

VLAWMO TECHNICAL COMMISSION MEETING

8:15 AM April 8, 2026

Vadnais Heights City Hall, Council Chambers, 800 County Road E East, Vadnais Heights, MN 55127

Action items: ☀️

- I. **Call to Order – 8:15am – Vice Chair Tessier**
- II. **Approval of Agenda** ☀️
- III. **Approval of Minutes (March 11, 2026)** ☀️ Pg. 2
- IV. **Administration & Operations - Phil**
 - A. April Financial Report and Consider Authorization for Payment ☀️ Pg. 8
 - B. April TEC Report to the Board ☀️ Pg. 15
 - C. Consider VLAWMO Bylaws ☀️ Pg. 16
 - D. Consider TEC representative at May 20, 2026 budget subcommittee meeting ☀️ Pg. 16
- V. **Programs –Angela and Brian**
 - A. Consider Annual Report and Monitoring Report ☀️ Pg. 17
 - B. Early Spring Outreach Updates Pg. 17
- VI. **Projects – Dawn**
 - A. Update 4/6 BWSR Central Region Committee Meeting on VLAWMO WMP 90-day Draft Pg. 17
 - B. Update on 319/Phase 2 Project: Easement, Dashboard, HEI scope of work for Board Pg. 18
 - C. Update Tamarack Alum Project: Spring preparation underway Pg. 18
 - D. Update Carp Removal Program: Spring preparation underway Pg. 19
- VII. **Commissioner Reports**
- VIII. **NOHOA**
- IX. **Ramsey Soil & Water Conservation Division**
- X. **St. Paul Regional Water Services**
- XI. **Public Comment**
- XII. **Next meetings: TEC: May 13, 2026; Board Meeting: April 22, 2026**
- XIII. **Adjourn** ☀️

Upcoming Events: Visit vlawmo.org/events

Spring WAV Meeting
Volunteer Celebration at Tamarack Nature Center
Planting for Clean Water Workshop

April 16th
April 22nd
May 7th

**Vadnais Lake Area Water Management Organization
Technical Commission (TEC) Minutes
March 11, 2026
Vadnais Heights City Hall, Council Chambers
800 County Road E East, Vadnais Heights, MN 55127**

Commission Members Present:

Jim Hauth (alternate) Vadnais Heights (VH)
Gloria Tessier Gem Lake (GL)
Susan Miller North Oaks (NO)
Jami Philip White Bear Township (WBT)

Absent: Nick Ousky (Vadnais Heights); Tom Hoffman (Lino Lakes); Terry Huntrods (White Bear Lake).

Others in attendance: Phil Belfiori, Brian Corcoran, Dawn Tanner, Lauren Sampedro, Angela Hugunin (VLAWMO staff).

I. Call to Order

Vice Chair Tessier called the meeting to order at 8:14 am.

II. Approval of Agenda

It was moved by Commissioner Miller and seconded by Commissioner Philip to approve the March 11, 2026 TEC agenda as revised. Vote: all aye. Motion passed.

III. Approval of Minutes (February 11, 2026)

It was moved by Commissioner Miller and seconded by Commissioner Philip to approve the February 11, 2026 meeting minutes as presented. Vote: all aye. Motion passed.

IV. Administration & Operations

A. March Financial Report and Consider Authorization for Payment

Administrator Belfiori summarized the March financial statement as included in the TEC packet. He highlighted expenses from the previous month including the final storm sewer utility refunds, staff costs, watershed management plan work, payment to Blue Thumb, and technical review for the Wilkinson phase 2 project. He noted there were few expenses overall.

Administrator Belfiori recommended approval of the March financial report and payment of the bills.

It was moved by Commissioner Miller and seconded by Commissioner Philip to approve the March financial report and authorize for payment. Vote: all aye. Motion passed.

V. Programs

A. LL1 2026-01 Ballering Rain Garden Application Phase 2

Sampedro presented a Landscape Level 1 Grant application for a rain garden and native plantings as the second phase of a multi-phase project on the property. She noted the proposed rain garden would capture runoff from the street and adjacent properties. She said the property drains to Pleasant Lake and the proposed rain garden is in a visible location.

Sampedro described the project phases and stated the first phase of the project was a bee lawn that was completed in November.

Commissioner Miller asked how bee lawn establishment had gone given the area's shade. Sampedro affirmed that establishment had gone well so far and will be revisited this summer.

Sampedro described the second project phase would involve a variety of native plants for slope stabilization, the rain garden, and a native plant restoration adjacent to the rain garden. The total estimated project cost is \$10,111.61.

Alternate Commissioner Hauth asked how the pollutant reduction load for phosphorus and total suspended solids equate to similar projects that have happened. Sampedro responded that this project is comparable to other small-scale curb cut rain garden projects such as a few completed through a street rehabilitation project in White Bear Lake. She noted that total phosphorus would be expected to be higher, closer to 0.5 pounds or more, with larger-scale projects, but with this size of a project it is on track.

Staff recommended approval of LL1 2026-01 in the amount of \$7,500.

It was moved by Commissioner Miller and seconded by Commissioner Philip to approve LL1 2026-01 in the amount of \$7,500. Vote: all aye. Motion passed.

B. SHG 2026-02 Gorder Native Plant Restoration Application

Sampedro presented a Soil Health Grant application for a 12,075 square foot native plant restoration in North Oaks. This project was included in the revised packet materials. Sampedro shared that the proposed project location is in the direct drainage area of Deep Lake, as well as in a priority zone for habitat. Sampedro noted that this proposed project is on the site of a demolished home and near a space with over an acre of restored prairie. The combination of these projects will effectively create a corridor of habitat.

Commissioner Philip asked if the applicant is using a seed mix pack for replacing buckthorn. Sampedro responded that the buckthorn replacement plant kits were proposed with the previous grant project.

Commissioner Philip asked if it's possible to have hydroseed for this scale of project. Sampedro responded that she has observed hydroseeding used for native plant projects before, but the applicant's contractor is proposing to use the drill seed method. She noted that in this project, they are prioritizing planting the potted plants and supplementing them with seeding.

Commissioner Miller commented that the project should establish well but noted the presence of turkey pressure on plants in the area. Sampedro responded that the plants were selected for the site conditions and noted the homeowners have an existing native restoration on their adjacent property that has been well maintained for several years. Commissioner Miller affirmed the applicant has a dedicated focus on project maintenance.

Alternate Commissioner Hauth asked if there were protections in place should someone later move in and wish to rebuild on this property. Sampedro responded that the grant program doesn't require projects to be declared to the property, but it requires the project to remain in place for five years. After that, it could go away. Alternate Commissioner Hauth clarified that the terms are five years. Sampedro confirmed.

Staff recommended approval of SHG 2026-02 in the amount of \$1,250.

It was moved by Commissioner Miller and seconded by Commissioner Philip to approve SHG 2026-02 in the amount of \$1,250. Vote: all aye. Motion passed.

C. Watershed Awards Voting

Huginin presented the three nominations received for the 2025 Watershed Steward Award and opened the voting. She stated the award is seeking to recognize a community member or organization who have helped improve water resources and build community understanding of water issues. Huginin announced that the three nominees received were Kathy Pittelko, Gina Ganno Schmidt, and Joe Coyne. Huginin described the accomplishments of each of the nominees as shared by their nominators.

Huginin asked the TEC to consider how the nominees have been involved in the community, and the public visibility of their pursued projects. She thanked the TEC for participating in the voting process and helping to promote the award in their communities.

The TEC voted and Huginin announced that the most votes went to Gina Ganno Schmidt.

It was moved by Commissioner Miller and seconded by Commissioner Philip to confirm the 2025 Watershed Steward Award winner as Gina Ganno Schmidt as determined by vote and to authorize staff to contact the winner and present them with the award.

D. Late Winter/Early Spring Outreach Updates

Hugunin shared the 2025 Adopt a Storm Drain annual report and highlighted some of the statistics. She noted 37 new storm drains were adopted in the watershed, with a total of 292 storm drains adopted within VLAWMO. She said there were 21 new participants who signed up to adopt storm drains and 1,155 lbs of debris collected last year. She stated that compared to previous years, 2025 had the highest debris collection recorded.

Hugunin shared that the majority of storm drain cleanup efforts were completed by individuals. The leading recruiter last year was the State Fair Eco Experience as well as word of mouth.

Hugunin also provided an update on the March 4th Turf Alternatives workshop that was held at the Vadnais Heights City Hall. She noted this workshop topic was selected due to the increased interest staff have seen through the grant programs. She shared that 15 people registered and 13 attended the workshop. She stated the workshop resulted in two site visit request forms for the grant programs being filled out after the workshop.

