

BOARD OF DIRECTORS MEETING AGENDA

7:00 PM

August 26, 2026

Vadnais Heights City Hall, Council Chambers; 800 County Road E, East, Vadnais Heights

 = requested Board action

- I. **Call to Order** Chair, Jim Lindner
- II. **Approval of Agenda** 
- III. **Approval of June 17, 2026 Board Meeting Minutes**  **3**
- IV. **Visitors and Presentations**
 - A. TEC Report to the Board for August & Finance Report– August 2026– Susan Miller **9**
 - B. Public visitors – Non-Agenda Items
- V. **Consent Agenda**  *-Directors may request to move any item to business agenda for discussion*
 - A. Consider Biannual Solicitation for Engineering Services **19**
 - B. Consider Biannual Solicitation for Legal Services **21**
 - C. Consider Partnership with WB Township on Grant Application for Polar Lake Water Reuse Project **23**
 - D. Update on EPA 319 Grant - Proposed Phase 2 Project **27**
 - E. Update on Carp Removal Project: Transition to Maintenance Complete **29**
 - F. Update on AIS in Watershed: Spring Notifications from MN DNR **31**
 - G. Update on Rotary Park Wetland Restoration Project **33**
 - H. Consider Letter of Support to North Oaks Company for Conservation Partners Legacy (CPL) Grant Application **35**
 - I. Update on Recent Outreach **39**
- VI. **Business**
 - A. **Projects and Studies**
 - 1. Consider Great Northern Site WCA Sequencing Application - Brian  (15 mins) **41**
 - 2. Consider Construction Contracts for Koehler Rd. Ditch Maintenance Project - Brian  (5 mins) **59**
 - 3. Consider Construction Contracts for Oakmede Rd. Ditch Maintenance Project - Brian  (5 mins) **69**
 - 4. Consider Landscape Level 2 2026-02 Grant Application for the City of Lino Lakes Stormwater Reuse for Irrigation - Lauren  (5 mins) **81**
 - B. **Financial/Administrative**
 - 1. Consider 2027 SSU Rates - Phil  (15 mins) **95**
- VII. **Discussion /Administration Communication** – September 21, 2026 VLAWMO Annual Project Board Tour
- VIII. **Adjourn:** Next Regular Meeting: October 28, 2026

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MINUTES OF THE BOARD OF DIRECTORS – JUNE 17, 2026, REGULAR BOARD MEETING

Attendance		Present	Absent
Jim Lindner, Chair	City of Gem Lake	X	
Rob Rafferty	City of Lino Lakes	X	
Sara Shah	City of North Oaks	X	
Ed Prudhon	White Bear Township	X	
Andrea West	City of White Bear Lake	X	
Jerry Moynagh	City of Vadnais Heights	X**	
Phil Belfiori	Administrator	X	
Dawn Tanner	Program Development Coord.	X	
Brian Corcoran	Water Resources Mgr.	X	
Lauren Sampedro	Watershed Tech & Program Coord.	X	
Angela Hugunin	Communication & Outreach Coord.	X	

*= with prior notice

**= alternate

Others in attendance: Susan Miller (TEC)

I. Call to Order

The regular Board meeting was called to order at 7:00 pm by Board Chair Lindner.

II. Approval of Agenda 🐦

The agenda for the June 17, 2026 Board meeting was presented for approval.

A motion was made by Director Shah and seconded by Director West to approve the June Board meeting agenda as presented. Vote: all: aye. Motion passed.

III. Approval of Minutes 🐦

The minutes from the April 22, 2026 Board meeting were placed on the agenda for approval, as presented.

A motion was made by Director Rafferty and seconded by Director West to approve the April 22, 2026 minutes. Vote: Lindner: aye; Rafferty: aye; Shah: aye; West: aye; Prudhon: abstained; Moynagh: abstained. Motion passed.

IV. Consent Agenda 🐦

Chair Lindner asked if any Board members wished to take items off the consent agenda for discussion.

Consent items on the agenda and included in the June Board packet were as follows:

A. Consider VLAWMO Water Management Policy

- B. Consider VLAWMO 2027-2029 Salary Structure Table
- C. Consider VLAWMO Records Retention Schedule
- D. Consider Standards of Conduct regarding Conflict of Interest Policy
- E. Consider Administration of SSU Fee Policy
- F. Consider LMCIT Liability Waiver Form
- G. Consider Rotary Park Wetland Restoration Project Scope of Work #2
- H. Consider Cooperative Agreement for Maintenance of Vadnais-Snail Regional Park Restoration Project
- I. Update on EPA 319 Grant – Proposed Project #2
- J. Update on City of Vadnais Heights LCCMR Proposal and Award

A motion was made by Director Prudhon and seconded by Director Shah to approve the consent agenda as presented. Vote: all: aye. Motion passed.

A. Public Visitors - Non-agenda items

None.

V. Visitors and Presentations

A. TEC Report to the Board for April & Finance Report

Susan Miller, TEC Liaison to the Board, provided updates on behalf of VLAWMO's Technical Commission (TEC). She stated that there are numerous causes for celebration at tonight's meeting. She began by sharing that the TEC is pleased to recommend that the Board approve the Watershed Management Plan (WMP) for 2027-2036. She stated that this document will guide the organization's work for the next ten years and noted staff and consultants' efforts in assembling the WMP over time.

Chair Lindner asked about the length of the development process. Administrator Belfiori responded that it had been approximately three years including strategic planning prior to WMP development.

Commissioner Miller highlighted the TEC's recommendation that the Board approve a Landscape Level 2 grant application from the City of Vadnais Heights. This recommended grant will support innovative stormwater BMPs during the street reconstruction project along Greenhaven Drive.

Finally, Commissioner Miller described the regional resiliency project with the City of Vadnais Heights, noting that the proposed project behind City Hall will be the result of long-term planning. Funding has officially been awarded to the City of Vadnais Heights by the Legislative-Citizen Commission on Minnesota's Resources. She noted that this project will treat a large amount of stormwater from the nearby commercial area, protect the area from flooding, and create a recreational area for the surrounding neighborhoods. Administrator Belfiori and Chair Lindner thanked Commissioner Miller for sharing.

VI. Business

A. Budget

1. Consider Proposed 2027 Budget Resolution 03-2026

Administrator Belfiori presented the VLAWMO Subcommittee's recommended proposed 2027 budget for the Board's consideration. He noted that, compared to the previous Watershed Management Plan, this budget continues a more comprehensive project implementation approach over the next several years per the recently approved VLAWMO WMP and the approved WMP implementation partnership project table. He stated that the proposed budget he would present was unanimously approved the Board Subcommittee—consisting of Chair Lindner, Director Doll Kanne, Director West, and TEC Representative Huntrods—at their May meeting.

Administrator Belfiori began by outlining the development process for the budget. In February, the 10-year project partnership implementation table from the now BWSR-approved WMP was sent to partner staff at numerous entities. VLAWMO staff then held separate meetings with each partner staff member to go through the 10-year implementation table and incorporate their priority projects, programs, or partnerships into the budget.

Administrator Belfiori explained that the recommended 2027 budget continues progress towards implementation of numerous high-impact, larger capital improvement type partnership projects throughout the watershed. He stated that the proposed Subcommittee-recommended budget includes an 8% increase in SSU rate when compared to the 2026 rate.

Administrator Belfiori noted that some of the larger 2027 projects have a high level of uncertainty, especially given the partnership components and joint funding. This timing and other factors will require later budget revisions and updates and will potentially influence future fund balance predictions.

Administrator Belfiori outlined budgets for each of VLAWMO's programs including water quality monitoring and studies, cost share programs, education and outreach, and special studies and analysis. He stated that the projected carryover fund balance generally aligns with the approved fund balance policy.

On May 20, 2026, the VLAWMO Subcommittee met to review the draft 2027 budget. Staff provided a summary of specific funds and program budgets. After this discussion, the Personnel Subcommittee approved the budget for salary adjustments and benefits for VLAWMO employees based on the recommended 2027-2029 salary structure table. Upon further discussion, the Subcommittee came to unanimous consensus to recommend and approve the 2027 budget included in the current discussion.

Staff recommended that, consistent with the unanimous 2027 Budget VLAWMO Subcommittee recommendation from their May 20, 2026 meeting and the discussion provided by the Board members at the 2027 preliminary draft budget discussion and the BWSR approved WMP including the WMP's 10-year project implementation table, the Board approve the 2027 VLAWMO budget as presented.

Discussion:

Chair Lindner stated that the Personnel Subcommittee was the same group of people as the general May Subcommittee who reviewed the budget, minus the TEC Representative.

Director Rafferty inquired about the salary structure table. He asked for clarification regarding the length of time of the table and whether it spans three years. Chair Lindner affirmed this and added that this work has been done by a particular consultant, Gallagher, in recent years.

Director Rafferty asked about annual salary adjustments as proposed and how that aligns with other Watershed Management Organizations (WMOs). Administrator Belfiori replied that, similar to VLAWMO's processes, other WMOs also conduct market analysis with the goal of offering competitive compensation and benefits to employees. Director Rafferty expressed his appreciation for the effort put into this process so that staff can be supported.

Chair Lindner stated that part of the challenge with the consulting process is that they look at other public entities but don't look at private industry, so an individual may still be enticed to look elsewhere if interested in going beyond the public sector.

Director Rafferty inquired about the benefits offered to employees and whether they are competitive. Administrator Belfiori stated that the Personnel Subcommittee has increased benefit offerings in recent years to ensure staff has options for competitive health benefits.

Director Shah affirmed that these offerings make sense to ensure that VLAWMO works towards the goal of maintaining competitive in the labor market. Director Prudhon echoed this and added that the ability to maintain consistent staffing minimizes potential disruption to an organization. He asked whether Artificial Intelligence (AI) is a factor in these analyses. Administrator Belfiori stated that he did not believe so, but rather that these analyses aim to assess the market value for similar positions in the region.

A motion was made by Director Rafferty and seconded by Director West to approve Resolution 03-2026 related to approval of the 2027 VLAWMO Budget. Vote: all aye. Motion passed.

Administrator Belfiori thanked the Board and Subcommittee for all their leadership through this process.

B. Projects and Studies/Plans

1. Consider VLAWMO Watershed Management Plan – Resolution 04-2026

Tanner provided an overview of the 10-year Watershed Management Plan (WMP) progress since the April Board meeting. She explained that, at the Board of Water and Soil Resources (BWSR) meeting on April 22, 2026, VLAWMO's WMP was authorized by BWSR. That was accompanied by a letter and order to adopt the WMP. Consistent with Minnesota

State Statutes, VLAWMO has 120 days to officially adopt the new WMP. At the TEC's June meeting, they recommended Resolution 04-2026 to the Board.

Tanner explained that, following the June Board meeting, Houston Engineering will prepare the final WMP, which will include incorporating the order from BWSR and Resolution 04-2026. Once VLAWMO receives that final package, it will be shared by VLAWMO with partners and local and state agencies. It will also be posted on VLAWMO's website as required by BWSR.

Staff recommended that the Board approve the TEC recommendation to implement the Plan by adopting the "Resolution to Adopt the Vadnais Lake Area Water Management Organization's (VLAWMO) Watershed Management Plan," authorize staff to share the completed WMP with local and State agencies and partners, and authorize the additional services request with HEI for \$2,800 to provide a version of the WMP that complies with accessibility standards.

Discussion:
None.

Director West moved and Director Rafferty seconded the TEC recommendation to implement the WMP by adopting the "Resolution to Adopt the Vadnais Lake Area Water Management Organization's (VLAWMO) Watershed Management Plan," authorize staff to share the completed WMP with local and State agencies and partners, and authorize the additional services request with HEI for \$2,800 to provide a version of the WMP that complies with accessibility standards. Vote: all aye. Motion passed.

2. Consider Landscape Level 2 2026-01 Grant Application for City of Vadnais Heights Greenhaven Drive Stormwater BMPs

Sampedro presented an overview of a Landscape Level 2 application from the City of Vadnais Heights for stormwater best management practices (BMPs) along Greenhaven Drive as part of a street improvement project. Sampedro explained that the proposed project proposes seven tree trenches and four filtration swales on approximately 1.4 miles of Greenhaven Drive from Highway 96 to Centerville Road. While the City is required to include water quality treatment in this project, nine of the eleven proposed stormwater BMPs will provide more treatment than is required. Sampedro clarified that this grant application is specifically for the BMPs that exceed water quality treatment requirements, consistent with VLAWMO's grant policy.

Sampedro explained that the proposed BMPs are the result of a feasibility study that VLAWMO and the City partnered on to gauge whether Greenhaven Drive would have potential to implement a "Green Street" as part of the City's existing plan to undergo a street improvement project. This work was part of a Board of Water and Soil Resources (BWSR) Accelerated Implementation Grant.

Sampedro explained that the City received six bids for the Greenhaven Street Improvement Project as a whole. Sampedro stated that the low bid cost for the eligible “above and beyond BMPs” was \$151,906.48.

Staff recommended that, consistent with VLAWMO Landscape Level 2 policy, VLAWMO fund 90% of the eligible costs at \$136,715.83. Staff are proposing the use of funding from the Lambert Creek subwatershed fund as this Board-approved fund currently designates \$150,000 for partnership on Green Streets implementation projects. Sampedro noted that the TEC reviewed this application and approved it at their June meeting. Staff and the TEC recommend that the VLAWMO Board of Directors approve funding for the LL2 2026-01 City of Vadnais Heights Greenhaven Drive Stormwater BMPs grant application not to exceed \$136,715.83 in accordance with staff recommendations and VLAWMO grant program guidelines.

Discussion:

None.

A motion was made by Director West and seconded by Director Shah to approve the Landscape Level 2 grant application 2026-01, not to exceed \$136,715.83 in accordance with VLAWMO staff’s recommendations and established grant program guidelines. Vote: all aye. Motion passed.

VII. Discussion:

Director Rafferty voiced his appreciation for the Directors, staff, and all their efforts.

Director Prudhon shared that White Bear Township will be hosting the Vietnam Veterans Memorial Wall in August at Polar Lakes Park. The White Bear Lake Historical Society secured this and expect that 12,000-15,000 people will visit. It will run for 12 days, 24 hours a day in the first week of August.

Administrator Belfiori thanked the Board for all their support through the big processes.

XI. Adjourn

A motion was made by Director Prudhon and seconded by Director Rafferty to adjourn at 7:36 pm. Vote: all aye. Motion passed.

VLAWMO Finance Summary: August 2026

Aug-26		Actual 8/1/26	Actual to Date	2026 Budget (June 2025 Board Approved)	Carry over from 2025 to 2026	Remaining in Budget	2026 Available (Dec. 2025 Board approved)	Act vs. Budget
BUDGET #	INCOME							
5.11	Storm Water Utility	\$719,830	\$747,697	\$1,335,000	\$0	\$587,303	\$1,335,000	56%
5.12	Service Fees			\$1,000	\$0	\$1,000	\$1,000	0%
5.13	Interest + mitigation acct	\$4,000	\$26,991	\$30,000	\$0	\$3,009	\$30,000	90%
5.14	Misc. income - WCA admin & other			\$3,000	\$0	\$3,000	\$3,000	0%
5.15	Other Income Grants/ <u>loan</u>	\$22,284	\$29,784	\$180,000	\$0	\$150,216	\$180,000	17%
5.16	Transfer from reserves			\$1,138,245	\$172,445	\$1,310,690	\$1,310,690	0%
	TOTAL	\$746,114	\$804,472	\$2,687,245	\$172,445	\$2,055,218	\$2,859,690	30%
EXPENSES								
3.1	Operations & Administration							
3.110	Office - rent, copies, post tel supplies	\$2,264	\$15,212	\$35,544	\$0	\$20,332	\$35,544	43%
3.120	Information Systems	\$2,246	\$18,343	\$37,150	\$0	\$18,807	\$37,150	49%
3.130	Insurance			\$12,000	\$0	\$12,000	\$12,000	0%
3.141	Consulting - Audit		\$16,238	\$29,900	\$0	\$13,662	\$29,900	54%
3.142	Consulting - Bookkeeping	\$118	\$206	\$1,500	\$0	\$1,294	\$1,500	14%
3.143	Consulting - Legal		\$1,978	\$9,000	\$0	\$7,022	\$9,000	22%
3.144	Consulting - Eng. & Tech.		\$435	\$50,000	\$0	\$49,565	\$50,000	1%
3.150	Storm Sewer Utility	\$310	\$31,032	\$22,500	\$93,619	\$85,087	\$116,119	27%
3.160	Training (staff/board)		\$694	\$18,000	\$0	\$17,306	\$18,000	4%
3.170	Misc. & mileage	\$389	\$1,608	\$7,276	\$0	\$5,668	\$7,276	22%
3.191	Administration - staff	\$58,212	\$308,912	\$511,724	\$0	\$202,812	\$511,724	60%
3.192	Employer Liability	\$15,800	\$95,027	\$169,583	\$0	\$74,556	\$169,583	56%
3.2	Monitoring and Studies							
3.210	Lake and Creek lab analysis	\$4,998	\$12,650	\$25,000	\$0	\$12,350	\$25,000	51%
3.220	Equipment			\$3,000	\$0	\$3,000	\$3,000	0%
3.230	Wetland assessment & management			\$0	\$0	\$0	\$0	#DIV/0!
3.240	Watershed planning /special study	\$3,856	\$28,194	\$80,000	\$0	\$51,806	\$80,000	35%
3.3	Education and Outreach							
3.310	Public Education	\$1,420	\$1,420	\$8,000	\$0	\$6,580	\$8,000	18%
3.320	Comm., Outreach & Marketing	\$223	\$14,062	\$25,000	\$0	\$10,938	\$25,000	56%
3.330	Community Blue Ed Grant		\$7,939	\$12,000	\$0	\$4,061	\$12,000	66%
Total Core functions: Ops, Monitoring, Education		\$89,836	\$553,950	\$1,057,177	\$93,619	\$596,846	\$1,150,796	48%
Capital Improvement Projects and Programs								
3.4	Subwatershed Activity							
3.410	Gem Lake			\$10,000	\$0	\$10,000	\$10,000	0%

3.420	Lambert Creek			\$455,000	\$0	\$455,000	\$455,000	0%
3.421	Lambert Lake Loan		\$19,284	\$38,568	\$0	\$19,284	\$38,568	50%
3.425	Goose Lake		\$4,377	\$40,000	\$0	\$35,623	\$40,000	11%
3.430	Birch Lake	\$35,255	\$35,255	\$102,500	\$20,000	\$87,245	\$122,500	29%
3.440	Gilf Black Tam Wilk Amelia	\$22,724	\$90,787	\$383,000	\$0	\$292,213	\$383,000	24%
3.450	Pleasant Charley Deep	\$1,000	\$13,650	\$115,000	\$0	\$101,350	\$115,000	12%
3.460	Sucker Vadnais		\$506	\$271,000	\$20,000	\$290,494	\$291,000	0%
3.48	Programs							
3.480	Soil Health Grant	\$1,026	\$4,060	\$25,000	\$15,530	\$36,470	\$40,530	10%
3.481	Landscape 1		\$7,450	\$50,000	\$11,558	\$54,108	\$61,558	12%
3.482	Landscape 2/BWSR WBF	\$3,283	\$4,751	\$80,000	\$11,738	\$86,987	\$91,738	5%
3.483	Project Research & feasibility			\$5,000		\$5,000	\$5,000	0%
3.485	Facilities Maintenanc/ Pub. Ditch Main.	\$10,003	\$15,094	\$50,000		\$34,906	\$50,000	30%
3.5	Regulatory							
3.510	Engineer Plan review			\$5,000	\$0	\$5,000	\$5,000	0%
	<i>Total CIP & Program</i>	<i>\$73,291</i>	<i>\$195,214</i>	<i>\$1,630,068</i>	<i>\$78,826</i>	<i>\$1,513,680</i>	<i>\$1,708,894</i>	<i>11%</i>
	Total of Core Operations & CIP	\$163,127	\$749,164	\$2,687,245	\$172,445	\$2,110,526	\$2,859,690	26%

Fund Balance		7/1/2026	8/1/2026
4M Account		\$378,074	\$1,297,481
4M Plus Savings		\$268,375	\$269,201
Total		\$646,449	\$1,566,682

