit and faith community-owned facilities, particularly in hotspot areas, are more committed to reduced salt use and have Smart Salting practices included in their snow removal contracts; volunteers and maintenance staff are trained and support reduced salt use.	Number of participating faith/nonprofit sites; number of volunteers or maintenance staff trained; number completing site assessments; number of contracts revised; demonstration site completed	\$	Planned	43 – Chloride Reduction Strategy Implementation; 15 – Community Engagement; 16 – Community Stewardship Opportunities WMP Goals: 1, 3–7, 10, 22, 25–28, 35–36
Communications & Engagement	Partnerships & Governance; Planning / Policy / Regulatory; Grants & Incentives	Develop an HOA chloride outreach initiative using existing regional toolkits and networks, including audience-specific materials, pre-contract-season guidance, and outreach to priority HOA properties identified through hotspot mapping.	RWMWD; EMWREP/WCD and local partners	HOA boards; property managers; residents	HOAs are more committed to reduced salt use and have Smart Salting practices included in their snow removal contracts; HOA members receive education and resources and support reduced salt use.	Number of HOAs contacted; number of phone calls or meetings; number using toolkit materials; number of contracts revised; acres of impervious area reached	\$	Planned	43 – Chloride Reduction Strategy Implementation; 15 – Community Engagement; 16 – Community Stewardship Opportunities; 41 – Stewardship Grants WMP Goals: 1–7, 10, 12, 22–23, 25–28, 35–36
Communications & Engagement	Partnerships & Governance; Grants & Incentives; Projects, Research, & Demonstration	Develop a school campus outreach initiative, leveraging existing relationships, focused on sidewalks, parent drop-off zones, bus loops, play areas, and school board risk concerns, including audience-specific materials, staff training, policy support, and a demonstration site.	RWMWD; school districts; education partners	School administrators; school boards; school maintenance staff; parents and community stakeholders	School districts or charter schools have a written reduced-salting policy; maintenance staff are trained on Smart Salting practices; parents and community stakeholders receive communications and education; salt use is reduced while safety-sensitive areas are addressed.	Number of school campuses assessed; acres/lane miles under improved practices; number of policies adopted; number of staff trained; number of parent/community communications	\$\$	Planned	43 – Chloride Reduction Strategy Implementation; 15 – Community Engagement; 16 – Community Stewardship Opportunities; 41 – Stewardship Grants WMP Goals: 1–7, 10, 12, 22–23, 25–28, 35–36
Communications & Engagement	Partnerships & Governance	Develop recognition program for cities, contractors, schools, HOAs, and commercial properties that complete training, report salt use, and implement BMPs.	RWMWD with regional partners	Municipal and private implementers	Use social recognition to reinforce better practices	Number of recognized organizations; number meeting recognition criteria annually	\$	Planned	43 – Chloride Reduction Strategy Implementation; 15 – Community Engagement; 16 – Community Stewardship Opportunities WMP Goals: 1, 3–7, 10, 22, 25–28, 35–36
Grants & Incentives	Monitoring & Assessment; Planning / Policy / Regulatory	Structure chloride grant requirements and incentives to encourage reduced salt use, such as: • Add chloride protection language to District-funded project agreements requiring maintenance practices that avoid unnecessary chloride loading to project areas. • Develop a performance-based grant tier that provides higher funding when recipients commit to salt-use reporting and measurable reductions for multiple winters.	RWMWD	Grant recipients; project partners	Protect District investments from chloride-related degradation; create measurable accountability and reward sustained reductions.	% of relevant agreements including chloride maintenance language; number/% of recipients reporting salt use; number meeting multi-year reduction targets	\$	Priority	43 – Chloride Reduction Strategy Implementation; 41 – Stewardship Grants; 60 – Project Tracking WMP Goals: 1–7, 12, 14, 22–23, 25–31, 35–37

Program Area	Secondary Program Area(s)	Implementation Strategy	Primary Implementer	Primary Audience	Intended Outcome	Potential Performance Metric(s)	Relative Cost	Implementation Timeframe	Relevant WMP Implementation Plan ID No.
Grants & Incentives	Monitoring & Assessment; Communications & Engagement; Partnerships & Governance	Fund the purchase of equipment and operational technology through the District's cost-share program by: • Creating an approved equipment list (e.g., calibrated truck spreaders, sidewalk drop spreaders, pre-wetting systems, anti-icing sprayers, and spreader controls) for cost-share program. • Funding pavement temperature sensors and local weather decision-support tools for municipal and large institutional winter maintenance operations. • Offering grants for HOAs, churches, and small nonprofits to purchase calibrated walk-behind spreaders, covered storage bins, and application-rate signage. • Cost-share brine-making, brine storage, and liquid application systems where fleet size and route density support efficient use. • Supporting salt-use tracking software, mobile logs, GPS integration, or spreadsheet tools for public works departments and large private operators.	RWMWD	Cities; schools; contractors; large institutions; HOAs; churches; nonprofits	Increase adoption of calibrated equipment and decision-support tools; improve application timing; expand liquid use where efficient; reduce small-site over-application and poor storage practices; and improve salt-use tracking.	Number of units/systems funded; % calibrated annually; number of sites using pavement/weather data; number of small-site grants; brine capacity funded; % of funded operators reporting salt use; estimated tons of salt reduced	\$\$\$	Planned	43 – Chloride Reduction Strategy Implementation; 26 – Technology Innovation; 27 – Data Management; 41 – Stewardship Grants; 42 – Public Entity Cost Share WMP Goals: 2–7, 12, 17, 22–23, 25–28, 30–31, 34–36, 38
Grants & Incentives	Projects, Research, & Demonstration; Planning / Policy / Regulatory	Provide grants for chronic icing and snow storage site design retrofits, including: • Retrofits that correct drainage, roof leaders, shade, settlement, cross-slope, or snow storage problems. • Snow storage redesign at large parking lots to move piles away from sensitive BMPs, direct meltwater appropriately, and reduce refreeze areas.	RWMWD	Cities; schools; private property owners; large parking lots	Eliminate site conditions that require repeated salting; move snow piles away from sensitive BMPs; direct meltwater appropriately; and reduce refreeze areas.	Number of icing hotspots retrofitted; number of parking-lot snow storage redesigns; estimated tons/year of salt avoided	\$\$\$	Ongoing	43 – Chloride Reduction Strategy Implementation; 4 – Subwatershed Water Quality Improvements; 41 – Stewardship Grants; 42 – Public Entity Cost Share WMP Goals: 2–7, 12, 22–23, 25–28, 34, 36
Grants & Incentives	Projects, Research, & Demonstration; Planning / Policy / Regulatory	Fund covered salt storage, loading pad improvements, and runoff controls at municipal yards and large private maintenance facilities.	RWMWD	Municipal and private maintenance yards	Reduce direct salt loss and contaminated runoff	Tons of salt storage brought under cover; number of sites upgraded	\$\$\$	Opportunity-based	43 – Chloride Reduction Strategy Implementation; 35 – Infrastructure Inspections and Maintenance; 41 – Stewardship Grants; 42 – Public Entity Cost Share WMP Goals: 2–7, 12, 22–23, 25–28, 31–32, 34, 36
Grants & Incentives	Planning / Policy / Regulatory; Communications & Engagement	Fund professional winter maintenance contract reviews for priority properties before contract renewal season.	RWMWD	HOAs; schools; commercial sites; churches	Change contractor instructions and payment structures	Number of contracts reviewed; number incorporating BMP clauses	\$\$	Planned	43 – Chloride Reduction Strategy Implementation; 16 – Community Stewardship Opportunities; 41 – Stewardship Grants; 58 – Regulatory Programs WMP Goals: 1–7, 10, 12, 14, 18, 22–30, 36
Grants & Incentives	Projects, Research, & Demonstration; Monitoring & Assessment	Establish innovation fund for emerging chloride-reduction technologies such as route optimization tools, smart spreader controllers, and heated or permeable pavement demonstrations.	RWMWD	Cities; institutions; technology partners	Test promising tools before broader adoption	Number of pilots completed; documented salt reduction or lessons learned	\$\$\$	Planned	43 – Chloride Reduction Strategy Implementation; 25 – Applied Research; 26 – Technology Innovation; 41 – Stewardship Grants WMP Goals: 2–7, 12, 17, 22–23, 25–28, 30, 35–36, 38
Monitoring & Assessment	Projects, Research, & Demonstration	Maintain and expand priority waterbody chloride monitoring and evaluation, including: • Continuation of ice-out chloride monitoring in priority lakes and stormwater ponds and use results to flag basins with increasing trends or high winter accumulation. • Adding under-ice lake or pond profiles where chloride stratification may influence aquatic habitat, spring turnover, or internal phosphorus loading. • Evaluating chloride impacts and operational tradeoffs for stormwater ponds receiving high-salt runoff, including density stratification and spring chloride pulses.	RWMWD; research partners	RWMWD technical staff; cities	Identify increasing trends or high winter accumulation; evaluate under-ice stratification and related habitat or turnover effects; and understand how stormwater infrastructure stores and releases chloride.	Number of priority lakes/ponds monitored; number of under-ice profiles; number of ponds evaluated; chloride trends and profiles documented	\$\$	Ongoing	43 – Chloride Reduction Strategy Implementation; 17 – Water Quality and Resource Condition Monitoring; 25 – Applied Research WMP Goals: 3–7, 17, 25, 28, 30–31, 35–36
Monitoring & Assessment	Projects, Research, & Demonstration; Partnerships & Governance	Expand continuous and source-area chloride monitoring, including: • Continuous conductivity monitoring at priority stream, storm sewer, and subwatershed outlets during winter and spring melt periods. • High-priority land-use outlets such as regional retail centers, hospitals, schools, industrial parks, and maintenance yards. Develop chloride-conductivity relationships for key monitoring locations so continuous conductivity can support chloride load estimation. Monitoring design should clarify whether sensors are permanent or rotated, account for freezing limitations, and identify the appropriate mix of continuous data and grab samples during spring melt.	RWMWD; monitoring partners	RWMWD technical staff; cities; priority land-use operators	Quantify winter and spring chloride patterns and loads; use conductivity as a surrogate where appropriate; and characterize high-priority land-use sources.	Number of continuous stations; number of chloride-conductivity relationships developed; number of priority land-use outlets monitored; estimated chloride loads	\$\$\$	Planned	43 – Chloride Reduction Strategy Implementation; 17 – Water Quality and Resource Condition Monitoring; 18 – Pollutant Load Monitoring; 25 – Applied Research WMP Goals: 3–7, 10, 17, 25, 28, 30–31, 35–36
Monitoring & Assessment	Partnerships & Governance; Communications & Engagement	Develop consistent salt-use reporting and constructive benchmarking, including: • Annual salt-use data from member cities using a consistent template for tons salt, lane miles, brine gallons, winter severity, equipment, and certified staff. • Voluntary salt-use reporting template for schools, commercial properties, HOAs, and large institutions participating in RWMWD programs. • Annual municipal summaries comparing reported salt use, training participation, equipment upgrades, and policies in a constructive non-punitive format. Where feasible, normalize reported results using lane miles, treated area, winter severity, brine use, equipment, and certified staff.	RWMWD; member cities and participating organizations	Member cities; schools; commercial properties; HOAs; large institutions	Establish consistent salt-use and operational data; support comparison over time; and encourage improvement through constructive, non-punitive peer benchmarking.	Number/% of cities reporting; number of private/institutional participants reporting; data completeness; annual municipal summary completed; number of participants improving key metrics	\$\$	Priority	43 – Chloride Reduction Strategy Implementation; 17 – Water Quality and Resource Condition Monitoring; 27 – Data Management; 60 – Project Tracking WMP Goals: 1, 3–7, 14, 17, 25, 28–31, 35–38