VI. Projects

A. Update on WMP 90-Day Draft and Upcoming BWSR Meeting

Tanner provided an update that a public hearing was held on the Watershed Management Plan (WMP) 90-day review draft after the TEC's approval last month. She noted no members of the public attended and no comments were received on the WMP at the February 25th public hearing. She said the TEC+ process and community engagement in the WMP likely helped reduce the comments received, since many comments were incorporated in the collaborative development process with the TEC+. She added that Anne Sawyer, a Board of Water and Soil Resources (BWSR) Board Conservationist, was present at the public hearing and provided staff assistance throughout the WMP planning process. Tanner said that Anne Sawyer provided samples to assist VLAWMO with development of the presentation to support the WMP at BWSR's Metro meeting on April 6. The presentation draft is currently underway and will be shared with BWSR in advance of the March 19 deadline.

Tanner provided an overview of the next steps for the WMP including the presentation on April 6 and anticipated BWSR Board consideration on April 22nd for final BWSR authorization of the WMP.

B. Update on 319/Wilkinson Lake Phase 2 Project

Tanner provided an update that the Board approved the Memorandum of Understanding (MOU) and grant contract for the Wilkinson Lake phase 2 project at the February 25th Board meeting. The grant contract has been fully executed with the Minnesota Pollution Control Agency.

Tanner noted that the project design is still in progress and will continue to be iterative as the project goes through permitting. She highlighted the conceptual design includes two options- options A and B. She noted the final selection of the options will depend on the result of permitting. She said staff are still working on the draft temporary easement document. HEI is revising figures for the easement, and VLAWMO's attorney is working on text revisions received from VLAWMO on the initial draft.

Tanner described the design components of options A and B. She highlighted that option A is estimated to result in 8.7 pounds of reduced total phosphorus and Option B would result in 11 pounds of reduced total phosphorus. She discussed the potential spoil placement piles that will be needed as part of the project and presented four possible locations. She noted that Minnesota Land Trust has an easement in the project area and will be part of signing the temporary easement document. She said staff hope to have the draft easement document ready for the next TEC meeting in April.

Commissioner Miller asked if there are plans to do water quality monitoring in Wilkinson Lake or the associated wetland restoration projects to determine if all the investment is having an effect. Tanner responded that staff annually monitor Wilkinson Lake as part of the water quality monitoring program. She added that there was additional site-specific monitoring as part of the deep-water wetland project, and site-specific monitoring is also in the budget for the r phase 2 project.

Commissioner Miller recommended making the project impact clear when communicating to the public to help gain support for more projects in the future. Tanner responded that annual differences in a waterbody may be due to conditions of that season such as high or low rainfall. Trends are important to look at over time. VLAWMO will be looking for trends in Wilkinson Lake and signs of improvement especially over the next three to five years.

VII. Commissioner Reports

Alternate Commissioner Hauth reported that the City of Vadnais Heights was notified that the LCCMR project was included in the 2026 legislative bill. The City is hopeful that the project will continue through the legislative process. He added that the City and VLAWMO are currently working on finding additional partners to help fund the project.

VIII. NOHOA

None.

IX. Ramsey Soil & Water Conservation Division (RCSWCD)

None.

X. St. Paul Regional Water Services

None.

XI. Public Comment

None.

XII. Next Meetings

TEC meeting: April 8, 2026 at 8:15 am; Board meeting: April 22, 2026.

XIII. Adjourn

It was moved by Commissioner Miller and seconded by Commissioner Philip to adjourn the meeting at 9:00 am. Vote: all aye. Motion passed.

DRAFT

VLAWMO Finance Summary: April 2026

Apr-26		Actual 4/1/26	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		\$27,867	\$1,335,000	\$0	\$1,307,133	\$1,335,000	2%
5.12	Service Fees			\$1,000	\$0	\$1,000	\$1,000	0%
5.13	Interest + mitigation acct	\$3,007	\$15,894	\$30,000	\$0	\$14,106	\$30,000	53%
5.14	Misc. income - WCA admin & other			\$3,000	\$0	\$3,000	\$3,000	0%
5.15	Other Income Grants/ <u>loan</u>			\$180,000	\$0	\$180,000	\$180,000	0%
5.16	Transfer from reserves			\$1,138,245	\$172,445	\$1,310,690	\$1,310,690	0%
	TOTAL	\$3,007	\$43,761	\$2,687,245	\$172,445	\$2,815,929	\$2,859,690	2%
EXPENSES								
3.1	Operations & Administration							
3.110	Office - rent, copies, post tel supplies	\$2,300	\$5,809	\$35,544	\$0	\$29,735	\$35,544	16%
3.120	Information Systems	\$2,601	\$8,571	\$37,150	\$0	\$28,579	\$37,150	23%
3.130	Insurance			\$12,000	\$0	\$12,000	\$12,000	0%
3.141	Consulting - Audit	\$4,200	\$4,200	\$29,900	\$0	\$25,700	\$29,900	14%
3.142	Consulting - Bookkeeping		\$130	\$1,500	\$0	\$1,370	\$1,500	9%
3.143	Consulting - Legal	\$1,886	\$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	\$2,320	\$7,657	\$22,500	\$93,619	\$108,462	\$116,119	7%
3.160	Training (staff/board)		\$54	\$18,000	\$0	\$17,946	\$18,000	0%
3.170	Misc. & mileage	\$77	\$407	\$7,276	\$0	\$6,869	\$7,276	6%
3.191	Administration - staff	\$38,808	\$134,276	\$511,724	\$0	\$377,448	\$511,724	26%
3.192	Employer Liability	\$12,736	\$40,998	\$169,583	\$0	\$128,585	\$169,583	24%
3.2	Monitoring and Studies							
3.210	Lake and Creek lab analysis	\$110	\$110	\$25,000	\$0	\$24,890	\$25,000	0%
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	\$615	\$873	\$80,000	\$0	\$79,127	\$80,000	1%
3.3	Education and Outreach							
3.310	Public Education			\$8,000	\$0	\$8,000	\$8,000	0%
3.320	Comm., Outreach & Marketing	\$1,694	\$9,821	\$25,000	\$0	\$15,179	\$25,000	39%
3.330	Community Blue Ed Grant		\$7,939	\$12,000	\$0	\$4,061	\$12,000	66%
<i>Total Core functions: Ops, Monitoring, Education</i>		<i>\$67,347</i>	<i>\$223,258</i>	<i>\$1,057,177</i>	<i>\$93,619</i>	<i>\$927,538</i>	<i>\$1,150,796</i>	<i>19%</i>
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			\$38,568	\$0	\$38,568	\$38,568	0%
3.425	Goose Lake	\$1,606	\$4,377	\$40,000	\$0	\$35,623	\$40,000	11%
3.430	Birch Lake			\$102,500	\$20,000	\$122,500	\$122,500	0%
3.440	Gilf Black Tam Wilk Amelia	\$966	\$4,149	\$383,000	\$0	\$378,851	\$383,000	1%
3.450	Pleasant Charley Deep	\$161	\$920	\$115,000	\$0	\$114,080	\$115,000	1%
3.460	Sucker Vadnais		\$437	\$271,000	\$20,000	\$290,563	\$291,000	0%
3.48	Programs							
3.480	Soil Health Grant		\$49	\$25,000	\$15,530	\$40,481	\$40,530	0%
3.481	Landscape 1			\$50,000	\$11,558	\$61,558	\$61,558	0%
3.482	Landscape 2/BWSR WBF		\$320	\$80,000	\$11,738	\$91,418	\$91,738	0%
3.483	Project Research & feasibility			\$5,000		\$5,000	\$5,000	0%
3.485	Facilities Maintenanc/ Pub. Ditch Main.	\$798	\$798	\$50,000		\$49,202	\$50,000	2%
3.5	Regulatory							
3.510	Engineer Plan review			\$5,000	\$0	\$5,000	\$5,000	0%
	<i>Total CIP & Program</i>	\$3,531	\$11,050	\$1,630,068	\$78,826	\$1,697,844	\$1,708,894	1%
	Total of Core Operations & CIP	\$70,878	\$234,308	\$2,687,245	\$172,445	\$2,625,382	\$2,859,690	8%

Fund Balance	3/1/2026	4/1/2026
4M Account	\$720,123	\$714,184
4M Plus Savings	\$265,149	\$265,964
Total	\$985,272	\$980,148

