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2 **Minutes of the Special Meeting of the Brown's Creek Watershed District Board of**
3 **Managers, May 9, 2007.**

4
5 **1902 Williams Street (Proposed Fairway Villas Site)**
6 **Stillwater, MN**

APPROVED

7
8 **ROLL CALL**

Present:	Others Present:
Craig Leiser, President	Karen Kill, Administrator
Rick Vanzwol	Paula Guetter, Recording Secretary
Gail Pundsack	Camilla Correll, EOR
	Michael Welch, Smith Partners – <i>arrives late</i>
	Bob Clark, Lynskey & Clark
Absent:	Mick Lynskey, Lynskey & Clark
Connie Taillon	Roger Humphrey
Gerald Johnson	Jim Purcell, Resident – <i>arrives late</i>
	Mary Harycki, Resident – <i>arrives late</i>

9
10 **1. Call Special Meeting to order @ 5:10 PM**
11 President Leiser called the Special Meeting to order at 5:10 PM at the proposed site of the
12 Fairway Villa Development at 1902 Williams Street Stillwater, MN.

13
14 **2. Walk-Through and Review of Fairway Villa Site**
15 Manager Leiser pointed out this is not a meeting seeking public comment and that a
16 public hearing will take place for public comment at a later date. At this point there were
17 no citizens present, but the stipulation was for the recorded minutes.

18
19 Camilla Correll, EOR, led a perimeter tour of the site. She pointed out some surveying
20 has been done. Karen Kill, Administrator, provided all meeting attendees with site maps.
21 The tour consisted of 4 main stopping points on the walking tour around the perimeter of
22 the site. At stopping point 1 Managers were asked to note grading limits and slopes. At
23 stopping point 2 Managers were asked to note grading limits in relation to the ravine. At
24 stopping point 3 Managers were asked to note the high point of the site and thus the
25 hydrologic divide on the site. At stopping point 4 Managers were asked to note general
26 location of “regional” stormwater management facility.

27
28 The first stopping point was the ponds at the entrance to the site. There are two ponds
29 proposed for this area; one pond would be an infiltration basin and the other a wet pond.

1 The developers pointed out each home will have a rain garden. In addition, the site will
2 have regional stormwater facilities. In response to a question placed to developers, the
3 developers stated that soil borings had been taken at this site; however; engineering
4 review was not yet completed.
5

6 **Near Stopping Point 1**

7 Manager Pundsack questioned if all the trees in the area will have to go. The developer
8 responded yes, the trees will go. Manager Leiser asked what is the percent gradient of
9 the slope. It was pointed out that there will be a rain garden behind the clump of conifers.
10 The Managers were standing near tree number 1426, which is near one of the duplexes.
11 Managers commented there is a steep gradient, but there is no obvious sign of washouts.
12 It was observed that with the heavy tree cover and litter on the ground that surface water
13 runoff appears to be minimal. It will be a concern as to what increase in surface water
14 volume will result from removal of the trees and replacement with asphalt driveways and
15 building roofs, as well as any disturbance to the tree cover and leaf litter during
16 construction on slope stability.
17

18 **Between Stopping Points 1 and 2**

19 The developer pointed out that there are currently 3-acres that flow toward Brown's
20 Creek on this site. They plan to reduce the flow by 60% by bringing that water back onto
21 the site. The Managers noted Jack-in-the-pulpit wild flowers among the diverse flora on
22 the site and no shortage of poison ivy along the tour path. The developer pointed out that
23 in the corner of the site between stopping points 1 and 2 the corner of the site has been
24 left undeveloped in an effort to work with the adjacent landowner so that they may keep
25 their driveway/septic system.
26

27 **At Stopping Point 2**

28 Camilla Correll, EOR, pointed out the blue stakes as grading limits. The developer added
29 the grading limit is also the drainage limit. Manager Pundsack asked the developers if
30 they will be fighting gravity in this area? The developer stated yes and no because they
31 plan to direct the water around the edge of the site so it does not go into the ravine. They
32 plan to go deep with the pipes to attempt to collect as much of the water as possible.
33

34 The developers pointed out that there will be an 8 to 10 foot high constructed retaining
35 wall in front of the ravine. They would like to construct the wall in phase 1 of the
36 development to try to ensure all the construction loading goes toward the center of the
37 site or at least not toward the ravine. It was suggested by Manager Leiser at this point to
38 the engineer for the developer that perhaps a separate erosion control plan for just this
39 construction area would offer better water management.
40

41 Administrator Kill asked how the developer plans to remove the junk in the ravine, such
42 as old cars and appliances, without affecting the slope stability in the ravine. The
43 developer stated that their site does not include most of the ravine.
44

45 Manager Leiser asked what the developer's erosion control devices will consist of
46 especially considering that if one of the devices breaks the stormwater and sediment will
47 go straight to Brown's Creek and the St. Croix River. The developer responded by
48 saying a small crew will come in first and build the retaining wall and backfill with

1 incremental compaction backwards to minimize impact. In addition, the developer is
2 looking into bio-logs that could be placed on the ravine side of the wall.