Restricted funds		8/1/2026
Mitigation Savings		\$0
Term Series		\$0

Vadnais Lake Area Water Management Organization

10:34 AM

Check Detail

08/04/2026

July 9 through August 12, 2026

	Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
	Check	eft	07/09/2026	further		Checking - 1987		-7.00
					Insurance Benefit		-7.00	7.00
TOTAL							-7.00	7.00
	Check	eft	07/09/2026	US Bank		Checking - 1987		-117.68
					3.142 · Bookkeeping help		-117.68	117.68
TOTAL							-117.68	117.68
	Check	eft	07/17/2026	Reliance Standard		Checking - 1987		-228.36
					Insurance Benefit		-228.36	228.36
TOTAL							-228.36	228.36
	Check	6205	07/14/2026	City of White Bear Lake		Checking - 1987		-51,312.90
					payroll		-38,808.29	38,808.29
					Administration FICA		-2,838.36	2,838.36
					Administration PERA		-2,910.64	2,910.64
					Insurance Benefit		-6,294.76	6,294.76
					Admin payroll processing		-266.05	266.05
					Employer PFML		-194.80	194.80
TOTAL							-51,312.90	51,312.90
	Check	6206	08/12/2026	Dawn Tanner		Checking - 1987		-31.16
					3.170 · Misc. & mileage		-31.16	31.16
TOTAL							-31.16	31.16
	Check	6207	08/12/2026	Angela Hugunin		Checking - 1987		-182.58
					3.170 · Misc. & mileage		-81.48	81.48
					3.320 · Marketing		-101.10	101.10
TOTAL							-182.58	182.58
	Check	6208	08/12/2026	Brian Corcoran		Checking - 1987		-148.96
					3.170 · Misc. & mileage		-148.96	148.96
TOTAL							-148.96	148.96
	Check	6209	08/12/2026	Houston Engineering, Inc		Checking - 1987		-29,481.66
					Wilkinson 319 grant 320705.50		-3,641.25	3,641.25
					3.240 · Watershed Plan Amendment		-255.00	255.00
					3.485 · Facilities & Maintenance		-4,212.75	4,212.75
					3.485 · Facilities & Maintenance		-3,692.50	3,692.50
					Wilkinson 319 grant 320705.50		-17,680.16	17,680.16

TOTAL				-29,481.66	29,481.66
Check	6210	08/12/2026 RMB Environmental Laboratories, Inc.	Checking - 1987		-4,998.24
			3.210 · Lake & Creek lab analysis	-593.56	593.56
			3.210 · Lake & Creek lab analysis	-1,517.34	1,517.34
			3.210 · Lake & Creek lab analysis	-593.56	593.56
			3.210 · Lake & Creek lab analysis	-79.42	79.42
			3.210 · Lake & Creek lab analysis	-94.05	94.05
			3.210 · Lake & Creek lab analysis	-1,517.34	1,517.34
			3.210 · Lake & Creek lab analysis	-94.05	94.05
			3.210 · Lake & Creek lab analysis	-508.92	508.92
TOTAL				-4,998.24	4,998.24
Check	6211	08/12/2026 White Bear Lake Methodist Church	Checking - 1987		-1,026.00
			3.480 · Soil Health Grant	-1,026.00	1,026.00
TOTAL				-1,026.00	1,026.00
Check	6212	08/12/2026 Ramsey County	Checking - 1987		-3,272.50
			3.482 · Landscape 2	-1,870.00	1,870.00
			3.440 · Gilfillan Black Tamarack Wilkin	-1,402.50	1,402.50
TOTAL				-3,272.50	3,272.50
Check	6213	08/12/2026 Metro - Inet	Checking - 1987		-2,246.00
			IT Support	-2,200.00	2,200.00
			Software	-46.00	46.00
TOTAL				-2,246.00	2,246.00
Check	6214	08/12/2026 City of Vadnais Heights	Checking - 1987		-2,264.29
			Rent	-1,865.00	1,865.00
			Phone/Internet/Machine Overhead	-335.00	335.00
			Postage	-13.66	13.66
			Copies	-50.63	50.63
TOTAL				-2,264.29	2,264.29
Check	6215	08/12/2026 Freshwater Society	Checking - 1987		-1,000.00
			3.310 · Public Education	-1,000.00	1,000.00
TOTAL				-1,000.00	1,000.00
Check	6216	08/12/2026 City of White Bear Lake	Checking - 1987		-73,776.65
			payroll	-58,212.40	58,212.40
			Administration FICA	-4,322.76	4,322.76
			Administration PERA	-4,365.96	4,365.96
			Insurance Benefit	-6,329.32	6,329.32
			Admin payroll processing	-266.05	266.05
			Employer PFML	-280.16	280.16
TOTAL				-73,776.65	73,776.65

TOTAL	Check 6217 08/12/2026 Budget Signs	Checking - 1987	-1,412.50	
		3.482 · Landscape 2	-1,412.50	1,412.50
			-1,412.50	1,412.50
TOTAL	Check 6218 08/12/2026 Ehlers & Associates, Inc.	Checking - 1987	-310.00	
		3.150 · Storm Sewer Utility	-310.00	310.00
			-310.00	310.00
TOTAL	Check 6219 08/12/2026 Metro Blooms	Checking - 1987	-90.00	
		3.310 · Public Education	-90.00	90.00
			-90.00	90.00
TOTAL	Check 6220 08/12/2026 Gallagher	Checking - 1987	-2,825.00	
		3.240 · Watershed Plan Amendment	-2,825.00	2,825.00
			-2,825.00	2,825.00
TOTAL	Check 6221 08/12/2026 Town Law Center, PLLP	Checking - 1987	-2,874.00	
		3.240 · Watershed Plan Amendment	-776.00	776.00
		3.485 · Facilities & Maintenance	-2,098.00	2,098.00
			-2,874.00	2,874.00
TOTAL	Check 6222 08/12/2026 Natural Shore Technologies, Inc	Checking - 1987	-35,255.00	
		3.430 · Birch Lake	-35,255.00	35,255.00
			-35,255.00	35,255.00
TOTAL	Check 6223 08/12/2026 carp solutions	Checking - 1987	-1,000.00	
		3.450 · Pleasant Charley Deep	-1,000.00	1,000.00
			-1,000.00	1,000.00

Vadnais Lake Area Water Management Organization

10:56 AM

Profit & Loss

08/04/2026

July 9 through August 12, 2026

Cash Basis

Jul 9 - Aug 12, 26**Ordinary Income/Expense****Income**

Misc. 298.68

5.1 · Income

5.11 · Storm Water Utility 719,830.36

5.13 · Interest 4,000.43

Total 5.1 · Income 723,830.79

6.6.6 · Grants 22,284.48

Total Income 746,413.95

Gross Profit 746,413.95

Expense**3.1 · Administrative/Operations****3.110 · Office**

Copies 50.63

Phone/Internet/Machine Overhead 335.00

Postage 13.66

Rent 1,865.00

Total 3.110 · Office 2,264.29

3.120 · Information Systems

IT Support 2,200.00

Software 46.00

Total 3.120 · Information Systems 2,246.00

3.142 · Bookkeeping help 117.68

3.150 · Storm Sewer Utility 310.00

3.170 · Misc. & mileage 388.95

3.191 · Employee Payroll

payroll 58,212.40

Total 3.191 · Employee Payroll 58,212.40

3.192 · Employer Liabilities

Admin payroll processing 266.05

Administration FICA 4,322.76

Administration PERA 4,365.96

Employer PFML 280.16

Insurance Benefit 6,564.68

Total 3.192 · Employer Liabilities 15,799.61

Total 3.1 · Administrative/Operations 79,338.93

3.2 · Monitoring and Studies

3.210 · Lake & Creek lab analysis 4,998.24

3.240 · Watershed Plan Amendment 3,856.00

Total 3.2 · Monitoring and Studies 8,854.24

3.3 · Education and Outreach	
3.310 · Public Education	1,420.27
3.320 · Marketing	222.74
Total 3.3 · Education and Outreach	1,643.01
3.4 · Capital Imp. Projects/Programs	
3.430 · Birch Lake	35,255.00
3.440 · Gilfillan Black Tamarack Wilkin	
Wilkinson 319 grant 320705.50	21,321.41
3.440 · Gilfillan Black Tamarack Wilkin - Other	1,402.50
Total 3.440 · Gilfillan Black Tamarack Wilkin	22,723.91
3.450 · Pleasant Charley Deep	1,000.00
Total 3.4 · Capital Imp. Projects/Programs	58,978.91
3.48 · Programs	
3.480 · Soil Health Grant	1,026.00
3.482 · Landscape 2	3,282.50
3.485 · Facilities & Maintenance	10,003.25
Total 3.48 · Programs	14,311.75
Total Expense	163,126.84
Net Ordinary Income	583,287.11
Net Income	583,287.11

Vadnais Lake Area Water Management Organization

Custom Transaction Detail Report

June 1 through August 1, 2026

10:32 AM

08/04/2026

Accrual Basis

Type	Date	Num	Name	Memo	Account	Clr	Split	Amount	Balance
Jun 1 - Aug 1, 26									
Credit Card Charge	06/01/2026		Google*SVCAPPS_VLAWM		US Bank CC	√	WEB	21.00	21.00
Credit Card Charge	06/12/2026		Adobe "Creative Cloud		US Bank CC	√	Software	75.83	96.83
Transfer	06/22/2026			Funds Transfer	US Bank CC	√	Checking - 1987	-1,555.68	-1,458.85
Credit Card Charge	07/01/2026		Google*SVCAPPS_VLAWM		US Bank CC	√	WEB	21.00	-1,437.85
Credit Card Charge	07/09/2026		mnl	tour host e-cards	US Bank CC		3.310 · Public Education	15.00	-1,422.85
Credit Card Charge	07/09/2026		Canva	grant stickers	US Bank CC		3.310 · Public Education	23.84	-1,399.01
Credit Card Charge	07/10/2026		Ace Hardware	stencil supplies	US Bank CC		3.310 · Public Education	175.16	-1,223.85
Credit Card Charge	07/10/2026		USPS	stamps for cards	US Bank CC		3.320 · Marketing	17.60	-1,206.25
Credit Card Charge	07/13/2026		Grainger	vests	US Bank CC		3.310 · Public Education	91.30	-1,114.95
Credit Card Charge	07/23/2026		Canva	business cards	US Bank CC		3.170 · Misc. & mileage	127.35	-987.60
Credit Card Charge	07/27/2026		Canva	postcards	US Bank CC		3.320 · Marketing	104.04	-883.56
Credit Card Charge	07/28/2026		WalMart	marketfest spinners snacks	US Bank CC		3.310 · Public Education	24.97	-858.59
								-858.59	-858.59
Jun 1 - Aug 1, 26									

TEC Report to Board -August 2026

Programs & Projects	Effort Level	Completion Date	Comments				
	LOW						
	MED						
	HIGH						
Projects				Administration & Operation			
E. Vadnais Lake Subwatershed Resiliency Study		Ongoing	Staff are continuing to work with the City of Vadnais Heights on exploring construction of the recommended project from the study, additional partnership development, and state grant management. Staff will be working with the City to move forward with implementation activities after the City executes the grant agreement with the State.	Audit		2026	Board approved the 2025 VLAWMO Audit at the April 22, 2026 Board meeting
Vadnais Heights Resiliency Study (Whole City)		2026	The resiliency study was completed and a final grant report was submitted to the MPCA on 6/30/26. Additional data collection tasks for potential future projects is beginning this month.	Budget		for 2027 budget	The VLAWMO Board will be considering the SSU charges related to the 2027 approved budget at the Aug 26, 2026 meeting.
MPCA 319 /Wilkinson Lake BMPs		Ongoing	Project easement filed and recorded. HEI working on soil sampling and tree survey.	SSU		2027	The VLAWMO Board will be considering the SSU charges related to the 2027 approved budget at the Aug 26, 2026 meeting.
Pleasant Lake Carp Management		Ongoing	Spring removal likely completed. Transition to maintenance beginning.	2027-2036 Watershed Mgmt. Plan		2026	The VLAWMO Board approved WMP at the June 17, 2026 meeting. Anticipate distribution of the approved WMP to member communities and partners in August.
Rotary Park partnership		2025-29	Task Order 1 complete in July; Task order 2 will carry project through the end of the year.				
CD14 Stabilization		2026-27	Projects currently out for quotes				
Programs				FINANCIAL SUMMARY as of 8/1/2026			
City/Township MS4		Ongoing	Public participation opportunities continue to be regularly shared with partners. Staff are developing a new site for sharing MCM 1 and MCM 2 resources with member communities.				
				4M Account (1.10)	4M Plus (1.23)	Total	
Communication & Outreach		Ongoing	Outreach materials continue to be updated and event season is underway. The first Neighborhood Garden Tour took place in June, with the next event to be held on August 25th. Staff joined VH's Ice Cream Social and WBL's Marketfest, plus provided materials for the NOGC tour. VLAWMO will host a "Caring for a Native Garden" Blue Thumb workshop on September 15th.				
				\$1,297,481	\$269,201	\$1,566,682	
Cost Share & BWSR WBIF		Ongoing	Site visits continue and there has been more interest in curb cut raingardens this year. Several designs are underway in partnership with the RCSWCD. 2025 projects continue to be closed out as final site visits are completed. VLAWMO presented to the Metropolitan Council/Metro Transit for potential partnership opportunities at a Park and Ride. Planning work for BWSR WBIF 25-27 continues.				
Monitoring		Ongoing	2026 regular monitoring is underway. Special monitoring projects are also underway.				
WAV		Ongoing	Volunteers have supported community events throughout the summer, including Neighborhood Garden Tours, Marketfest, and VH Family Fun Zone. Two current Stewards were awarded a Community Blue grant for their hosting of a two-part Adopt-a-Drain event this fall.				
WCA		Ongoing	Administering WCA as needed.				
Website		Ongoing	New website (still at www.vlawmo.org) is live, with content updated as needed. Staff are planning more robust efforts to ensure digital accessibility compliance by the 2028 deadline.				

Budget Summary	Actual Expense YTD	2026 Budget "working"	Remaining In Budget	% YTD
Operations	\$553,950	\$1,150,796	\$596,846	48%
CIP	\$195,214	\$1,708,894	\$1,513,680	11%
Total	\$749,164	\$2,859,690	\$2,110,526	26%

Budget Summary	Actual Expense YTD	2026 Budget "working"	Remaining in Budget	% YTD
Operations	\$553,950	\$1,150,796	\$596,846	48%
CIP	\$195,214	\$1,708,894	\$1,513,680	11%
Total	\$749,164	\$2,859,690	\$2,110,526	26%

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To: VLAWMO Board
From: Phil Belfiori VLAWMO Administrator
Date: August 19, 2026
Re: Consent V. A. 2027- 2028 Biannual Engineering Professional Services Solicitation

Background

As per Minnesota Rules 8410, VLAWMO is required to biannually solicit for engineering professional services. As in past years, we plan to publish notice in the official newspapers of the VLAWMO, notice in LMC website and send notice to consulting firms that have either experience with VLAWMO or requested notice. Again, for this biennium period (2027 -28) staff is proposing continuance of the VLAWMO engineering “pool” list which is a formal list of firms that were not selected as the VLAWMO general engineer that the VLAWMO may draw on for special project and services. This engineering pool is essentially pre-qualifying firms to perform work for the VLAWMO for any specialty and or technical work area at the discretion of the administrator.

The request requires a proposal submitted which would include qualifications of the primary consultants, billing rates for all included staff, experience and technical capacity of the firm in relation to key water management areas, references, and VLAWMO experience with the engineering firm.

Attached to this memo is the request for proposal for 2027 /28 engineering services, the notice of request for professional services to be published in the VLAWMO official newspaper and a copy of the letter provided to those interested parties. The documents identify that the proposals should be submitted to VLAWMO by September XX, 2026. The review and recommendation are anticipated at the October 2026 Board meeting. Also attached is a contract for engineering services which would be executed (pending advice of counsel) with the engineering firm selected as VLAWMO general engineer. Any other firms that submit a proposal and are not selected will be placed in the VLAWMO engineering pool.

Requested Board Action

Authorize Staff to solicit for engineering services for 2027 and 2028.

Attachments:

1. Draft Request for proposal LINKED AT:
https://www.vlawmo.org/download_file/703631bf-f975-4c7b-a4b6-a5926bae308f/9

2. Draft Notice for Newspaper /LMC LINKED AT:
https://www.vlawmo.org/download_file/3d8a31e6-370b-40a9-a1b4-f07c075def32/9
3. Draft engineering professional services contract LINKED AT:
https://www.vlawmo.org/download_file/86d1a669-2dc1-4b1f-93d8-81aa68423bc2/9

To: VLAWMO Board
From: Phil Belfiori VLAWMO Administrator
Date: August 19, 2026
Re: V. B. 2027- 2028 Biannual Legal Professional Services solicitation

Background

Pursuant to Minnesota Statute 103B, VLAWMO is required to notice and advertised a Request for Proposal (RFP) for legal services for 2027 and 2028. The purpose of the program is to provide legal counsel services on an “as needed” basis. The selected legal firm would enter into a contract for a 2-year period. As in years past the advertisement for the RFP will be placed in the Legal of MN Cities marketplace, the White Bear Press, noticed at the offices and placed on the VLAWMO web page.

The attached RFP identifies services including stormwater management, drainage, & utility issues; contract & agreement review; legal boundary updates; Wetland Conservation Act appeals; enforcement action; and Joint Powers Agreement updates, as requested.

Requested Board Action

Authorize Staff to solicit for Legal services for 2027 and 2028.

Attachments:

1. Draft Request for proposal LINKED AT:
https://www.vlawmo.org/download_file/d3417c5c-26cb-409c-9ba8-076001096cde/9
2. Draft Notice for Newspaper LINKED AT:
https://www.vlawmo.org/download_file/fd341f70-2b46-44d4-98cd-b4ef2325d7c6/9
3. Draft Notice for LMC LINKED AT:
https://www.vlawmo.org/download_file/58a53876-74c6-46ef-8621-8b2e876fc390/9

4. Draft Notice for office LINKED AT:

https://www.vlawmo.org/download_file/2e589bf7-8a55-4348-8c76-f49663f299d1/9

To: VLAWMO Board of Directors

From: Phil Belfiori, Administrator and Brian Corcoran, Water Resources Manager

Date: August 19, 2026

Re: **V. C.** Consider Letter of Support to White Bear Township for a possible Met Council Water Reuse Program Grant Application

Introduction

VLAWMO staff is seeking Board consideration of the attached letter of support (Letter) to White Bear Township (Township) for a possible future Met Council Water Reuse Program Grant Application. According to Met Council staff, this Grant program is anticipated to be accepting application as early as September or October 2026.

Background

VLAWMO and the Township partnered on a feasibility study in 2024 on a possible surface water reuse project (Project) for irrigation in Polar Lakes Park in the Township. This Project will reduce the amount of groundwater used to irrigate the ball fields at the park.

Please note that currently the Township has not made a final decision on whether to apply for this grant to implement this proposed water reuse project. There remains some level of uncertainty with several technical and permitting related issues that would need to be resolved before the Township could move forward with a grant application. These issues include (but not limited to) Barr engineering completing a determination on the impact on cost (and project effectiveness) from State regulations and required guidelines from the MN Department of Health. There also exists challenges related to the total amount of funding available in this grant program. The total funding “pot” for the entire Metro Area is only \$1 million dollars. Given the amount of local match funding available, it is anticipated that the Township would apply for 50% (\$500,000) of the total funding available in the program. With funding for grant program being so competitive, it would be unlikely that the Township would move forward with the Project unless the entire requested amount is awarded.

If the Township chooses to move forward with pursuing this grant opportunity, staff have prepared a draft Letter (attached) regarding possible future partnership with the Township. The Letter includes committing to assisting the Township with the design and construction of the project by providing up to 50% of the required local cash match in addition to providing staff time if this proposal is selected for full funding and the Township decides to move forward. If successful, there would also need to be a MOU developed between the Township and VLAWMO which would define the two parties’ respective roles in completing design plans, project implementation, and maintenance. The funding for this possible partnership and for the grant’s local match is included in the approved 2026 and 2027 VLAWMO Budget.

It is also anticipated that if the Township chooses to move forward with pursuing this grant opportunity, that the Township and VLAWMO will share equally in the cost of completing the

grant application with Barr Engineering. This cost is not yet known, however staff would estimate that the VLAWMO portion would not exceed \$10,000.

Recommendation

Staff recommends approval of the Letter of Support for White Bear Township's Met Council Water Reuse Program Grant Application with non-material changes to be used if the Township decides to pursue a grant application later this year.

