

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

4  
5                                   **December 19, 2024**

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7                                   **CALL TO ORDER**

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

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13                                   **MANAGERS PRESENT**

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

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17  
18                                   **MANAGERS ABSENT**

19                                   Arun Hejmadi (monitoring remotely).

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21  
22                                   **DISTRICT STAFF AND CONSULTANTS PRESENT**

23  
24                                   James Wisker, Administrator; Becky Christopher, Director of Policy Planning; Tessa  
25                                   Vacek, Administrative Services Manager; Michael Hayman, Director of Project  
26                                   Planning; Chris Meehan, District Consulting Engineer; Alex Sellke, Real Estate Counsel;  
27                                   Jay Lindgren, Public Finance Counsel; Chuck Lutz, development consultant; and Louis  
28                                   Smith, District Counsel.

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30                                   **APPROVAL OF AGENDA**

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

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37                                   **MATTERS FROM THE FLOOR**

38                                   None.

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41                                   **CONSENT AGENDA**

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

47 *minutes, approval of the General Check Register, including check numbers 42623*  
48 *through 42631 in the amount of \$57,937.11, electronic funds withdrawals of*  
49 *\$176,250.64, credit card charges of \$3,134.75, managers per diems and*  
50 *reimbursements of \$9,744.41, employee reimbursements of \$430.13, and payroll*  
51 *electronic funds withdrawals and disbursements of \$160,269.08, for a total of*  
52 *\$407,766.13; the Surety Check Register including payment of \$30.00 in fees to Bremer*  
53 *Bank, and check numbers 2235 - 2240, for a total of \$33,030.00; wire transfers of \$0;*  
54 *and the following resolutions:*

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

58  
59 *NOW, THEREFORE, BE IT RESOLVED that the Minnehaha Creek*  
60 *Watershed District Board of Managers hereby extends its deepest gratitude to*  
61 *Marvin Johnson, for a lifetime of service and exceptional leadership, that has*  
62 *benefited the City of Independence, the Minnehaha Creek Watershed District,*  
63 *and the region; and*

64  
65 *Resolution 24-067: Authorization to Release RFP for IT Managed Services*

66  
67 *NOW, THEREFORE, BE IT RESOLVED that the Minnehaha Creek*  
68 *Watershed District Board of Managers authorizes staff to solicit proposals for*  
69 *IT managed services.*

70  
71 *Upon vote, the motion carried, 6-0.*

72  
73 **BOARD, COMMITTEE AND TASK FORCE REPORTS**

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

77  
78 Projects and Planning Committee Report: Manager Miller noted that the Committee met  
79 earlier in the evening and received a presentation on the Land & Water Partnership  
80 opportunity with the Morningside Ravine project in Medina, which would improve water  
81 quality in Jennings Bay.

82  
83 Minnesota Watersheds Annual Conference Report: President White noted the exciting  
84 news that James Wisker received the Outstanding Watershed Administrator of the Year  
85 award. She also noted the great reception for the presentation by Mr. Wisker and Brian  
86 Beck on MCWD's approach to climate resilience. Manager Olson also noted the  
87 highlights of other workshops, and the resolutions adopted at the conference.

88  
89

90 **PERMITS REQUIRING A VARIANCE OR DISCUSSION**

91

92 None.

93

94 **PUBLIC HEARINGS & PRESENTATIONS**

95

96 None.

97

98 **ACTION ITEMS**

99

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

102

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

107

108 *It was moved by Manager Miller, seconded by Manager Olson, to adopt Resolution 24-*  
109 *069: Authorization to Initiate Stakeholder Engagement for the 2027 Watershed*  
110 *Management Plan as follows:*

111

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

116

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

120

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

122

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

128

129 *It was moved by Manager Olson, seconded by Manager Loftus to adopt Resolution 24-*  
130 *068: Authorization to Enter into Contract with McGough Facility as follows:*

131

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

137  
138 ***There being no further discussion, upon vote, the motion carried 6-0.***

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140 **BOARD INQUIRIES, ISSUES, AND IDEAS**

141  
142 None.

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144 **STAFF UPDATES**

145  
146 **Administrator's Report**

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148 Mr. Wisker reported on the following items:

- 149
- 150 1. Andrew Stephenson will be stepping away from his position as Permitting  
151 Program Manager. The MCWD thanks him for his service and wishes him  
152 the best.
  - 153
  - 154 2. Earlier in the day, staff joined JTS Construction representatives, along with  
155 MCWD's consultant SRF and the City of St. Louis Park staff to conduct and  
156 observe field testing of remedial measures to address defects in construction  
157 of the Minnehaha Preserve boardwalk. Staff will be meeting with these  
158 parties to debrief in the next day.
  - 159
  - 160 3. Consideration of driveway and parking lot improvements for the MCWD  
161 office continues, and Mr. Wisker will plan to have a discussion with the Board  
162 on various options and a recommended path forward in January.
- 163

164 **BOARD DISCUSSION ITEMS**

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166 **325 Blake Road Restoration and Redevelopment**

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

172  
173 He recommended that the Board of Managers ask counsel to guide them into closed  
174 session to consider the ongoing negotiations, and the potential termination of the

175 Agreement. *Pursuant to legal counsel's recommendation, it was moved by Manager*  
176 *Miller, seconded by Manager Sando for the Board to go into a closed session for the*  
177 *purpose of discussing the potential expiration or revision of terms of the Purchase and*  
178 *Sale Agreement of 325 Blake Road in Hopkins. Upon vote, the motion carried 6-0.*  
179

180 The Board of Managers went into closed session.

181

182 The Board of Managers returned to open session.

183

184 **Adjournment**

185

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

188

189 Respectfully submitted,

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192

193 Eugene Maxwell, Secretary