3
4 *Members of the public arrive.*

5
6 Manager Leiser restated the meeting conditions mentioned in the opening comments that
7 this is not a public hearing and no voting will take place at this meeting. He invites the
8 newcomers to walk along with the Managers if they would like.

9
10 Administrator Kill asked the Managers to note this area specifically because they will
11 need to determine if a buffer will apply in this area.

12
13 Manager Leiser asked how far from the railroad embankment the group is standing. The
14 developer responded that they are all standing approximately 250-300 feet from the
15 railroad embankment. Administrator Kill pointed out there is a culvert that goes right
16 under the railroad. Manager Pundsack asked if the water goes directly into the creek.
17 Camilla Correll replied by stating the water does go directly to the creek.

18
19 Manager Vanzwol pointed out the group is pretty much standing on the retaining wall. In
20 addition, he pointed out the applicant is going to need a good silt fence. The developer,
21 after looking more carefully at the map, pointed out to the Managers that the 8 to 10 foot
22 wall could be cut in half. Manager Leiser clarified that upon completion there will be
23 60% less water going into the gully as proposed by the developer. The developer pointed
24 out that during phase 2 the retaining wall area will be left alone to settle. Manager Leiser
25 expressed concern for Brown's Creek during installation of the wall.

26
27 *Michael Welch, District Legal Counsel, arrives.*

28
29 Manager Leiser asked if the developer will need equipment to put in the retaining wall.
30 The developer said they will probably be using a bobcat. Manager Leiser asked how far
31 from the nearest house basement is the retaining wall. The developer responded that the
32 nearest house basement will be about 10 feet from the retaining wall. The Managers
33 questioned if the retaining wall will have been sitting long enough to solidify in that short
34 amount of time. The developer stated that the backfill will be compacted after every two
35 tiers of the retaining wall built. Manager Vanzwol questioned the type of soil they are
36 standing on. The developer assumes sandy clay, but apologized for not knowing.
37 Manager Leiser pointed out there is a significant hill above where they were standing.
38 Once more Manager Leiser expressed concern that if something goes wrong and the wall
39 goes out all the sediment and water will go directly into the creek.

40
41 **Between Stopping Points 2 and 3 by pine trees near the golf course**

42 The group stopped by tree 1150. The developer pointed out that they will be keeping the
43 line of trees between their property and the golf course. In addition, the developer noted
44 there will be no grading taking place between the Managers' current positions and the
45 property line. Camilla Correll pointed out there will be a road coming in here to access
46 the homes being built.

47
48

1 **Stopping Point 3**

2 The developer pointed out that to the right of the Managers (backs facing the property
3 line) is where phase 2 will happen. The Managers asked about the soil they are standing
4 on now specifically how much topsoil there is. Camilla pointed out a typical depth of 6
5 inches of topsoil at most. Manager Leiser asked about the depth of the soil boring. The
6 developer (Bob Clark) pointed out they plan to have the contractor post a second bond
7 direct to the watershed in response to questions asked while at site #2 regarding a
8 separate erosion control design for the retaining wall construction at the head of the
9 ravine. In addition, the developer pointed out they are going to put in a conservation
10 easement around the periphery of the development and they are adding some additional
11 areas that would not be required by the District.
12

13 **At Stopping Point 4**

14 The developer pointed out this is the area where the large stormwater retention pond will
15 be sited. Manager Leiser asked if there will be a retaining wall here. The developer
16 pointed out there will be a retaining wall up to the retention pond and stepped up to the
17 golf course. Manager Leiser asked if a soil boring had been done here. Camilla pointed
18 out there has been a soil boring done in this area. The group discussed the proposed
19 project of the golf course parking lot that could add stormwater to Fairway Villa.
20

21 **At Entrance**

22 Manager Vanzwol pointed out this had been a very valuable tour. He could not have
23 gotten a feel for the site from the drawings. He said he will be able to judge the site more
24 accurately now that they have gone on a tour. He would like to request walk-through
25 tours such as this one for future complex projects. Manager Leiser added that it is nice to
26 be able to visualize on site situations that could happen.
27

28 Manager Leiser pointed out the Watershed District has no control over zoning and that
29 the watershed's concern is the water resource, which is the Brown's Creek in this case.
30 Administrator Kill pointed out the application for Fairway Villa was complete April 20th.
31 Manager Leiser pointed out they will discuss what they saw on site more at the Regular
32 Meeting on Monday, May 14th. In addition, he pointed out there may be special
33 conditions required for the house nearest to the retaining wall at stopping point 2. Also,
34 Manager Leiser pointed out citizen comment will taken at that meeting but for the most
35 part it will be a discussion between the managers and the developer. Manager Vanzwol
36 added that the permit will be approved, denied or time extended during the June meeting.
37

38 **3. Adjournment**

39 President Leiser called the Special Meeting to a close at 6:20 PM at the proposed site of
40 the Fairway Villa Development at 1902 Williams Street Stillwater, MN.

41 **Manager Vanzwol, seconded by Manager Pundsack, moved to adjourn the meeting**
42 **at 6:20 PM. Vote 3/0.**
43

44 Respectfully submitted by
45 Paula Guetter, Recording Secretary