Restricted funds		4/1/2026
Mitigation Savings		\$0
Term Series		\$300,000

Vadnais Lake Area Water Management Organization
Check Detail

9:22 AM
 04/02/2026

March 12 through April 8, 2026

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Check	eft	03/20/2026	Reliance Standard		Checking - 1987		-231.22
				Insurance Benefit		-231.22	231.22
TOTAL						-231.22	231.22
Check	6138	04/08/2026	Dawn Tanner		Checking - 1987		-76.85
				3.170 · Misc. & mileage		-76.85	76.85
TOTAL						-76.85	76.85
Check	6139	04/08/2026	City of Vadnais Heights		Checking - 1987		-2,299.62
				Rent		-1,865.00	1,865.00
				Phone/Internet/Machine Overhead		-335.00	335.00
				Postage		-22.86	22.86
				Copies		-76.76	76.76
TOTAL						-2,299.62	2,299.62
Check	6140	04/08/2026	Houston Engineering, Inc		Checking - 1987		-797.63
				3.485 · Facilities & Maintenance		-797.63	797.63
TOTAL						-797.63	797.63
Check	6141	04/08/2026	CliftonLarsonAllen		Checking - 1987		-4,200.00
				3.141 · Audit		-4,200.00	4,200.00
TOTAL						-4,200.00	4,200.00
Check	6142	04/08/2026	City of White Bear Lake		Checking - 1987		-51,532.89
				payroll		-38,808.29	38,808.29
				Administration FICA		-2,838.35	2,838.35
				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		-194.78	194.78
				GIS Support & updates		-220.02	220.02
TOTAL						-51,532.89	51,532.89
Check	6143	04/08/2026	Metro - Inet		Checking - 1987		-2,200.00
				IT Support		-2,200.00	2,200.00
TOTAL						-2,200.00	2,200.00
Check	6144	04/08/2026	Dell Marketing L.P.		Checking - 1987		-180.71
				Hardware		-180.71	180.71
TOTAL						-180.71	180.71

	Check 6145 04/08/2026 HDR Engineering, Inc.	Checking - 1987		-1,410.67
		3.320 · Marketing	-1,410.67	1,410.67
TOTAL			<u>-1,410.67</u>	<u>1,410.67</u>
	Check 6146 04/08/2026 Barr Engineering Co	Checking - 1987		-1,605.50
		3.425 · Goose Lake	-1,605.50	1,605.50
TOTAL			<u>-1,605.50</u>	<u>1,605.50</u>
	Check 6147 04/08/2026 Metro Blooms	Checking - 1987		-135.00
		3.320 · Marketing	-135.00	135.00
TOTAL			<u>-135.00</u>	<u>135.00</u>
	Check 6148 04/08/2026 Ehlers & Associates, Inc.	Checking - 1987		-2,320.00
		3.150 · Storm Sewer Utility	-2,320.00	2,320.00
TOTAL			<u>-2,320.00</u>	<u>2,320.00</u>
	Check 6150 04/08/2026 RMB Environmental Laboratories, Inc.	Checking - 1987		-109.73
		3.210 · Lake & Creek lab analysis	-109.73	109.73
TOTAL			<u>-109.73</u>	<u>109.73</u>
	Check 6151 04/08/2026 Town Law Center, PLLP	Checking - 1987		-3,628.00
		3.440 · Giffilan Black Tamarack Wilkin	-966.00	966.00
		3.450 · Pleasant Charley Deep	-161.00	161.00
		3.143 · Legal	-1,886.00	1,886.00
		3.240 · Watershed Plan Amendment	-615.00	615.00
TOTAL			<u>-3,628.00</u>	<u>3,628.00</u>

Vadnais Lake Area Water Management Organ
Profit & Loss
March 12 through April 8, 2026

9:20 AM

04/02/2026

Cash Basis

Mar 12 - Apr 8, 26

Ordinary Income/Expense	
Income	
5.1 · Income	
5.13 · Interest	3,006.64
Total 5.1 · Income	<u>3,006.64</u>
Total Income	<u>3,006.64</u>
Gross Profit	3,006.64
Expense	
3.1 · Administrative/Operations	
3.110 · Office	
Copies	76.76
Phone/Internet/Machine Overhead	335.00
Postage	22.86
Rent	1,865.00
Total 3.110 · Office	<u>2,299.62</u>
3.120 · Information Systems	
GIS Support & updates	220.02
Hardware	180.71
IT Support	2,200.00
Total 3.120 · Information Systems	<u>2,600.73</u>
3.141 · Audit	4,200.00
3.143 · Legal	1,886.00
3.150 · Storm Sewer Utility	2,320.00
3.170 · Misc. & mileage	76.85
3.191 · Employee Payroll	
payroll	38,808.29
Total 3.191 · Employee Payroll	38,808.29
3.192 · Employer Liabilities	
Admin payroll processing	266.05
Administration FICA	2,838.35
Administration PERA	2,910.64
Employer PFML	194.78
Insurance Benefit	6,525.98
Total 3.192 · Employer Liabilities	<u>12,735.80</u>
Total 3.1 · Administrative/Operations	<u>64,927.29</u>
3.2 · Monitoring and Studies	
3.210 · Lake & Creek lab analysis	109.73
3.240 · Watershed Plan Amendment	615.00
Total 3.2 · Monitoring and Studies	<u>724.73</u>
3.3 · Education and Outreach	

3.320 · Marketing	1,693.57
Total 3.3 · Education and Outreach	1,693.57
3.4 · Capital Imp. Projects/Programs	
3.425 · Goose Lake	1,605.50
3.440 · Gilfillan Black Tamarack Wilkin	966.00
3.450 · Pleasant Charley Deep	161.00
Total 3.4 · Capital Imp. Projects/Programs	2,732.50
3.48 · Programs	
3.485 · Facilities & Maintenance	797.63
Total 3.48 · Programs	797.63
Total Expense	70,875.72
Net Ordinary Income	-67,869.08
Net Income	-67,869.08

Vadnais Lake Area Water Management Organization

12:19 PM

Custom Transaction Detail Report

04/01/2026

February 1 through April 1, 2026

Accrual Basis

Type	Date	Num	Name	Memo	Account	Clr	Split	Amount	Balance
Feb 1 - Apr 1, 26									
Credit Card Charge	02/02/2026		Google*SVCAPPS_VLAWM		US Bank CC	√ WEB		42.00	42.00
Credit Card Charge	02/02/2026		Adobe "Creative Cloud		US Bank CC	√ Software		21.66	63.66
Credit Card Charge	02/12/2026		Humanitix	MN Watershed Leg. Event	US Bank CC	√ 3.160 · Training (staff/board)		53.79	117.45
Transfer	02/20/2026			Funds Transfer	US Bank CC	√ Checking - 1987		-423.66	-306.21
Credit Card Charge	03/01/2026		Adobe "Creative Cloud		US Bank CC	√ Software		21.66	-284.55
Credit Card Charge	03/02/2026		Google*SVCAPPS_VLAWM		US Bank CC	√ WEB		42.00	-242.55
Credit Card Charge	03/13/2026		EDCO	2025 watershed awards	US Bank CC	3.320 · Marketing		147.90	-94.65
								-94.65	-94.65

TEC Report to Board -April 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 Phase 2 of the study, including data collection, exploring potential construction of the recommended project from the study, additional partnership development, and state grant management. LCCMR application status for the recommended project may be known by June.	Audit		2026	Board consideration of the 2025 VLAWMO Audit anticipated at the April 22, 2026 Board meeting		
Vadnais Heights Resiliency Study (Whole City)		Ongoing	Staff are continuing to work with the City of Vadnais Heights on the study. Modeling work is ongoing. A stakeholder meeting was held last month. Modeling results and potential project areas will be further developed based on the meeting feedback.	Budget		for 2027 budget	The VLAWMO Board Subcommittee meeting to discuss preliminary draft budget occurred on March 31, 2026. Full VLAWMO Board to discuss preliminary draft budget (pending Subcommittee discussion) at the April 22, 2026 meeting.		
MPCA 319 /Wilkinson Lake BMPs		Ongoing	Grant contract fully executed (March 3), HEI continuing to advance project designs, MOU and maintenance agreement fully executed, project easement draft in review with MLT.	SSU		2027	VLAWMO parcels reviewed as needed.		
Pleasant Lake Carp Management		Ongoing	Prep for spring season initiated including acquiring permitting and prepping the barrier.	2027-2036 Watershed Mgmt. Plan		2026	Anticipate that the BWSR Board will be considering the VLAWMO WMP at meetings scheduled for April 6 and April 22, 2026. Pending BWSR decision, VLAWMO Board will consider the final WMP.		
Rotary Park partnership		2025-29	Spring work initiated.						
Tamarack Alum Project		2025-26	Phase 4 (Final) application scheduled for April 6-9, 2026.						
Programs									
City/Township MS4		Ongoing	2025 outreach metrics, event opportunities, and resources have been shared with MS4 partners. New website MS4 library development continues.	FINANCIAL SUMMARY as of 4/1/2026					
Communication & Outreach		Ongoing	Outreach materials continue to be updated. A Turf Alternatives workshop was hosted locally in March, and a Planting for Clean Water workshop will be held in May. 2025 annual reporting materials have been developed. Watershed Award recognition is in progress. Planning is underway for the Birch Lake Elementary field day in late May.	4M Account (1.10)	4M Plus (1.23)	Total			
Cost Share & BWSR WBIF		Ongoing	Site visits are beginning for this season. 2025 projects will continue to be closed out as vegetation comes in. Planning for potential grantee workshops and site visit materials underway. Potential above-and-beyond bmp projects with the City of Vadnais Heights under discussion. Planning work for BWSR WBIF 25-27 continues.	\$714,184	\$265,964	\$980,148			
GIS		Ongoing	Updating online GIS viewer as needed.						
Monitoring		Ongoing	2026 regular monitoring will start beginning of May. Project monitoring began end of March.						
WAV		Ongoing	Planning is underway for a WAV meeting, first lake cleanup of 2026, and volunteer celebration at Tamarack Nature Center.						
WCA		Ongoing	Administering WCA as needed.						
Website		Ongoing	New website (still at www.vlawmo.org) is live, with content updated as needed.						