Program Area	Secondary Program Area(s)	Implementation Strategy	Primary Implementer	Primary Audience	Intended Outcome	Potential Performance Metric(s)	Relative Cost	Implementation Timeframe	Relevant WMP Implementation Plan ID No.
Monitoring & Assessment	Projects, Research, & Demonstration; Communications & Engagement	Develop a simple chloride action threshold protocol that identifies when monitoring results trigger additional source investigation, partner outreach, or project scoping (e.g., for reuse opportunities).	RWMWD; partners	Priority site owners; RWMWD staff and partners	Document site conditions that contribute to chloride loading and create a consistent pathway from monitoring results to source investigation, outreach, or project scoping.	Number of post-storm observations; number of sites evaluated; number of threshold triggers; number of follow-up investigations, outreach actions, or projects initiated	\$	Priority	43 – Chloride Reduction Strategy Implementation; 17 – Water Quality and Resource Condition Monitoring; 45 – Decision Support Tools WMP Goals: 2–7, 12, 15–17, 25, 28, 31, 33, 35–36, 38
Monitoring & Assessment	Communications & Engagement; Partnerships & Governance	Develop and maintain chloride implementation reporting, including: • Chloride implementation dashboard that tracks strategies, partner participation, training, equipment upgrades, projects, salt-use reporting, and water-quality trends. • Annual implementation inventory documenting which strategies were advanced, by whom, in which subwatersheds, and with what measurable outputs. • Annual chloride progress snapshots in RWMWD Annual WQ Monitoring Report summarizing monitoring trends, implementation projects, partner participation, and remaining priority areas.	RWMWD	Board; cities; residents; partners; RWMWD staff	Maintain visibility and accountability over the 10-year plan; support adaptive management; and document where, by whom, and with what measurable outputs strategies are advanced.	Dashboard updated; annual implementation inventory completed; annual progress snapshot published; % of strategies with current metrics; number of partner organizations featured	\$\$	Planned	43 – Chloride Reduction Strategy Implementation; 3 – Performance Management and Reporting; 27 – Data Management; 60 – Project Tracking WMP Goals: 1, 3–7, 14, 17, 25, 28–31, 35–38
Monitoring & Assessment	Projects, Research, & Demonstration; Communications & Engagement	Evaluate and document completed chloride projects, including: • Effectiveness of funded chloride projects using before/after salt-use data, site observations, and where feasible downstream conductivity/chloride monitoring. • Before-and-after case studies for completed chloride projects, including baseline practices, changes made, cost, salt reduction, safety observations, and transferability.	RWMWD; grant recipients	Cities; property owners; Board; grant recipients	Determine the effectiveness of funded projects and turn individual projects into reusable implementation guidance.	Number of projects evaluated; number of case studies completed; before/after salt use; downstream conductivity/chloride results where feasible; estimated tons/year of salt reduced	\$\$	Priority	43 – Chloride Reduction Strategy Implementation; 17 – Water Quality and Resource Condition Monitoring; 25 – Applied Research; 60 – Project Tracking WMP Goals: 1, 3–7, 14, 17, 25, 28–31, 35–37
Partnerships & Governance	Monitoring & Assessment; Communications & Engagement; Grants & Incentives	Evaluate and, if warranted, address water-softening chloride sources, including: • Evaluate whether water softening contributes meaningfully to chloride loading in RWMWD priority areas and where sanitary discharges connect to sensitive receiving waters. • If warranted, partner with cities and utilities on a targeted water softener optimization or rebate program using MPCA/Nine Mile guidance. • Develop outreach for commercial and institutional water softener users with large regeneration volumes, focusing on settings, demand-initiated regeneration, and maintenance. • Coordinate with wastewater utilities to understand chloride source tracking, pretreatment needs, and opportunities for consistent messaging across service areas.	RWMWD; cities; water and wastewater utilities	Utilities; residents; commercial and institutional water-softener users; commercial dischargers	Clarify whether non-deicing sources warrant local investment; reduce chloride from inefficient softeners; reduce preventable large-volume regeneration; and align watershed and wastewater chloride-reduction efforts.	Source assessment completed; estimated lb/year chloride by source; number of softeners optimized or replaced; number of large users contacted; number of utility coordination meetings; shared source inventory completed	\$\$\$	Planned	43 – Chloride Reduction Strategy Implementation; 15 – Community Engagement; 16 – Community Stewardship Opportunities; 25 – Applied Research; 57 – Groundwater Management Support WMP Goals: 1, 3–7, 10, 17, 22, 24–28, 30, 35–36, 38
Partnerships & Governance	Communications & Engagement; Monitoring & Assessment	Establish a standing annual chloride coordination cycle with partners, including: • Standing chloride implementation workgroup with member cities, counties, MnDOT, schools, large institutions, contractors, MPCA, and nonprofit partners. • Annual pre-winter partner meeting to review monitoring trends, upcoming outreach, grant opportunities, training dates, and priority implementation sites. • Post-winter debrief with municipal operators and large partners to review what worked, what failed, material use, equipment issues, and priority fixes. • Standing agenda item in annual city technical advisory meetings and RWMWD project-partner meetings (e.g., Public Works Forum).	RWMWD	Member cities; counties; MnDOT; schools; institutions; contractors; MPCA; nonprofit partners	Create durable cross-sector coordination; align partners before winter decisions; establish a continuous improvement cycle; and keep chloride embedded in ongoing relationships.	Number of active partner organizations; meetings per year; pre-winter attendance; post-winter operational changes identified; number of standing-agenda discussions and follow-up actions	\$	Priority	43 – Chloride Reduction Strategy Implementation; 15 – Community Engagement WMP Goals: 1, 3–7, 22, 25–28, 35–36
Partnerships & Governance	Monitoring & Assessment	Develop voluntary chloride implementation commitments with member cities that identify specific annual actions, data-sharing expectations, and priority projects.	RWMWD; cities	Member city leadership and public works	Move from general support to documented commitments	Number of cities with signed commitments; actions completed per year	\$	Planned	43 – Chloride Reduction Strategy Implementation; 15 – Community Engagement WMP Goals: 1, 3–7, 22, 25–28, 35–36
Partnerships & Governance	Communications & Engagement	Expand peer learning, training, and demonstrations, including: • Leverage Public Works Forum group as a peer learning network for public works supervisors, facility managers, and contractors to share practical approaches rather than relying only on formal training. • Partner with MPCA, Freshwater, or Salt Symposium organizers to bring trainings and demonstrations into or near the watershed each year.	RWMWD; local, state, and regional partners	Public works supervisors; facility managers; contractors; property managers; local leaders	Normalize chloride BMPs through peer examples; reduce participation barriers; and connect local partners to state and regional resources.	Number of peer meetings or site tours; number of represented organizations; number of trainings hosted; number of participants or certifications	\$	Ongoing	43 – Chloride Reduction Strategy Implementation; 15 – Community Engagement; 16 – Community Stewardship Opportunities WMP Goals: 1, 3–7, 10, 22, 25–28, 35–36
Partnerships & Governance	Monitoring & Assessment; Projects, Research, & Demonstration	Coordinate with MnDOT and counties on priority corridors draining to chloride-sensitive waters, focusing on data sharing, service levels, storage, and technology pilots.	RWMWD; transportation agencies	Transportation maintenance agencies	Address major roadway sources outside direct District control	Number of corridor meetings/projects; lane miles represented	\$\$	Planned	43 – Chloride Reduction Strategy Implementation; 18 – Pollutant Load Monitoring; 26 – Technology Innovation WMP Goals: 3–7, 10, 17, 25, 28, 30–31, 35–36, 38
Partnerships & Governance	Communications & Engagement; Planning / Policy / Regulatory	Engage insurance/risk-management professionals to develop messaging about reasonable winter maintenance, documentation, and risk reduction without defaulting to over-salting.	RWMWD; partners	Property owners; contractors; elected officials	Reduce liability-driven over-application	Risk guidance completed; number of property managers/contractors reached	\$\$	Planned	43 – Chloride Reduction Strategy Implementation; 15 – Community Engagement; 16 – Community Stewardship Opportunities; 58 – Regulatory Programs WMP Goals: 1, 3–7, 10, 14, 18, 22, 24–30, 35–36

