



Bassett Creek Watershed Management Commission

Regular Meeting
Thursday, August 21, 2025
8:30 a.m.

Council Conference Room
Golden Valley City Hall
7800 Golden Valley Rd., Golden Valley MN

MEETING AGENDA

1. CALL TO ORDER and ROLL CALL

2. PUBLIC FORUM ON NON-AGENDA ITEMS – *Members of the public may address the Commission about any item not contained on the regular agenda. A maximum of 15 minutes is allowed for the Forum. If the full 15 minutes are not needed for the Forum, the Commission will continue with the agenda. The Commission will take no official action on items discussed at the Forum, except for referral to staff or a Commissions Committee for a recommendation to be brought back to the Commission for discussion/action.*

3. APPROVAL OF AGENDA

4. CONSENT AGENDA (10 minutes)

- A. Approval of Minutes – July 17, 2025 Commission Meeting
- B. Acceptance of August Financial Report
- C. Approval of Payment of Invoices
 - i. Keystone Waters, LLC – July 2025 Administration
 - ii. Keystone Waters, LLC – July 2025 Administrative Expenses
 - iii. Barr Engineering – July 2025 Engineering Services
 - iv. Triple D Espresso – August Meeting Catering
 - v. City of Plymouth – July 2025 Accounting Services and Audit Assistance
 - vi. Kennedy & Graven – Legal Services
 - vii. Stantec – WOMP Services
 - viii. Bolton and Menk – Sweeney Lake AIS Early Detection Training
 - ix. HDR, Inc. – Website Update Project
 - x. LB Carlson LLP – 2024 Financial Audit
- D. Acceptance of 2024 BCWMC Financial Audit

5. BUSINESS

- A. Consider Variance Request for Fruen Mill Redevelopment Project (30 min)
- B. Review Cost Estimates and Implementation Options for Main Stem Bassett Creek Restoration Project (20 min)
- C. Consider Approving Scope of Work for Feasibility Study for Phase II Bassett Creek Lagoon Dredging Project (20 min)
- D. Consider Budget Committee Recommendations on 2026 Operating Budget (15 min)
- E. Provide Input on Minnesota Watersheds Resolutions (10 min)

6. COMMUNICATIONS (15 minutes)

- A. Administrator's Report
 - i. November Meeting Location
 - ii. Update on Watershed Plan 60-day Review Outreach
 - iii. Report on National Night Out Event
 - iv. Invitation to Table at Canines for Clean Water Event
 - v. Update on West Metro Water Alliance Strategic Planning
- B. Engineer
- C. Legal Counsel
- D. Chair
- E. Minnesota Watersheds
- F. Commissioners
 - i. Report on Golden Valley Sustainability Fair
- G. TAC Members
 - i. Update on MN Attorney General [Task Force on Water](#)
- H. Committees
 - i. Report from Education Committee

7. INFORMATION ONLY (Information online only)

- A. Administrative Calendar
- B. CIP Project Updates www.bassettcreekwmo.org/projects
- C. Grant Tracking Summary and Spreadsheet
- D. WCA Notices Plymouth and Golden Valley
- E. [MN Watersheds July Newsletter](#)

8. ADJOURNMENT

Upcoming Meetings & Events

- [Canines For Clean Water Movie Night](#): Thursday, August 28th, 7:00 p.m., Bassett's Creek Park, Minneapolis
- [BCWMC Commission Meeting and Public Hearing](#): Thursday, September 18th, 8:30 a.m., Golden Valley City Hall
- [Blue Thumb Native Plant Sale](#): Saturday, September 20th, 10:00 a.m. – 1:00p.m., Valley Presbyterian Church, Golden Valley



Bassett Creek Watershed Management Commission

AGENDA MEMO

Date: August 14, 2025

To: BCWMC Commissioners

From: Laura Jester, Administrator

RE: Background Information for 8/21/25 BCWMC Meeting

1. **CALL TO ORDER and ROLL CALL**
2. **PUBLIC FORUM ON NON-AGENDA ITEMS**
3. **APPROVAL OF AGENDA – ACTION ITEM with attachment**
4. **CONSENT AGENDA**
 - A. Approval of Minutes – July 17, 2025 Commission Meeting- **ACTION ITEM with attachment**
 - B. Acceptance of August Financial Report - **ACTION ITEM with attachment**
 - C. Approval of Payment of Invoices - **ACTION ITEM attachments available upon request – I reviewed the following invoices and recommend payment. Commission Treasurer Polzin reviewed Keystone Waters invoices.**
 - i. Keystone Waters, LLC – July 2025 Administration
 - ii. Keystone Waters, LLC – July 2025 Administrative Expenses
 - iii. Barr Engineering – July 2025 Engineering Services
 - iv. Triple D Espresso – August Meeting Catering
 - v. City of Plymouth – July 2025 Accounting Services and Audit Assistance
 - vi. Kennedy & Graven – Legal Services
 - vii. Stantec – WOMP Services
 - viii. Bolton and Menk – Sweeney Lake AIS Early Detection Training
 - ix. HDR, Inc. – Website Update Project
 - x. LB Carlson LLP – 2024 Financial Audit
 - D. Acceptance of 2024 BCWMC Financial Audit – **ACTION ITEM no attachment – The 2024 financial audit (February 1, 2024 – January 31, 2025) is complete and was submitted to the State and posted online. The audit was reviewed by me and the BCWMC Deputy Treasurer before being finalized and was reviewed by the Budget Committee at their meeting July 31st. Auditors noted no “findings” or instances that require corrective actions. Staff recommends acceptance of the audit.**
5. **BUSINESS**
 - A. Consider Variance Request for Fruen Mill Redevelopment Project (30 min) – **DISCUSSION/ACTION ITEM with attachments (full documentation online) – At the meeting in June, commissioners received a presentation from Graffiti Mill, LLC on plans for redevelopment of the Fruen Mill site along Bassett Creek in Minneapolis. The developer is seeking a variance from three BCWMC floodplain requirements prior to developing complete site designs. The attached memo from the Commission Engineers and Commission Attorney outlines the variance request and walks through the Commission’s process for considering variances (Section 3.3 of the BCWMC Requirements for Improvements and Development Proposals ([Requirements Document](#))). The developer’s formal variance request is attached to the memo. Letters of support for the redevelopment project are also included with meeting materials. The Commission should consider whether to grant any variances. Potential conditions for approval are outlined in the memo.**
 - B. Review Cost Estimates and Implementation Options for Main Stem Bassett Creek Restoration Project (30 min) – **ACTION ITEM with attachment – At the meeting last month, the Commission reviewed the**

50% designs for this CIP project and learned that estimated construction costs are considerably higher than originally included in the feasibility study completed over two years ago due to increased costs, additional areas of erosion, and expanded areas of vegetation restoration. Staff was directed to update the prioritization of eroding sites, outline costs associated with expanded vegetation restoration, and develop cost savings options and/or grant opportunities. Please see the attached memo with options for consideration. Staff seeks direction on desired level of implementation including a potential project budget amendment, and direction to develop 90% designs. If the project budget is amended, staff recommends approval to amend the agreement with the City of Golden Valley for project construction.

- C. Consider Approving Scope of Work for Feasibility Study for Phase II Bassett Creek Lagoon Dredging Project (20 min) – **ACTION ITEM with attachment** – *In the winter of 2022/2023 Lagoons D, E, and F in Theodore Wirth Regional Park were dredged as part of the Main Stem Lagoon Dredging CIP Project. The project was not completed to specifications. At their meeting in April the Commission approved a TAC recommendation on the 5-year CIP to include the Main Stem Bassett Creek Lagoon Dredging, Wirth Park (BC-7) project to dredge lagoons (either Lagoons D, E, and F, or Lagoon G). With construction slated for 2027 a feasibility study should get started soon. The study will analyze the costs and benefits of either completing the original dredging project or (instead) dredging sediment from Lagoon G upstream. Staff recommends approval of the scope and budget. This scope incorporates feedback from the TAC through review and discussion at their August 6th TAC meeting.*
- D. Consider Budget Committee Recommendations on 2026 Operating Budget (15 min) – **ACTION ITEM with attachment** – *The Budget Committee met on July 31st to review the status of the current Operating Budget, review the 2024 financial audit, and discuss the 2026 Operating Budget. Please see the memo with committee recommendations included with meeting materials.*
- E. Provide Input on Minnesota Watersheds Resolutions (10 min) – **DISCUSSION ITEM with attachment** – *At the meeting in July, the Commission appointed delegates (Alt. Commissioner Kennedy and Commissioner Hauer) and an alternate delegate (Commissioner Pentel) to the MN Watersheds August 25th meeting on legislative resolutions. The attached resolutions will be voted on by the MN Watersheds membership. As such, delegates should consider input from the entire Commission. The TAC also reviewed the resolutions and indicated their support of all three. They specifically noted that clarity on State permitting requirements is would be beneficial to both cities and the BCWMC. (Permitting is the focus of resolution #3).*

6. COMMUNICATIONS (15 minutes)

- A. Administrator's Report - **INFORMATION ITEM with attachment**
 - i. November Meeting Location
 - ii. Update on Watershed Plan 60-day Review Outreach
 - iii. Report on National Night Out Event
 - iv. Invitation to Table at Canines for Clean Water Event
 - v. Update on West Metro Water Alliance Strategic Planning
- B. Engineer
- C. Legal Counsel
- D. Chair
- E. Minnesota Watersheds
- F. Commissioners
 - i. Report on Golden Valley Sustainability Fair
- G. TAC Members
 - i. Update on MN Attorney General [Task Force on Water](#)

H. Committees

- i. Report from Education Committee

7. INFORMATION ONLY (Information online only)

- A. Administrative Calendar
- B. CIP Project Updates www.bassettcreekwmo.org/projects
- C. Grant Tracking Summary and Spreadsheet
- D. WCA Notices Plymouth and Golden Valley
- E. [MN Watersheds July Newsletter](#)

8. ADJOURNMENT

Upcoming Meetings & Events

- Canines For Clean Water Movie Night: Thursday, August 28th, 7:00 p.m., Bassett's Creek Park, Minneapolis
- BCWMC Commission Meeting and Public Hearing: Thursday, September 18th, 8:30 a.m., Golden Valley City Hall
- Blue Thumb Native Plant Sale: Saturday, September 20th, 10:00 a.m. – 1:00p.m., Valley Presbyterian Church, Golden Valley



Bassett Creek Watershed Management Commission

DRAFT Minutes of Regular Meeting

Thursday, July 17, 2025

8:30 a.m.

7800 Golden Valley Road, Golden Valley MN

1. CALL TO ORDER and ROLL CALL

On July 17, 2025 at 8:32 a.m. Chair Cesnik called the Bassett Creek Watershed Management Commission (Commission) to order.

Commissioners, city staff, and others present

City	Commissioner	Alternate Commissioner	Technical Advisory Committee Members (City Staff)
Crystal	<i>Absent</i>	Terry Schultz	<i>Absent</i>
Golden Valley	Paula Pentel	Wendy Weirich	Drew Chirpich
Medicine Lake	<i>Absent</i>	Shaun Kennedy	<i>Absent</i>
Minneapolis	Jodi Polzin	<i>Vacant</i>	Liz Stout
Minnetonka	<i>Vacant</i>	<i>Vacant</i>	<i>Absent</i>
New Hope	<i>Absent</i>	<i>Absent</i>	Nick Macklem
Plymouth	Catherine Cesnik	<i>Absent</i>	Talori Duckworth
Robbinsdale	<i>Absent</i>	<i>Vacant</i>	Jenna Wolf
St. Louis Park	<i>Absent</i>	David Johnston	Erick Francis
Administrator	Laura Jester, Keystone Waters, LLC		
Engineers	Stephanie Johnson, Meg Rattei, Jessica Olson, Gabby Campagnola - Barr Engineering Co.		
Recording Secretary	<i>Vacant Position</i>		
Legal Counsel	Dave Anderson, Kennedy & Graven		
Guests/Public	Greg Koch, Winston Wildebush, Stu Grubb – Graffiti Mill LLC		

2. PUBLIC FORUM ON NON-AGENDA ITEMS

Greg Koch with Graffiti Mill reported that his consultants and team members are finalizing a variance request for the Commission's consideration at the August meeting. He noted a letter of support for the Mill's redevelopment project is expected from the Minneapolis Community Planning and Economic Development department. Administrator Jester noted that a potential variance request is likely to come ahead of the complete redevelopment plans in a two-step review process. She noted that Commission Attorney Anderson will be involved in helping the Commission understand their authorities and

options. Commission Engineer Johnson reported that Commission Engineers have reviewed a draft of the variance request documents and submitted comments back to Graffiti Mill. She noted that Commission Engineers also commented on a DNR permit request regarding pumping and discharge to the creek.

3. APPROVAL OF AGENDA

MOTION: Commissioner Pentel moved to approve the agenda as presented. Commissioner Polzin seconded the motion. Upon a vote the motion carried 6-0. The cities of Minnetonka, New Hope, and Robbinsdale were absent from the vote.

4. CONSENT AGENDA

Item 4A was removed from the consent agenda.

MOTION: Commissioner Pentel moved to approve the revised consent agenda. Commissioner Polzin seconded the motion. Upon a vote the motion carried 6-0. The cities of Minnetonka, New Hope, and Robbinsdale were absent from the vote.

The following items were approved as part of the consent agenda.

- Acceptance of July Financial Report
- Approval of Payment of Invoices
 - Keystone Waters, LLC – June 2025 Administration
 - Keystone Waters, LLC – June 2025 Administrative Expenses
 - Barr Engineering – June 2025 Engineering Services
 - Triple D Espresso – July Meeting Catering
 - City of Plymouth – June 2025 Accounting Services
 - Kennedy & Graven – Legal Services
 - Stantec – WOMP Services
 - Bolton and Menk – Parkers Lake Chloride Reduction Project
 - S Kennedy – Reimbursement for MN Watersheds Summer Tour
- Approval to Set September 18th Public Hearing
- Approval of Commissioner Attendance at Annual Salt Symposium

Item 4A: Approval of Minutes – June 18, 2025 Commission Meeting

Commissioner Pentel requested that item 4D in the June minutes be amended to include her recommendation to consider increasing the insurance deductible as a way to decrease the insurance premium for next year.

MOTION: Commissioner Pentel moved to approve the June 18, 2025 meeting minutes with the revision. Alternate Commissioner Kennedy seconded the motion. Upon a vote the motion carried 6-0. The cities of Minnetonka, New Hope, and Robbinsdale were absent from the vote.

5. BUSINESS

A. Consider Approval of 50% Design Plans for Main Stem Bassett Creek Restoration Project and Discuss Project Budget (2024-CRM)

Commission Engineer Johnson introduced Commission Engineer Olson noting she is the project manager and lead project designer for this project. Engineer Olson presented the draft 50% project designs, first noting the project location along Bassett Creek in Golden Valley from Regent Ave to Golden Valley Rd. She reviewed the approved project budget and funding sources and provided project background noting the feasibility study was completed in June 2023, the agreement with the City of Golden Valley for project implementation was approved in December 2024, and the scope/budget for engineering services (including designs) was approved in March 2025.

Engineer Olson reviewed differences between project concepts included within the feasibility study and the 50% designs including removal of some J-hooks to improve navigability, refinement of access points, an increase in the number of eroding sites since the feasibility study was completed, and a requested expansion of the vegetation management and restoration areas. She reported that estimated construction costs for the 50% design are about \$1M higher than was estimated within the feasibility study due to the age of the earlier estimates (more than 2 years old), the total restoration length going from 7,370 linear feet to 8,585 linear feet, and the expansion of the vegetation restoration area. Engineer Olson noted that total phosphorus pollution reduction estimates were

originally 82.4 lbs/year and now are estimated at 86.1 lbs/year.

Engineer Olson noted that permitting for the project continues along with landowner outreach to get approvals for work proposed to occur in backyards and access to the stream in some locations. She noted that the recommended project schedule has shifted for a number of reasons including permitting timelines and the likeliness of a better bidding environment in the winter months.

Commission Attorney Anderson reminded commissioners that the agreement with Golden Valley indicates that when 90% plans are presented, they will be accompanied by a comprehensive update on landowner participation. Golden Valley staff noted that landowner outreach continues and that it's an iterative process because landowners often want to review final plans before granting access or permission to work on their property. Drew Chirpich, Golden Valley staff, also noted the city is working on refining some internal processes.

Administrator Jester reported that a Conservation Partners Legacy Grant from the DNR might be possible for the expanded vegetated restoration work.

Commission Engineer Olson reviewed the recommendations including approval of the 50% plans and direction to work toward 90% plans along with direction to Commission Engineers to bring back options for reducing construction costs or revising project budget such as: re-prioritizing eroding sites to consider eliminating low priority sites; gathering information on areas where expanded vegetation management has been requested by the city; and gathering information on grant opportunities.

Discussion amongst commissioners included an acknowledgement that it is a good project but there are significant concerns about the new cost estimate – a new cost benefit analysis is needed along with clarity and justification for increased budget. It was noted that the expanded vegetation management work adds approximately \$500,000 to the construction estimate. It was noted that additional information and a reprioritization of eroding sites is needed before the 90% plans come to the Commission. It was also noted that engineers should clearly delineate expenses related to required buffers and expanded vegetation management. There was discussion about how to discuss uncertainty with landowners. TAC member Chirpich noted they could start a dialogue with landowners and explain the situation. He advocated for approval of the 50% designs so the project could continue to move forward while ideas for cost savings were being developed.

MOTION: Commissioner Pentel moved to approve 50% designs for the Bassett Creek Restoration Project Regent Ave. to Golden Valley Rd. and to direct the Commission Engineer to reprioritize the eroding sites, provide cost estimates for each priority level, provide cost estimates on vegetation management, and assist with landowner outreach, as needed. Alternate Commissioner Schultz seconded the motion. Upon a vote the motion carried 6-0. The cities of Minnetonka, New Hope, and Robbinsdale were absent from the vote.

[Chair Cesnik called a 5-minute break.]

B. Consider Plan Steering Committee Recommendation to Submit Draft Watershed Plan for 60-day Review

Plan Steering Committee Chair Kennedy opened the presentation on the draft watershed planning, noting the long plan development process that included 26 Plan Steering Committee meetings, 6 Commission workshops, and 3 Plan TAC meetings. He noted the committee's recommendation to begin the formal review phase of the plan update process. He reviewed the committee's recommended revised mission statement and noted that a reversal of the phrases within the statement might be warranted. There was consensus that the Commission's revised mission statement should read: Stewardship of the ĦaĦá Wakpádaŋ / Bassett Creek Watershed to improve ecosystem health and reduce flood risk.

Administrator Jester continued with the presentation including a list of major sections in the plan and she described the various appendices. She noted that the Commission has reviewed and discussed all of the important content of the plan at prior workshops. She briefly reviewed the various tools for implementation and noted that education and engagement is a tool that is useful across all issues.

Committee Chair Kennedy reviewed the trajectory of the operating budget and CIP budget noting that while there's

an increase expected, it is not a significant departure from current spending trend lines. Administrator Jester went on to review significant changes between the current watershed plan and the draft plan and she reviewed the steps and timeline for the review and adoption process.

MOTION: Alternate Commissioner Kennedy moved to approve submitting the plan for official 60-day review. Commissioner Polzin seconded the motion. Upon a vote the motion carried 6-0. The cities of Minnetonka, New Hope, and Robbinsdale were absent from the vote.

C. Receive Presentation on 2024 Water Quality Monitoring Results

- i. **Cavanaugh Lake**
- ii. **Parkers Lake**
- iii. **Westwood Lake**
- iv. **Medicine Lake**

Commission Engineer Johnson introduced Meg Rattei, senior biologist with Barr Engineering with a long history of water monitoring in the watershed. Ms. Rattei presented the results of 2024 monitoring. She reported that Cavanaugh Lake (also known as Sunset Pond) met state/BCWMC water quality standards for chloride but did not meet chlorophyll-a standards and had lower numbers of phytoplankton compared to previous years. She noted that the lake has a healthy plant community and that curly-leaf pondweed (first reported in 2019) is not yet a problem but should be closely watched.

Ms. Rattei went on to present results for Westwood Lake noting that it also met chloride standards, nutrient standards, and water clarity standards. She noted the phytoplankton numbers were in line with previous years and that while the plant community is healthy, curly-leaf pondweed was problematic in 2024 and bearded stonewort abundance significantly increased in frequency. She reported that the MnDNR considers bearded stonewort to be a protected species and advocates against controlling its growth. Ms. Rattei recommended management of curly-leaf pondweed.

Ms. Rattei reported that Parkers Lake met chloride standards in 2024 and showed signs of increasing nutrients (although not significant). She noted that water quality and phytoplankton/zooplankton numbers have been relatively stable over the years. She noted the lake has a good plant community despite having both curly-leaf pondweed and Eurasian watermilfoil. She recommended reducing chloride pollution to the lake.

Ms. Rattei completed the 2024 reports with Medicine Lake noting it met chloride standards but continues to have elevated levels of nutrients. She reported that zebra mussels have had a big impact over the last 10 years including reducing chlorophyll-a concentration and improving water clarity. However, she noted that zebra mussels primarily eat beneficial green algae and don't eat blue-green algae. This harms the entire food web including zooplankton and the fish community, and results in more frequent blue-green algae blooms. She reported that curly-leaf pondweed remains an issue in the lake and is treated with herbicides, and she reported that starry stonewort has increased in frequency. Ms. Rattei reported that despite the invasive species, the overall plant community is considered good. Her recommendations included implementing a whole-lake alum treatment and results of the street sweeping prioritization study. She also advocated for an adaptive management approach to invasive species management. There was some discussion about how an alum treatment might improve water clarity even more and result in a significant increase in starry stonewort.

D. Appoint Delegates to MN Watersheds Annual Meeting on Resolutions

Administrator Jester reminded commissioners that MN Watersheds will meet virtually on August 25th at 10:00 to consider and act upon proposed Legislative Platform updates and proposed Resolutions, including the resolution from BCWMC. She noted the Commission should appoint two delegates and one alternate to attend the meeting and represent the BCWMC. She reported that she will also attend the meeting to speak about the BCWMC resolution and answer questions.

MOTION: Chair Cesnik moved to appoint Alternate Commissioner Kennedy and Commissioner Hauer as delegates and Commissioner Pentel as an alternate. Commissioner Polzin seconded the motion. Upon a vote the motion carried 6-0. The cities of Minnetonka, New Hope, and Robbinsdale were absent from the vote.

E. Receive Report on MN Watersheds Summer Tour

Administrator Jester and Alternate Commissioner Kennedy gave accounts of the MN Watershed Summer Tour in Roseau, noting it was a great tour with interesting stops and good networking. Administrator Jester noted the event included a quarterly meeting of watershed administrators and an education session with multiple presentations. She commented that a short documentary on sturgeon reintroduction was particularly interesting and said she would send a link to the video.

6. COMMUNICATIONS

A. Administrator's Report

- i. Update on FEMA grant application – Final pieces of the documents needed for the grant application to be considered complete were filed. No further update is available.
- ii. Administrator Approval of Archeological Survey Scope for Bassett Creek Restoration Project within Contingency Budget – The administratively approved scope and budget were included with meeting materials for commissioner information.

B. Engineer

- i. Update on Fruen Mill Variance Request – This item was covered under public forum at the start of the meeting.
- ii. Update on Schaper Pond Monitoring – Commission Engineers installed monitoring equipment but a maintenance issue in the manhole housing the equipment necessitated it be removed. This may impact the viability of monitoring the pond this summer.

C. Legal Counsel – No report

D. Chair – No report

E. Minnesota Watersheds – Reminder of August 25th meeting and annual meeting in December

F. Commissioners – No report

G. TAC Members

- i. Appoint Liaison to Aug 6th TAC Meeting – TAC Liaison Pentel is able to attend.

H. Committees

- i. Education Committee Meeting is scheduled for July 21st and the Budget Committee meets July 30th.

7. INFORMATION ONLY (Information online only)

- A. Administrative Calendar
- B. CIP Project Updates www.bassettcreekwmo.org/projects
- C. Grant Tracking Summary and Spreadsheet
- D. WCA Notices Minnetonka and Golden Valley
- E. [Starry Trek Event](#)
- F. [MN Watersheds Newsletter June 2025](#)
- G. [We Are Water MN Exhibit and Events, Minneapolis](#)

7. ADJOURNMENT – The meeting adjourned at 10:46 a.m.

Bassett Creek Watershed Management Commission								
Statement of Financial Position as of 7/31/2025								
Unaudited					400	100		
					Capital Improvement Projects	General Fund		TOTAL
ASSETS								
Current Assets								
Checking/Savings								
	•	102 • 4MP Fund Investment			3,501,986.62	530,110.27		4,032,096.89
	•	103 • 4M Fund Investment			5,374,601.42	957,411.20		6,332,012.62
		104 • US Bank Checking			0.00	-197.53		-197.53
		Total Checking/Savings			8,876,588.04	1,487,323.94		10,363,911.98
Accounts Receivable								
	•	111 • Accounts Receivable			0.00	0.00		0.00
	•	112 • Due from Other Governments			0.00	0.00		0.00
	•	113 • Delinquent Taxes Receivable			20,785.08	0.00		20,785.08
		Total Accounts Receivable			20,785.08	0.00		20,785.08
Other Current Assets								
	•	114 • Prepays			0.00	3,910.00		3,910.00
	•	116 • Undeposited Funds			0.00	0.00		0.00
		Total Other Current Assets			0.00	3,910.00		3,910.00
		Total Current Assets			8,897,373.12	1,491,233.94		10,388,607.06
TOTAL ASSETS					8,897,373.12	1,491,233.94		10,388,607.06
LIABILITIES & EQUITY								
Liabilities								
Current Liabilities								
Accounts Payable								
	•	211 • Accounts Payable			60,728.50	78,431.53		139,160.03
		Total Accounts Payable			60,728.50	78,431.53		139,160.03
Other Current Liabilities								
	•	212 • Unearned Revenue			200,000.00	0.00		200,000.00
	•	251 • Unavailable Rev - property			20,785.08	0.00		20,785.08
		Total Other Current Liabilities			220,785.08	0.00		220,785.08
		Total Current Liabilities			281,513.58	78,431.53		359,945.11
		Total Liabilities			281,513.58	78,431.53		359,945.11
Equity								
	•	311 • Nonspendable prepaids			0.00	3,910.00		3,910.00
	•	312 • Restricted for improvements			4,562,582.00	0.00		4,562,582.00
	•	315 • Unassigned Funds			0.00	406,219.07		406,219.07
	•	32000 • Retained Earnings			3,285,157.91	620,746.98		3,905,904.89
		Net Income			768,119.63	381,926.36		1,150,045.99
		Total Equity			8,615,859.54	1,412,802.41		10,028,661.95
TOTAL LIABILITIES & EQUITY					8,897,373.12	1,491,233.94		10,388,607.06

Bassett Creek Watershed Management Commission						
Statement of Revenues, Expenditures, and changes in Fund Balance - General Fund						
7/31/2025						
Unaudited						
			Annual Budget	July	August	Budget Balance
Ordinary Income/Expense						
Income						
	411 · Assessments to Cities	662,888.00	0.00	0.00	662,887.00	1.00
	412 · Project Review Fees	70,600.00	4,000.00	0.00	16,773.50	53,826.50
	413 · WOMP Reimbursement	5,000.00	0.00	0.00	4,500.00	500.00
	414 · Grants	0.00	0.00	0.00	0.00	0.00
	415 · Investment earnings	44,000.00	36,784.72	0.00	202,243.51	-158,243.51
	416 · Transfer from CIP and LT Accounts	50,570.00	0.00	0.00	0.00	50,570.00
	Total Income	833,058.00	40,784.72	0.00	886,404.01	-53,346.01
Expense						
	1000 · Engineering					
	1010 · Technical Services	133,000.00	6,426.00	8,503.50	71,586.00	61,414.00
	1020 · Development/Project Reviews	82,500.00	8,936.50	6,758.00	32,286.50	50,213.50
	1030 · Non-fee and Preliminary Reviews	23,000.00	1,041.50	2,544.00	11,376.00	11,624.00
	1040 · Commission and TAC Meetings	10,700.00	1,075.00	709.50	9,075.40	1,624.60
	1050 · Surveys and Studies	7,000.00	0.00	0.00	0.00	7,000.00
	1060 · Water Quality / Monitoring	133,500.00	23,907.75	18,112.01	76,777.01	56,722.99
	1070 · Water Quantity	8,250.00	2,206.50	687.00	5,300.60	2,949.40
	1080 · Annual Flood Control Inspection	45,000.00	2,010.50	2,081.50	12,481.00	32,519.00
	1090 · Municipal Plan Review	2,000.00	0.00	0.00	0.00	2,000.00
	1100 · Watershed Outlet Monitoring Program	29,300.00	3,218.41	3,212.10	16,751.47	12,548.53
	1110 · Annual XP-SWMM Model Updates	0.00	0.00	0.00	0.00	0.00
	1120 · APM/AIS Work	40,000.00	0.00	2,150.00	2,150.00	37,850.00
	Total 1000 · Engineering	514,250.00	48,822.16	44,757.61	237,783.98	276,466.02
	2000 · Plan Development					
	2010 · Next Gen Plan Development	75,000.00	7,804.50	11,903.00	63,985.50	11,014.50
	Total 2000 · Plan Development	75,000.00	7,804.50	11,903.00	63,985.50	11,014.50
	3000 · Administration					
	3010 · Administrator	75,088.00	7,600.63	5,167.50	33,613.63	41,474.37
	3015 · Additional Staff	10,000.00	0.00	0.00	0.00	10,000.00
	3020 · MAWD Dues	7,500.00	0.00	0.00	7,500.00	0.00
	3030 · Legal	24,300.00	1,440.00	1,185.60	11,880.60	12,419.40
	3040 · Financial Management	18,150.00	1,418.53	5,124.00	12,257.84	5,892.16
	3050 · Audit, Insurance & Bond	22,000.00	0.00	3,475.00	16,309.00	5,691.00
	3060 · Meeting Catering	2,200.00	197.53	197.53	1,382.71	817.29
	3070 · Administrative Services	4,015.00	111.74	285.92	1,397.07	2,617.93
	Total 3000 · Administration	163,253.00	10,768.43	15,435.55	84,340.85	78,912.15
	4000 · Education					
	4010 · Publications / Annual Report	1,300.00	0.00	0.00	929.50	370.50
	4020 · Website	12,000.00	0.00	3,715.87	3,715.87	8,284.13
	4030 · Watershed Education Partnership	14,850.00	0.00	0.00	3,850.00	11,000.00
	4040 · Education and Public Outreach	27,000.00	1,067.02	0.00	16,487.45	10,512.55
	4050 · Public Communications	1,200.00	0.00	0.00	0.00	1,200.00
	Total 4000 · Education	56,350.00	1,067.02	3,715.87	24,982.82	31,367.18
	5000 · Maintenance					
	5010 · Channel Maintenance Fund	25,000.00	0.00	0.00	0.00	25,000.00
	5020 · Flood Control Project Long-Term Maintenance	35,000.00	0.00	0.00	0.00	35,000.00
	Total 5000 · Maintenance	60,000.00	0.00	0.00	0.00	60,000.00
	6000 · Special Projects					
	6010 · Medicine Lake TMDL Assess	31,033.00	0.00	0.00	30,981.50	51.50
	6020 · Street Sweeping Prioritization Project	48,494.00	3,431.50	786.00	39,692.00	8,802.00
	6030 · Bassett Creek Valley Floodplain Study	85,400.00	358.00	193.50	4,114.50	81,285.50
	6040 · Northwood & Lost Lake TMDL Assessment	39,500.00	15,880.50	1,640.00	18,596.50	20,903.50
	Total 6000 · Special Projects	204,427.00	19,670.00	2,619.50	93,384.50	111,042.50
	Total Expense	1,073,280.00	88,132.11	78,431.53	504,477.65	568,802.35