Budget Summary	Actual Expense YTD	2026 Budget "working"	Remaining in Budget	% YTD
Operations	\$223,258	\$1,150,796	\$927,538	19%
CIP	\$11,050	\$1,708,894	\$1,697,844	1%
Total	\$234,308	\$2,859,690	\$2,625,382	8%

TEC Staff Memo – April 8, 2026

IV. Administration & Operations

A. April Financial Report and Consider Authorization for Payment

Please find the April financial report and authorization to pay bills for consideration and approval.

B. TEC Report to the Board for April

Please find the April TEC report to the Board attached in the ePacket for review and approval.

C. Consider recommendation regarding VLAWMO Bylaws

Please find the draft VLAWMO Bylaws for TEC review and recommendation to the Board. The purpose of these Bylaws is to establish rules governing the conduct of business by the Vadnais Lake Area Water Management Organization Board of Directors in accordance with the recently approved 2026-2036 Vadnais Lake Area Water Management Organization Joint Powers Agreement, the Vadnais Lake Area Water Management Organization Comprehensive Watershed Management Plan, and applicable laws. These Bylaws are intended to work in concert with and be consistent with the JPA and applicable watershed laws. These Bylaws address such topics as purpose and authority of VLAWMO, Board membership, meeting schedule and location, meeting format, conflict of interest, committees /subcommittees, financial matters/logistics, data practices, and records retention.

Attachment: Draft VLAWMO Bylaws

Requested Action: Staff request that the TEC approve a recommendation to the Board for approval of the VLAWMO Bylaws.

D. Consider TEC representative at Late May budget subcommittee meeting

It is anticipated that the VLAWMO Board of Directors will approve a motion at the April 22nd meeting to request a member of the TEC attend the mid/late May Board subcommittee meeting (6:30pm at Vadnais Heights City Hall) to discuss and recommend to the full Board the 2027 VLAWMO Budget. Per the discussion at the March 31, 2026 VLAWMO Subcommittee meeting, the scheduled date of this meeting is Wed., May 20, 2026 at 6:30pm at Vadnais Heights City Hall. Staff requests that the TEC appoint a representative to attend this meeting.

V. Programs

A. Consider Recommendation on Draft 2025 Annual Report/Monitoring Report and Summary

The 2025 Annual Report and 2025 Water Monitoring Report are complete and ready for TEC review and recommendation to the Board. With Board approval, the Annual

Report will be submitted to the Board of Water and Soil Resources per State statute requirement. Staff will provide a brief preview of the reports during the April TEC meeting. Links to the complete documents are listed below.

2025 Annual Report:

https://www.vlawmo.org/download_file/3ed8b183-293a-4be1-882d-fee1feb3c357/9

2025 Water Monitoring Report:

https://www.vlawmo.org/download_file/c429a0c0-e14f-42f3-9ecb-5c856171bbc7/9

Requested Action: Staff request that the TEC approve a recommendation to the Board for approval of the 2025 Annual Report and 2025 Water Monitoring Report with non-material changes.

B. Early Spring Outreach Updates

As spring arrives, development continues for upcoming programs and resources. Potential grant applicants and grant recipients have recently been a primary audience. Staff have updated signage to accompany landscape grant projects in response to increased signage demand from grantees. Grant site visit materials and maintenance resources have also been updated. In addition, VLAWMO is partnering with Ramsey-Washington Metro Watershed District and Blue Thumb to host a Planting for Clean Water workshop on May 7th. More information and a registration link can be found on [VLAWMO's online calendar](#). Promotional materials will be distributed to member communities in the coming days.

Volunteering opportunities for 2026 will kick off in April, beginning with a WAV meeting on [Thursday, April 16th](#). VLAWMO volunteers have been invited to join Tamarack Nature Center volunteers at an appreciation dinner on Earth Day. More information and a registration link are available on [VLAWMO's web calendar](#). Staff is coordinating with Ramsey County Parks staff to finalize logistics for the first lake cleanup of the year at Vadnais-Snail Lake Park, likely taking place in late April or mid-May. Staff will share any further updates at the TEC meeting.

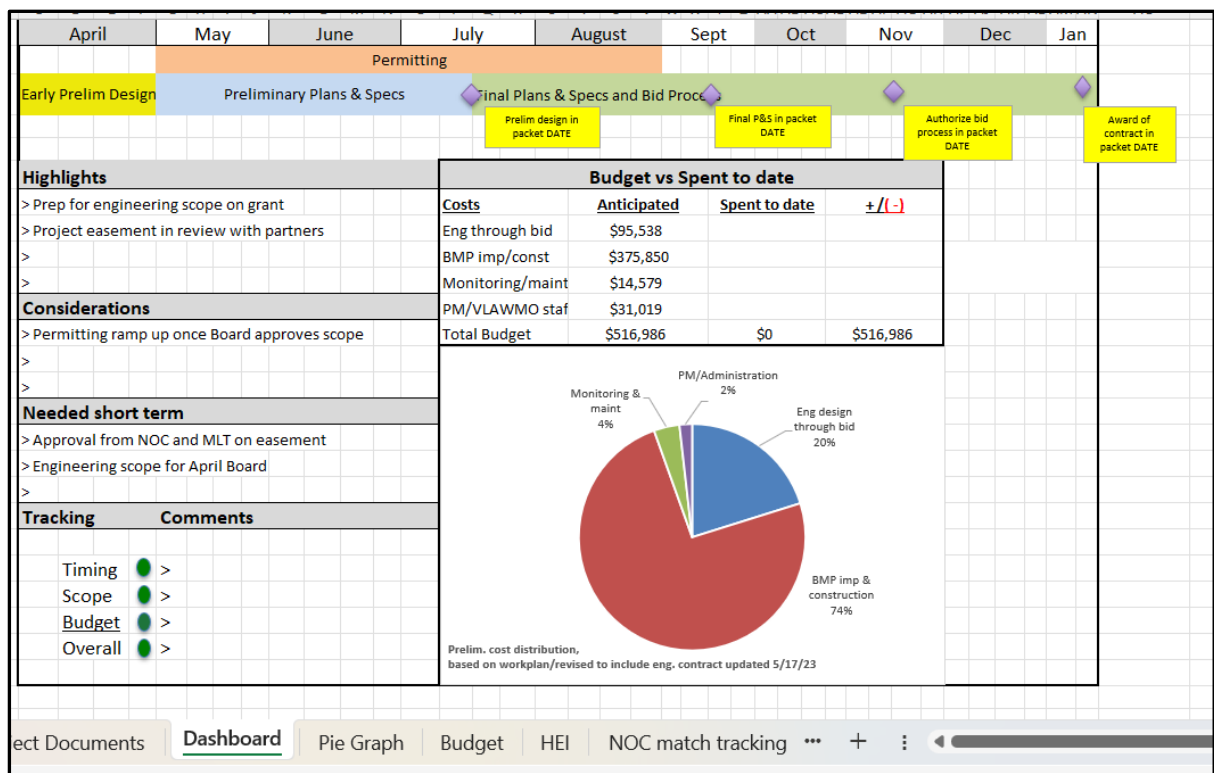
VI. Projects

A. Update BWSR Central Region Committee Meeting on VLAWMO WMP 90-day Draft
VLAWMO's WMP will be on the agenda for the BWSR Central Region Committee meeting on April 6, 2026. VLAWMO Board Director West, VLAWMO staff, and HEI will present a 10-minutes presentation at this meeting. If the Committee approves the recommendation, the WMP will proceed to the full BWSR Board on April 22, 2026.

B. Update on 319/Phase 2 Project: Easement, Dashboard, HEI scope of work for Board

VLAWMO staff received the fully executed grant contract on March 3, 2026. Official work on the grant is now approved to begin. VLAWMO staff have prepared a project dashboard for tracking, as was done on the Phase 1 project. This dashboard allows a comprehensive snapshot of the project and will be used as we work through remaining design, construction, vegetation enhancement, and monitoring. The project design has been revised to reflect changes requested as part of project easement discussion. With approval of NOC, the Temporary (construction) Easement and Temporary Extended (maintenance) Easement Agreement draft has been shared with the Minnesota Land Trust (MLT). MLT is a consent signer on the easement. MLT has provided an email of support that they have finished an initial review and provided the easement to their legal counsel for review. HEI is preparing an engineering scope that will be presented to the Board at the April regular meeting to transition to grant funds.

Phase 2 Project Dashboard: Getting started



Attachment: Draft Easement

C. Update Tamarack Alum Project: Spring preparation underway

At the time of packet preparation, the Tamarack Phase 4 Alum application is planned to begin on April 6 and be completed tentatively on April 9. Project partners have been

notified. Lake Restorations, Inc. is preparing for the application. Barr Engineering will be onsite monitoring during the application.