Program Area	Secondary Program Area(s)	Implementation Strategy	Primary Implementer	Primary Audience	Intended Outcome	Potential Performance Metric(s)	Relative Cost	Implementation Timeframe	Relevant WMP Implementation Plan ID No.
Partnerships & Governance	Communications & Engagement; Monitoring & Assessment; Projects, Research, & Demonstration	Develop a shared chloride coordinator role to maintain outreach lists, data requests, training logistics, dashboard updates, and site assessments.	RWMWD; partners	RWMWD programs; partner organizations	Provide sustained implementation capacity	Position funded; number of strategies supported annually	\$\$	Ongoing	43 – Chloride Reduction Strategy Implementation; 2 – General Administration; 26 – Technology Innovation WMP Goals: 3–7, 17, 25, 28, 30, 35–36, 38
Partnerships & Governance	Communications & Engagement; Monitoring & Assessment; Projects, Research, & Demonstration	Seek regional funding with other watershed organizations for shared chloride staff capacity, monitoring infrastructure, contractor outreach, and technology pilots.	RWMWD; watershed partners	Funding agencies; regional partners; RWMWD programs; partner organizations	Leverage resources beyond the RWMWD budget and provide sustained capacity for coordinated implementation.	Dollars secured; number of jointly funded initiatives; coordinator role funded; number of strategies supported annually	\$\$	Priority	43 – Chloride Reduction Strategy Implementation; 2 – General Administration; 26 – Technology Innovation WMP Goals: 3–7, 17, 25, 28, 30, 35–36, 38
Partnerships & Governance	Monitoring & Assessment; Planning / Policy / Regulatory	Maintain adaptive governance of the Chloride Reduction Strategy, including: • Review and refresh the Chloride Reduction Strategy every 3–5 years using monitoring trends, partner progress, new research, and implementation lessons. • Develop Board-level decision points for scaling programs, such as when to move from voluntary outreach to stronger funding criteria, policy requirements, or partner commitments.	RWMWD	RWMWD Board; staff; partners	Keep the strategy adaptive over the 10-year plan and provide a governance pathway for increasing implementation intensity.	Strategy refresh completed; number of changes based on monitoring or implementation lessons; decision framework adopted; number of program changes triggered	\$	Planned	43 – Chloride Reduction Strategy Implementation; 3 – Performance Management and Reporting; 45 – Decision Support Tools WMP Goals: 2–7, 12, 15–17, 25, 28, 31, 33, 35–36, 38
Partnerships & Governance	Planning / Policy / Regulatory	Support the development and adoption of professional standards for commercial winter maintenance through model contract language, procurement guidance, and industry best management practices that encourage certified, performance-based chloride application.	RWMWD, Member Cities	Commercial snow and ice contractors, property managers, municipalities	Improve consistency and professionalism of winter maintenance services and reduce unnecessary salt application.	Number of municipalities adopting model contract language; number of commercial contracts incorporating winter maintenance standards; estimated acres managed under improved practices	\$	Aspirational	43 – Chloride Reduction Strategy Implementation; 16 – Community Stewardship Opportunities; 58 – Regulatory Programs WMP Goals: 1, 3–7, 10, 14, 18, 22, 24–30, 36
Partnerships & Governance	Planning / Policy / Regulatory	Collaborate with MPCA, MnDOT, professional organizations, industry representatives, and legislators to evaluate and advance a statewide licensing or certification requirement for commercial chloride applicators, similar to Minnesota's pesticide applicator licensing program, including continuing education and periodic recertification requirements.	RWMWD (Advocacy Partner)	MPCA, MnDOT, Minnesota Legislature, commercial winter maintenance industry	Increase accountability, competency, and consistency of professional chloride application across Minnesota.	Statewide working group established; legislative proposal developed; number of partner organizations participating; adoption of statewide licensing or certification program	\$\$	Aspirational	43 – Chloride Reduction Strategy Implementation; 58 – Regulatory Programs WMP Goals: 1, 3–7, 14, 18, 24–26, 28–30, 36
Planning / Policy / Regulatory	Projects, Research, & Demonstration	Integrate chloride and low-salt design into District review, including: • Add chloride review prompts to District permit review for applicable redevelopment, public projects, and large impervious sites. • Require or request snow storage maps for large parking lots, multifamily sites, schools, institutions, and public facilities submitted through District review. • Develop a chloride site design checklist addressing grading, shaded walks, roof drainage, snow pile locations, ramps, curb cuts, and meltwater flow paths - leveraging Low Salt Design concepts	RWMWD	Developers; property owners; engineers; landscape architects; city reviewers; consultants	Make chloride considerations routine during project design; prevent salty meltwater from reaching sensitive BMPs or chronic icing areas; and reduce future deicing demand through better design.	% of applicable permits reviewed; number/% of projects with snow storage plans; design checklist adopted; number of projects using checklist	\$	Priority	43 – Chloride Reduction Strategy Implementation; 45 – Decision Support Tools; 58 – Regulatory Programs WMP Goals: 1–7, 12, 14–18, 24–26, 28–30, 33, 35–36, 38
Planning / Policy / Regulatory	Monitoring & Assessment; Projects, Research, & Demonstration	Create guidance for when infiltration practices should be avoided, modified, or protected in high-chloride drainage areas to reduce groundwater risk.	RWMWD; consultants	Engineers; city reviewers	Reduce unintended groundwater impacts from high-chloride runoff	Guidance completed; number of reviews applying guidance	\$\$	Planned	43 – Chloride Reduction Strategy Implementation; 57 – Groundwater Management Support; 58 – Regulatory Programs WMP Goals: 1, 3–7, 14, 18, 24–26, 28–30, 36, 38
Planning / Policy / Regulatory	Communications & Engagement; Partnerships & Governance	Develop coordinated winter maintenance, contracting, and procurement guidance, including: • Model winter maintenance plan template (e.g., submitting authorized staff, certified applicator, site map, application rates, and documentation). • Model contract language that shifts snow removal contracts away from blanket salt application and toward performance-based BMPs with reporting. • Procurement (RFQ) guidance for cities and partners to specify calibrated equipment, certified operators, documentation, and appropriate material storage in bid documents. • Commercial property manager model contract language, site walk checklist, snow storage guidance, contractor questions, and salt-use tracking template.	RWMWD; cities	Commercial and institutional property owners and managers; contractors; public procurement staff	Standardize winter BMP expectations; change incentives embedded in winter maintenance contracts; embed BMPs in purchasing and contracting; and improve purchaser ability to require chloride BMPs.	Number of winter maintenance plans completed; acres covered; number of organizations adopting model contract language; number of procurement templates developed; number of partners using guidance; number of property-manager packets distributed	\$\$	Priority	43 – Chloride Reduction Strategy Implementation; 16 – Community Stewardship Opportunities; 58 – Regulatory Programs WMP Goals: 1, 3–7, 10, 14, 18, 22, 24–30, 36
Planning / Policy / Regulatory	Partnerships & Governance; Communications & Engagement	Support municipal winter maintenance policy development, including: • Develop model municipal Level of Service language that balances safety, mobility, chloride reduction, winter severity, and available resources. • Coordinate with cities on ordinance options for salt storage, commercial applicator expectations, winter maintenance documentation, and chloride management plans where local authority exists.	Member cities	Public works directors; city councils; elected officials; city staff; large sites	Clarify service expectations that drive salt decisions and create local regulatory backstops for high-risk practices where local authority exists.	Number of municipalities adopting or updating Level of Service policies; number of cities evaluating or adopting ordinance provisions	\$\$	Planned	43 – Chloride Reduction Strategy Implementation; 15 – Community Engagement; 58 – Regulatory Programs WMP Goals: 1, 3–7, 14, 18, 22, 24–30, 35–36

Program Area	Secondary Program Area(s)	Implementation Strategy	Primary Implementer	Primary Audience	Intended Outcome	Potential Performance Metric(s)	Relative Cost	Implementation Timeframe	Relevant WMP Implementation Plan ID No.
Planning / Policy / Regulatory	Projects, Research, & Demonstration	Integrate chloride into capital planning and project development, including: • Develop a standard operating procedure for RWMWD staff and Engineer to evaluate chloride implications during feasibility studies, capital projects, and partner project scoping. • Add chloride considerations to climate resilience and capital improvement planning, especially where freeze-thaw, ponding, and increased winter rain may increase deicing needs. • Pair chloride improvements with phosphorus, TSS, flood-risk, and pavement projects so reconstruction projects also reduce future winter salt demand.	RWMWD; cities; consultants	RWMWD technical staff; consultants; city engineers; planners; capital project managers	Institutionalize chloride review across programs; plan infrastructure improvements that reduce future salt demand; and mainstream chloride into broader capital investments.	SOP completed; % of applicable projects screened; number of CIP projects screened for winter maintenance/chloride risk; number of capital projects incorporating chloride design elements	\$	Planned	43 – Chloride Reduction Strategy Implementation; 4 – Subwatershed Water Quality Improvements; 45 – Decision Support Tools WMP Goals: 2–7, 12, 15–17, 25, 27–28, 33, 35–36, 38
Projects, Research, & Demonstration	Planning / Policy / Regulatory; Grants & Incentives; Communications & Engagement	Launch a priority parcel outreach program using hotspot mapping to contact the highest-risk commercial, institutional, multifamily, and residential property owners and managers with site-specific recommendations and pre-contract-season materials before snow removal contracts are renewed.	RWMWD; consultants	Commercial and residential property owners and managers; facility managers; large institutions	Property owners define success as safe, drivable/walkable surfaces rather than bare, dry pavement; hire snow removal contractors using Smart Salting practices; train maintenance staff; convert watershed data into targeted behavior change; and influence contract terms before winter practices are locked in.	Number of priority parcels contacted; acres of impervious area reached; number of site meetings; number of contracts revised to include BMPs or reporting	\$\$	Planned	43 – Chloride Reduction Strategy Implementation; 16 – Community Stewardship Opportunities; 45 – Decision Support Tools WMP Goals: 1–7, 10, 12, 15–17, 22, 25–28, 33, 35–36, 38
Projects, Research, & Demonstration	Monitoring & Assessment; Communications & Engagement; Grants & Incentives	Complete winter site assessments of the highest-priority chloride hotspots and identify operational, drainage, grading, and snow storage fixes for each site. Inspect sites after storms to identify over-application, residue, refreeze, and drainage problems.	RWMWD; consultants; site owners	High-load public/private sites	Convert hotspot mapping into implementable site actions	Number of hotspot assessments completed; number advancing to implementation	\$\$	Priority	43 – Chloride Reduction Strategy Implementation; 4 – Subwatershed Water Quality Improvements; 17 – Water Quality and Resource Condition Monitoring; 45 – Decision Support Tools WMP Goals: 2–7, 12, 15–17, 25, 27–28, 31, 33, 35–36, 38
Projects, Research, & Demonstration	Grants & Incentives; Planning / Policy / Regulatory	Retrofit one or more high-load locations every 1–2 years using drainage correction, pavement regrading, roof drain relocation, or snow storage changes.	Cities; RWMWD; site owners	Drivers; pedestrians; maintenance staff	Eliminate repeated deicing need at problem locations	Number of sites retrofitted; estimated tons/year salt avoided	\$\$\$	Opportunity-based	43 – Chloride Reduction Strategy Implementation; 4 – Subwatershed Water Quality Improvements; 41 – Stewardship Grants; 42 – Public Entity Cost Share WMP Goals: 2–7, 12, 22–23, 25–28, 34, 36
Projects, Research, & Demonstration	Communications & Engagement; Monitoring & Assessment	Develop demonstration sites at one municipal facility, one school, one faith/community site, and one commercial property to show sector-specific chloride BMPs, especially during or directly after winter precipitation events.	RWMWD with partners	Property owners across sectors	Create visible local examples that can be replicated	Number of demonstration sectors completed; visitors/case study downloads	\$\$\$	Opportunity-based	43 – Chloride Reduction Strategy Implementation; 4 – Subwatershed Water Quality Improvements; 16 – Community Stewardship Opportunities; 26 – Technology Innovation WMP Goals: 1–7, 10, 17, 22, 25–28, 30, 35–36, 38
Projects, Research, & Demonstration	Grants & Incentives; Communications & Engagement	Pilot/support a sidewalk-focused chloride reduction project emphasizing mechanical removal, calibrated low-rate application, anti-icing where appropriate, and clearly defined service expectations.	RWMWD; cities; schools	Sidewalk/trail maintenance crews	Reduce over-salting on sidewalks and trails	Salt applied per 1,000 sq ft; slip/fall complaints or service calls	\$\$	Opportunity-based	43 – Chloride Reduction Strategy Implementation; 4 – Subwatershed Water Quality Improvements; 26 – Technology Innovation WMP Goals: 2–7, 17, 25, 27–28, 30, 35–36, 38
Projects, Research, & Demonstration	Grants & Incentives; Monitoring & Assessment	Evaluate permeable pavement, heated pavement, and improved drainage at select winter problem sites for their ability to reduce salt demand and maintain safety.	RWMWD; research partners	Cities; engineers; large property owners	Identify capital approaches that reduce chloride at difficult sites	Before/after salt use; treated acres; maintenance observations	\$\$\$	Priority	43 – Chloride Reduction Strategy Implementation; 4 – Subwatershed Water Quality Improvements; 25 – Applied Research; 26 – Technology Innovation WMP Goals: 2–7, 17, 25, 27–28, 30, 35–36, 38
Projects, Research, & Demonstration	Monitoring & Assessment	Evaluate chloride removal technologies and pilot at an appropriate site.	RWMWD; research partners	Cities; property owners; watersheds; statewide	Identify feasible technologies for removing chloride from waters of interest	Chloride concentration reduction in waterbody	\$\$\$	Opportunity-based	43 – Chloride Reduction Strategy Implementation; 25 – Applied Research; 26 – Technology Innovation WMP Goals: 3–7, 17, 25, 28, 30, 35–36, 38
Projects, Research, & Demonstration	Monitoring & Assessment; Grants & Incentives; Partnerships & Governance	Partner with a city to complete a low-salt route optimization pilot using route hierarchy, pavement temperature, winter severity, and material-use data.	City; RWMWD	Municipal public works	Reduce municipal salt use through better route decisions	Salt tons/lane-mile before vs after; route miles optimized	\$\$\$	Opportunity-based	43 – Chloride Reduction Strategy Implementation; 18 – Pollutant Load Monitoring; 25 – Applied Research; 26 – Technology Innovation WMP Goals: 3–7, 10, 17, 25, 28, 30–31, 35–36, 38

Technical Memorandum

To: Ramsey-Washington Metro Watershed District (RWMWD) Board of Managers
From: Barr Engineering Co.
Subject: New Technology Topics: Landscape Soil Regeneration Methodology
Date: August 31, 2026

1 Problem Statement:

Compacted Landscape Soils Decrease Infiltration Capacity and Increase Runoff

Landscapes are often assumed to provide substantial stormwater infiltration and storage benefits. While this may be true in some older neighborhoods that experienced limited construction disturbance, widespread grading, and the use of heavy equipment during modern development have left many landscapes with severely compacted soils.