Requested Motion

Director _____ Moves and Director _____ seconds approval of the Letter of Support for White Bear Township's Met Council Water Reuse Program Grant Application with non-material changes and approval of up to \$10,000 for partnership with the Township on completion of the grant application.

Attachments

Letter of support to White Bear Township for a possible grant application to Met Council



800 County Rd E East, Vadnais Heights, MN 55127
www.VLAWMO.org
office@vlawmo.org
 (651) 204-6070

DRAFT

September XX 2026

Met Council
 Address
 St. Paul, MN
 ZIP

Re: VLAWMO Letter of Support of White Bear Townships' grant application for Met Council's Water Reuse grant program

Dear Met Council Staff,

The Vadnais Lake Area Watershed Management Organization (VLAWMO) is submitting this letter in support of White Bear Townships' grant application for Met Council's Water Reuse grant program.

VLAWMO and White Bear Township (Township) have identified groundwater conservation and water quality treatment as important goals for local communities. VLAWMO and the Township recently partnered on a water reuse feasibility study in 2024 to determine the extent to which a constructed wetland basin could be used instead of the current potable water system which relies on groundwater as the supply source for the irrigation of athletic fields in Polar Lakes Park. These fields currently use between 2-6 million gallons of groundwater a year for irrigation. The Park is within one to two miles of White Bear Lake and is one of the largest publicly held potable water users located this close to White Bear Lake. The Park is also located within the Minnesota Department of Natural Resources (MnDNR) North and East Metro Groundwater Management Area. The Polar Lake Park water reuse project will use innovative practices and strategies to demonstrate success of this critical groundwater conservation technique to achieve local conservation goals in the area of White Bear Lake and the Northeast Metro Groundwater Management Area.

Additionally, surface water flows through Polar Lakes Park ultimately drain to Wilkinson Lake via a private ditch. Wilkinson Lake is impaired for nutrients and a TMDL was completed in 2013. It is estimated this reuse project would help achieve the waste load allocation and reduce total phosphorus concentrations to Wilkinson Lake, especially during the growing season, by specifically targeting water volume control and reduction of primarily dissolved phosphorus loading to the downstream impaired lake.

Funding from the Met Council Water Reuse grant would allow for White Bear Township and its partners to design and construct this water reuse project for irrigation at Polar Lakes Park. Required local match for the Met Council grant would be shared between the VLAWMO and the Township. VLAWMO is committing to assisting the Township with the design and construction of the project by providing up to 50% of the required local cash match in addition to providing staff time if this proposal is selected for full funding.

We support the efforts of White Bear Township as they seek funding sources to accelerate the implementation of a water reuse project at Polar Lakes Park. Thank you for considering the Township's proposal.

Sincerely,

Jim Lindner
 VLAWMO Board Chair

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To: VLAWMO Board of Directors

From: Dawn Tanner and Phil Belfiori

Date: August 19, 2026

Re: V. D.: Update on EPA 319 Grant - Proposed Phase 2 Project

HEI has completed the soil sampling and tree survey specified in the June packet to the VLAWMO Board. They used that information to provide an updated draft project design. The soil report and updated draft project design are provided as attachments in the packet.

VLAWMO completed the Semi-Annual Report (SAR) due on the project to MPCA. That report has been approved and recorded.

Attachments:

1. Sediment Sampling Wilkinson Access Road Plunge Pool, North Oaks, Ramsey County, Minnesota, August 7, 2026, Signed Report LINKED AT:
https://www.vlawmo.org/download_file/d5372fba-6584-4f0e-a0a8-91dc2fdb94f/9
2. Updated draft project design by HEI LINKED AT:
https://www.vlawmo.org/download_file/28942781-bc24-476b-a6f5-63182cdbc95/9

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To: VLAWMO Board of Directors

From: Dawn Tanner

Date: August 19, 2026

Re: **V. E.:** Update on Carp Removal Project: Transition to Maintenance Complete

The invasive common carp removal project has been transitioned to maintenance, as planned. The temporary carp barrier has been removed at Chickadee Lane on Deep Lake. The 2027 scope will include the remaining cost of removing and storing the barrier, conducting a biomass survey as part of ongoing monitoring, and running an antenna at both Deep and Charley Lakes. Carp Solutions will prepare the scope as part of VLAWMO's ongoing small contracts for 2027.

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To: VLAWMO Board of Directors

From: Dawn Tanner

Date: August 19, 2026

Re: V. F.: Update on AIS in Watershed: Spring Notifications from MN DNR

VLAWMO received two AIS revisions from MN DNR this spring.

1. **Amelia delisting for flowering rush:** VLAWMO and RCSWCD partnered in checking previously reported flowering rush infestation locations in Amelia Lake for six years. As part of these checks, RCSWCD checked the specific locations that had been previously reported and took photographs of the entire shoreline as backup verification that flowering rush was not being detected. The sixth year of checks was completed in 2025.

MN DNR initially requested five years of checking without a detection before potential consideration for delisting. After five years of no detection, MN DNR requested an additional year of field investigation as a buffer year. Surveys were completed by RCSWCD as part of VLAWMO's annual lake survey contract.

Coordination this spring between VLAWMO, RCSWCD, and MN DNR were completed to share survey data, photographs, and provide information to MN DNR for additional flow analysis and consideration for delisting. As of 6/2/26, MN DNR has approved delisting of Amelia Lake for flowering rush.

As part of the Amelia Lake Review development process, an infestation of flowering rush was detected on a wetland to the south of Amelia Lake. RCSWCD has been treating that infestation (since 2023) and has agreed to continue to check on that infestation and the shoreline of Amelia nearest the wetland to ensure that flowering rush is detected promptly if it begins to establish on Amelia in the coming years.

The partnership work to follow up on a decades-old infestation led to the current delisting. VLAWMO appreciates the partnership efforts with RCSWCD, DNR, private residents, Anoka SWCD, and others who have been involved in this successful treatment and delisting effort.

Photo: Flowering rush blooming at private wetland in 2022.



2. **East Vadnais listing for faucet snails:** VLAWMO, RCSWCD, SPRWS, Capitol Region Watershed District, and Ramsey-Washington Watershed District received a notification from the MN DNR on 6/2/26 that East Vadnais Lake is now listed as infested for faucet snails. An official announcement was provided. The announcement is attached in the packet for reference.

Attachment: The Faucet Snail Infestation Report (Dated 5/22/26) is available at the following link: https://www.vlawmo.org/download_file/e7eab731-5002-407d-8d07-60ef91d77da6/9

To: VLAWMO Board of Directors

From: Dawn Tanner

Date: August 19, 2026

Re: V. G.: Update on Rotary Park Wetland Restoration Project

Summer planting has been productive. Photos of Natural Shore Technologies crew are shown below. Fall work will consist of herbicide treatment of reed canary grass and invasive cattail. Additional fall overseeding will be done in key areas to support increased plant diversity.

Crew planting in areas previously treated for reed canary grass



Crew planting in shallow water wetland areas



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To: VLAWMO Board of Directors

From: Dawn Tanner and Phil Belfiori

Date: August 19, 2026

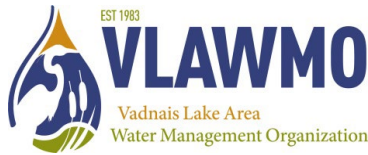
Re: V. H.: Consider Letter of Support to MLT and NOC for CPL Grant Application

The Minnesota Land Trust (MLT) is working with North Oaks Company (NOC) to apply for a Conservation Partners Legacy (CPL) grant with the Minnesota Department of Natural Resources (MN DNR) for a large, multi-year restoration project near the completed Phase 1 (319 project) and upcoming Proposed Phase 2 (319 project). The partners have requested a letter of support from VLAWMO and provided the draft application for VLAWMO to use in preparing the letter. Stantec is the engineering firm that is developing the enhancement/restoration plan and working with partners to prepare the grant proposal.

Requested Action: VLAWMO staff request approval of the attached draft letter of support with nonmaterial changes for MLT, NOC, and Stantec to use in their CPL grant application for the above-specified restoration project.

Attachment:

- Letter of support for MLT and NOC proposal to CPL



800 County Road E East, Vadnais Heights, MN 55127
www.vlawmo.org

August 19, 2026

VLAWMO Board of Directors

Conservation Partners Legacy Grant Program,
 Minnesota Department of Natural Resources
 on behalf of North Oaks Company
 and the Minnesota Land Trust

Conservation Partners Legacy Grant Program:

The VLAWMO Board is happy to provide this letter of support for the Minnesota Land Trust (MLT) Oak Woodland Enhancement Project proposal. We understand that MLT is working with North Oaks Company (NOC) as a primary partner and Stantec as the design engineer with a team of ecologists on this project.

VLAWMO has been working closely with MLT and NOC on previous and current projects in the broader project area with the goal of improving water quality in Wilkinson Lake, which is impaired for nutrients. These projects are being done through VLAWMO's involvement in the 319/Small, Priority Watershed Grant Program that is administered by the Minnesota Pollution Control Agency (MPCA) and funded by the Environmental Protection Agency (EPA). A previous project is the now-completed Wilkinson Lake deep-water wetland, which is located just south of this proposed enhancement area project proposal. The deep-water wetland reduced phosphorus and total suspended solids input to the Lake. For this project, NOC provided a temporary construction easement and extended maintenance easement, logistical support, collaboration in project planning and implementation, and 50% of the local cash match required as part of the grant. NOC also partnered with VLAWMO to develop a 10-year maintenance agreement, for which NOC and VLAWMO share annual maintenance costs equally. MLT provided easement access and multiple letters of support at key steps in project development.

Earthwork movement and major construction of the deep-water wetland was completed in 2023. Ongoing BMP construction included invasive species control within the project easement area and including along streambanks downstream from the project. That work began during the winter of 2023-2024 and was completed in 2025. Submerged vegetation establishment was also part of this project, with the recognition that submerged vegetation is necessary to successfully remove pollutants in a deep-water wetland. Submerged vegetation transplants were completed in 2024 and 2025. Surveys of establishing vegetation were completed in 2025 and 2026. Native aquatic vegetation is now established in the wetland. Vegetation enhancement is ongoing at the site as of 2026. Onsite education signage was part of this project. Signage is located strategically on the trail system, frequently used by residents, and within easy view of the deep-water wetland. Connecting to this trail system is a 25-acre restoration by NOC that provides increased habitat benefits while reducing ongoing maintenance needs at the project site.

The Phase 2 project in this program is currently in planning and design stages. NOC is a financial partner contributing 50% of the required local cash match and has provided easement access for construction and maintenance. MLT has provided easement access and letters of support as requested by VLAWMO. The Phase 2 project's primary goal is water-quality improvement.

We understand that MLT is now working with NOC and Stantec on a CPL proposal to extend habitat restoration and enhancement to more than 100 acres in the broader project area. Project activities will include woody invasive removal, follow-up foliar treatment, goat browsing, targeted native seeding, herbaceous weed control, and prescribed fire. The project strives to reduce invasive shrub/vine cover from more than 75% to less than 10% across 129 acres, increase native ground cover to more than 75%, and restore fire to portions of the woodland. The work is designed as a cost-effective, phased effort that builds on existing landowner investment, nearby water quality projects, and long-term conservation management across a larger protected landscape. We enthusiastically support this project and proposal.

Sincerely,

Jim Linder
VLAWMO Board Chair

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To: VLAWMO Board of Directors

From: Angela Hugunin, Communication & Outreach Coordinator

Date: August 17, 2026

Re: **V. I. Update on Recent Outreach Events**

Recent months have held a variety of community engagement efforts and education from VLAWMO. Staff appreciate the partners and volunteers who have supported these opportunities to connect with community members and share educational and stewardship resources.

Highlights of these events include:

- **Planting for Clean Water Workshop (May 7th):** This Blue Thumb workshop, cohosted by VLAWMO and RWMWD, provided attendees with practical guidance on designing and implementing native plant projects that protect water. Attendees had a chance to discuss their potential projects with landscape designers. They were also provided with resources about local grant opportunities and stewardship actions.
- **Rotary Nature Preserve Field Day (May 22nd):** This educational day brought students from Birch Lake Elementary School to a hands-on day of environmental learning. VLAWMO joined partners from the City of White Bear Lake and the Rotary Club of White Bear Lake to provide activities including an Adopt a Storm Drain learning station and a hands-on lab with macroinvertebrates from the nearby wetland.
- **Vadnais Heights Ice Cream Social (June 10th):** Staff tabled at this annual event hosted by the City of Vadnais Heights. Residents engaged with the roots display to learn about native plants and water quality, with two grant program site visits pursued as a result.
- **June Neighborhood Garden Tours (June 30th):** Four hosts throughout the VLAWMO watershed shared their clean water projects with attendees. Each project received some degree of funding through VLAWMO's grant programs.
- **Environmental Resources Expo, part of the City of White Bear Lake's Marketfest (July 30th):** Staff and volunteers tabled at this event hosted by the City of White Bear Lake's Environmental Advisory Commission. Attendees engaged with water trivia and a hands-on Adopt a Storm Drain exhibit.
- **Vadnais Heights Family Fun Zone (August 15th):** Staff and volunteers attended this annual event as part of Vadnais Heights Days. Residents of all ages stopped by for water-themed activities and resources.



Above: Minnesota Water Stewards-in-training Josie and Caden joined staff at this year's Environmental Resources Expo



Above: Attendees of the June Neighborhood Garden Tour noticed numerous pollinators at this bioswale in North Oaks

Upcoming VLAWMO events include the second evening of Neighborhood Garden Tours (event webpage link [here](#)) and a Blue Thumb workshop on the topic of Caring for a Native Garden (event webpage link [here](#)). This fall, Minnesota Water Stewards-in-training Josie and Caden Hill will host a two-part neighborhood event series on water stewardship and storm drain adoption with support from VLAWMO's Community Blue Grant Program. Dates are being finalized for the fall Watershed Action Volunteers (WAV) meeting and annual fall trash cleanup event.

To: VLAWMO Board

From: Brian Corcoran

Through: Phil Belfiori

Date: August 18, 2026

Re: VI. A. 1. Consideration of WCA sequencing application for proposed Great Northern site

Introduction

North Oaks Company is proposing to develop this site for industrial use including constructing a site access, three distribution warehouses with associated office space, employee parking areas, semi-truck delivery/loading/parking areas, the construction of stormwater treatment features, and the installation of utilities on a 38.78 acre parcel in White Bear Township. Applicant the following decision from the VLAWMO Board serving as the WCA LGU, consideration of:

1. that the application has satisfied the WCA sequencing steps/requirements;
2. 0.4971 acres of temporary wetland impact associated with wetland excavation in wetlands 5, 7 and 9;
3. sequencing flexibility for wetlands 4 and 6 based on wetlands being degraded within a manipulated portion of the site.

Background on the WCA Law

The Vadnais Lake Area Water Management Organization (VLAWMO) is the Local Government Unit (LGU) for the implementation of the Wetland Conservation Act (WCA). WCA has identified a Technical Evaluation Panel (TEP) which consists of a representative from the LGU, Board of Water & Soil Resources (BWSR), Ramsey County Soil and Water Division and MN Department of Natural Resources. The TEP reviews are required for sequencing reviews like this application. WCA requires a multi-step process for review of all sequencing and replacement plans per MN Rule which includes avoidance and minimization and replacement (considered at later Board meeting pending decision 8/26/26).

Background – TEP Review of the Sequencing Application

The attached Powerpoint and documents (Attachments 3&4) include documentation of the TEP's process as part of reviewing and processing the Application.

Requested Board Consideration

Consider TEP recommendation:

TEP Recommends approval of the revised Great Northern sequencing application dated 8/12/2026 along with the applicants request for sequencing flexibility to wetland 4 and 6 and temporary impacts to wetlands 5,7 and 9.

Proposed Board Motion

Director _____ moves and Director _____ seconds approval of the revised Great Northern sequencing application dated 8/12/2026 along with the applicants request for sequencing flexibility to wetland 4 and 6 and temporary impacts to wetlands 5,7 and 9.

Attachments:

1. PowerPoint slides summarizing application
2. Revised Great Northern sequencing application dated 8/12/2026 – LINKED:
https://www.vlawmo.org/download_file/98d0e51d-b1a8-4fd5-a4c2-2df53a29be9c/9
3. TEP Findings of Fact Binder with signed WCA FOF
4. MR 8420.0520 – sequencing - LINKED:
https://www.vlawmo.org/download_file/6c1343cd-b92f-48d7-8775-d175f68d1b82/9

Agenda item VI. A. 1

Attachment 1

VI. A. 1. Consideration of TEP recommendation for Great Northern (sequencing application) dated 8.12.2026

Brian Corcoran
Board Meeting
8/26/2026



1

Introduction



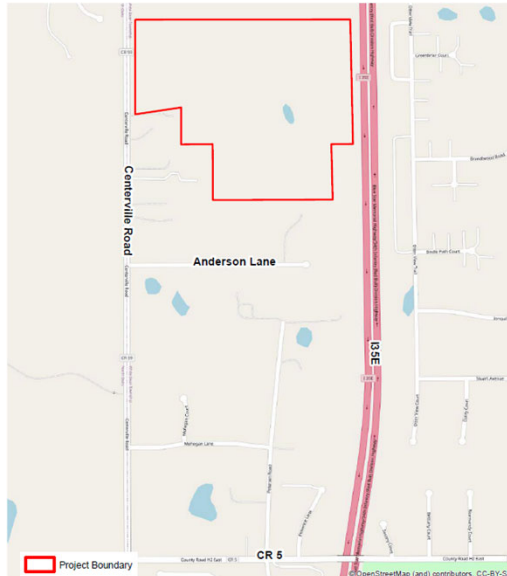
- North Oaks Company is proposing to develop this site for industrial use including constructing a site access, three distribution warehouses with associated office space, employee parking areas, semi-truck delivery/loading/parking areas, the construction of stormwater treatment features, and the installation of utilities on a 38.78 acre parcel in White Bear Township.
- Tonight, the applicant is seeking:
 1. Consideration that the application has satisfied the WCA sequencing steps/requirements;
 2. Consideration of 0.4971 acres of temporary wetland impact associated with wetland excavation in wetlands 5, 7 and 9;
 3. Consideration of sequencing flexibility for wetlands 4 and 6 based on wetlands being degraded within a manipulated portion of the site.
- *It is anticipated that pending decision tonight, the WCA replacement Plan application will be submitted for consideration at a future board meeting*

2

Site Location:



- 39 acre site
- 9.4 acre wetland



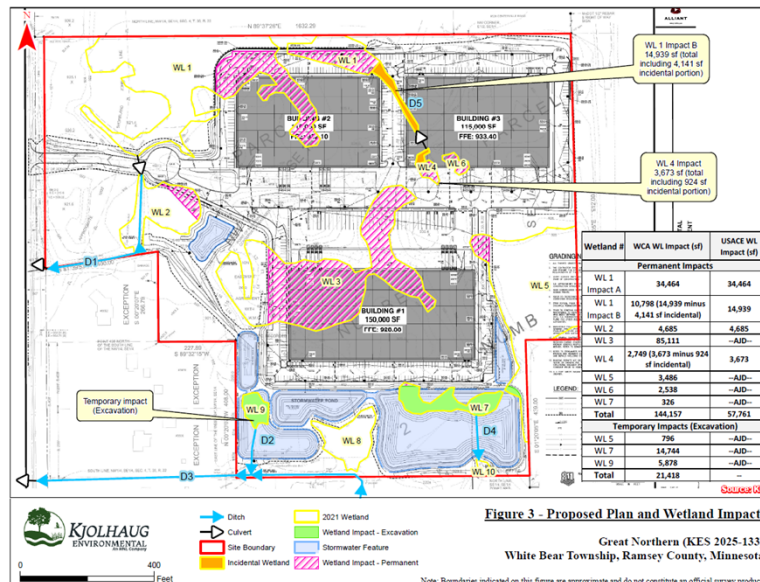
3

Site Wetlands:



4

Proposed Site Plan and Wetland impacts:



5

Before summarizing the TEP's review, a quick Background on the WCA



- VLAWMO is the LGU for the Wetland Conservation Act (WCA).
- WCA has identified a Technical Evaluation Panel (TEP) for the purpose of application technical reviews.
- TEP consistent of a wetland specialist from the Minnesota Board of Water and Soil Resources ("BWSR"), an Environmental Resource Specialist from Ramsey County, and the Water Resource Manager from VLAWMO
- TEP reviews are required for sequencing and replacement plan applications per MN Rules
- WCA requires a multi step process for review of all sequencing and replacement plans per MN Rules which includes avoidance, minimization, and replacement (later application pending your decision tonight).