D. Update Carp Removal Program: Spring preparation underway

At the time of packet preparation, Carp Solutions is working with MN DNR to finalize the permit for the barrier and potential removals for the spring season. Once the permit is received (anticipated to be the week of March 30), spring maintenance and activation of the barrier will be completed.

**BYLAWS OF THE VADNAIS LAKE AREA WATER
MANAGEMENT ORGANIZATION BOARD OF DIRECTORS**

Adopted _____, 2026

DRAFT

BYLAWS OF THE VADNAIS LAKE AREA WATER MANAGEMENT ORGANIZATION BOARD OF DIRECTORS

These Bylaws of the Vadnais Lake Area Water Management Organization Board of Directors (“**Bylaws**”) establish rules governing the conduct of business by the Vadnais Lake Area Water Management Organization Board of Directors in accordance with the Vadnais Lake Area Water Management Organization Joint Powers Agreement (“**JPA**”), the Vadnais Lake Area Water Management Organization Comprehensive Watershed Management Plan (“**Plan**”), and applicable laws. These Bylaws are intended to be consistent with the JPA and the applicable provisions in Minn. Stat., chap. 103B and Minn. R., chap. 8410. Nothing in these Bylaws is intended to modify the 60 provisions of the JPA. To the extent any provision of these Bylaws conflicts with an express provision in the JPA, the provision in the JPA shall control.

1. **Name**. The name of this entity is the “Vadnais Lake Area Water Management Organization” (“**VLAWMO**”). The name of the Board of Directors, which is charged with the governance of VLAWMO, is the “Vadnais Lake Area Water Management Organization Board of Directors” (“**Board**”). The local units of government that are members to the JPA, which formed VLAWMO, are the City of Gem Lake, City of Lino Lakes, City of North Oaks, City of Vadnais Heights, City of White Bear Lake, and the Town of White Bear (individually a “**Member**” and collectively the “**Members**”).
2. **Purpose and Authority**. VLAWMO is a joint powers watershed management organization established in 1983 pursuant to Minn. Stat. § 103B.211, and is subject to the provisions of the Metropolitan Water Management Act (Minn. Stat. §§ 103B.201-103B.253) and Minn. R., chap. 8410. VLAWMO’s activities are guided by three primary documents: (1) the JPA; (2) these Bylaws; and (3) the Plan. The purpose and authority of the Board are set out in the referenced statutes, rules, JPA, and Plan.
3. **Board Membership**. The Board is comprised of a total of six voting directors (individually a “**Director**” and collectively the “**Directors**”). Each Member appoints one Director to the Board, which shall be a current elected official on the Member’s governing body. Each Member may also appoint one alternate (“**Alternate Director**”) in addition to its regular Director. Directors and Alternate Directors serve at the pleasure of the appointing Member, have three-year terms, and serve until a successor is appointed. An Alternate Director may only serve on the Board in the absence or disability of the appointing Member’s regular Director. If an Alternate Director is called upon to temporarily serve on the Board, the Alternate Director is subject to, and shall comply with, the provisions of the JPA and these Bylaws applicable to a Director. In the event a Director resigns or is otherwise unable to complete his or her term, the Director shall provide written notice to VLAWMO and their appointing Member of their resignation and the date on which it is effective. VLAWMO shall notify the Board of Water and Soil Resources of the vacancy within 30 days and the Member shall appoint someone to fill the vacancy as soon as is practicable, but must make the appointment within 90 days after the vacancy occurs as required by Minn. Stat. § 103B.227, subd. 1. A Member may remove its appointed Director for cause as provided in Minn. Stat. § 103B.227, subd. 3 and Minn. R., part 8410.0040. Each Director has one vote

on matters coming before the Board and must be present to vote, but may participate in a meeting and vote remotely in accordance with Minn. Stat. § 13D.02.

4. **Board Officers.** Each year at the annual meeting the Board shall select from among its Directors a Chair, Vice-Chair, and a Secretary-Treasurer. The duties of the officers are set out in the JPA. Officers serve a term of one year and until their successors have been duly appointed by the Board. If a vacancy occurs in an officer position, the Board shall appoint a Director to serve in the position for the remainder of the term.
5. **Meeting Schedule.** The Board holds six regular meetings a year, typically on the fourth Wednesday of February, April, June, August, October, and December. The Board may change the schedule of regular meetings and hold such special meetings as it may determine are needed to conduct its business. A special meeting may be called by the Chair, or by any three Directors upon a written request. The Administrator shall provide notice of a special meeting to each Director as soon as reasonably possible after the calling of the meeting. Each year the Board shall hold an annual meeting, typically as part of its February meeting.
6. **Meeting Location and Notices.** The regular meeting location of the Board is the Vadnais Heights City Hall, 800 E County Road E, Vadnais Heights, MN 55127. At the annual meeting, the Board selects the official newspaper for publishing notices required to be published by law, and such other notices as the Board may direct, and which shall remain the designated newspaper until the Board selects a different newspaper. At the annual meeting the Board also selects the primary posting place for posted notices. At least three days notice of the date, time, place, and purpose of a meeting posted on the door of the meeting room shall constitute sufficient notice of a meeting, unless additional notice is required by law. The Board will also post a copy of its regular meeting schedule and of any other required notices on the VLAWMO website.
7. **Meeting Format.** Board meetings shall be conducted in accordance with the following.
 - (a) The Administrator, in coordination with the Chair, shall prepare and distribute the agenda. The agenda, including any changes, will be adopted at the start of the meeting.
 - (b) The usual order of business at regular meetings are as follows, but the Board may alter its order of business as it determines is appropriate:
 - (1) Call to order.
 - (2) Approval of agenda.
 - (3) Approval of minutes of previous meeting.
 - (4) Consent agenda.
 - (5) Business.
 - (6) Announcements.
 - (7) Adjournment.
 - (c) At the time appointed for a Board meeting, and upon reaching a quorum, the Chair shall call the meeting to order. The Directors shall proceed to conduct the Board's business as

set out in the approved agenda.

- (d) The Chair is the presiding officer for meetings and shall preserve order including, but not limited to, having the authority to rule anyone disrupting the meeting out of order and, if they refuse to come into order, to declare them a trespasser and order their removal. The Chair is a voting member of the Board and may make motions, second motions, and speak on any question coming before the Board.
 - (e) No person other than a Director, the Administrator, VLAWMO staff, or hired consultants shall address the Board except during a designated public comments period, during the public comment portion of a hearing, with the consent of the Chair, or by a vote of the majority of the Directors present.
 - (f) The Chair has the authority to set and enforce a time limit that a Director or a person addressing the Board may speak.
 - (g) Minutes of all Board meetings shall be kept, reviewed, and approved by the Board. The minutes shall be retained and made available to the public in accordance with applicable laws. The approved minutes shall constitute an official record of the proceeding.
 - (h) Any Director may request a roll call vote on any motion voted on by the Board and such request will be granted by the Chair.
8. **Board Business.** The Board shall conduct the business of VLAWMO in accordance with the terms of the JPA, the Plan, and all applicable laws. A majority of the Directors shall constitute a quorum. Less than a quorum may adjourn a scheduled meeting. A simple majority of the quorum is required for the Board to act unless a higher number of votes is required by the JPA, these Bylaws, or by law. The Board must approve a capital improvement project by a two-thirds vote of the Directors present and voting at a meeting before a contract may be let to construct the project. The Board shall conduct its meetings generally in accordance with the most current version of Robert's Rules of Order, but is not strictly bound by the requirements of such rules and may adopt alternative rules of procedure. The Board shall comply with the requirements of the Minnesota Open Meeting Law (Minn. Stat., chap 13D) and Minnesota Government Data Practices Act (Minn. Stat., chap 13).
9. **Conflicts of Interest.** A Director shall not take any action that may materially benefit the financial or pecuniary interest of that Director, a family member, or a close associate. A Director must disclose that interest for the record and may be present to answer questions related to that interest, but shall not speak on the matter as a Director or vote as a member of the Board. If the apparent conflict is not financial, the Director shall disclose the interest for the record and shall not participate in the Board's discussion or vote unless the Board finds there is not a conflict and votes to authorize the Director to fully participate in the discussion and vote. A Director not allowed to participate due to a conflict may participate as a member of the public and speak to the matter in the same manner as any other member of the public.
10. **Committees.** The Board may establish committees as provided in the JPA. The Board shall

act by resolution to establish a committee or a subcommittee, to establish its purpose, and to appoint its members. Committees established by the Board shall conduct their business in accordance with the Minnesota Open Meeting Law.