Bassett Creek Watershed Management Commission									
Long Term Accounts - General Fund									
Unaudited			Total			Year		Inception	
			Project Alloc.	July	August	to-Date	Prior Years	to Date	Remaining Project Funds
Income	·	Fld1 · Flood Control Long Term Maint		0.00	0.00	0.00	224,421.90	224,421.90	
Expense	·	Fld2 · Flood Control Long Term Exp	699,980.00	0.00	0.00	0.00	503,776.41	503,776.41	
Total			699,980.00	0.00	0.00	0.00	-279,354.51	-279,354.51	420,625.49
Income	·	Flood1 · Emergency FCP Income		0.00	0.00	0.00	-	0.00	
Expense	·	Flood2 · Emergency FCP Expense	500,000.00	0.00	0.00	0.00	-	0.00	
Total			500,000.00	0.00	0.00	0.00	-	0.00	500,000.00
Income	·	Gen · Next gen Plan Development Income		0.00	0.00	0.00	38,000.00	38,000.00	
Expense	·	Gen1 · Next gen Plan Development Exp	0.00	0.00	0.00	0.00	38,000.00	38,000.00	
Total			0.00	0.00	0.00	0.00	0.00	0.00	0.00
Income	·	Qual · Channel Maintenance Fund		0.00	0.00	0.00	595,000.00	595,000.00	
Expense	·	Qual1 · Channel Maintenance Expense	0.00	0.00	0.00	0.00	265,837.70	265,837.70	
Total			0.00	0.00	0.00	0.00	329,162.30	329,162.30	329,162.30
Income	·	410 · Special Projects Fund	0.00	36,784.72	0.00	202,243.51	726,989.69	929,233.20	
Expense	·	410 · Special Projects Fund	248,427.00	19,670.00	2,619.50	93,384.50	61,554.55	154,939.05	
Total			-248,427.00	17,114.72	-2,619.50	108,859.01	665,435.14	774,294.15	774,294.15

Bassett Creek Watershed Management Commission								
Actual vs Budget Year to Date Comparison - Construction in Progress								
7/31/2025								
Unaudited								
			Project Budget	July	August	Year to Date	Inception to Date Expense	Remaining Budget
Ordinary Income/Expense								
Income			0.00	0.00	0.00	0.00	0.00	0.00
	Property Taxes		0.00	1,165,011.24	0.00	1,165,011.24	0.00	0.00
	· BC2,3,8 · DeCola Ponds B&C Improve		0.00	0.00	0.00	0.00	0.00	0.00
	· BC23810 · Decola Ponds/Wildwood Park		0.00	0.00	0.00	0.00	0.00	0.00
	· BC5 · Bryn Mawr Meadows		0.00	0.00	0.00	0.00	0.00	0.00
	· BC7 · Main Stem Dredging Project		0.00	0.00	0.00	0.00	0.00	0.00
	· BCP2 · Bassett Creek Park & Winnetka		0.00	0.00	0.00	0.00	0.00	0.00
	· CL3 · Crane Lake Improvement Project		0.00	0.00	0.00	0.00	0.00	0.00
	· CRM · Main Stem Cedar Lk Rd-Dupont		0.00	0.00	0.00	0.00	0.00	0.00
	· Fld1 · Flood Control Long Term Maint		0.00	0.00	0.00	0.00	0.00	0.00
	· Flood1 · Emergency FCP Income		0.00	0.00	0.00	0.00	0.00	0.00
	· LT1 · Metro Blooms Harrison Nghbr CWF		0.00	0.00	0.00	0.00	0.00	0.00
	· ML12 · Medley Park Stormwater Treament		0.00	0.00	0.00	0.00	0.00	0.00
	· ML21 · Jevne Park Stormwater Mgmt		0.00	0.00	0.00	0.00	0.00	0.00
	· NL2 · Four Seasons Mall Area		0.00	0.00	0.00	0.00	0.00	0.00
	· Qual · Channel Maintenance Fund		0.00	0.00	0.00	0.00	0.00	0.00
	· SL1,3 · Schaper Pond Enhancement		0.00	0.00	0.00	0.00	0.00	0.00
	· SL8 · Sweeny Lake Water Quality		0.00	0.00	0.00	0.00	0.00	0.00
	· TW2 · Twin Lake Alum Treatment		0.00	0.00	0.00	0.00	0.00	0.00
	· WST2 · Westwood Lake Water Quality		0.00	0.00	0.00	0.00	0.00	0.00
Total Income			0.00	1,165,011.24	0.00	1,165,011.24	0.00	0.00
Expense								
	· 1000 · Engineering		0.00	0.00	0.00	0.00	0.00	0.00
	· 2024CR-M · CIP-BS Main Stem Restore		1,941,000.00	44,253.60	48,909.40	170,825.80	269,005.19	1,671,994.81
	· 2026CR-P · Plymouth Creek Restor Dunk 38th		2,600,000.00	0.00	1,319.50	1,319.50	109,581.08	2,490,418.92
	· BC-12 · CIP-CostShare Pur High Eff St S		150,000.00	0.00	0.00	0.00	2,500.00	147,500.00
	· BC-14 · CIP-Sochacki Pk Wter Quality Im		600,000.00	0.00	0.00	0.00	7,500.00	592,500.00
	· BC-238 · CIP-DeCola Ponds B&C		1,600,000.00	0.00	0.00	19,473.61	1,527,458.92	72,541.08
	· BC-2381 · CIP-DeCola Ponds/Wildwood Pk		1,300,000.00	0.00	0.00	0.00	84,049.39	1,215,950.61
	· BC-5 · CIP-Bryn Mawr Meadows		1,835,000.00	0.00	0.00	0.00	755,689.56	1,079,310.44
	· BC-7 · CIP-Main Stem Lagoon Dredging		2,759,000.00	0.00	2,745.00	2,745.00	1,592,278.34	1,166,721.66
	· BCP-2 · CIP- Basset Cr Pk & Winnetka		1,123,351.00	0.00	0.00	0.00	1,075,698.32	47,652.68
	· ML-12 · CIP-Medley Park Stormwater		1,500,000.00	0.00	0.00	118,890.48	1,358,137.20	141,862.80
	· ML-21 · CIP-Jevne Park Stormwater Mgmt		500,000.00	0.00	0.00	0.00	56,390.75	443,609.25
	· ML-22 · CIP-Ponderosa Wood Strm Restora		352,000.00	0.00	0.00	0.00	72,657.31	279,342.69
	· NL-2 · CIP-Four Seasons Mall		990,000.00	0.00	0.00	0.00	209,680.56	780,319.44
	· PL-7 · CIP-Parkers Lake Stream Restore		485,000.00	2,667.50	0.00	6,632.50	244,199.12	240,800.88
	· SL-3 · CIP-Schaper Pond		612,000.00	14,522.80	6,658.90	22,289.20	560,819.16	51,180.84
	· SL-8 · CIP-Sweeney Lake WQ Improvement		568,080.00	0.00	0.00	0.00	568,064.13	15.87
	· TW-2 · CIP-Twin Lake Alum Treatment		163,000.00	0.00	0.00	0.00	91,037.82	71,962.18
	· CL-4 · CIP-Crane Lake Chloride Reduction Project		0.00	1,689.20	1,095.70	9,801.50	61,571.94	-61,571.94
	· FCP-1 · CIP-Flood Control Project Double Box Culvert		0.00	12,804.60	0.00	44,914.02	44,914.02	-44,914.02
Total Expense			19,078,431.00	75,937.70	60,728.50	396,891.61	8,691,232.81	10,387,198.19
Net Ordinary Income			-19,078,431.00	1,089,073.54	-60,728.50	768,119.63	-8,691,232.81	-10,387,198.19



Bassett Creek Watershed Management Commission

MEMO

To: BCWMC Commissioners

From: Administrator Jester

Date: August 12, 2025

RE: Invoices for August 21st BCWMC Meeting

I have reviewed invoices 3 – 10 listed below and attached here and I recommend payment by the Bassett Creek Watershed Management Commission at the August 21, 2025 regular meeting. Commission Treasurer Polzin reviewed invoices 1 and 2 and recommends payment.

	Vendor	Service	Amount
1	Keystone Waters, LLC	July 2025 Administration	\$6,220.50
2	Keystone Waters, LLC	July 2025 Administrative Expenses	\$285.92
3	Barr Engineering	July 2025 Engineering Services	\$113,593.51
4	Triple D Espresso	August Meeting Catering	\$197.53
5	City of Plymouth	July Accounting Services and Audit Assistance	\$5,124.00
6	Kennedy & Graven	Legal Services	\$1,185.60
7	Stantec	WOMP Services	\$3,212.10
8	Bolton and Menk	Sweeney Lake AIS Early Detection Training	\$2,150.00
9	HDR, Inc.	Website Update Project	\$3,715.87
10	LB Carlson LLP	2024 Financial Audit	\$3,475.00

July 14, 2025

To the Board of Commissioners and Management
Bassett Creek Watershed Management Commission

The following is a summary of our audit work, key conclusions, and other information that we consider important or that is required to be communicated to the Board of Commissioners, administration, or those charged with governance of the Bassett Creek Watershed Management Commission (the Commission).

OUR RESPONSIBILITY UNDER AUDITING STANDARDS GENERALLY ACCEPTED IN THE UNITED STATES OF AMERICA AND *GOVERNMENT AUDITING STANDARDS*

We have audited the financial statements of the governmental activities and each major fund of the Commission as of and for the year ended January 31, 2025. Professional standards require that we provide you with information about our responsibilities under auditing standards generally accepted in the United States of America and *Government Auditing Standards*, as well as certain information related to the planned scope and timing of our audit. We have communicated such information to you verbally and in our audit engagement letter. Professional standards also require that we communicate to you the following information related to our audit.

PLANNED SCOPE AND TIMING OF THE AUDIT

We performed the audit according to the planned scope and timing previously discussed and coordinated in order to obtain sufficient audit evidence and complete an effective audit.

AUDIT OPINIONS AND FINDINGS

Based on our audit of the Commission's financial statements for the year ended, January 31, 2025:

- We have issued unmodified opinions on the Commission's basic financial statements. The Commission has elected not to present management's discussion and analysis, which accounting principles generally accepted in the United States of America have determined necessary to supplement, although not required to be a part of, the basic financial statements. Our opinion on the Commission's basic financial statements is not affected by this missing information.
- We reported no deficiencies in the Commission's internal control over financial reporting that we considered to be material weaknesses. Internal controls are never perfected, and those controls which protect the Commission's funds from such things as fraud and accounting errors need to be continually reviewed by management and modified as necessary.
- The results of our testing disclosed no instances of noncompliance required to be reported under *Government Auditing Standards*.
- We reported no findings based on our testing of the Commission's compliance with Minnesota laws and regulations.

SIGNIFICANT ACCOUNTING POLICIES

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the Commission are described in Note 1 of the notes to basic financial statements. No new accounting policies were adopted, and the application of existing policies was not changed during the year.

We noted no transactions entered into by the Commission during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

ACCOUNTING ESTIMATES AND MANAGEMENT JUDGMENTS

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected.

We evaluated the key factors and assumptions used to develop these accounting estimates in determining that they are reasonable in relation to the basic financial statements taken as a whole.

The financial statement disclosures are neutral, consistent, and clear.

DIFFICULTIES ENCOUNTERED IN PERFORMING THE AUDIT

We encountered no significant difficulties in dealing with management in performing and completing our audit.

CORRECTED AND UNCORRECTED MISSTATEMENTS

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. Management has corrected all such misstatements. In addition, none of the misstatements detected as a result of audit procedures and corrected by management were material, either individually or in the aggregate, to each opinion unit's financial statements taken as a whole.

MANAGEMENT REPRESENTATIONS

We have requested certain representations from management that are included in the management representation letter dated July 14, 2025.

DISAGREEMENTS WITH MANAGEMENT

For purposes of this report, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

MANAGEMENT CONSULTATIONS WITH OTHER INDEPENDENT ACCOUNTANTS

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a “second opinion” on certain situations. If a consultation involves application of an accounting principle to the Commission’s financial statements or a determination of the type of auditor’s opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no consultations with other accountants.

OTHER AUDIT FINDINGS OR ISSUES

We generally discuss a variety of matters, including the application of accounting principles and auditing standards with management each year prior to retention as the Commission’s auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

OTHER MATTERS

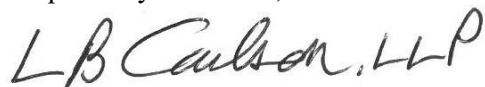
We were not engaged to report on the introductory section, which accompanies the financial statements, but is not required supplementary information. Such information has not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on it.

CLOSING

We would be pleased to further discuss any of the information contained in this report or any other concerns that you would like us to address. We would also like to express our thanks for the courtesy and assistance extended to us during the course of our audit.

The purpose of this report is solely to provide those charged with governance of the Commission, management, and those with responsibility for oversight of the financial reporting process required communications related to our audit process. Accordingly, this report is not suitable for any other purpose.

Respectfully submitted,

A handwritten signature in black ink that reads "LB Carlson, LLP". The signature is written in a cursive, flowing style.

LB CARLSON, LLP
Minneapolis, Minnesota

July 14, 2025

BASSETT CREEK WATERSHED
MANAGEMENT COMMISSION

Financial Statements and
Supplemental Information

Year Ended
January 31, 2025



Certified Public Accountants Business Consultants

BASSETT CREEK WATERSHED
MANAGEMENT COMMISSION

Table of Contents

	Page
INTRODUCTORY SECTION	
BOARD OF COMMISSIONERS	1
FINANCIAL SECTION	
INDEPENDENT AUDITOR’S REPORT	2–4
BASIC FINANCIAL STATEMENTS	
Government-Wide Financial Statements	
Statement of Net Position	5
Statement of Activities	6
Fund Financial Statements	
Balance Sheet – Governmental Funds	7
Statement of Revenue, Expenditures, and Changes in Fund	
Balances – Governmental Funds	8
Statement of Revenue, Expenditures, and Changes in Fund	
Balances – Budget and Actual – General Fund	9
Notes to Basic Financial Statements	10–16
OTHER REQUIRED REPORTS	
Independent Auditor’s Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance With <i>Government Auditing Standards</i>	17–18
Independent Auditor’s Report on Minnesota Legal Compliance	19

BASSETT CREEK WATERSHED
MANAGEMENT COMMISSION

Board of Commissioners
Year Ended January 31, 2025

<u>Commissioner</u>	<u>Position</u>	<u>Governmental Unit</u>
Catherine Cesnik	Chairperson	City of Plymouth
Paula Pentel	Vice Chairperson	City of Golden Valley
Jodi Polzin	Secretary/Treasurer	City of Minneapolis
Joan Hauer	Commissioner	City of Crystal
Clint Carlson	Commissioner	City of Medicine Lake
Vacant	Commissioner	City of Minnetonka
Jere Gwin-Lenth	Commissioner	City of New Hope
Wayne Sicora	Commissioner	City of Robbinsdale
Richard Twiford	Commissioner	City of St. Louis Park

BASSETT CREEK WATERSHED
MANAGEMENT COMMISSION

Statement of Net Position
as of January 31, 2025
(With Partial Comparative Information as of January 31, 2024)

	Governmental Activities	
	2025	2024
Assets		
Cash and temporary investments	\$ 9,342,531	\$ 7,564,827
Delinquent taxes receivable	20,785	22,306
Due from other governments	150,000	325,000
Prepaid items	3,910	3,294
Total assets	<u>\$ 9,517,226</u>	<u>\$ 7,915,427</u>
Liabilities		
Accounts payable	\$ 136,944	\$ 112,277
Unearned revenue	480,880	150,000
Total liabilities	<u>617,824</u>	<u>262,277</u>
Net position		
Restricted for watershed improvements	7,868,526	6,775,941
Unrestricted	1,030,876	877,209
Total net position	<u>8,899,402</u>	<u>7,653,150</u>
Total liabilities and net position	<u>\$ 9,517,226</u>	<u>\$ 7,915,427</u>

BASSETT CREEK WATERSHED
MANAGEMENT COMMISSION

Statement of Activities
Year Ended January 31, 2025
(With Partial Comparative Information for the Year Ended January 31, 2024)

	Governmental Activities	
	2025	2024
Expenses		
Watershed management		
Administration	\$ 991,541	\$ 722,717
Improvement projects	1,329,088	1,880,708
Total expenses	<u>2,320,629</u>	<u>2,603,425</u>
Program revenues		
Watershed management		
Charges for services – member assessments	622,500	617,430
Charges for services – permit fees	61,226	79,171
Operating grants and contributions	18,163	6,993
Capital grants and contributions	300,000	640,104
Total program revenues	<u>1,001,889</u>	<u>1,343,698</u>
Net program revenue (expense)	(1,318,740)	(1,259,727)
General revenues		
Property taxes	2,177,623	2,174,836
Investment earnings	387,369	339,620
Total general revenues	<u>2,564,992</u>	<u>2,514,456</u>
Change in net position	1,246,252	1,254,729
Net position		
Beginning of year	<u>7,653,150</u>	<u>6,398,421</u>
End of year	<u>\$ 8,899,402</u>	<u>\$ 7,653,150</u>

BASSETT CREEK WATERSHED
MANAGEMENT COMMISSION

Balance Sheet
Governmental Funds
as of January 31, 2025
(With Partial Comparative Information as of January 31, 2024)

	General Fund	Improvement Capital Projects Fund	Total Governmental Funds	
			2025	2024
Assets				
Cash and temporary investments	\$ 1,636,636	\$ 7,705,895	\$ 9,342,531	\$ 7,564,827
Delinquent taxes receivable	—	20,785	20,785	22,306
Due from other governments	—	150,000	150,000	325,000
Prepaid items	3,910	—	3,910	3,294
Total assets	\$ 1,640,546	\$ 7,876,680	\$ 9,517,226	\$ 7,915,427
Liabilities				
Accounts payable	\$ 128,790	\$ 8,154	\$ 136,944	\$ 112,277
Unearned revenue	480,880	—	480,880	150,000
Total liabilities	609,670	8,154	617,824	262,277
Deferred inflows of resources				
Unavailable revenue – property taxes	—	20,785	20,785	22,306
Fund balances				
Nonspendable for prepaid items	3,910	—	3,910	3,294
Restricted for watershed improvements	—	7,847,741	7,847,741	6,753,635
Assigned for subsequent year budget	—	—	—	149,700
Unassigned	1,026,966	—	1,026,966	724,215
Total fund balances	1,030,876	7,847,741	8,878,617	7,630,844
Total liabilities, deferred inflows of resources, and fund balances	\$ 1,640,546	\$ 7,876,680	\$ 9,517,226	\$ 7,915,427

Amounts reported for governmental activities in the Statement of Net Position are different because:

Fund balances – governmental funds	\$ 8,878,617	\$ 7,630,844
Certain revenues (including delinquent taxes) are included in net position, but are excluded from fund balances until they are available to liquidate liabilities of the current period.	20,785	22,306
Net position of governmental activities	\$ 8,899,402	\$ 7,653,150

BASSETT CREEK WATERSHED
MANAGEMENT COMMISSION

Statement of Revenue, Expenditures, and Changes in Fund Balances
Governmental Funds
Year Ended January 31, 2025
(With Partial Comparative Information for the Year Ended January 31, 2024)

	General Fund	Improvement Capital Projects Fund	Total Governmental Funds	
			2025	2024
Revenue				
Member contributions	\$ 622,500	\$ —	\$ 622,500	\$ 617,430
Permit fees	61,226	—	61,226	79,171
Property taxes	—	2,179,144	2,179,144	2,170,306
Intergovernmental	17,808	300,000	317,808	585,838
Investment earnings	387,369	—	387,369	339,620
Refunds and reimbursements	355	—	355	61,259
Total revenue	1,089,258	2,479,144	3,568,402	3,853,624
Expenditures				
Current				
Engineering and monitoring	821,203	—	821,203	550,301
Legal	22,810	—	22,810	22,296
Professional services	26,517	—	26,517	20,217
Administrative services	65,401	—	65,401	83,109
Public relations and outreach	2,958	—	2,958	3,289
Financial management	16,610	—	16,610	15,240
Education	36,042	—	36,042	28,265
Capital outlay				
Improvement projects	—	1,329,088	1,329,088	1,880,708
Total expenditures	991,541	1,329,088	2,320,629	2,603,425
Excess of revenue over expenditures	97,717	1,150,056	1,247,773	1,250,199
Other financing sources (uses)				
Transfers in	55,950	—	55,950	44,140
Transfers (out)	—	(55,950)	(55,950)	(44,140)
Total other financing sources (uses)	55,950	(55,950)	—	—
Net change in fund balances	153,667	1,094,106	1,247,773	1,250,199
Fund balances				
Beginning of year	877,209	6,753,635	7,630,844	6,380,645
End of year	\$ 1,030,876	\$ 7,847,741	\$ 8,878,617	\$ 7,630,844

Amounts reported for governmental activities in the Statement of Activities are different because:

Net change in fund balances – governmental funds	\$ 1,247,773	\$ 1,250,199
Certain revenues (including delinquent taxes) are included in net position, but are excluded from fund balances until they are available to liquidate liabilities of the current period.	(1,521)	4,530
Change in net position of governmental activities	\$ 1,246,252	\$ 1,254,729

BASSETT CREEK WATERSHED
MANAGEMENT COMMISSION

Statement of Revenue, Expenditures, and Changes in Fund Balances
Budget and Actual
General Fund
Year Ended January 31, 2025

	Original and Final Budget	Actual	Over (Under) Budget
Revenue			
Member contributions	\$ 622,500	\$ 622,500	\$ —
Permit fees	77,000	61,226	(15,774)
Intergovernmental	10,000	17,808	7,808
Investment earnings	—	387,369	387,369
Refunds and reimbursements	—	355	355
Total revenue	<u>709,500</u>	<u>1,089,258</u>	<u>379,758</u>
Expenditures			
Current			
Engineering and monitoring	695,050	821,203	126,153
Legal	26,520	22,810	(3,710)
Professional services	18,700	26,517	7,817
Administrative services	91,220	65,401	(25,819)
Public relations and outreach	3,800	2,958	(842)
Financial management	17,000	16,610	(390)
Education	46,350	36,042	(10,308)
Total expenditures	<u>898,640</u>	<u>991,541</u>	<u>92,901</u>
Excess (deficiency) of revenue over expenditures	(189,140)	97,717	286,857
Other financing sources			
Transfers in	<u>39,440</u>	<u>55,950</u>	<u>16,510</u>
Net change in fund balances	<u>\$ (149,700)</u>	153,667	<u>\$ 303,367</u>
Fund balances			
Beginning of year		<u>877,209</u>	
End of year		<u>\$ 1,030,876</u>	

Memorandum

To: Bassett Creek Watershed Management Commission (BCWMC)
From: Barr Engineering Co. (Jim Herbert, PE; Gabby Campagnola)
Kennedy & Graven (David Anderson)
Subject: Item 5A: Variance Request - Graffiti Mill Redevelopment of Fruen Mill Site, Minneapolis, MN
BCWMC August 21, 2025 Meeting Agenda
Date: August 14, 2025
Project: 23270051.62 1020 2503

5A Graffiti Mill Redevelopment of Fruen Mill Site – Minneapolis, MN BCWMC 2025-03

Summary:

Proposed Work: Redevelopment of the Fruen Mill site

Project Proposer: Graffiti Mills, LLC

Project Schedule: Proposed construction date is contingent on many variables; applicant would expect construction to begin in 2026

Basis for Review at Commission Meeting: Consideration of pre-design variance request

Impervious Surface Area: NA

Recommendations for Commission Action: For discussion

The Commission Administrator and Engineer received an application from Graffiti Mills, LLC (applicant) requesting variances from the following BCWMC floodplain requirements:

- **Section 4.0.1 (Policy 29)**
Minimum building elevations (lowest floor) of new and redeveloped structures, including parking garages/ramps, must be at least 2.0 feet above the 100-year flood level.
- **Section 4.0.3 (Policy 34)**
The BCWMC will allow only those land uses in the BCWMC-established floodplain that will not be damaged by floodwaters and will not increase flooding.
- **Section 4.0.4 (Policy 34)**
Allowable types of land use that are consistent with the floodplain include recreation areas, playgrounds, surface parking lots, temporary excavation and storage areas, public utility lines, agriculture, and other open spaces.

A copy of the July 25, 2025 floodplain variance request from the applicant is attached. Although the application also mentions potential consideration of a variance from Section 4.0.8 in the future, that request is not included as part of this variance request.

Given the unique nature of the site and the buildings located thereon (details below), the developer is only requesting that the BCWMC consider the above-described variances at this time, which relate directly to its desired redevelopment and use of the existing structures, particularly the basements. The variances relate directly to whether the developer can redevelop and use the existing basements for commercial purposes, and so the application was submitted to determine whether the desired redevelopment is viable. If the variances are approved, the developer intends to proceed with significant design work and an additional development application would eventually be reviewed by the BCWMC. Accordingly, the

To: Bassett Creek Watershed Management Commission (BCWMC)
From: Barr Engineering Co. (Jim Herbert, PE; Gabby Campagnola)
Kennedy & Graven (David Anderson)
Subject: Item 5A: Variance Request - Graffiti Mill Redevelopment of Fruen Mill Site, Minneapolis, MN
BCWMC August 21, 2025 Meeting Agenda
Date: August 14, 2025
Page: 2

only present consideration for the Commission is whether to grant the variances requested in the application.

General Project Information

Fruen Mill is an old industrial site located at 303 Thomas Ave N, Minneapolis, MN 55405. The original mill building and workshop were constructed in the 1870's next to Bassett Creek to take advantage of the creek for waterpower. The buildings were mostly rebuilt after 1920 following a fire that destroyed the original buildings. These structures are present on the site today. Fruen Mill was discontinued as a mill around 1972 and continued as a warehouse for some period after that. While the site has historical significance, it is not currently listed on the National Register of Historic Places. The project site has been vacant for several years. Several developers have reviewed the site for potential projects during the last few decades. Graffiti Mills, LLC has demonstrated a more serious interest in the site compared to previous parties that have engaged the BCWMC in development discussions.

The developer is proposing to redevelop the site by capitalizing on the unique buildings and site. Although there is no formal plan for the site at this point in time, the developer has described a mixed-use building space focusing on hospitality that may include a bar, restaurant, spa, and hotel. The basement redevelopment, which is most relevant for this discussion, is proposed to be used for commercial purposes, such as a spa or other form of commercial use that would not be residential.

Preliminary Coordination

Staff has been coordinating with the applicant and its consultant regarding preliminary issues since 2024 and more regularly during the last several weeks:

- At the March 20, 2025 BCWMC meeting, the Commission approved a reimbursement agreement with the Fruen Mill owner that allowed Commission staff to perform preliminary review of documents and provide feedback (prior to the formal application submittal), and that the Mill owner would pay for the incurred expenses resulting from the Commission Engineer's and Attorney's time.
- Since the March 20, 2025 BCWMC meeting, the Commission Engineer has attended multiple meetings with the owner and its consultant, and reviewed and provided comments on preliminary documents including draft variance request documents, as well as DNR General Appropriation Permit Application No. 2025-1746 related to the proposed groundwater pumping at the site to protect the building from groundwater flooding.
- At the June 19, 2025 BCWMC meeting, the applicant and its consultant provided an informational summary of its plan and vision for the site to the Commission. The presentation was informal with questions and general discussion about the proposed redevelopment, and no formal action was necessary or taken.
- On July 25, 2025, the applicant and its consultant submitted the present application for floodplain variances, as summarized herein, which also includes the following:
 - BCWMC application signed by City of Minneapolis, project owner, and project agent
 - Cover letter for Fruen Mill Floodplain Variance Request
 - Technical memo regarding "Floodplain Analysis in Support of BCWMC Floodplain Variance Request"

Building Summaries

Fruen Mill is comprised of two existing structures, the East and West Mill buildings. The lowest floor (basement) of each building is below the BCWMC 100-year floodplain elevation—9.42 feet below at the East Mill building and 8.35 feet below at the West Mill building. The low floor of both mill buildings is up to

To: Bassett Creek Watershed Management Commission (BCWMC)
 From: Barr Engineering Co. (Jim Herbert, PE; Gabby Campagnola)
 Kennedy & Graven (David Anderson)
 Subject: Item 5A: Variance Request - Graffiti Mill Redevelopment of Fruen Mill Site, Minneapolis, MN
 BCWMC August 21, 2025 Meeting Agenda
 Date: August 14, 2025
 Page: 3

5 feet below the surveyed creek elevation. Table 2 below was provided by the applicant's consultant and summarizes the relevant elevations to the project such as the low floor (basement) and low opening, groundwater level, creek level, and the BCWMC 100-year floodplain.

Table 2. Lowest floor and lowest opening elevations for buildings and water elevation information.

Structure	Low Floor Elevation (ft)	Observed Groundwater Elev. Range (ft)*	Approx. Creek Elev. (ft)**	Critical Low Opening Elev. (ft)***	100-yr Floodplain Elev. (ft) (North to South)	100-yr Floodplain Elev. +2' (ft) (North to South)
East Mill	811.69	815.51 - 811.58	816.7	822.95	821.11 - 819.80	823.11 - 820.20
West Mill	812.84	815.51 - 811.58	816.7	824.01	821.19 - 820.10	823.19 - 822.10

*Observed elevations from on-site monitoring wells before dewatering and during building dewatering (summer, 2024).

**Surveyed creek elevation on 7/17/2025 at the staff gauge; note that just under 1" of rain was observed at nearby rain gauges on 6/16/2025, so creek level was likely higher than average.

***Since the floodplain slopes across the site (decreasing elevation from north to south), values for the 100-yr BCWMC floodplain elevation needed to be used at the opening locations. The 100-yr floodplain elevations at the critical low opening locations are 820.53 ft for the East Mill and 821.09 ft for the West Mill.

Table 3 below was provided by the applicant's consultant and demonstrates the freeboard between the first floor and the BCWMC 100-year floodplain.

Table 3. First/Entrance floor elevations for buildings and water elevation information.

Structure	First Floor/Entrance Elevation (ft)*	100-yr Floodplain Elev. (ft)**	100-yr Floodplain Elev. +2' (ft)	Clearance Above/Below Freeboard (ft)
East Mill	822.95	821.11	823.11	-0.16
West Mill	824.01	821.19	823.19	0.82

*First floor above the basement level

**Highest BCWMC 100-yr floodplain level in contact with the structure; lower elevations to the south.

Variance Request Discussion

As noted, the applicant is requesting variances from the following BCWMC floodplain requirements and policies:

- Section 4.01 (Policy 29): Minimum building elevations (lowest floor) of new and redeveloped structures, including parking garages/ramps, must be at least 2.0 feet above the 100-year flood level.
- Section 4.03 (Policy 34): The BCWMC will allow only those land uses in the BCWMC-established floodplain that will not be damaged by floodwaters and will not increase flooding.
- Section 4.04 (Policy 34): Allowable types of land use that are consistent with the floodplain include recreation areas, playgrounds, surface parking lots, temporary excavation and storage areas, public utility lines, agriculture, and other open spaces.

Section 3.3 of the BCWMC Requirements for Improvements and Development Proposals (Requirements Document) provides the process for considering variance requests. In reviewing a variance application, the BCWMC is to take into consideration the criteria, standards, and goals for floodplain management, flood reduction, and maintaining and improving the quality of the watershed's water resources. To

address the applicant's hardship or special situation, the BCWMC may grant variances, contingent upon conditions specified. Alternatively, the BCWMC may deny the request and state reasons for the denial in writing. If approving a variance, the Commission shall make a finding showing that the following five conditions (a-e below) exist. A memo from the applicant's consultant addresses these conditions in detail, and those details are summarized below with additional commentary related to each condition.

- a. There are special circumstances or conditions affecting the property such that the strict application of the provisions of these standards and criteria would deprive the applicant of the reasonable use of the applicant's land.

The applicant indicates the East and West Mill buildings cannot meet the BCWMC freeboard requirements due to existing circumstances, including the vast size and locations of the structures. In other words, the East and West Mill buildings are multi-story industrial buildings that cannot be relocated or moved, and the desired redevelopment seeks to utilize the uniqueness of these buildings in their existing state.

Although Commission staff discussed the possibility of retrofitting the buildings to adhere to the BCWMC's freeboard requirements, i.e. filling in the basement, the applicant indicates that its use of building basements are key to its redevelopment and states "excluding the use of the basement would deprive the owner of the opportunity to utilize the unique spaces to an extent as to render the entire project non-viable."

It seems clear that there are special circumstances and conditions associated with the property and the two existing buildings, not only given the buildings' age and unique characteristics, but also due to their proximity to Bassett Creek. That said, whether denying the ability to redevelop the basements of the two structures for commercial uses would deprive the applicant of the reasonable use of the applicant's land is a decision that lies within the Commission's discretion. Ultimately, if the Commission determines that the applicant has demonstrated that its desired use of the basements is reasonable in light of the unique characteristics of the property, it could deem this condition satisfied.

- b. The variance is necessary for the preservation and enjoyment of a substantial property right of the applicant.

The applicant indicates that the two basements "carry significant value due to the available space they provide for commercial opportunities, as well as historical context and placemaking." The applicant notes the inability to use the basement areas would render the project non-viable.

