

**MINUTES OF THE SPECIAL MEETING
OF THE
BOARD OF MANAGERS
OF THE
NINE MILE CREEK WATERSHED DISTRICT**

WEDNESDAY, OCTOBER 3, 2018

Call to Order

Vice President Peterson called the meeting of the Board of Managers of the Nine Mile Creek Watershed District to order at 5:30 p.m., Wednesday October 3, 2018, at the Nine Mile Creek Watershed District Office, 12800 Gerard Drive, Eden Prairie, MN 55346. She stated that the special meeting was at the request of the permit applicant to act on a Nine Mile Creek Watershed District permit 2018-97.

Managers Present: Hunker, Peterson, Sheely and Twele

Managers Absent: Kloiber

Advisors Present: Randy Anhorn and Bob Obermeyer

Agenda

The agenda was approved as presented.

Permit #2018-97: Pentagon Village SW Intersection of West 77th Street and Computer Avenue: Edina

Engineer Obermeyer stated that the project site for the permit application is located on the property that housed the old District office in Edina. He said that all the hardcover on the 527,510 square feet site had previously been removed, and because there had been no intervening uses on the site since the buildings were razed, per the District's rules, the stormwater analysis considered the prior extent of imperviousness before demolition. He said that proposed project will consist of seven new buildings, two 5-story office building with ramps, two multi-story hotels, two one-story retail/restaurant buildings and one two-story retail office building. He further stated the new impervious surface area on the site would equal 394,221 square feet, which represents a 2,578 square foot increase over the previous amount of impervious on the site.

Engineer Obermeyer said that the project site was not within the floodplain of Nine Mile Creek or any other water body, and presently there were no existing constructed stormwater facilities onsite, so the District's floodplain requirements with the rules do not apply. He went on to described how the applicant proposed to meet the District's stormwater rule with underground facilities, including pretreatment, that will meet the District's stormwater volume, rate and water quality standards.

He stated that because the large amount of needed volume retention and the size of the site, the financial assurance amount would be high at \$403,000 with an additional \$5,000 required for the District's chloride management requirements. He recommended approval of the permit subject to the conditions described in the engineer's permit application review memo included in the meeting packet and presented to the managers.

Vice President Peterson thanked Engineer Obermeyer and asked the managers if they had questions about the proposed project on the engineer's review

Manager Hunker asked if there was any concern on if the groundwater, which is right at the 3-foot separation threshold, will come up when the existing clay layer will be removed. She questioned if that would be an issue for the proposed underground infiltration facilities.

Engineer Obermeyer replied that that he did not believe that the clay was acting as a confining layer, so the groundwater will not rise to interfere with the stormwater facilities.

Manager Sheely asked, due to the good soils in the area if it was prone to flooding, if there had been discussions with the applicant on partnering to go beyond compliance when it came to stormwater retention.

Administrator Anhorn said that the project is actually infiltrating more volume than required and is providing water quality treat in a area that had no treatment previously. He said that the proposed would reduce annual phosphorus load from the site by a whopping 190 pounds annually. He stated that since the Pentagon Park Study, he has continually tried to initiate regional planning discussions with the cities.

Manager Hunker asked, due to the size of the project, what the rough cost of the overall stormwater management system was.

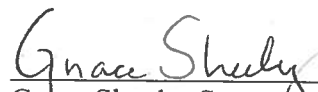
Dan Parks, engineer with Westwood Professional stated it will roughly cost \$400,000-\$500,000's. He went on to provide some further detail on the project site, the complexity of the project itself, and the proposed stormwater facilities.

Manager Sheely moved, seconded by Manager Hunker, to approve the permit subject to the conditions and stipulations recommended by the Engineer. Upon a vote, the motion carried.

Adjournment

It was moved by Manager Sheely, seconded by Manager Twele, to adjourn the meeting at 6:53 p.m. Upon a vote, the motion carried.

Respectfully submitted,



Grace Sheely, Secretary