6

Background – Application Review chronology



All bullet items listed below are also listed in more detail in attachment 3.

- 3-25-2026 consultant requested a pre-WCA replacement plan application meeting with the TEP
- 4-10-2026 a virtual pre-WCA replacement plan application meeting with the TEP, consultant, applicant was held.
- 6-12-2026 Sequencing application received
- 7-24-2026 virtual sequencing application TEP mtg with TEP, Consultant and applicant was held.
 - Reviewed per each element of sequencing –avoidance and sequencing – minimization.
 - 16 comments provided by TEP

7

Background (continued) – Application Review chronology



All bullet items listed below are included in Board Packet:

- 8-12-2026 Applicant sent revised application addressing TEP's 16 comments from 7/24/2026 virtual TEP mtg
- 8-26-2026 TEP provided recommendation to Board to approve - signed. Attachment 3

8

WCA Sequencing -Background



MR 8420.0520 – sequencing - The two main steps to determine if application met sequencing are:

“avoidance”- avoid direct or indirect impacts that may destroy or diminish the wetland under the criteria;

“minimize” - minimizes impacts by limiting the degree or magnitude of the wetland activity and its implementation under the criteria ;

9

TEP Summary of Findings (attachment 3)- WCA Sequencing



- *Avoidance:*
 - Current proposed plan of 3 warehouses both meets market needs and has least wetland impact compared to alternative site plans;
 - Alternative site analysis was completed. Comparable alternative sites were deemed not practical for reasons ranging from sites not being available/already under contract, greater wetland impacts, zoning issues and unable to meet market needs;
 - Proposed project floor coverage is significantly less than what is permissible by Township zoning code resulting in building coverage ratio of 20% (typically this is 30% or greater).

10

TEP Summary of Findings- WCA Sequencing



- *Minimize:*
 - Implementation of stormwater management plan will help reduce or eliminate potential effects to onsite and offsite water resources.
 - Per Rule, consultant has gone through proper steps for endangered and threatened species. EAW is scheduled for this season.
 - Buffers will be added around wetlands.
 - No engineering issues raised by applicant with building proposed project on site

11

WCA Sequencing Flexibility



Background on MN Rule definition “Sequencing flexibility”

MN WCA Rule 8420.0520 SEQUENCING. Subp. 7a(The wetland to be impacted has been degraded to the point where replacement of it would result in a certain gain in function and public value.)

- Applicant is requesting sequencing flexibility for wetlands 4 and 6.
- Analysis shows these are degraded wetlands and are in a manipulated portion of the site.
- TEP unanimously recommends approval the sequencing flexibility request

12

WCA Temporary Impact



Background on MN Rule definition of 'Temporary Impact Excavation'

MN Rule 8420.0105 Scope, Subp 1 (excavation regulated only in the semi or permanently flooded areas of wetlands and in all types if excavation results in an "impact"). definition of impact found in MN Rule 8420.0111 Subp. 32 (impact is excavation in all types if results in conversion to non-wetland – which could be upland or deepwater). MN Rule 8420.0112 C definition of wetland as having an 8.2-foot limit per August 2013 update

- Applicant is requesting temporary wetland impacts to wetlands 5, 7 and 9.
- No portion of temporary impact of Wetlands 5,7, or 9 is permanently or semipermanently flooded.
- The excavation will not exceed 8.2 feet and will not result in the conversion from a wetland to deep water habitat.
- TEP unanimously recommends approval the Temporary Impact request.

13

TEP Recommendation – See Attachment 3



- Technical Evaluation Panel (TEP) recommends approval of the revised Great Northern 1) sequencing application dated 8/12/2026 along with the applicants request for 2) sequencing flexibility to wetland 4 and 6 and 3) temporary impacts to wetlands 5,7 and 9.
- This TEP recommendation was unanimous
- TEP FOF was signed by all three TEC members.

14

For Board Consideration



- *Consider TEP recommendation*

“TEP Recommends approval of the revised Great Northern sequencing application dated 8/12/2026 along with the applicants request for sequencing flexibility to wetland 4 and 6 and temporary impacts to wetlands 5,7 and 9.”

Proposed Board Motion

Director _____ moves and Director _____ seconds approval of the revised Great Northern sequencing application dated 8/12/2026 along with the applicants request for sequencing flexibility to wetland 4 and 6 and temporary impacts to wetlands 5,7 and 9.

15

Board Questions



Questions?

Evan Mattson –Development Manager Endeavor

Lauren Grouws – North Oaks Company

16

Minnesota Wetland Conservation Act Technical Evaluation Panel Form

Local Government Unit:	Vadnais Lake Area WMO
County:	Ramsey
Landowner/Applicant Name:	Mark Houge – North Oaks Company Mary Clare McAleer - kjolhaug
Project Location/Name:	Great Northern (Garigiola) replacement application / 3.2026
Meeting Type (check all that apply):	☐ In-Person, not onsite. Specify Date(s): ☐ Onsite Review. Specify Date(s): ☒ Electronic Exchanges (email, zoom, teams, etc.) ☐ Other. Specify: [virtual discussion pre-application 4/10/26, 7/24/26 virtual TEP mtg to discuss sequencing application]
Purpose:	☐ Pre-Application Review ☒ Application Review (related to WCA decision) ☐ Local Government Road Wetland Replacement Program Eligibility ☐ Other. Specify: [insert]
Findings and Recommendations:	4.10.26: TEP met virtually with applicant and consultants for a pre-application review to discuss replacement plan and current development concept. Delineator explained some of the wetlands on site were determined to be CORPS jurisdiction. There is roughly 9 acre of wetland on site, current concept is looking to fill 3 acre of wetland to accommodate 3 buildings from 100,000sqft to 150,000sqft. It was discussed that a purpose, avoidance alternatives, off-site analysis and sequencing will need to meet state rule. It was also discussed if 3 buildings were necessary or if buildings could be combined to reduce impact. Some options discussed to limit impact were the use of retaining walls, reducing storm pond size and utilize existing wetlands and doing in-kind/over and beyond mitigation on site. Per delineator an EAU is expected this season as well as rare and endangered species report. Development team will discuss what was talked about and plan next steps to move project forward. 7.24.26: Virtual TEP mtg with applicant on received sequencing application. TEP went through application for rule concurrence and requested additional language on the expected end users and the project purpose/need. Wetland excavation (temporary impact) was discussed in southern portion of site and reconfiguration of the stormwater feature to incorporate southern wetlands. Excavation will not exceed 8.2ft or covert wetland to deepwater habitat (wetlands 5,7 and 9) These wetlands are not semi/permanently flooded. Stormwater features will be configured so water will be treated before discharging to wetlands incorporated into the ponding features. See additional attached comments from virtual TEP sequencing application review. TEP recommendation on bottom of last page of attached additional comments.
Attachments (if applicable):	[revised application, sequencing application TEP concurrence comments]
Public Waters/Shoreland (check all that apply):	☐ Project/Activity may affect Public Waters ☐ Project/Activity may occur within a shoreland protection zone

Signatures

LGU TEP Member: Name: Brian Corcoran Date signed: 8/13/2026 Signature: <i>Brian Corcoran</i>	☒ I agree with Findings and Recommendations ☐ I disagree with Findings and Recommendations Comments (optional): [insert]
SWCD TEP Member: Name: Phoebe Brown Date signed: 8/17/2026 Signature: <i>Phoebe Brown</i>	☐ Not applicable, SWCD and LGU TEP member are the same ☒ I agree with Findings and Recommendations ☐ I disagree with Findings and Recommendations Comments (optional): [insert]
BWSR TEP Member: Name: Ben Meyer Date signed: 8/17/2026 Signature: <i>Benjamin L. Meyer</i>	☒ I agree with Findings and Recommendations ☐ I disagree with Findings and Recommendations Comments (optional): [insert]
DNR TEP Member: Name: [insert] Date signed: [insert] Signature: [insert]	☐ I agree with Findings and Recommendations ☐ I disagree with Findings and Recommendations Comments (optional): [insert]

Great Northern Sequencing Application TEP Comments

Timeline:

On 3/25/2026 consultant requested a pre-WCA replacement plan application meeting with the TEP.

On 4/10/2026 a virtual pre-WCA replacement plan application meeting with the TEP, consultant, applicant was held.

On 6/12/2026 Sequencing application received

On 6/16/2026 Sequencing application noticed

On 7/24/2026 A virtual sequencing application TEP mtg with TEP, Consultant and applicant was held.

On 8/12/2026 Applicant sent revised application addressing TEP comments from 7/24/2026 virtual TEP mtg

Comments below:

- MN Rule 8420.0520 Subpart 1. **Requirement.** The local government unit must not approve a wetland replacement plan unless the local government unit finds that the applicant has demonstrated that the activity impacting a wetland complies with all the following principles in descending order or priority:
 - A) avoids direct or indirect impacts that may destroy or diminish the wetland under the criteria in subpart 3
 - B) minimizes impacts by limiting the degree or magnitude of the wetland activity and its implementation under the criteria in subpart 4
 - C) rectifies impacts by repairing, rehabilitating, or restoring the affected wetland under the criteria in subpart 5
 - D) reduces or eliminates impacts over time by operating the project in a manner that preserves and maintains the remaining wetland under the criteria in subpart 6
 - E) replaces unavoidable impacts by restoring or, if wetland restoration opportunities are not reasonably available, creating replacement wetland areas having equal or greater public value as provided for in parts 8420.0500 and 8420.0522 to 8420.0528

Avoidance:

1. MN Rule 8420.0520 Subp.3C (2a) “it is capable of being done from an engineering point of view”

TEP Comment: Application does not state that there are any concerns with building this project

2. MN Rule 8420.0520 Subp.3C (2c) “it is consistent with reasonable requirements of the public health, safety, and welfare”

TEP Comment: *Application does not state that there are any concerns with building this project*

3. MN Rule 8420.0520 Subp.3C (3a) “whether the basic project purpose can be reasonably accomplished using one or more other sites in the same general area that would avoid wetland impacts. An alternate site must not be excluded from consideration only because it includes or requires an area not owned by the applicant that could reasonably be obtained, used, expanded, or managed to fulfill the basic purpose of the proposed project”

TEP Comment: *Application does show off site alternatives in appendix F.*

4. MN Rule 8420.0520 Subp.3C 3c “whether reasonable modification of the size, scope, configuration, or density of the project would avoid impacts to wetlands”

TEP Comment: *Application does address this. The application lists alternative building options but rejects the alternatives because they are not consistent with site zoning and market needs. Also they increase wetland impact. Market needs explained on page 12 of revised application and alternative building options start on page 70 of application.*

5. MN Rule 8420.0520 Subp.3C3 d “efforts by the applicant to accommodate or remove constraints on alternatives imposed by zoning standards or infrastructure, including requests for conditional use permits, variances, or planned unit developments”

TEP Comment: *Application does identify one large building as one option and 4 smaller buildings as another option but those create more wetland impact. This is the last commercial zoned parcel in White Bear Township.*

6. MN Rule 8420.0520 Subp.3 C3 f “the amount, distribution, condition, and public value of wetlands and associated resources to be affected by the project and the potential for direct and indirect effects over time”

TEP Comment: *Application cover this starting on page 12 of revised application.*

Minimization

7. MN Rule 8420.0520 Subp.4A “the spatial requirements of the project”

TEP Comment: *Application does show alternative designs starting on page 70.*

8. MN Rule 8420.0520 Subp.4B “the location of existing structural or natural features that may dictate the placement or configuration of the project”

TEP Comment: *Application demonstrates an alternative that both meets zoning and market needs while limiting wetland impacts.*

9. MN Rule 8420.0520 Subp.4C “the purpose of the project and how the purpose relates to placement, configuration, or density”

TEP Comment: Alternative site configurations were shown in application. The three building alternative both meets zoning and market needs. Explained on page 12 of revised application.

10. MN Rule 8420.0520 Subp.4D “the sensitivity of the site design to the natural features of the site, including topography, hydrology, and existing vegetation”

TEP Comment: Implementation of the stormwater management plan will help reduce or eliminate potential effects of impervious stormwater runoff from proposed development to onsite and offsite water resources including wetlands. A stormwater management plan will be required showing existing vs proposed calculations during replacement plan process.

11. MN Rule 8420.0520 Subp.4E “the value, function, and spatial distribution of the wetlands on the site”

TEP Comment: Implementation of the stormwater management plan will help reduce or eliminate potential effects of impervious stormwater runoff from proposed development to onsite and offsite water resources including wetlands. A stormwater management plan will be required showing existing vs proposed calculations. Wetlands 5, 7 and 9 will be excavated to less than 8.2ft and receive treated stormwater from constructed storm ponds. Safety bench will be seeded with native plants, fringe of stormwater pond will partially rectify habitat loss onsite.

12. MN Rule 8420.0520 Subp.4F “individual and cumulative impacts”

TEP Comment: Grading plan is needed for this and will be addressed in replacement plan application.

13. MN Rule 8420.0520 Subp.4G “an applicant's efforts to:”

- (1) “modify the size, scope, configuration, or density of the project”

TEP Comment: Applicant has shown alternatives. Discussion starts on page 12 of revised application, alternatives start on page 70 of revised application.

- (2) “remove or accommodate site constraints including zoning, infrastructure, access, or natural features”

TEP Comment: Applicant has shown effort to accommodate site constraints. Discussion starts on page 12 of revised application, alternatives start on page 70 of revised application.

- (3) “confine impacts to the fringe or periphery of the wetland”

TEP Comment: 3.309 acres of 9.44 acres of wetland will be permanently impacted. Impacts shown on page 7 of revised application. Minimization of impacts and alternative site plans starts on page 12 of revised application, alternatives start on page 70 of revised application.

- (4) “otherwise minimize impacts”

TEP Comment: Alternative designs provided in the application. Alternatives start on page 70 of revised application.

14. MN Rule 8420.0520Subp5 “Temporary impacts must be rectified by repairing, rehabilitating, or restoring the affected wetland according to the no-loss provisions of part 8420.0415, item H”

TEP Comment: There are 0.4971 acres of temporary impacts proposed, rehabilitation discussion in attachment B and the Wetland Impact Rectification on page 15 of the application.

15. MN Rule 8420.0520 Subp. 6. “After an activity is completed, further impacts must be reduced or eliminated by maintaining, operating, and managing the project in a manner that preserves and maintains remaining wetland functions. The local government unit must require applicants to implement best management practices to protect wetland functions”

TEP Comment: Buffers are being added around remaining wetland, stormwater will be pretreated. O&M for BMP’s will be provided.

16. MN Rule 8420.0520Subp7 “Unavoidable impacts that remain after efforts to minimize, rectify, or reduce or eliminate them must be replaced according to parts 8420.0522 to 8420.0528”

TEP Comment: Applicant will submit a replacement plan pending approval of the sequencing application.

Sequencing flexibility:

TEP has no concerns with the applicants sequencing flexibility request for impacts to wetland 4 and 6. Wetlands are degraded based on MNRAM and within a manipulated portion of the site where replacement would result in a certain gain in function and public value.

Temporary Impacts:

TEP has no concerns with the applicants temporary impact request. The excavation of Wetlands 5, 7, and 9 is outside the scope of WCA. Per the 2022 WCA NOD, no portion of Wetlands 5,7, or 9 is permanently or semipermanently flooded. The excavation will not exceed 8.2 feet and will not result in the conversion from wetland to deep water habitat.

TEP Recommendation:

TEP Recommends approval of the revised Great Northern sequencing application dated 8/12/2026 along with the applicants request for sequencing flexibility to wetland 4 and 6 and temporary impacts to wetlands 5,7 and 9.

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To: VLAWMO Board of Directors

From: Phil Belfiori & Brian Corcoran

Date: August 19, 2026

Re: **VI. A. 2. Consider CD 14 - Koehler Road Stabilization Bid Recommendation and Award**

Attached (**Attachment #1**) please find the Houston Engineering Inc. (HEI) CD 14 Koehler Road Stabilization Construction Contract Award Recommendation Memo and the quote that was received from Hugo Tree Care Incorporated. Also attached (**Attachment #2**) bid package for the project including the bid form, Plans and the Contract/spec.

Background

Houston Engineering, Inc. (HEI) contacted two contracting companies (Dunaway Construction and Hugo's Tree Care, Inc.) on behalf of VLAWMO for their interest in providing a quote. Both contractors indicated interest in bidding on the project. HEI and VLAWMO staff met with each contractor on individual site visits and provided both with project plans and specifications. Both contractors were requested to submit quotes by August 12, 2026.

One bid was received via email on August 11, 2026 from Hugo Tree Care. On the same day, Dunaway Construction notified HEI that they were going to decline to provide a bid on this project. The Engineer's Opinion of Probable Construction Cost for the Project listed in the inspection report is \$23,000.

As identified in Attachment, HEI recommends award of the contract to Hugo Tree Care Inc in the amount of \$26,360.00. HEI further recommends that an additional \$5,000 of the contract (or a total of \$31,360.00) be budgeted and authorized for potential change orders resulting from unforeseen conditions or omissions discovered as the project progresses.

Staff Recommendation

Per the recommendation from HEI, hire Hugo Tree Care Incorporated for construction of the CD 14) CD 14 Koehler Road Stabilization Project in the amount of \$26,360. It is also recommended that an additional \$5,000 of the contract (or a total of \$31,360) be budgeted and authorized for potential change orders resulting from unforeseen conditions or omissions discovered as the project progresses. Staff also recommends that the motion include language related acquiring necessary permission from the City of Vadnais Heights (easement owner of the project access route).

Proposed Board Motion

Director _____ moves and Director _____ seconds approval to hire Hugo Tree Care Inc of the construction contract for CD 14 Koehler Road Stabilization Project in the amount of \$26,360 and authorize an additional \$5,000 of the contract (or a total of \$31,360) be authorized for potential change orders resulting from unforeseen conditions or omissions, pending receipt of site access permission from the City of Vadnais Heights (easement owner of the project access route) and with non-material changes and upon advise of Counsel.

Attachments:

1. Houston Engineering Inc. (HEI) CD 14 Koehler Road Stabilization Construction Contract Award Recommendation Memo and the quote that was received from Hugo Tree Care Incorporated.
2. Project Bid package containing the Bid form, Plans, Contract/spec for CD 14 Koehler Road Stabilization Project LINKED AT:
https://www.vlawmo.org/download_file/0b38f0f3-1542-4102-8b79-eed7be2dafaf/9
3. Powerpoint

Technical Memorandum

To: Brian Corcoran
Vadnais Lake Area Water Management Organization (VLAWMO)

From: Nitsa Dereskos, PE
Houston Engineering, Inc.

Through: Chris Otterness, PE
Houston Engineering, Inc.

Subject: CD 14 - Koehler Road Stabilization Bid Recommendation

Date: August 13, 2026

Project #: 7057-0031

The purpose of this memorandum is to summarize the bid received for the CD 14 - Koehler Road Stabilization Project (Project) and to provide our recommendation for award of the construction contract.

BIDDING PROCESS

Houston Engineering, Inc. (HEI) initiated the process by contacting two (2) contracting companies (Dunaway Construction and Hugo's Tree Care, Inc.) on behalf of the owner (VLAWMO) for their interest in providing a quote. Both contractors indicated interest in bidding on the project.

HEI and VLAWMO staff met with each contractor on individual site visits and provided both with project plans and specifications. Both contractors were requested to submit quotes by August 12, 2026.

SUMMARY OF BIDS RECEIVED

One bid was received via email on August 11, 2026 from Hugo Tree. On the same day, Dunaway Construction notified HEI that they were going to decline to provide a bid on this project. The Engineer's Opinion of Probable Construction Cost for the Project listed in the inspection report (dated April 1, 2026) is \$23,000. The following table summarizes the bids received.

Rank	Contractor	Bid Amount
1	Hugo's Tree Care, Inc.	\$26,360.00
2	Dunaway Construction	Declined to provide quote

REVIEW OF BIDS

The Bid was reviewed for accuracy, completeness, and responsiveness. The Bid was found to be mathematically correct and complete. This Bidder has demonstrated competency in work of a similar scale and complexity. HEI has worked with this bidder on multiple other projects for an adjacent watershed management organization (Rice Creek). These projects involved ditches, tree removal, and excavators in confined locations, similar to this project. Hugo Tree completed this work competently

RECOMMENDATION

The lowest bid was received from Hugo's Tree Care, Inc. Hugo's Tree Care, Inc. has demonstrated competency to complete the work, including work in ditches and confined locations for local government agencies.