Like the first condition, the Commission is afforded discretion as to whether granting the requested variances is necessary for the preservation and enjoyment of the applicant's substantial property right. The term "substantial property right" is not defined in the BCWMC's standards, and so ultimately the Commission should take into account the inherent characteristics of the property and existing structures and whether alternative proposals that do not rely on use of the basements are possible. As pointed out by the applicant, history has proven that redeveloping the site is extremely difficult, and it could certainly be argued that allowing the redevelopment of the existing basements notwithstanding the Commission's flood-related regulations would address some of those difficulties and provide the applicant the preservation and enjoyment of the property that is otherwise not possible.

- c. The granting of the variance will not be detrimental to the public welfare or injurious to the other property in the territory in which the property is situated.

The applicant notes that the proposed project will not be detrimental to the public welfare or other properties nearby. Regarding public welfare, the vacant buildings are “in disrepair and pose health risks for those trespassing... This safety concern would be addressed and eliminated with the proposed redevelopment.” For adjacent properties, the applicant indicates the “appropriate measures will be taken to floodproof the structures and to maintain the existing floodplain to ensure that groundwater seepage or flooding in the area and will not pose a risk to the onsite structures, public welfare, or neighboring properties. Appropriate measures will be taken to floodproof the structures and to maintain the capacity of the existing floodplain to ensure that groundwater seepage or flooding in the area and will not pose a risk to the onsite structures, public welfare, or neighboring properties.”

This condition is intended to address the overall impact of the requested variance on public health, safety, and welfare, including whether surrounding properties would be adversely impacted if the variance were approved. If granting the request would not be detrimental to public health or injurious to surrounding properties, this condition can be satisfied.

The Commission Engineer has reviewed the applicant's proposed flood protection measures and the impacts to the 100-year flood elevation caused by operation of the dewatering system during a 100-year storm and found the increased flood elevation to be negligible. However, if the project moves forward, the final development plans, review application and supporting documentation must demonstrate no increase in flood level at any point along the trunk system (managed to at least a precision of 0.00 feet). It's also worth noting that the applicant's statements about the buildings' current condition and susceptibility to trespass are generally outside the scope of Commission review and irrelevant to the impacts of the requested variance.

- d. In applications relating to a use in the 1% (100-year flood) floodplain set forth in Table 2-9 of the [Watershed] Plan, the variance shall not allow a lower degree of flood protection than the current flood protection.

The applicant indicates the flood protection for the buildings will not decrease because “the proposed plan does not change the existing building footprint, floors, nor envelope...”. In addition, the proposed development will include structurally dry floodproofing to state building code. Floodproofing will occur in two stages. Stage one is proposed to include: removing all existing abandoned pipes and filling with concrete; filling all existing pits, openings, and cracks; and installing at least one sump to collect any leakages or spills. The proposed sumps would pump water to underground pipes and return water to Bassett Creek below the dam. The second floodproof stage would include installing a dewatering system by including drainage pipes below the concrete floors to capture inflows of water. The “Building Summary” section of this [the applicant's] memorandum and the July 25, 2025 Floodplain Variance Request further describes the building use.

To: Bassett Creek Watershed Management Commission (BCWMC)
From: Barr Engineering Co. (Jim Herbert, PE; Gabby Campagnola)
Kennedy & Graven (David Anderson)
Subject: Item 5A: Variance Request - Graffiti Mill Redevelopment of Fruen Mill Site, Minneapolis, MN
BCWMC August 21, 2025 Meeting Agenda
Date: August 14, 2025
Page: 6

Although the applicant's variance request includes providing less than required freeboard at the Fruen Mill site, this condition can be met if the final development plans, review application, and supporting documentation demonstrate no increase in flood level at any point along the trunk system (managed to at least a precision of 0.00 feet) to demonstrate adjacent properties are not impacted by the development. The Commission Engineer has some concerns regarding the two-stage dewatering system, as it was not part of our preliminary discussions with the applicant and appears somewhat inconsistent with the dewatering plan described in the June 9, 2025 DNR correspondence for DNR General Appropriation Permit Application 2025-1746. Such concerns can be alleviated, however, if the final development plans, review application, and supporting documentation (i) provides more detail about the proposed dewatering system, and (ii) demonstrates that there will be no increase in flood level at any point along the trunk system. Such requirements are expressly provided in the potential approval conditions below.

- e. The granting of the variance will not be contrary to the intent of taking all reasonable and practical steps to improve water quality within the watershed.

The applicant provided water quality documentation and data which has been reviewed by the Commission Engineer and is further being reviewed by the DNR as part of its review of DNR General Appropriation Permit Application 2025-1746. Note the following comments provided by the applicant:

- The site has a large amount of existing imperviousness and unmaintained areas. The proposed redevelopment will improve the runoff characteristics in several ways. The redevelopment vision is to remove a significant portion of the impervious area and add green space and incorporate large amounts of landscaping in the outdoor areas. There are currently no stormwater BMPs onsite. For the remaining hardscapes, new green infrastructure (GI) practices will be used to treat and remove surface runoff, thus significantly improving the runoff conditions of the site over existing conditions.*
- The groundwater currently present in the flooded basement will have no adverse impacts when discharged to Bassett Creek. Water samples were collected from the basement of the Fruen Mill east building on May 5, 2025. The water is representative of groundwater that would be pumped from the sumps. Laboratory analytical results are summarized in Table 4 and included in Attachment B [of the applicant's documentation]. The results show that the discharged water will meet all applicable water quality standards.*
- Any subsurface water being pumped and discharged to Bassett Creek is groundwater that is coming from the creek and surrounding area and has been naturally filtered through the ground. Recent testing of the water that seeps into the building showed that the water quality meets all regulations for discharge to Bassett Creek, including Minnesota DNR Class 2b water quality standards, so will not pose a water quality threat to the creek. Groundwater quality and dewatering is discussed in greater detail in Section 4 [of the applicant's documentation].*

To: Bassett Creek Watershed Management Commission (BCWMC)
From: Barr Engineering Co. (Jim Herbert, PE; Gabby Campagnola)
Kennedy & Graven (David Anderson)
Subject: Item 5A: Variance Request - Graffiti Mill Redevelopment of Fruen Mill Site, Minneapolis, MN
BCWMC August 21, 2025 Meeting Agenda
Date: August 14, 2025
Page: 7

The Commission Engineer's review of the water quality information and data suggests that reasonable and practical steps are being taken to address water quality in a manner consistent with the BCWMC's goal of improving water quality. That said, and as stated above, the applicant provided its water quality information as part of its July 29, 2025 Water Appropriations Permit Application to the DNR – Response to Comments. BCWMC staff requested specifically that the DNR address issues related to “not negatively impacting water quality, temperature, or aquatic life functionality within Bassett Creek.” For that reason, should the Commission approve the requested variance, such approval should also be conditioned on adherence to any DNR-imposed conditions, including those related to water quality, and a development that is otherwise consistent with all representations related to water quality made by the applicant as part of this variance application.

BCWMC Action: Discussion and Action on the Variance Application

Of course, the Commission Engineer prefers that the project site be developed in a way to comply with the BCWMC's existing requirements by filling the basement and raising the low floor opening to meet the BCWMC's required two-foot freeboard so that a continuously operated dewatering system would not be required. However, the Commission Engineer recognizes that this is a facility that pre-dates the BCWMC requirements by several decades. In addition, Section 4.0, Paragraph 9 of the Requirements Document states:

9. *The BCWMC prohibits expansion of existing non-conforming land uses within the floodplain unless they are fully flood-proofed in accordance with codes and regulations. (Policy 38)*

Although the intent of Policy 38 may not have anticipated floodproofing 5 feet below the water surface of the adjacent creek, the policy tends to support fully floodproofing as a means for redeveloping existing non-conforming uses and/or structures.

The variance request application indicates “Strict application of the standards and excluding the use of the basements would deprive the owner of the opportunity to utilize the unique spaces to an extent as to render the entire project non-viable.” The dewatering system will essentially be a continuously operated system that intercepts ground water seeping from the creek at the mill building and then pumps the water back to the creek. It is the Commission Engineers' opinion that a well-designed floodproofing and dewatering system that addresses redundancy for power failures or pump outages, designed by a professional engineer registered in MN, can keep the basement area dry.

If the Commission supports the variance request and concurs with the applicant's approach to addressing Section 3.3 of the Requirements Document, we recommend a motion authorizing staff to prepare a letter conditionally approving the variance request. The letter should include the conditions listed below, along with any additional conditions provided during the meeting or by the Commission or its staff. Alternatively, if the Commission does not support the variance request, it should articulate the reasons why and make a motion for staff to provide a denial letter to the applicant outlining those reasons.

Draft Verbiage if the Commission Supports the Variance Request

The BCWMC conditionally approves a variance to the following BCWMC floodplain requirements, as defined in the following statement: The request is to redevelop the existing basement floors of both buildings for non-residential uses at their current elevations, up to 11.42 feet below the BCWMC freeboard requirements (100-year floodplain + 2.0 ft.), as shown in Tables 2 and 3, by using a dewatering system. In addition, the BCWMC conditionally approves a request for a deviation from the BCWMC flood

To: Bassett Creek Watershed Management Commission (BCWMC)
From: Barr Engineering Co. (Jim Herbert, PE; Gabby Campagnola)
Kennedy & Graven (David Anderson)
Subject: Item 5A: Variance Request - Graffiti Mill Redevelopment of Fruen Mill Site, Minneapolis, MN
BCWMC August 21, 2025 Meeting Agenda
Date: August 14, 2025
Page: 8

level standards on the east building main floor to remain at its current elevation, with slightly less freeboard than the BCWMC standards, as shown in Tables 2 and 3. More specifically, this conditional approval relates only to the following three standards:

- Section 4.0.1 (Policy 29): Minimum building elevations (lowest floor) of new and redeveloped structures, including parking garages/ramps, must be at least 2.0 feet above the 100-year flood level.
- Section 4.0.3 (Policy 34): The BCWMC will allow only those land uses in the BCWMC-established floodplain that will not be damaged by floodwaters and will not increase flooding.
- Section 4.0.4 (Policy 34): Allowable types of land use that are consistent with the floodplain include recreation areas, playgrounds, surface parking lots, temporary excavation and storage areas, public utility lines, agriculture, and other open spaces.

The approval of the variances articulated above (Sections 4.0.1, 4.0.3, and 4.0.4) are conditioned on the following:

1. The applicant must satisfy all other BCWMC development standards and submit any required application, signed by the City of Minneapolis, in accordance with Sections 2.0 and 3.0 of the BCWMC Requirements for Improvements and Development Proposals (Requirements Document). All required project plans and other sufficient information must be provided to evaluate the effect that the proposed project may have on the water resources of the watershed within the guidelines presented in the Requirements Document. Specific BCWMC requirements, general submittal guidelines and application requirements are provided in the Requirements Document. This document and the application form may be downloaded from the BCWMC's website at: <https://bassettcreekwmo.org/developer/standards-requirements>.
2. This approval does not allow a variance to Section 4.0.8 (Policy 38), and so in addition to all other requirements, the project must meet the following criteria as contained in the Requirements Document:
 - Projects within the floodplain must maintain no net loss in floodplain storage
 - Projects within the floodplain must maintain no increase in flood level at any point along the trunk system (managed to at least a precision of 0.00 feet).

The Bassett Creek XPSWWM model was previously provided to the applicant's consultant to demonstrate compliance.

3. The proposed floodproofing plan for the East and West Mill buildings must be designed by a professional engineer certified in the state of Minnesota and must be fully flood-proofed in accordance with all applicable codes and regulations (policy 38) and may consider crack sealing, floodproofing membranes, drain tile, pumps, sumps, pipes and redundancy for power failures or pump outages.
4. The approval herein is conditioned on adherence to the representation made by the applicant in its variance application that the basement levels of the East and West Mill buildings will be used only for commercial purposes and not residential/living or lodging space.
5. As part of its application, the applicant submitted Table 2 and Table 3 as documentation of the low floor and critical low opening elevations for the West and East Mill building. The final development plans, review application, and supporting documentation must not provide a lower level of surface water flood protection than those shown in such submittals, i.e., must not reduce the current freeboard.

To: Bassett Creek Watershed Management Commission (BCWMC)
From: Barr Engineering Co. (Jim Herbert, PE; Gabby Campagnola)
Kennedy & Graven (David Anderson)
Subject: Item 5A: Variance Request - Graffiti Mill Redevelopment of Fruen Mill Site, Minneapolis, MN
BCWMC August 21, 2025 Meeting Agenda
Date: August 14, 2025
Page: 9

6. In furtherance of the BCWMC's goals related to water quality of Bassett Creek, the applicant shall redevelop the site in a manner that is consistent with all representations related to water quality made by the applicant as part of its variance application, and the applicant shall further adhere to any DNR-imposed conditions related to water quality. Additionally, all DNR General Appropriation Permit Application 2025-1746 comments must be addressed to the satisfaction of the Commission Engineer.

July 25, 2025

Bassett Creek Watershed Management Commission
Attn: Laura Jester, Administrator | Jim Herbert, P.E.
4300 MarketPointe Drive, Suite 200, Minneapolis, MN 55435-5422



Subject: Fruen Mill, aka Graffiti Mill, Floodplain Variance Request

Laura Jester and Jim Herbert:

The attached technical memo contains a request for a variance and an evaluation of the Fruen Mill redevelopment project (303 Thomas Ave N, Minneapolis, MN 55405) regarding evaluation of the floodplain issues and relative risks. The memo outlines the measures proposed to protect the building and site in order to request a variance from floodplain requirements for Bassett Creek Watershed Management Commission (BCWMC). Also included is a supporting document, Groundwater Discharge Memo, addressing subsurface water issues. As required for a Bassett Creek application, the City of Minneapolis has reviewed and signed off on the variance application. Variances are requested for the following BCWMC floodplain requirements:

Section 4.0.1 (Policy 29)

Minimum building elevations (lowest floor) of new and redeveloped structures, including parking garages/ramps, must be at least 2.0 feet above the 100-year flood level.

Section 4.0.3 (Policy 34)

The BCWMC will allow only those land uses in the BCWMC-established floodplain that will not be damaged by floodwaters and will not increase flooding.

Section 4.0.4 (Policy 34)

Allowable types of land use that are consistent with the floodplain include recreation areas, playgrounds, surface parking lots, temporary excavation and storage areas, public utility lines, agriculture, and other open spaces.

In addition, Section 4.0 Floodplain Requirements (Policy 38) may also be a consideration, although changes specific to that are not currently being proposed. According to BCWMC Requirements Section 3.3.3, a variance must meet the conditions stated in Subsections **a-e** for a variance to be granted, noting that the variance shall be filed with the City of Minneapolis and the City must support the variance application. A summary for each condition and how the applicant's plan meets these conditions is discussed in detail in the attached Technical Memo. The information is also being shared with the City of Minneapolis, per BCWMC's variance procedures.

If there are any major concerns or barriers foreseen for proceeding with a floodplain variance to the Board, please let us know so we can address those. Please let us know the timeline and the next steps we should anticipate.

Sincerely,

A handwritten signature in black ink, appearing to read "Brett H. Emmons", written over a horizontal line.

Brett H. Emmons, PE, ENV SP
Principal & CEO

CC: Greg Koch, Winston Wildebush | Graffiti Mill LLC

Project Name	Fruen Mill, aka Graffiti Mill, Redevelopment	Date	25 July 2025
To / Contact info	Laura Jester, BCWMC Administrator, Jim Herbert, BCWMC Engr./Barr, Jeremy Strehlo, Tim Sexton, Angie Craft, Chris Vrchota, Eric Hansen, Steve Poor, Meg McMahan, Andrew Liska / City of Minneapolis		
Cc / Contact info	Winston Wildebush, Greg Koch / Graffiti Mill LLC		
From / Contact info	Brett H. Emmons, PE; Stu Grubb, PG; Steve Gaffield, PE; Alec Olson, EIT / EOR		
Regarding	Floodplain Analysis in Support of BCWMC Floodplain Variance Request		

1 Purpose

The purpose of this memo is to request a Variance from the Bassett Creek Watershed Management Commission (BCWMC) to the floodplain rules, specifically regarding the lowest floor requirements. The BCWMC requirements that apply in this Variance request include:

- Section 4.0.1 Floodplain Requirements (policy 29)
- Section 4.0.3 Floodplain Requirements (policy 34)
- Section 4.0.4 Floodplain Requirements (policy 34)

Another that may be a consideration for BCWMC purposes include:

1. Section 4.0.8 Floodplain Requirements (policy 38)

The request is to continue use of the basement floors of both buildings for non-residential uses at their current elevations, well below the BCWMC flood level standards, by using a dewatering system. In addition, there is a request for a small deviation from the BCWMC flood level standards on the east building main floor to remain at its current elevation, with slightly less freeboard than the BCWMC standards. The memo serves to provide the watershed with the rationale for granting a variance, the technical information about the site and floodplain, and what measures are proposed.

2 Project Background

This report contains an evaluation of the Fruen Mill redevelopment project regarding floodplain requirements. Fruen Mill is an old industrial site located at 303 Thomas Ave N, Minneapolis, MN 55405. The original mill building and workshop were constructed in the 1870's next to the creek for waterpower and were rebuilt in the early-to-mid 1900's following a fire that destroyed the original buildings. These structures are present on the site today. It should be noted that while the site has historical significance, it is not currently listed on the National Register of Historic Places.

The project is subject to floodplain requirements from the City of Minneapolis and Bassett Creek Watershed Management Commission (BCWMC). BCWMC has 100-year flood elevations for various locations along Bassett Creek that it uses to assess compliance with floodplain regulations. The City of Minneapolis uses the FEMA floodplain mapping for assessing compliance, which in this case is lower than the BCWMC's elevations. As such, both the BCWMC and FEMA floodplain elevations were used to evaluate floodplain compliance. The conditions for which the project must meet for a variance to be granted by BCWMC are discussed first in Section 3.1, with a more thorough and technical discussion following that in Sections 3.2 – 5.

3 Applicable Floodplain Requirements

The requirements that apply here are primarily those of the BCWMC. The existing structures along with the plans for redevelopment do not fully comply with the BCWMC requirements, specifically the requirements listed below. The proposal here is to show that steps are being taken to protect the lowest floor and meet the intent of the regulations by using a variance approach and avoiding residential uses. The city has been kept fully informed and involved in the redevelopment plans, and is overall very supportive of this proposed repurposing of this iconic structure in this location. Variances are requested for the following BCWMC floodplain requirements:

Section 4.0.1 (Policy 29)

Minimum building elevations (lowest floor) of new and redeveloped structures, including parking garages/ramps, must be at least 2.0 feet above the 100-year flood level.

Section 4.0.3 (Policy 34)

The BCWMC will allow only those land uses in the BCWMC-established floodplain that will not be damaged by floodwaters and will not increase flooding.

Section 4.0.4 (Policy 34)

Allowable types of land use that are consistent with the floodplain include recreation areas, playgrounds, surface parking lots, temporary excavation and storage areas, public utility lines, agriculture, and other open spaces.

Section 4.0.8 (Policy 38)

The BCWMC requires that projects within the floodplain maintain no net loss in floodplain storage and no increase in flood level at any point along the trunk system. No increase in flood level will be managed to at least a precision of 0.00 feet.

The City's standards are based on the FEMA floodplain elevations, which are lower than the BCWMC elevations. The buildings are located outside the FEMA floodway and floodplain and therefore the City is not the primary jurisdiction for floodplain issues. Details of the FEMA floodway/floodplain clarifications can be found in the FEMA Floodplain Analysis document provided separately to this memo. According to BCWMC variance requirements, a formal Bassett Creek application, signed by the City of Minneapolis, must be submitted as part of the variance application and the City's agreement to move forward with the variance review has been obtained.

3.1 BCWMC Requirements Section 3.3. Variance Procedure

According to BCWMC Requirements Section 3.3.3 regarding variances, a variance must meet the conditions stated in Section 3.3.3, Subsections **a-e** for a variance to be granted. Each of these conditions is discussed below:

3.1.1 BCWMC Requirements Section 3.3.3a.

“There are special circumstances or conditions affecting the property such that the strict application of the provisions of these standards and criteria would deprive the applicant of the reasonable use of the applicant’s land.”

Fruen Mill is comprised of two existing structures, the East and West Mill buildings, that were constructed in the early-to-mid 1900’s. The lowest floors of each building (the basement level) are at different levels and are below the BCWMC 100-yr flood level. The eastern building’s basement floors are at different levels and to some extent are below the groundwater elevations recently observed. These elevations are listed in Table 2. Because the structures are existing, it is not possible to meet BCWMC Requirement 4.0.1 (Policy 29), which states that the lowest floor of new and redeveloped structures must be at least two (2) feet above the 100-yr flood level. The buildings are large, multi-story industrial structures that are impossible to relocate or move. The purpose of the redevelopment is to capitalize on the unique and iconic existing buildings and site.

The basement levels can be utilized for commercial purposes, such as spa space. This does not contemplate residential/living spaces, which avoids a common restriction for floodplain uses. Strict application of the standards and excluding the use of the basements would deprive the owner of the opportunity to utilize the unique spaces to an extent as to render the entire project non-viable.

Additionally, we note that the basement was historically utilized by the owner(s) of the Fruen Mill as part of the daily use of the Mill. Photographic evidence shows lockers for workers and milling equipment in the basement levels. Therefore, it is reasonable for the applicant to believe that the basement levels can continue to be used as part of the redevelopment of the land.

We would also ask that the BCWMC note that examples exist of structures not meeting the lowest floor standard in the watershed, as well as in adjacent communities. While we are not aware of watershed permits issued or variances granted, there are examples in the watershed of existing structures with low floors below the BCWMC flood levels. There are adjacent businesses to the south in this situation, such as Utepils Brewery, that are functioning well, as shown in Figure 1. These may not have had BCWMC approvals required in recent years but are thriving businesses in this setting. While not permitted as new developments, examples exist in areas of watershed flood mitigation projects where some homes that do not meet these standards still remain.

In section 3.3.3a it mentions “...special circumstances or conditions affecting the property such that the strict application of the provisions...” The BCWMC has some of the more restrictive standards in the adjacent jurisdictions, and other jurisdictions allow more flexibility in the use of protected building spaces below the flood level. For example, in adjacent jurisdictions there are methods provided for use non-residential spaces that are below flood levels. This serves as one form of precedence that reasonable usage of these spaces is feasible and some flexibility and sensitivity to the site’s special circumstances and context such as this older, fully developed areas. The redevelopment plan takes preventative measures to protect against internal flooding, as allowed in other jurisdictions, for the use of the basements.

3.1.2 BCWMC Requirements Section 3.3.3b.

“The variance is necessary for the preservation and enjoyment of a substantial property right of the applicant.”

The basements are envisioned as a critical element of the unique redevelopment vision for the site. They carry significant value due to the available space they provide for commercial opportunities, as well as historical context and placemaking. Inability to utilize these areas would render the entire project as non-viable. Prevention of a successful redevelopment here is also detrimental for the surrounding community. The buildings are iconic in this area and are of historic nature, in that the original mill next to the creek dates back to the 1870's, and were rebuilt in the early-to-mid 1900's.

There are adjacent buildings and businesses with low floors in the floodplain that would not meet the BCWMC standards, that are vibrant and thriving businesses and commercial assets for the community and the neighborhood, such as the Utepils Brewery. If those businesses can function well in their commercial role, it reasons that the Fruen Mill site can also be part of the thriving commercial zone with the variance requested.

3.1.3 BCWMC Requirements Section 3.3.3c.

“The granting of the variance will not be detrimental to the public welfare or injurious to the other property in the territory in which the property is situated.”

The proposed project will not be detrimental to public welfare nor the surrounding properties, and in fact will be a significant improvement to the public welfare. The site, as it currently exists, is in disrepair and poses health risks for those trespassing to explore the unique space. This has been documented in numerous local press articles over the years. The site and buildings are interesting and iconic landmarks and remnants of the city's history, where waterpower was essential to supporting the local economy and community. It draws people to it due to its age and character. With the buildings attracting urban adventurers, this safety concern would be addressed and eliminated with the proposed redevelopment. Appropriate measures will be taken to floodproof the structures and to maintain the capacity of the existing floodplain to ensure that groundwater seepage or flooding in the area and will not pose a risk to the onsite structures, public welfare, or neighboring properties. These measures are discussed in the following two sections.

3.1.4 BCWMC Requirements Section 3.3.3d.

“In applications relating to a use in the 1% (base flood elevation, 100-year flood) floodplain set forth in Table 2-9 of the Watershed Management Plan, the variance shall not allow a lower degree of flood protection than the current flood protection.”

The proposed plan does not change the existing building footprint, floors, nor envelope and thus does not lower the flood protection compared to current conditions. The existing lowest floor (i.e. the basement level) elevations for the East and West Mill buildings are below the BCWMC 100-yr floodplain elevation, but the existing lowest openings for the East and West Mill buildings are both greater than two feet above the estimated 100-yr BCWMC floodplain. The existing first-floor elevation (i.e. the first floor above the basement level) for the West Mill building is greater than two

feet above the highest adjacent BCWMC 100-yr floodplain elevation and the existing first-floor elevation for the East Mill building is just 1.9 inches (0.16 feet) less than two feet above the highest adjacent BCWMC 100-yr floodplain elevation. No fill in the floodplain is shown or contemplated here. The applicant acknowledges the watershed standard for no increase in the flood elevation.

The basements of the East and West Mill buildings will be floodproofed, thereby preventing groundwater seepage into the basement. The intent and desire is to use pumped water for on-site water needs (water reuse – spa, water for cleaning, toilets, cooling towers, recreational water features) to the extent possible, as defined in future design phases. Since those are yet-to-be defined quantities, the balance or majority of dewatering discharge will go into Bassett Creek. The seepage is coming from the creek, as indicated in local monitoring wells, and thus any dewatering would simply be putting it back into the source. Elevations and flood prevention measures are discussed in greater detail in Section 4. Two stages of floodproofing are planned, ensuring the redeveloped structures would be protected from flooding, while also maintaining the capacity of the floodplain and ensuring no threats to public welfare or damage to neighboring properties.

3.1.5 BCWMC Requirements Section 3.3.3e.

“The granting of the variance will not be contrary to the intent of taking all reasonable and practical steps to improve water quality within the watershed.”

The site has a large amount of existing imperviousness and unmaintained areas. The proposed redevelopment will improve the runoff characteristics in several ways. The redevelopment vision is to remove a significant portion of the impervious area and add green space and incorporate large amounts of landscaping in the outdoor areas. There are currently no stormwater BMPs onsite. For the remaining hardscapes, new green infrastructure (GI) practices will be used to treat and remove surface runoff, thus significantly improving the runoff conditions of the site over existing conditions. Any subsurface water being pumped and discharged to Bassett Creek is groundwater that is coming from the creek and surrounding area and has been naturally filtered through the ground. Recent testing of the water that seeps into the building showed that the water quality meets all regulations for discharge to Bassett Creek, including Minnesota DNR Class 2b water quality standards, so will not pose a water quality threat to the creek. Groundwater quality and dewatering is discussed in greater detail in Section 4.

3.2 Mapping of BCWMC Floodplain Extents

Bassett Creek Watershed Management Commission (BCWMC) has 100-year flood elevations for the creek in this area, which were used to create an approximate floodplain extent for the project area. The BCWMC 100-yr flood elevation of 821.8 feet is given for the northern portion of the Fruen Mill site, just south of Glenwood Ave. North. In the middle portion of the site, the flood elevation is 819.8 feet at the upstream side of the Fruen Mill dam, and 817.0 feet at the downstream side of Fruen Mill dam. The next downstream elevation is the CP RR Bridge, which is 815.9 feet at the upstream end and 815.8 feet at the downstream end. Documentation for these flood elevations has been submitted to FEMA by BCMWC, but federal flood insurance maps have not yet been changed.

To determine 100-year floodplain extent for BCWMC, flood elevations were interpolated along the center line of Basset Creek between the elevations provided in the BCWMC Watershed Management Plan (Glenwood Ave N at the upstream end down to CP RR Bridge at the downstream end). The interpolated floodplain elevations were then projected onto the topography of the site by comparing the interpolated floodplain elevations to the surface elevations from an elevation point survey from Loucks.

The approximated BCWMC 100-yr floodplain for the Fruen Mill site is shown in Figure 1. The figure shows that both the East and West Mill buildings are within the 100-yr floodplain, so BCWMC floodplain regulations apply to any alterations to those buildings and any development within the floodplain boundary.

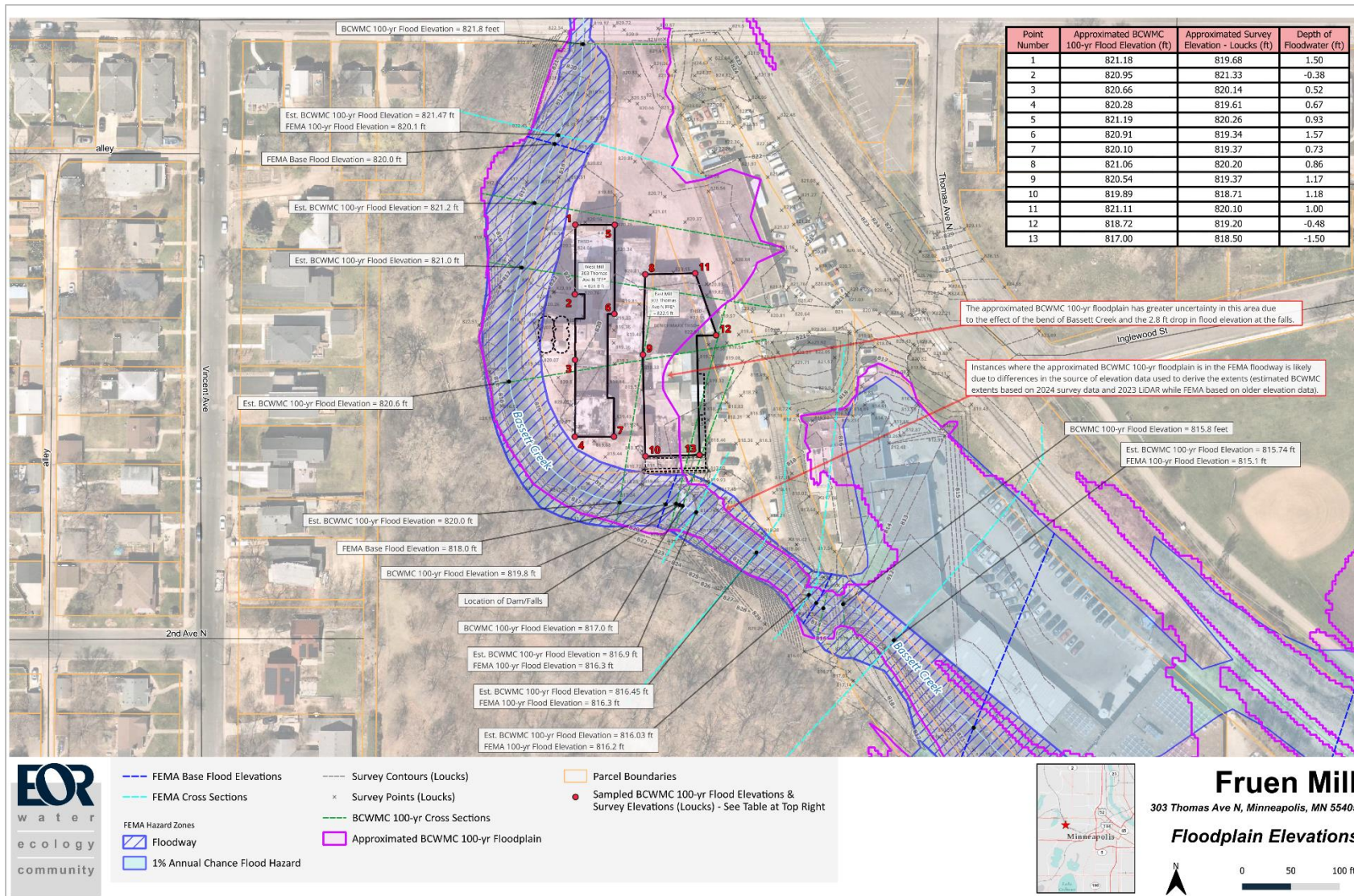


Figure 1. Approximated floodplain extents - using Bassett Creek Watershed Management Commission (BCWMC) Plan for BCWMC flood elevations

3.3 Building Regulations and Floodplain Requirements

The City of Minneapolis and BCWMC both have jurisdiction over flooding issues along the main stem of Bassett Creek. Regulations as they relate to the Fruen Mill site for each entity are discussed below.

3.3.1 BCWMC Regulations

BCWMC requires the lowest floor (the basement in this case) to be two feet above the 100-yr floodplain elevation. Both buildings have basements with floor elevations that are below the 100-yr floodplain elevation and are below typical groundwater table elevation as well (geologic cross-section shown in Figure 2). As such, a variance will be required with BCWMC to be able to utilize the existing lower floors of the buildings.