Soil compaction significantly reduces the number and size of pore spaces within the soil, limiting its ability to absorb and store rainfall. As a result, stormwater is more likely to run off the landscape rather than infiltrate into the ground. This increased runoff contributes to localized flooding, stream erosion, and the transport of sediment, phosphorus, and other pollutants to lakes, rivers, and wetlands.

Compacted soil also reduces the amount of water available to plants. Lawns, trees, and landscape plantings growing in compacted soils are more susceptible to drought stress and often require supplemental irrigation and fertilization to remain healthy. These additional inputs increase maintenance costs while creating further environmental impacts.



Photo caption: Construction practices can result in significant soil compaction. (Image Source: All photos in this document taken by Fred Rozumalski)

Most soil compaction occurs during construction when topsoil is stripped, sites are graded, and construction equipment repeatedly traverses exposed soils. Although sites are typically finished with a thin layer of imported topsoil, this practice does little to restore soil structure or recover lost infiltration capacity. Consequently, many developed landscapes function more like impervious surfaces than healthy living soils.

The long-term consequences extend beyond stormwater management. Increased irrigation places additional demands on water supplies and requires energy for pumping, treatment, and distribution. The manufacture and transportation of fertilizers, herbicides, and other lawn care products contribute to greenhouse gas emissions, while excess nutrients and chemicals can be transported to nearby water resources following rain events. Routine lawn maintenance equipment further consumes energy and generates emissions. Together, these ongoing inputs create a cycle of dependence that increases costs, degrades soil health, and diminishes the ability of landscapes to perform vital hydrologic and ecological functions.

Addressing soil compaction represents a significant opportunity to improve stormwater infiltration, enhance landscape resilience, reduce maintenance inputs, protect water quality, and restore the ecological function of developed landscapes throughout the District.



Photo caption: Compacted soil limited the growth of this landscape planting.

2 Solutions for New Construction Landscapes and for Existing Landscapes (especially lawns)

2.1 Methodology for Soil Regeneration After New Construction

The first step in soil regeneration after construction is alleviating soil compaction through deep tilling or ripping. Depending on site conditions, soil should be loosened to depths of 12 to 18 inches.

Following decompaction, compost or other high-quality organic amendments should be applied. Suitable materials include fully composted leaf mulch, composted grass clippings, composted manure, or similar stabilized organic materials. The U.S. Composting Council recommends incorporating two inches of compost into the upper 6 inches of soil to help restore soil organic matter levels and improve soil function (5).



Photo caption: A variety of equipment is available to rip soils including backhoe with ripper, backhoe without ripper, and hydraulic spade.

Organic amendments should be thoroughly incorporated into the loosened soil profile rather than simply placed on the surface.

Mixing compost into the soil creates a transitional rooting zone between amended soils and underlying subsoils, reduces soil bulk density, improves aggregation, and promotes deeper root development (2).



Photo caption: Compost must be mixed into soil that has first been decompacted.

Plant selection is also critical to long-term soil regeneration. Monocultures should be avoided in favor of diverse plant communities that support soil development and biological activity. Nitrogen-fixing species such as clovers, alfalfa, leadplant, New Jersey tea, sweetfern, wild indigos, and hog peanut help build soil fertility. Dynamic nutrient accumulators including lupine, comfrey, dandelion, basswood, and shagbark hickory help cycle nutrients through the soil profile. Nature builds soil from the surface downward, making diverse vegetation a critical component of long-term soil restoration.

2.1.1 Benefits: Increased Infiltration and Stormwater Storage

Construction-compacted soils frequently exhibit infiltration rates below 1 inch per hour. In contrast, uncompacted soils can typically infiltrate between 9 and 12 inches per hour depending on soil texture (1). Deep tilling and compost incorporation restore soil pore space, increase soil aggregation, and significantly improve infiltration rates by allowing water to move vertically through the soil profile rather than flowing across the surface.

Research has consistently shown that compost incorporation reduces bulk density and increases hydraulic conductivity, resulting in improved infiltration and reduced runoff volumes (2, 4). These improvements help restore natural hydrologic functions lost during development and reduce the burden on stormwater infrastructure.

Organic matter additions also substantially improve soil water storage capacity. Post-construction soils often contain very low levels of organic matter and therefore have limited ability to retain moisture. Compost amendments increase plant-available water by improving soil structure and aggregation. Research cited by the Minnesota Composting Council indicates that increasing soil organic matter by approximately 5% can increase water-holding capacity by as much as four times (3). Increased soil water storage improves plant survival, reduces irrigation demand, and enhances overall landscape resilience during drought conditions.

3 Methodology for Soil Regeneration in Existing Lawns

Existing lawns frequently experience gradual soil compaction from foot traffic, mowing equipment, and urban land management practices. Compaction reduces water infiltration, limits root growth, decreases biological activity, and increases dependence on irrigation, fertilizers, and pesticides. Soil regeneration in existing lawns focuses on replenishing organic matter and restoring soil structure while maintaining established turf.

The preferred method for restoring soil health in established lawns combines core aeration with repeated compost applications.

Prior to compost application, lawns should be mowed to a height of 2 to 3 inches. Underground utilities should be identified and marked before aeration activities begin. The lawn should then be core aerated using standard lawn aeration equipment capable of creating holes 4 to 9 inches deep. Aeration relieves surface compaction and creates channels that allow compost, oxygen, and water to reach the root zone.

Following aeration, a layer of high-quality compost $\frac{1}{2}$ to $\frac{3}{4}$ inch thick should be applied across the lawn surface. Suitable materials include composted leaf mulch, composted grass clippings, composted manure, or other *fully composted* organic materials. Applications are typically recommended in early May or shortly after Labor Day when growing conditions are favorable.



Photo caption: Native vegetation established on prepared soils (left) improves soil structure over time as deep roots penetrate the soil opening vertical channels as roots die and decompose. Turf (right) can host a diverse soil food web if compost is added to build soil structure.

For maximum benefit, compost should be applied annually for three consecutive years, although even one application is beneficial. Aeration is only necessary in the first year. Repeated applications gradually increase soil organic matter levels and stimulate the biological processes responsible for long-term soil improvement. In lawns with thin or sparse turf cover, overseeding may be conducted following compost application to improve turf density and establishment. This would be a good time to establish a bee lawn seed mix including species like clover and heal-all in a fescue turf mix.

3.1.1 Benefits: Increased Infiltration and Stormwater Storage

One of the primary benefits of compost-based lawn regeneration is the restoration of soil infiltration capacity. Compacted urban soils often function similarly to impervious surfaces because water cannot easily penetrate the soil profile. Research has shown that compaction can reduce infiltration rates by more than 90% (1).

In sandy soils, infiltration rates may decline from approximately 12 inches per hour to less than 1 inch per hour following compaction. Clay soils can experience reductions from approximately 9 inches per hour to less than 0.5 inches per hour (1). Core aeration and compost additions reverse these effects.

Research consistently demonstrates that compost amendments increase infiltration rates and hydraulic conductivity while reducing soil bulk density (2). As soil structure improves, rainfall can infiltrate more rapidly into the soil rather than becoming surface runoff.

Additional benefits include healthier turf, improved drought tolerance, reduced irrigation requirements, enhanced nutrient availability, and decreased dependence on fertilizers and pesticides.

Compost applications also improve stormwater storage capacity by increasing soil organic matter. Healthy soils rich in organic matter act like a sponge, absorbing and storing rainfall for future plant use. According to research cited by the Minnesota Composting Council, increasing soil organic matter by approximately 5% can increase water-holding capacity by as much as four times (3). This added storage reduces drought stress, improves plant vigor, and enhances the landscape's ability to absorb stormwater during rainfall events.

4 Soil Food Web and Long-Term Soil Improvement

The long-term success of compost-based soil regeneration is driven by the soil food web. The soil food web consists of interconnected communities of bacteria, fungi, protozoa, nematodes, earthworms, arthropods, and other soil organisms that interact to cycle nutrients and build soil structure. Compost serves as a food source for these organisms by providing carbon, nutrients, and organic matter. As soil microorganisms consume

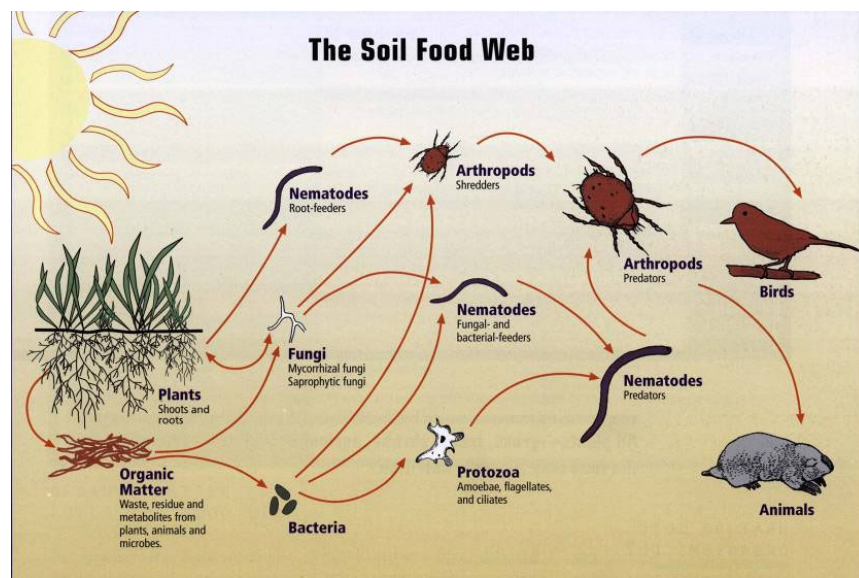


Image caption: The soil food web is fueled by the sun that stimulates plant growth. Roots exude carbohydrates and proteins that feed the bacteria and fungus that form the base of the food web.

Image source: United States Department of Agriculture

and process compost, they produce compounds that bind soil particles together into stable aggregates. These aggregates create pore spaces that allow air and water to move through the soil while also increasing the soil's ability to store moisture.

Earthworms and other soil organisms further enhance soil structure by creating channels and macropores throughout the soil profile. These biological pathways increase infiltration, improve drainage, and create routes for root growth. The resulting soil structure is often more stable and effective than improvements achieved through mechanical cultivation alone.

Repeated compost applications are particularly effective because they continually feed and expand soil biological communities. After approximately three consecutive annual compost applications, soil organic matter levels and biological activity often reach a threshold where the soil food web becomes self-sustaining. Once established, these biological processes continue to maintain soil aggregation and pore structure, creating lasting improvements in infiltration and water-holding capacity.

This biological mechanism explains why compost applications can produce long-term and sometimes permanent improvements in soil function. Rather than simply adding nutrients, compost rebuilds the living system responsible for creating healthy soil. As the soil food web develops, infiltration rates increase, stormwater runoff decreases, water storage capacity improves, and overall landscape resilience is enhanced. The result is a self-reinforcing cycle in which healthy soil supports biological activity, and biological activity continuously improves soil structure and function.