11. **Informal Working Groups**. The Board may ask Directors to volunteer to serve on an informal working group to undertake one or more tasks and to report back to the Board. A working group shall not be delegated any authority to act on behalf of the Board. Such working groups do not constitute a committee or subcommittee and are not subject to the Minnesota Open Meeting Law, provided it does not contain a quorum or more of the Board.
12. **Administrator**. The Board employs an administrator (“**Administrator**”) to assist it in conducting its business. The Administrator is responsible for: preparing and providing public notices; reporting and providing updates to the Board; serving as a public spokesperson for VLAWMO; representing VLAWMO on water management issues, plan amendments, boundary adjustments, and JPA amendments; hiring and managing VLAWMO staff; overseeing and consulting with contractors; coordinating projects; working with consultants; managing contracts; overseeing other day-to-day operations; and providing such other services as may be directed by the Board. The Administrator has the authority to execute contracts and other agreements on behalf of VLAWMO, once they have been approved by the Board, and to take such other actions as may reasonably be needed to provide for the on-going operations of VLAWMO.
13. **Financial Matters**.
 - (a) The fiscal year for VLAWMO shall be the calendar year.
 - (b) VLAWMO funds may only be expended for authorized purposes in furtherance of its purposes and exercise of its duties under the JPA and state law.
 - (c) Checks require two signatures. Checks shall be signed by the Chair and the Administrator. The Board may appoint another Director to sign checks on behalf of the Chair or Secretary-Treasurer when either is not available to sign.
 - (d) The Board shall select the accounting firm to conduct an audit of VLAWMO’s accounts and records.
 - (e) The Board shall designate its official depository for VLAWMO. Once designated, the official depository shall remain the same until expressly changed by the Board.
14. **Rules, Regulations, and Policies**. The Board may prescribe and promulgate such rules, regulations, and policies as it deems necessary or expedient to carry out its powers and duties and the purpose of the JPA. All such rules, regulations, and policies shall be placed in the VLAWMO policy book.
15. **Data Practices Act**. VLAWMO, including the Board, is required to comply with the Minnesota Government Data Practices Act. The Administrator shall coordinate the

collection and distribution of data in accordance with VLAWMO's data practices policy.

16. **Records Retention**. The Administrator shall oversee the retention and destruction of government records held by VLAWMO in accordance with the adopted records retention schedule.

17. **Amendments**. These Bylaws are adopted, and may be amended, by a majority vote of the Board. Any proposed amendments to these Bylaws must be circulated to each of the Directors at least 30 days before the date of the meeting at which the Board is scheduled to act on the proposed amendments.

Adopted this ___ day of _____ 2026.

BY THE BOARD OF DIRECTORS

Chair

Attest: _____
Secretary-Treasurer

AGREEMENT GRANTING TEMPORARY EASEMENTS

THIS AGREEMENT GRANTING TEMPORARY EASEMENTS (“**Agreement**”) is made this ___ day of _____, 2026, by North Oaks Farms (“**NOF**”), Inc., a Minnesota Corporation, in favor of the Vadnais Lake Area Water Management Organization, a Minnesota joint powers watershed management organization (“**VLAWMO**”). NOF may hereinafter be referred to as the “**Grantor**.” This Agreement, and the temporary easements granted herein, becomes effective on the date of the last party to execute it.

Recitals

- A. The Grantor is the fee owner of that certain real property (PID Numbers: 04.30.22.340001, 04.30.22.320002, 08.30.22.110024, 09.30.22.220001, and 09.30.22.320001) located in Ramsey County, Minnesota, legally described on the attached Exhibit A (collectively, the “**Property**”);
- B. VLAWMO and the Grantor are working cooperatively to plan, design, and construct a series of projects, referred to as the Wilkinson Lake BMP Project, with an overall goal of improving water quality in the nutrient-impaired Wilkinson Lake, all located within the City of North Oaks (collectively, the “**Project**”);
- C. VLAWMO and the Grantor worked cooperatively to construct Phase 1 of the Project and are now working to construction Phase 2, which involves the implementation of additional best management practices, on a portion of the Property (“**Phase 2**”);
- D. VLAWMO and the Grantor entered into a Memorandum of Understanding regarding the Project, which is incorporated herein by reference, that provides for the Grantor agreeing to execute and convey temporary easements to VLAWMO and its contractors to access and construct the Project on the Property and then to maintain it for at least 10 years as required by the state’s funding agreement;
- E. Portions of the Property are protected by a Conservation Easement, as defined below, that is held by the Minnesota Land Trust (“**MLT**”);
- F. To the extent the Project is carried out within areas of the Property protected by the Conservation Easement, such work must be coordinated with MLT to ensure it remains consistent with the Conservation Easement;
- G. VLAWMO has discussed the Project with MLT and VLAWMO understands it needs to obtain a letter of support from MLT on the project design when 60% plans are ready to construct Phase 2 of the Project;
- H. To facilitate the construction and maintenance of Phase 2, the Grantor desires to grant VLAWMO temporary construction easements over three portions of the Property (collectively,

the “**Temporary Construction Easement**”) and an extended temporary easement to provide for the long-term maintenance and repair of the constructed improvements (“**Extended Temporary Maintenance Easement**”);

- I. The three areas that make up the Temporary Construction Easement are identified as the portion needed to access the work areas (“**Access**”), construction Area A (“**Area A**”), and construction Area B (“**Area B**”), all as legally described in the attached Exhibit B and shown on the maps attached as Exhibit D; and
- J. The area that makes up the Extended Temporary Maintenance Easement is legally described on the attached Exhibit C and shown on the map attached as Exhibit D.

Terms of the Easements

For good and valuable consideration, the receipt and sufficiency of which is acknowledged by the parties, the parties hereby agree as follows:

1. Recitals and Exhibits. The above recitals and the attached exhibits are incorporated into and made part of this Agreement.
2. Temporary Construction Easement.
 - (a) Grant. For good and valuable consideration, receipt and sufficiency of which is hereby acknowledged by the Grantor, the Grantor grants and conveys to VLAWMO a Temporary Construction Easement over, under, and across the portions of the Property legally described in the attached Exhibit B and shown on the maps attached as Exhibit D (collectively, the “**Temporary Construction Easement Area**”).
 - (b) Scope. The Temporary Construction Easement granted herein includes the right of VLAWMO, its contractors, agents, employees, vehicles, and equipment to enter upon the Temporary Construction Easement Area for the purposes of: accessing Area A and Area B, Project staging, and soil disturbance and deposit areas; staging vehicles, equipment, and materials; excavation and construction of stormwater improvements as part of the Project; and performing restoration work. Any tree removal will require a written sign-off by NOF prior to removal. VLAWMO may, within the Temporary Construction Easement Area, remove shrubs or other vegetation that reasonably interfere with the use of the area for the intended purposes, deposit earthen materials, move, store, and remove equipment and supplies, and to perform work necessary and incidental to the Project. VLAWMO is the responsible party for compliance with all regulatory rules and regulations including, but not limited to, compliance with any MPCA rules and regulations and that following construction activities and VLAWMO will promptly repair and restore any disturbed areas as per the project specifications, the Conservation Easement (as defined below), and the Project’s Storm Water Pollution Prevention Plan (SWPPP). VLAWMO, its contractors, agents, and employees shall limit its access to, and work within, the Temporary Construction Easement Area to the following hours: Area A – 7:00 a.m. to 6:00 p.m., Monday through Friday; and Area B – 8:00 a.m. to 4:00 p.m., Monday through Friday.

- (c) Expiration. The Temporary Construction Easement granted herein shall expire upon final completion of construction of the Project or on August 31, 2029, whichever occurs first, at which time the Temporary Construction Easement shall terminate automatically without further action by the parties. The parties may mutually agree to extend the Temporary Construction Easement in writing that is executed and recorded before the original expiration date.
3. Extended Temporary Maintenance Easement.
- (a) Grant. For good and valuable consideration, receipt and sufficiency of which is hereby acknowledged by the Grantor, the Grantor grants and conveys to VLAWMO an Extended Temporary Maintenance Easement over, under, and across the portion of the Property legally described in the attached Exhibit C and shown on the map attached as Exhibit D (collectively, the “**Extended Temporary Maintenance Easement Area**”).
- (b) Scope. The Extended Temporary Maintenance Easement granted herein includes the right of VLAWMO, its contractors, agents, employees, vehicles, and equipment to enter upon the Extended Temporary Maintenance Easement Area at all reasonable times for the purposes of accessing, maintaining, repairing, and improving the stormwater improvements constructed as part of the Project. VLAWMO may, within the Extended Temporary Maintenance Easement Area, remove shrubs or other vegetation that reasonably interfere with the use of the area for the intended purposes, remove earthen materials, move, store, and remove equipment and supplies, and to perform any other work necessary and incidental to accessing, maintaining, repairing, and improving the stormwater improvements; provided, however, that any such work that disturbs the soils within the Extended Temporary Maintenance Easement Area are restored as set forth in Sections 2(b) and 7 herein.
- (c) Expiration. The Extended Temporary Maintenance Easement granted herein shall expire on December 31, 2039, or 10 years after final construction is completed, whichever occurs first, at which time the Extended Temporary Maintenance Easement shall terminate automatically without further action by the parties. The parties may mutually agree to extend the Extended Temporary Maintenance Easement in writing that is executed and recorded before the original expiration date.
4. Warranty of Title. The Grantor warrants that it is the owner of the Property and has the right, title, and capacity to convey to VLAWMO the temporary easements granted herein.
5. Environmental Matters. VLAWMO shall not be responsible for any costs, expenses, damages, demands, obligations, including penalties and reasonable attorneys’ fees, or losses resulting from any claims, actions, suits or proceedings based upon a release or threat of release of any hazardous substances, pollutants, or contaminants which existed on, or which relate to, the easement areas or the Property prior to the effective date of this Agreement, unless VLAWMO contributed to such prior release or threat of release.

