

**MINUTES OF THE REGULAR MEETING OF
THE MINNEHAHA CREEK WATERSHED DISTRICT
BOARD OF MANAGERS**

December 19, 2024

CALL TO ORDER

The regular meeting of the Minnehaha Creek Watershed District Board of Managers was called to order by President Sherry White at 7:00 p.m. on December 19, 2024, at the MCWD offices, 15320 Minnetonka Boulevard, Minnetonka, Minnesota.

MANAGERS PRESENT

Sherry White, William Olson, Richard Miller, Jessica Loftus, Stephen Sando, and Eugene Maxwell.

MANAGERS ABSENT

Arun Hejmadi (monitoring remotely).

DISTRICT STAFF AND CONSULTANTS PRESENT

James Wisker, Administrator; Becky Christopher, Director of Policy Planning; Tessa Vacek, Administrative Services Manager; Michael Hayman, Director of Project Planning; Chris Meehan, District Consulting Engineer; Alex Sellke, Real Estate Counsel; Jay Lindgren, Public Finance Counsel; Chuck Lutz, development consultant; and Louis Smith, District Counsel.

APPROVAL OF AGENDA

President White suggested moving Item 12.1 Board Discussion of 325 Blake Road, to the end of the Agenda. *It was moved by Manager Miller, seconded by Manager Maxwell, to approve the Agenda with this change. Upon vote, the motion carried, 6-0 (Manager Hejmadi absent).* .

MATTERS FROM THE FLOOR

None.

CONSENT AGENDA

Manager Olson requested that Item 7.3, Resolution 24-068: Authorization to Enter into Contract with McGough Facility Management, be pulled for discussion. *It was moved by Manager Sando, seconded by Manager Maxwell, to approve the remaining items on the Consent Agenda consisting of approval of the December 2, 2024, Board meeting*

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minutes, approval of the General Check Register, including check numbers 42623 through 42631 in the amount of \$57,937.11, electronic funds withdrawals of \$176,250.64, credit card charges of \$3,134.75, managers per diems and reimbursements of \$9,744.41, employee reimbursements of \$430.13, and payroll electronic funds withdrawals and disbursements of \$160,269.08, for a total of \$407,766.13; the Surety Check Register including payment of \$30.00 in fees to Bremer Bank, and check numbers 2235 - 2240, for a total of \$33,030.00; wire transfers of \$0; and the following resolutions:

Resolution 24-066: Recognition of the Honorable Mayor of Independence, Marvin Johnson

NOW, THEREFORE, BE IT RESOLVED that the Minnehaha Creek Watershed District Board of Managers hereby extends its deepest gratitude to Marvin Johnson, for a lifetime of service and exceptional leadership, that has benefited the City of Independence, the Minnehaha Creek Watershed District, and the region; and

Resolution 24-067: Authorization to Release RFP for IT Managed Services

NOW, THEREFORE, BE IT RESOLVED that the Minnehaha Creek Watershed District Board of Managers authorizes staff to solicit proposals for IT managed services.

Upon vote, the motion carried, 6-0.

BOARD, COMMITTEE AND TASK FORCE REPORTS

President's Report: President White noted that she recently had a good meeting with Hennepin County Commissioner Marion Greene.

Projects and Planning Committee Report: Manager Miller noted that the Committee met earlier in the evening and received a presentation on the Land & Water Partnership opportunity with the Morningside Ravine project in Medina, which would improve water quality in Jennings Bay.

Minnesota Watersheds Annual Conference Report: President White noted the exciting news that James Wisker received the Outstanding Watershed Administrator of the Year award. She also noted the great reception for the presentation by Mr. Wisker and Brian Beck on MCWD's approach to climate resilience. Manager Olson also noted the highlights of other workshops, and the resolutions adopted at the conference.

PERMITS REQUIRING A VARIANCE OR DISCUSSION

None.

PUBLIC HEARINGS & PRESENTATIONS

None.

ACTION ITEMS

Resolution 24-069: Authorization to Initiate Stakeholder Engagement for the 2027 Watershed Management Plan

Ms. Becky Christopher appeared before the Board of Managers to review the request for board action. She reviewed the plans for stakeholder engagement for the 2027 Watershed Management Plan, with a focus on collaborative development of a watershed-wide flood management strategy to support climate resilience.

It was moved by Manager Miller, seconded by Manager Olson, to adopt Resolution 24-069: Authorization to Initiate Stakeholder Engagement for the 2027 Watershed Management Plan as follows:

NOW, THEREFORE, BE IT RESOLVED that the Minnehaha Creek Watershed District Board of Managers hereby adopts the 2027 Watershed Management Plan Framework and authorizes staff to initiate the stakeholder engagement process.

Manager Loftus commented that the framework is well-conceived, and MCWD is fortunate to have Ms. Christopher's expertise in policy and planning. ***Upon vote, the motion carried 6-0.***

Resolution 24-068: Authorization to Enter into Contract with McGough Facility

Ms. Tessa Vacek appeared before the Board of Managers to review the request for board action. Manager Olson noted that he thought that the facility inspection plan was sound, but he thought it would be wise for the MCWD to pursue due diligence in order to account for and discern the value of the service. Ms. Vacek confirmed that the staff has planned for a detailed evaluation in one year.

It was moved by Manager Olson, seconded by Manager Loftus to adopt Resolution 24-068: Authorization to Enter into Contract with McGough Facility as follows:

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NOW, THEREFORE, BE IT RESOLVED that the Minnehaha Creek Watershed District Board of Managers hereby authorizes the District Administrator to enter into a facilities management services agreement with McGough Facilities Management per the fees and services set forth in the proposal, on advice of legal counsel.

There being no further discussion, upon vote, the motion carried 6-0.

BOARD INQUIRIES, ISSUES, AND IDEAS

None.

STAFF UPDATES

Administrator's Report

Mr. Wisker reported on the following items:

1. Andrew Stephenson will be stepping away from his position as Permitting Program Manager. The MCWD thanks him for his service and wishes him the best.
2. Earlier in the day, staff joined JTS Construction representatives, along with MCWD's consultant SRF and the City of St. Louis Park staff to conduct and observe field testing of remedial measures to address defects in construction of the Minnehaha Preserve boardwalk. Staff will be meeting with these parties to debrief in the next day.
3. Consideration of driveway and parking lot improvements for the MCWD office continues, and Mr. Wisker will plan to have a discussion with the Board on various options and a recommended path forward in January.

BOARD DISCUSSION ITEMS

325 Blake Road Restoration and Redevelopment

Mr. Michael Hayman appeared before the Board of Managers to provide an update on negotiations with Alatus and the City of Hopkins concerning redevelopment and the MCWD project at 325 Blake Road in Hopkins. He noted the presence of advisors Alex Sellke, Jay Lindgren and Chuck Lutz.

He recommended that the Board of Managers ask counsel to guide them into closed session to consider the ongoing negotiations, and the potential termination of the

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Agreement. *Pursuant to legal counsel's recommendation, it was moved by Manager Miller, seconded by Manager Sando for the Board to go into a closed session for the purpose of discussing the potential expiration or revision of terms of the Purchase and Sale Agreement of 325 Blake Road in Hopkins. Upon vote, the motion carried 6-0.*

The Board of Managers went into closed session.

The Board of Managers returned to open session.

Adjournment

There being no further business, President White declared the meeting of the Board of Managers adjourned at 8:38 p.m.

Respectfully submitted,

Eugene J. Maxwell 12.19.2025

Eugene Maxwell, Secretary