5 References

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2. The effects of compost incorporation on soil physical properties in urban soils. *Research Gate*. [Online] 2020. https://www.researchgate.net/publication/339828231_The_effects_of_compost_incorporation_on_soil_physical_properties_in_urban_soils_-_A_concise_review/fulltext/5ec83766a6fdcc90d68fa3a2/The-effects-of-compost-incorporation-on-soil-physical-properties-in-urb.
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5. US Composting Council. [Online] <https://www.compostingcouncil.org/page/guidelines-use-application-compost>.

Project Work Plan

Date: August 27, 2026

Project: Shoreview Commons Pond Alum Treatment

Project Team: District Staff: Paige Ahlborg, Eric Korte, Tina Carstens

Barr Staff: Greg Wilson (Project Manager)
Erin Anderson Wenz (Principal)

Background

Sedimentation ponds that accumulate particles and phosphorus from stormwater runoff are a standard, widely applied best management practice. However, aging ponds can release more phosphorus than they capture during summer months. Dredging is an expensive option to improve pond performance. Recent research by the University of Minnesota indicates that supplementing pond sediments with iron filings may help control phosphorus release; however, this approach is still experimental and lacks proven long-term control.

St. Anthony Falls Laboratory (SAFL) investigated Shoreview Commons Pond before recommending any in-pond treatment. SAFL staff evaluated the phosphorus release rate of sediment cores in the laboratory and monitored the pond's water column for summertime water quality from 2018 to 2020 (Natarajan et al. 2020). The monitoring showed relatively high phosphorus concentrations and persistent anoxia (low oxygen conditions) in the pond water column during summer. In addition, they measured a high anoxic sediment phosphorus release rate in the laboratory, suggesting a potential for significant internal phosphorus loading in the pond during the summer (Natarajan et al. 2020). SAFL staff added iron filings to the pond during winter 2021 to increase sediment iron content and promote phosphorus immobilization through the formation of ferrous iron minerals such as vivianite.

Monitoring in summer 2021 at Shoreview Commons Pond (Janke et al. 2023) and at other iron-treated ponds (Natarajan and Gulliver 2022) indicated that iron filings treatment successfully reduced phosphate release from sediments and total phosphorus concentrations in the pond during the first year of treatment.

SAFL measured phosphorus concentrations in the Shoreview Commons Pond over three additional years as a continuation of the 2018-2020 study (Natarajan et al. 2020) to assess the post-treatment phosphorus water quality in the Shoreview Commons Pond and to estimate the length of time that the iron filings treatment would be successful at reducing phosphate release from the sediments. The pond was monitored between 2022 and 2024 to verify the environmental conditions (DO, temperature, conductivity) and phosphorus concentrations in the pond water. This data was used to assess the significance of internal phosphorus loading in the pond and whether the pond was returning to the large phosphate release present before iron filings treatment in 2021. A draft technical memorandum (Natarajan et al. 2024) and technical report (Herb et al. 2026) provided the following results of the follow-up monitoring:

- Monitoring of the physiochemical conditions in the pond showed a weakly-stratified water column with low DO occurring near the pond bottom periodically in summer. The 2023 season showed more extensive anoxia than the 2022 season.

- Floating plants (duckweed and watermeal) covering the pond surface were observed in peak summer, with the 2023 and 2024 seasons showing relatively denser cover than that observed in 2022.
- The post-treatment total phosphorus (TP) and soluble reactive phosphorus (SRP) concentrations were in the low to moderate range during the May to October period of 2022 and 2023. Higher phosphorus concentrations were observed in 2024 with substantial increases in bottom water TP and both surface and bottom water SRP concentrations.
- Comparison of the post-treatment and pre-treatment pond water quality is largely indicative of improved conditions immediately after the iron filing application. After the first year of treatment, however, each successive year showed gradual increases in pond phosphorus and floating plant biomass, along with more frequent anoxia.
- Investigation of phosphorus release from iron-treated sediments from the pond showed very low phosphorus release rates under both oxic and anoxic conditions immediately following treatment, but internal TP load estimates have increased in each successive year after treatment, giving back a third of the initial anoxic TP release rate reduction.
- Implementing practices such as street sweeping are also recommended to reduce inflow TP concentrations, which in turn would reduce both in-pond concentrations and overall pond TP export in a more predictable way.
- Herb et al. 2026 also found that alum treatment is more cost effective than iron filings in most cases and is expected to have a longer effectiveness lifespan.

Since completing the SAFL research involving Shoreview Commons Pond, we have modified the scope and scale of alum applications to control sediment phosphorus release in more, smaller water bodies without using expensive buffering agents, while continuing to monitor and evaluate the water quality benefits. The task scope for this project work plan is intended to restore the treatment capacity of Shoreview Commons Pond and further evaluate longer-term monitoring to evaluate the cost-benefit of small-scale, phased (unbuffered) alum applications and provide cost-benefit comparisons with other control options such as dredging, spent lime treatment, and the application of iron filings.

Scope of Work

The following is a description of the proposed tasks to complete this work:

Task 1 – Shoreview Commons Pond Alum Permitting and Application and Treatment Oversight

For this task, we will coordinate with an alum treatment contractor to treat Shoreview Commons Pond with the first half of a split dose of alum in Fall 2026 and the second dose in Fall 2027. Because the alum application is expected to lower the pond's pH to the lower limit of MPCA's water quality standard for pH, our costs assume the treatment contractor will need to make two trips to the pond site, with a half-dose of alum each time. Barr staff will secure an MPCA permit and provide treatment oversight and pH measurements during each application phase to ensure that permit conditions are met. The estimated contractor cost for this task is \$10,500.

Task 2 – Shoreview Commons Pond Monitoring

SAFL staff previously completed pond water quality monitoring efforts that provided insight into how the iron filing applications resulted in short-term water quality improvements to Shoreview Commons Pond. In addition, SAFL staff collected another round of six sediment core samples in May 2026 for phosphorus testing and analysis, which they intend to share with us during fall 2026.

We recommend that RWMWD staff (except where indicated) continue monitoring pond water quality throughout the growing season (through October 2027), following previous protocols and additional recommendations for monitoring parameters, locations, and frequencies as summarized below. We recommend that Barr staff complete another round of sediment monitoring in spring 2027 for comparison with the baseline monitoring completed for the SAFL study.

Recommended monitoring parameters/frequency for Shoreview Commons Pond following alum treatment:

Parameters	Frequency
Pond profile field measurements (DO, temperature, pH, conductivity)	Bi-weekly
Pond surface water TP, Secchi, and stage	Bi-weekly
Pond bottom water TP	Bi-weekly
Pond bottom water Iron	Bi-weekly
Pond sediment monitoring (Barr)	Once, Spring 2027

Task 3 – Project Documentation and Evaluation

Barr will compile and assess new and existing water quality and sediment quality data to evaluate water quality treatment conditions in Shoreview Commons Pond and prepare a draft and final project technical memorandum summarizing the results from Tasks 1 and 2. We will also develop a presentation summarizing the results of this treatment and monitoring study, which we will present to the RWMWD Board of Managers at a regular board meeting. The results will include a summary of current and past assessments of related pond alum treatments.

The technical memorandum will also include a proposed water quality monitoring plan for future post-treatment monitoring and assessment of Shoreview Commons Pond's long-term water quality response to the alum treatment.

Budget

The table below summarizes the estimated cost to complete the proposed scope of work. This work would be completed using the district research budget.

Task	Estimated Costs (Barr Only)	Estimated Contractor Costs
Task 1a – Shoreview Commons Pond Alum Permitting and 2026 Phase 1 Application and Treatment Oversight	\$5,000	\$5,250
Task 1b – Shoreview Commons Pond Alum Permitting and 2027 Phase 2 Application and Treatment Oversight	\$3,000	\$5,250
Task 2 – Shoreview Commons 2027 Pond Monitoring (Barr only)	\$10,000	--
Task 3 – Project Documentation and Evaluation (2027)	\$5,000	--
Total	\$23,000	\$10,500

Schedule

The anticipated schedule for preparation for and completion of the study is summarized below.

Task	Estimated Completion Month
Task 1a and 1b – Shoreview Commons Pond Alum Application and Treatment Oversight	Phase 1—Fall, 2026 Phase 2—Fall, 2027
Task 2 – Shoreview Commons Pond Monitoring	Fall, 2027
Task 3 – Project Documentation and Evaluation	December 2027

References

Herb, W., Natarajan, P., Janke, B.D., Gulliver, J.S., and Finlay, J.C. 2026. *Wet pond modeling for contaminant retention and maintenance*. Draft final report prepared for Minnesota Department of Transportation, St. Paul, MN.

Janke, B.D., Natarajan, P., Finlay, J.C., and Gulliver, J.S. 2023. *Stormwater Pond Maintenance and Wetland Management for Phosphorus Retention*. Final report to LRRB, MnDOT Agreement No. 1036202. University of Minnesota, Minneapolis, MN. <https://conservancy.umn.edu/handle/11299/256430>

Natarajan, P., Gulliver, J.S., and Arnold, W.A. 2017. *Internal phosphorus load reduction with iron filings*. Final project report prepared for the U.S. EPA Section 319 Program and the Minnesota Pollution Control Agency, St. Paul, MN.

Natarajan, P., Taguchi, V., Gulliver, J.S. 2020. *Assessment of internal phosphorus loading in Shoreview Commons Pond: Sediment phosphorus release and water quality monitoring study*. Project report prepared for Ramsey-Washington Metro Watershed District and City of Shoreview, St. Anthony Falls Laboratory, University of Minnesota, Minneapolis, MN.

Natarajan P., Gulliver, J.S. and Arnold, W.A. 2021. Iron filings application to reduce lake sediment phosphorus release. *Lake and Reservoir Management*, 27, 143-159. <https://doi.org/10.1080/10402381.2020.1862371>

Natarajan, P., and Gulliver, J.S. 2022. *Assessment of internal phosphorus release and treatment with iron filings in five RPBCWD ponds*. Project report No. 601, St. Anthony Falls Laboratory, University of Minnesota, Minneapolis, MN. <https://hdl.handle.net/11299/228409>

Natarajan, P., Janke, B.D., Gulliver, J.S. 2024. *Assessment of internal phosphorus loading following iron filings treatment in Shoreview Commons Pond: Results of post-treatment water quality monitoring*. Draft technical memorandum prepared for Ramsey-Washington Metro Watershed District and City of Shoreview, St. Anthony Falls Laboratory, University of Minnesota, Minneapolis, MN.

Administrator's Report

MEMO

TO: Board of Managers and Staff
FROM: Tina Carstens, Administrator
SUBJECT: August Administrator's Report
DATE: September 3, 2026

A. Meetings Attended

Monday, August 3	9:30 AM	DEIA Subgroup 1 Meeting
	3:00 PM	DEIA Subgroup 3 Meeting
Tuesday, August 4	8:30 AM	MAWA Executive Meeting
Wednesday, August 5	6:30 PM	Board Meeting
Monday, August 10	9:30 AM	DEIA Subgroup 2 Meeting
Wednesday, August 12	11:00 AM	Chloride Reduction Strategy
Monday, August 17	9:30 AM	DEIA Workgroup Meeting
Tuesday, August 18	9:00 AM	Redpath Accounting/Payroll Updates
Friday, August 28	9:00 AM	Gervais Creek Carp Barrier/Erosion Repair
Monday, August 31	10:00 AM	Minnesota Watersheds Resolutions Meeting
Tuesday, September 1	8:30 AM	MAWA Executive Meeting
Wednesday, September 2	10:00 AM	WMP Program Descriptions
	12:30 PM	Engineering Budget Planning
	2:00 PM	MAWA Axero Demonstration
Thursday, September 3, 2026	11:30 AM	WMP Update Process
	1:00 PM	Flood Risk Project Check-In

B. Upcoming Meetings and Dates

CAC Meeting	September 22, 2026
October Board Meeting	October 7, 2026
Metro Watersheds Meeting	October 20, 2026
CAC Meeting	October 27, 2026
November Board Meeting	November 4, 2026
Minnesota Watersheds Annual Conference	December 2-4, 2026
CAC Meeting	December 8, 2026
December Board Meeting	December 9, 2026

C. Staff Anniversaries in September - NONE

D. Board Action Log and Updates

The board action log is attached. I review this list monthly and incorporate any suggestions from the previous meeting.