6. Duration of Easement. The Temporary Easement shall be binding upon the Grantor and its successors and assigns and shall be for the benefit of the VLAWMO and its successors and assigns until the expiration dates identified herein, at which time the identified easements shall terminate automatically without further action by VLAWMO or the Grantor.
7. Restoration Obligation. As a condition of the grant of the temporary easements conveyed herein, upon the expiration of the Temporary Construction Easement, VLAWMO shall promptly repair and restore the disturbed areas at the conclusion of work in each area per the project specifications, the Conservation Easement, as defined below, and the SWPPP.
8. Mechanics or Material Liens. The VLAWMO will not allow any mechanic's or material liens to be placed against the Property as a result of any work or material provided by, or on behalf or with the approval of, VLAWMO.
9. Conservation Easement. This Agreement and the easements granted herein are subject to the terms and conditions of that certain Conservation Easement granted to the Minnesota Land Trust recorded December 30, 1999 as Document Number 1587059 in the office of the Ramsey County Register of Titles ("**Conservation Easement**"). VLAWMO, its contractors, agents, and employees, shall observe all applicable terms and conditions of the Conservation Easement when performing work within portions of the Property covered by the Conservation Easement. All construction, maintenance, and repairs within the Temporary Construction Easement Area or the Extended Temporary Maintenance Easement Area that are protected by the Conservation Easement shall be designed and constructed in such a way to either (a) not interfere with or impede with the natural habitat or (b) if disturbed, are promptly restored pursuant to a restoration plan approved by the MLT.
10. Prior Easements. Nothing in this Agreement affects or limits the terms and conditions of the easements granted by the Grantor for Phase 1 of the Project.

{Remainder of Page Intentionally Left Blank; Signature Page to Follow}

GRANTOR:

North Oaks Farms, Inc.

By: _____
Name:
Its:

STATE OF MINNESOTA)

COUNTY OF _____) ss.
)

The foregoing instrument was acknowledged before me this __ day of _____, 2026 by _____, the _____, of North Oaks Farms, Inc., a Minnesota business corporation, on behalf of the corporation.

Notary Public

VLAWMO:

**Vadnais Lake Area
Water Management Organization**

By: _____
Jim Lindner, Chair

Attest: _____
Katherine Doll Kanne, Secretary

STATE OF MINNESOTA)
) ss.
COUNTY OF RAMSEY)

The foregoing instrument was acknowledged before me this ____ day of _____ 2026 by Jim Lindner and Katherine Doll Kanne, the Chair and Secretary, respectfully, of the Vadnais Lake Area Water Management Organization, a Minnesota joint powers entity, on behalf of the entity.

Notary Public

Drafted by:
Town Law Center PLLP
1250 Wayzata Blvd E
Unit #1065
Wayzata, MN 55391
612-234-7539

EXHIBIT A
Legal Description of the Property

Tracts H, I, F, and B, Registered Land Survey No. 561 and Tract Q, Registered Land Survey No. 640, Ramsey County, Minnesota, together with all hereditaments and appurtenances belonging thereto.

DRAFT FOR DISCUSSION ONLY

EXHIBIT B
Legal Description of the Temporary Construction
Easement Areas: Access, Area A, and Area B

Temporary Construction Easement: Access

A 30 foot easement for access purposes over those parts of Tracts H, and F, Registered Land Survey No. 561, lying 15.00 feet on both sides of the following described center line:

Commencing at the southeasterly corner of said Tract H; thence North 00 degrees 28 minutes 22 seconds West 19.75 feet along the easterly line of said Tract H, to the point of beginning of the centerline to be described; thence South 89 degrees 24 minutes 52 seconds West 60.00 feet; thence North 74 degrees 18 minutes 50 seconds West 84.00 feet; thence North 60 degrees 08 minutes 00 seconds West 196.00 feet; thence North 71 degrees 56 minutes 40 seconds West 88.00 feet; thence South 78 degrees 53 minutes 30 seconds West 232.00 feet; thence North 81 degrees 04 minutes 50 seconds West 95.00 feet; thence North 56 degrees 42 minutes 20 seconds West 208.00 feet; thence North 74 degrees 00 minutes 30 seconds West 104.65 feet; thence South 81 degrees 09 minutes 20 seconds West 108.40 feet; thence South 75 degrees 07 minutes 40 seconds West 127.90 feet; thence South 53 degrees 21 minutes 45 seconds West 62.65 feet; thence South 37 degrees 30 minutes 50 seconds West 106.45 feet; thence South 51 degrees 25 minutes 10 seconds West 63.25 feet; thence South 56 degrees 10 minutes 10 seconds West 135.00 feet; thence South 65 degrees 51 minutes 40 seconds West 186.70 feet; thence South 85 degrees 44 minutes 10 seconds West 155.30 feet; thence South 74 degrees 42 minutes 40 seconds West 105.20 feet; thence South 46 degrees 04 minutes 20 seconds West 99.40 feet; thence South 16 degrees 57 minutes 40 seconds West 92.30 feet; thence South 04 degrees 42 minutes 10 seconds West 310.80 feet; thence South 02 degrees 24 minutes 30 seconds West 222.90 feet; thence South 33 degrees 10 minutes 20 seconds West 83.00 feet; thence South 51 degrees 18 minutes 14 seconds West 77.49 feet; thence South 75 degrees 42 minutes 16 seconds West 174.62 feet; thence South 80 degrees 05 minutes 37 seconds West 183.26 feet, to a point hereinafter referred to as Point B; thence South 80 degrees 05 minutes 37 seconds West 56.54 feet; thence South 63 degrees 12 minutes 44 seconds West 77.79 feet, to the east line of Tract Q, Registered Land Survey No. 640 and said center line there terminating. The sidelines of said access easement shall be prolonged or shortened to intersect the east line of said Tract Q, and the easterly line of the aforementioned extended temporary maintenance easement.

Together with an easement for access purposes over that part of Tract F, Registered Land Survey No. 561 described as follows:

Beginning at said Point B; thence North 09 degrees 32 minutes 13 seconds West 15.00 feet; thence North 16 degrees 14 minutes 37 seconds West 207.02 feet; thence North 76 degrees 11 minutes 07 seconds West 60.43 feet; thence South 70 degrees 42 minutes 44 seconds West 43.54 feet to the east line of said Tract Q; thence South 21 degrees 57 minutes 26 seconds East 90.11 feet along the east line of said Tract Q; thence South 00 degrees 26 minutes 29 seconds East 174.81 feet along the east line of said Tract Q to the aforementioned centerline of 30 foot access easement; thence North 63 degrees 12 minutes 44 seconds East 77.79 feet; thence North 80 degrees 05 minutes 37 seconds East 56.54 feet to the point of beginning.

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

Daniel F. Corey
 Daniel F. Corey
 MN. Lic. No. 52585

03-12-26
 Date



EASEMENT DESCRIPTION

PROJECT NO. 7057-0029	VADNAIS LAKE AREA WATER MANAGEMENT ORGANIZATION NORTH OAKS, RAMSEY CO., MN	SHEET 1 OF 2
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03-12-26

Temporary Construction Easement: Area A

An easement for temporary construction purposes over those parts of Tract H, I, F, and B, of Registered Land Survey No. 561 described as follows:

Commencing at the southeasterly corner of said Tract H; thence South 89 degrees 24 minutes 51 seconds West, along the southerly line of said Tract H, 695.00 feet; thence continuing along said southerly line North 49 degrees 24 minutes 35 seconds West 322.00 feet; thence continuing along said southerly line South 63 degrees 43 minutes 08 seconds West 369.02 feet to the most southwesterly corner of said Tract H; thence South 00 degrees 28 minutes 22 seconds East, along the easterly line of said Tract F, 508.85 feet to the point of beginning; thence North 85 degrees 21 minutes 37 seconds East 125.32 feet to the west line of said Tract CCCC; thence North 14 degrees 30 minutes 55 seconds West, along the westerly line of said Tract CCCC, 515.14 feet to said southwest corner of Tract H; thence North 63 degrees 43 minutes 08 seconds East, along the southerly line of said Tract H and its extension, 526.79 feet; thence North 01 degrees 36 minutes 48 seconds West 318.12 feet; thence South 88 degrees 12 minutes 55 seconds West 499.44 feet; thence South 55 degrees 23 minutes 37 seconds West 466.52 feet; thence South 22 degrees 27 minutes 20 seconds East 220.00 feet; thence South 84 degrees 42 minutes 30 seconds East 208.66 feet; thence South 34 degrees 23 minutes 10 seconds East 22.06 feet; thence South 16 degrees 36 minutes 25 seconds East 47.28 feet; thence South 38 degrees 09 minutes 30 seconds East 92.70 feet; thence South 04 degrees 05 minutes 00 seconds East 292.40 feet; thence South 19 degrees 36 minutes 00 seconds East 46.50 feet; thence South 08 degrees 22 minutes 21 seconds East 86.05 feet to the point of beginning.