The proposed site design includes measures to avoid damage from flooding and ensures that the redevelopment will not be detrimental to public welfare or other properties in the area. Both the East and West Mill building basements will be floodproofed in accordance with the structurally dry floodproofing classifications in the state building code to ensure the basements remain dry. The lowest opening for the buildings will be at least two feet above the 100-year floodplain elevation, ensuring no water will enter through openings into the building during a flooding event.

Flood proofing will occur in two stages (if necessary). First, all existing abandoned pipes will be removed and filled with concrete or other waterproofing sealant. Similarly, any existing pits, openings, and cracks in the walls will be filled and sealed. One or more sumps will be dug in to collect any leakage or spills. The sumps will pump water to underground pipes that will discharge to Bassett Creek below the dam. If these waterproofing measures are not adequate to keep the basements dry, the second stage of waterproofing will be implemented. Basement floors will be replaced with the installation of a dewatering system. The dewatering system will include drainage pipes below the concrete floors to capture inflows of water. Any basement floor areas that are not replaced will have cracks filled and sealed. Floodproofing plans are described in greater detail in Section 4 of this report, including relevant elevations for lowest floor, lowest opening, groundwater, and floodplain elevations.

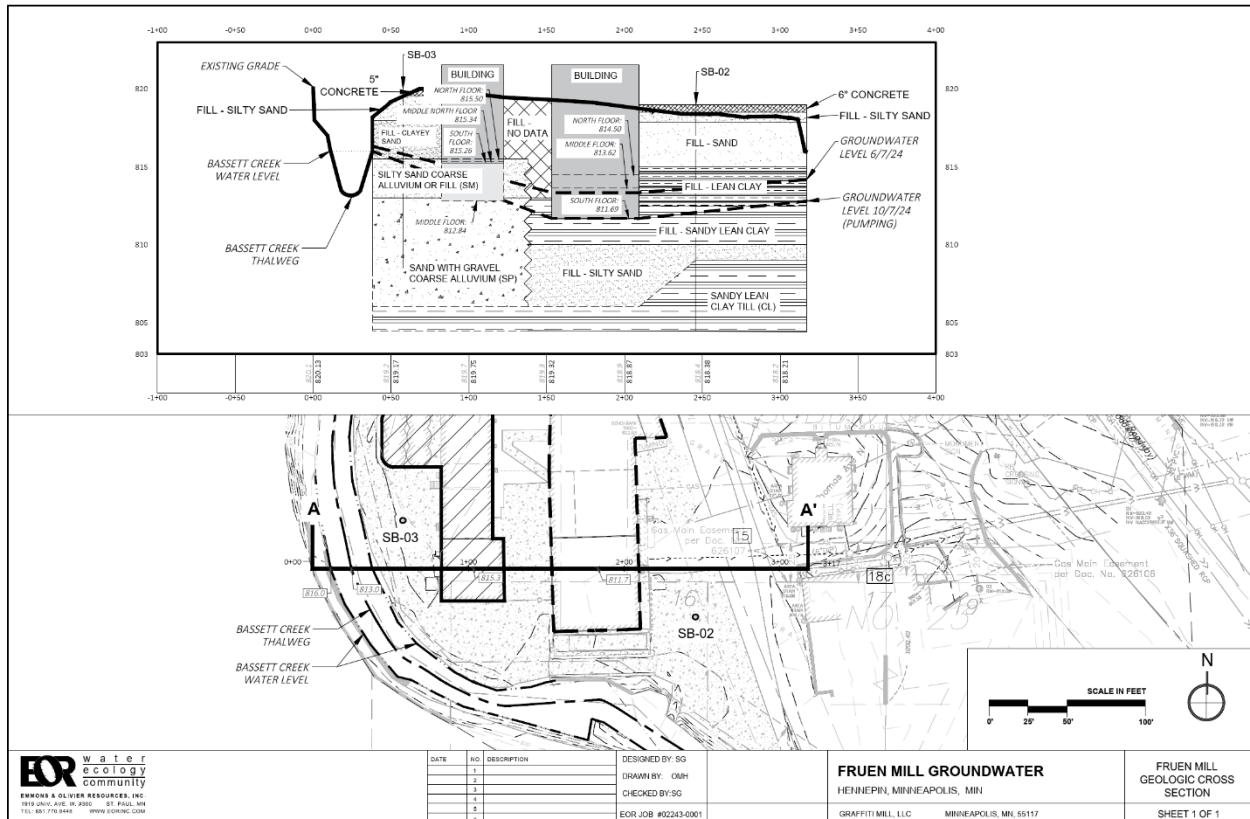


Figure 2. Site map and geologic cross-section

3.3.2 Precedence for Functioning, Existing Structures within BCWMC Floodplain and Other Jurisdiction Floodplain Requirements

We understand that the BCMWC standards are valid and serve well for new developments, and we are not suggesting they be changed. However, it is worth noting that in special circumstances like this, there is precedence elsewhere for flexibility to have functional building spaces in these kinds of situations. Hence, if the BCWMC were to grant the variance, this is not completely out of the norm of other similar jurisdictions. A review of adjacent jurisdictions found that there are different standards related to floodplains and building requirements in adjacent jurisdictions, including Watershed Districts, Watershed Management Organizations, and Cities, regarding lowest floor elevation (see Table 1 for summarized table and Attachment A for more detailed table). The BCWMC's standards are some of the most restrictive. We also note that there are several active businesses and structures downstream of Fruen Mill that are partly or wholly within the 100-yr floodplains from BCWMC and FEMA, as seen in Figure 1, and are successful commercial ventures in the community.

- **Precedence Exists in BCWMC for Existing and Actively Used Structures with Lowest Floor Below 100-yr Floodplain**
 - **Local examples in BCWMC are present** of existing buildings, such as floodproofed homes in Golden Valley and Crystal as part of the BCWMC Flood Control Project.
 - **Businesses to the South** – There are existing buildings with low floors below the 100-yr flood elevation + 2' FB that have been repurposed and continue to operate to

the southeast of the Fruen Mill site (Figure 1). These may not have had BCWMC approvals required in recent years, but are well functioning businesses in this setting.

- **Variable Standards and Allowance for Basements Lower than BCWMC's Standards**
 - **Not One-Size-Fits-All** - Different standards and settings exist in the various adjacent jurisdictions, including differences of new development and existing buildings, as shown in Table 1.
 - **"Low Floor" is not always the control/restriction** - Different parameters other than the lowest floor are used for control elevations, such as lowest opening for demonstrating floodplain compliance.
 - **Alternative compliance** methods are often allowed and/or provided for, as long as they are not residential uses. This secondary standard is allowed in Minneapolis' process with protection.
 - **Varying Freeboard requirements** were found, with BCMWC's toward the top.
- **Fruen Mill redevelopment would be allowed** under some of the other standards. Minneapolis guidelines have a secondary standard where low floor levels could be below the flood elevation with protection from seepage and floodproofed.
- **A Variance is a logical means to account for the unique history and site conditions**, allowing context-sensitive considerations in the approval with appropriate precautions, without depriving the use of the restored buildings. We understand that in a new development context, the higher standard would be expected, but this is a unique structure that is not starting from scratch.

Table 1. Summary of floodplain requirements for various regulatory entities in the Twin Cities Metro Area.

Entity	Control		Freeboard	Notes/Comments
	By	Alternative Compliance		
Bassett Creek WMC	Low Floor	No	2'	One of the most restrictive.
Minneapolis	Low Floor (FEMA)	Yes	1'	100-yr ~1.5' lower than BCWMC
Nine Mile Creek WD	Low Floor/Low Opening	Yes*	2'	*Altern. Compliance for stormwater practices.
Capital Region WD -includes St. Paul	Low Opening	No	2'	Low opening for parking structures and existing buildings, low floor for new buildings.
Rice Creek WD	Low Floor	No	2'	Exception given for non-habitable structures on residential property.
St. Paul	Low Floor w/ Flexibility	Yes	1'	
Golden Valley	Low Floor w/ Flexibility	Yes	2'	
Fridley	Low Floor	No	1'	

BCWMC Section 4.9 states that expansion of existing non-conforming land uses within the floodplain is prohibited unless fully floodproofed ([BCWMC Requirements - Jan 2023](#)). This recognizes that non-conforming land uses within the floodplain do exist, and that floodproofing is a means to address this situation. The proposed site plan is consistent with this standard from Section 4.9.

Additionally, the National Flood Insurance Program (NFIP) allows the lowest floor to be below the Base Flood Elevation (BFE) for new or substantially improved non-residential buildings in an A Zone (areas within the FEMA 100-yr floodplain), so long as the building is certified as dry floodproofed by a registered professional engineer or architect ([Floodproofing - FEMA](#)). The proposed future use of the building is non-residential for the lower floor and is to be dry floodproofed, thus consistent with the standard.

4 Building Floodproofing and Maintaining Floodplain Capacity

To prevent water from entering the building during flooding events, all building openings will be at least two feet above the 100-year flood elevation. Some other floodplain regulatory entities in the Twin Cities area use the low opening rather than lowest floor in their regulations (Minnehaha Creek Watershed District (WD), Capital Region WD), and some use lowest floor but allow alternative compliance and then use lowest opening (Nine Mile Creek WD). This illustrates that what is proposed here can be a viable alternative in the metro area. Table 2 shows the lowest level (i.e. the basement level) and lowest opening elevations for the East and West Mill buildings compared to the BCWMC 100-yr floodplain elevations and the BCWMC 100-yr floodplain elevations plus two (2) feet. Since the floodplain slopes across the site (elevation decreasing from north to south), values for the 100-yr BCWMC floodplain elevation are shown at the upstream and downstream locations in the table. The lowest floor elevations for the East and West Mill buildings are below the BCWMC 100-yr floodplain elevation, but the lowest openings for the East and West Mill buildings both exceed the required freeboard at the lowest opening locations.

Table 2. Lowest floor and lowest opening elevations for buildings and water elevation information.

Structure	Low Floor Elevation (ft)	Observed Groundwater Elev. Range (ft)*	Approx. Creek Elev. (ft)**	Critical Low Opening Elev. (ft)***	100-yr Floodplain Elev. (ft) (North to South)	100-yr Floodplain Elev. +2' (ft) (North to South)
East Mill	811.69	815.51 - 811.58	816.7	822.95	821.11 - 819.80	823.11 - 820.20
West Mill	812.84	815.51 - 811.58	816.7	824.01	821.19 - 820.10	823.19 - 822.10

*Observed elevations from on-site monitoring wells before dewatering and during building dewatering (summer, 2024).

**Surveyed creek elevation on 7/17/2025 at the staff gauge; note that just under 1" of rain was observed at nearby rain gauges on 6/16/2025, so creek level was likely higher than average.

***Since the floodplain slopes across the site (decreasing elevation from north to south), values for the 100-yr BCWMC floodplain elevation needed to be used at the opening locations. The 100-yr floodplain elevations at the critical low opening locations are 820.53 ft for the East Mill and 821.09 ft for the West Mill.

The first floor (i.e. the first floor above the basement level) of the East Mill building is approximately 1.9 inches (0.16 ft) less than two feet above the highest adjacent 100-year floodplain elevation. The West Mill first floor elevation is greater than two feet above the highest adjacent BCWMC 100-yr floodplain, as shown in Table 3.

Table 3. First/Entrance floor elevations for buildings and water elevation information.

Structure	First Floor/Entrance Elevation (ft)*	100-yr Floodplain Elev. (ft)**	100-yr Floodplain Elev. +2' (ft)	Clearance Above/Below Freeboard (ft)
East Mill	822.95	821.11	823.11	-0.16
West Mill	824.01	821.19	823.19	0.82

*First floor above the basement level

**Highest BCWMC 100-yr floodplain level in contact with the structure; lower elevations to the south.

Basement Floodproofing. The basement areas of the East and West Mill buildings will be floodproofed to prevent seepage and future damage. Two stages of floodproofing are planned (if necessary):

1. **Sealing off water inflows.** Pipe penetrations through the basement walls and cracks in the walls and floors will be sealed with concrete or other waterproofing sealants. One or more sumps will be dug to capture leaks or spills. The sumps will pump water to underground pipes that will discharge to Bassett Creek.
2. **Drainpipes installed in the basement floor of the buildings.** If the waterproofing in Stage 1 is not successful, a dewatering system using drainpipes installed below the basement floor would be implemented. Water that collects in the pipes would drain to sumps. The sump pumps would be capable of pumping continuously to Bassett Creek at a rate of 30 gpm, with a higher pumping capacity of 60 gpm during high water periods. The discharge would be downstream of the Fruen Mill dam. The seepage is largely coming from the creek and thus any dewatering would primarily be putting creek seepage back into the creek.

A diagram of pumping discharge system planned for the East and West Mill buildings is shown in Figure 3.

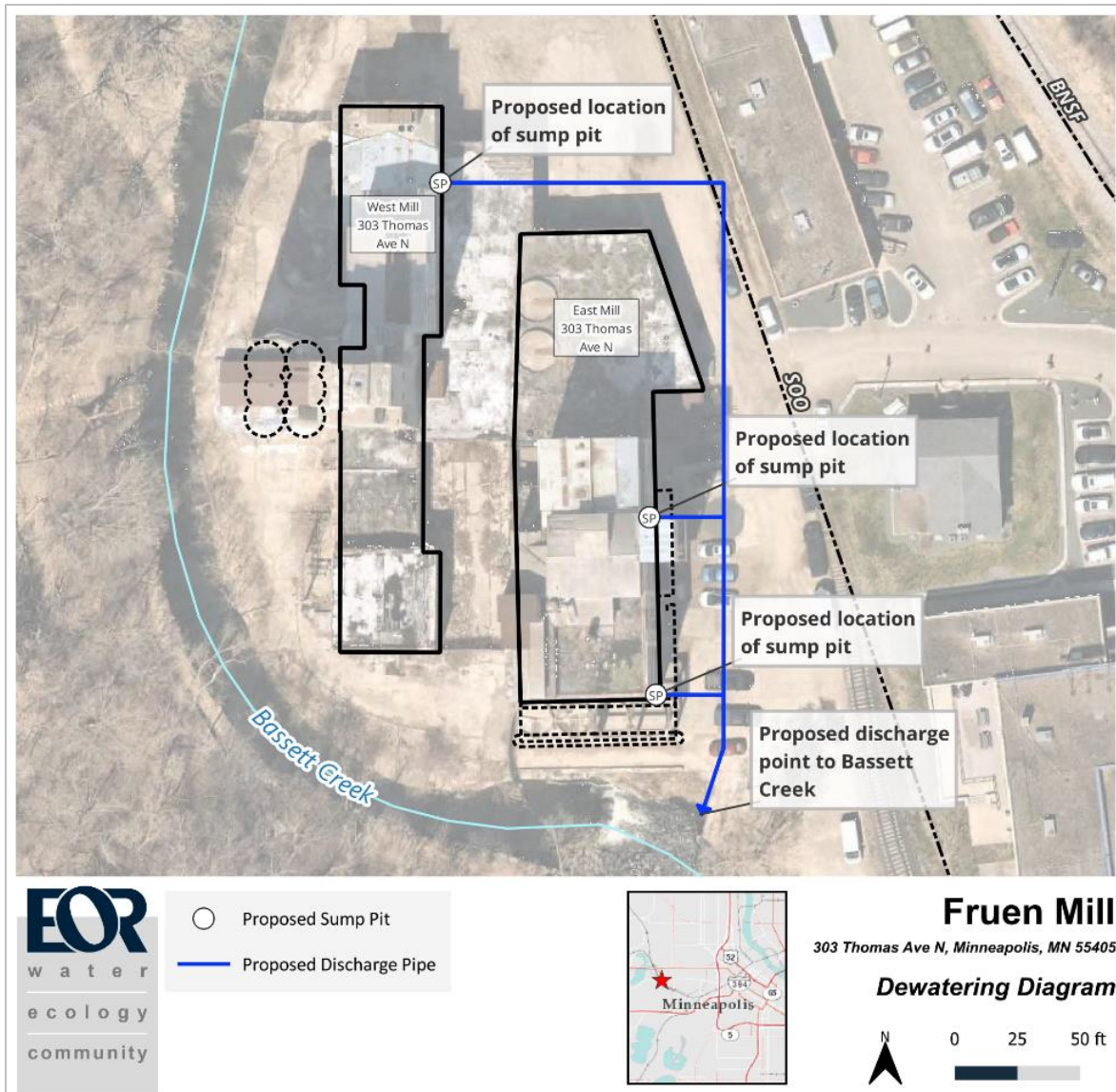


Figure 3. Overview diagram of dewatering system plan for Fruen Mill.

Water Quality. The groundwater currently present in the flooded basement will have no adverse impacts when discharged to Bassett Creek. Water samples were collected from the basement of the Fruen Mill east building on May 5, 2025. The water is representative of groundwater that would be pumped from the sumps. Laboratory analytical results are summarized in Table 4 and included in Attachment B. The results show that the discharged water will meet all applicable water quality standards.

Table 4. Water quality summary

Analyte	Units	Result	Lab Method Reporting Limit	Minnesota State Class 2B Standards
Volatile Organic Compounds	ug/L	< RL	0.5 - 10	Varies
Gasoline Range Organics	ug/l	< 100	100	N/A
Diesel Range Organics	ug/L	191	102	N/A
Barium	ug/L	56.2	2	N/A
Cadmium	ug/L	0.338	0.2	0.66 @ 50 mg/L Total Hardness
Lead	ug/L	1.28	0.5	1.3 @ 50 mg/L Total Hardness
Chloride	mg/L	66.1	20	230
Total Suspended Solids	mg/L	12	5	30
Chemical Oxygen Demand	mg/L	27.5	25	N/A
Biochemical Oxygen Demand	mg/L	< 3.0	3	3.5
pH		7.6		N/A

N/A = Not Applicable

RL = Lab Method Reporting Limit

Chloride and total suspended solids {TSS} are of particular concern in Bassett Creek. Chloride and TSS concentrations over time are shown on Figure 4 and Figure 5.

Figure 4. Bassett Creek chloride concentrations (Bassett Creek Watershed Management Commission web page)

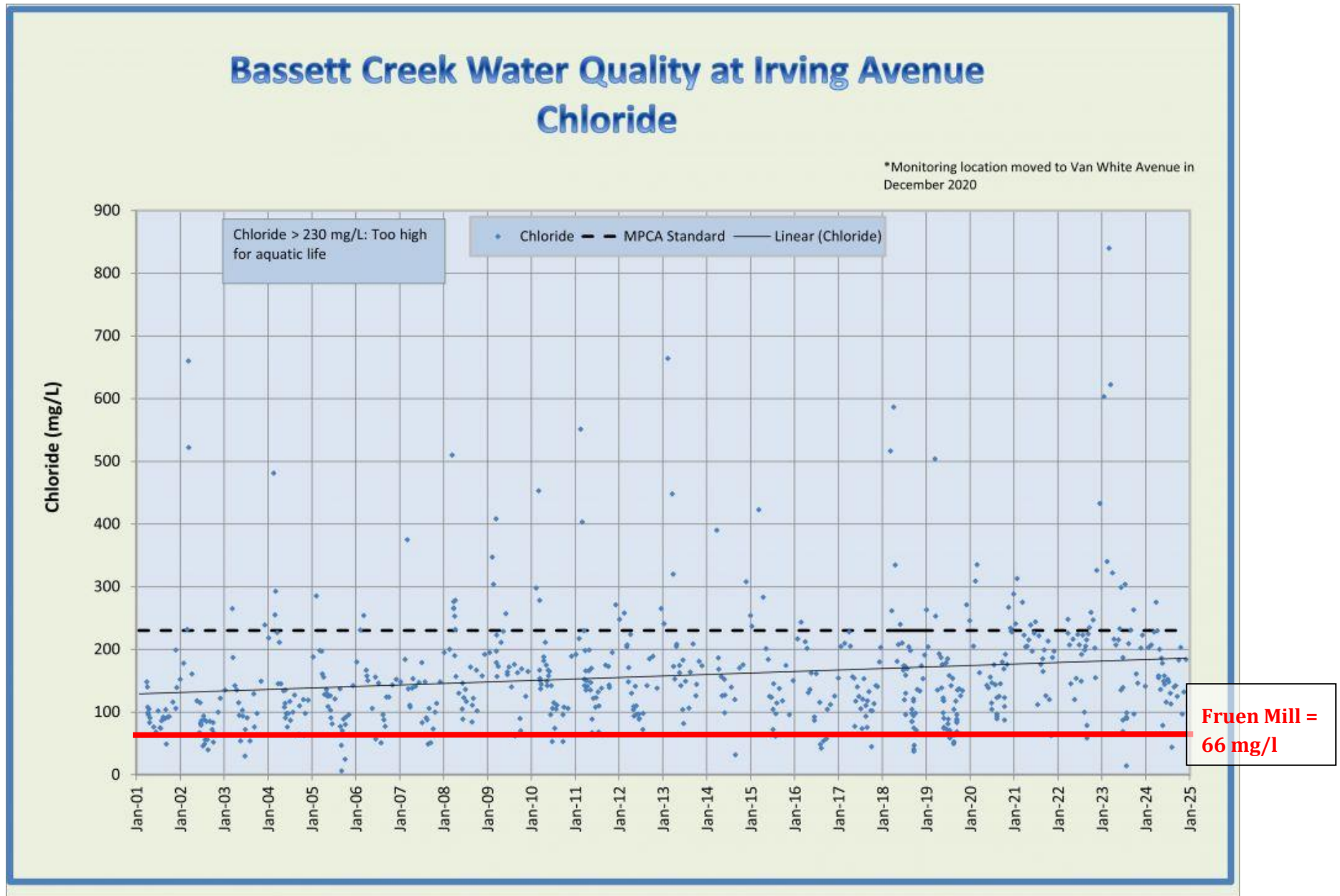
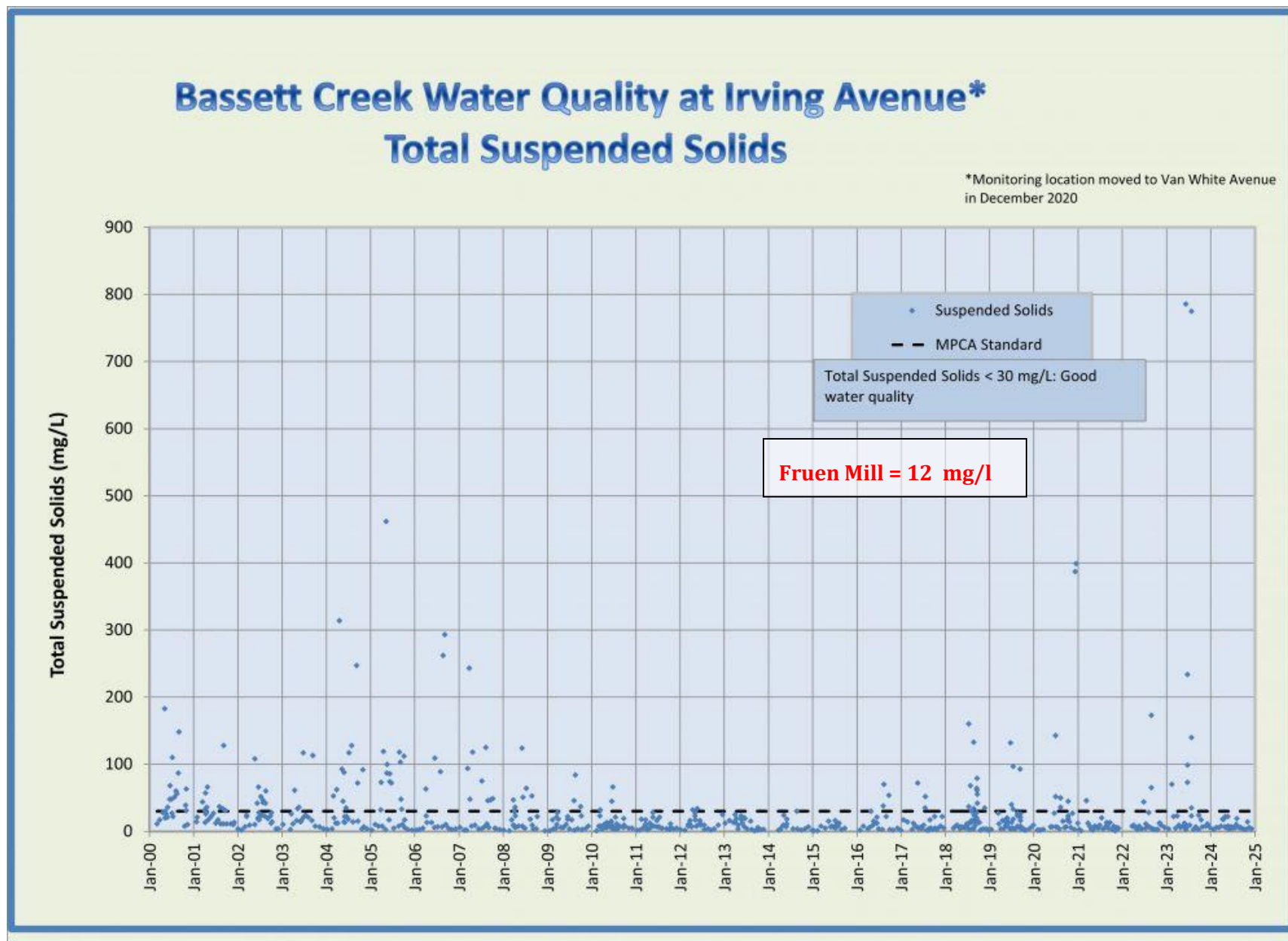


Figure 5. Bassett Creek Total suspended solids concentrations (Bassett Creek Watershed Management Commission web page)



Thermal Impact. Bassett Creek flows year-round. In the wintertime it is not used for walking, skating, or other recreational activities. The area below the dam does not freeze over. There will be no significant thermal impact to the Creek or ice conditions in the winter.

Increase in Bassett Creek Flood Levels. The discharge of pumped groundwater to Bassett Creek will not significantly increase flood levels, for two reasons:

1. Bassett Creek loses a significant amount of water to groundwater from the reach above the dam. This is the typical condition upstream of dams and is evident from the decreasing groundwater levels between the Creek and the Fruen Mill basement shown on Figure 2. With increased pumping and lower water levels in the basement, the flow of groundwater from the Creek to the basement will increase even more. By discharging the pumped groundwater below the dam, the pumping system would be taking water from the Creek above the dam and returning it below the dam. The net increase in flow of the Creek would be less than the projected 30 GPM pumping rate. In fact, groundwater entering the basement from the east side of the buildings would naturally have discharged to the Creek as well. The pumping system is merely sending it to the Creek via a different pathway.
2. EOR performed a simple calculation to determine the increase in water level in Bassett Creek during periods of average flow. The following values were taken from the BCWMC website, scaled from a map, or calculated:

Average flow of Bassett Creek:	25 cfs
Cross-sectional area:	30 sq. ft.
Average velocity:	0.8 ft/s
Groundwater discharge:	30 GPM
Increase in Bassett Creek level:	0.004 ft

The increase in the level of Bassett Creek during flood conditions would be even less than 0.004 ft because of the larger cross-sectional area of the Creek and increased velocity due to flood conditions. EOR will perform those calculations when the data are available. Data on the cross-sectional area and average velocity at flood stage can be determined from model used to predict Bassett Creek floodplain elevations. The data have been requested from Barr Engineering but were not available in time for this submittal.

5 Grading

Per BCWMC requirements, any grading onsite that results in the net addition of fill will require addition of compensatory storage to ensure no net loss of floodplain capacity. The intent and final design would likely not be a basin, but rather creative re-grading and multi-use spaces. The excavation would be done to create usable open space and used as a site asset. Examples of how this space could be utilized are shown in Figure 6 through Figure 9.

The proposed measures outlined above would ensure the redeveloped structures would be protected from flooding, while also maintaining the capacity of the floodplain and ensuring no threats to public welfare or damage to neighboring properties. Any minor loss in floodplain capacity due to any fill or cutting off of floodplain storage would be mitigated on site, but is not currently proposed here.



Figure 6. Example of multi-use of space compatible with compensatory flood storage.



Figure 7. Example of multi-use of space compatible with compensatory flood storage. Example from Stone Brewing World Bistro & Gardens – Escondido, CA (Developer's past project).



Figure 8. Example of multi-use of space compatible with compensatory flood storage. Example from Stone Brewing World Bistro & Gardens – Escondido, CA (Developer's past project).



Figure 9. Example of multi-use of space compatible with compensatory flood storage.

August 14, 2025

Bassett Creek Watershed Management Commission
c/o Laura Jester

Subject: Letters of Support for Fruen Mill Redevelopment Variance

Dear Commissioners,

Please find a set of letters of support from various forms of government, city leadership, neighborhood groups and neighbors attached, supporting our variance request from Bassett Creek Watershed Management Commission.

1. City of Minneapolis Community Planning and Economic Development (Erik Hansen, Director)
2. Bryn Mawr Neighborhood Association (Brian Treece, President)
3. City of Minneapolis Ward 7 Councilmember (Katie Cashman, Councilmember)
4. City of Minneapolis Police Department 4th Ward (Inspector Charles Adams)
5. Nearby Neighbors (Anna Peterson and Ryan Atwell)
6. Nearby Neighbor (Niels Kerkhof)

Thank you,
Winston Wildebush
Graffiti Mill LLC

July 10, 2025

Bassett Creek Watershed Management Commission
c/o Laura Jester, Administrator

Subject: Variance Request for Fruen Mill Redevelopment

Dear Commissioners,

As Director of Community Planning & Economic Development (CPED) for the City of Minneapolis, I write to express strong support for the variance request related to the reuse of the existing basement at the historic Fruen Mill site. This request supports a catalytic redevelopment that aligns with the City's goals for economic revitalization, environmental sustainability, and historic preservation.

The Fruen Mill has long stood as a prominent but deteriorating structure along Bassett Creek—an attractive nuisance with impacts to public health and safety. The current project represents the first viable opportunity in decades to convert this legacy site into a public asset. Through thoughtful design, the development will activate this long-shuttered building and remove acres of impervious concrete, improve stormwater management, and provide more public access to the creek corridor.

The developer has a long track record of environmentally responsible projects including several award-winning stormwater and landscape designs as founder and CEO of Stone Brewing. He is bringing that same level of commitment to Minneapolis. His deep investment in this site, his commitment to hiring locally, and his environmental stewardship represent an extraordinary opportunity for the city and the watershed alike.

This variance from the watershed is essential to unlocking the full public, environmental, and economic value of this redevelopment. From a water resources perspective, we are committed to following the watershed district's lead in terms of approval of any mitigation plans to manage the water on site. The project still requires land use approvals, which will be a future step.

We are committed to working with the developer to put the site back into productive reuse. I respectfully urge the Commission to support the request and help bring this vision to life.

Sincerely,



Erik Hansen
Director



BRYN MAWR NEIGHBORHOOD ASSOCIATION
2915 WAYZATA BLVD
MINNEAPOLIS, MN 55405

Dear Commissioners,

On behalf of the Bryn Mawr Neighborhood Association (BMNA), I am writing to express our support for the redevelopment of the Fruen Mill.

The Fruen Mill is a long-standing structure and a prominent part of the historical and cultural fabric of the Bryn Mawr neighborhood. For many years, the site has sat vacant and deteriorating, representing not only a lost opportunity for our community but also a public safety concern. The proposed redevelopment offers a rare chance to preserve and adaptively reuse this landmark, transforming it into a vibrant and economically productive part of our neighborhood.

The project's development team has engaged with the community, and we are encouraged by their commitment to working closely with Bryn Mawr residents, hiring locally, and investing long-term in the area. Their plans reflect an effort to honor the site's history while bringing new vitality to the neighborhood and respecting environmental considerations.

While we as a neighborhood association have a standing policy of not weighing in on specific variance requests due to their complexity, we would love to see this important project move forward. We believe it aligns with the broader interests of the community and the city, and represents a thoughtful balance between environmental stewardship and responsible urban revitalization.

Thank you for your consideration.

Sincerely,

Brian Treece
BMNA President

July 24, 2025

Bassett Creek Watershed Management Commission
P.O. Box 270825
Golden Valley, MN 55427

Dear Bassett Creek Watershed Management Commission Members,

As the Ward 7 Minneapolis City Council Member, Chair of the Council's Climate & Infrastructure Committee, and a member of the Council's Business, Housing, and Zoning Committee, I am pleased to offer my support for the redevelopment of the Fruen Mill site led by Graffiti Mill LLC and its application for variance approval at the Commission's August meeting.