E. Minnesota Watersheds Updates

The board always has access to the monthly newsletters by going here:

<https://www.mnwatersheds.com/news-letters>. If you proceed to the members-only section of the website, you can also find the legislative platform and update information.

The Minnesota Watersheds Annual Resolutions meeting was held on August 31st. Mark Gernes and Ben Karp were on the call as delegates for RWMWD. All nine resolutions were adopted with a few small amendments.

Board of Managers 2026 Action Log

September 9, 2026

Item	Anticipated Action Date	Means of Action
Shoreland Assessment	2026	Presentation and Board Discussion
Impervious Surface Reduction Planning	2026	Presentation and Board Discussion
Wetland Rule Updates – buffers, variances, bounce	2026	Rules Technical Advisory Committee
Chloride Reduction Strategies for Regulatory Program	2026	Rules Technical Advisory Committee
Watershed Data Strategies	2026	Presentation and Board Discussion

Project and Program Status Reports

Memorandum

To: Board of managers and staff
From: Tina Carstens, Brad Lindaman, Erin Anderson Wenz, and Brandon Barnes
Subject: Project and program status report: September 2026
Date: September 2, 2026

Note: The location, brief description, and current status of each project described below can be found on the [2026 Ramsey-Washington Metro Watershed District \(RWMWD\) engineering services story map](#).

Background: Savage Lake Outlet (Brandon Barnes, Erin Aderson-Wenz, Brad Lindaman, Tina Carstens)

During the August Board meeting, a member of the public commented on Savage Lake water levels and plant activity. The board had additional questions and requested more information. The purpose of this summary is to provide additional background regarding changes to the lake outlet.

Savage Lake is located in Little Canada. Interstate 35E divides the lake into West Savage Lake and East Savage Lake. Water levels in the west and east portions of the lake are hydraulically connected through a culvert below I-35E. The runout elevation is controlled by the outlet from East Savage Lake to Gervais Creek.

- 2003 – The outlet from East Savage Lake consisted of a knife gate on the upstream end of a reinforced concrete pipe (RCP, see Photograph 1). RWMWD records indicate the outlet elevation of the 18-inch diameter RCP is elevation 894.1. The 2003 outlet defines Savage Lake's original runout elevation. To the best of our knowledge, the knife gate was not owned or operated by RWMWD. RWMWD does not have the operating plan for the knife gate.
- 2004 – to address frequent plugging of the outlet, which caused extended elevated water levels in the lake, RWMWD constructed a new outlet. Prior to the modification, city maintenance crews frequently removed debris from the outlet. The modified outlet operated at full capacity even if 80 percent plugged. [Savage Lake Outlet Improvement - Ramsey-Washington Metro Watershed District](#). The control (runout) elevation remained at the invert of the existing 18-inch pipe. The knife gate was removed as part of this work. The new outlet was not adjustable, and one goal was to reduce the risk of flooding due to plugging or improper operation of the knife gate. (see Photograph 2)
- 2006 - RWMWD modified the new outlet in response to resident comments about lower water levels after the 2004 modification. The 2006 modification added a 12-inch-high concrete weir in the



Photograph 1 - 2003 outlet from East Savage Lake.

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From: Tina Carstens, Brad Lindaman, Erin Anderson Wenz, and Brandon Barnes
Subject: Project and program status report
Date: September 2, 2026

outlet, which effectively created a new runout elevation for Savage Lake of Elevation 895.1. This new runout elevation is one foot higher than the runout elevation of the 18-inch pipe in 2003.

- 2007 - RWMWD repaired a separated joint of the new pipe extending from the outlet structure toward the lake. The separated joint was on the lake side of the weir constructed in 2006. 2007 repairs did not affect the outflow from the lake or runout elevation.
- 2007 - RWMWD staff discovered a wooden timber that had been installed on top of the concrete weir by an unknown person, in a likely apparent attempt to further elevate the outflow elevation of the lake. District staff removed the timber and periodically inspected the outlet. Shortly after removing the first timber, they discovered another timber had been installed. After reviewing the DNR permit, district staff discovered that the permit allowed the lake level to be raised by up to 1 foot. After discussing the potential implications with Barr, district



Photograph 3. - 2007 outlet from East Savage Lake.

staff permanently installed a wooden timber by bolting it to the concrete. Photograph 3 (dated July 2007) shows the further modified Savage Lake outlet with the wooden timber installed. The control elevation determined by the top of the wooden timber is elevation 895.1. This is the current configuration of the Savage Lake outlet as it exists today. See Photograph 3.

One of the residents' concerns about the water level relates to lily pads that grow in Savage Lake. In 2018, the MnDNR provided the following information to the residents.

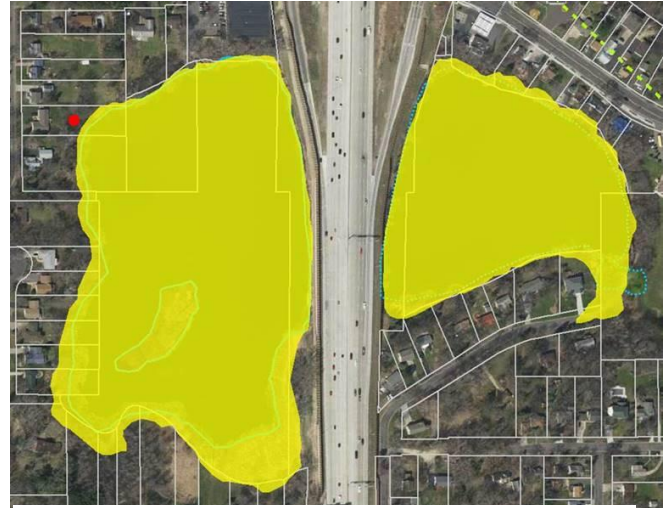
Lily pads grow in silty-bottomed lakes that are up to 5 feet deep. These plants provide excellent habitat for largemouth bass and sunfish, and waterfowl eat their seeds. Because of their value as fish habitat, lily plants are usually best left alone. Removing lily plants may allow less desirable plants to move in.

The MnDNR confirmed that landowners in the past received a DNR permit to spray herbicide on part of the lily pads on West Savage Lake. However, in 2018, the MnDNR recommended leaving the plants as they are and letting them continue to provide food and cover for the fish and wildlife in

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East Savage Lake. The advantages of having lily pads, which are an indicator of good water quality, far outweigh the benefits of removing them to create a plant-free water surface that offers less for fish and wildlife.

It would be unlikely that the water level of either West Savage Lake or East Savage Lake would be changed to make either lake deeper. Higher water levels would impact properties on both sides of the lake. The map above shows the 100-year floodplain boundary for each side, and you can see that the floodplain boundary (in yellow) is near several houses on both sides of the lakes. Raising the water level would also raise the 100-year flood level, putting structures into the floodplain.



2018 100-year floodplain figure provided by the MnDNR to residents.

In 2021, a resident made another inquiry regarding the lake outlet and encouraged raising the lake level further. In response, RWMWD staff felt it was prudent to review recent hydrologic modeling results, which were updated to incorporate Atlas 14 rainfall depths. The review the modeling indicated that there are three homes on East Savage lake where the low adjacent grade of the structure is near the 100-year flood elevation. As such, raising the outflow elevation further would result in flood levels that do not meet the RWMWD freeboard requirements for existing habitable buildings. Considering the elevations of existing habitable structures, RWMWD did not modify the outlet to further raise normal water levels.

Considering the limits of the MnDNR permit and the potential to adversely affect flood risk for habitable structures on Savage Lake, RWMWD staff do not recommend further modifications to the outlet from East Savage Lake that would increase the runout elevation.

Project feasibility studies

A. Landfall best management practice (BMP) study (manufactured-homes resilience study project 1) (Barr project manager: Tyler Olsen; RWMWD project manager: Paige Ahlborg)

This project aims to complete an inventory of manufactured home developments within the RWMWD, identify potential project opportunities to increase resilience to regional flooding, reduce localized flood risk, improve water quality, and connect with developments to provide information on opportunities to improve stormwater conveyance and/or water quality within each development.

During this period, Barr finalized the conceptual BMP designs for Landfall Terrace, including planning-level cost estimates, pollutant reductions, and supporting documentation for each BMP. The RWMWD is reviewing the concepts, which will be shared with the property owners to gauge interest in participating in a project.

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B. Five Star Estates feasibility study (Barr project manager: Tyler Olsen; RWMWD project manager: Paige Ahlborg)

The purpose of this project is to evaluate the feasibility of the flood risk reduction and water quality project concepts from the manufactured homes resiliency study at Five Star Estates in Vadnais Heights.

During this period, Barr and the RWMWD discussed the project concept with property management to gather feedback and explore potential implementation. To date, we have not received a reply. We will continue outreach efforts to solicit feedback and plan for 2027.

C. Chloride reduction strategy (Barr project manager: Tyler Olsen; RWMWD project manager: Paige Ahlborg and Ashlee Ricci)

The purpose of this project is to develop a chloride reduction strategy that will inform and guide the implementation of a multifaceted approach combining prevention, mitigation, and behavioral change and leverage all of the district's regulatory and operational programs to reduce chloride pollution to aquatic ecosystems.

During this period, Barr finalized the table of draft strategic actions for chloride reduction across the district's program areas. RWMWD staff and program managers also reviewed the strategies, and their feedback has been incorporated into the table.

A memorandum summarizing the work completed to date on the chloride reduction strategy is included in this month's board packet for the managers' review and high-level feedback on priority mapping and the draft strategic actions. We will incorporate this feedback into the final planning document in early fall.

Barr and the RWMWD were accepted to present on the development of the chloride reduction strategy at the Minnesota Water Resources Conference in October. We also submitted an abstract to present at the Minnesota Watersheds Annual Conference in December.

D. Tanners Lake, Battle Creek Lake, and Battle Creek resiliency feasibility study (Barr project manager: Jay Hawley; RWMWD project manager: Paige Ahlborg)

The purpose of this project is to develop concept designs and operation plans for outlet modifications on Tanners Lake, Battle Creek Lake, and McKnight Basin that can remove up to 19 habitable structures from the 100-year floodplain in the areas near these water bodies and significantly reduce flood risk for vulnerable communities, such as the Landfall.

During this period, Barr continued developing conceptual designs for the outlets and reviewing rainfall forecasting data and downstream water quality information to inform an operations plan for the modified outlet control structures. We also continued updating the RWMWD stormwater model to simulate continuous rainfall to evaluate how different operating scenarios may affect downstream flows and water levels in Battle Creek. In addition, we continued modeling potential outlet sizes and configurations and discussing the Battle Creek Lake outlet concepts with the City of Woodbury to coordinate future construction projects. The feasibility study is expected to continue throughout the year.