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

Daniel F. Corey
 Daniel F. Corey
 MN. Lic. No. 52585

03-12-26
 Date



EASEMENT DESCRIPTION

PROJECT NO. 7057-0029	VADNAIS LAKE AREA WATER MANAGEMENT ORGANIZATION NORTH OAKS, RAMSEY CO., MN	SHEET 1 OF 2
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03-12-26

Temporary Construction Easement: Area B

An easement for temporary construction purposes over all of Tract Q, Registered Land Survey No. 640,
Ramsey County, Minnesota

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


Daniel F. Corey
MN. Lic. No. 52585

03-12-26
Date



EASEMENT DESCRIPTION

PROJECT NO. 7057-0029	VADNAIS LAKE AREA WATER MANAGEMENT ORGANIZATION NORTH OAKS, RAMSEY CO., MN	SHEET 1 OF 2
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03-12-26

EXHIBIT C
Legal Description of Extended Temporary Maintenance Easement Area

An extended temporary maintenance easement for access purposes over those parts of Tract H, I, F, and B, of Registered Land Survey No. 561:

Commencing at the southeasterly corner of said Tract H; thence South 89 degrees 24 minutes 51 seconds West, along the southerly line of said Tract H, 695.00 feet; thence continuing along said southerly line North 49 degrees 24 minutes 35 seconds West 322.00 feet; thence continuing along said southerly line South 63 degrees 43 minutes 08 seconds West 369.02 feet to the most southwesterly corner of said Tract H; thence South 00 degrees 28 minutes 22 seconds East, along the easterly line of said Tract F, 508.85 feet to the point of beginning; thence North 85 degrees 21 minutes 37 seconds East 125.32 feet to the westerly line of said Tract CCCC; thence North 14 degrees 30 minutes 55 seconds West, along the westerly line of said Tract CCCC, 515.14 feet to said southwesterly corner of Tract H; thence North 63 degrees 43 minutes 08 seconds East, along the southerly line of said Tract H, 116.53 feet; thence North 01 degrees 54 minutes 52 seconds West 153.13 feet to a point hereinafter referred to as Point A; thence North 01 degrees 54 minutes 52 seconds West 212.73 feet; thence North 47 degrees 14 minutes 28 seconds West 174.45 feet; thence South 55 degrees 23 minutes 37 seconds West 466.52 feet; thence South 22 degrees 27 minutes 20 seconds East 220.00 feet; thence South 84 degrees 42 minutes 30 seconds East 208.66 feet; thence South 34 degrees 23 minutes 10 seconds East 22.06 feet; thence South 16 degrees 36 minutes 25 seconds East 47.28 feet; thence South 38 degrees 09 minutes 30 seconds East 92.70 feet; thence South 04 degrees 05 minutes 00 seconds East 292.40 feet; thence South 19 degrees 36 minutes 00 seconds East 46.50 feet; thence South 08 degrees 22 minutes 21 seconds East 86.05 feet to the point of beginning.

Together with a 30 foot easement for access purposes over that part of said Tract H lying 15.00 feet on both sides of the following described centerline:

Beginning at said Point A; thence North 75 degrees 07 minutes 40 seconds East 75.79 feet; thence North 81 degrees 09 minutes 20 seconds East 108.40 feet; thence South 74 degrees 00 minutes 30 seconds East 104.65 feet; thence South 56 degrees 42 minutes 20 seconds East 208.00 feet; thence South 81 degrees 04 minutes 50 seconds East 95.00 feet; thence North 78 degrees 53 minutes 30 seconds East 232.00 feet; thence South 71 degrees 56 minutes 40 seconds East 88.00 feet; thence South 60 degrees 08 minutes 00 seconds East 196.00 feet; thence South 74 degrees 18 minutes 50 seconds East 84.00 feet; thence North 89 degrees 24 minutes 52 seconds East 60.00 feet to the east line of said Tract H and said centerline there terminating. The sidelines of said access easement shall be prolonged or shortened to intersect the east line of said Tract H, and the easterly line of the aforementioned extended temporary maintenance easement.

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

Daniel F. Corey
 Daniel F. Corey
 MN. Lic. No. 52585

03-12-26
 Date

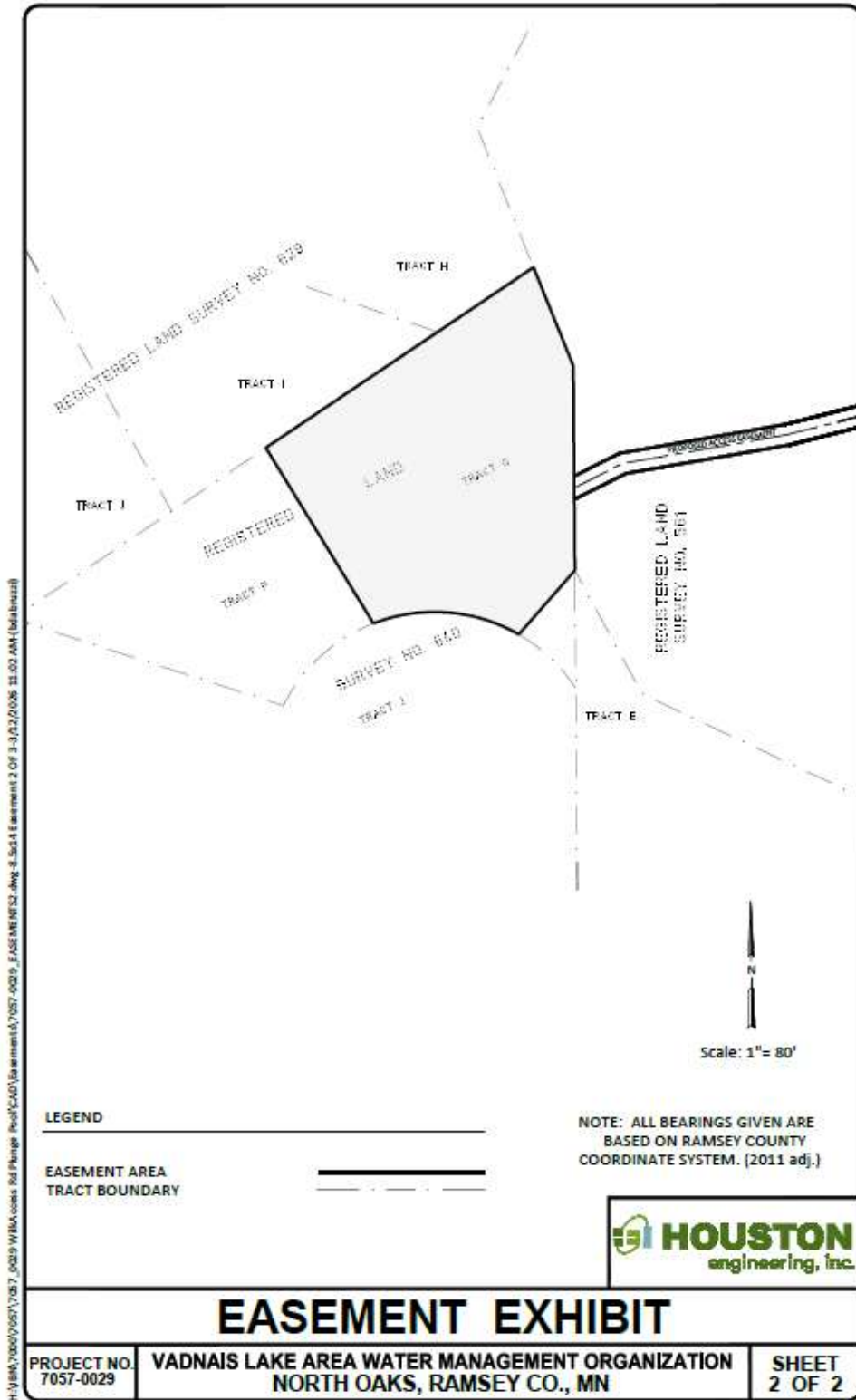


EASEMENT DESCRIPTION

PROJECT NO. 7057-0029	VADNAIS LAKE AREA WATER MANAGEMENT ORGANIZATION NORTH OAKS, RAMSEY CO., MN	SHEET 1 OF 2
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03-12-26

Temporary Construction Easement: Area B



03-12-26

Extended Temporary Maintenance Easement