The team has represented to me well how their significant clean-up efforts and water testing support granting their requested variance in the Bassett Creek's floodplain. I do not believe that their plans will harm the Bassett Creek Watershed, rather I believe that this project is consistent with protecting this essential natural resource. I expect them to be careful and considerate stewards of the Bassett Creek Watershed during their redevelopment efforts and beyond. Further, I see an opportunity through this project and its vision for visitor interaction with the natural environment to increase public awareness of the Bassett Creek Watershed and to increase interest in its conservation.

The redevelopment plans are an opportunity to transform what is currently a significant risk to public health into a notable destination for local residents and visitors to our city alike. These plans are consistent for a vision of the City of Minneapolis that is healthy, vital, and connected to its history. In my roles on the Business, Housing, and Zoning and Climate & Infrastructure committee, I am positioned well to support and oversee the Fruen Mill redevelopment by raising relevant considerations on both Committees.

Thank you for the opportunity to support this important work. I look forward to seeing the positive impacts of this redevelopment for residents, visitors, and the natural environment, especially Bassett Creek.

Sincerely,



Katie Cashman

Ward 7 City Council Member

City of Minneapolis

Katie.cashman@minneapolismn.gov

Ward7@minneapolismn.gov

612-673-2207

RE: Support for Fruen Mill Redevelopment – Variance Request

Dear Commissioners,

My name is Inspector Adams, and I lead the 4th Precinct of the Minneapolis Police Department. I’m writing to offer my full support for the variance request associated with the Fruen Mill redevelopment—specifically, the proposed reuse of the existing basement.

I was born and raised in North Minneapolis and have known the Fruen Mill site my entire life. For decades, it has stood as a decaying and dangerous structure—an attractive nuisance that has drawn in urban explorers, trespassers, and curious youth with tragic consequences. Over the years, my officers and colleagues in the Fire Department have responded to countless calls for break-ins, accidents, injuries, and sadly, a fatality that still weighs on this community.

This building is not just a safety risk—it’s been a burden on public safety resources and a source of concern for nearby residents for far too long. The proposed redevelopment offers the first real chance in decades to change that.

This is more than just a construction project—it’s a public safety solution. Securing, restoring, and activating this site will eliminate one of the area’s longest-standing hazards. It will replace blight with positive investment and help stabilize a corner of our community that has lived in the shadow of this structure for too long.

I urge the Commission to support the variance request. This project represents not only smart redevelopment—but a meaningful step toward a safer, stronger, and more vibrant North Minneapolis.

Sincerely,

Inspector Charles Adams

4th Precinct Inspector

Minneapolis Police Department

July 3, 2025

Dear Bassett Creek Watershed Management Commission,

We are writing to support the development efforts of the Fruen Mill property by Greg Koch, Winston Wildebush, and their team. As neighbors and leaders of local conservation efforts, we believe that Fruen Mill is a historic icon, but also a public nuisance and a challenge to use and conservation of an important Minneapolis corridor of green space. We believe that the history, plans, and processes being implemented by the current owners and their team are in the best interests of Ĥaĥá Wakpádaŋ / Bassett Creek, its adjoining neighborhoods, and the Minneapolis metro.

We have been neighbors of the mill and Bassett Creek since 2019, with our backyard backing up to Bassett's Creek Park. Soon after moving to the neighborhood, we inherited voluntary management of a Bassett's Creek Park habitat stewardship effort that is a long-standing partnership of Bryn Mawr neighborhood association. BCWMC supported the habitat restoration planning efforts of this neighborhood stewardship group. In our professional capacity, we were a partner on a recent [project](#) that illustrated the importance of Bassett's Creek Park and the steam corridor to the Harrison Neighborhood and North Minneapolis community. We are long-term lovers of Bassett Creek, having canoed and naturalized in the creek corridor for years. We also used to live on Medicine Lake and help with lake water quality monitoring efforts.

As their plans to develop Fruen Mill have progressed, Greg and Winston have invited neighbors to be part of the conversation, gather input, and address concerns. We appreciate that Greg hired Winston, a respected leader in the neighborhood, to help lead this effort. We have been in conversation with them about the importance of water quality, stream access, and natural habitat to residents of Harrison and Bryn Mawr neighborhoods. They share a vision of the future health of the Bassett Creek greenway with our neighborhood stewards' group. Their vision is to create a space of beauty used by the public that would enhance access and use of the Bassett Creek corridor of green space.

For decades, the neighborhood has been concerned about the challenges and development potential of the Fruen Mill complex. We believe that the plans of the current owners create an extremely unique opportunity to develop this property while improving use and conservation of the creek. We encourage BMWMC to work with Greg, Winston, and their team to ensure that development moves forward in ways that protect and enhance Bassett Creek and its green space that is the life blood of the west metro.

Thank you for your work to care for Ĥaĥá Wakpádaŋ / Bassett Creek!

Sincerely,



Anna Peterson
anna@naturewerks.com
280 Vincent Ave. N., Minneapolis



Ryan Atwell
ryan@naturewerks.com
280 Vincent Ave. N., Minneapolis

Niels Kerkhof

292 Vincent Ave N

Minneapolis, MN 55405

July 25, 2025

Bassett Creek Watershed Management Commission

To Whom It May Concern,

I'm writing as a neighbor in strong support of Graffiti Mill's redevelopment plans for the Fruen Mill site, including their request for a variance to allow use of the existing basement level.

As someone who lives nearby at 292 Vincent Ave N, I've long been concerned about the condition of the Fruen Mill. The site has not just been underutilized - it has stood abandoned, in visible decay, and poses real safety and environmental concerns for the neighborhood. Its current state is a disservice to the community and to the potential of the area.

The vision Graffiti Mill shared at the May open house was thoughtful and inspiring. It's clear they want to preserve the history of the site while turning it into something creative, vibrant, and safe. Supporting this variance is a step toward transforming a dangerous eyesore into a meaningful neighborhood asset.

I fully support their efforts and urge you to grant the variance request.

Sincerely,

Niels Kerkhof

niels@kerkhof.be

Memorandum

To: Bassett Creek Watershed Management Commission (BCWMC)
From: Barr Engineering Co. (Karen Chandler, PE; Jessica Olson, PE; Gabby Campagnola)
Subject: Item 5B: Review Costs and Cost Savings Alternatives for 50% Design Plans for Bassett Creek Main Stem Restoration Project, Regent Avenue to Golden Valley Road (CR-M 2024) – Golden Valley, MN
BCWMC August 21, 2025 Meeting Agenda
Date: August 14, 2025
Project: 23272114.00

5B Review Costs and Cost Savings Alternatives for 50% Design Plans for Bassett Creek Main Stem Restoration Project, Regent Avenue to Golden Valley Road (CR-M 2024), Golden Valley, MN

Summary:

Proposed Work: Bassett Creek Main Stem Restoration Project, Regent Avenue to Golden Valley Road (CR-M 2024), Golden Valley

Basis for Review at Commission Meeting: Review costs and cost savings alternatives for 50% design plans

Change Impervious Surface Area: N/A

Recommendations for Commission Action:

- 1) Select an alternative and authorize Commission Engineer to continue design and bring 90% design to a future Commission meeting
- 2) If selected alternative is more expensive than budgeted, consider amending the project budget and amending reimbursement agreement with City of Golden Valley.

At the July 17, 2025 Commission meeting, the Commission Engineer presented the 50% design plans for the Bassett Creek Main Stem Restoration Project, Regent Avenue to Golden Valley Road (CR-M 2024). The Commission reviewed and approved the 50% plans and directed the Commission Engineer to develop options for cost savings, work with city staff to obtain easements and continue other work related to the project (obtaining permits, etc.).

The 50% construction cost with contingency is \$2,592,000, and the feasibility study construction cost with contingency was \$1,568,000. Due to the estimated construction cost of the 50% design exceeding the estimated costs included in the 2023 feasibility study report by \$1,023,300, the commissioners requested the following additional information:

- More details about the increased project costs
- A comparison of different cost saving alternatives, including updating the prioritization of the stream restoration areas to reflect changes in erosion since completion of the feasibility study
- Pros and cons associated with different cost saving alternatives, including a comparison of the proposed pollutant load reductions for each option
- Potential grant opportunities to help with increased project construction cost

Increased Project Costs

The most significant elements of the \$1,023,000 estimated cost increase can be tied to three categories of construction work:

1. Streambank stabilization and in-channel structures
2. Landscaping and restoration
3. Increases in mobilization/demobilization costs

The following paragraphs provide details about each of these three cost areas.

1. Streambank stabilization and in-channel structures

The overall cost of streambank stabilization and in-channel structures increased approximately \$473,000, from \$625,000 to \$1,100,000 (a 76% increase). The reasons for the increase are:

- The feasibility study used construction pricing/bids that are now over two years old, and construction and material costs have increased. Examples include:
 - Toewood → increased from \$65 to \$75 per running foot (a 15% increase).
 - Vegetated Reinforced Soil Slope (VRSS) → The feasibility study did not include the cost of the VRSS required for placement above the toewood. The 50% design cost estimate assumes two VRSS lifts per running foot of toewood, so the new unit cost associated with this item is \$135 per running foot, with two layers of VRSS assumed above the toewood.
 - Riprap → increased from \$153 per ton to \$241 per ton (a 58% increase).
- The stream restoration length increased approximately 1,200 feet from that in the feasibility study, from 7,370 ft to 8,585 ft, due to increased erosion found since completion of the Fall 2022 feasibility study field work. This resulted in increased quantities including:
 - Fieldstone riprap → increased from 980 cubic yards to 1,115 cubic yards (a 14% increase)
 - Toewood with VRSS → increased from 1,470 to 1,645 linear feet (a 12% increase)

2. Landscaping and restoration

Based on communications with City staff, who indicated their desire to enhance riparian health while complying with city buffer codes, we expanded the vegetation management component of this project compared to the area included in the feasibility study. In some situations (e.g., on public land), the 50% plans show native vegetation proposed beyond the required city buffer width. These options are shown as add-on one and add-on two in Table 2 below. The overall cost of vegetation management between the feasibility study and 50% design (i.e., treating/removing invasives and enhancing/restoring vegetation) increased \$261,000 (a 68% increase) from approximately \$382,000 to approximately \$643,000. Details related to the increase include:

- The feasibility study used construction pricing/bids that are now over two years old, and construction and material costs have generally increased. Examples include:
 - Furnish and plant trees → increased from \$290 to \$500 per tree (a 72% increase)
 - Furnish and install plugs → increased from \$4.50 to \$8 per plug (a 78% increase)

- The overall 2.2-acre footprint of invasives removal and 2.5-acre footprint of vegetation enhancement and restoration expanded to 5.6 acres of invasives removal (a 155% increase) and 7.1 acres of native plantings (a 27% increase). Due to the expanded footprints, quantities increased, for example:
 - Furnish and plant trees → increased from 55 to 200 (a 264% increase)
 - Furnish and install plugs → increased from 3,680 to 16,940 (a 360% increase)

3. Increases in mobilization/demobilization

Because mobilization and demobilization are estimated based on a percentage of the overall project cost, these estimated costs will fluctuate as the rest of the project costs change. The feasibility study's estimated cost of mobilization and demobilization increased by \$86,300, from \$109,700 to \$196,000 (a 79% increase). Additionally, the 50% cost estimate is more detailed than the feasibility study estimate and included new line items that would have been lumped into the general mobilization costs in the feasibility study estimate. New line items for the cost of construction entrances, traffic control, and erosion and sediment control represent additional estimated project costs of approximately \$83,000.

Cost Saving Alternatives

Alternatives for reducing the overall project cost include reducing the length of restoration and eliminating some or all the buffer enhancement work (treating/removing invasives, enhancing/restoring vegetation, and three years of maintenance). The Commission Engineer reprioritized sites based on changed site conditions and revised the project costs associated with the high, medium, and low priority sites presented in the feasibility study.

Table 1 includes information originally presented in the Options Cost Summary from the feasibility study, adjusted to align with new priority rankings based on changed site conditions and updated project costs. These costs also include establishing native vegetative buffer along the stream's edge on properties where work is occurring. For feasibility assessment of cost, restoration length, and pollutant reductions, refer to the [feasibility study](#).

Table 1. Project Alternatives Cost Summary with (Feasibility Study Estimates)

Alternative	Project Construction Cost Estimate	Stream Length Repaired (ft)	TP Load Reduction (lb/yr)	TSS Load Reduction (lb/yr)
Alternative 1 – High-ranked restoration areas	\$1,346,000 (\$833,000)	4,085 (4,340)	80.2 (54.4)	165,050 (109,618)
Alternative 2 – High- and medium-ranked restoration areas	\$2,003,000 (\$1,279,000)	7,465 (5,425)	134.4 (67.0)	270,350 (136,695)
Alternative 3 – High-, medium-, and low-ranked priority areas	\$2,372,000 (\$1,568,000)	8,610 (7,370)	190.6 (82.4)	381,130 (163,820)

To: Bassett Creek Watershed Management Commission (BCWMC)
From: Barr Engineering Co. (Karen Chandler, PE; Jessica Olson, PE; Gabby Campagnola)
Subject: Item 5B: Review Costs and Cost Savings Alternatives for 50% Design Plans for Bassett Creek Main Stem Restoration Project, Regent Avenue to Golden Valley Road (CR-M 2024) – Golden Valley, MN
BCWMC August 21, 2025 Meeting Agenda
Date: August 14, 2025
Page: 4

The Engineer also calculated costs associated with two optional project add-ons:

Optional Add-on One: Removing invasives and establishing native vegetation in publicly-owned parcels adjacent to the creek between Regent Avenue and Golden Valley Road, as shown in the 50% drawings.

Optional Add-on Two: Removing invasives and establishing native vegetation in privately-owned parcels along the creek between Regent Avenue and Golden Valley Road in locations that are not part of the project area (i.e. do not have any structures, grading, etc. planned as part of the restoration project work).

Table 2 presents the pros and cons for the three prioritized alternatives along with the optional add-ons.

Table 2. Comparison of Alternatives

Alternative	Project Pros	Project Cons
Alternative 1 – High-ranked restoration areas	- Lowest installation cost; reduces total project cost to \$1,346,000, which is \$222,000 less than the ordered project construction budget of \$1,568,000. - Smallest project area; least amount of disturbance - Removes the fewest trees - Requires the fewest landowner agreements and easements	- Addresses smallest amount of priority eroding areas and associated pollutant removals - Lowest potential for economy of scale; unit costs may be higher than for a larger project Would require a return to the project site if low or medium priority sites are addressed in the future
Alternative 2 – High- and medium-ranked restoration areas	- Lower installation cost than Alternative 3; reduces total project cost to \$2,003,000, which is \$435,000 more than the ordered project construction budget of \$1,568,000. - Fewer trees removed than Alternative 3 - Fewer landowner agreements and easements than Alternative 3	- Would require \$435,000 additional funding beyond what was identified when the Commission ordered the project - Requires more landowner agreements and easements than Alternative 1 - Addresses fewer sites and associated pollutant removal than Alternative 3
Alternative 3 – High-, medium-, and low-ranked priority areas	- Addresses all priority eroding streambanks and associated pollutant loading - Allows for economy of scale (larger project could result in lower unit costs) - Practicality of completing all work in the area at once	- Highest-cost alternative; requires \$804,000 additional funding beyond what was identified when the Commission ordered the project. - Requires the largest number/area of landowner agreements and easements
Optional Add-on One - Include invasive removal and vegetation enhancement on publicly-owned property adjacent to the creek	Improves floodplain and riparian vegetation quality and habitat on public lands	Higher cost than base alternatives; would require \$99,000 additional funding beyond what was identified when the Commission ordered the project.
Optional Add-on Two – Include invasive removal and vegetation enhancement on privately-owned property adjacent to the creek	Combined with Optional Add-on One, improves the largest area of vegetation quality and habitat within the stream floodplain and riparian area	- Higher cost than base alternatives; would require \$121,000 additional funding beyond what was identified when the Commission ordered the project. - Requires additional private landowner agreements beyond those needed for any of the base alternatives

To: Bassett Creek Watershed Management Commission (BCWMC)
From: Barr Engineering Co. (Karen Chandler, PE; Jessica Olson, PE; Gabby Campagnola)
Subject: Item 5B: Review Costs and Cost Savings Alternatives for 50% Design Plans for Bassett Creek Main Stem Restoration Project, Regent Avenue to Golden Valley Road (CR-M 2024) – Golden Valley, MN
BCWMC August 21, 2025 Meeting Agenda
Date: August 14, 2025
Page: 6

The project as ordered by the Commission included streambank restoration of all high, medium, and low priority sites. Construction plus contingency costs were originally estimated at \$1,568,000. The following table shows updated costs for each alternative and "add-ons" from Table 2.

Option	Option Cost	Option + Add-on one	Option + Add-on one and Add-on two
Alternative #1 high priority only	\$1,346,000	\$1,445,000	\$1,566,000
Alternative #2 high and medium priority	\$2,003,000	\$2,102,000	\$2,223,000
Alternative #3 High, medium, low priority	\$2,372,000	\$2,471,000	\$2,592,000

Grant Opportunities and Additional Levy

If the selected alternative by the Commission has a higher construction cost than the original construction budget, the increased construction cost may be offset by one or more grants.

The Minnesota Department of Natural Resources recently issued a Request for Proposal for the Conservation Partners Legacy (CPL) Grant. Grant awards range from \$5,000 to \$500,000 for projects to restore, protect, or enhance wetlands, forests, or habitat for fish, game, or wildlife in Minnesota. Projects are funded on lands that are permanently protected by a conservation easement, in public ownership, or in public waters. The program requires a 10% match of non-state funds. The Commission could opt to apply for this grant which is due by September 16, 2025.

Additional potential grants could be pursued in 2026 including a BWSR Clean Water Fund Competitive Grant or a Hennepin County Opportunity Grant.

Additional funding could also come from a 2027 levy. Although the current list of 2027 CIP projects includes \$1M for the next project in the Medicine Lake Rd & Winnetka Ave Long Term Flood Mitigation Plan in Golden Valley, the city has indicated it will not be ready to implement that project before 2028. Therefore, there is "room" in the 2027 CIP levy to include additional funding for this stream restoration project, if needed.

Recommendation

1. Select an alternative and authorize Commission Engineer to continue design and bring 90% design to a future Commission meeting
2. If selected alternative is more expensive than budgeted, consider amending the project budget and amending reimbursement agreement with City of Golden Valley.

Attachment: Supplemental information on invasive removal and benefits of native vegetation

(Note: The information below is updated from the information provided to the Commission in a June 2023 memo regarding the Ponderosa Woods Stream Restoration Project Feasibility Study.)

Portions of the project area on public and private land are degraded and dominated by buckthorn on streambanks and in the riparian area (including the floodplain). In areas where buckthorn was present, there was little to no understory vegetation present during the April 2025 field visit. Other portions of the project area are also dominated by invasives other than buckthorn. Areas with other types of invasive species (e.g. tansy, honeysuckle, thistle) prevent native and non-native desirable species from flourishing. All the design alternatives with vegetation management components include removal of buckthorn and other invasives to help restore these project areas – along the streambanks, and in the floodplain and riparian areas.

The riparian area extends from the stream channel to the edge of the floodplain as shown in Figure 2. Riparian areas include vegetation species that are more water-tolerant, whereas upland vegetation tends to prefer less water. In the case of buckthorn, it resides both in riparian and upland areas because it can tolerate both wetter and drier habitats. Because buckthorn grows well in both habitats, it can grow to be pervasive throughout a large area, degrading both riparian and upland areas. For the Bassett Creek Main Stem Restoration project area, the riparian area may extend to the limits of the project area or beyond as shown on the attached Figure 1; further field investigations would be necessary to determine the exact extents of the riparian area. The floodplain forest wetland area shown in Figure 1 approximates the riparian and floodplain area based on elevations included in the BCWMC XP SWMM model for this reach.

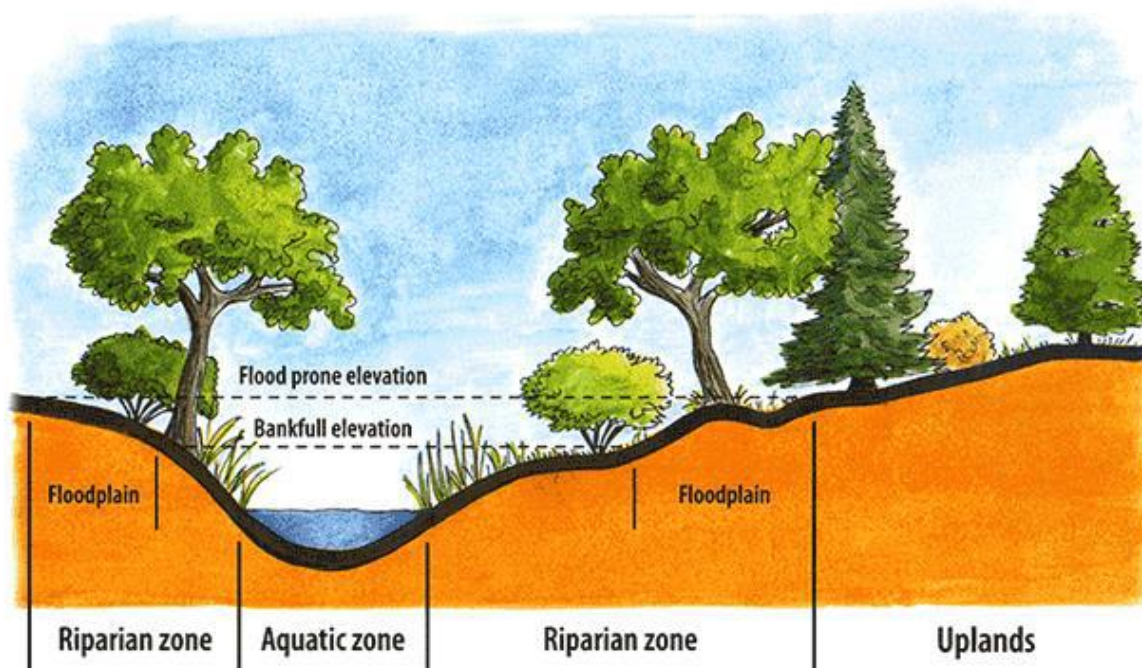
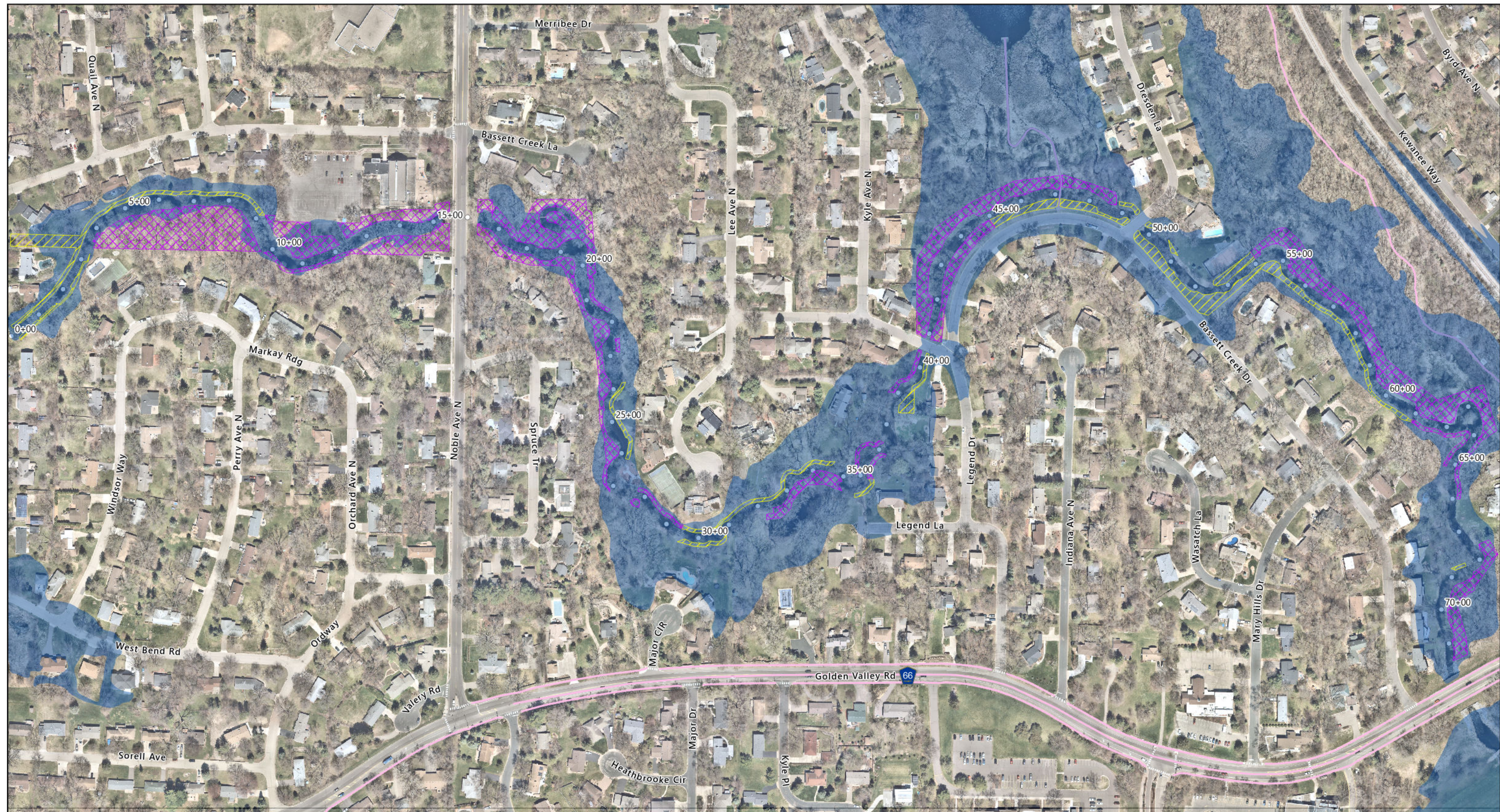


Figure 2. Riparian Versus Upland Areas (Reference 3)



Legend

-  Lawn
-  Wooded
-  100-year Floodplain
-  Project Stationing



Vegetation Type and Floodplain
Near the Project Area

FIGURE 1

BARR

The following are qualitative benefits for buckthorn removal and revegetation of the understory vegetation:

- Buckthorn shades out the understory vegetation, which leads to exposed soils and increased erosion potential (more sediment runoff) to the stream and downstream water bodies.
- Removing buckthorn and other degraded trees opens up the tree canopy and allows sunlight to reach the ground to promote understory vegetation growth (including native plants). This decreases the amount of exposed soil, which can improve water quality by preventing sediment from entering the stream.
- Buckthorn will continue to re-seed the area if not removed.
- More buckthorn removal leads to more water quality and habitat improvements.

In previous work associated with the Ponderosa Woods Stream Restoration Project Feasibility Study project, the Commission Engineer sought to find additional quantitative information on the benefits of buckthorn removal and revegetation of the understory vegetation on phosphorus and sediment load reductions to streams and other water bodies. There is limited quantitative information available; the following information is a summary of some of the additional information available from the literature review completed in 2023:

Preliminary research shows buckthorn's impact on carbon and nitrogen cycles and on increased areas of exposed soils (References 4, 5, and 6). Researchers found that carbon and nitrogen can accumulate beneath buckthorn at a higher rate and will eventually accumulate within the carbon and nitrogen cycling within the soil. This is potentially due to its higher productivity of leaf litter, which also has been shown to decompose at a faster rate than native plants. The quick decomposition of leaf litter that occurs beneath the buckthorn may also result in a higher leaching rate of nitrogen. Though phosphorus was not evaluated in the research, it is possible to infer that there would also be a higher leaching rate of phosphorus.

Researchers also found that the increase in carbon and nitrogen levels attract another invasive species, the earthworm, and together they can quickly demolish the leaf litter layer and expose the soil. Once the soil is exposed, it is more prone to erosion and can alter the structure of the forest floor.

Buckthorn is present in both riparian and upland areas along Bassett Creek. Of special concern are exposed soils in the riparian area resulting from increased amounts of buckthorn. Loose soils may be eroded during higher flow events that reach the riparian areas (and therefore the floodplain).

Memorandum

To: Bassett Creek Watershed Management Commission
From: Barr Engineering Co. (Barr) (Karen Chandler, P.E.; Patrick Brockamp, PE)
Subject: Item 5C—Consider Approval of Scope and Budget for Feasibility Study for CIP Project: Main Stem Lagoon Dredging Project, Wirth Park (2027, CIP Project BC-7)
BCWMC August 21, 2025 Meeting Agenda
Date: August 14, 2025

5C. Consider Approval of Scope and Budget for Feasibility Study for CIP Project: Main Stem Lagoon Dredging Project, Wirth Park (2027, CIP Project BC-7)

Recommendations:

1. Consider approving the scope of work and \$86,100 budget presented in this memorandum and directing the Engineer to complete the feasibility study for the Main Stem Lagoon Dredging Project, Wirth Park (2027, CIP Project BC-7) scheduled for construction in 2027.
2. Direct the Engineer to consult with the U.S. Army Corps of Engineers (USACE) to determine whether the Resources Management Plan Pre-application Consultation Protocols may apply to this project.
3. Direct the Engineer to prepare a feasibility study that complies with the applicable requirements of the USACE, MnDNR, and BCWMC criteria.

Background

In the winter of 2022/2023 Lagoons D, E, and F in Theodore Wirth Regional Park were dredged as part of the Main Stem Lagoon Dredging Project. The completed project resulted in an average depth of approximately 4 feet below the normal water level, rather than the design dredging depth of 6 feet. The total volume of sediment removed was approximately 25,650 CY, roughly 13,950 CY less than the 39,600 CY called for in the design. The sequence of dredging operations, unseasonably warm winter weather, spring road restrictions, and struggles with the general contractor led to acceptance and closeout of the project as constructed even though it was not constructed to specifications. While the project did achieve significant water quality benefits, by reducing the total phosphorus load by an estimated 390 pounds per year and the total suspended solids load by an estimated 101,000 pounds per year (approximately \$210/lb total phosphorus/year), additional dredging could provide further benefits. Immediately following closeout of the project, the TAC met for a “lessons learned” discussion and were in general agreement that it would be worthwhile to consider going back to Lagoons D, E, and F to perform additional dredging. The TAC also noted that dredging Lagoon G, upstream from the original lagoons, might be more beneficial and cost effective.

At their October 2023 meeting, the Commission agreed with a TAC recommendation to evaluate additional dredging of Lagoons D, E, and F or dredging of Lagoon G. There was acknowledgement that because the original Lagoon Dredging Project was not constructed to specifications, additional dredging may be warranted.

Related background documents the Commission may wish to review include:

To: Bassett Creek Watershed Management Commission
From: Barr Engineering Co. (Barr) (Karen Chandler, P.E.; Patrick Brockamp, PE)
Subject: Item 5C—Consider Approval of Scope and Budget for Feasibility Study for CIP Project: Main Stem Lagoon Dredging Project, Wirth Park (2027, CIP Project BC-7)
BCWMC August 21, 2025 Meeting Agenda
Date: August 14, 2025
Page: 2

- [October 2023 TAC agenda with discussion of this project](#)
- [October 2023 TAC recommendation approved by Commission](#)
- [Lagoon Dredging Project webpage with final report](#)

At their February and March 2024 meetings, the TAC discussed potentially adding this project to the next 5-year CIP. Minneapolis Park and Recreation Board (MPRB) staff proposed that the Commission consider either (a) performing additional dredging in Lagoons D, E, and F, or (b) dredging accumulated sediment in Lagoon G, further upstream in Theodore Wirth Park. The TAC discussed the pros and cons of both options. They noted that it may be difficult for a contractor to remove additional sediment in Lagoons D, E, and F due to now-steeper side slopes. They also discussed the more natural features of Lagoon G, noting that although it was constructed as an open water lagoon in the 1930's, the stream seems to have reclaimed its channel through the area. The group wondered if the area should be left in its more natural state closer to conditions before the 1930's or if the presumably contaminated sediment should be removed to improve environmental conditions. Because of these complex questions, the TAC recommended that the Commission perform another feasibility study to fully assess the dredging options and their impacts.

At their April 17, 2025 meeting, the Commission approved the TAC's recommended 5-year (2025 – 2029) CIP, which included the Main Stem Bassett Creek Lagoon Dredging, Wirth Park (BC-7) project to dredge lagoons (either Lagoons D, E, and F, or Lagoon G) in Theodore Wirth Park, slated for construction in 2027.

The original Main Stem Lagoon Dredging Project was constructed under budget, leaving a current budget balance of approximately \$1,165,000. The proposed 5-year CIP budget of \$800,000 spread over years 2027 and 2028 reflects the estimated costs (in 2024) of a new feasibility study, plus the funds needed to design and construct the higher of the two options (\$1,900,000 for option (b)) minus the budget balance.