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E. RWMWD stormwater model updates (Barr project manager: Michael McKinney; RWMWD project manager: Paige Ahlborg)

This project maintains and updates the RWMWD hydrologic and hydraulic (stormwater) model in response to updates to best-available information, including recently completed and ongoing stormwater modeling projects.

This period, Barr completed final modeling to incorporate the Highway 36 study area into the RWMWD Chain of Lakes model. We are currently developing final deliverables. In addition, Barr completed all work associated with updating the model and incorporating the Dayton's Bluff study area, including datum and hydrology conversion, volume capture, inundation review, and QA/QC. During the next period, we will finalize deliverables for the Dayton's Bluff area, including the generation of final flood inundation files.

F. Studies stemming from creek walks (Barr project manager: Jessica Olson; RWMWD project manager: Eric Korte)

The purpose of this project is to review information collected during creek walks and identify and prioritize locations for future creek improvement and stabilization projects.

Earlier this year, Barr presented a framework for prioritizing creek stabilization and restoration projects. Building on the RWMWD's existing prioritization tools and incorporating newly collected creek data, the framework provides a consistent approach for evaluating potential projects. In late July, Barr identified initial creek segments for stabilization or restoration, and we are currently documenting the prioritization framework and results in a memorandum, for tentative completion in October.

G. Wetland restoration planning (Barr project manager: Brendan Dougherty; RWMWD project managers: Paige Ahlborg and Paul Erdmann)

This project aims to lay the groundwork for what will hopefully be the district's next two wetland restoration projects: the Plateau wetland in Saint Paul and the Schletty wetland in Little Canada.

During this period, completed a functional wetland vegetation assessment at the Plateau and Schletty wetlands and continued developing restoration concepts for Plateau wetlands.

H. Battle Creek subwatershed feasibility study (phase 2) (Barr project manager: Jay Hawley; RWMWD project managers: Paige Ahlborg and Eric Korte)

The purpose of this project is to compile and analyze the 2025 sample data and identify BMPs that could reduce pollutant loading to Battle Creek.

During this period, Barr continued analyzing the 2025 sampling data and evaluating which flow conditions have the greatest influence on water quality and how pollutant concentrations change along the creek. We also continued evaluating potential BMP options and locations and coordinating efforts with the creek walk team and the Tanners Lake and Battle Creek Lake outlet modification team. Analysis will continue over the coming months, with the goal of identifying and sizing potential BMPs by early September to support 2027 budget planning discussions.

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Monitoring water quality/project monitoring

I. Special-project BMP monitoring (Barr project manager: Erin Anderson Wenz; RWMWD project manager: Eric Korte)

This project aims to collect data from and monitor the performance of BMPs in the district.

During this period, Barr continued evaluating options to optimize flows into the Arbogast filter, balancing treatment efficiency with maintenance requirements and fish passage needs.

The RWMWD and Barr also assessed and modified the inlet pipe for the Willow Pond continuous monitoring and adaptive control (CMAC) system to address a pipe flotation issue that was preventing flow through the filter basin.

J. Water quality data management (Barr project manager: Tyler Olsen, RWMWD project manager: Eric Korte)

The purpose of this project is to help the RWMWD manage monitoring and laboratory data and develop water quality dashboards.

During this period, Barr continued coordinating with the RWMWD to integrate multiple data types into the district's water quality database, including historic monitoring and laboratory data, field monitoring data, and continuous data. We also continued migrating historic laboratory data into EQUIS to support data visualization.

Watershed management plan update

K. Water management plan update, phase 3: Draft plan development (Barr project manager: Greg Williams; RWMWD project manager: Tina Carstens)

This project involves developing and revising content for the watershed management plan in coordination with RWMWD staff members and the board of managers before the formal plan review process.

During this period, Barr and the RWMWD revised the implementation schedule to provide additional detail and address board feedback. Barr drafted narrative text and tables describing priority issues, revised text and figures in the land and water resources inventory, updated the narrative describing RWMWD programs, and drafted the remaining draft plan sections. Barr and the RWMWD also formatted the document for internal review by the board and staff. Following board feedback at the September 9 meeting, we will revise the draft plan for the formal 60-day review period.

A draft of the 60-day review draft plan was sent to managers on August 21, utilizing the Konveio application to collect feedback. At the September Board meeting, staff will ask the Board to authorize distribution of the draft Plan to the required review agencies, residents, and other partners, subject to Board-requested revisions and additional staff editing and cleanup. Staff will send the formal 60-day review draft to review agencies and partners in late September.

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From: Tina Carstens, Brad Lindaman, Erin Anderson Wenz, and Brandon Barnes
Subject: Project and program status report
Date: September 2, 2026

Research projects

L. New technology and trending topics mini case studies (average of six per year) (Barr project manager: Marcy Bean; RWMWD project manager: Paige Ahlborg)

This project aims to educate the board and RWMWD staff on new and interesting technologies and design strategies for water quality improvements and other issues of concern. The information provided is often based on the manufacturer's claims and has not been modeled or tested by the RWMWD or Barr unless explicitly stated.

Barr has provided a memorandum outlining a landscape soil regeneration methodology for the district's consideration as it evaluates opportunities to incorporate soil health practices into future projects and grant-funded initiatives.

M. Wakefield Pond spent lime study (Barr project manager: Greg Wilson; RWMWD project manager: Eric Korte)

The purpose of this project is to conduct a pilot scale application of spent lime slurry to the sediments of Wakefield Pond for the purposes of reducing the pond's internal load of phosphorus.

This period we planned and coordinated with the treatment contractor, RWMWD staff and water treatment facility in advance of the spent lime application, which was completed on August 25th.

Project operations

N. Lake-level station operation and maintenance and rain gauge installation (Barr project manager: Chris Bonick; RWMWD project manager: Dave Vlasin)

This project aims to continuously measure and record lake levels and display real-time and historical data in graphs on the RWMWD website for the following lakes: Phalen, Snail, Owasso, Wabasso, West Vadnais, Battle Creek, Tanners, Spoon, and Twin. Operation and maintenance tasks for the lake-level stations and associated webpages continue. Station-specific updates are included below.

During this period, Barr and the RWMWD downloaded and reviewed data from the lake-level monitoring stations to support model calibration efforts.

O. Phalen and Keller lakes level station forecast integration (Barr project manager: Brandon Barnes; RWMWD project manager: Eric Korte)

The purpose of this project is to integrate tools developed in 2025 to automate operation of the Keller and Phalen outlet control structures. Updates will notify the RWMWD when adjustments are needed so the district does not have to monitor rainfall forecasts and water levels manually.

No activity occurred during this period. Barr and RWMWD will coordinate with InControl to update the control system for the Phalen and Keller outlet control structures. Work will begin after InControl begins work on system upgrades later this year.

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P. Beltline and Battle Creek Gopher State One Call utility locates (Barr project manager: Nathan Campeau; RWMWD project manager: Dave Vlasin)

The purpose of this project is to protect the Beltline and Battle Creek tunnel systems from damage by assisting the district with utility-locating services through Gopher State One Call. As necessary, Barr will monitor utility locate requests and mark tunnel locations in the field.

During this period, Barr reviewed numerous locate requests and performed on-site locating in response to six requests. During the next period, we will continue supporting RWMWD by responding to locate requests as they arise.

Capital improvements

Q. 2026 targeted retrofit projects (Barr project manager: Marcy Bean; RWMWD project manager: Paige Ahlborg)

This project aims to design BMP retrofits on previously identified commercial, school, and faith-based properties in the district, and to provide bid assistance and oversee construction.

Development of future retrofit projects

During this period, Barr developed concept diagrams for potential project sites. Current candidate sites include Hazelwood Professional Center (2785 White Bear Avenue, Maplewood), E-Stem Middle School (600 Weir Drive, Woodbury), and Tanners Lake Park (400 Glenbrook Avenue North, Oakdale). Pending property owner approval of the concepts, we anticipate completing surveys and soil borings at the selected site(s) in September to inform the design.

Thirty Twenty Estates in Little Canada (2026)

Barr completed drawings and an opinion of cost to support discussions with property owners. This pilot project, which applies the Miyawaki Mini Forest method, includes turf conversion and vegetative buffers at a manufactured home site.

Sandstrom Land Management is scheduled to construct the project, with site preparation beginning in early September.

Redeemer Lutheran in White Bear Lake

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Barr worked with the RWMWD and the property owner to identify a preferred path forward for project modifications that minimize impacts and align with a stewardship grant approach. We intend to develop the plans this fall so that the church can solicit construction quotes.

1670 Beam Avenue in Maplewood

This commercial property is home to several dental service providers, including Community Dental, a nonprofit organization. The owner is interested in exploring additional tree plantings, with tree trenches identified as the primary BMP for the site. Design is underway; however, the project is now anticipated to be bid in late winter 2026–2027 for spring 2027 construction.



Gustavus Adolphus Lutheran Church of Saint Paul

Gustavus Adolphus Lutheran Church of Saint Paul

Construction is substantially complete, with only planting remaining this fall.

Maplewood Toyota, Cochran Recovery Services, and SPYS Green Roof

These projects were contracted in 2025, and Barr continues to provide observation and support to the property owner as needed.

R. Fish Creek tributary improvements (Barr project manager: Tyler Olsen; RWMWD project manager: Tina Carstens)

This project aims to design and implement vegetation improvements around Double Driveway Pond, as well as stream stabilization improvements in the Fish Creek tributary upstream.

Fees during this period are associated with preparing the project for bidding and seeking board approval at the August meeting to advertise bids. However, based on the anticipated schedule for receiving an executed grant agreement from the Minnesota Department of Natural Resources (DNR), the RWMWD and Barr elected to postpone bidding. The DNR anticipates issuing grant agreements in late 2026, which would delay the start of work until winter. Because the stream restoration components must be constructed under non-frozen conditions, construction is not expected to begin until spring 2027. We will reevaluate the bidding schedule this winter to determine the appropriate path forward.

S. Cottage Place wetland regeneration (Barr project manager: Brendan Dougherty; RWMWD project manager: Paige Ahlborg)

This project aims to design and restore a degraded wetland on the City of Shoreview property near the Cottage Place cul-de-sac. The project will involve plan development, bidding, and construction administration to provide additional stormwater treatment and restore wildlife habitat in the area.

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During this period, Barr continued coordinating with the RWMWD and the restoration contractor on vegetation management activities. To support the successful establishment of native plantings, Barr has directed the contractor to perform vegetation maintenance throughout the site.

T. Ames Lake improvements (Barr project manager: Matt Metzger; RWMWD project manager: Paige Ahlborg)

The purpose of this project, supported by the City of Saint Paul, is to complete the final design of modifications to reduce flood risk to homes and businesses near Ames Lake. Work includes characterizing the sites, coordinating discussions with the city, and preparing final plans and specifications. Bidding and construction management will be part of a separate task. This follow-up planning study was identified in the Beltline resiliency study.

Barr completed a Gopher State One Call and collected supplemental survey data. We are currently processing the data to develop a base file that will support the design process. Planning for the geotechnical investigation is also underway, including coordination with AET for soil borings and a groundwater monitoring well, with fieldwork anticipated in October. In addition, Barr is developing two site landscape concepts to support schematic design and public outreach and is coordinating with the RWMWD and the Housing Redevelopment Authority (HRA) to define the scope of neighborhood engagement activities. The RWMWD and HRA are nearing completion of a long-term agreement for use of the HRA parcel for floodwater detention storage.