Hugo's Tree Care, Inc.'s bid is approximately 15% greater than the Engineer's Opinion of Probable Construction Cost. Given the project conditions (namely complexity due to limited space, overhead utilities, depth of ditch, and small scale) creating a lack of qualified and interested contractors, such an exceedance is not unexpected. It is not likely that the project cost can be reduced by rebidding.

We therefore recommend award of the Project to Hugo's Tree Care, Inc. in the amount of \$26,360. We further recommend an additional \$5,000 be budgeted for potential change orders resulting from unforeseen conditions or omissions discovered as the project progresses. Portions of this amount would be paid to the contractor only if additional work is required above and beyond the scope of the work stated in the contract.

Request for Quote

COUNTY DITCH 14 AT KOEHLER ROAD EROSION REPAIRS

Item No.	Bid Item	Unit	Quantity	Unit Price	Extension
1	Mobilization and Traffic Control	Lump Sum	1	\$1500	\$1500
2	Tree/Brush Clearing	Lump Sum	1	\$17,850	\$17,850
3	Riprap Class III (includes fabric)	CY	60	\$91.84	\$5,510
4	Seeding and Mulch	Lump Sum	1	\$1500	\$1500
				TOTAL	\$26,360

CONTRACTOR'S SIGNATURE

Name: Hugo's Tree Care, Inc. DBA Hugo Tree

Address: 14728 Irish Ave N, Hugo, MN 55038

By: Harry Olsen

Title: President

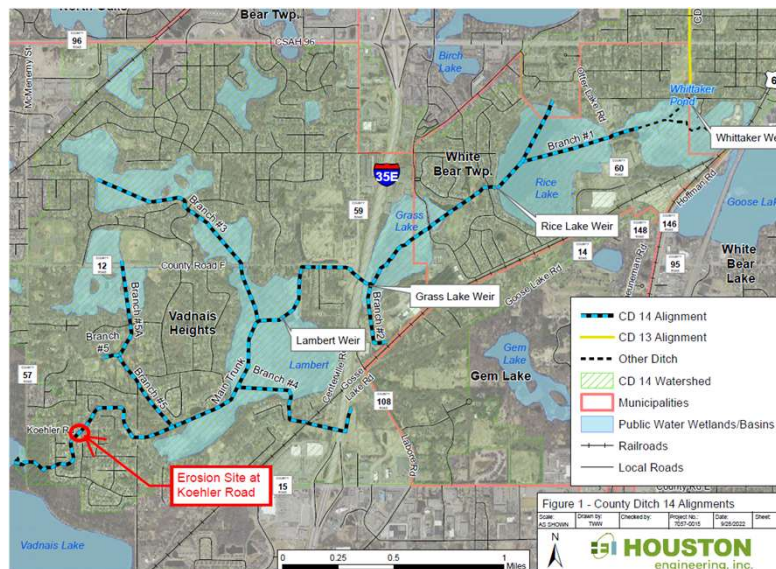
Ramsey County Ditch 14 at Koehler Rd Proposed Bank Stabilization

Brian Corcoran
August 26th, 2026
VLAWMO BOD Meeting



1

Location:



Vadnais Lake Area Water Management Organization

2

Background: Previous Bank Stabilization

2016 – Grant received
to install soil lifts and
native plantings



Vadnais Lake Area Water Management Organization

3

Current Condition:

2026 – Bank
undercutting and
erosion

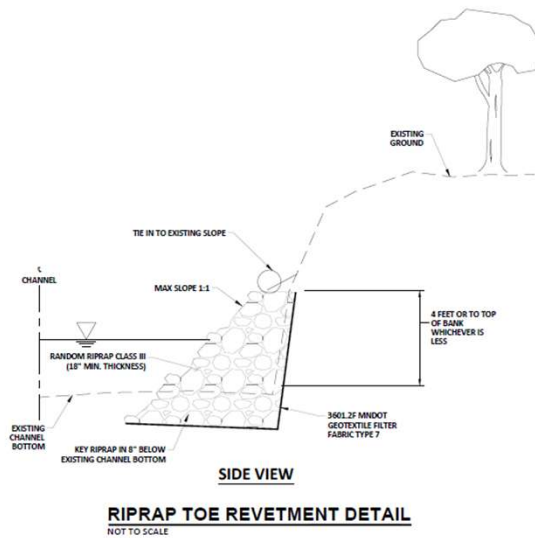


Vadnais Lake Area Water Management Organization

4

Stabilization Plan:

Install riprap, clear vegetation and reseed

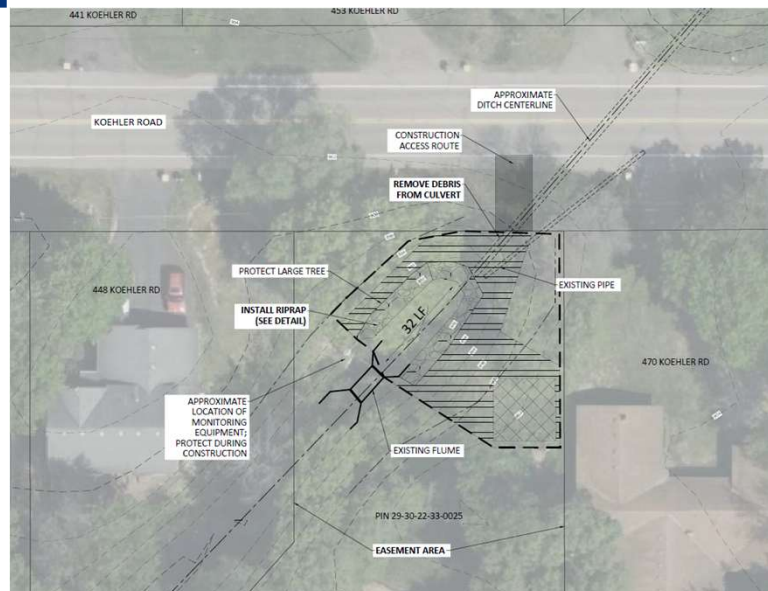


Vadnais Lake Area Water Management Organization

5

Stabilization Plan:

Install riprap, clear vegetation and reseed



Vadnais Lake Area Water Management Organization

6

Drainage & Utility Easement:



Vadnais Lake Area Water Management Organization

7

Questions?



Vadnais Lake Area Water Management Organization

8

Proposed Board Motion

Proposed Board Motion:

Director _____ moves and Director _____ seconds approval to hire Hugo Tree Care Inc of the construction contract for CD 14 Koehler Road Stabilization Project in the amount of \$26,360 and authorize an additional \$5,000 of the contract (or a total of \$31,360) be authorized for potential change orders resulting from unforeseen conditions or omissions, pending receipt of site access permission from the City of Vadnais Heights (easement owner of the project access route) and with non-material changes and upon advise of Counsel.



Vadnais Lake Area Water Management Organization

To: VLAWMO Board of Directors

From: Phil Belfiori & Brian Corcoran

Date: August 19, 2026

Re: **VI. A. 3. Consider CD 14 – Oakmede Stabilization Bid Recommendation and Award**

Attached (**Attachment #1**) please find the Houston Engineering Inc. (HEI) CD 14 Oakmede Stabilization Construction Contract Award Recommendation Memo and the quote that was received from Hugo Tree Care Incorporated and Dunaway Construction Inc. Also attached (**Attachment #2**) bid package for the project including the bid form, Plans and the Contract/spec.

Background

Houston Engineering, Inc. (HEI) contacted two contracting companies (Dunaway Construction and Hugo's Tree Care, Inc.) on behalf of VLAWMO for their interest in providing a quote. Both contractors indicated interest in bidding on the project. HEI and VLAWMO staff met with each contractor on individual site visits and provided both with project plans and specifications. Both contractors were requested to submit quotes by August 12, 2026.

Two bid were received via email on August 11, 2026 from Hugo Tree Care and Dunaway Construction.. The Engineer's Opinion of Probable Construction Cost for the Project listed in the inspection report is \$18,000.

The Bids were reviewed for accuracy, completeness, and responsiveness. Hugo Tree Care, Inc was identified as the low bidder. Hugo Tree Care has demonstrated competency in work of a similar scale and complexity and HEI has worked with this bidder on multiple other projects for an adjacent watershed management organization involving ditches, tree removal, and excavators in confined locations, similar to this project.

HEI therefore recommends award of the contract to Hugo Tree Care Inc in the amount of \$21,060. HEI further recommends that an additional \$5,000 of the contract (or a total of \$26,060) be budgeted and authorized for potential change orders resulting from unforeseen conditions or omissions discovered as the project progresses.

Staff Recommendation

Per the recommendation from HEI, hire Hugo Tree Care Incorporated for construction of the CD 14) CD 14 Oakmede Stabilization Project in the amount of \$21,060. It is also recommended that an additional \$5,000 of the contract (or a total of \$26,060) be budgeted and authorized for potential change orders resulting from unforeseen conditions or omissions discovered as the project progresses. Staff also recommends that the motion include language related acquiring necessary permission from the White Bear Preserve Condominium Association (easement owner of the project access route).

Proposed Board Motion

Director _____ moves and Director _____ seconds approval to hire Hugo Tree Care Inc of the construction contract for CD 14 Oakmede Stabilization Project in the amount of \$21,060 and authorize an additional \$5,000 of the contract (or a total of \$26,060) be authorized for potential change orders resulting from unforeseen conditions or omissions, pending receipt of site access permission from the White Bear Preserve Condominium Association (easement owner of the project access route) and with non-material changes and upon advise of Counsel.

Attachments:

1. Houston Engineering Inc. (HEI) CD 14 Oakmede Stabilization Construction Contract Award Recommendation Memo and the quote that was received from Hugo Tree Care Incorporated.
2. Project Bid package containing the Bid form, Plans, Contract/spec for CD 14 Oakmede Stabilization Project - LINKED AT: https://www.vlawmo.org/download_file/851af95c-81c7-41e2-8265-ffa1e621aaae/9
3. Powerpoint

Technical Memorandum

To: Brian Corcoran
Vadnais Lake Area Water Management Organization (VLAWMO)

From: Nitsa Dereskos, PE
Houston Engineering, Inc.

Through: Chris Otterness, PE
Houston Engineering, Inc.

Subject: CD 14 - Oakmede Road Stabilization Bid Recommendation

Date: August 13, 2026

Project #: 7057-0032

The purpose of this memorandum is to summarize the bid received for the CD 14 - Oakmede Road Stabilization Project (Project) and to provide our recommendation for award of the construction contract.

BIDDING PROCESS

Houston Engineering, Inc. (HEI) initiated the process by contacting two (2) contracting companies (Dunaway Construction and Hugo's Tree Care, Inc.) on behalf of the owner (VLAWMO) for their interest in providing a quote. Both contractors indicated interest in bidding on the project. HEI and VLAWMO staff met with each contractor on individual site visits and provided both with project plans and specifications. Both contractors were requested to submit quotes by August 12, 2026.

SUMMARY OF BIDS RECEIVED

Two bids were received via email on August 11, 2026. The Engineer's Opinion of Probable Construction Cost for the Project listed in the inspection report (dated April 1, 2026) is \$18,000. The following table summarizes the bids received.

Rank	Contractor	Bid Amount
1	Hugo's Tree Care, Inc.	\$21,060
2	Dunaway Construction	\$26,000

REVIEW OF BIDS

The Bids were reviewed for accuracy, completeness, and responsiveness. An error was noted on the Hugo's Tree Care, Inc. quote (inconsistency between unit price and extension on Tree/Brush Clearing item). Hugo's Tree Care was notified and they provided a corrected quote on August 13, 2026. This Bidder has demonstrated competency in work of a similar scale and complexity. HEI has worked with this bidder on multiple other projects for an adjacent watershed management organization (Rice Creek). These projects involved ditches, tree removal, and excavators in confined locations, similar to this project. Hugo Tree completed this work competently

RECOMMENDATION

The lowest bid was received from Hugo's Tree Care, Inc. Hugo's Tree Care, Inc. has demonstrated competency to complete the work, including work in ditches and confined locations for local government agencies.

Hugo's Tree Care, Inc.'s bid is approximately 17% greater than the Engineer's Opinion of Probable Construction Cost. Given the project conditions creating a lack of qualified and interested contractors, such an exceedance is not unexpected. It is not likely that the project cost can be reduced by rebidding.

We therefore recommend award of the Project to Hugo's Tree Care, Inc. in the amount of \$21,060. We further recommend that an additional \$5,000 be budgeted for potential change orders resulting from unforeseen conditions or omissions discovered as the project progresses. Portions of this amount would be paid to the contractor only if additional work is required above and beyond the scope of the work stated in the contract.

Request for Quote

COUNTY DITCH 14 AT OAKMEDE FLUME EROSION REPAIRS

Item No.	Bid Item	Unit	Quantity	Unit Price	Extension
1	Mobilization and Traffic Control	Lump Sum	1	\$1,500	\$1,500
2	Tree/Brush Clearing	Lump Sum	1	\$10,800	\$10,800
3	Riprap Class III (includes fabric)	CY	80	\$90.75	\$7,260
4	Seeding and Much	Lump Sum	1	\$1,500	\$1,500
				TOTAL	\$21,060

CONTRACTOR'S SIGNATURE

Name: Hugo's Tree Care, Inc. DBA Hugo Tree

Address: 14728 Irish Ave N

Hugo, MN 55038

By: Harry Olsen

Title: President

8/12/26

Request for Quote

COUNTY DITCH 14 AT OAKMEDE FLUME EROSION REPAIRS

Item No.	Bid Item	Unit	Quantity	Unit Price	Extension
1	Mobilization and Traffic Control	Lump Sum	1	2500.00	2500.00
2	Tree/Brush Clearing	Lump Sum	1	2500.00	2500.00
3	Riprap Class III (includes fabric)	CY	80	200.00	16000.00
4	Seeding and Much	Lump Sum	1	5000.00	5000.00
				TOTAL	26000.00

CONTRACTOR'S SIGNATURE

Name:

Dunaway Construction

Address:

17149 Notre Dame St

Columbus, MN 55025

By:

Kyle Dunaway

Title:

Project Manager

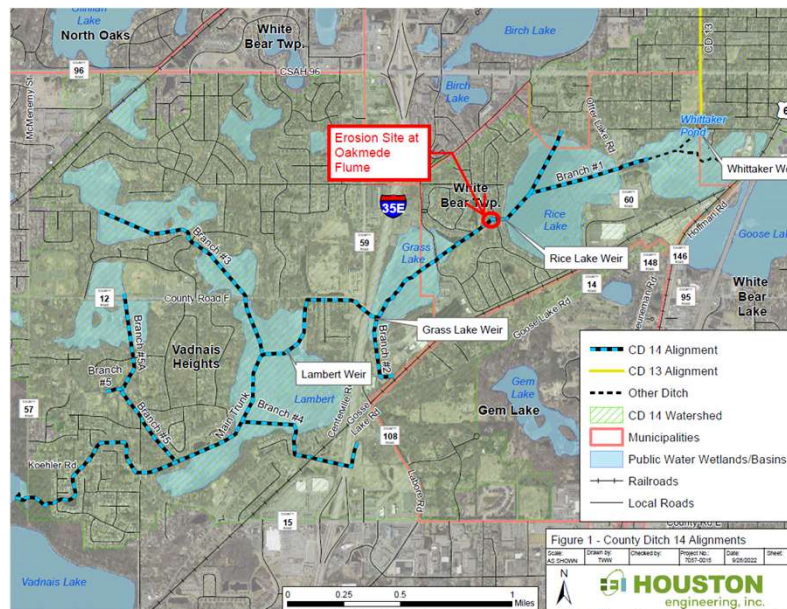
Ramsey County Ditch 14 at Oakmede Proposed Bank Stabilization

Brian Corcoran
August 26th, 2026
VLAWMO BOD Meeting



1

Location:



Vadnais Lake Area Water Management Organization

2

Background: Previous Bank Stabilization

2014 – Grant received
to install soil lifts and
native plantings



Vadnais Lake Area Water Management Organization

3

Current Condition:

2026 – Bank
undercutting and
erosion

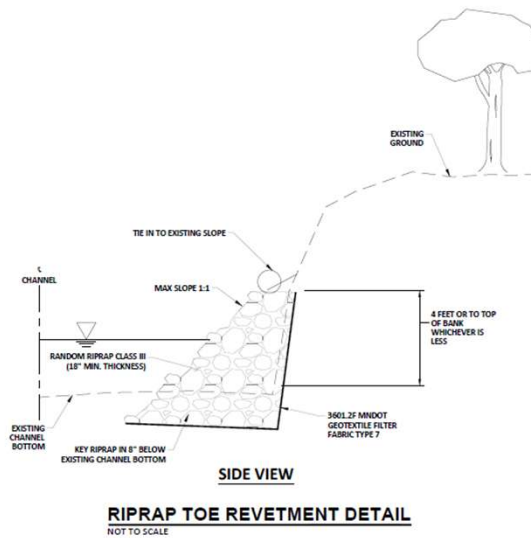


Vadnais Lake Area Water Management Organization

4

Stabilization Plan:

Install riprap, clear vegetation and reseed

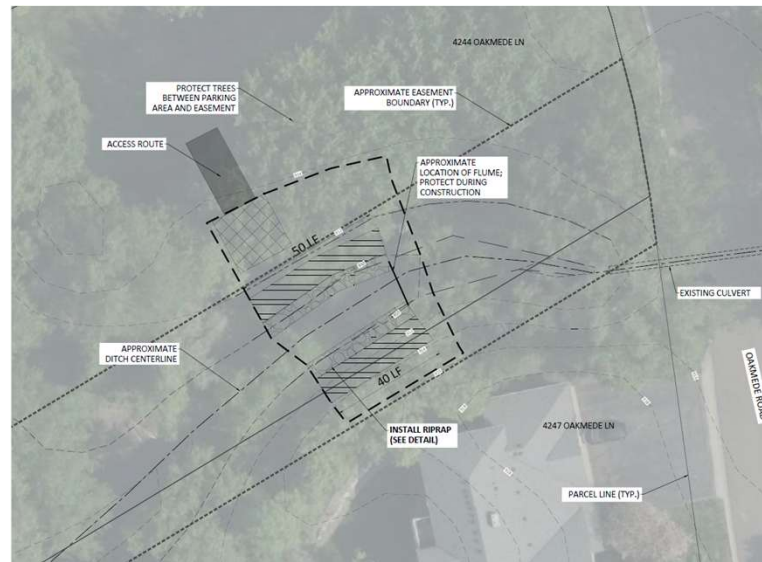


Vadnais Lake Area Water Management Organization

5

Stabilization Plan:

Install riprap, clear vegetation and reseed



Vadnais Lake Area Water Management Organization

6

Drainage & Utility Easement:



Water Management Organization

7

Questions?



Vadnais Lake Area Water Management Organization

8

Proposed Board Motion

Proposed Board Motion:

Director _____ moves and Director _____ seconds approval to hire Hugo Tree Care Inc of the construction contract for CD 14 Oakmede Stabilization Project in the amount of \$21,060 and authorize an additional \$5,000 of the contract (or a total of \$26,060) be authorized for potential change orders resulting from unforeseen conditions or omissions, pending receipt of site access permission from the White Bear Preserve Condominium Association (easement owner of the project access route) and with non-material changes and upon advise of Counsel.



Vadnais Lake Area Water Management Organization

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To: VLAWMO Board of Directors

From: Lauren Sampedro, Watershed Technician & Program Coordinator

Date: August 17, 2026

Re: **VI. A. 4.** Consider Landscape Level 2 2026-02 Grant Application for City of Lino Lakes Stormwater Reuse for Irrigation

Introduction

LL2 2026-02 City of Lino Lakes Stormwater Reuse for Irrigation

- Applicant: City of Lino Lakes
- Location: Intersection of Centerville Road and County Road J East/Ash Street, Lino Lakes
- Project Type: Stormwater Reuse for Irrigation
- Total Estimated Project Cost: \$49,140.00*
- VLAWMO Grant Recommendation: 90% Up to \$44,226.00

*Listed estimated project cost is only for the stormwater reuse system. The full project cost of the roundabout irrigation and landscaping work is \$88,981.50.