This project is located entirely within the City of Golden Valley in Theodore Wirth Park. Figure 1-1 shows the project area covered by this feasibility study, which will focus on Lagoons D, E, F, and G.

As is required for BCWMC CIP Projects, a feasibility study must be completed prior to BCWMC holding a hearing and ordering the project. The feasibility study will estimate the amount of material to be dredged, identify sediment contamination issues, discuss methods for dredging the material from the lagoons and disposing of the dredged material, review environmental and permitting requirements, and develop concept plans and cost estimates for the project. The feasibility study for the project needs to begin soon so it can be completed by June 2026 when the Commission must set a maximum levy for 2027.

The project is consistent with the goals (Section 4.1) and policies (Sections 4.2.1, 4.2.5, 4.2.8 and 4.2.10) in the 2015 – 2025 BCWMC Watershed Management Plan.

The BCWMC completed a Resource Management Plan (RMP) in 2009 through which the Corps of Engineers (USACE) and the BCWMC agreed on a series of steps, work items, deliverables (called "protocols") that must be accomplished and submitted to complete the RMP process and USACE review/approval process. Although this project was not included in the RMP, the USACE has allowed the RMP protocols to be applied to other projects not specifically included in the RMP. With the completion of the protocols, we expect the USACE application process to move more quickly than it would otherwise. Most of the protocols must be addressed as part of the feasibility study, in addition to the usual tasks that

would be performed as part of a feasibility study under the criteria adopted by the BCWMC in October 2013. In general, the protocols require compliance with Section 106 of the National Historic Preservation Act, compliance with Section 404 of the Clean Water Act, and Clean Water Act Section 401 Water Quality Certification. Compliance with Section 106 can require some level of cultural resources review.

Content and Scope of Feasibility Study

The feasibility study will address and include the feasibility study criteria adopted by the BCWMC in October 2013:

- Analysis of multiple alternatives with the context of Commission objectives, including the following for each alternative:
 - Pros and cons analysis
 - Cost estimate for construction and a “30-year cost”
 - Analysis of life expectancy
 - Summary of each alternative for the Commission to judge its merits
 - Cost estimate for annualized cost per pound of pollutant removal
- Evaluation of new and/or innovative approaches
- Identification of permitting requirements

As noted earlier, most of the RMP protocols must be addressed as part of the feasibility study. In addition to the tasks above, the feasibility study will include the following items to meet the RMP pre-applications protocols:

- Review of cultural resources
- Identification of wetland impacts

In addition to the RMP protocols and specific criteria adopted by the BCMWC, it is important to gather public input early and often in the process.

The proposed project will remove sediment the selected “lagoons” (D, E, and F, or G) along the Main Stem of Bassett Creek in Wirth Park, between Golden Valley Road and Trunk Highway 55. A total of seven lagoons were originally created in the mid-1930s by Civilian Conservation Corps crews. A study performed by Barr on behalf of the City of Minneapolis (Wirth Lagoon Sedimentation, December 2015) showed that the lagoons remained relatively unchanged until the early to mid-1990s, when large amounts of sediment began to appear in the lagoons. The sedimentation appeared to slow or stop by the mid-1990s. The sedimentation in lagoon G has allowed the creek to re-establish a defined channel and reduced the flow capacity and floodplain storage of the creek. In addition to improving flow capacity and floodplain storage, deepening the lagoons improves habitat for fish, macroinvertebrates, and turtles, and has the potential to improve downstream water quality by trapping sediment and associated pollutants like phosphorus in the lagoon(s), thus minimizing sediment (and pollutants) passing downstream within Bassett Creek and on to the Mississippi River.

Below is a summary of the work scope components for this project:

1) Project Meetings

- a) Project kick-off meeting (virtual) with BCWMC staff, commissioners, Minneapolis and Golden Valley staff, and MPRB staff and preparation of meeting notes. Loppet Foundation staff may also be invited to this meeting.
- b) Meeting (virtual) with BCWMC staff, Minneapolis and Golden Valley staff, MPRB staff, USACE, MnDNR and MPCA to discuss concept alternatives and review environmental review and permit requirements for project; and prepare meeting minutes to confirm regulatory agencies' discussion results.
- c) Prepare bi-weekly project email updates.

2) Desktop and Field Studies

- a) Lagoon survey – We will complete a survey for Lagoon G. Due to the variable nature of conditions in the lagoon (open water, water levels, creek channel, cattails and other vegetation) survey staff may utilize a range of methods and equipment to survey the Lagoon and provide an accurate volume of the material to be removed. Note that root mass of cattails or other dense vegetation will be represented in the dredged volume, since that material will need to be excavated and disposed along with the sediment.

Per the December 2023 TAC recommendations, the survey should include use of sonar or an extra wide foot on the survey rod because a normal foot will sink in the soft sediment. Also, based on the TAC recommendations, the lagoon survey may need repeating during final design to have better pre-dredge sediment depths (within one year of construction) and more accurate dredge quantities.

The post-construction bathymetry survey of Lagoons D, E, and F can be used for the feasibility study, so new bathymetry is not needed at this time, and is not included in this scope. If the Lagoons D, E, and F option is selected for construction, a bathymetric survey would be needed during final design.

- b) Topographic and utility location survey – We will complete a topographic, utility location for the project area around Lagoon G, including survey of any existing storm sewer. As part of the topographic survey, we will also take elevation measurements on the top and bottom of the banks and the sediment islands within the lagoons. Underground utilities will be located based on the location of manhole structures in the field, as-built/construction plan drawings from the City and MPRB, and utilization of a Gopher State One Call utility locate. We will also survey several cross sections that align with the BCWMC Phase 2 XP-SWMM cross sections. We will conduct the survey in NAVD88 and use available City of Golden Valley and/or Minneapolis benchmarks.

A Topcon GR5 VRS, base/receiver will be used to gather topographic and utility information within the project extents. Topographic information was collected in Hennepin County NAD83 horizontal datum and NAVD88 vertical datum. The utility survey included a detailed survey of the storm sewer entering the lagoons. Topographic survey information will be imported into AutoCAD Civil 3D to create an existing conditions base map for this feasibility study.

- c) Tree location, diameter, species, and condition survey – We will coordinate with the MPRB Forester for any proposed tree impacts. We anticipate the MPRB forester will do a tree survey and categorize which trees should be protected and/or removed.

A tree survey is not needed for Lagoons D, E, and F as the proposed work is all in the water and therefore is not included in this scope.

- d) Wetland delineations – We will perform a field wetland delineation around the perimeter of Lagoon G. Barr will perform a field wetland delineation in accordance with the Routine Level 2 procedures specified in the U.S. Army Corps of Engineers 1987 Wetland Delineation Manual (“1987 Manual”, USACE, 1987), the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Midwest Region (USACE, 2010), and the 2013 Guidance for Submittal of Wetland Delineation Reports to the USACE and Wetland Conservation Act (WCA) Local Government Unit (LGU). We will delineate the wetland boundaries using a GPS unit with sub-meter accuracy. We will prepare a wetland delineation report that includes the wetland type classifications and descriptions of the delineated wetlands, a brief description of the proposed project, general environmental information, and a discussion of regulations and the administering authorities. The report will also include wetland data forms, precipitation analysis, and site photographs. Barr will also obtain a Wetland Type and Boundary Approval from the LGU. Our cost estimate includes a wetland functions and values assessment (i.e., a Minnesota Rapid Assessment Method, or MNRAM, analysis) for all of the delineated wetlands.

For Lagoons D, E, and F, we will consult with the LGU regarding a time extension to allow the previous wetland delineations to remain valid for the future dredging work. We assume that full field-delineations will not be needed. However, this scope does include costs for a desktop review and wetland updates for Lagoons D, E, and F if required.

- a) Desktop study to assess for potential contamination – We will review the Minnesota Pollution Control Agency’s (MPCA) What’s In My Neighborhood (WIMN) database for both options; for the previous feasibility study, we performed a file review of a leak contamination site. If WIMN shows the same information as for the previous feasibility study, the information from the previous feasibility study could be re-used for this feasibility study.

We will review the previously completed 2011 Phase I Environmental Site Assessment for this reach of creek. Similar to wetland delineations, Phase I assessments expire after five years. However, we can use the Phase I results to identify potential sources of contamination that may impact the project and determine the scope for sampling. An updated Phase I would be needed only if the project involved a property transaction or if the project would be enrolled in the MPCA voluntary brownfield program; neither of these situations apply to this project. As part of this feasibility project, we will request and review the information in the MPCA’s file for this site. The review will be used to confirm sediment testing parameters and locations for each lagoon. This site was identified in the Phase I study.

- b) Sediment sampling – We will perform sediment sampling for Lagoon G to determine if the planned dredged sediment is contaminated, thus restricting the use of the dredged material and to select proper disposal of the material, and to estimate the location of the natural lagoon bottom.

The sediment sampling will follow the Minnesota Pollution Control Agency's (MPCA) "Managing Stormwater Sediment Best Management Practices" guidance (December 2024). For ponds with a dredge area from 1 to 4 acres, the MPCA guidance requires collection of one sediment core and sample for each acre of planned dredge area. Therefore, the following number of samples will be collected and analyzed:

- Lagoon G – 5 sediment samples collected from 5 coring locations, based on its approximate size of 4.3 acres.

At a minimum, sediment samples will be analyzed for the baseline parameters described in the MPCA guidance document: polycyclic aromatic hydrocarbons, arsenic, and copper. In addition, we recommend analyzing each sediment sample for common contaminants found at golf courses, which include: RCRA metals and Minnesota Department of Agriculture (MDA) List 1 Pesticides. We also recommend analyzing samples for volatile organic compounds and diesel range organics with silica gel cleanup. Based on the results of the environmental desktop study, the parameter list may be modified to include additional parameters.

We will develop a memo summarizing the sediment sampling results and compare contaminant levels to MPCA Soil Reference Values (SRVs) to determine if the material could be used on another property as Unregulated Fill, or if the material will require landfill disposal.

Assuming the lagoons are wetlands, sediment removal must be limited to accumulated material. In addition to the sediment cores taken for laboratory analysis, additional sediment probing and/or coring in the lagoons will be conducted to delineate the natural lagoon bottom. These additional samples will not be analyzed for contaminants.

Per the December 2023 TAC recommendations, several samples will be collected, as part of feasibility study, to determine in-situ unit weight of sediment for later inclusion in bid documents. The sediment probe/core information, combined with the bathymetric surveys and construction plans, will be used to estimate the extent and volume of accumulated sediment in the lagoons.

The sediment in Lagoons D, E, and F is already well characterized and will not be re-sampled for this feasibility study. However, the landfill may require more recent testing to be performed prior to accepting the material. We assume that, if needed, this testing would be performed later either during final design or construction.

- e) Threatened and endangered species desktop review – Barr will perform a desktop review of available databases to determine the potential for adverse impacts to state and federally listed species. If the new review notes the same species that were listed in the previous feasibility study, the text from the previous study can likely be re-used in this feasibility study.
- c) Cultural resources desktop review – Based on the previous feasibility study and dredging project, we assume a cultural resources desktop review will only be needed for Lagoon G. Barr will submit a data request to the State Historic Preservation Office (SHPO) to acquire information related to known historic and archaeological resources in the project vicinity. Relevant information will be summarized in the feasibility report. Based on the findings of the data request, additional cultural resources inventory may be required as the project progresses. Assuming the dredging would be limited to removing accumulated sediment and no grading will occur above the USACE's ordinary high-water mark, no additional cultural review should be needed. We also

assume that an architectural survey will not be required for Lagoon G or Lagoons D, E, and F dredging.

- f) Project easements –The proposed project is in Wirth Park and located on public property, so no additional easement acquisition is anticipated.

3) Evaluation and Concept Plans

This task includes evaluating permit requirements, including the need for an EAW. We expect an EAW will be required for Lagoon G, and possibly required for new impacts to Lagoons D, E, and F. If required, an EAW would be prepared during final design.

This task includes fully assessing the dredging options and their impacts, keeping in mind the issues/considerations from the April 2024 TAC memo to the Commission and other considerations from the Commission Engineer.

- Completing the dredging in Lagoons D, E, and F. In addition to the issue of now-steeper side slopes noted above, an even larger issue is the lack of dredged sediment volume available to build an access road, plus the deeper water creates an access issue. To use backhoes to dredge, the contractor might have to haul in temporary fill to create an access road. Hydraulic dredging might be a better option for performing this work. Also, turtles could be a bigger issue with this follow-up project because of the deeper, more suitable turtle habitat. There are also more issues due to required access off the parkway, conflicts with park users (winter sports enthusiasts), and the MPRB permitting required.
 - Dredging Lagoon G. Although there are issues with the more stream-like features of Lagoon G, as noted above, dredging Lagoon G is a viable option, as there is a haul/access route off Golden Valley Road. This means that site access and hauling would not require use of the parkway (which is not designed for heavy traffic). The access route would cross through the rough of Hole #12 of the golf course, avoiding the fairway, resulting in minimal restoration needed on the golf course. Also (as noted above), removing the presumed contaminated sediment would improve environmental conditions.
- a) Estimation of the extent and volume of accumulated sediment in Lagoon G based on review of the surveys and sediment probe/core information; and develop up to three alternative concept plans for accumulated sediment removal, including alternate methods for removing and dewatering the material, as appropriate.
 - b) Evaluate alternative dredging methods (e.g., hydraulic dredging) for Lagoons D, E, and F.
 - c) Identify environmental review and permitting requirements for the concepts, based on wetland delineations and other compiled data, and one (1) meeting with USACE, MnDNR and MPCA staff (see task 1b).
 - d) Estimate the impacts to peak flood elevations resulting from the Lagoon G project concept, using the BCWMC XP-SWMM model.

- e) Calculate the pollutant removals resulting from the Lagoon G project concept, using the same method used in the prior feasibility study for Lagoons D, E, and F.
- f) Develop cost estimates for the project, including a “30-year cost,” analysis of life expectancy, and annualized cost per pound of pollutant removal for the water quality treatment portion of the project.

4) Public Engagement

There were only two attendees at the February 2020 open house for the previous Lagoon D, E, and F dredging project. However, during review of the EAW, there was considerable input and concern from some members of the public regarding impacts on wildlife and questions about the benefits of dredging rather than leaving the channel to continue to naturalize over time.

The BCWMC Engineer will coordinate with the BCWMC Administrator and staff from the City of Minneapolis, City of Golden Valley and the Minneapolis Park & Recreation Board (MPRB) to identify the most effective means to gather public input. The Loppet Foundation may also help with public engagement ideas and activities. Public engagement could include mailings, newspaper articles, open houses, signage (QR codes), etc. The primary groups for public discussions will be the nearby residents, property owners, and park users. The budget for this task includes time to prepare for and attend one public meeting early in the process, after the development of concept plans. This task also includes assisting with the public involvement process as necessary – preparing handouts, boards, and/or presentation, and recording and compiling comments. We assume that meeting coordination, expenses, and set-up will be largely completed by the BCWMC Administrator with assistance from the cities and MPRB.

5) Feasibility Report and Presentations

- a) Prepare draft report for review by City staff, MPRB staff, and BCWMC staff/interested commissioners; revise report based upon review comments.
- b) Present draft feasibility study findings at BCWMC meeting.
- c) Prepare final report for approval at BCWMC meeting and for use at future project public hearing.
- d) Present final feasibility study findings at BCWMC meeting.

Cost Estimate

The table below summarizes our cost estimate for the scope of work outlined above.

Tasks	Estimated Total
1) Project Meetings	\$6,800
2) Desktop and Field Studies	\$36,500
3) Evaluation and Concept Plans	\$19,000
4) Public Engagement	\$3,100
5) Feasibility Report and Presentations	\$20,700
Total	\$86,100

To: Bassett Creek Watershed Management Commission
 From: Barr Engineering Co. (Barr) (Karen Chandler, P.E.; Patrick Brockamp, PE)
 Subject: Item 5C—Consider Approval of Scope and Budget for Feasibility Study for CIP Project: Main Stem Lagoon Dredging Project, Wirth Park (2027, CIP Project BC-7)
 BCWMC August 21, 2025 Meeting Agenda
 Date: August 14, 2025
 Page: 9

Schedule

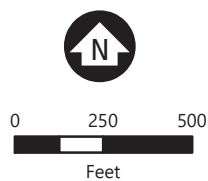
We will complete the tasks and milestones outlined in the scope of work on the following estimated schedule.

Tasks and milestones	Estimated Schedule
Kick-off meeting with BCWMC, Minneapolis, Golden Valley and MPRB staff	September 2025
Bathymetric survey	September 2025
Sediment sampling	September 2025
Topographic and utility survey	September 2025
Wetland delineation (Lagoon G) and wetland review (Lagoons D, E, F)	September 2025
Combined agency field review/TEP review	October 2025
Desktop environmental study to assess for potential contamination	September 2025
Desktop review of threatened and endangered species	September 2025
Desktop review of cultural resources	September 2025
Meeting with BCWMC, Minneapolis, Golden Valley, MPRB, USACE, MN DNR, and MPCA staff	October 2025
Develop concept alternatives and cost estimates	October 2025 – January 2026
Public meeting	January/February 2026
Submit draft feasibility report for Minneapolis, Golden Valley, MPRB, and BCWMC staff review	May 1, 2026
Minneapolis, Golden Valley, MPRB and BCWMC staff complete review	May 8, 2026
Submit draft feasibility report for BCWMC review at Commission meeting	May 14, 2026
BCWMC completes review at Commission meeting	May 21, 2026
Submit final feasibility report for BCWMC review at Commission meeting	June 11, 2026
Final feasibility report – BCWMC approval at Commission meeting	June 18, 2026



Aerial Imagery: April 2019; NearMap

-  Project Area
-  Theodore Wirth Regional Park



SITE LOCATION MAP

Golden Valley, Minnesota

FIGURE 1-1



Bassett Creek Watershed Management Commission

MEMO

To: BCWMC Commissioners and Alternates
From: Administrator Jester on behalf of Budget Committee
Date: August 14, 2025

RE: Budget Committee Recommendations on 2026 Operating Budget

At their meeting on July 31st, the Budget Committee reviewed the status of the 2025 Operating Budget, reviewed the 2024 audit, and discussed the 2026 Operating Budget. Committee members present at the meeting included Committee Chair Polzin, Commissioner Sicora, Commissioner Carlson, and former commissioner Anderson. TAC member Scharenbroich and Administrator Jester also attended.

Current 2025 Operating Budget status: Expenses for all budget lines are tracking as expected except for "Commission and TAC Meetings" which includes Commission Engineer expenses for attendance at meetings. Expenses in this line item are higher than expected due to the number and length of TAC meetings and the necessity for different (often multiple) Commission Engineers in attendance at Commission meetings to present on various agenda items. Engineers expect savings in other budget lines (such as Surveys and Studies) that will offset expenses at the end of the year.

2024 Audit: The audit was reviewed by the Administrator and Deputy Treasurer and submitted to the state. There were no "findings" (instances of concern) in the audit. The Budget Committee reviewed the final audit and received information on tasks the Deputy Treasurer will complete moving forward (at the recommendation of the auditor) including annually receiving a broker certificate from PMA – the firm who manages the 4M and 4MP investment accounts, and sending necessary forms and any uncashed checks over 3 years old to the State (standard practice for cities). Future audits will also include a "legal confirmation" (simple template form) with the Commission Attorney to understand any potential litigation (standard practice for cities).

Budget Committee Recommendations for 2026 Operating Budget: The proposed 2026 budget was sent to all city clerks and TAC members on June 20th with a request for comments by August 1st. No comments from cities were received.

The proposed 2026 budget assumed a general fund balance (as of January 31, 2025) of \$384,402 (not including investment income). The actual fund balance reported in the audit (after subtracting investment income) is \$643,507. This means the Commission came into the current fiscal year with more funds than expected, which has implications on spending and city assessments in 2026. In simple terms, there is about \$259,000 "additional" funding available for 2026 than originally calculated.

The Budget Committee recommends the following changes from the original proposed 2026 budget. These changes are shown in the attached tables.

- Increase “Savings for 2036 Plan” from \$5,000 to \$15,000 to start saving a more appropriate amount for the next watershed plan update process.
- Increase “Education & Outreach” from \$30,000 to \$37,350. The Education Committee has routinely indicated that the education budget should be increased due to the importance of education as a tool to help address almost every watershed issue.
- Reinstate the transfer of \$35,000 to the Flood Control Project Long Term Maintenance Fund. The original proposed budget zeroed this line item due to the balance of funds in that long term budget. However, if the FEMA grant is not awarded for the hydrologic and hydraulic update and conversion project, the Flood Control Project Long Term Maintenance Fund will be used for that project instead. Reinstating the \$35,000 transfer is recommended as a risk management strategy.
- Lower the percentage of CIP levy funds transferred to the Operating Budget from 2.5% to 2.0%. This provides additional funding for CIP project implementation (design and construction). Transferring 2.0% was the practice for many years until recently, and is within the fiscal policy language of a 2.0 – 2.5% transfer.
- Lower total city assessments from the proposed \$698,993 to \$672,830. This results in an average increase of 1.5% over this year’s assessments.

The above changes represent a good balance between increasing some expenses where prudent, and lowering income (e.g., city assessments) because it’s not needed. The result is a 2026 year-end fund balance that is estimated to be 61% of annual operating costs. BCWMC fiscal policies state the fund balance should be about 50% of annual operating costs. While the proposed figure is slightly higher than potentially needed, a higher fund balance is a form of risk management as it can help stabilize future budgets if there are unexpected expenses or economic volatility.

	2024 Budget as amended	2024 Gross Expenses	2025 Budget (11-mo)	2026 Proposed Budget Updated	See Notes
ENGINEERING & MONITORING					
Technical Services	145,000	155,692	133,000	150,000	(A1)
Development/Project Reviews	90,000	64,000	82,500	90,000	(A)
Non-fee and Preliminary Reviews	30,000	42,710	23,000	30,000	(B)
Commission and TAC Meetings	15,000	15,481	10,700	16,000	(C)
Surveys and Studies	15,000	-	7,000	-	(D)
Water Quality / Monitoring	186,900	183,903	133,500	178,000	(E)
Water Quantity	9,000	7,266	8,250	9,000	(F)
Annual Flood Control Project Inspections	85,000	60,972	45,000	15,000	(G)
Municipal Plan Review	2,000	-	2,000	2,000	(H)
Watershed Outlet Monitoring Program	26,500	25,768	29,300	34,500	(I)
Annual XP-SWMM Model Updates/Reviews	3,000	1,715		-	(J)
APM/AIS Work	40,000	56,207	40,000	40,000	(K)
Subtotal Engineering & Monitoring	\$647,400	\$613,714	\$514,250	\$564,500	See Notes
PLANNING					
Next Generation Plan Development	47,650	145,355	75,000	10,000	(L)
Savings for 2036 Plan				15,000	(LL)
Subtotal Planning	\$47,650	\$145,355	\$75,000	\$25,000	
Item	2024 Budget as amended	2024 Gross Expenses ACTUAL	2025 Budget (11-mo) amended 2-20-25	2026 Proposed Budget V2	See Notes
ADMINISTRATION					
Administrator	78,750	58,856	75,088	81,900	(M)
Additional Staff			10,000	40,000	(MM)
MAWD Dues	7,500	-	7,500	7,500	(N)
Legal	26,520	22,810	24,300	28,000	(O)
Financial Management	17,000	16,610	18,150	19,230	(P)
Audit, Insurance & Bond	18,700	27,133	22,000	26,000	(Q)
Meeting Catering	2,400	2,330	2,200	2,400	(R)
Administrative Services	2,570	4,215	4,015	4,200	(S)
Subtotal Administration	\$153,440	\$131,954	\$163,253	\$209,230	
OUTREACH & EDUCATION					
Publications / Annual Report	1,200	1,008	1,300	1,300	(T)
Website	1,600	1,606	12,000	2,000	(U)
Watershed Education Partnerships	18,350	12,410	14,850	18,350	(V)
Education and Public Outreach	28,000	23,632	27,000	37,350	(W)
Public Communications	1,000	342	1,200	1,000	(X)
Subtotal Outreach & Education	\$50,150	\$38,998	\$56,350	\$60,000	
MAINTENANCE FUNDS					
Channel Maintenance Fund	25,000	25,000	25,000	25,000	(Y)
Flood Control Project Long-Term Maint.	35,000	35,000	35,000	35,000	(Z)
Subtotal Maintenance Funds	\$60,000	\$60,000	\$60,000	\$60,000	
TMDL WORK					
TMDL Implementation Reporting	-				(AA)
Subtotal TMDL Work					
GRAND TOTAL	\$958,640	\$990,021	\$868,853	\$918,730	

NOTES
(A1) General technical services by Barr Engineering; 2026 budget is based on actual expenses for 2024.
(A) Partially funded by application fees; with the creation of the preliminary and non-fee budget category, most of the review costs will be covered by application fees. Budget based on recent actual expenses and projected number of projects submitted for review. New review fees effective Aug 1, 2022. No change in budget from 2024 and 2025
(B) This was a new line item in 2015 used to cover reviews for which either we do not receive an application fee or it's too early in the process for us to have received an application fee. Includes DNR application reviews, MnDOT project reviews, and other prelim reviews requested by administrator and member cities. Reviews for large projects such as SWLRT reviews and North Loop Green Project have been partially or fully reimbursed to Commission. 2026 proposed may be low considering 2024 actuals.
(C) Includes attendance at BCWMC meetings, TAC meetings and other committee meetings, as needed. 2026 budget is same as 2025 (assuming 12-mo fiscal year)
(D) For Commission-directed surveys and studies not identified in other categories - e.g., past work has included watershed tours, Medicine Lake outlet work, Flood Control Project Maintenance and Responsibilities policy development, Sweeney Lake sediment monitoring, stream monitoring equipment purchase. Intended to give Commission flexibility to investigate or tackle unforeseen issues that arise. Budget lowered in 2020, 2021, and 2022 for budget savings. Increased in 2023 and 2024. 2025 budget significantly reduced for budget savings. For 2026, Engineers suggest \$15,000. Budget Committee recommends zeroing this line item because the Special Project Fund should be used for unforeseen surveys/studies.
(E) Routine lake and stream monitoring. See details on next page. Assumes some monitoring protocol proposed in 2026 Watershed Monitoring Plan.
(F) Water Quantity (lake level) monitoring. 2018 budget lowered for budget savings and resulted in fewer data points. 2019 budget back to earlier budget levels. 2020 budget lowered again for budget savings. 2022 and 2023 budget increase allows for additional measurements and benchmark checks, beyond the once/month lake level measurements to assist with proper maintenance of hydrologic and hydraulic modeling and climate resiliency preparations. Budget kept flat 2023 - 2026.
(G) 2025 budget includes the once-every-5-year unsubmerged deep tunnel inspection (non-NASSCO) and annual inspections. Budget assumes \$25,000 for deep tunnel inspection (includes \$10,000 in subcontractor fees for crane and inspection/rescue support services), \$15,000 for annual inspections, and \$3,000-\$5,000 for coordination on flood control project issues. The last deep tunnel inspection was 2020, next one is due 2030. 2026 budget assumes \$15,000 for annual inspections. The BCWMC Flood Control Project Double Box Culvert Repairs CIP project (FCP-1) is slated for 2026, with the feasibility study to be completed in 2025. The last deep tunnel inspection was 2020 and the last unsubmerged tunnel inspection was in 2025; both of these will be due again in 2030.
http://www.bassettcreekwmo.org/application/files/4514/9637/1815/2016_FCP_Policies.pdf
(H) Municipal plan approvals completed in 2019 for compliance with 2015 Watershed Plan. This task has also includes review of adjacent WMO plan amendments, and review of city ordinances; \$2,000 budget recommended annually.
(I) Monitoring at the Watershed Outlet Monitoring Program (WOMP) site in Minneapolis through an agreement with Met Council (MCES). Commission is reimbursed \$5,000 from Met Council. Met Council pays for equipment, maintenance, power, cell service, and lab analyses. Monitoring protocol changed in 2017 with collection of bi-monthly samples (up from once-per-month sampling). Both Barr and Stantec (previously Wenck) have tasks related to WOMP activities. Station was moved in late 2020. 2025 budget will likely be too low given Stantec's contract (approved Dec 2024) for \$26,650 + Barr's \$7,500 estimate (totaling \$34,150). 2026 budget includes Barr estimate for complete operation of station and is in line with 2025 estimates.
(J) This item is used to make updates to the XP-SWMM model, coordinate with P8 model updates, and assist cities with model use. No XP-SWMM updates were performed 2019 - 2021 due to work on the grant funded FEMA modeling project. 2022 budget includes finalizing updates to the Commission's official model and flood elevations to match the "FEMA model" (this work was started in 2021 using "Surveys and Studies" budget). 2024 and 2023 budgets include Barr requesting, compiling, and reviewing information provided by the cities and flagging those that are large enough/significant enough to incorporate into the XP-SWMM and P8 model updates. In 2025 the broader XP-SWMM to PCSWMM and update project will begin. Work typically included in this line item will be wrapped into that project instead. As this covers both XP-SWMM and P8, we assumed \$0 for the TMDL Implementation Reporting (P8 model update) budget. As in 2025, 2026 budget assumes no annual H&H model updates as the full H&H model update project is underway. Resume annual reviews/updates in 2027.

Notes (continued)
(K) Funds to implement recommendations of Aquatic Plant Management/Aquatic Invasive Species Committee likely including curly-leaf pondweed control in Medicine Lake and small grant program for launch inspectors, education/outreach, etc. by other organizations including TRPD, AMLAC, others. TRPD shares cost (17%) of treatments. In 2021, recieved \$5,000 DNR grant. In 2022, recieved \$10,000 DNR grant. No DNR grant funds were recieved in 2023 and 2024. In 2025, staff assisted Sweeney Lk Association with EWM treatment logistics as match to a Hennepin County AIS Prevent grant. In 2026, CLP treatment on Med Lake + \$5,000 towards Med Lake boat inspections estimated at \$40,000.
(L) The scope and budget for development of the 2025 Watershed Plan was approved in February 2022. \$38,000 has already been set aside 2019 - 2022 in a long term account for Plan development, of which \$11,000 was initially planned to cover work in 2022. The Commission approved a revised Plan scope and budget in September 2022 to include additional funding to address "complex issues." In 2022, Barr spent approximately \$41,000 as part of the original Plan update and complex issues tasks. In 2023, Barr and the administrator spent \$72,987 as part of the original Plan update and complex issues tasks. In 2024, the combined budget for Barr and the Administrator is \$47,650 but costs were significantly over budget due to much slower pace of progress. In 2025, the estimated combined budget for Barr and the Administrator was originally \$32,600 (\$22,900 for Barr, and \$9,700 for the Administrator). A budget amendment in February 2025 updated this figure to \$75,00 to better reflect anticipated plan development costs. In 2026, the plan should be in the final phases of approval, adoption, and distribution.
(LL) The Plan Steering Committee recommends a budget line item dedicated to saving for development of the next watershed management plan.
(M) Same hourly rate as 2025 (\$78/hour). Amount reflects contract renewed Feb 1, 2025.
(MM) Increased staff capacity. Administrative Services Committee will meet in 2025 to develop a staffing plan and discuss administrator succession planning. This line item would augment Administrator time and may be used for additional communications, community education/engagement activities, partnership development, etc.
(N) MN Association of Watershed District Annual dues. New budget item. 2019 and 2020 dues were \$500 because WMOs were newly allowed to join the organization. 2021 dues \$3,750. Starting in 2022 dues went to the max of \$7,500 similar to other Metro watersheds.
(O) For Commission attorney. 2026 budget reflects actual expenses in recent years. Legal costs for some CIP projects will be charged to specific CIP budgets, as warranted.
(P) In 2024, Commission began contractoing with the City of Plymouth for accounting services. 2026 budget is based on contract with \$1,415/month + \$150/hour for audit services eastimating 15 hours.
(Q) Insurance and audit costs have risen considerably in the last few years. 2026 budget reflects actual costs in 2024 for insurance and bond along with contracted amoutn for FY24 audit.
(R) Assumes 12 in-person meetings @ \$200 per meeting.
(S) 2026 Budget reflects 2024 actuals. Costs include meeting packet printing and mailing, stamps, envelopes, post office box, domain name renewal, and other supplies and administrative expenses.
(T) Budget was decreased in last few years to be more in line with actual expenses. Costs are associated with Commission Engineer assistance with annual report
(U) 2026 budget based on agreement with HDR for website hosting and maintenance activities and assumes slightly more assistance during first year of updated website
(V) 2026 budget is similar to previous years. Includes CAMP (\$7,000), Metro Watershed Partners (\$3,500), Children's Water Festival (\$350), Metro Blooms resident engagement in Minneapolis neighborhoods (\$4,000), shoreline restoration workshop or similar (\$4,000).
(W) Includes funding for West Metro Water Alliance at \$15,000 and \$15,000 for work by educational contractors + supplies and materials including educational signage, display materials, Commissioner training, etc. Increase for 2026 reflects Education Committee's recommendation.
(X) Public Communications covers required public notices for public hearings, etc.
(Y) Will be transferred to Channel Maintenance Fund for use by cities with smaller projects along main streams.
(Z) \$35,000 to be transferred to the Flood Control Project Long Term Maintenance account to fund inspections and minor maintenance. This long term account could be drawn down to a lower level (meaning future transfer amounts could be lower) if the FEMA grant is awarded for the H&H model update and conversion project .
(AA) This task is meant for updating the P8 pollution model. A significant portion of the Commission's P8 model will be updated in 2024 as part of the Medicine Lake TMDL Assessment project. P8 model updates are also being planned for following the comprehensive update to the Commission's XPSWMM/PCSWMM model in 2026. Because of this, no additional P8 model updates are planned for 2026.