U. Kohlman Lake alum treatment (Barr project manager: Tyler Olsen; RWMWD project manager: Paul Erdmann/Eric Korte)

This project aims to collect the required information and design an alum treatment for Kohlman Lake in Maplewood.

During this period, Barr evaluated vegetation biomass data from Kohlman and Keller lakes to characterize pretreatment vegetation density. We also coordinated with SOLitude Lake Management, the alum contractor, regarding the timing of this fall's alum application.

V. Wakefield Lake aeration (Barr project manager: Tyler Olsen; RWMWD project managers: Paige Ahlborg and Eric Korte)

The purpose of this project is to finalize the design and implementation of an oxygen saturation technology system in Wakefield Lake to reduce internal phosphorus loading and improve water quality.

During this period, Barr continued evaluating the feasibility of proposed onshore equipment locations, including power supply requirements and coordination with Xcel Energy and the OST vendor. Implementation of the system is anticipated in spring 2027.

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CIP project repair and maintenance

W. Routine CIP inspection and unplanned maintenance identification (Barr project manager: Gareth Becker; RWMWD project manager: Dave Vlasin)

This program aims to address unplanned and routine maintenance of the RWMWD's existing capital improvement projects that are not included in the annual CIP maintenance and repairs project.

Program activity accelerated in recent weeks. Site inspections, coordination with Public Entity Cost Share (PECS) program participants, survey work, computer-aided drafting and design (CADD) development, and sediment sampling have begun and will continue into the fall. Survey and sediment sampling costs associated with PECS sites will be reimbursed to the RWMWD later this fall.

A 90-percent design package, table of contents, and preliminary cost estimate are anticipated to be presented to the board for consideration at the November meeting.

X. McKnight Basin outlet repairs (Barr project manager: Joe Welna; RWMWD project manager: Dave Vlasin)

The purpose of this project is to develop plans and specifications for maintenance of the McKnight Basin outlet. McKnight Basin is located along Battle Creek, east of McKnight Road. The basin outlet consists of an approximately 300-foot pipe that conveys flow to Battle Creek. During large rainfall events, water levels in the basin may reach the turfed emergency spillway. The embankment is classified as a high-hazard dam, as overflow through the spillway could cause erosion and potential failure of the embankment, resulting in life-threatening flash flooding downstream.

During this period, Barr continued advancing the design drawings and identified and documented all taps connected to the McKnight basin outlet pipe. We also coordinated with Ramsey County and provided rough order-of-magnitude costs for the replacement of two catch basins on the east and west sides of McKnight Road, as well as for repairs to a section of heaved concrete sidewalk on the west side of McKnight Road. Ramsey Country requested this information to support budgeting efforts and evaluate cost-sharing opportunities with the RWMWD. Design will continue throughout the year, with final design and permitting anticipated in winter 2026.

Y. RWMWD office exterior improvements (Barr project manager: Marcy Bean; RWMWD project manager: Paige Ahlborg)

This project aims to develop plans and specifications and engage a contractor to improve the RWMWD office parking lot, including a heated porous paver system, ADA-related accessibility improvements, and electric-vehicle (EV) charging stations.

Bids were opened on July 21, and we received two bids; however, both were rejected because they significantly exceeded the project budget. Since then, Barr has revised the drawings and specifications to rebid the project, with the heated pavement system as an alternate. We also

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extended the construction schedule to give contractors flexibility to complete portions of the work next year, if needed. We anticipate presenting the rebid results to the board for review at the October Board meeting.

Z. Natural resources update: Paul Erdmann

Lake Phalen Shoreline Restoration Receives Award

The East Metro Water Education Program (EMWREP) and Lower St. Croix Watershed Partnership have selected Lake Phalen as one of the winners of the 2026 Natural Shoreline Awards program. [The awards program](#) recognizes beautiful lakeshore, riverfront and streamside properties that incorporate native flowers, shrubs, trees and plants. Award-winning properties can be located in Chisago, Isanti, Ramsey or Washington Counties and there are award categories for single-family residential, multi-family/commercial, and publicly owned parks and public water accesses. Read Angie Hong's beautiful [write-up of Lake Phalen here](#). We thank EMWREP for this incredible recognition. We are also excited to share that the Phalen Guide, long out of print, is now available as an [online PDF on our website](#).



Learning and Teaching

We have continued our partnership with Urban Roots in 2026. Urban Roots has adopted a section of Phalen Shoreline near the boat launch and began work earlier this year. They began the restoration process this spring by smothering invasive plants with cardboard and mulch. The "lasagna method" of compost and cardboard is a way to prep a site for planting



without using herbicide. The cardboard and mulch act as a physical barrier which terminates existing non-desirable plants while also preventing weed seed from germinating. This method has been successful for Urban Roots for other restorations in the past and they are planning to install plants this fall once the temperatures cool off. The mulch will provide a more formal look for the planting and help the native plants become established by retaining moisture and preventing weeds.

The Natural Resources Interns had a chance to design a lesson plan for the Urban Roots crew. They created an interactive plant ID game that was a combination of bingo and a scavenger hunt. The participants had to recognize where on the Keller Creek shoreline the plant was (upland, riparian, or emergent) and use their sense of sight, touch, and smell to correctly identify the plant

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to daub their bingo card. The prize for finishing the game was a hand-made button from the NR Interns.

The Natural Resources team recently went to a Metro Conservation Network field tour and learned about a pollinator monitoring program that Great River Greening has been implementing at their restoration sites. This is a meandering pollinator survey designed for professionals or non-professionals to use and gather valuable pollinator data on behalf of the organization. This data can give a snapshot of pollinator activity throughout the site and can be compared to other years. This is a form of community science that allows neighbors to interact with the natural spaces around them while providing essential information to restoration practitioners that they otherwise wouldn't have had. The survey includes four broad categories for honeybees, bumble bees, monarchs, and other pollinators. Participants receive training and guides to assist them on the self-guided survey. This is a useful tool that we may use in the future at our restoration sites and a great learning opportunity for the team.



AA. Communications and engagement program: Lauren Hazenson

Youth Education Program

Teacher Meetings: September marks the start of reconnecting with our school partners and meeting with teachers to plan curriculum for the year ahead. In August, we met with Lionsgate Academy high school science teachers Jacqueline Wilkie and Zach Douglas to establish dates and begin planning lessons for the upcoming school year.



Community Engagement & Youth Outreach

National Night Out with the Black Business Network: Participants decorated their own pots and then transplanted a Minnesota native plant to take home, learning along the way about native plants, clean water and their connection to healthy ecosystems. The Ramsey County Correctional Facility greenhouses grew and donated the plants, while the event collected and repurposed previously used pots.

The activity was designed to make native plants more accessible while giving participants a hands-on way to connect what they were learning to their own homes and communities. Providing the pots, plants, soil,

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supplies and care instructions also helped remove barriers to participating and gave people everything they needed to successfully care for their plants at home.

We are grateful to the many partners and volunteers who helped make the event possible, including the Ramsey County Garden Education Volunteers, Ramsey County Correctional Facility and Black Business Network, as well as RWMWD staff and Education Consultant Tracy Leavenworth.

National Night Out with East Side Boys and Girls Club

Also on August 4th, RWMWD joined the Saint Paul Public Housing Authority and East Side Boys & Girls Club for a National Night Out event at the Eastside Boys & Girls Club. We hosted our *Build a Healthy Lake* activity, which encouraged visitors of all ages to think critically about the variety of plants and animals that contribute to healthy lakes and ecosystems. The hands-on activity gave participants an engaging way to connect to the role biodiversity plays in water quality and lake health.

RWMWD also supported our community partners at East Side Boys & Girls Club by engaging residents in a survey for Sackett Park, helping gather input on how residents would like to use the park in the future. The event provided a valuable opportunity to connect with residents around both water stewardship and broader community priorities while strengthening our relationship with local partners.

Konveio Management Platform

This month, Lauren Hazenson finalized the setup of our Konveio platform and established a structured framework to guide reviewers through the document gathering comments on the initial draft of the RWMWD Management Plan. This framework will support organized, transparent, and public and partner feedback as we move through the planning process. In preparation for the public comment release, we are also researching options to incorporate more interactive maps and visual figures into the draft document overlay to improve accessibility and clarity.

Recognition Dinner and Awards

Planning is underway for the 2026 Recognition Dinner and Watershed Excellence Awards. Following the retirement of longtime award artist Eric Somers in 2025, RWMWD issued an RFP to identify a new artist to create the Watershed Excellence Award.

The Community Advisory Committee reviewed the proposals and selected glass artist Alli Luhmann to design this year's award. Alli has begun work on a piece that will be functional, aesthetically pleasing and thematically connected to RWMWD's mission and the work being recognized. We look forward to seeing the design come together and continuing this tradition with a new artist.

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Equity Strategic Plan

Staff subgroups within the internal DEIA team were formed to develop action items for the three goals identified in the strategic planning workshops conducted in May. Lauren Hazenson, Mary Fitzgerald, and Tina Carstens serve as coordinators across all three groups to ensure there is cross-communication and collaboration where needed.

This month, all three subgroups continued to discuss and fill out action plans for the implementation items for each goal and assigned staff leads for each deliverable.

Fall Yard Care Campaign

Engagement Intern Carina Trevino and Lauren Hazenson have developed a multi-channel social media campaign advocating for water-friendly fall yard care practices over a series of short-form videos. Topics covered include Adopt-A-Drain, overwintering native plantings and rain gardens, fall planting for native species, and pet waste. The campaign will culminate in a Halloween-themed video in late October.

Fall and Winter Outreach Preparations

Our team is excited to participate in two new community events: the Saint Paul Snow Summit on September 26th and the Solidarity Street Gallery Environmental Mini Fair on October 17. We are collaborating with Maricella from Capitol Region Watershed District to bring interactive activities that connect environmental education with art and hands-on learning to both events and offer visitor-friendly navigation of watershed district resources in Saint Paul.

Our planned Solidarity Street Gallery activity will invite visitors to decorate their own seed packets and create a custom mix of native seeds to take home. We are also exploring a seed paper activity as an additional hands-on component. The event will introduce community members to native plants and their benefits to water and habitat while offering an engaging, accessible way for people to take a small piece of environmental stewardship home with them.

Newsletter and Social Media (Facebook, Instagram, YouTube, LinkedIn)

Facebook

Reach: 5,642

Engagement (likes, shares): 343

Followers: 1,868

Instagram

Reach: 1,955

Engagement: 87

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Audience: 1,091

YouTube

Views: 4,182

Watch time (hours): 29.1

Subscribers: 422

LinkedIn

Reach: 1,918

Engagement: 100

Audience: 664

Newsletter

Opens: 48.1%

Link clicks: 3.4%

Other education/outreach initiatives and professional development:

- 7/30/26: White Bear Lake MarketFest
- 8/3/26: Goal #1 DEIA Strategic Plan (meeting 3)
- 8/3/26: Goal #3 DEIA Strategic Plan (meeting 3)
- 8/6/26: Blue Thumb Strategic Planning Subgroup meeting
- 8/10/26: Goal #2 DEIA Strategic Plan (meeting 3)
- 8/13/26: Meeting with Minnesota Lakes and Rivers
- 8/17/26: DEIA Workgroup Meeting
- 8/24/26: RWMWD and The Raptor Center discussion regarding middle and high school summer programming
- 8/28/26: Volunteering with Blue Thumb at the MN State Fair
- 8/31/26 : Volunteering with Blue Thumb at the MN State Fair
- 9/3/26: Volunteering with Adopt-a-Drain at the MN State Fair