Background

This application proposes a stormwater reuse for irrigation project at the intersection of Centerville Road and County Road J East/Ash Street in Lino Lakes. A new roundabout and stormwater pond were recently constructed at this intersection as part of the multi-agency partnership between Anoka and Ramsey Counties, MnDOT, White Bear Township, and the Cities of Lino Lakes and North Oaks for the County Road J and I-35E road improvement project. The City of Lino Lakes will be adding landscaping to the roundabout, similar to the other roundabouts in the City, with a mix of trees, shrubs, and low maintenance perennials. The City is proposing to run an irrigation system from the new stormwater pond to the roundabout to irrigate the roundabout vegetation with stormwater to help conserve groundwater. This project area is located within the Department of Natural Resources' (DNR) North and East Metro Groundwater Management Area that is at risk of groundwater overuse and degraded quality. One of the main goals of the North and East Metro Groundwater Management Area Plan is to implement water conservation best practices to help ensure sustainability and reduce stress on groundwater.

The City provided construction plans for the stormwater reuse system which would irrigate an area of about 3,500 square feet. By the City reusing stormwater rather than using groundwater for irrigation, an estimated 35,000 gallons of groundwater will be conserved annually. The proposed stormwater reuse system is not necessary to meet permit requirements for the County Road J and I-35E road improvement project. The proposed project will involve installing irrigation in the roundabout including an irrigation pump and pipes, electrical work, and water meter, among other irrigation cabinet components, that will be connected to the stormwater pond through a conduit to allow for stormwater reuse.

The applicant obtained four bids for the roundabout stormwater reuse system and landscaping work below:

- JL Theis: \$108,316.00
- Hoffman & McNamara: \$94,967.00
- Peterson Companies: \$88,981.50
- Advanced Irrigation: \$72,990*

*The bid from Advanced Irrigation was incomplete as it was missing project components and is therefore not considered the lowest bid. The estimated project costs and proposed grant award are based on Peterson Companies' complete low bid only for the irrigation system components, which totals to \$49,140.00.

This application was reviewed at the August 12th TEC meeting, and the TEC approved the application.

Staff Recommendation

Staff recommend the VLAWMO Board of Directors approve funding for the LL2 2026-02 City of Lino Lakes Stormwater Reuse for Irrigation grant application.

Proposed Motion

It was moved by Director _____ and seconded by Director _____ to approve the Landscape Level 2 grant application 2026-02, not to exceed \$44,226.00 in accordance with VLAWMO staff's recommendations, and established VLAWMO grant program guidelines.

Attachments

- Grant Application Packet
- PowerPoint Slides



LL2 Grant Application

Submit completed application to:

Lauren Sampedro

lauren.sampedro@vlawmo.org

Applicant Information:

Organization Name:	City of Lino Lakes
Project Contact:	Tom Hoffman
Address:	600 Town Center Parkway
City/Township, State, Zip:	Lino Lakes MN, 55014
Phone:	651-440-1533
Email:	THoffman@linolakes.us

Project Summary:

ESTIMATED TOTAL PROJECT COST (Lowest responsible bid \$)	\$49,140.00
AMOUNT REQUESTED	\$36,855.00 \$44,226 LS
EXPECTED PROJECT COMPLETION (Month, Year)	September 2026

PROJECT TYPE:

- ☐ Water Quality Treatment
☐ Stormwater Rate and Volume Control
☒ Water Conservation
☐ Other

If other, please describe
the proposed project: _____

Project Background:

Describe the project location and water resources that will benefit from the project.	Project is located at Centerville Rd and County Road J. Water Reuse will provide a benefit to Lake Amelia and provide additional stormwater treatment. Reuse will also protect ground water resources and shallow wetlands adjacent to the project. The project addresses both water quality and quantity concerns within the WBL study area.
What issues will be addressed with this project?	

Project Background: Continued

Provide estimated water quality results, stormwater rate/volume reduction, or water conservation benefits associated with the project.	The irrigated area is approximately 3,500 sq ft. The city is expecting to conserve 1" of water over the area per week preserving 2,200 gallons per week by utilizing the water reuse system. This equates to a reduction of approximately 35,000 gallons of water annual that will be preserved.
Describe the public education and outreach efforts or signage planned for the project.	The City of Lino Lakes is planning to have an article in the city news letter talking about the project and water conservation. Based on the location and traffic there is not the opportunity for signage or public participation in this location.
List or describe any partnerships or other forms of support for the project, including external funding sources.	The City of Lino Lakes has partnered with Ramsey and Anoka County County during the construction process to streamline conduits for future irrigation. The City also reached out to adjacent local business for input and partnership on the landscape planting design.

Project Specifications:

TOTAL PROPERTY AREA (Acres)	N/A	Total PROJECT SIZE (Sq Ft)	3,500 sq ft
IMPERVIOUS AREA DRAINING TO PROJECT (Sq Ft):	N/A	PERVIOUS AREA DRAINING TO PROJECT (Sq Ft):	N/A

Required Attachments:

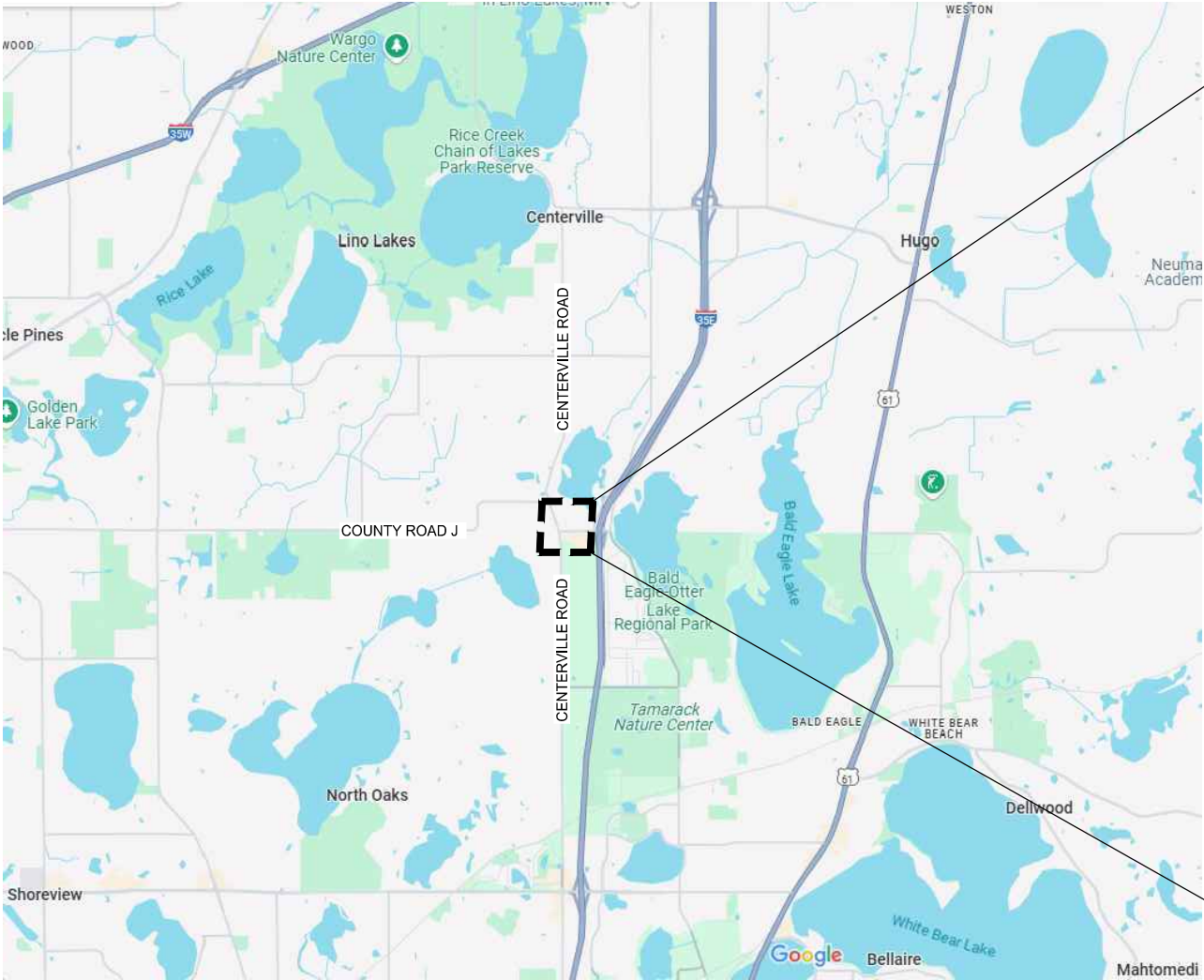
- ⇒ Detailed final plan set of the proposed project that includes the estimated, quantitative outcomes of the project.
- ⇒ At least 2 bids for construction of proposed project.
- ⇒ Detailed project budget estimate with itemized materials and costs that equal the total project cost.

CENTERVILLE RD AND CRJ ROUNDABOUT LANDSCAPING PROJECT

Lino Lakes, Minnesota

WSB Project No. 028249-000
Issue Date..... June 19, 2026

Sheet List Table	
Sheet Number	Sheet Title
L1.1	TITLE SHEET
L2.1	LANDSCAPE PLAN
L2.2	LANDSCAPE DETAILS
L3.1	IRRIGATION PLAN



1 PROJECT LOCATION MAP
L1.1 SCALE: NOT TO SCALE

wsb

SCALE: DESIGN BY: KMP
PLAN BY: KMP CHECK BY: CCA

REVISIONS

NO.	DATE	DESCRIPTION

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

CANDACE C. AMBERG, PLA
DATE: 06/19/2026 LIC. NO: 40646

TITLE SHEET

CENTERVILLE ROAD AND CRJ
ROUNDABOUT LANDSCAPING PROJECT
CITY OF LINO LAKES

WSB PROJECT NO.
028249-000

SHEET
L1

CONSTRUCTION NOTE:
THE ROUNDABOUT WILL BE MADE AVAILABLE FOR A TOTAL OF APPROXIMATELY TWO WEEKS WITHIN THE FIRST HALF OF AUGUST. CONTRACTOR TO COORDINATE WITH THE CITY OF LINO LAKES FOR SCHEDULE UPDATES AND ACCESS TO THE SITE. CONTRACTOR WILL BE RESPONSIBLE FOR PREPARATION OF SOIL BEDS AND INSTALLATION OF PLANTS TO ALLOW IRRIGATION TO BE INSTALLED CONCURRENTLY WITHIN THE TIMEFRAME ALLOTTED. WOOD CHIPS SHALL NOT BE INSTALLED UNTIL AFTER IRRIGATION IS COMPLETE.

IF WATER IS NOT AVAILABLE FROM THE POND FOR IRRIGATION, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING PLANTINGS.

PLANT SCHEDULE			
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT
TREES			
	2	SYRINGA RETICULATA 'IVORY SILK' / IVORY SILK JAPANESE TREE LILAC	1.5" CAL B&B
SHRUBS			
	31	DIERVILLA LONICERA / BUSH HONEYSUCKLE	5 GAL
	16	JUNIPERUS SABINA 'SCANDIA' / SCANDIA JUNIPER	5 GAL
	2	PINUS MUGO PUMILIO / DWARF MUGO PINE	5 GAL
GRASSES / SEDGE			
	53	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS	1 GAL
	135	SPOROBOLUS HETEROLEPIS 'TARA' / TARA PRAIRIE DROPSEED	1 GAL
PERENNIAL			
	90	HEMEROCALLIS X 'GOING BANANAS' / GOING BANANAS DAYLILY	1 GAL
	184	NEPETA X 'CAT'S PAJAMAS' / CAT'S PAJAMAS CATMINT	1 GAL
	4	SYMPHYOTRICHUM NOVAE-ANGLIAE / NEW ENGLAND ASTER	1 GAL

SCALE: AS SHOWN
DESIGN BY: KMP
PLAN BY: KMP
CHECK BY: CCA

REVISIONS

NO.	DATE	DESCRIPTION

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CANDACE C. AMBERG, PLA
DATE: 06/19/2026 L.C. NO. 40646

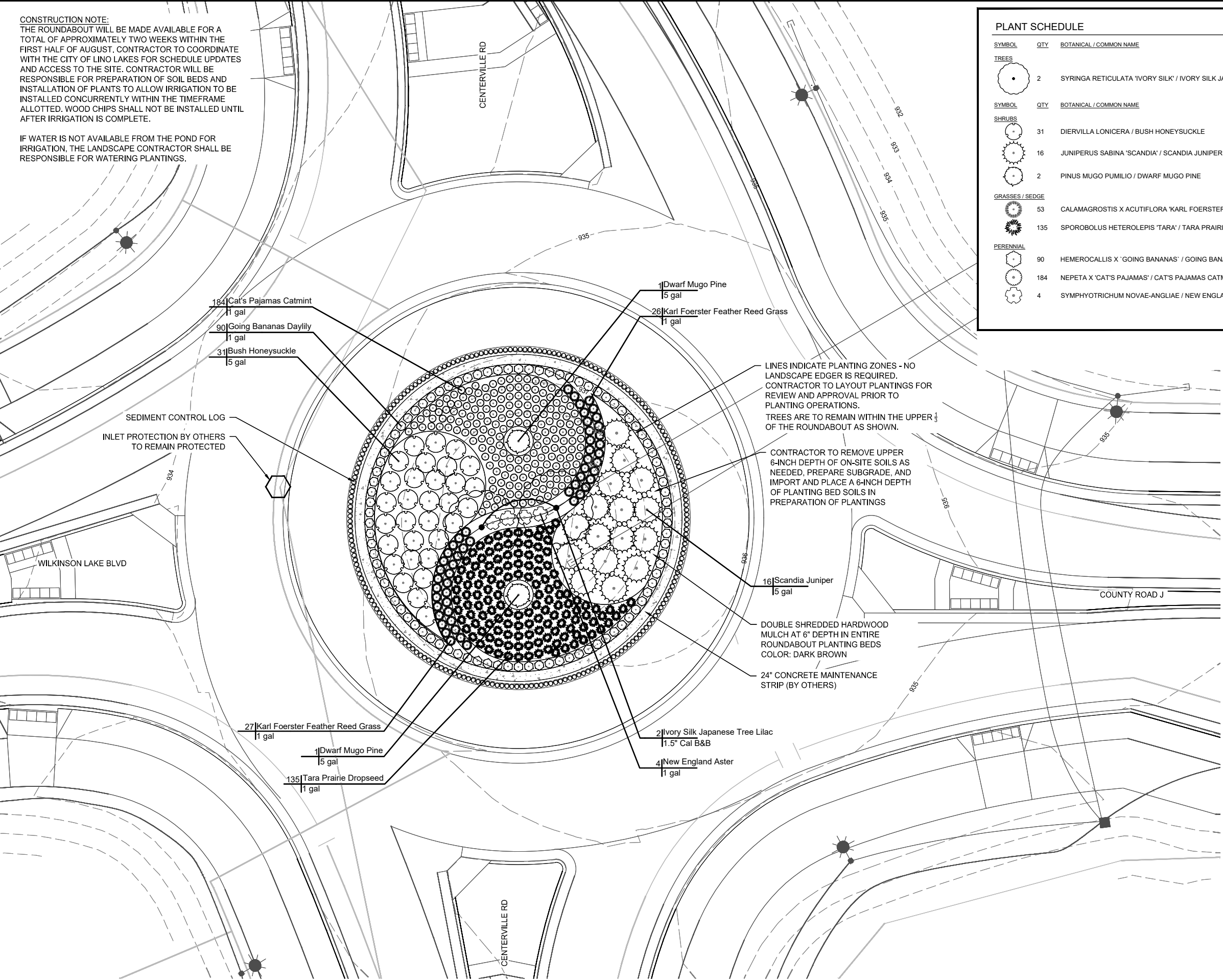
LANDSCAPE PLAN

CENTERVILLE ROAD AND CRJ
ROUNDABOUT LANDSCAPING PROJECT
CITY OF LINO LAKES

WSB PROJECT NO.
028249-000

SHEET

L2.1



LINES INDICATE PLANTING ZONES - NO LANDSCAPE EDGER IS REQUIRED. CONTRACTOR TO LAYOUT PLANTINGS FOR REVIEW AND APPROVAL PRIOR TO PLANTING OPERATIONS. TREES ARE TO REMAIN WITHIN THE UPPER 1/3 OF THE ROUNDABOUT AS SHOWN.

CONTRACTOR TO REMOVE UPPER 6-INCH DEPTH OF ON-SITE SOILS AS NEEDED, PREPARE SUBGRADE, AND IMPORT AND PLACE A 6-INCH DEPTH OF PLANTING BED SOILS IN PREPARATION OF PLANTINGS

DOUBLE SHREDDED HARDWOOD MULCH AT 6" DEPTH IN ENTIRE ROUNDABOUT PLANTING BEDS COLOR: DARK BROWN

24" CONCRETE MAINTENANCE STRIP (BY OTHERS)

- NOTES:
- CONTRACTOR TO INSTALL 6" OF PLANTING BED SOIL MIXTURE IN ALL AREAS OF ROUNDABOUT.
 - EROSION CONTROL TO BE INSTALLED PRIOR TO ANY WORK IN THE ROUNDABOUT.



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REVISIONS

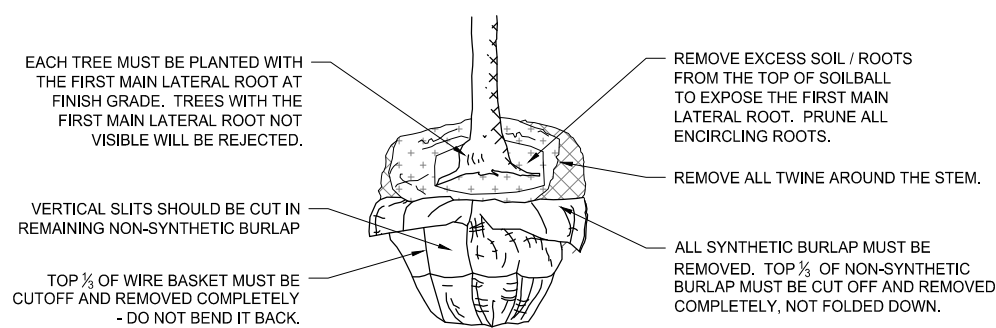
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CANDACE C. AMBERG, PLA
DATE: 06/19/2026 LIC. NO. 40646