BCWMC 2026 Water Quality Monitoring Budgets - by item		
Item	Budget	Notes
Reporting on 2025 monitoring:		
Crane Lake Report on 2025 Monitoring	\$16,500	Report will follow template of recent reports.
Northwood Lake Report on 2025 Monitoring	\$16,500	Report will follow template of recent reports.
North Branch Report on 2025 Water Quality and Biological Monitoring	\$26,000	Report will follow template of recent reports.
2026 monitoring:		
Year 1 of Sweeney Branch stream flow and quality monitoring	\$39,000	Flow and monitoring equipment will be reinstalled in the Sweeney Branch. Samples will be collected during 8 storm events and 7 baseflow events. Water depth, flow, temperature, and specific conductance will be continuously measured during the 2026 monitoring period. Dissolved oxygen will be continuously measured for 4 days during July or August. Storm and base flow samples will be analyzed for nutrients (total phosphorus, ortho phosphorus, dissolved phosphorus, nitrate/nitrite, ammonia, and total Kjeldahl nitrogen), solids (total suspended solids and volatile suspended solids), chlorides, hardness, calcium, and magnesium. Base-flow samples will also be analyzed for chlorophyll a, and E. coli bacteria. Quarterly grab samples will be analyzed for metals (chromium, cadmium, copper, lead, nickel, and zinc). Instantaneous dissolved oxygen and pH measurements will be taken when baseflow samples are collected. MCES Lab will perform the analyses. Four manual flow measurements will be taken to verify/adjust the rating curve. Budget assumes an average level of maintenance and trouble-shooting efforts. Cellular data services will be purchased directly from the vendor (Campbell Scientific). Equipment will be removed at the end of the monitoring period. Data will be reviewed and QAQC'd.
Sweeney Branch biological monitoring	\$5,000	Assumes one sample event in the Sweeney Branch in late September / early October 2026. One macroinvertebrate sample will be collected and habitat survey performed at one location. Macroinvertebrate identification will be completed in FY 2027. Data summary and analyses is planned for FY 2028.
Wirth Lake plant surveys	\$3,000	Assumes two aquatic plant surveys to be completed in June and August. Assumes MPRB administering contract and summarizing results as part of Wirth Lake lake monitoring report.
Sweeney and Twin Lakes	\$60,000	Detailed lake monitoring includes monitoring Sweeney Lake and Twin Lake on 8 occasions for selected parameters (total phosphorus, ortho phosphorus, total nitrogen, chlorophyll a, chloride, temperature, pH, DO, and specific conductance), one winter sampling event for chloride, sample analysis, phytoplankton and zooplankton collection and analysis, and aquatic plant surveys (two occasions). Data summaries, analyses, and preparation of the monitoring report will be completed in 2027.
General water quality	\$12,000	Same as 2025
Total Water Quality Monitoring	\$178,000	

Proposed 2026 Revenues	
Income	Updated Proposed Budget
Assessments to cities	\$ 672,830
Investment Income	\$ -
CIP Administrative Funds (2.0% of est. requested levy of \$2,503,500)	\$ 50,070
Project review fees	\$ 77,000
Transfer from Long-term Maint Fund for Flood Control Proj Inspections	\$ 15,000
WOMP reimbursement	\$ 5,000
Insurance Dividend	\$ 300
TOTAL PROPOSED INCOME	\$ 820,200
Expected Expenses	
Total operating budget	\$ 918,730
Fund Balance Details	
Est. Beginning Fund Balance (Dec 31, 2025)	\$ 662,179
Change in Fund Balance (income - expenses)	\$ (98,530)
Est. Remaining Fund Balance (Dec 31, 2026)	\$ 563,649
Fund balance as percent of operating budget	61%

Community	For Taxes Payable in 2025	2025 Percent of	Area Watershed (w/ 2022 changes)	Percent of	Average	2023	2024	2025	Proposed 2026 Udpated	Percent increase over 2025	
	Net Tax Capacity	Valuation	in Acres	of Area	Percent	\$ 617,430	\$ 622,500	\$ 662,888	\$ 672,830	1.5%	
Crystal	\$13,384,303	5.47	1,297	5.11	5.29	\$32,645	\$33,280	\$35,181	\$35,574	1.1%	Crystal
Golden Valley	\$59,819,832	24.43	6,615	26.05	25.24	\$155,850	\$159,957	\$166,502	\$169,834	2.0%	Golden Valley
Medicine Lake	\$1,785,472	0.73	199	0.78	0.76	\$4,671	\$4,455	\$4,851	\$5,090	4.9%	Medicine Lake
Minneapolis	\$18,880,627	7.71	1,685	6.64	7.17	\$44,293	\$43,481	\$47,195	\$48,267	2.3%	Minneapolis
Minnetonka	\$16,710,241	6.83	1,108	4.36	5.59	\$34,541	\$34,069	\$37,498	\$37,640	0.4%	Minnetonka
New Hope	\$13,241,415	5.41	1,368	5.39	5.40	\$33,328	\$34,431	\$35,470	\$36,318	2.4%	New Hope
Plymouth	\$104,939,432	42.86	12,001	47.26	45.06	\$278,222	\$279,012	\$298,709	\$303,186	1.5%	Plymouth
Robbinsdale	\$4,302,171	1.76	369	1.45	1.61	\$9,911	\$10,599	\$10,654	\$10,800	1.4%	Robbinsdale
St. Louis Park	\$11,759,506	4.80	752	2.96	3.88	\$23,970	\$23,216	\$26,827	\$26,121	-2.6%	St. Louis Park
TOTAL	\$244,822,999	100.00	25,394	100.00	100.00	\$ 617,430	\$ 622,500	\$ 662,888	\$ 672,830		TOTAL

Resolutions and Legislative Committee Recommendations

Item 5E.
BCWMC 8-21-25



The committee's recommendations on resolutions are as follows.

#	Resolution Title	Committee Recommendation
1	Supporting a Legislative Amendment to Expand the Wetland Conservation Act Exemption of Public Drainage System Repairs	Recommends adoption
2	Seeking Revision to MN Statute 383B.79 to Include Watershed Management Organizations	Recommends adoption
3	Seeking Legislative Reform to Increase MDNR and MPCA Efficiency and Define Permit Application Completeness	Recommends adoption

BACKGROUND INFORMATION ON MINNESOTA WATERSHEDS

RESOLUTION 2025-01

Resolution Supporting a Legislative Amendment to Expand the Wetland Conservation Act (WCA) Exemption for Public Drainage System Repairs

Proposing District: Rice Creek Watershed District
Contact Name: Nicholas Tomczik, Administrator
Phone Number: 763-398-3079
Email Address: ntomczik@ricecreek.org

Background that led to submission of this resolution:

The Wetland Conservation Act (WCA) currently exempts potential impacts to wetlands that have existed for less than 25 years resulting from public drainage system repairs. However, many public drainage systems state-wide at the discretion of the Drainage Authority have been unmaintained or undermaintained for more than 25 years, and repairs determined to be necessary now or at a future date to these systems can trigger the need for extensive investigation to determine the potential for wetland impact and mitigation requirements. Determining the impacts from public drainage system repairs is inexact at best, and as a result the regulatory pathways to accomplish these repairs are often inconsistent and inconclusive. To address these complications, RCWD would like the WCA to be modified to extend this exemption to all public drainage system repairs. This would simplify regulatory engagement for drainage system repairs and reduce costs for drainage authorities and benefiting landowners.

Balancing efficient drainage repairs with wetland preservation is critical, especially as infrastructure needs grow due to increased flood risks and climate impacts. This issue is important to ensure timely repairs while protecting water resources.

Relevant regulatory documents include Minnesota Statute 103G.2241 and MN Rule 8420.0420, detailing the current exemptions and processes under the WCA.

Efforts to solve the problem

The RCWD has had extensive dialog with the Board of Water and Soil Resources (BWSR) staff for many years on the topic of evaluating wetland impacts from public drainage system repairs. Recent 2024 legislation attempted to simplify WCA, but did not address this specific issue.

Is legislative action the best means of addressing the matter? If yes, what is the purpose or intent of your proposal? If not, what advocacy steps could be taken with state or local government officials?

Yes, legislative action is the appropriate means. The purpose of the proposal is to amend existing statutes to expand the 25-year wetlands exemption to include all public drainage repair activities.

If legislative action is not pursued, advocacy efforts could focus on engaging with local and state officials to promote administrative modifications or policy adjustments. This might include informing DNR and BWSR of the importance of balancing repair efficiency with wetland preservation, emphasizing the economic and flood mitigation benefits of streamlined repairs.

Potential solutions include

- Advocating for amendments to Minnesota Statutes 103G.2241 and MN Rules 8420.0420 to expand exemptions.
- Developing policies that support expedited drainage repair approvals without compromising wetland protections.

Anticipated support or opposition

Other Watershed Districts that are Drainage Authorities for public drainage systems might support this issue. State agencies such as BWSR or DNR, wetland conservation special interest groups might oppose this effort.

This issue: (check all that apply)

Applies only to our district:		Requires legislative action:	X
Applies only to 1 or 2 regions:		Requires state agency advocacy:	
Applies to the entire state:	X	Impacts MW bylaws or MOPP:	

MINNESOTA WATERSHEDS RESOLUTION 2025-01

Resolution Supporting a Legislative Amendment to Expand the Wetland Conservation Act (WCA) Exemption for Public Drainage System Repairs

WHEREAS, the Wetland Conservation Act (WCA) currently exempts potential impacts to wetlands that have existed for less than 25 years resulting from public drainage system repairs; and

WHEREAS, many public drainage systems statewide, at the discretion of the Drainage Authority, have been unmaintained or undermaintained for more than 25 years; and

WHEREAS, repairs determined to be necessary now or at a future date to these systems can trigger the need for extensive investigation to determine the potential for wetland impact and mitigation requirements; and

WHEREAS, determining the impacts from public drainage system repairs is inexact at best, and as a result, the regulatory pathways to accomplish these repairs are often inconsistent and inconclusive; and

WHEREAS, to address these complications, RCWD proposes that the WCA be modified to extend this exemption to all public drainage system repairs, which would simplify regulatory engagement for drainage system repairs and reduce costs for drainage authorities and benefiting landowners; and

WHEREAS, balancing efficient drainage repairs with wetland preservation is critical, especially as infrastructure needs grow due to increased flood risks and climate impacts; and

WHEREAS, this issue is important to ensure timely repairs while protecting water resources; and

WHEREAS, relevant regulatory documents include Minnesota Statute 103G.2241 and MN Rule 8420.0420, which detail the current exemptions and processes under the WCA; and

WHEREAS, the Rice Creek Watershed District has had extensive dialog with the Board of Water and Soil Resources (BWSR) staff for many years on the topic of evaluating wetland impacts from public drainage system repairs, and recent 2024 legislation attempting to simplify WCA did not address this specific issue; and

WHEREAS, legislative action is the appropriate means of addressing this matter, with the purpose of amending existing statutes to expand the 25-year wetlands exemption to include all public drainage repair activities; and

NOW, THEREFORE, BE IT RESOLVED that Minnesota Watersheds supports the introduction of new legislation to amend Minnesota Statute 103G.2241 and MN Rule 8420.0420 to expand the WCA exemption to include all public drainage system repairs and commits its staff to further discussion through the Drainage Work Group in 2025 and to promote passage of such legislation in upcoming sessions.

Notes: Committee recommends adoption

BACKGROUND INFORMATION ON MINNESOTA WATERSHEDS

RESOLUTION 2025-02

Resolution Seeking Revision to MN Statute 383B.79 to Include Watershed Management Organizations

Proposing District: Bassett Creek Watershed Management Commission
Contact Name: Laura Jester, Administrator
Phone Number: 952-270-1990
Email Address: laura.jester@keystonewaters.com

Background that led to the submission of this resolution

[MN Statute 383B.79 Multijurisdictional Program](#) gives Hennepin County the ability to create multijurisdictional reinvestment programs in partnership with certain jurisdictions in the county including watershed districts that are wholly or partially in the county. The statute does not include watershed management organizations in the list of jurisdictions allowed to officially participate in these programs.

The Bassett Creek Valley lies in the lower end of the watershed in the city of Minneapolis and receives stormwater runoff from over 20,000 acres of upstream and surrounding drainage areas. It lies within a natural low area that is plagued by historic contamination, poor soils, and high groundwater. In addition, the 100-year floodplain within the Bassett Creek Valley extends up and beyond the creek's channel and into surrounding neighborhood and commercial areas, negatively impacting existing properties and hindering redevelopment opportunities.

Improved conditions in the Bassett Creek Valley are a high priority for the BCWMC. Since 2019, the BCWMC has been working with the City of Minneapolis, Minneapolis Park and Recreation Board, Hennepin County, and other partners to study the valley and develop plans for regional stormwater and floodplain management, ecological improvements, and community access to the creek. The County has expressed interest in convening a multijurisdictional partnership to implement a Community Works Project that would bring together science, partners, community planning, and funding to realize vast improvements in the Bassett Creek Valley. The BCWMC seeks to be an official partner in this endeavor. However, the statute does not provide authority for joint powers watershed management organizations to participate in such endeavors.

Efforts to solve the problem

No actions have been taken on this issue to date.

Is legislative action the best means of addressing the matter? If yes, what is the purpose or intent of your proposal? If not, what advocacy steps could be taken with state or local government officials?

A change to the statute would require legislative action. BCWMC advocates for a change to the statute language to add "watershed management organizations entirely or partially located in Hennepin County" to the list of political subdivisions contained in MN Statutes 383B.79, Subdivision 1.

Anticipated support or opposition

Hennepin County is likely to support this resolution. No known opposition.

This issue (check all that apply)

Applies only to our district:		Requires legislative action:	X
Applies only to 1 or 2 regions:	X	Requires state agency advocacy:	
Applies to the entire state:		Impacts MW bylaws or MOPP:	

X This would apply to any watershed management organization wholly or partially in Hennepin County.

MINNESOTA WATERSHEDS RESOLUTION 2025-02

Resolution Seeking Revision to MN Statute 383B.79 to Include Watershed Management Organizations

WHEREAS, Minnesota Statute 383B.79 Multijurisdictional Program gives Hennepin County the ability to create multijurisdictional reinvestment programs in partnership with certain political subdivisions in the county, including watershed districts that are wholly or partially in the county; and

WHEREAS, a high priority goal of the Bassett Creek Watershed Management Commission (a joint powers WMO) is to collaborate on evaluation, sequencing, and implementation of multi-beneficial projects within the Bassett Creek Valley to create regional flood storage, reduce floodplain by at least 8 acres, improve regional stormwater management and improve creek access; and

WHEREAS, Hennepin County has expressed interest in utilizing the multijurisdictional program to implement a Community Works Project that would bring together partners, science, community planning, and funding to realize vast improvements in the Bassett Creek Valley; and

WHEREAS, the Bassett Creek Watershed Management Commission wishes to participate as an official jurisdiction on the Community Works Project; and

WHEREAS, Minnesota Statute 383B.79 does not expressly include joint powers watershed management organizations (WMOs) in the list of political subdivisions allowed to officially participate in these programs.

NOW, THEREFORE, BE IT RESOLVED that Minnesota Watersheds seeks a revision to Minnesota Statutes, section 383B.79, Subd 1. to explicitly include “joint powers watershed management organizations entirely or partially located in Hennepin County” to the list of political subdivisions that can participate in the county’s multijurisdictional reinvestment programs.

Notes: Committee recommends adoption

BACKGROUND INFORMATION ON MINNESOTA WATERSHEDS

RESOLUTION 2025-03

(which combines several resolutions submitted in 2024 and 2025)

Resolution Seeking Legislative Reform to Increase MDNR and MPCA Permit Efficiency and Define Permit Application Completeness

Proposing District: Resolutions and Legislative Committee
Contact Name: Jan Voit, MW Executive Director
Phone Number: 507-822-0921
Email Address: jvoit@mnwatersheds.com

Background that led to submission of this resolution

In 2024, resolutions from Middle Snake Tamarac Rivers Watershed District and Shell Rock River Watershed District brought to light permitting issues with the Minnesota Department of Natural Resources (MDNR). These included inconsistency in following Minn. Rule 8420.0935 regarding the list of calcareous fens and the exclusion of a timeline in M.S. 15.992 for an application requiring one or more public hearings or an environmental impact statement or environmental assessment worksheet. Again in 2025, resolutions from Coon Creek Watershed District address problems with timely permit issuance, lack of acknowledgement of existing and approved plans, and unclear or nonexistent criteria for determining permit application completeness.

In meetings with MDNR and MPCA leadership, Minnesota Watersheds has learned that MDNR conducts both their review of permit application completeness, and project compliance with state standards, at the same time. The current process has created an environment of potential years-long requests for data, information, and additional costs with no certainty of obtaining approval.

Efforts to solve the problem

In January, February, March, and May, a small group representing Minnesota Watersheds interests met with MDNR and MPCA assistant commissioners, division directors, and lead program staff to review, discuss, and work together on resolving these issues. The meetings and communications have yet to foster any practical or feasible alternatives or clear paths or actions for reducing the risk and uncertainty to a public permit applicant engaged in required water resource management projects potentially involving public funds.

Is legislative action the best means of addressing the matter? If yes, what is the purpose or intent of your proposal? If not, what advocacy steps could be taken with state or local government officials?

We believe that legislation is required to amend Minnesota Statutes 15.992, 84.027, and 116.03 to

- structure the permit review process by separating the determination of a complete application from review of that application's compliance with established standards,
- develop permit submittal standards that the agencies will use to determine permit application completeness for protected waters and threatened and endangered species,
- implement a 60-day permit review limit following a negative declaration on an Environmental Assessment Worksheet,
- provide deference to accept existing approved plans and studies as sufficient evidence and disclosure on the need and reasonableness of local water management projects that are the product of a planning or environmental review process, have been reviewed and generally vetted by local and state agencies, coordinated with local, state, and federal water management efforts, and potentially obtained state and local funding,
- require a state agency to notify an applicant, in writing, whether an application is complete or incomplete within 30 days,
 - if deemed complete, the 90- or 150-day compliance timeline begins,
 - if deemed incomplete, the state agency must specifically enumerate all deficiencies, citing specific provisions of the applicable rules and statutes, and advise the applicant on how the deficiencies can be remedied, and

- require state agencies to attend a preapplication meeting to review site specific restraints, constraints, and problems and identify practical and feasible actions for completing the project

In the end, uncertainty will be reduced by making explicit the requirements for a complete application and the ability to gauge permit review timelines with the goals of ending late-stage surprises, reducing excessive costs that waste taxpayer dollars, lessening the risk to our state's natural resources, and eliminating adversarial interaction at the local and state level.

Anticipated support or concern

Support

- Association of Minnesota Counties
- Association of County Highway Engineers
- League of Minnesota Cities
- Minnesota City Stormwater Coalition
- Minnesota Association of Soil and Water Conservation Districts

Concern

- Minnesota Department of Natural Resources
- Minnesota Pollution Control Agency

This issue (check all that apply)

Applies only to our district:		Requires legislative action:	X
Applies only to 1 or 2 regions:		Requires state agency advocacy:	
Applies to the entire state:	X	Impacts MW bylaws or MOPP:	

MINNESOTA WATERSHEDS RESOLUTION 2025-03

Resolution Seeking Legislative Reform to Increase MDNR and MPCA Permit Efficiency and Define Permit Application Completeness

WHEREAS, the review, findings of permit application completeness, and timelines for review of those permit applications by the Minnesota Department of Natural Resources (MDNR) is guided in part by Minnesota Statutes 84.027, subdivisions 14, 14a; and permit applications to the Minnesota Pollution Control Agency (MPCA) are guided by Minnesota Statute 116.03, subdivision 2b; and Minnesota Statutes 15.99 for both agencies, and

WHEREAS, under Minnesota Statutes 15.992, state agencies have a 60-day deadline to take final action on a written request, except the statute excludes an application requiring one or more public hearings or an environmental impact statement or environmental assessment worksheet, and

WHEREAS, under Minnesota Rule 8420.0935, the commissioner “must provide technical assistance to landowners or project sponsors in the development of management plans; and the commissioner must provide an updated list of calcareous fens to the Board of Water and Soil Resources for further distribution”, and

WHEREAS, under Minnesota Statutes 84.027, Subd. 14, it is part of the MDNR’s mission that “within the department’s resources the commissioner shall endeavor to: (1) prevent the waste or unnecessary spending of public money;” and,

WHEREAS, watershed projects statewide have had projects delayed and found that the review time period was never started, and

WHEREAS, as an authoritative political subdivision within the State of Minnesota with significant legislative authority and routine vetting and approval of comprehensive watershed management plans within a watershed, with similar goals and authority as the state to protect and preserve the natural resources within the watershed district, watershed district permit applications should be provided deference in the review process and be expedited, and

WHEREAS, implementation of the comprehensive watershed management plan involves a combination of direct and indirect best management practices that may involve construction to build, repair, and/or restore natural features, and

WHEREAS, implementing those practices and projects may require permits from the MPCA and/or the MDNR, and

WHEREAS, projects statewide to implement channel restoration, floodplain reconnection, riparian habitat rehabilitation, dredging, wetland restoration, water quality improvement, and reduce flooding to name a few, have experienced prolonged permitting delays during MPCA and MDNR review processes, with no clear criteria for application completeness, inconsistent communication, and repeated requests for additional information that jeopardizes public funding, project timelines, and environmental outcomes, and

WHEREAS, conversations with the MDNR have indicated that review of application completeness and compliance with state standards is performed simultaneously, resulting in circumventing statutory review timelines, and

WHEREAS, efforts by Minnesota Watersheds with support from the Coon Creek, Shell Rock River, and Valley Branch Watershed Districts to engage with MDNR and MPCA leadership in early 2025 failed to yield clear, feasible alternatives or timelines to resolve these system issues.

NOW, THEREFORE, BE IT RESOLVED that Minnesota Watersheds shall pursue legislation to amend Minnesota Statutes 15.99, 84.027, and 116.03 to:

- separate permit completeness review from compliance standards review so that statutory deadlines for permit decisions are meaningfully triggered.
- require MDNR and MPCA to develop and publish a list of practical, reasonable information and criteria that constitutes a complete permit application.
- mandate that, once submitted by the applicant, the application is deemed complete and allows review timelines to begin.
- require MDNR and MPCA to notify an applicant in writing, within 30 days of receiving a permit application, whether the application is complete or incomplete. If the agency determines the application is incomplete, specific

provisions of applicable rules and statutes must be cited, an explanation of what additional information is needed must be provided, and the agency must advise the applicant how the deficiencies can be remedied. If action on the permit application is not completed within 150 days, the permit is deemed to be granted.

- define the applicant's burden and the agency's expectations in terms of compliance with state standards once completeness is confirmed.
- establish a 60-day permit review limit following a negative declaration on an Environmental Assessment Worksheet.

BE IT FURTHER RESOLVED that:

- the Board of Water and Soil Resources establish a formal process to distribute, on an annual basis, an accurate and complete list identifying Calcareous Fens to all watershed districts, watershed management organizations, and soil and water conservation districts.
- pre-application meetings shall be required upon request by a qualified local agency with a project identified in state-approved plans, Watershed Restoration and Protection Strategies, or other recognized water quality studies. Such meetings shall be scheduled within four weeks of the request.
- local agencies requesting such meetings must provide 10% - 20% design-level plans with sufficient specificity to identify natural resource concerns and constraints.
- failure of either MDNR or MPCA to attend a requested pre-application meeting shall be construed as satisfaction of relevant permitting standards, allowing the project to proceed toward final design and permitting.

Notes: Committee recommends adoption

Active Minnesota Watersheds Resolutions

December 1, 2024



FINANCE

Capacity

2021-01A: Support SWCD Capacity Fund Sources

Minnesota Watersheds supports SWCD capacity funds to come from county and state general funds.

2021-01B: Support Clean Water Funds for Implementation, Not Capacity

Minnesota Watersheds supports Clean Water Funds being used for implementation and not for capacity.

2021-02: Support Capacity Funding for Watershed Districts

Minnesota Watersheds supports capacity base funding resources directed to non-metro watershed district who request this assistance, to implement the activities as outlined in approved watershed district watershed management plans or comprehensive watershed management plans.

Grant Funding

2021-07: Support Metro Watershed-based Implementation Funding (WBIF) for Approved 103B Plans Only

Minnesota Watersheds supports BWSR distribution of metro WBIF among the 23 watershed management organizations with state-approved comprehensive, multi-year 103B watershed management plans. Those plans implement multijurisdictional priorities at a watershed scale and facilitate funding projects of any eligible local government unit (including soil and water conservation districts, counties, cities, and townships).

URBAN STORMWATER

Stormwater Quality Treatment

2022-02 Limited Liability for Certified Commercial Salt Applicators

Minnesota Watersheds supports enactment of state law that provides limited liability protection to commercial salt applicators and property owners using salt applicators who are certified through the established state salt-applicator certification program and follow best management practices.

Water Reuse

2022-01 Creation of a Stormwater Reuse Task Force

Minnesota Watersheds supports administratively or legislatively including at least one Minnesota Watersheds member on the Minnesota Department of Health's workgroup to move forward, prioritize, and implement the recommendations of the interagency report on reuse of stormwater and rainwater in Minnesota.

WATER QUANTITY

Drainage

2022-03: Seek Increased Support and Participation for the Minnesota Drainage Work Group (DWG)

- Minnesota Watersheds communications increase awareness of the DWG (meeting dates and links, topics, minutes, reports) amongst members.

- Minnesota Watersheds training opportunities strongly encourage participation in the DWG by watershed staff and board managers (for watersheds that serve as ditch authorities or work on drainage projects) – for e.g., add agenda space for DWG member updates, host a DWG meeting as part of a regular event.
- In preparation for Minnesota Watersheds member legislative visits, staff add a standing reminder for watershed drainage authorities to inform legislators on the existence, purpose, and outcomes of the DWG, and reinforce the legitimacy of the DWG as a multi-faceted problem-solving body.
- During Minnesota Watersheds staff Board of Water and Soil Resources (BWSR) visits, regularly seek updates on how facilitation of the DWG is leading to improvements for member drainage authorities and convey this information to members.

2023-03: Support New Legislation Modeled after HF2687 and SF2419 (2018) Regarding DNR Regulatory Authority over Public Drainage Maintenance and Repairs

Minnesota Watersheds supports the introduction of new legislation modeled after HF2687 and SF2419 and commits its lobbying efforts toward promoting the passage of the bills in subsequent sessions.

Funding

2022-05: Obtain Stable Funding for Flood Damage Reduction and Natural Resources Enhancement Projects

Minnesota Watersheds supports collaborating with the Red River Watershed Management Board and state agencies to seek funding from the Minnesota Legislature to provide stable sources of funding through existing or potentially new programs that provide flood damage reduction and/or natural resources enhancements. A suggested sustainable level of funding is \$30 million per year for the next 10 years.

Flood Control

2021-05: Support Crop Insurance to Include Crop Losses Within Impoundment Areas

Minnesota Watersheds supports expansion of Federal Multi-Peril Crop Insurance to include crop losses within impoundment areas.

2023-04 Seeking Action for Streamlining the DNR Flood Hazard Mitigation Grant Program

Minnesota Watersheds seeks action requiring the DNR to establish transparent scoring, ranking, and funding criteria for the Flood Hazard Mitigation Program (M.S. Chapter 103F) and asking the Minnesota Legislature to fully fund the state's share of eligible projects that are on the DNR's list within each two-year bonding cycle. Information regarding scoring, ranking, and funding should be provided annually to project applicants.

Policy

2024-04: Seeking the Ability to Allow Resale of Acquisition Buyout Property

Minnesota Watersheds seeks federal legislation to allow the conveyance by an LGU of flood acquisition buyout real estate to a public entity or to a qualified conservation organization, or alternatively a resale to a private taxpayer, subject to the FEMA Model Deed Restrictions as stated in Exhibit A.

WATER QUALITY

Lakes

2022-06: Limit Wake Boat Activities

Minnesota Watersheds supports working with the Minnesota Department of Natural Resources (DNR) to utilize the research findings from the St. Anthony Falls Laboratory and seek legislation to achieve one or more of the following:

- Limit lakes and areas of lakes in which wake boats may operate;
 - Require new and existing wake boats to be able to completely drain and decontaminate their ballast tanks; and
 - Providing funding for additional research on the effects of wake boats on aquatic systems.
-

Policy

2024-01: Regulatory Approaches to Reducing Chloride Contamination

Minnesota Watersheds supports development, adoption, and implementation of regulatory approaches to reducing chloride contamination in waters of the state.

WATERSHED MANAGEMENT AND OPERATIONS

Duties

2023-05: Support Increased Flexibility in Open Meeting Law

Minnesota Watersheds hereby supports changes to the Open Meeting Law to provide greater flexibility in the use of interactive technology by allowing members to participate remotely in a nonpublic location that is not noticed, without limit on the number of times such remote participation may occur; and allowing public participation from a remote location by interactive technology, or alternatively from the regular meeting location where interactive technology will be made available for each meeting, unless otherwise noticed under Minnesota Statutes Section 13D.021; and that Minnesota Watersheds supports changes to the Open Meeting Law requiring watershed district to prepare and publish procedures for conducting public meetings using interactive technology.

2024-02: Alternative Notice of Watershed District Proceedings by Publication on the District's website

Minnesota Watersheds supports amending Watershed Law to provide for publication on a watershed district's website as an alternative to publication in a legal newspaper.

Watershed Planning

2023-06 Education and Outreach to Encourage Formation of Watershed Districts in Unserved Areas

Minnesota Watersheds, in consultation with its membership, will develop a framework for education and outreach intended to encourage petition and advocacy for the formation of watershed districts in areas of the state not presently served by watershed-based public agencies.

AGENCY RELATIONS

Advocacy

2021-06: Support 60-day Review Required for State Agencies on Policy Changes

Minnesota Watersheds supports requiring state agencies to provide a meaningful, not less than 60-day review and comment period from affected local units of government on new or amended water management policies, programs, or initiatives with a response to those comments required prior to adoption.

Regulation

2023-01 Require Watershed District Permits for all State Agencies

Minnesota Watersheds supports amending Minnesota Statutes § 103D.345, Subd. 5 to read as follows: **Subd. 5. Applicability of permit requirements to state.** A rule adopted by the managers that requires a permit for an activity applies to all state agencies, including the Department of Transportation.

2024-13 Request New Legislation to Set Permit Review Time Limits upon the DNR

Minnesota Watersheds supports amending Minnesota Statutes to implement a 60-day permit review limit following a negative declaration on an EAW.

REGULATIONS

2024-03: Provide for Watershed Management Organization Representation on Wetland Technical Evaluation Panels

Minnesota Watersheds supports amendment of Minnesota Statutes 103G.2242, subdivision 2 to include a watershed management organization representative on TEPs that are convened in cases where the organization is not the WCA LGU.

NATURAL RESOURCES

Policy

2024-5: Seeking the DNR to Establish a “Comprehensive Guideline for Calcareous Fen Management”

Minnesota Watersheds supports DNR establishing a “Comprehensive Guideline for Calcareous Fen Management” as a tool for project proposers to analyze a project’s feasibility or cost effectiveness.

2024-7: Seeking the DNR to Adopt a Program to Incentivize Calcareous Fen Management on Private Lands

Minnesota Watersheds supports the Minnesota Department of Natural Resources adopting a program through which a fee is paid to landowners to incentivize them to manage the quantity and quality of the Calcareous Fens on private lands, which program is made similar to the USDA Conservation Reserve Program or similar to a perpetual easement through the Board of Water and Soil Resources Reinvest in Minnesota.