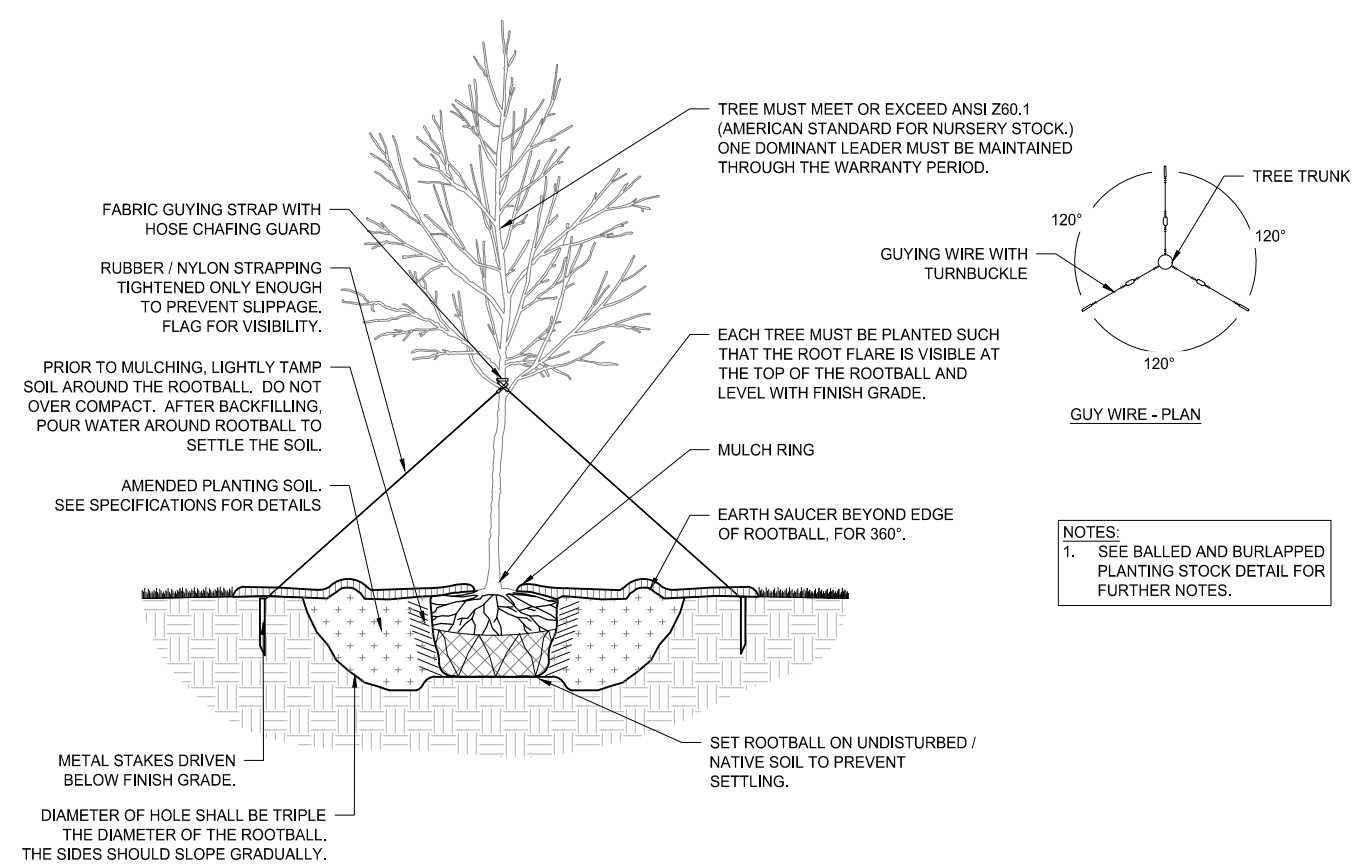
LANDSCAPE DETAILS

CENTERVILLE ROAD AND CRJ
ROUNDAABOUT LANDSCAPING PROJECT
CITY OF LINO LAKES

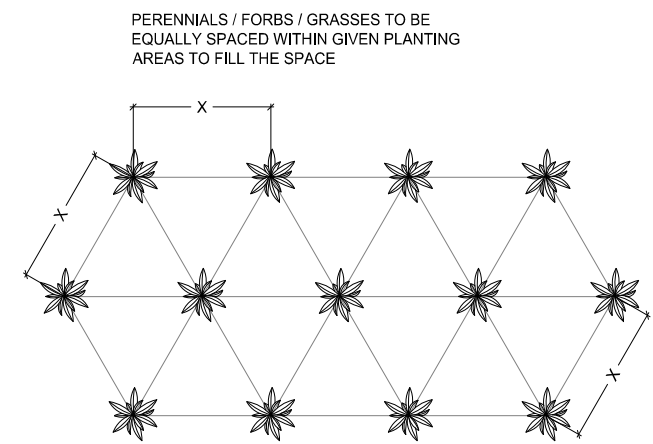


- NOTES:
- ROOTS OF ALL BALLED AND BURLAPPED STOCK SHALL FILL THE SOIL BALL, BE FREE OF KINKS, CIRCLING AND GIRDLING, AND THE UPPERMOST ROOTS SHALL NOT BE MORE THAN FOUR INCHES BELOW THE TOP OF THE SOIL BALL. TRANSPORT ROOTS SHALL BE SYMMETRICAL AROUND THE TRUNK / STEM OF THE PLANTS. SOIL BALLS MUST BE CENTERED OR NO MORE THAN 10% OFF CENTER.
 - WHEN MOVING PLANTS, LIFT FROM BENEATH THE ROOT BALL. DO NOT LIFT BY THE TRUNK AND DO NOT BREAK OR LOOSEN THE ROOT BALL.
 - BACKFILL PLANTING PIT WITH ORIGINAL SOIL HALFWAY TO THE TOP OF THE ROOT BALL. BREAK UP CLODS OF SOIL. DO NOT USE PEAT AS PART OF BACKFILL IN CLAY SOILS. REMOVE ALL ROCKS AND DEBRIS FROM BACKFILL AND THEN WATER PLANT AND BACKFILLED AREA TO SETTLE PLANTS AND FILL VOIDS.
 - REMOVE ALL WIRE BASKETS FROM THE TOP 1/2 OF THE ROOT BALL AND CONTINUE BACKFILLING REMAINING PLANTING PIT WITH ORIGINAL SOIL.
 - WATER THOROUGHLY A SECOND TIME TO SETTLE PLANTS AND FILL VOIDS WITHIN TWO HOURS OF PLANTING. PLACE SPECIFIED MULCH WITHIN 48 HOURS OF THE SECOND WATERING. PROVIDE SUPPORT IF NECESSARY.
 - STAKING OF TREES SHALL BE THE CONTRACTOR'S OPTION. THE CONTRACT IS RESPONSIBLE TO INSURING THAT ALL PLANTINGS ARE INSTALLED PLUMB AND REMAIN PLUMB THROUGHOUT THE WARRANTY PERIOD OF 1 YEAR AFTER SUBSTANTIAL COMPLETION, WHICHEVER IS GREATER.
 - IF STAKING IS INSTALLED, ALL COMPONENTS SHALL BE REMOVED BY THE CONTRACTOR AT THE END OF THE WARRANTY PERIOD.

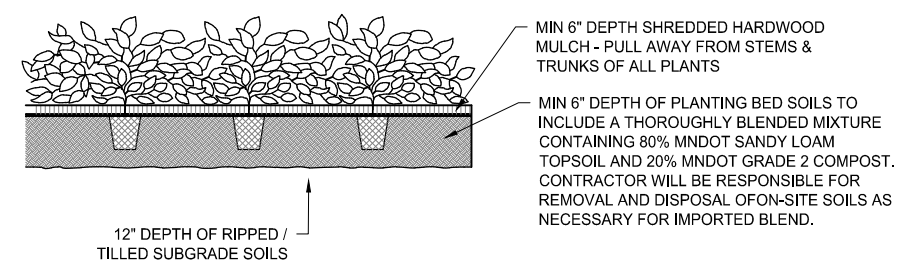
1 BALLED & BURLAPPED TREE PLANTING DETAIL



2 DECIDUOUS TREE PLANTING DETAIL



NOTE:
X = PLANT SPACING. REFER TO PLANT SCHEDULE FOR SPACING REQUIREMENTS.



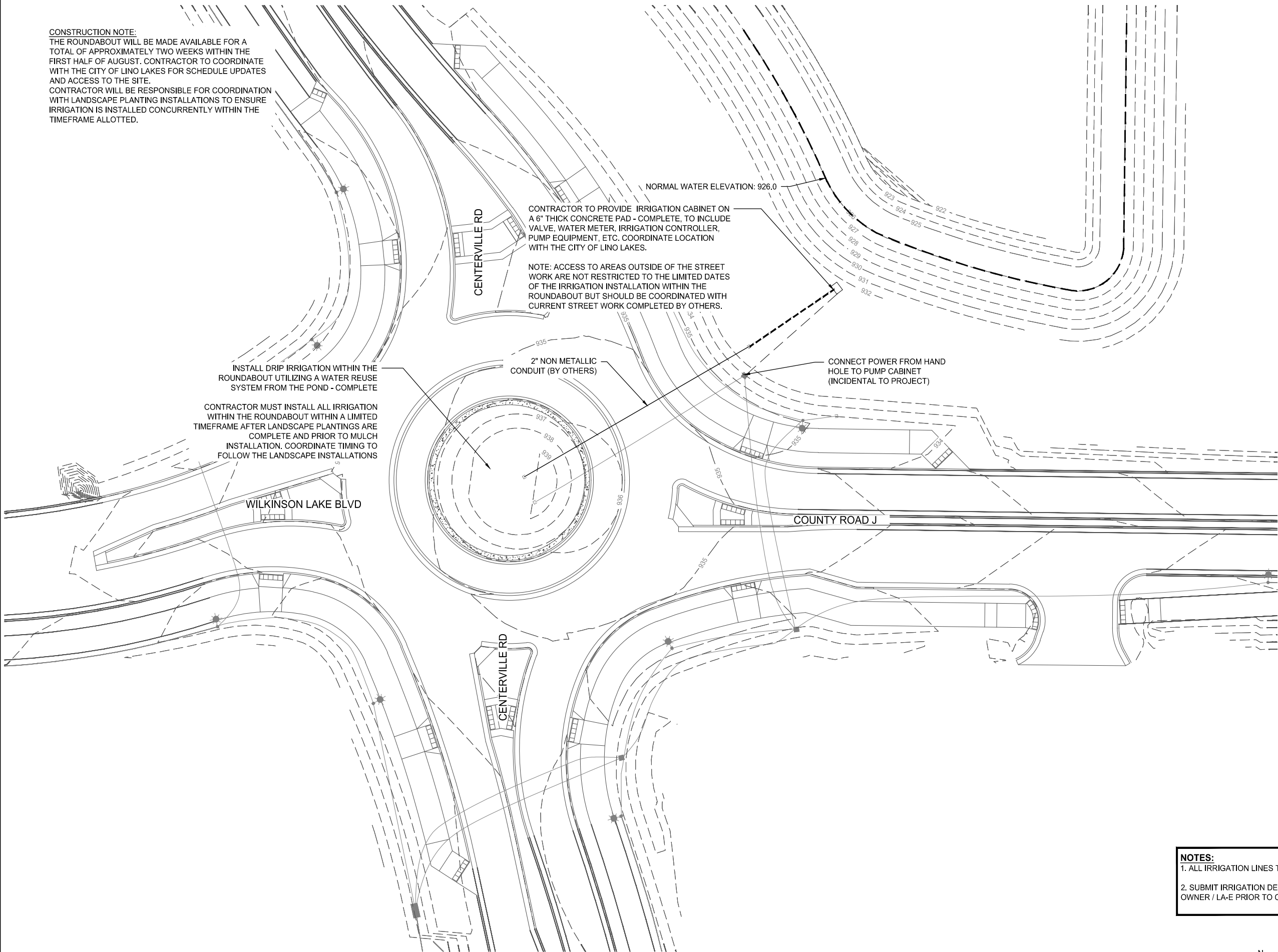
SECTION

3 PERENNIAL PLANTING DETAIL

4 PLANTING BED PREPARATION DETAIL

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CONSTRUCTION NOTE:
THE ROUNDABOUT WILL BE MADE AVAILABLE FOR A TOTAL OF APPROXIMATELY TWO WEEKS WITHIN THE FIRST HALF OF AUGUST. CONTRACTOR TO COORDINATE WITH THE CITY OF LINO LAKES FOR SCHEDULE UPDATES AND ACCESS TO THE SITE.
CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATION WITH LANDSCAPE PLANTING INSTALLATIONS TO ENSURE IRRIGATION IS INSTALLED CONCURRENTLY WITHIN THE TIMEFRAME ALLOTTED.



CENTERVILLE RD

WILKINSON LAKE BLVD

COUNTY ROAD J

CENTERVILLE RD

NORMAL WATER ELEVATION: 926.0

CONTRACTOR TO PROVIDE IRRIGATION CABINET ON A 6" THICK CONCRETE PAD - COMPLETE, TO INCLUDE VALVE, WATER METER, IRRIGATION CONTROLLER, PUMP EQUIPMENT, ETC. COORDINATE LOCATION WITH THE CITY OF LINO LAKES.

NOTE: ACCESS TO AREAS OUTSIDE OF THE STREET WORK ARE NOT RESTRICTED TO THE LIMITED DATES OF THE IRRIGATION INSTALLATION WITHIN THE ROUNDABOUT BUT SHOULD BE COORDINATED WITH CURRENT STREET WORK COMPLETED BY OTHERS.

INSTALL DRIP IRRIGATION WITHIN THE ROUNDABOUT UTILIZING A WATER REUSE SYSTEM FROM THE POND - COMPLETE

CONTRACTOR MUST INSTALL ALL IRRIGATION WITHIN THE ROUNDABOUT WITHIN A LIMITED TIMEFRAME AFTER LANDSCAPE PLANTINGS ARE COMPLETE AND PRIOR TO MULCH INSTALLATION. COORDINATE TIMING TO FOLLOW THE LANDSCAPE INSTALLATIONS

2" NON METALLIC CONDUIT (BY OTHERS)

CONNECT POWER FROM HAND HOLE TO PUMP CABINET (INCIDENTAL TO PROJECT)

NOTES:
1. ALL IRRIGATION LINES TO INCLUDE TRACER WIRE
2. SUBMIT IRRIGATION DESIGN FOR APPROVAL BY OWNER / LA-E PRIOR TO CONSTRUCTION.

1 IRRIGATION PLAN
L3.1



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SCALE IN FEET

REVISIONS

NO.	DATE	DESCRIPTION

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

CANDACE C. AMBERG, PLA

DATE: 06/19/2026 LIC. NO. 40646

IRRIGATION PLAN

CENTERVILLE ROAD AND CRJ
ROUNDABOUT LANDSCAPING PROJECT
CITY OF LINO LAKES

WSB PROJECT NO.
028249-000

SHEET

L3.1

July 6, 2026

Re: County Road J Roundabout Landscaping Project
WSB Project No. 028249-000

Bid Summary

A total of four quotes were received for the above-referenced project on July 6, 2026, as follows:

- Advanced Irrigation: \$72,990 but excluded electrical work and site earthwork / soil prep
- Peterson Companies: \$88,981.50 all-inclusive
- Hoffman & McNamara: \$94,967 all-inclusive
- JL Theis: \$108,316 all-inclusive

Bidder: Peterson Companies, Inc.	
Address: 8326 Wyoming Trail	
City, State, Zip: Chisago City, MN 55013	
Email Address: jflem@petersoncompanies.net	Telephone No.: 651-257-0318

**QUOTE FORM
CO RD J ROUNABOUT LANDSCAPING**

Quote Due by
Time: 1:00 PM local time
Quote Due by
Date: July 6, 2026

This Quote/Bid is submitted to:

Candace Amberg
WSB
701 Xenia Ave South, Suite 300
Minneapolis, MN 55416
camberg@wsbeng.com

On behalf of:

City of Lino Lakes
600 Town Center Parkway
Lino Lakes, MN 55014

1. The undersigned Bidder proposes and agrees, if this Bid is accepted, to enter into an Agreement with Owner in the form included in the Bidding Documents to perform all Work as specified or indicated in the Bidding Documents for the prices in this Bid, within the times required, and in accordance with the other terms and conditions of the Bidding Documents.
2. Bidder accepts all of the terms and conditions of the Instructions to Bidders, including without limitation those dealing with the disposition of Bid security. This Bid will remain subject to acceptance for 60 days after the Bid opening, or for such longer period of time that Bidder may agree to in writing upon request of Owner.
3. In submitting this Bid, Bidder represents the following:
 - a. Bidder has examined and carefully studied the Bidding Documents, including Addenda.
 - b. Bidder has visited the Site, conducted a thorough, alert visual examination of the Site and adjacent areas, and become familiar with the general, local, and Site conditions that may affect cost, progress, and performance of the Work.
 - c. Bidder is familiar with all Laws and Regulations that may affect cost, progress, and performance of the Work.
 - d. Bidder has carefully studied all: (1) reports of explorations and tests of subsurface conditions at or adjacent to the Site and the drawings of physical conditions relating to existing surface or subsurface structures at the Site that have been identified in the Supplementary Conditions, with respect to the Technical Data in such reports and drawings; and (2) reports and drawings relating to Hazardous Environmental Conditions, if any, at or adjacent to the Site that have been identified in the Supplementary Conditions, with respect to Technical Data in such reports and drawings.
 - e. Bidder has considered the information known to Bidder itself; information commonly known to contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the Bidding Documents; and the Technical Data identified in the Supplementary Conditions or by definition, with respect to the effect of such information, observations, and Technical Data on (1) the cost, progress, and performance of the Work; (2) the means, methods, techniques, sequences, and procedures of construction to be employed by Bidder, if selected as Contractor; and (3) Bidder's (Contractor's) safety precautions and programs.
 - f. Based on the information and observations referred to in the preceding paragraph, Bidder agrees that no further examinations, investigations, explorations, tests, studies, or data are necessary for the performance of the Work at the Contract Price, within the Contract Times, and in accordance with the other terms and conditions of the Contract.
 - g. Bidder is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the Bidding Documents.

- h. Bidder has given Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that Bidder has discovered in the Bidding Documents, and of discrepancies between Site conditions and the Contract Documents, and the written resolution thereof by Engineer is acceptable to Contractor.
- i. The Bidding Documents are generally sufficient to indicate and convey understanding of all terms and conditions for the performance and furnishing of the Work.
- j. The submission of this Bid constitutes an incontrovertible representation by Bidder that without exception the Bid and all prices in the Bid are premised upon performing and furnishing the Work required by the Bidding Documents.

4. Bidder will perform the following Work at the indicated unit prices:

Line No.	Item	Units	Quantity	Unit Price	Total Price
1	IRRIGATION SYSTEM	LS	1	\$ 49,140.00	\$ 49,140.00
2	TRAFFIC CONTROL	LS	1	\$ 3,180.00	\$ 3,180.00
3	DECIDUOUS TREE 1.5" CAL B&B	EA	2	\$ 975.00	\$ 1,950.00
4	DECIDUOUS SHRUB 5-GAL CONT	EA	49	\$ 89.00	\$ 4,361.00
5	HERBACEOUS NO 1 CONT	EA	466	\$ 27.50	\$ 12,815.00
6	SEDIMENT CONTROL LOG	LF	250	\$ 3.85	\$ 962.50
7	SOIL BED PREPARATION	LS	1	\$ 10,715.00	\$ 10,715.00
8	SHREDDED WOOD MULCH	CY	58	\$ 101.00	\$ 5,858.00
BASE BID TOTAL					\$ 88,981.50

- 5. Bidder acknowledges that: (a) each Bid Unit Price includes an amount considered by Bidder to be adequate to cover Contractor's overhead and profit for each separately identified item, and (b) estimated quantities are not guaranteed, and are solely for the purpose of comparison of Bids, and final payment for all Unit Price Work will be based on actual quantities, determined as provided in the Contract Documents.
- 6. Bidder agrees that the Work will be substantially complete and will be completed and ready for final payment in accordance with Paragraph 15.06 of the General Conditions on or before the dates or within the number of calendar days indicated in the Agreement.
- 7. Bidder accepts the provisions of the Agreement as to liquidated damages.
- 8. Bidder hereby acknowledges receipt of the following Addenda:

Addendum No. N/A Dated: _____

Addendum No. N/A Dated: _____

Addendum No. N/A Dated: _____

Addendum No. N/A Dated: _____
- 9. The following documents are submitted with and made a condition of this Bid:
 - a. Non-Collusion Affidavit;
 - b. Responsible Contractor Verification and Certification of Compliance;

BIDDER: *[Indicate correct name of bidding entity]*

Peterson Companies, Inc.

By:
[Signature]

[Printed name]

Curt Peterson

VI. A. 4. City of Lino Lakes Stormwater Reuse for Irrigation

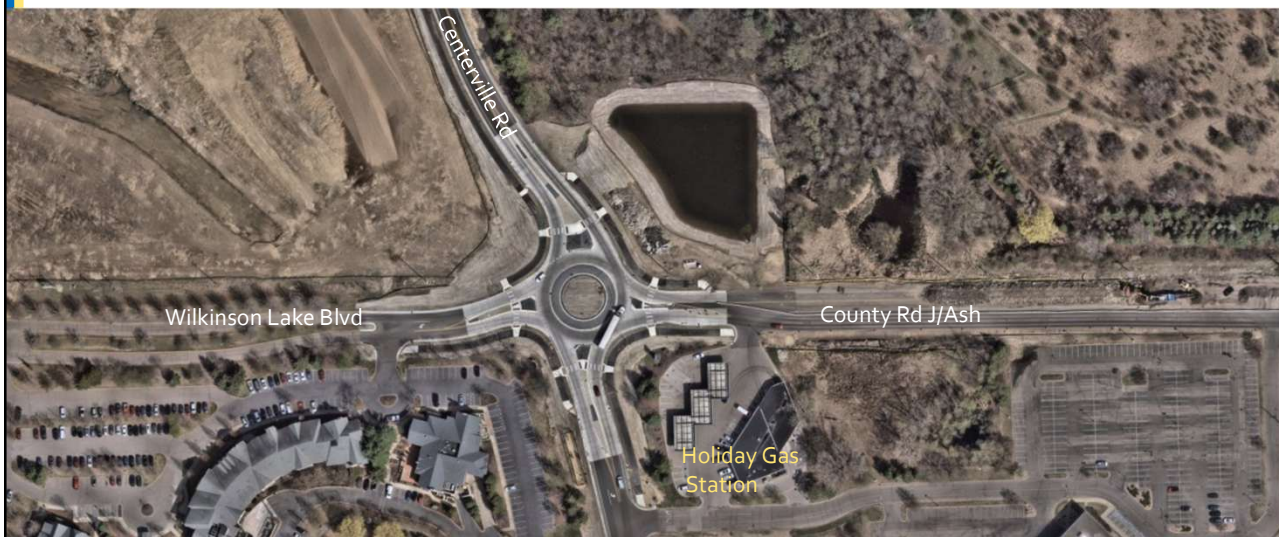
LL2 2026-02 Grant Application

Lauren Sampedro
Board of Directors Meeting
8/26/2026

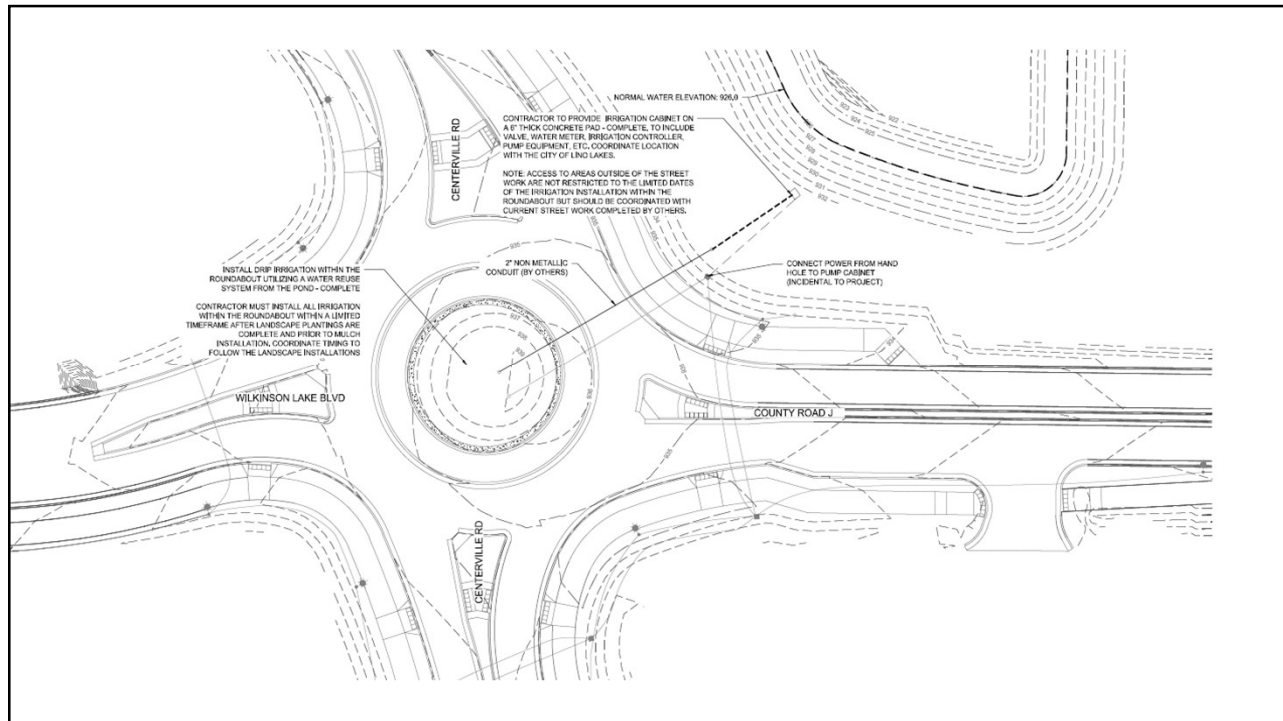


1

LL2 2026-02–Location Aerial



2



3

Staff Recommendation



VLAWMO staff recommend the Board of Directors approve funding for the Landscape Level 2 2026-02 City of Lino Lakes Stormwater Reuse for Irrigation grant application.

4

Proposed Motion



It was moved by Director _____ and seconded by Director _____ to approve the Landscape Level 2 grant application 2026-02, not to exceed \$44,226.00 in accordance with VLAWMO staff's recommendations, and established VLAWMO grant program guidelines.

To: Board of Directors

From: Phil Belfiori, Administrator

Date: August 19, 2026

Re: **VI. A. 1. 2027 Storm Sewer Utility Rates, Resolution 06-2026**

The annual Storm Sewer Utility (SSU) rates are based on the budget approved by the Board at its June meeting. The Storm Sewer Utility is then calculated on the amount of impervious surface generally associated with different land use types and provides the major financial support for watershed activities. To achieve this SSU revenue amount included in the approved 2027 budget (\$1,441,800), the proposed 2027 SSU annual rate is proposed at \$79.80 unit for the residential 1-3 until land use classification (an increase of \$5.52 /year or about \$0.46 / month) and for all other land use classifications the 2027 annual rate is proposed at \$115.68/acre (which is an increase of \$8.04 / acre for the year or \$0.67 /month).

Overall, the 2027 SSU rate is an increase of 7.4% over last year, which is comparable to the budget increase of 8%. This also includes a 0.55% buffer to account for subsequent parcel changes, manual overrides and delinquent payments.

Per Board approved resolution 10-25 (December 2025 Board meeting) Houston Engineering in collaboration with Ehlers reviewed and provided updated upland acreage for all 11,858 parcels in VLAWMO utilizing the 2019 National Wetland data. Of those, 11,430 parcels saw no change in upland acreage. There were 428 parcels that saw a change in upland acreage and of those 121 parcels, or 1%, will see a fee change of +/- \$100 over last year. Other than the 3 parcels approved by the Board last year for refund due to "error" per resolution 10-25, all remaining 118 parcels are changes that resulted from HEI utilizing more recent wetland data in their analysis and therefore (per Board direction) do not warrant any further action or refunds. The detailed listing is attached for your review. Also see the attached memo from Ehlers Inc. for further discussion.

At the August 26, 2026 VLAWMO Board meeting the Administrator will provide a short presentation summarizing the 2027 SSU rate and also provide information comparing surrounding watersheds. This comparison identifies that "average" VLAWMO residential property owners pay less in stormwater fees than compared to the surrounding watersheds in Ramsey County (when compared to the median residential property tax rate).

As discussed at the June Board meeting, this year's SSU revenue will address funding for continuing progress towards implementation of CIP type projects including:

- Pursuing engineering and design work for implementation of East Vadnais Lake Subwatershed Resiliency Project;
- Planning, design and /or working towards implementation of the resiliency study in Vadnais Heights City-wide partnership;
- Local match for 2nd 319 small watershed grant project design and or implementation;
- Water quality pretreatment project (upstream of Birch Lake IESF);
- Pleasant Lake management including continued work on Lake planning, carp management, possible AIS and water quality projects and or related partnership;
- Pursuing competitive grants and working towards implementation of Polar Lakes Park Water Reuse Project;
- Debt Service for Lambert sheet pile portion of the project;
- BWSR Watershed Based Fund grant implementation – cost-share program partnership with member communities.

Recommendation: Approval of Resolution 06-2026 setting the Storm Sewer Utility Rates for 2027.

Attachments:

1. Resolution 06-2026
2. PowerPoint presentation summarizing proposed SSU rate
3. Memo from Jeanne Vogt at Ehlers.
4. Attachment to Ehlers memo related to the 121 parcels, or 1%, that will see a fee change of +/- \$100 over last year due to more recent data. - LINKED AT:
https://www.vlawmo.org/download_file/5e1ff8a2-1e94-4e21-b46e-167a72c5db97/9
5. Manual override attachment Ehlers memo - LINKED AT:
https://www.vlawmo.org/download_file/05f833b0-a7e8-4e3e-a8ce-ab11c624b83c/9

Attachment 1

**RESOLUTION NO. 06-2026
Of the Vadnais Lake Area Water Management Organization (VLAWMO)**

A RESOLUTION APPROVING THE STORMSEWER UTILITY RATES FOR 2027.

Resolution 06-2026 was moved by Director _____ and second by Director _____.

WHEREAS, the 2027 Budget of the Vadnais Lake Area Water Management Organization (VLAWMO) has been approved by the VLAWMO Board of Directors and

WHEREAS, Storm Sewer Utility (SSU) Rule of the Vadnais Lake Area Water Management Organization, has been applied to the properties within the boundary,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE VADNAIS LAKE AREA WATER MANAGEMENT ORGANIZATION, The SSU Rates for 2027 will be as follows:

Classification	Total Amount	R. E. F.	Rate
Residential 1-3 Units	\$844,443.60	1.00	\$79.80/ Unit
Residential 4 or more Units	\$63,633.10	2.72	\$115.68/ Acre
Commercial	\$197,321.99	4.23	\$115.68/ Acre
Industrial	\$200,699.87	3.30	\$115.68/ Acre
Institutional	\$113,908.09	3.30	\$115.68/ Acre
Golf Courses	\$19,037.35	0.74	\$115.68/ Acre
Agricultural	\$10,785.64	0.25	\$115.68/ Acre
Vacant Land	\$0	Exempt	\$0.00
Road/Railroad ROW	\$0	Exempt	\$0.00
Wetland/Public Waters	\$0	Exempt	\$0.00
Other Exempt	\$0	Exempt	\$0.00
Totals	\$1,449,829.64		

The question was on the adoption of the resolution and there were ___ yeas and ___ nays as follows:

	<u>Yea</u>	<u>Nay</u>	<u>Absent</u>
<i>Andrea West</i>	☐	☐	☐
<i>Ed Prudhon</i>	☐	☐	☐
<i>Rob Rafferty</i>	☐	☐	☐
<i>Sara Shah</i>	☐	☐	☐
<i>Katherine Doll-Kanne</i>	☐	☐	☐
<i>Jim Lindner</i>	☐	☐	☐

_____ Board Chair Date

_____ Attest Date

Vadnais Lake Area Water Management Organization

2027 Proposed Storm Sewer Utility Rates



August 26, 2026

1

Proposed Rate for Payable 2027

Pay 2026:

\$74.28/unit
\$107.64/acre

Pay 2027:

\$79.80/unit
\$115.68/acre

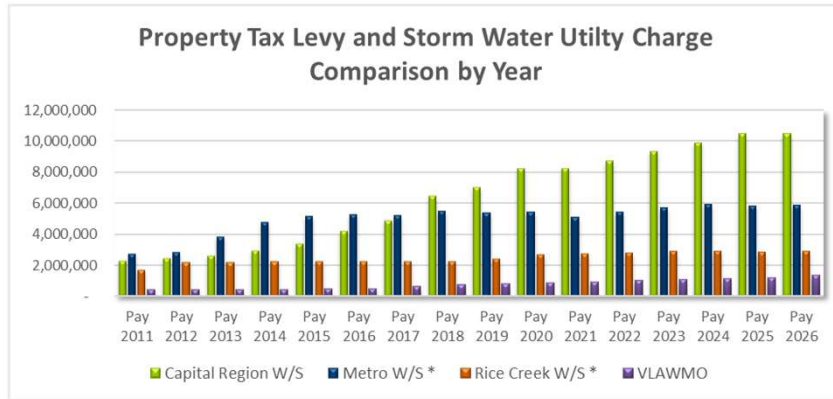
7.4% increase from Pay 2026

Payable 2027 Certifications

- 11,742 parcels to Ramsey County
- 116 parcels to Anoka County

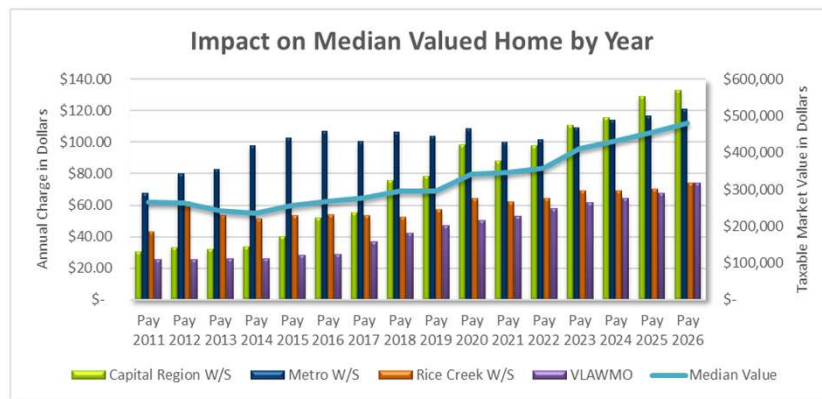
2

Comparing Total Tax Levy Income of WD's in Ramsey County to VLAWMO's SSU income



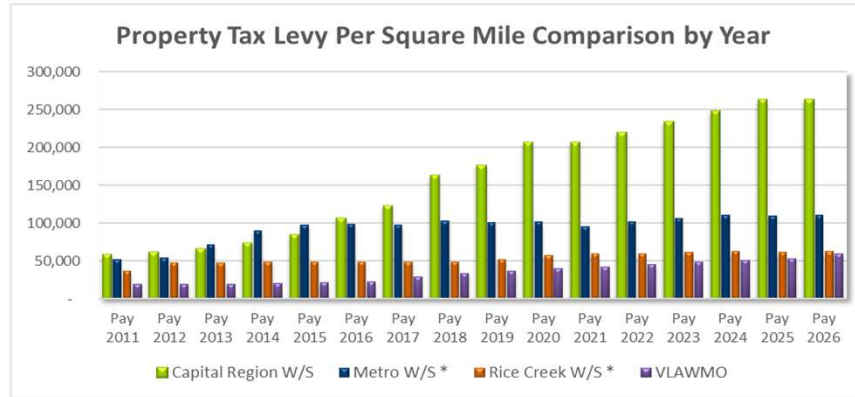
3

Comparing Tax Levy Rate on Median Value Residential Property in Ramsey County's WDs to VLAWMO's SSU Residential Rate



4

Comparing Tax Levy Rate Per Square Mile for Ramsey County's WDs to VLAWMO's SSU Residential Rate per Square Mile



5

Proposed 2027 Storm Sewer Utility Charges By Property Classification

Classification	Total Amount	R. E. F.	Rate
Residential 1-3 Units	\$844,443.60	1.00	\$79.80/ Unit
Residential 4 or more Units	\$63,633.10	2.72	\$115.68/ Acre
Commercial	\$197,321.99	4.23	\$115.68/ Acre
Industrial	\$200,699.87	3.30	\$115.68/ Acre
Institutional	\$113,908.09	3.30	\$115.68/ Acre
Golf Courses	\$19,037.35	0.74	\$115.68/ Acre
Agricultural	\$10,785.64	0.25	\$115.68/ Acre
Vacant Land	\$0	Exempt	\$0.00
Road/Railroad ROW	\$0	Exempt	\$0.00
Wetland/Public Waters	\$0	Exempt	\$0.00
Other Exempt	\$0	Exempt	\$0.00
Totals	\$1,449,829.64		

6

Proposed 2027 Storm Sewer Utility Charges By City

Classification	Total Amount	Parcels
Gem Lake	\$37,308.85	216
Lino Lakes	\$15,766.87	116
North Oaks	\$228,756.18	2,327
Vadnais Heights	\$432,163.33	3,950
White Bear Lake	\$452,427.56	3,381
White Bear Township	\$283,406.85	1,868
Totals	\$1,449,829.64	11,858

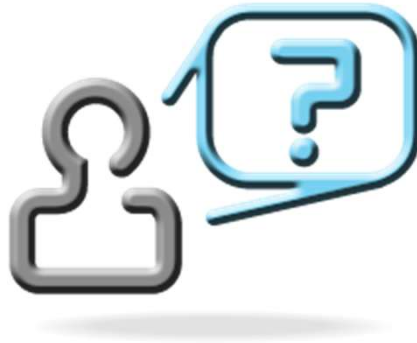
7

Timeline

- ❑ **August 26:** VLAWMO Board to approve 2027 Storm Sewer Utility Rates.
- ❑ **August – October:** Staff to work with Ehlers regarding changes to database to accommodate 2027 rates, new reporting layouts to counties, and any additional updates due to property splits.
- ❑ **October 28:** VLAWMO Board to approve parcels to be certified.
- ❑ **November 30:** All parcels certified to Ramsey and Anoka County Auditors.

8

Questions?





MEMORANDUM

TO: Phil Belfori, Administrator
 FROM: Megan Sandell, Ehlers
 Jeanne Vogt, Ehlers
 DATE: August 17, 2026
 SUBJECT: Pay 2027 Proposed SSU Rates

The Vadnais Lake Area Water Management Organization (“VLAWMO”) has asked Ehlers to complete the calculation of the Storm Sewer Utility (“SSU”) rates for taxes payable in 2027 and update the annual presentation to the VLAWMO Board. This has been completed and below are highlights for your consideration:

1. **Data Clean-up** – The original 2009 parcel list had the wetland and upland acres separated for each parcel by SEH, the engineering firm at the time. This ensured the SSU charge was calculated on only the upland acreage for non-residential parcels. For 2026, Houston Engineering reviewed the 2,500 parcels that had divisions over the last 18 years. This year, Houston Engineering provided updated upland acreage for all 11,858 parcels in VLAWMO. Of those, 11,430 parcels saw no change in upland acreage. There were 428 parcels that saw a change in upland acreage and of those 121 parcels, or 1%, will see a fee change of +/- \$100 over last year. Detailed listing is attached.
2. **Manual Overrides** – VLAWMO has the authority to remove any SSU charges on parcels as needed. Attached please find the list of parcels with manual overrides. There are 311 parcels with a manual override for Pay 2027. This is a decrease of 5 parcels from last year. There were 3 parcels removed due to new construction which are listed below.

PIN Number	Prior Class	Current Class	Change in Fee	Description
29.30.22.23.0079	Res V Land	Res 1 Unit	\$79.80	Construction in 2025
29.30.22.23.0081	Res V Land	Res 1 Unit	\$79.80	Construction in 2025
29.30.22.23.0084	Res V Land	Res 1 Unit	\$79.80	Construction in 2025

3. **Property Classification Changes** – The following parcels had property classification changes from Pay 2026 to Pay 2027. This resulted in an increase in fees of -\$1,201.52 over last year.

PIN Number	Prior Class	Current Class	Change in Fee	Description
14.30.22.33.0151	Res V Land	Res 1 Unit	No change	Reclassified by County
21.30.22.33.0129	Res V Land	Res 1 Unit	+\$79.80	New Construction
21.30.22.33.0130	Res V Land	Res 1 Unit	+\$79.80	New Construction
22.30.22.13.0026	Commercial	Industrial	(\$722.55)	Reclassified by County
22.30.22.13.0027	Commercial	Industrial	(\$702.69)	Reclassified by County
27.30.22.31.0006	Res V Land	Res 1 Unit	No change	Reclassified by County

PIN Number	Prior Class	Current Class	Change in Fee	Description
27.30.22.43.0017	Industrial	Commercial	+\$64.12	Reclassified by County
29.30.22.23.0079	Res V Land	Res 1 Unit	No change	Property Sold
29.30.22.23.0081	Res V Land	Res 1 Unit	No change	Property Sold
29.30.22.23.0084	Res V Land	Res 1 Unit	No change	Property Sold
29.30.22.23.0092	Res V Land	Res 1 Unit	No change	Property Sold
29.30.22.34.0111	Res V Land	Res 1 Unit	No change	Property Sold

4. **Tax Forfeited Properties** – VLAWMO has had properties become tax forfeited as a result of unpaid property taxes. For taxes payable in 2027, there are 16 parcels currently in tax forfeited status, all in Ramsey County.
5. **Comparison to Surrounding Watershed Districts** – Included again this year is a comparison of the VLAWMO SSU fee to the certified property tax levies of Capital Region Watershed, Ramsey-Washington Metro Watershed, and Rice Creek Watershed. Comparisons will include:
 - a. Annual SSU Fee vs. Certified Property Tax Levy – Through Pay 2026
 - b. Impact on a Median Valued Home in VLAWMO – Through Pay 2026

In both cases, VLAWMO property owners continue to pay less in stormwater fees than compared to surrounding watersheds.

6. **Proposed Pay 2027 Storm Sewer Utility Rates** – Based on a budget of \$1,441,800 the new rate for Pay 2027 is **\$79.80 per unit**. This is an increase of 7.4% over last year, which is comparable to the budget increase of 8%. This also includes a 0.55% buffer, which is similar to past years to account for future divisions and any additional manual overrides.