2024-10: Seeking a Formal Process to Distribute a Complete List of Calcareous Fens Annually

Minnesota Watersheds supports the Board of Water and Soil Resources establishing a formal process to distribute on an annual basis an accurate and complete list identifying Calcareous Fens to all watershed districts, watershed management organizations, and soil and water conservation districts.

2024-12: Seeking the Development of a Calcareous Fen Work Group

Minnesota Watersheds supports the relevant state agencies, together with relevant stakeholders (including watershed districts), convene a work group to develop by consensus clear, objective and measurable criteria for determining the presence and quality of Calcareous Fen, which criteria shall thereafter be used by all state and local units of government.

Resolutions to Sunset

Effective December 31, 2025

All resolutions cease to be active at the end of the fifth year following the resolution’s adoption.

2020-01 Appealing Public Water Designations

Minnesota Watersheds supports legislation that would provide landowners with a more formal process to appeal decisions made by the DNR regarding the designation of public waters including the right to fair representation in a process such as a contested case proceeding which would allow landowners an option to give oral arguments or provide expert witnesses for their case.

2020-03 Soil Health Goal for Metropolitan Watershed Management Plans

Minnesota Watersheds supports amending Minnesota Rule 8410.0080 to include a goal for soil health in watershed management plans and ten-year plan amendments.

2020-04 Temporary Water Storage on DNR Wetlands during Major Flood Events

Minnesota Watersheds supports the temporary storage of water on existing DNR-controlled wetlands in the times of major flood events.



Bassett Creek Watershed Management Commission MEMO

Date: August 12, 2025
From: Laura Jester, Administrator
To: BCWMC Commissioners
RE: **Administrator's Report**

Aside from this month's agenda items, the Commission Engineers, city staff, committee members, and I continue to work on the following Commission projects and issues.

CIP Projects (more resources at <http://www.bassettcreekwmo.org/projects.>)

2019 Medicine Lake Road and Winnetka Avenue Area Long Term Flood Mitigation Plan Implementation Phase I: DeCola Ponds B & C Improvement Project (BC-2, BC-3 & BC-8) Golden Valley (no change since April): A feasibility study for this project was completed in May 2018 after months of study, development of concepts and input from residents at two public open houses. At the May 2018 meeting, the Commission approved Concept 3 and set a maximum 2019 levy. Also in May 2018, the Minnesota Legislature passed the bonding bill and the MDNR has since committed \$2.3M for the project. The Hennepin County Board approved a maximum 2019 levy request at their meeting in July 2018. A BCWMC public hearing on this project was held on August 16, 2018 with no comments being received. Also at that meeting the Commission officially ordered the project and entered an agreement with the City of Golden Valley to design and construct the project. In September 2018, the City of Golden Valley approved the agreement with the BCWMC. The [Sun Post](#) ran an article on this project October 2018. Another public open house and presentation of 50% designs was held February 6, 2019. An EAW report was completed and available for public review and comment December 17 – January 16, 2019. At their meeting in February 2019, the Commission approved the 50% design plans. Another public open house was held April 10th and a public hearing on the water level drawdown was held April 16th. 90% Design Plans were approved at the April Commission meeting. It was determined a Phase 1 investigation of the site is not required. The City awarded a contract to Dahn Construction for the first phase of the project, which involves earthwork, utilities, and trail paving and extends through June 2020. Dewatering began late summer 2019. Tree removal was completed in early winter; excavation was ongoing through the winter. As of early June 2020, earth work and infrastructure work by Dahn Construction is nearly complete and trail paving is complete. Vegetative restoration by AES is underway including soil prep and seeding. Plants, shrubs, and trees will begin soon along with placement to goose protection fencing to help ensure successful restoration. The construction phase of this project was completed in June with minor punch list items completed in September. The restoration and planting phase is complete except for minor punch list items and monitoring and establishment of vegetation over three growing seasons. A final grant report for BWSR's Watershed Based Implementation Funding was submitted at the end of January 2021. City staff completed a site walk through to document dead or dying trees and shrubs in need of replacement (under warranty). This project (along with Golden Valley's Liberty Crossing Project) received the award for "Project of the Year" from the Minnesota Association of Floodplain Managers in 2021. A reimbursement request for Restoration, planting, and vegetation establishment completed in 2023 and tree replanting in 2024 was approved for payment at the April 2025 meeting. A final project report will be presented at a future meeting. Project website: <http://www.bassettcreekwmo.org/index.php?cid=433> .

2020 Bryn Mawr Meadows Water Quality Improvement Project (BC-5), Minneapolis (No change since August 2024): A feasibility study by the Commission Engineer was developed in 2018 and approved in January 2019. The study included wetland delineations, soil borings, public open houses held in conjunction with MPRB's Bryn Mawr Meadows Park improvement project, and input from MPRB's staff and design consultants. Project construction year was revised from 2020 and 2022 to better coincide with the MPRB's planning and implementation of significant improvements and redevelopment Bryn Mawr Meadows Park where the project will be located. A public hearing for this project was held September 19, 2019. The project was officially ordered at that meeting. In January 2020 this project was awarded a \$400,000 Clean Water Fund grant from BWSR; a grant work plan was completed and the grant with BWSR was fully executed in early May 2020. The project and the grant award was the subject of an article in the Southwest Journal in

February: <https://www.southwestjournal.com/voices/green-digest/2020/02/state-awards-grant-to-bryn-mawr-runoff-project/>. In September 2020, Minneapolis and MPRB staff met to review the implementation agreement and maintenance roles. BCWMC developed options for contracting and implementation which were presented at the November meeting. At that meeting staff was directed to develop a memorandum of understanding or agreement among BCWMC, MPRB, and city of Minneapolis to recognize and assign roles and responsibilities for implementation more formally. The draft agreement was developed over several months and multiple conversations among the parties. At the May 2021 meeting the Commission approved to waive potential conflict of the Commission legalcounsel and reviewed a proposal for project design by the Commission Engineer. The updated design proposal and the design agreement among all three parties were approved at the June 2021 meeting. Four public open houses were held in the park in 2021 to gather input on park concepts. Project partners met regularly throughout design to discuss schedules, planning and design components, and next steps. Concept designs were approved by the MRPB Board in late 2021. Staff met with MnDOT regarding clean out of Penn Pond and continue discussions. 50% design plans were approved by the Commission at the January 2022 meeting; 90% design plans were approved at the March 2022 meeting along with an agreement with MPRB and Minneapolis for construction. The agreement was approved by all three bodies. Commission Engineers finalized designs and assisted with bidding documents. Bids were returned in early August. At the meeting in August, the Commission approved moving forward with project construction (through MPRB), and approved a construction budget (higher than previously budgeted) and an amended engineering services budget. MPRB awarded the construction contract. In late November the contractor began the initial earthwork and started on portions of the stormwater pond excavations. By late December the 1st phase of construction was complete with the ponds formed and constructed. The contractor began driving piles in late January and began installing underground piping in early February. At the March meeting, the Commission approved an increase to the engineering services budget and learned the construction budget is currently tracking well under budget. The change order resulting from the City of Minneapolis' request to replace a city sewer pipe resulted in extra design/engineering costs that were approved by the Administrator so work could continue without delays. The MPRB will reimburse the Commission for those extra costs and will, in-turn, be paid by the city. In early May construction was focused in the Morgan / Laurel intersection. The right-of-way storm sewer work is complete including the rerouting of some of the existing storm infrastructure and installation of the stormwater diversion structures. Construction of the ponds is complete and stormwater from the neighborhood to the west is now being routed through new storm sewers to the ponds. Vegetation is currently being established around the ponds. At the October 2023 meeting the Commission approved an amendment to the agreement with MPRB and Minneapolis in order to facilitate grant closeout. At the December 2023 meeting the Commission approved a partial reimbursement to MPRB for \$400,000. Corrections to a weir that was installed at the wrong elevation were made in spring 2024. A final grant report was submitted to the MN Board of Water and Soil Resources in late January 2024 and the final grant payment was recently received. Project as-built drawings were recently completed and an operations and maintenance plan is being developed. Final reimbursement requests from MPRB and Minneapolis are expected in 2015. August 2025 update: St. Anthony Falls Lab is using the new ponds as part of a study to understand how stormwater pond plant communities affect functioning of stormwater ponds, and how pond design, maintenance and management can be adapted to promote conditions that maximize water quality benefits in urban and road-impacted areas. Project website: <http://www.bassettcreekwmo.org/projects/all-projects/bryn-mawr-meadows-water-quality-improvement-project>

2020 Jevne Park Stormwater Improvement Project (ML-21) Medicine Lake (No change since July 2023): At their meeting in July 2018, the Commission approved a proposal from the Commission Engineer to prepare a feasibility study for this project. The study got underway last fall and the city's project team met on multiple occasions with the Administrator and Commission Engineer. The Administrator and Engineer also presented the draft feasibility study to the Medicine Lake City Council on February 4, 2019 and a public open house was held on February 28th. The feasibility study was approved at the April Commission meeting with intent to move forward with option 1. The city's project team is continuing to assess the project and understand its implications on city finances, infrastructure, and future management. The city received proposals from 3 engineering firms for project design and construction. At their meeting on August 5th, the Medicine Lake City Council voted to continue moving forward with the project and negotiating the terms of the agreement with BCWMC. Staff was directed to continue negotiations on the agreement and plan to order the project pending a public hearing at this meeting. Staff continues to correspond with the city's project team and city consultants regarding language in the agreement. The BCWMC held a public hearing on this project on September 19, 2019 and received comments from residents both in favor and opposed to the project. The project was officially ordered on September 19, 2019. On October 4, 2019, the Medicine Lake City Council took action not to move forward with the project. At their meeting in October 2019, the Commission moved to table discussion on the project. The project remains on the 2020 CIP list. In a letter dated January 3, 2022, the city of Medicine Lake requested that the Commission direct its engineer to analyze alternatives to the

Jevne Park Project that could result in the same or similar pollutant removals and/or stormwater storage capacity. At the March meeting, the Commission directed the Commission Engineer to prepare a scope and budget for the alternatives analysis which were presented and discussed at the April 2022 meeting. No action was taken at that meeting to move forward with alternatives analysis. In May and June 2023, Commission staff discussed the possibility of incorporating stormwater management features into a redevelopment of Jevne Park currently being considered by the City of Medicine Lake. After review of the preliminary park design plans, the Commission Engineer and I recommended implementation of the original CIP Project to the City. Project webpage: <http://www.bassettcreekwmo.org/index.php?cID=467>.

2014 Schaper Pond Diversion Project and Carp Management, Golden Valley (SL-3) (no change since July): Repairs to the baffle structure were made in 2017 after anchor weights pulled away from the bottom of the pond and some vandalism occurred in 2016. The city continues to monitor the baffle and check the anchors, as needed. Vegetation around the pond was planted in 2016 and a final inspection of the vegetation was completed last fall. Once final vegetation has been completed, erosion control will be pulled and the contract will be closed. The Commission Engineer began the Schaper Pond Effectiveness Monitoring Project last summer and presented results and recommendations at the May 2018 meeting. Additional effectiveness monitoring is being performed this summer. At the July meeting the Commission Engineer reported that over 200 carp were discovered in the pond during a recent carp survey. At the September meeting the Commission approved the Engineer's recommendation to perform a more in-depth survey of carp including transmitters to learn where and when carp are moving through the system. At the October 2020 meeting, the Commission received a report on the carp surveys and recommendations for carp removal and management. Carp removals were performed through the Sweeney Lake Water Quality Improvement Project. Results were presented at the February 2021 meeting along with a list of options for long term carp control. Commission took action approving evaluation of the long-term options to be paid from this Schaper Pond Project. Commission and Golden Valley staff met in March 2021 to further discuss pros and cons of various options. At the September 2021 meeting, the Commission approved utilizing an adaptive management approach to carp management in the pond (\$8,000) and directed staff to discuss use of stocking panfish to predate carp eggs. Commission Engineers will survey the carp in 2022. At the April meeting, the Commission approved panfish stocking in Schaper Pond along with a scope and budget for carp removals to be implemented later in 2022 if needed. Commission staff informed lake association and city about summer activities and plans for a fall alum treatment. Approximately 1,000 bluegills were released into Schaper Pond in late May. Carp population assessments by electroshocking in Sweeney Lake and Schaper Pond were completed last summer. A report on the carp assessment was presented in January. Monitoring in Schaper Pond in 2023 and a reassessment of carp populations in 2024 were approved in early 2023. Carp box netting in 2024 is also approved, as needed. A carp survey of Schaper Pond and Sweeney Lake were recently completed which found higher than expected carp numbers in Sweeney Lake. Carp Solutions completed box netting in Sweeney Lake in late September 2024. At the October meeting the Commission Engineer reported that 191 carp were removed bringing the carp density to about 31.3 kg/hectare, less than the 100 kg/hectare threshold for water quality problems. A more detailed report on carp population status and recommendations for further monitoring in Schaper Pond was presented and approved at the January 2025 meeting. Monitoring on the pond got underway earlier this summer. However, due to heavy rains and impacts to a city manhole, monitoring results may be compromised, and some monitoring equipment was removed so the city could perform manhole repairs. Additional information will be presented at a future meeting. Project webpage: <http://www.bassettcreekwmo.org/index.php?cID=277>.

2014 Twin Lake In-lake Alum Treatment, Golden Valley (TW-2) (No changes since August 2024): At their March 2015 meeting, the Commission approved the project specifications and directed the city to finalize specifications and solicit bids for the project. The contract was awarded to HAB Aquatic Solutions. The alum treatment spanned two days: May 18- 19, 2015 with 15,070 gallons being applied. Water temperatures and water pH stayed within the desired ranges for the treatment. Early transparency data from before and after the treatment indicates a change in Secchi depth from 1.2 meters before the treatment to 4.8 meters on May 20th. There were no complaints or comments from residents during or since the treatment.

Water monitoring continues to determine if and when a second alum treatment is necessary. Lake monitoring results from 2023 were presented at the July 2024 meeting. Results show continued excellent water quality. The CIP funding remains in place for this project as a 2nd treatment may be needed in the future. Project webpage: <http://www.bassettcreekwmo.org/index.php?cID=278>.

2013 Four Seasons Area Water Quality Project (NL-2) (no change since July): At their meeting in December 2016, the Commission took action to contribute up to \$830,000 of Four Seasons CIP funds for stormwater management at the Agora development on the old Four Seasons Mall location. At their February 2017 meeting the Commission approved an agreement with Rock Hill Management (RHM) and an agreement with the City of Plymouth allowing the developer access to a city-owned parcel to construct a wetland restoration project and to ensure ongoing maintenance of the CIP project components. At the August 2017 meeting, the Commission approved the 90% design plans for the CIP portion of the project. At the April 2018 meeting, Commissioner Prom notified the Commission that RHM recently disbanded its efforts to purchase the property for redevelopment. In 2019, a new potential buyer/developer (Dominium) began preparing plans for redevelopment at the site. City staff, the Commission Engineer and I have met on numerous occasions with the developer and their consulting engineers to discuss stormwater management and opportunities with “above and beyond” pollutant reductions. Concurrently, the Commission attorney has been working to draft an agreement to transfer BCWMC CIP funds for the above and beyond treatment. At their meeting in December, Dominium shared preliminary project plans and the Commission discussed the redevelopment and potential “above and beyond” stormwater management techniques. At the April 2020 meeting, the Commission conditionally approved the 90% project plans. The agreements with Dominium and the city of Plymouth to construct the project were approved May 2020 and project designers coordinated with Commission Engineers to finalize plans per conditions. In June 2021, the City of Plymouth purchased the property from Walmart. The TAC discussed a potential plan for timing of construction of the stormwater management BMPs by the city in advance of full redevelopment. At the August 2021 meeting, the Commission approved development of an agreement per TAC recommendations. The city recently demolished the mall building and removed much of the parking lot. At the December meeting the Commission approved the 90% design plans and a concept for the city to build the CIP project ahead of development and allow the future developer to take credit for the total phosphorus removal over and above 100 pounds. At the July meeting, the Commission approved an agreement with the city to design, construct, and maintain the CIP project components and allow a future developer to use pollutant removal capacity above 100 pounds of total phosphorus. A fully executed agreement is now filed. The updated 90% project plans were approved at the September 2023 meeting. Changes to those plans were needed to address permitting requirements resulted. Those changes were presented at the November 2024 meeting and were administratively approved by the Commission Engineers. Construction of the wetland restoration is complete (see photo). Project webpage: <http://www.bassettcreekwmo.org/index.php?cID=282>.

2021 Parkers Lake Chloride Reduction Project (PL-7): The feasibility study for this project was approved in May 2020 with Alternative 3 being approved for the drainage improvement work. After a public hearing was held with no public in attendance, the Commission ordered the project on September 17, 2020 and entered an agreement with the city of Plymouth to implement the project in coordination with commission staff. City staff and I have had an initial conversation about this project. The city plans to collect additional chloride data this winter in order to better pinpoint the source of high chlorides loads within the subwatershed. Partners involved in the Hennepin County Chloride Initiative (HCCI) are interested in collaborating on this project. A proposal from Plymouth and BCWMC for the “Parkers Lake Chloride Project Facilitation Plan” was approved for \$20,750 in funding by the HCCI at their meeting in March. The project will 1) Compile available land use data and chloride concentrations, 2) Develop consensus on the chloride sources to Parkers Lake and potential projects to address these sources, and 3) Develop a recommendation for a future pilot project to reduce chloride concentrations in Parkers Lake, which may be able to be replicated in other areas of Hennepin County, and 4) help target education and training needs by landuse. A series of technical stakeholder meetings were held last fall and winter to develop recommendations on BMPs. A technical findings report was presented at the July 2022 meeting. At the September 2022 meeting, the Commission approved a scope and budget for a study of the feasibility of in-lake chloride reduction activities which was presented at the November meeting. The Commission directed staff to develop a scope for a holistic plan for addressing chloride runoff from the most highly contributing subwatershed. Commission and Plymouth staff continue to work on outreach and engagement with properties in the subwatershed, primarily through activities by WMWA’s coordinator position. At the March meeting the Commission approved a contract with Bolton and Menk for assessment of salt storage and other practices at 4 properties. In April, Bolton and Menk staff met owners/operators of Brightview and submitted a report on their visit. I met with city and county staff to review the report and discuss next steps. We’ve asked Bolton & Menk to follow up on some specific recommendations with Brightview including tailored training, improvements to salt storage and equipment calibration. In July, a virtual meeting was held with a separate winter maintenance contractor, Twin Cities Outdoors. A site visit is planned for during winter operations. Visits to two additional properties will take place in early winter. Project website: www.bassettcreekwmo.org/projects/all-projects/parkers-lake-drainage-improvement-project

2022 Medley Park Stormwater Treatment Facility (ML-12) (No change since June): The feasibility study for this project is complete after the Commission Engineer's scope of work was approved last August. City staff, Commission Engineers and I collaborated on developing materials for public engagement over the fall/early winter. A project kick-off meeting was held in September, an internal public engagement planning meeting was held in October, and a Technical Stakeholder meeting with state agencies was held in November. A [story map of the project](#) was created and a survey to gather input from residents closed in December. Commission Engineers reviewed concepts and cost estimates have been reviewed by city staff and me. Another public engagement session was held in April to showcase and receive feedback on concept designs. The feasibility report was approved at the June meeting with a decision to implement Concept #3. At the July meeting the Commission directed staff to submit a Clean Water Fund grant application, if warranted. A grant application was developed and submitted. Funding decisions are expected in early December. A public hearing on this project was held in September with no members of the public attending. In September, a resolution was approved to officially order the project, submit levy amounts to the county, and enter an agreement with the city to design and construct the project. The city hired Barr Engineering to develop the project designs which are now underway. The BCWMC received a \$300,000 Clean Water Fund grant from BWSR in December 2021 and the grant agreement approved in March 2022. 50% design plans were approved in February 2022 and 90% plans were approved at the May 2022 meeting. Final plans and bid documents were developed by the city's consultation (Barr Engineering). Construction began in November 2022 and winter construction was finished in late January 2023. Activities in spring 2023 included completing grading (topsoil adjustments); paving (concrete, bituminous); light pole and fixture install; benches install; site clean up and prep for restoration contractor. In late May 2023, Peterson Companies completed their construction tasks and the project transitioned to Traverse de Sioux for site restoration and planting. A small area of unexpected disturbance from construction was added to the overall area to be restored with native plants through a minor change order. Site restoration, planting, and seeding was completed in late June 2023. A final grant report was submitted to the MN Board of Water and Soil Resources in late January 2025 and all grant funds were received. The Commission approved reimbursement requests from Golden Valley at their October 2024 and March 2025 meetings. The project was recently featured in the "Snap Shots" newsletter from the MN Board of Water and Soil Resources. A final reimbursement request and report will be submitted after final vegetation establishment. www.bassettcreekwmo.org/projects/all-projects/medley-park-stormwater-treatment-facility

2022 SEA School-Wildwood Park Flood Reduction Project (BC-2, 3, 8, 10) (No change since December 2023): The feasibility study for this project is complete after the Commission Engineer's scope of work was approved last August. A project kick-off meeting with city staff was held in late November. Meetings with city staff, Robbinsdale Area School representatives, and technical stakeholders were held in December, along with a public input planning meeting. A virtual open house video and comment form were offered to the public including live chat sessions on April 8th. The feasibility study report was approved in June with a decision to implement Concept #3. A public hearing on this project was held in September with no members of the public attending. In September, a resolution was approved to officially order the project, submit levy amounts to the county, and enter an agreement with the city to design and construct the project. The city hired Barr Engineering to develop the project designs which are now underway. A virtual public open house was held February 3rd. 50% Design Plans were approved at the January meeting. A public open house was held September 29th. 90% were approved at the October Commission meeting. Six construction bids were received in late February with several of them under engineer's estimates. The city contracted with Rachel Contracting and construction got underway earlier this spring. By late June excavation was completed and the playground area was prepped and ready for concrete work to begin on July 5. Bids were open for the SEA School/Wildwood Park restoration project on June 20. Three bids were received and two came in right around our estimate. The city is recommending the low bidder (Landbridge Ecological). At the end of July utility crews lowered the watermain and installed the storm sewer diversions into the park from along Duluth Street. The hydrodynamic separator was also set (with a crane). Crews also worked on the iron-enhanced sand filter and the outlet installation, stone work on the steepened slopes, trail prep, bituminous paving, and concrete work (curb and gutter, pads, and ADA ramps). The preconstruction meeting for the restoration work was held with work to begin late August or early September. The city awarded the contract for the DeCola Pond D outlet work to Bituminous Roadways Inc. in August. The SEA School site construction is complete and restoration work is complete for the season. The DeCola Pond D outlet replacement and site restoration is also now complete.

Project webpage: www.bassettcreekwmo.org/projects/all-projects/sea-school-wildwood-park-flood-reduction-project.

Bassett Creek Restoration Project: Regent Ave. to Golden Valley Rd. (2024 CR-M), Golden Valley (See Item 5C):

A feasibility study for this project got underway in fall 2022. A public open house was held March 1st with 30 residents attending. The draft feasibility report was presented at the April meeting. A final feasibility report was presented at the June

meeting where the Commission approved the implementation of Alternative 3: to restore all high, medium, and low priority sites. A Clean Water Fund grant application for \$350,000 was recently developed and submitted to BWSR. The Commission held a public hearing on this project at its September meeting and officially ordered the project and set the final levy. An agreement with the city of Golden Valley for design and construction was approved at the November 2024 Commission meeting. The Commission (Commission Engineers) will design the project and provide engineering services. A scope of work for engineering services was approved at the March meeting. A drone survey of the entire stretch was completed in early April. A project kick-off meeting was held with city and commission staff on April 9th. Field and desktop surveys are continuing. Meetings regarding utility easements and communications planning were recently held. A public open house on the project was held on June 5th. At the June meeting the Commission approved a scope and budget for a wetland delineation and architectural survey which are unexpected requirements for a permit from the U.S. Army Corps of Engineers. That work is getting underway. Additionally, Administrator Jester approved a scope and budget for an archeological survey that was included in the original engineering services scope as a contingency task with approval delegated to the Administrator. Commission Engineers presented the 50% designs at the July meeting. At this meeting, commissioners will review a reprioritization of eroded sites and discuss cost saving and implementation options. Project website:

<https://www.bassettcreekwmo.org/projects/all-projects/bassett-creek-restoration-project-regent-ave-golden-valley-r>

Ponderosa Woods Stream Restoration Project, Plymouth (ML-22) (no change since July): A feasibility study for this project got underway in fall 2022. A public open house was held February 13th with 3 residents attending. The draft feasibility report was presented at the May meeting and additional information was presented at the June meeting where the Commission approved implementing Alternative 1.5. The Commission held a public hearing on this project at its September meeting and officially ordered the project, set the final levy, and approved an agreement with the City of Plymouth for project implementation. Plymouth hired Midwest Wetland Improvements to design the project. 60% designs were conditionally approved at the October meeting. A public open house was held on October 23rd. 90% design plans were approved at the November 2024 meeting. The city received favorable bids for the project and construction began in December. Tree removals and channel restoration is continuing and should be completed soon. Outreach and communication to impacted property owners has been thorough. Construction of the project is complete and vegetation establishment will continue into this year. Project website: <https://www.bassettcreekwmo.org/projects/all-projects/ponderosa-woods-stream-restoration-project>.

Sochacki Park Water Quality Improvement Project (BC-14): This project is proposed to be added to the CIP through a minor plan amendment as approved at the March Commission meeting with CIP funding set at \$600,000. The project involves a suite of projects totaling an estimated \$2.3M aimed improving the water quality in three ponds and Bassett Creek based on a subwatershed analysis by Three Rivers Park District (TRPD). A memorandum of understanding about the implementation process, schedules, and procedural requirements for the project was executed in April among BCWMC, TRPD, and the cities of Golden Valley and Robbinsdale. A feasibility study is underway for the project and is being funded by TRPD. The feasibility study kick off meeting was held June 5th. Information on the project and an update on the feasibility study was presented at the June meeting. A technical stakeholder meeting was held July 10th. A public open house was held July 26th and a Phase I Environmental Site Assessment was recently completed. The draft feasibility study was presented at the August meeting and the final feasibility study was approved at the September meeting. The Commission held a public hearing on this project at its September meeting and officially ordered the project and set the final levy. Project partners recently met to review a scope and budget for design and discuss construction sequencing, funding availability, and cooperative agreement provisions. TRPD was recently awarded \$1.6M in federal funding for this project and other facility investments in Sochacki Park. Staff provided a project update at the March meeting. A cooperative agreement with TRPD and Robbinsdale was approved at the April meeting. Three Rivers Park District contracted with Barr Engineering to develop project designs. A Phase II Environmental Assessment was completed last year. Soil contamination (including PCBs) was found in some areas to be above MPCA action levels.

The following are recent (2025) updates for the project: MPCA approved the response action plan; TRPD cleared the federal environmental review requirements for the project and were issued a release of funds for the HUD grant; additional test pits were completed for soil pre-characterization, and the extent of contaminants is less than anticipated, especially with regards to PCBs; Hennepin County ERF grant for \$447,000 was recently awarded for remediation efforts; Barr Engineering is adjusting the project cost estimates to reflect the recent soil testing work; public-facing information will be updated soon; project team meetings will resume soon to help guide the implementation process. Project webpage:

<https://www.bassettcreekwmo.org/projects/all-projects/sochacki-park-water-quality-improvement-project>.

Plymouth Creek Restoration Project Dunkirk Lane to 38th Ave. North (2026 CR-P): A scope and budget for a feasibility study was approved at the October meeting. A project kick off meeting was held November 3rd and a technical stakeholder meeting was held December 5th. Field investigations and desktop analyses are complete. Site prioritization ranking criteria are being developed and concept designs are being developed. A public open house was held on March 11th. Residents who attended are in favor of the project and had questions about impacts to trees, potential construction activities in specific reaches, and buckthorn removal. The feasibility study was approved at the May meeting with Option 3a being approved for implementation. At the June meeting the Commission approved a maximum levy for 2025 that includes funding for this project which was approved by the Hennepin County Board August 6th. At its September meeting, the Commission held a public hearing on this project and approved a resolution officially ordering the project, setting the 2025 levy, and entering an agreement with the City of Plymouth for design and construction. The city will hold a public open house on this project in spring 2025 after the city contracts with an engineering firm. A Clean Water Fund grant for \$400,000 was awarded by BWSR. The grant agreement and sub-grant agreement were approved at the April meeting. The City of Plymouth hired Moore Engineering for project designs. Commission Engineers recently sent data, surveys, and models to their Moore Engineers staff at the request of the City of Plymouth. A public meeting will be scheduled for later this year. 60% designs are expected to be presented at a meeting this fall. Project webpage: <https://www.bassettcreekwmo.org/projects/all-projects/plymouth-creek-restoration-dunkirk-lane-38th-ave-n>.

Crane Lake Chloride Reduction Demonstration Project, Minnetonka (CL-4) (No change since Feb): At the meeting in July, the Commission approved a scope and budget for the feasibility study for this project. The Commission Engineer is gathering background information. A project kick off meeting was held in September 2024. In summer 2025, water quality sampling and continuous chloride monitoring at the five pond monitoring sites was completed. In August, Commission Engineers began the process of compiling and analyzing the field and laboratory monitoring results. They have also developed watershed chloride load assessment modeling, which will be calibrated based on the water quality monitoring data. The City of Minnetonka is currently surveying landowners about deicing practices. Survey results will be used to inform the feasibility study. Project webpage: <https://www.bassettcreekwmo.org/projects/all-projects/crane-lake-chloride-reduction-demonstration-project>.

Administrator Activities July 10 – August 12, 2025

Subject	Work Progress
CIP and Technical Projects	• <u>Main Stem Bassett Creek Restoration Project</u>: Meeting with Commission Engineer and city staff on architectural survey needs; reviewed draft memo on cost savings options • <u>Lagoon Dredging Project</u>: Reviewed and provided comments on preliminary scope for feasibility study • <u>Street Sweeping Prioritization Analysis</u>: Met with Commission Engineer to review final results; reviewed presentation for TAC meeting
Education and Outreach	• Prepared agenda and materials for Education Committee meeting; attended meeting • Reached out to Former Commissioner Gould re: Native artists • Corresponded with suggested Native artist and Education Committee chair re: educational signage costs • Sent list of website updates suggested by Education Committee to website contractor • Sent email to commissioners requesting volunteers at upcoming events • Delivered (and picked up) educational materials for GV Sustainability Fair • Attended and engaged residents at GV Night to Unite event (Wesley Commons) • Assisted with July WMWA minutes and August WMWA agenda; attended August WMWA meeting • Met with WMWA strategic planning group and reviewed presentation/future planning input needs with the TAC; set future strategic planning meeting • Reviewed draft RFP for WMWA website redesign • Met with Metro Blooms executive director re: future collaboration opportunities
Administration	• Developed agenda; reviewed invoices and submitted expenses spreadsheet to Plymouth; reviewed financial report; drafted July meeting minutes; reviewed memos, reports, and documents for Commission meeting; printed and disseminated meeting information to commissioners, staff, and TAC; updated online calendar; drafted meeting follow up email; ordered catering for August

	Commission meeting; updated meeting notice • Participated in pre-meeting call with Commission Engineer and Chair Cesnik • Document filing, mailing checks and agreements and updating website calendar • Reviewed correspondence and discussed Fruen Mill potential variance request with developers and Commission Engineer and Commission Attorney • Took and filed photos of high water in Plymouth Creek, Ponderosa Woods Creek, and Medicine Lake dam • Reviewed 2024 audit and meet with Deputy Treasurer re: audit results and recommendations future financial management • Set Budget Committee meeting, prepare agenda and meeting materials including options for updated proposed 2026 operating budget; attended meeting • Attended Hennepin County Administrative Committee of the whole on 2026 levy • Fielded multiple calls from developers about project review submittal process, fees, timelines, etc. • Attended meeting with Xcel Energy representatives regarding future utilities alignment changes crossing Bassett Creek tunnels • Sent September public hearing notice to cities and official publications for print • Attended GV Civic Center Campus redesign steering committee meeting for Commissioner Pentel
MN Watersheds	• Attended July Metro Watersheds meeting • Submitted delegate list for MN Watersheds resolutions meeting to executive director • Attended MAWA Executive Committee meeting
2025 Watershed Management Plan	• Met with Commission Engineers for bi-weekly check in meetings • Made final revisions to draft plan including content on progress assessment, evaluation and reporting • Prepared transmittal letter for 60-day review draft • Submitted draft plan to review agencies, partners, member cities, adjacent watersheds, interested residents • Posted draft plan online • Drafted potential future schedule for responding to comments, meeting with PSC, and holding public hearing